

**Rosslyn
Apartments**

133 Rosslyn St
West Melbourne







MCG 3km

AAMI Park 3.4km

Federation Square 1.9km

Royal Botanic Gardens 3.2km

Flinders Street Station 1.7km

CBD 300m

Queen Victoria Market 500m

Victoria University 1km



Flagstaff Station 500m

Flagstaff Gardens 300m

Albert Park Lake 4.2km

Haileybury College 300m
(opening 2016)

Southern Cross Station 1km





Hero exterior
Artist's impression



Scandinavian inspired living

Channel raw, elegant Scandinavian style in an utterly Melbourne location at Rosslyn Apartments, an exclusive selection of meticulously designed apartments. Set in a tranquil garden setting at 133 Rosslyn Street, West Melbourne, the expansive,

sundrenched Rosslyn Apartments encourage indoor-outdoor living just minutes from the city centre and on the doorstep of North Melbourne's boutique café strip. The Rosslyn Apartments introduces uncomplicated designer living to West Melbourne.

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Flagstaff Gardens
On your door step



High end fashion
Abundant retail options

**Boasting views over
West Melbourne
rooftops, lush
parklands and the
cityscape**

**Rosslyn Apartments
introduces uncomplicated
designer living to
West Melbourne**



Market Lane Coffee
Queen Victoria Market



Design / Architect

Private dining facilities
Artist's Impression

The clean lines and pure, pared back style of Rosslyn Apartments is immediately eye-catching, at one with its tranquil, park-side location while elevating the local apartment offerings. The simple, flawless craftsmanship and understated elegance hint at the warmth and sophistication to be discovered inside Rosslyn Apartments. The private sundrenched rooftop decking beckons for year-round indoor-outdoor living.

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**Simple, flawless
craftsmanship
and understated
elegance**





Aurora Sky Lounge
Artist's impression











Foyer entrance
Artist's impression



RÅCAFFÈ

RÅ

**Crisp,
contempo
Scandinavian
interiors**

rary

Top 10 reasons to invest in RÅ

**POSITIONAL
ONLY**

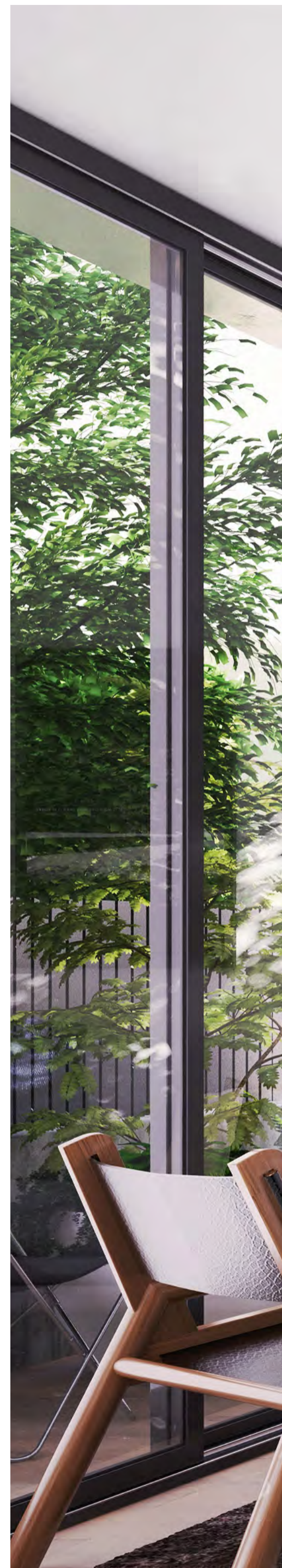


**Rosslyn
Apartments**

133
Rosslyn St
West
Melbourne

Simple, understated and beautiful, Rosslyn Apartments combine form and functionality to be eminently liveable. The crisp, contemporary apartments are generously sized and can be tailored to suit individual needs for the ultimate bespoke lifestyle. Rosslyn Apartments are bathed in natural light, highlighting the meticulous attention to detail and carefully selected fine materials.

Living
Artist's impression







Kitchen and living
Artist's impression



Bedroom and study
Artist's impression



Enjoy the serenity while working or studying from home







Kitchen
Artist's impression

Rosslyn Apartments combine form and functionality





City lifestyle just moments away

There's an irrepressible lightness to everyday living at Rosslyn Apartments. The crisp interiors combine with the tree-lined Rosslyn Street to extend a sense of calm beyond the front door. Positioned on the edge of the CBD, Rosslyn Apartments is close to everything you need. Find a place amid the fresh produce and provedores of Queen Victoria Market,

beneath the avenues of elms in Flagstaff Gardens, amid the bustle of Melbourne's city centre shopping emporiums, or while being served your coffee as you like it at a North Melbourne café. Whether relaxing at home or exploring the lively neighbourhood, every day is to be enjoyed at Rosslyn Apartments.

lements



Hole-in-the-wall cafés
Flinders Ln, CBD



Coffee culture
Artisan roasters on every corner
of Melbourne's laneways



Princes Hwy

Queensberry St

Victoria St

Rosslyn St

Dudley St

Franklin St

A Beckett St

La Trobe St

Lt Lonsdale St

Lonsdale St

Lt Bourke St

Bourke St

Lt Collins St

Collins St



Eades Place

Flagstaff Gardens

Queen Victoria Market

Haileybury College (opening 2016)

Victoria University

Deakin University

Etihad Stadium

Souther Cross Station

Flagstaff Station

Latrobe University

CSU Study Centre

Immigration Museum

Toast Cafe

North Melbourne SUPA IGA

The Comics Lounge

Di Bella Coffee

Hot Poppy

El Sabor Mexican Grill & Bar

The Courthouse Hotel

The University High School

University of Melbourne

Common Ground Coffee

Rosslyn Pizzeria

Le Taj Fine Indian

Li Li's

Embassy Cafe

Frances Food and Coffee

Cat Cafe Melbourne

Muleta's Cafe

Sarim's Cafe

The Mint Bar & Restaurant

Dominos Cafe

Melbourne Hwara Korean BBQ

Kins Steak & Seafood

The Mail Exchange

The Savoy Tavern









The Royal Melbourne Hotel

Coles Supermarket

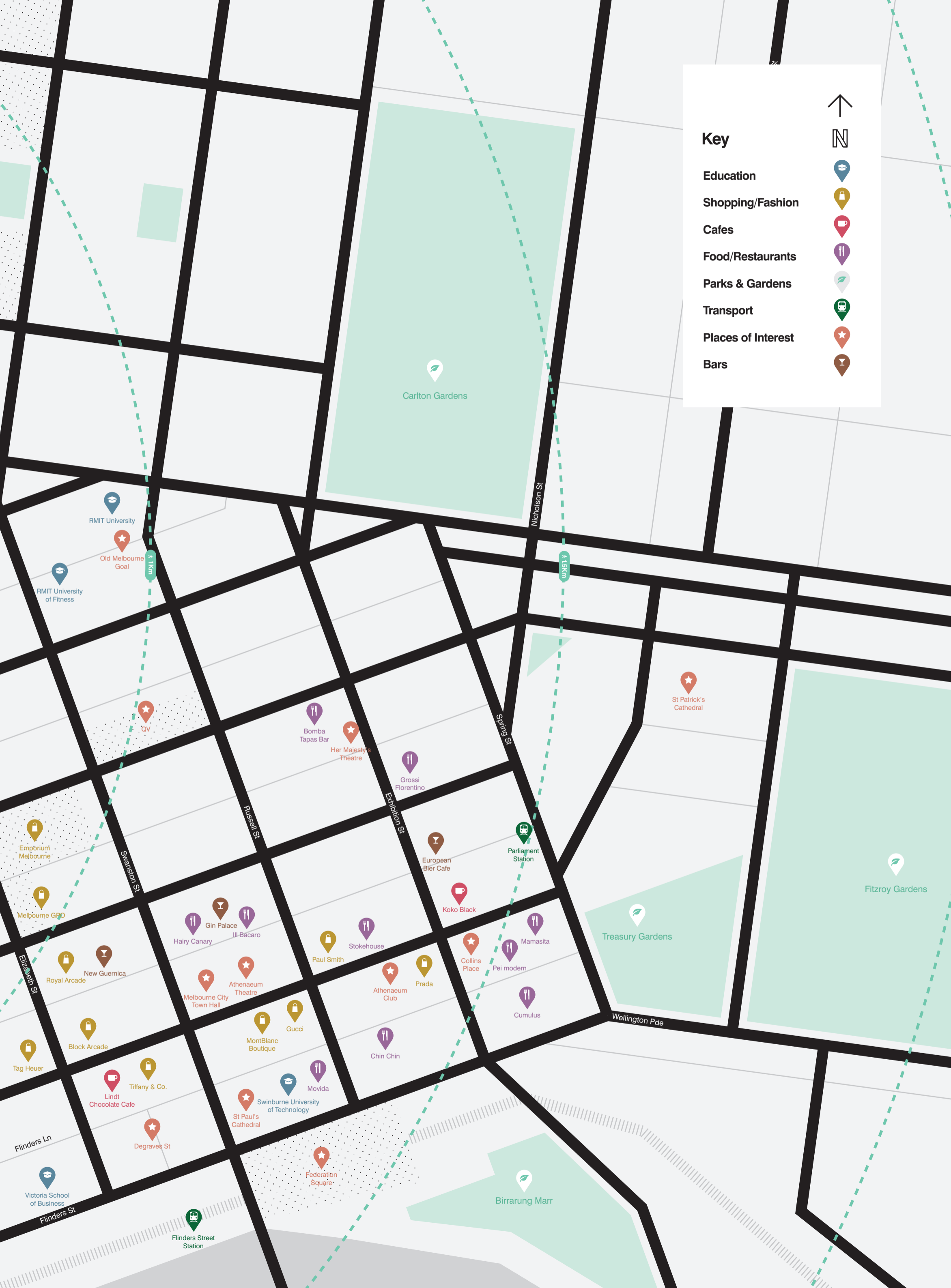
Melbourne Central Station

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Key

- Education 
- Shopping/Fashion 
- Cafes 
- Food/Restaurants 
- Parks & Gardens 
- Transport 
- Places of Interest 
- Bars 

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Carlton Gardens

Fitzroy Gardens

Treasury Gardens

Birrarung Marr

RMIT University

RMIT University of Fitness

Old Melbourne Goal

QV

Bomba Tapas Bar

Her Majesty's Theatre

Grossi Fiorentino

European Bier Cafe

Parliament Station

St Patrick's Cathedral

Emporium Melbourne

Melbourne GPO

Swanston St

Hairy Canary

Gin Palace

Ill Bacaro

Paul Smith

Stokehouse

European Bier Cafe

Koko Black

Mamasita

Royal Arcade

New Guernica

Melbourne City Town Hall

Athenaeum Theatre

Paul Smith

Stokehouse

Collins Place

Pei modern

Mamasita

Block Arcade

Tag Heuer

Melbourne City Town Hall

Athenaeum Theatre

MontBlanc Boutique

Gucci

Chin Chin

Flinders Ln

Lindt Chocolate Cafe

Tiffany & Co.

St Paul's Cathedral

Swinburne University of Technology

Movida

Degraves St

Federation Square

Flinders Street Station

Wellington Pde

Victoria School of Business

Flinders St

Nicholson St

Spring St

Exhibition St

Russell St

Elizabeth St



Du Nord
Lt Bourke St, CBD



GPO
Elizabeth St, CBD



Queen Victoria Market
Elizabeth St, Melbourne

Prada
Collins St, CBD



Du Nord
Lt Bourke St, CBD





City of treasures

Movida, Hosier Ln
High end retail on Collins St
Emporium, Melbourne's
world-class mall



Chin Chin
Flinders Ln, CBD



Chanel
Collins St, CBD



**A walk score of
95/100 which is a
walkers paradise**



Laneway dining
Flinders Ln & Degraves St

Tranquil gardens and open spaces

Australian and Scandinavian cultures collide at Rosslyn Apartments, with its strong connection to outdoor living. Surrounded by city gardens, tree-lined streets, open spaces and tranquil courtyards, Rosslyn Apartments becomes the envy of the neighbourhood with exclusive access to a five-star private rooftop club.

The sundrenched decking promises long summer evenings with friends as the sun sets on the horizon, while indoor-outdoor fireplaces are perfect for year-round entertainment, adding a Scandinavian warmth to the prospect of snug winter evenings.



Green oasis
Flagstaff Gardens



Project team

STARLAND™

Starland was established in 2008, it is privately owned, based in Melbourne and is a leading property group – active in property development and investment.

With a passion for design, we deliver boutique developments that lead the industry both creatively and commercially. From urban townhouses to large multi-residential developments, innovation is at the core of every project.

Starland works with leading architects, designers and project managers to provide the insight and unsurpassed experience to create and manage residential complex that continually redefine the parameters of innovation, quality, beauty and efficiency, and are always committed to providing the development of high quality projects.

PDSGROUP

With experience in property industry sectors including residential, commercial, industrial, lifestyle and government, PDS Group knows how to deliver innovative development projects. As a leader in construction services, PDS Group provides comprehensive development and project management. One of the company's key strengths is medium to high-density residential development and the team is committed to delivering both high quality practical solutions for its clients and their customers.



360 Property Group is Australia's largest, privately owned residential development sales and marketing agency.

With over 30 years combined experience working with the country's largest public and private companies, 360 Property Group is responsible for over 25,000 off-the-plan apartment sales to date.

360 Property Group's outstanding reputation has been built on their thorough understanding of the off-the-plan sector and their ability to provide expert management on projects from start to finish.

THE **BUCHAN** GROUP ARCHITECTS

The Buchan Group is one of Australia's leading multi-disciplined architectural practices. Anchored by its 125-year history in architectural design, The Buchan Group continues to shape public and private spaces, to convey the culture of a locality, and the vision of its Clients. We are proud to be associated with the development of the site of our former Melbourne Studio, our home for 25 years.

Over the past 10 years, The Buchan Group has delivered over 10,000 residential apartments, over 4,400,000sqm of retail space & leisure facilities, and more than 12,500 hotel rooms, in addition to several commercial office towers, civic buildings, art galleries and major casinos. Recognised internationally for its award-winning project designs, The Buchan group is a leader in residential and five-star hotel projects.

One of the largest architectural and interior design groups in Australasia with a combined staff of over 400 professionals, the practice operates across Australia, New Zealand, London, Shanghai and Dubai, and is delivering some of the world's largest residential, retail & mixed-use projects.

The Buchan Group's talented staff of Architects, Interior Designers, Graphics, & 3D Visualization professionals, fully collaborate to craft residential developments, with a design aesthetic that is highly contemporary, yet fully informed by our context and brief.

JACK MERLO DESIGN

JMD is a boutique firm with vast experience working on highend residential and commercial developments with some of Australia's leading architects and developers.

JMD has earned a reputation in the industry as a leading landscape design firm, largely attributed to the fact that Jack Merlo is personally involved in every project they undertake, from concept to completion.

The JMD approach is tailored to each project ensuring that design results are recognisable but never repeated.

Designed by Canyon

Please note that all material contained herein has been produced prior to detailed design and construction. Visuals and positioning on items such as the map and aerial photography are indicative only and do not constitute a representation by the Vendor, Agent, or Vendor's consultant in respect to the size, form, dimensions, specifications or layout of an apartment or at all. The final product may change from that illustrated herein. Furniture is not included. All furniture shown is for illustration purposes only. Changes may be made to the detail layouts during the development in accordance with the provisions of the contract of sale or the building and or planning requirements or for compliance with relevant standards or codes. Prospective purchasers must make and rely on their own enquiries.

Rosslyn Apartments