

VERDÉ



85 COVENTRY ST

CITY.BAY.PARK

AN UNBEATABLE
LOCATION IN THE
HEART OF MELBOURNE'S
PRESTIGIOUS ARTS
PRECINCT.



01

Discover an unrivalled Southbank location, connected to the best of Melbourne's landmarks and international events.

Melbourne is one of the most liveable cities in the world. Known as the arts capital of Australia, the city is home to world-class education, research and sporting facilities. Melbourne's vibrant laneway culture is brimming with bustling shopping arcades, wandering musicians, live music and quiet street-side book cafes. Your new home awaits in the heart of Melbourne's prestigious Arts Precinct.

- 01 Shrine of Remembrance
- 02 Australian Open
- 03 Southbank, Melbourne



02

03





Albert
Park

Port
Melbourne

Melbourne
Grammar
School

South
Melbourne
Market



Arts
Precinct

Royal
Botanic
Gardens

Melbourne
CBD

Federation
Square

Yarra
River

Sports
Precinct

Immerse yourself in Melbourne's
magnificent lifestyle.



CHAPTER 01. LIFESTYLE

An unbeatable lifestyle with the best of Melbourne on your doorstep, Verdé is located in the absolute centre of convenience. Close to the famous arts precinct, sought-after retail, restaurants, markets and bars, Verdé offers a position like no other.

WORLD'S TOP CITY

The Economist Intelligence Unit's 2017 Global Liveability Index awarded Melbourne as the world's top city for seven years running. Melbourne's thriving social scene, healthcare, education and world-class infrastructure make it a magnificent city to live and Verdé is perfectly positioned to experience the city at its best.

SOUTHBANK

In 2021, Southbank was ranked one of the top Melbourne suburb searches for apartment listings. The suburb is one of the city's fastest-growing locations with a broad range of modern apartment buildings.

CONVENIENT LOCATION

Verdé is Southbank's new icon at the centre of the best Melbourne has to offer. With public transport, art and design, food and drink, along with a location in the middle of Southbank's dazzling arts precinct, Verdé is in walking distance to everything.

\$1.7 BILLION ARTS PRECINCT TRANSFORMATION

The Melbourne Arts Precinct is being transformed into one of the great creative and cultural destinations in the world. NGV Contemporary will feature Australia's largest gallery dedicated to contemporary art and design. Described as Melbourne's Eiffel Tower, the gallery is predicted to attract one million visitors from interstate and overseas annually once it opens to the public in 2028.

A MULTICULTURAL CITY

Melbourne is home to one of the world's most composed and culturally diverse communities in the world. The population represents more than 140 cultures, made up of people from all over the world. Melbourne is a welcoming, outgoing and confident city, a reflection on the inclusive spirit of its people.



Verdé is the perfect location to surround yourself amongst Melbourne's top attractions. As voted by Trip Advisor, the city's best parks, gardens, arts and events are only a short distance away.

ART

- 01 NGV
- 02 NGV Contemporary
- 03 Arts Centre
- 04 ACCA

ATTRACTIONS

- 05 Crown Casino
- 06 Regent Theatre
- 07 Sports Precinct
- 08 Collins St retail
- 09 Shrine of Remembrance

PARKS AND BEACHES

- 10 Royal Botanic Gardens
- 11 Albert Park
- 12 Port Melbourne

EDUCATION

- 13 Melbourne University - Art College
- 14 Melbourne Grammar

CAFE & RESTAURANTS

- 15 The Albion
- 16 Southbank dining
- 17 James Restaurant

TRANSPORT

- 18 St Kilda Rd cycling path



01

Malthouse Theatre
350m

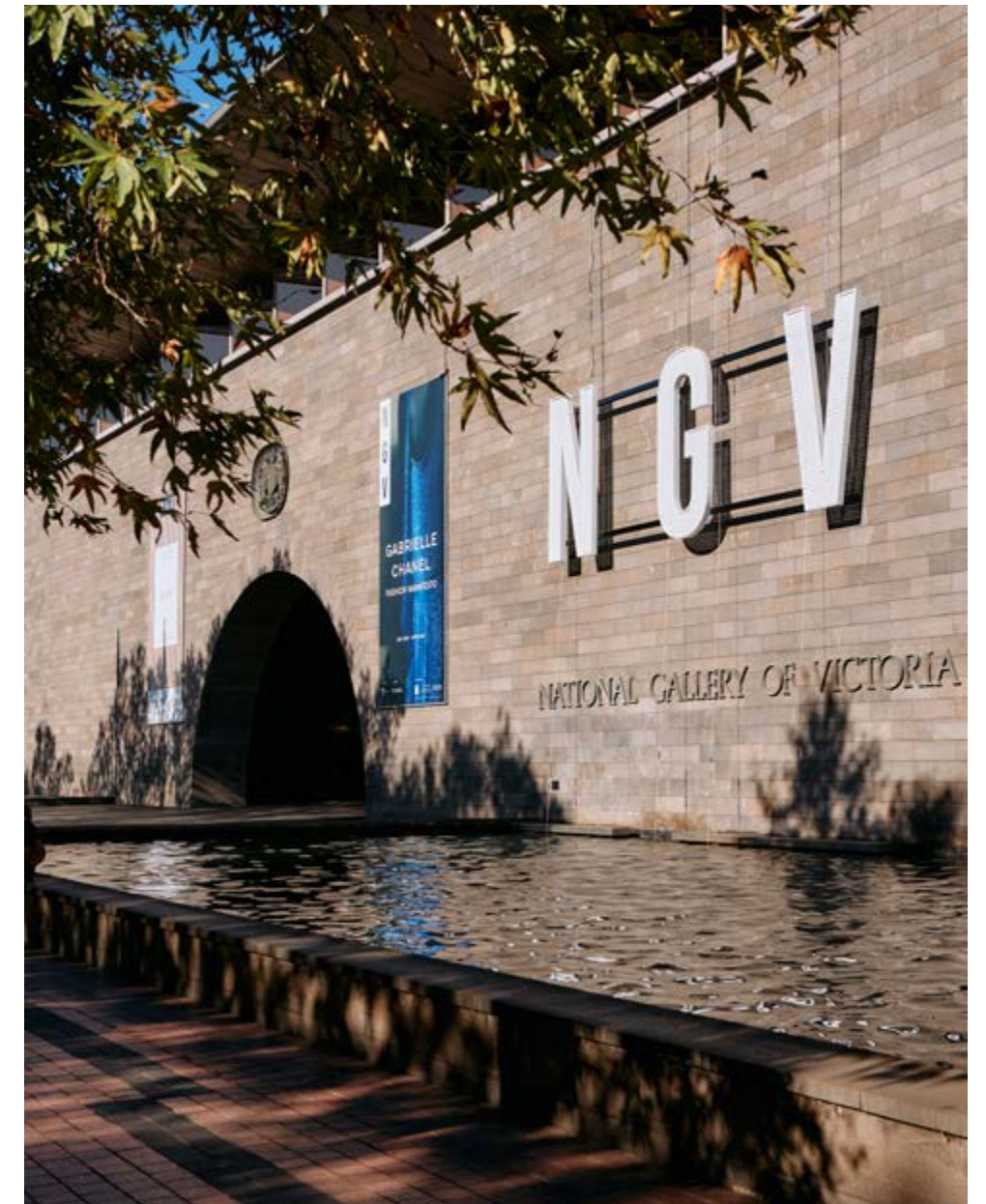
Australian Centre for
Contemporary Art
600m

National Gallery of Victoria
900m

Melbourne Arts Centre
900m

Creativity flows throughout
the Arts Precinct.

02



Immerse yourself in the best of global arts and homegrown creativity in Southbank's Arts Precinct. In easy walking distance, you'll find acclaimed galleries, theatres, performances and exhibitions, starting with the National Gallery of Victoria. See the latest international works by KAWS and the NGV Triennial, alongside the gallery's classic masters.

Australia's largest contemporary art gallery, NGV Contemporary, is only a 12 minute walk from Verdé. Scheduled to be completed in 2028, the 30,000sqm Victorian landmark, NGV Contemporary, will be Australia's largest investment into a gallery dedicated to contemporary art and design.

- 01 NGV Contemporary
© State of Victoria (Development Victoria) 2022
- 02 NGV

The Arts Precinct will be one of the great creative and cultural destinations in the world.



01



02

03



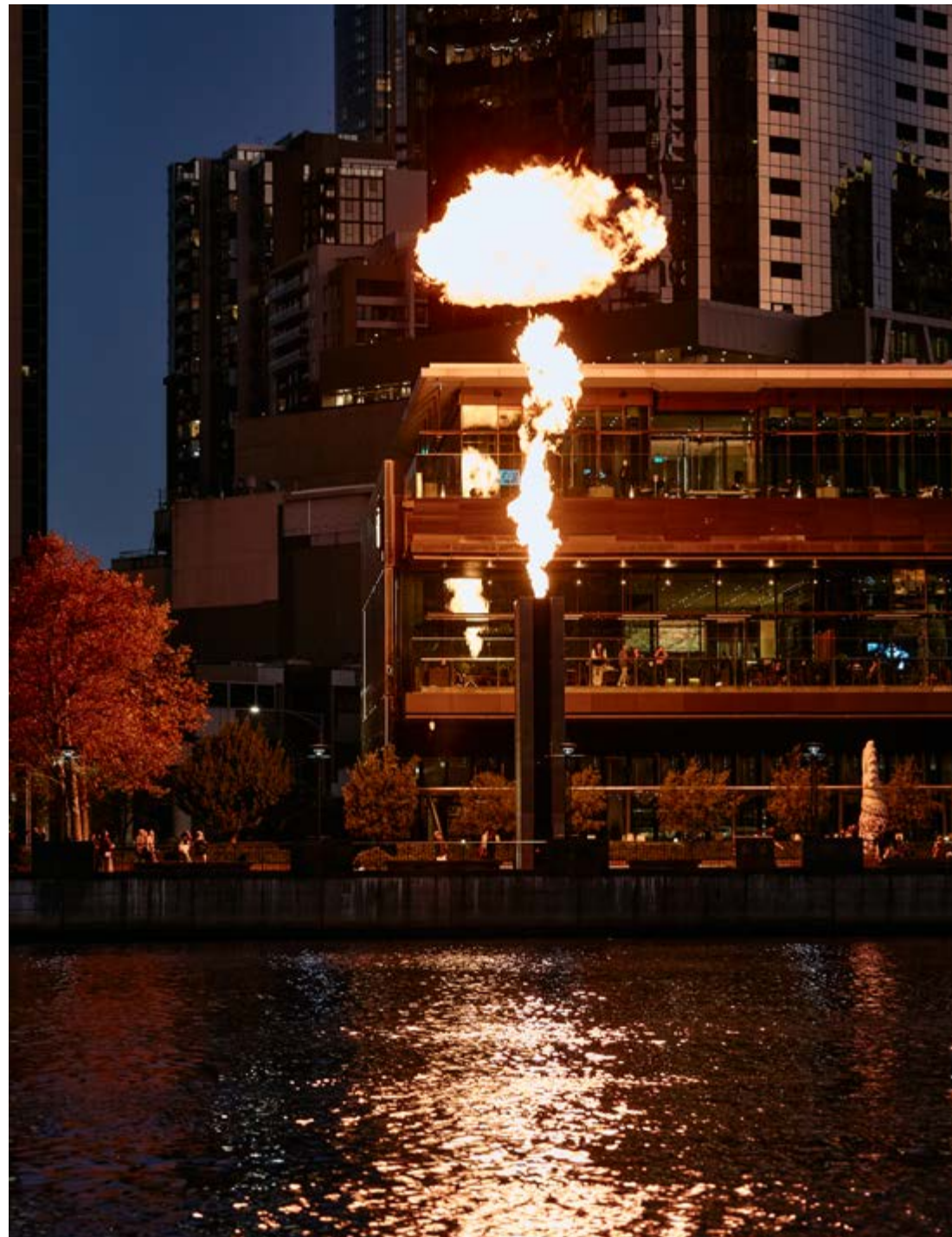
Located in the prestigious arts precinct, Verdé residents will enjoy the best of Melbourne's world class arts precinct. Located only 1.4km from the upcoming NGV Contemporary, the new landmark gallery will be the largest museum of contemporary art and design in Australia. Located in the heart of the re-imagined Melbourne Arts Precinct, NGV Contemporary will amplify Melbourne's leadership position as a global centre of architectural excellence, art, design, and creative innovation.

- 01 ACCA
 - 02 Hamer Hall, Melbourne Arts Centre
 - 03 Arts Precinct Upgrade
- © State of Victoria (Development Victoria) 2022

Across the Yarra River, Melbourne reveals a rich fabric of hidden laneways and iconic streets offering a multitude of options to see, discover and delight. From the hallowed boards at The Regent theatre to the live fireballs on show each night at Crown Casino, this is a city with 24/7 appeal.

The city is home to many of the best-known cultural institutions in the nation and has been recognised as a UNESCO City of Literature and a global centre for street art, live music, and theatre.

- 01 Crown Casino
- 02 Regent Theatre
- 03 The Albion



01



02

- State Theatre
900m
- Crown Casino
1.3km
- Hosier Lane
1.8km
- Regent Theatre
1.9km
- Her Majesty's Theatre
2.6km

03





01

Indulge in sensory delights for sophisticated tastes.

Melbourne is home to Australia's best food and drink scene offering everything from Michelin-star dining to pop-up wine bars, available at any time of day. Within minutes to Verdé are celebrated restaurants from which to enjoy exceptional cuisine from around the world. Stay in with the freshest quality product from the South Melbourne Market or Queen Victoria Market close by.

- 01 Southbank dining along the Yarra River
- 02 James (restaurant)
- 03 James (restaurant)



02

03





01

- Royal Botanic Gardens of Victoria
500m
- Albert Park
800m
- Fawcner Park
1.3km
- Port Melbourne
2km
- St Kilda Beach
3km



02

Gardens, river, lake and bay - Verdé is in easy reach of Melbourne's best natural attractions. Just moments away are the city's most relaxing spaces including the famous Royal Botanic Gardens Tan and Albert Park Lake, keeping you company amidst lush greenery. Head towards the beach for a swim in the summer months to cool off during warm evenings.

- 01 Albert Park Lake
- 02 Royal Botanic Gardens
- 03 Port Melbourne Beach

Breathe in the fresh, crisp air and invigorate the soul.



03



01

- 01 Melbourne University
- 02 Melbourne Grammar School

Melbourne's best and brightest attend city-based high-ranking schools, world-class universities and research institutions, many just a short tram ride from Verdé. Melbourne has been named the best city in Australia for international students, and its education amenities continue to attract the world's best to study, work and play.

Melbourne is home to the best educational institutions in the world. Students are given the opportunity of a lifetime to learn, develop and flourish from kindergarten through to university. Melbourne's highly ranked universities and famous lifestyle make it a great choice for undergraduate or graduate study and research.

LEADING UNIVERSITIES

- | | |
|--|---|
| University of Melbourne
– Southbank Campus, Faculty of Arts
500m | Central Queensland University
1.8km |
| Victoria University
1.2km | RMIT University
2.2km |
| La Trobe University
1.6km | Charles Darwin University
2.2km |
| | Australian Catholic University
2.6km |

Inspire the minds of the
the next Mozart or Einstein.

PRESTIGIOUS SCHOOLS

- Melbourne Grammar School
700m
- Melbourne Girls Grammar School
800m
- The Mac.Robertson Girls' High School
800m
- Melbourne High School
2.5km

02



Start your retail therapy just a 15-minute walk to Bourke Street in the heart of the CBD and from there, roam laneway arcades, malls, luxury boutiques and high-end fashion. You'll find Collins Street, the city's most prestigious retail strip, and couture to coffee and everything in between a short stroll from Verdé.

Melbourne's reputation as the fashion and style capital of Australia has an unrivalled collection of boutiques that merge the high-end with the avant-garde. The city centre is home to Emporium Melbourne, one of Australia's largest precincts for iconic and emerging Australian designers.

- 01 Royal Arcade
- 02 Fendi, Collins St
- 03 Chanel, Collins St



01



02

- Collins St retail
2.1km
- Royal Arcade
2.2km
- Bourke St Mall
2.2km
- QV Melbourne
2.3km
- Emporium Melbourne
2.4km

Pamper yourself with high-end retail.

03





01

Unbeatable connectivity.

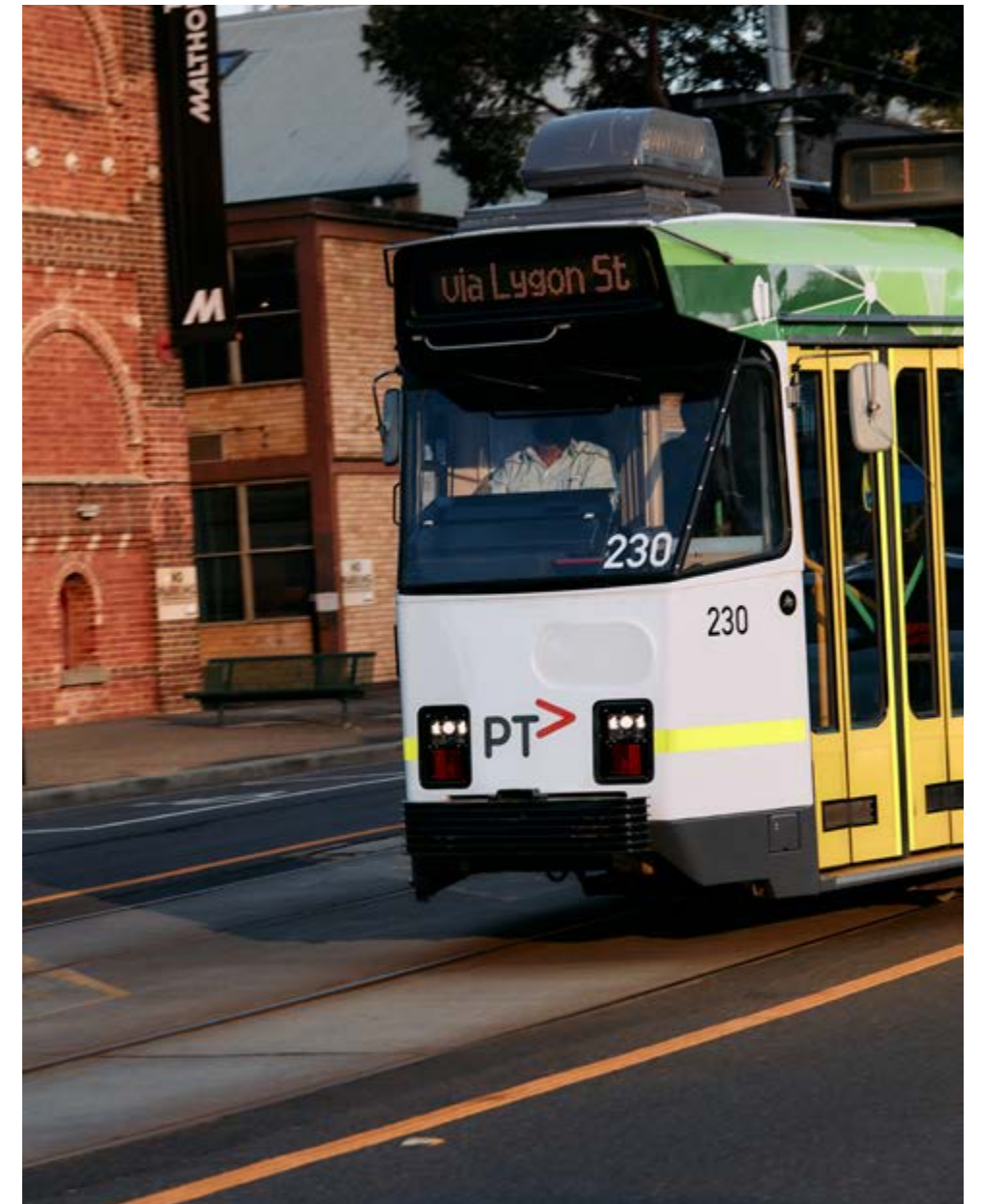
Melbourne offers a network of high-quality public transport amenity for easy pathways through the city and beyond. With significant infrastructure including a new underground train station, Anzac station, access in and around the city will be even more convenient. Furthermore, the city has dedicated bicycle lanes and infrastructure to enhance safety and commuting without cars.

- 01 Sturt St transport
- 02 New Anzac Station
- © State of Victoria (Major Transport Infrastructure Authority) 2020
- 03 Flinders St Station



02

03



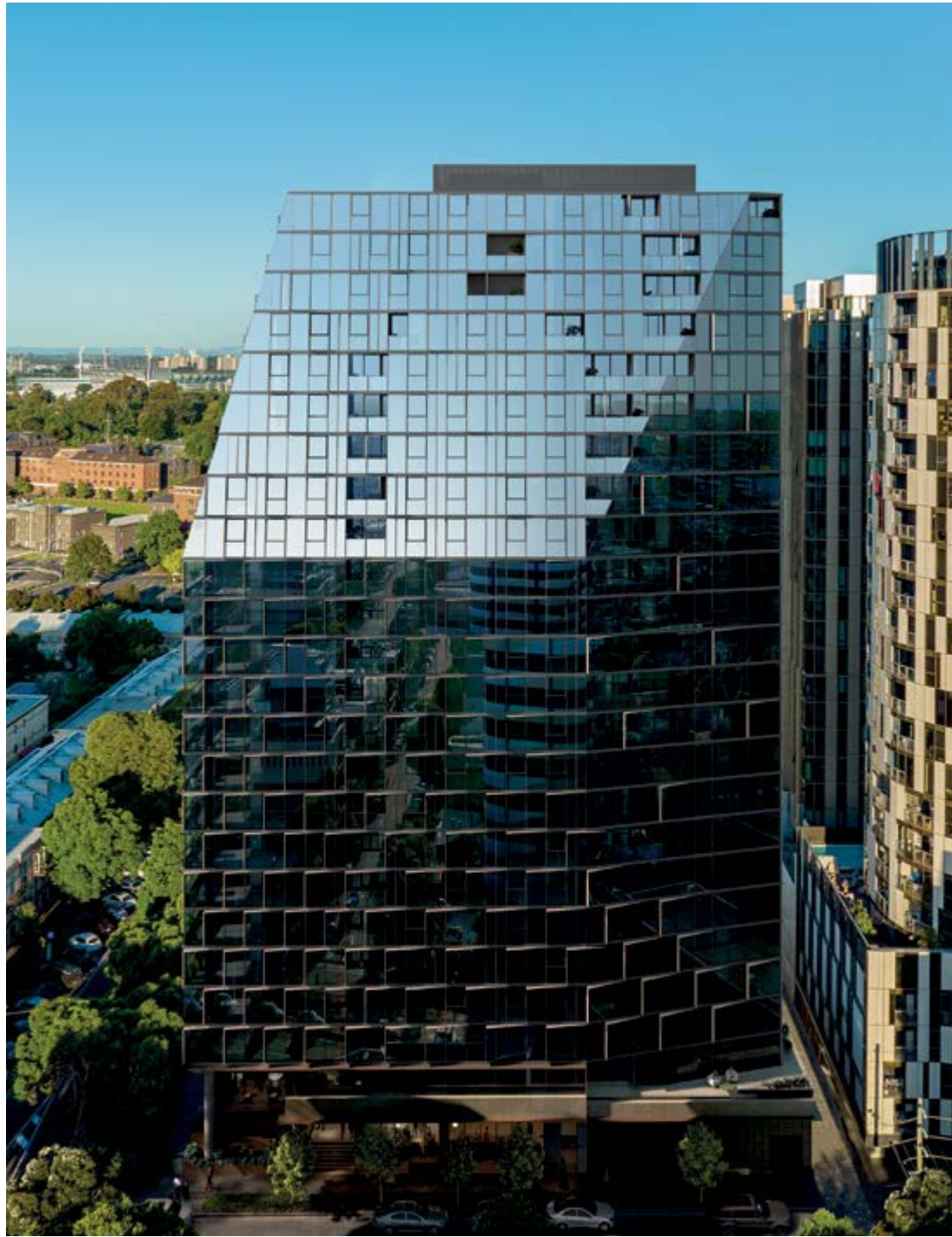


Expertly crafted by award-winning Bruce Henderson Architects, Verdé's architectural details are designed to delight.

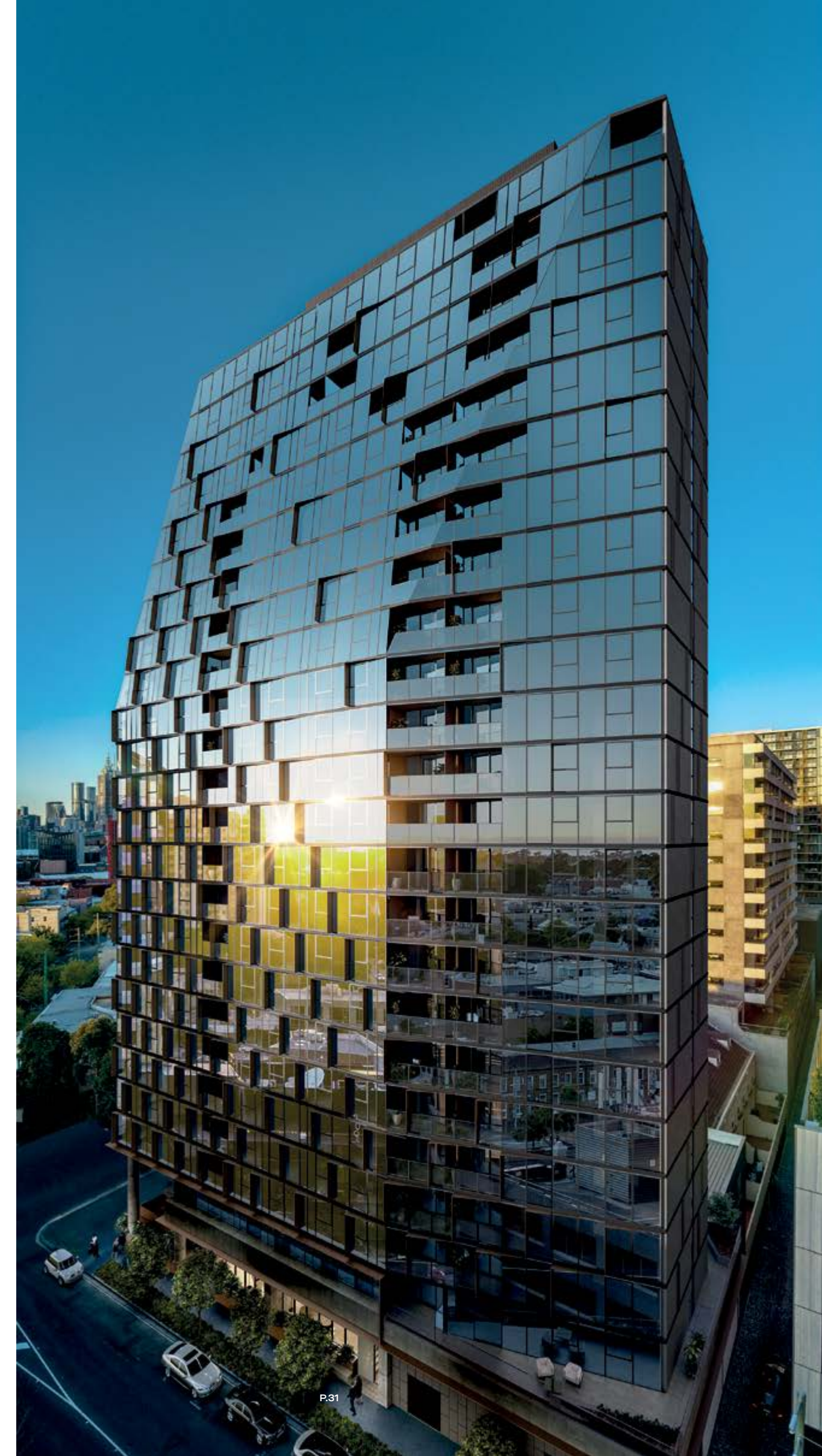
Crafted to ignite the senses and celebrate pure indulgence, Verdé is expertly crafted by award-winning Bruce Henderson Architects.

Against the backdrop of the glistening Melbourne skyline, Verdé's architecture exudes refined beauty and understated luxury, with a level of exquisite amenity that echoes the natural beauty surrounding it. A residents' lounge, gym, library and outdoor terrace enhance the experience at home, taking cues from the ultimate hotel experience.

Verdé's shimmering façade showcases walls of coloured, faceted glass that sheathe the building elegantly. Characterised by reflected grey tinted glazing, the building offers excellent shading and screening while celebrating the sweeping views over the bay, city and parks.



EXTERIOR – ARTIST IMPRESSION



85 COVENTRY ST

CITY.BAY.PARK

SOPHISTICATED SERENITY JUST MOMENTS FROM THE CITY



A warm welcome. Revealing a sophisticated sense of arrival, Verdé's private residents' entrance reflects the elegance of the exterior and invites the foliage and landscaping within to create a welcoming and inviting ambience.

Conveniently located on the ground floor of Verdé,
a stylish cafe will deliver high-quality coffee and treats.



Simple yet striking, the private lift lobby for residents features elegant brass accents, enhanced by lush greenery beyond. Luxuriously appointed with designer furniture, this is a highly sophisticated space that welcomes and invites you in.





01

- 01 Concierge
- 02 Package delivery management
- 03 Watering plants during vacations



02

CONCIERGE

Taking inspiration from luxury hotels, Verdé offers a professional concierge service. Whether it's package delivery management, assisting guests and residents or watering plants while you're on holiday, the friendly and professional concierge team will make your life at Verdé easy.



85 COVENTRY ST

P.41

03



The elegant residents' lounge at Verdé has been designed as an extension of the home. With layers of rich materiality including a statement fireplace, stone mantelpieces and an eight-seater table and lounge, enjoy a dinner party with guests or simply meet, relax and unwind.



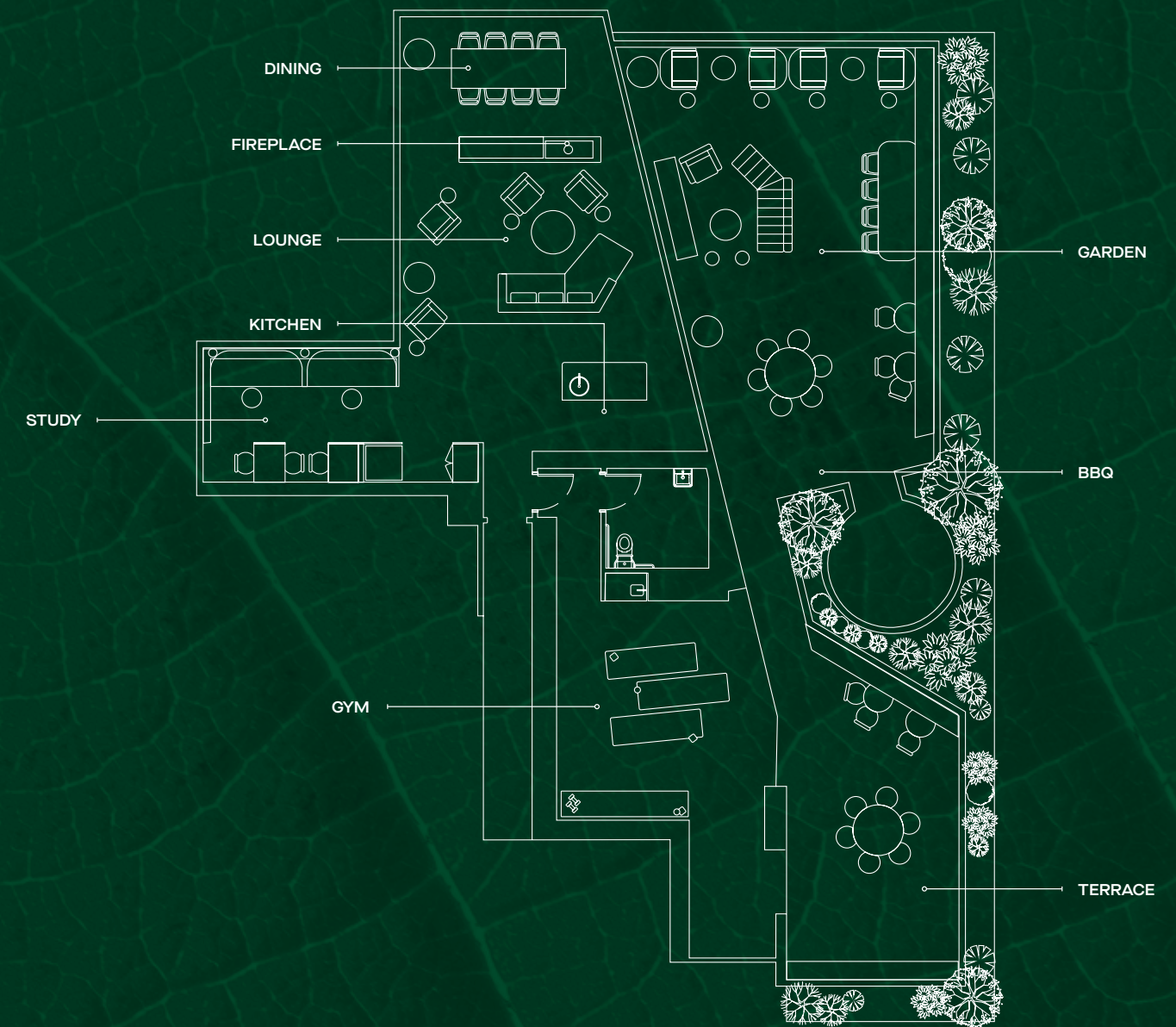
Discover a multi-use space ideal for work or study, equipped with charging ports and privacy screens. Residents can utilise the space for meetings or simply enjoy a change of pace and scenery.



A tranquil oasis at your fingertips. Evoking the lush and immersive nature of the nearby Royal Botanic Gardens, residents are invited to connect with nature in their own tranquil retreat. Within a private terrace garden complete with secluded outdoor seating, barbecue facilities and designer furniture pieces, this is a beautiful oasis in the heart of Southbank.

Bathed in natural light and offering leafy green outlooks, the gym comprises fully appointed, state-of-the-art equipment and spaces to stretch, exercise and move with intention. Stunning finishes include a perforated curving metal screen, creating a contemporary environment to practise wellness and holistic health.





HOTEL-LIKE SERVICES AND AMENITY

THE BUILDING

AMENITY

Verdé's amenity has been designed as an extension of the home, with layers of rich materiality. Discover multi-use spaces ideal for work, study and relaxation, an impressive lobby and a gourmet cafe to welcome guests.

- 01 Residents lounge
- 02 Residents bar and dining areas
- 03 Business centre/Study
- 04 Gym
- 05 Garden
- 06 Outdoor dining and BBQ
- 07 Ground level cafe
- 08 Concierge
- 09 Residents lobby
- 08 Bike Storage



Considered interiors bathed in natural light become the perfect private sanctuary after a long day. Boasting spectacular views, each residence at Verdé offers a beautiful backdrop to your life.

Crafted by award-winning design practice DesignOffice, each interior at Verdé has been deliberately designed to maximise natural light and expansive views.

Informed by the principles of connection and connectivity, residences feature excellent spatial design and exceptional attention to detail, with a refined colour palette. Premium quality finishes include engineered oak floors, floor-to-ceiling windows and natural stone benchtops.



Characterised by natural limestone benchtops, premium appliances and glass accents with custom lighting, Verdé's kitchens present a strong design statement. Practical details including full-height 2pac joinery and generous pantries flawlessly combine function and form.

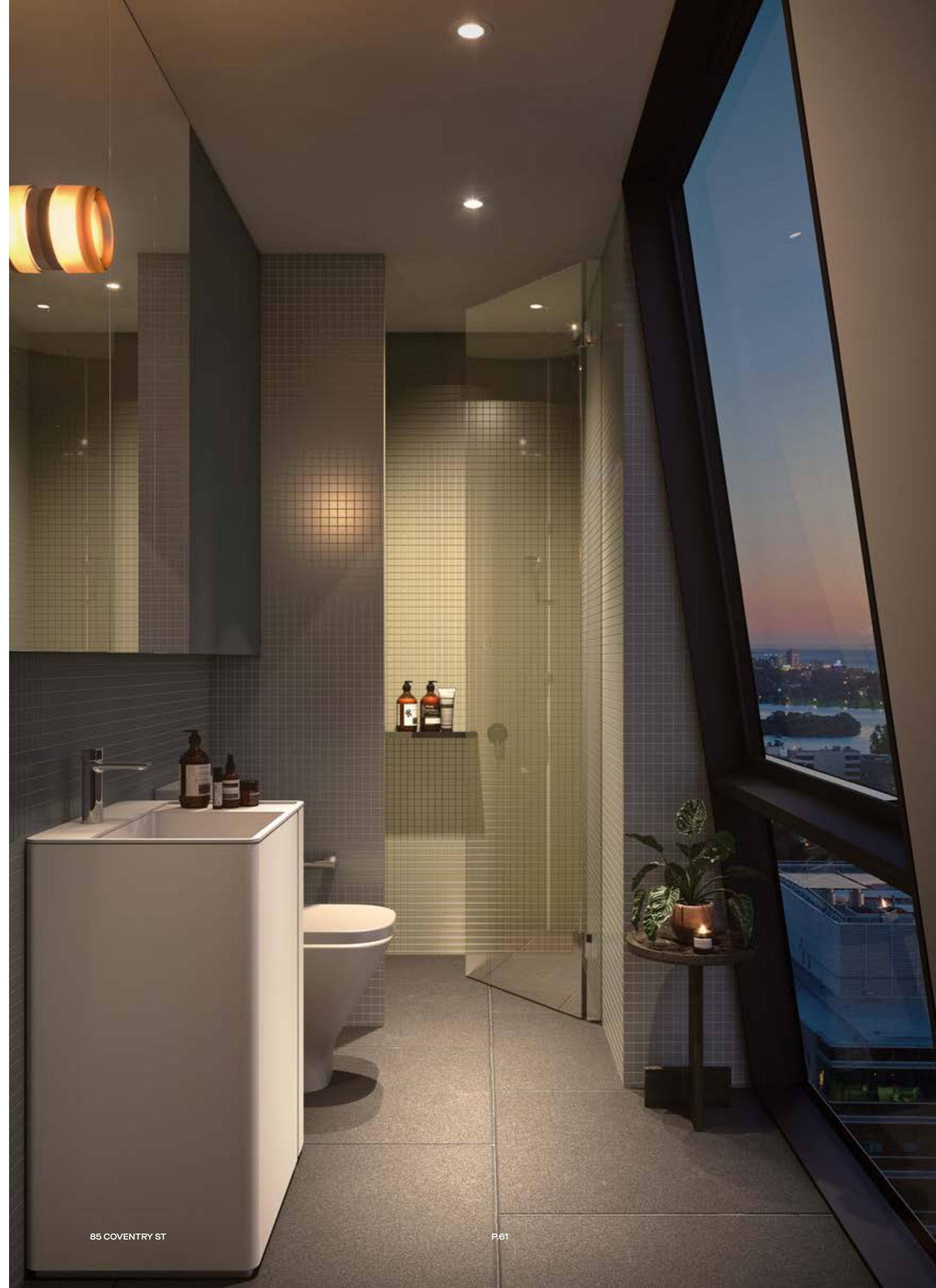




A quiet moment. Bedrooms at Verdé are soft, warm and soothing, carefully positioned away from the busier spaces of each home. Views are maximised with floor-to-ceiling windows and storage abounds with plentiful stylish joinery.

Beautifully crafted with statement tiling and chrome tapware, bathrooms exude a minimalist aesthetic designed for seamless living and high functionality.

BATHROOM 1 BED APT — ARTIST IMPRESSION



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Open living spaces provide sweeping views across the city and Port Philip Bay. Soak in the vistas through full-height windows, or step onto your private balcony and take it all in.







- 01 Kitchen - White Matt Ceramic Wall Tiles
- 02 Bathroom - Green Feature Tile Mosaic Tile
- 03 Kitchen - Dekton Natural Collection Benchtop
- 04 General - Polished Chrome Fixtures
- 05 Kitchen - Olive 2Pac Paint Finish Range Hood Cladding
- 06 General - Merlot Engineered European Oak Timber Flooring
- 07 Bathroom - Porcelain Tile in Bluestone
- 08 Bedroom - Dark 100% Wool Carpet

- 09 Resident lounge - Portsea Grey Limestone
- 10 Common Areas - Timber ceiling battens
- 11 Reception - Leather Upholstery
- 12 Terrace - Exfoliated and Brushed Buffalo Paver Tiles
- 13 Kitchen - Bogle 2Pac Finish Joinery
- 14 Bathroom - Off White Solid Surface
- 15 Bathroom - Grey Blue Feature Mosaic Tile



CITY.BAY.PARK

CHOOSE FROM THE BEST VIEWS OF MELBOURNE



BAY

COLLECTION



CITY

COLLECTION



PARK

COLLECTION



BROUGHT TO YOU BY
Virgate

Virgate Property Group is a Melbourne based developer specialising in boutique apartment developments. It proudly collaborates with award-winning designers to deliver sophisticated and well-thought-out spaces. Virgate's talented local team draws on an unmatched depth of knowledge and expertise to ensure the quality of each carefully curated unit.

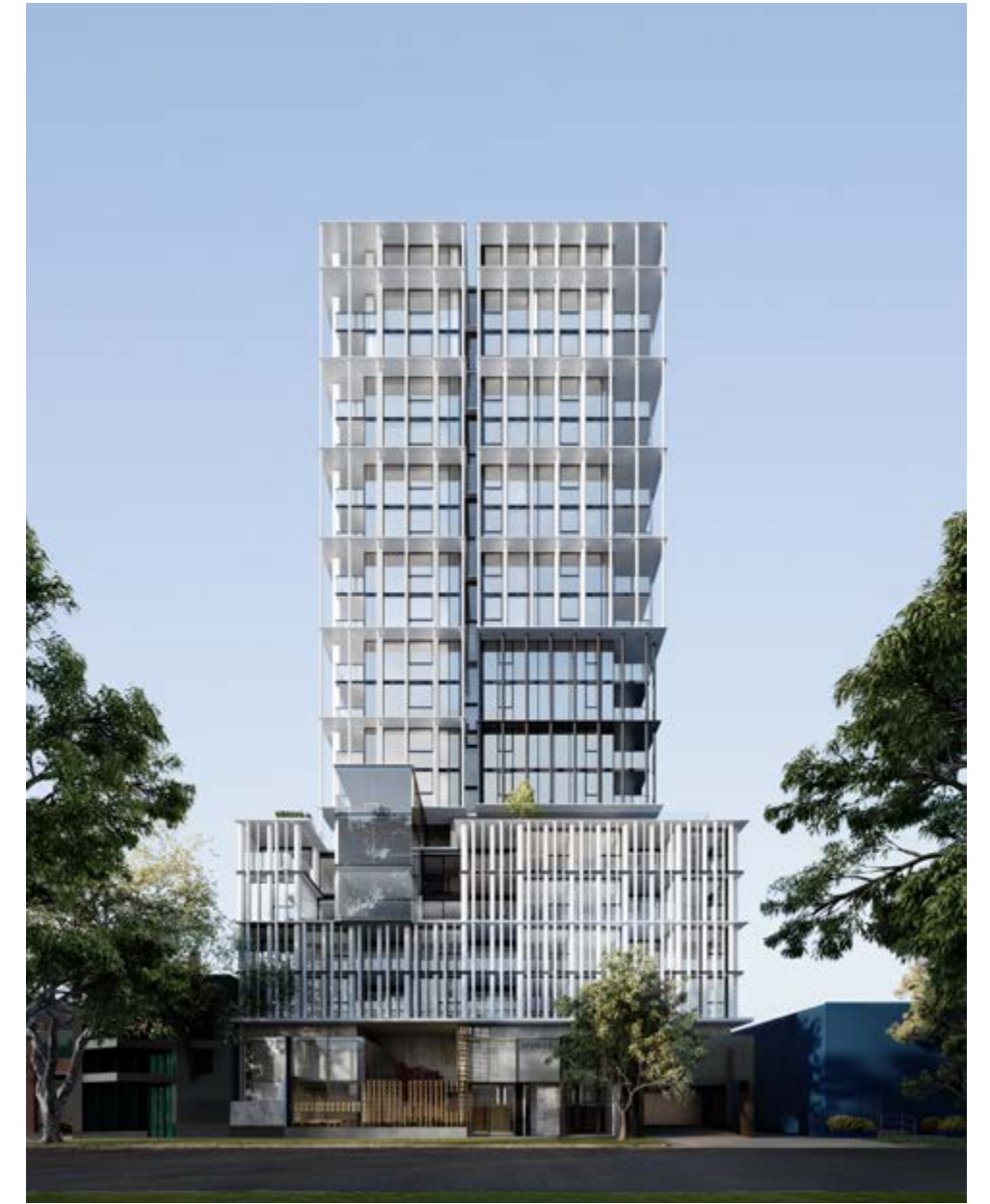
Since its inception, Virgate has celebrated delivering high-end residential designs to a savvy Melbourne market that connect with beautiful green landscapes and precincts rich in urban amenity.

20 YRS

EXPERIENCE

4000+

RESIDENCES SOLD



02



01

ARCHITECTURE
Bruce Henderson Architects

Established in 1977, Bruce Henderson Architects (BHA) is one of Australia's leading architectural firms with extensive international experience as well as on-the-ground knowledge in local property markets and investing.

The firm has a balanced and intuitive approach that delivers enduring, sustainable architecture and interior design defined by quality and elegance. Each project benefits from BHA's wealth of experience and ability, delivering innovative design solutions, creative project outcomes and a highly practical design intent.

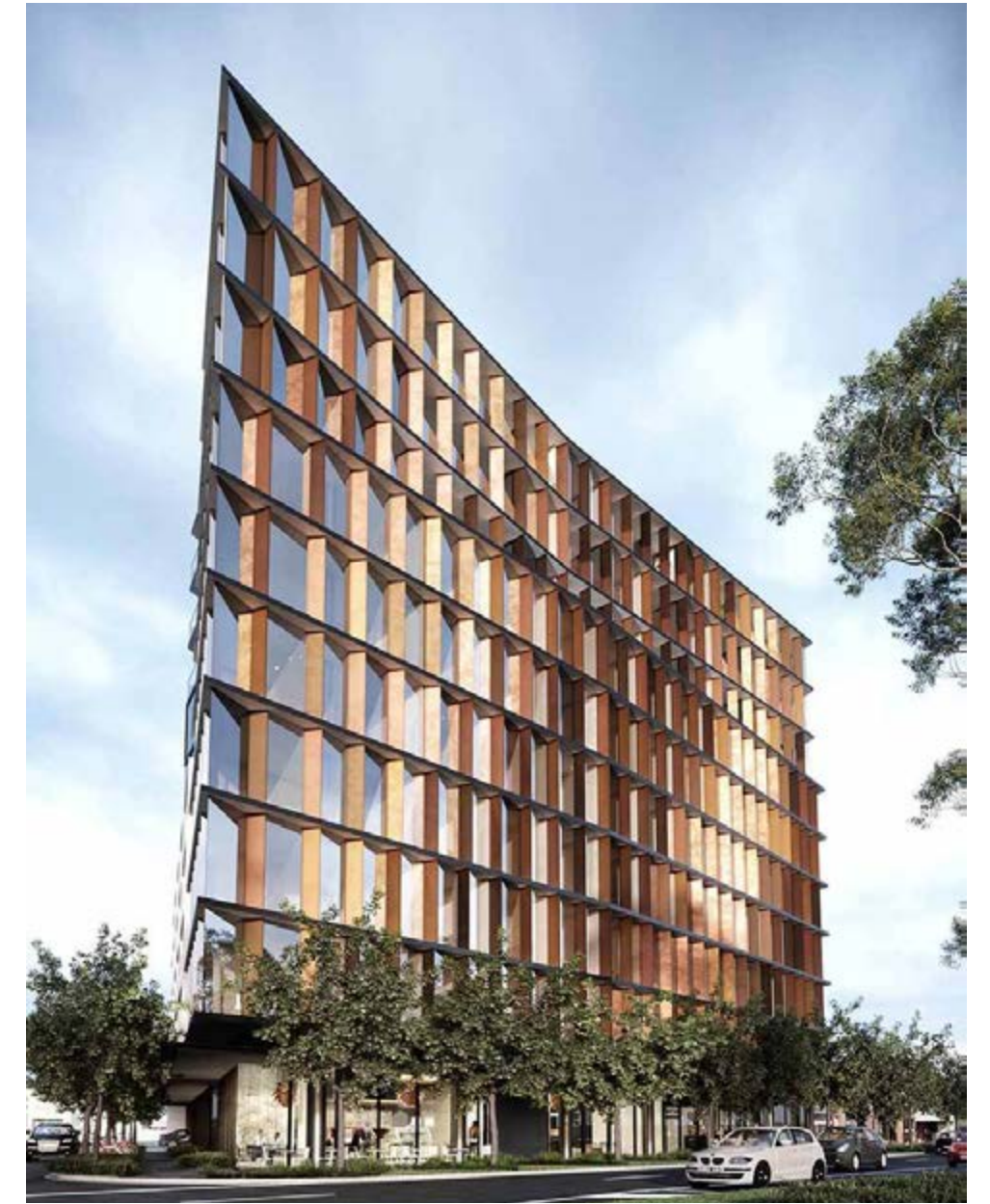
Together, BHA and Virgate have enjoyed working collaboratively with other well-respected design consultants, all of which have long standing and trusting relationship with Virgate. In doing so, marketing, feasibility and flexibility are all incorporated into well-considered and elegant design concepts that ultimately enhance the experience of end users and attraction of the project. As a result, BHA has built a highly valued, loyal and dedicated client base across both architecture and interior design.

45 YRS

EXPERIENCE

2000+

COMPLETED PROJECTS



02



01

01 371 Spencer Street, West Melbourne, Victoria

02 83 Matthews Avenue, Airport West, Victoria

DesignOffice is an award-winning practice with collectively extensive and diverse professional experience. Established in 2008 by Mark Simpson and Damien Mulvihill, the Melbourne-based studio creates buildings and spaces for the hospitality, retail, residential, commercial and institutional sectors.

Each project and scale is crafted with careful consideration and in collaboration with clients, with a passion for exploring detail and an ongoing narrative. Each design is shaped with an understanding and empathy towards each client and every brief, resulting in buildings and scales that are confident and personable, but also based on rigorous frameworks and close facilitation.

As a result, the practice has created a strong portfolio and project experience that covers everything from strategic masterplanning through to temporary installations. Their services range from the initial briefing to site services, as a registered architectural practice.

23

INTERNATIONAL AWARDS

16 YRS

EXPERIENCE



02



01

01 Goldfields Dwelling, Victoria. Completed 2011.

02 Pine St Bathroom, Brighton, Melbourne. Completed 2013.

Disclaimer

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