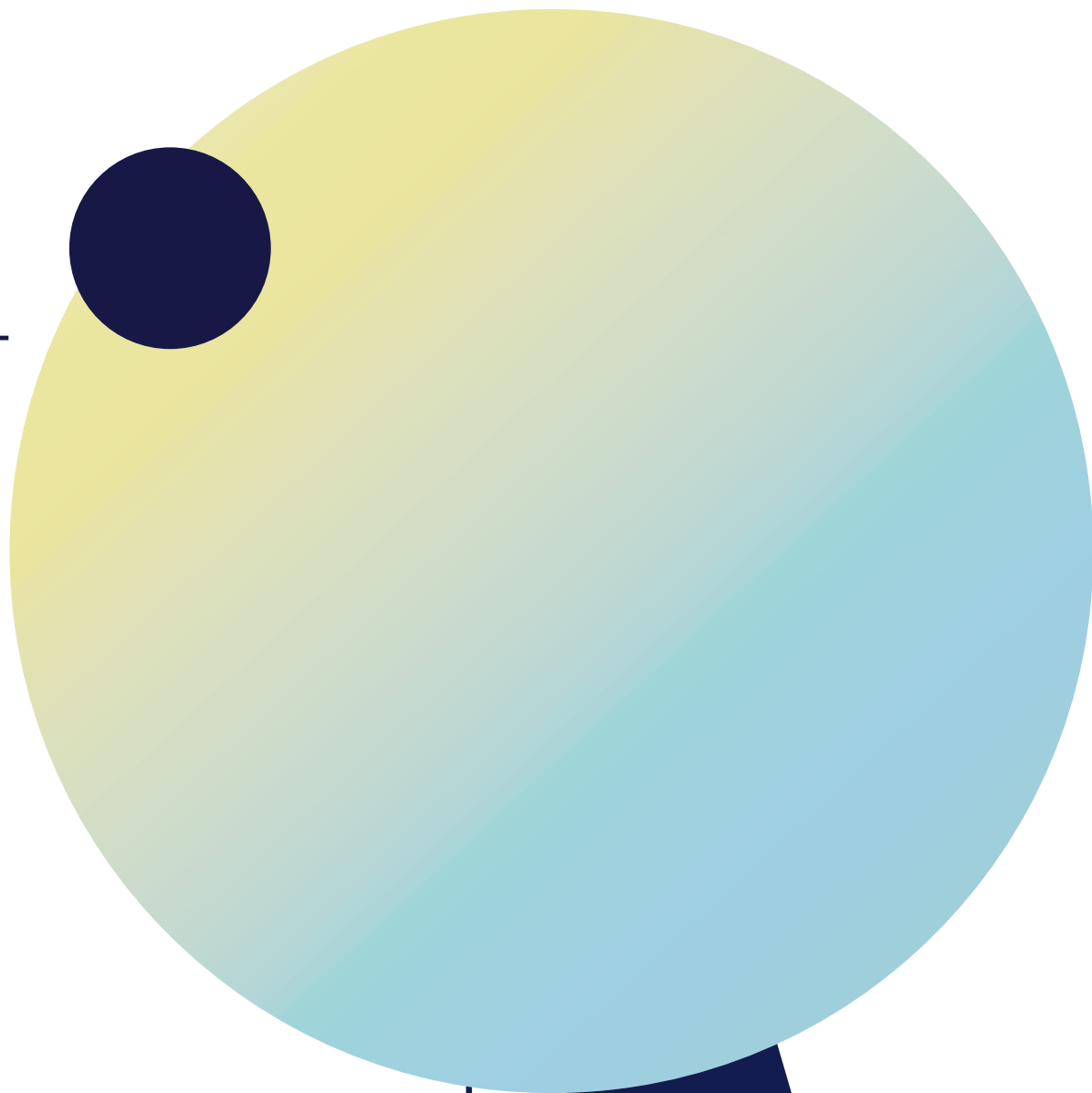


P



M



P



Two elegant residential
apartment towers.
Eleven unique townhouses.
One exclusive apartment hotel.
Spectacular rooftop spaces
and unrivalled amenity.

W

A circular graphic with a soft, pastel-colored background (pink and light blue) featuring silhouettes of palm trees. The text is centered within the circle.

**P.M.
WHERE YOU WANT
TO BE.**

FOREWORD.

Third Street is creating an exciting new lifestyle precinct in Port Melbourne, comprising two residential towers featuring 1, 2 and 3 bedroom apartments, eleven townhouses and an apartment hotel. P.M. is a world-class development offering unrivalled residential amenity, situated just 650m from the beach and 3km to Melbourne's vibrant CBD.

The highly acclaimed architectural practice, Elenberg Fraser, has designed outstanding buildings that capture the elements and colours of the interfacing natural and urban environments of Melbourne's bayside and CBD. Spectacular landscaped gardens and spaces by Jack Merlo Design, surround the residential amenities offered both at podium and rooftop levels.

P. Residences encapsulates the colours and tones of bayside Melbourne situated so close to P.M. The impressive rooftop area allows residents to reserve spaces for their private use including outdoor dining areas with BBQ, a VIP lounge with sofas and open fire place, and generous private lounge and dining rooms that feature beautiful finishes and captivating vistas.

M. Residences' stunning façade reflects the colours and tones of Melbourne's historic bluestone laneways. This exciting rooftop space offers residents' beautifully designed spaces to reserve for social gatherings including private lounges, a sophisticated games room and outdoor amenities with BBQ for entertaining.

A striking podium level garden is accessible to all residents, featuring an outdoor swimming pool set amongst palm trees, with two spas, private entertaining and lounge areas, relaxing poolside cabanas with BBQ facilities, open lawn for play and a designated games area.

There are eleven elegant townhouses each boasting a sense of luxury and spaciousness, including a private rooftop terrace with optional spa. The golden features of these buildings reflect the beauty of Melbourne's bayside.

At the heart of P.M. is the apartment hotel, offering a concierge service to help residents with everything from bookings to deliveries. A vibrant lifestyle will be conveniently located at your doorstep with a restaurant and bar, a grocer and deli, gymnasium with juice bar, the P.M. cinema and state-of-the-art business centre. Take time to relax in the day spa before heading to the rooftop's sumptuous restaurant and bar, designed around a stunning pool, for days and nights of sky-high entertainment.

P.M. is where you want to be.

SECTION ONE
p.09-22

P.M.

SECTION TWO
p.23-38

M. Residences

SECTION THREE
p.39-112

Amenity



SECTION FOUR
p.113-128

Services

SECTION FIVE
p.129-162

Port Melbourne & Surrounds

SECTION SIX
p.163-170

Project Team



SECTION ONE

P.M.



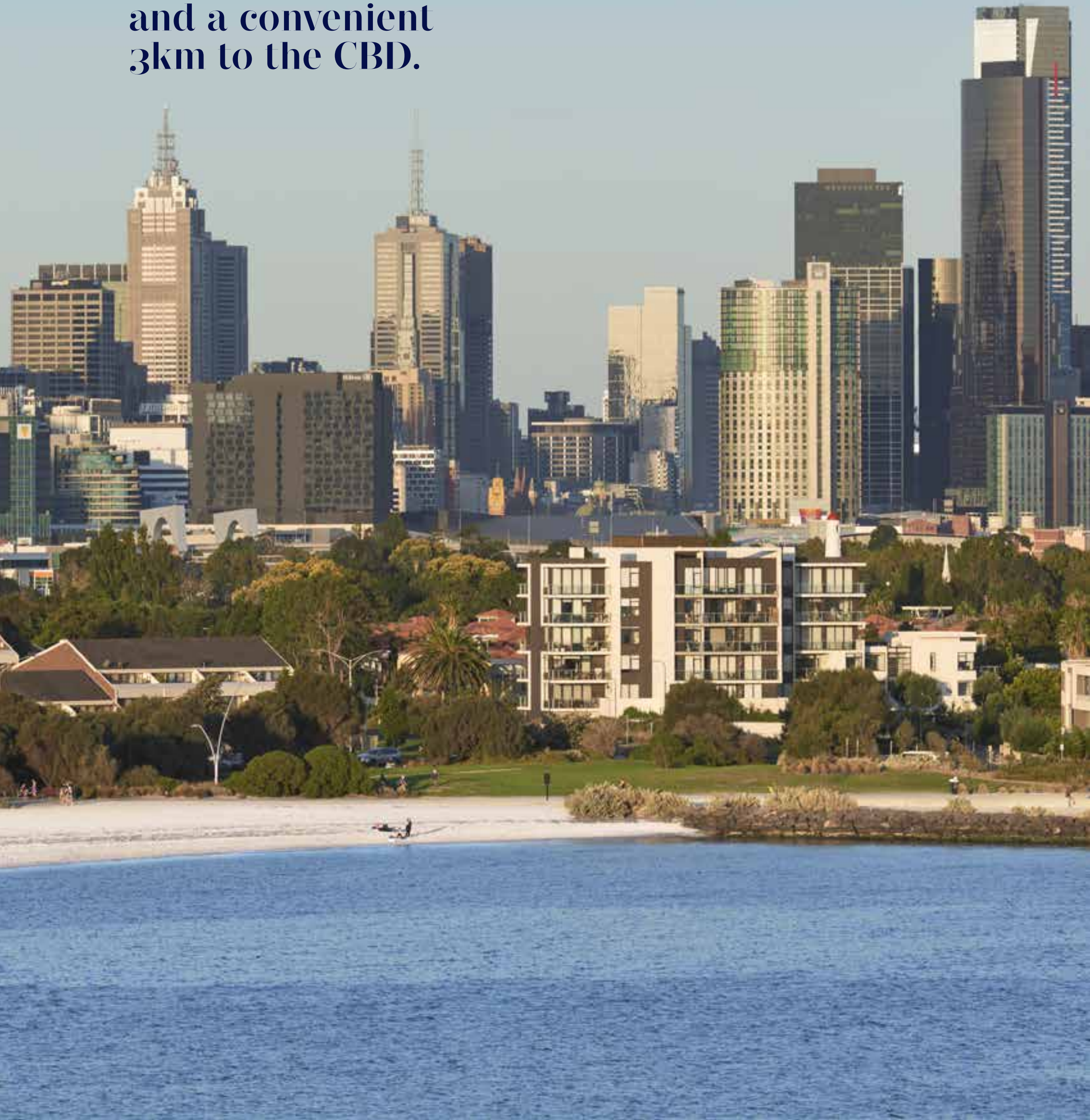


WHERE THE CITY MEETS THE BAY

P.M. is ideally located. Here you can stroll to the beach for a swim before work, enjoy evenings running along the foreshore and discover Melbourne's world-renowned restaurants, bars and fashion houses just minutes from your door. This is balanced living.



**P.M. is just 650m
to Sandridge beach
and Hobsons Bay,
and a convenient
3km to the CBD.**



P.

R E S I D E N C E S

..

The P. Residences
and townhouses face
Port Melbourne beach,
with colours and materials
evoking the sands of the
nearby shore.





Artist impression of P. Residences



Artist impression of M. Residences

M.

R E S I D E N C E S

..

The M. Residences building faces the CBD skyline, echoing the stately bluestone architecture and colonnades of the city centre.



P.M.

TOWNHOUSES



Artist impression of Townhouse facades

••

Eleven P.M. townhouses—each with a unique address—feature high ceilings, large rooftop terraces and optional private spas.





Artist impression of P.M. Apartment Hotel

P.M.

A P A R T M E N T H O T E L

..

The P.M. apartment hotel façade is crafted in a pink-gold glaze inspired by the sun-kissed skin of a Port Melbourne beach lifestyle.



P.M. comprises two residential towers, eleven townhouses and an apartment hotel. The three main buildings are designed around a spectacular internal garden. There are also rooftop areas with an amazing collection of amenities. On every level of P.M., there is room to be alone, enjoy a game with friends or entertain in style.

FARO PRIVATE LOUNGE

A lounge area to entertain guests with breathtaking vistas. **p.60**



BELVEDERE PRIVATE LOUNGE

A sumptuous lounge area with captivating views. **p.58**

SANCTUM

The Sanctum lounge features a large screen to enjoy the big games or a classic movie with friends.

CIRCULO

The Circulo Lounge features a cutting edge sound system to enjoy your favourite music.

CANOPY BBQ LOUNGE

A beautifully landscaped BBQ and lounge area. **p.56**



OTTOMAN LOUNGE

An expansive lounge and dining area with marble bar and breathtaking views. **p.62**



ARBOR PRIVATE DINING AND LOUNGE

A sumptuous lounge area with captivating views. **p.58**



SYLVAN LOUNGE AND DINING AREA

A beautifully landscaped lounge area surrounded by trees and plants that flower at different times throughout the year.

THE VINE BBQ AND DINING ZONE

A BBQ and dining area for alfresco dining.

COCOS PRIVATE CABANAS

Four private cabanas to entertain guests around the pool.

JASMINE LOUNGE

A beautifully landscaped lounge area surrounded by trees and shrubs that flower at different times throughout the year.

AZURA POOL

The stunning Azura pool is surrounded by private cabanas, deck chairs and palm trees. **p.50**



NOVA PRIVATE DINING

A spectacular outdoor dining area to enjoy the night skies.

OASIS GARDEN SPA

A sculpted stone spa with adjacent lounge and dining areas. **p.52**



Podium amenities:

- P.M. SPA
- P.M. HEALTH & FITNESS (GYM)
- P.M. BUSINESS CENTRE
- P.M. CONFERENCE CENTRE



P.M. CONCIERGE
P.M. CINEMA
ATRIO (BAR & RESTAURANT)
THE PEARL (BAR & RESTAURANT)

CASABLANCA POOL

Stunning wrap around infinity pool surrounded by private cabanas and a bar with dazzling views. **p.79**



CASABLANCA BAR

Sophisticated bar with breathtaking vistas across the city and the bay. **p.90**



LUNA ROOFTOP BBQ

A private barbeque area with giant lounge and feature fire pit. **p.72**



DARKE LOUNGE

An opulent games room with billiard table and cards table. **p.74**



LIARDET LOUNGE

Spectacular indoor and outdoor spaces that connect to the games and dining rooms. **p.68**



THE SANDRIDGE

A luxurious dining room with chef's kitchen and views across Melbourne. **p.70**



ALLEGRA GAMES AREA

An active space with table tennis and outdoor exercise equipment.

THE GREEN

A beautifully manicured expanse of lawn.



ARIA BBQ AND DINING ZONE

A BBQ and dining area for alfresco dining.

CEDAR LOUNGE

A beautifully landscaped lounge area surrounded by trees and shrubs that flower at different times throughout the year.

ALBA PRIVATE DINING

A spectacular outdoor dining area to enjoy the night skies.

LAGOON SPA

A sculpted stone spa with adjacent lounge and dining areas. **p.52**



M. Residences







Artist impression of M. Residences lobby

M. RESIDENCES LOBBY

Accessed through the high-end retail area, the lobby is a rich, textural space with an urban aesthetic that features a trio of designer pendant lights. A double height, metallic screen creates a stunning first impression and connects with the mail room and bespoke lounge area reserved for residents' guest.



YOUR PORTAL TO THE CITY

LIVING ROOM

The one bedroom living rooms are inviting spaces that feature a warm colour palette inspired by the sands of the nearby beaches juxtaposed with subtle, copper accents.



KITCHEN

Kitchens and living spaces, inspired by intricate Moroccan detailing and patterns, are the perfect place for rediscovering the art of home cuisine. Design touches include smart storage solutions, premium European appliances and timber flooring.



Artist impression of a typical one bedroom kitchen





Artist impression of a typical bathroom

BATHROOM

Boasting copper tapware, feature wall tiles and a custom vanity, the bathroom is a quiet sanctuary of minimalist style with intelligent storage spaces, concealed lighting and clever touches such as facial lighting behind the mirror.



YOUR PORTAL TO THE BAY



LIVING ROOM

The two bedroom residences feature beautiful timber floors and a textured feature wall with elegant shelving to showcase personal treasures.





Artist impression of a two bedroom kitchen

KITCHEN

The residences are inviting spaces with a warm colour palette inspired by the nearby beaches and the shimmering reflection of the ocean. In the kitchen, these tones and materials are expressed through the bespoke timber laminate joinery, copper metal accents and stone benchtop and breakfast bar.





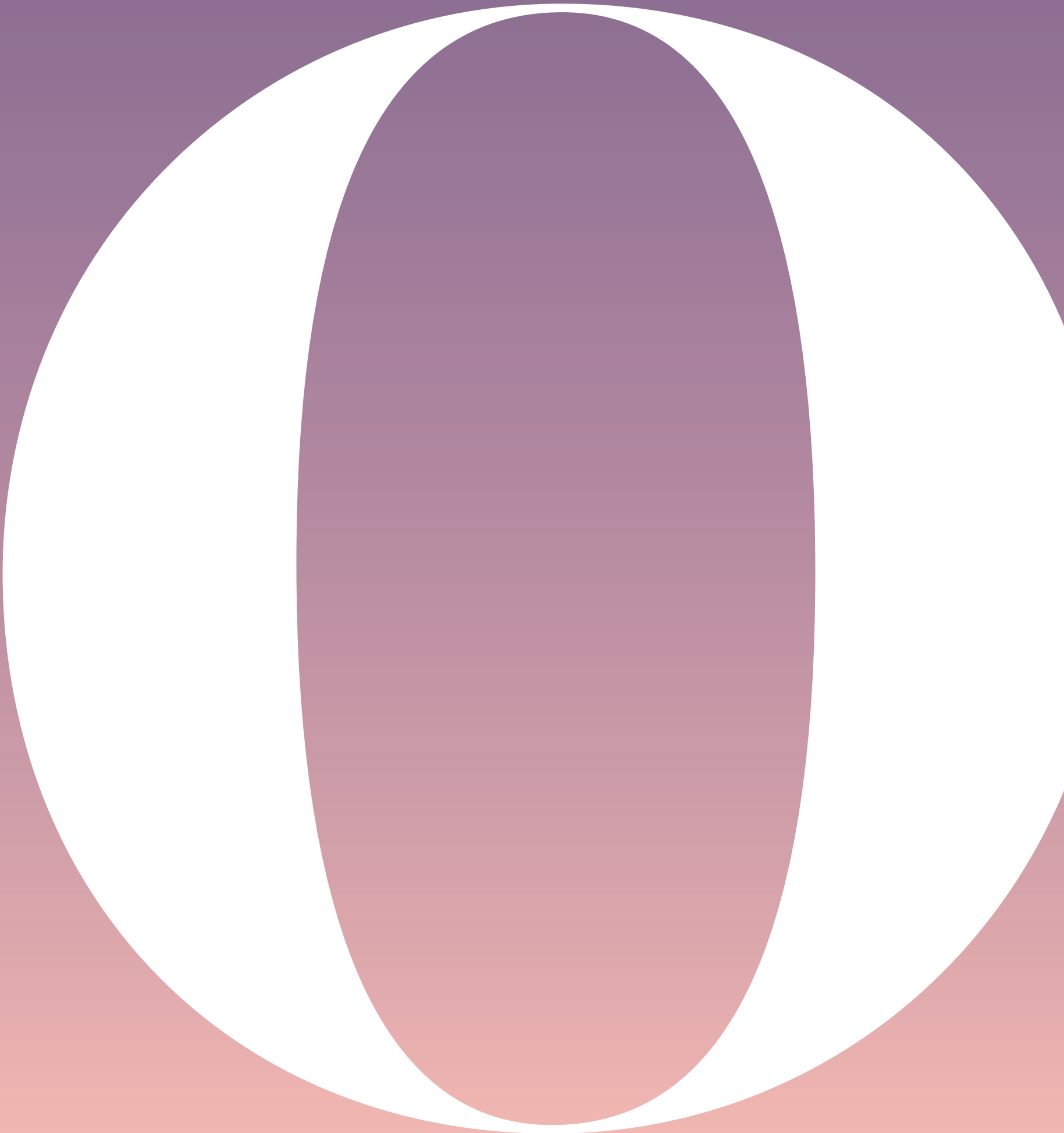
Artist impression of a two bedroom ensuite

TRANQUIL RETREAT

Bedroom spaces combine smart design with effortless style. Optional features include custom integrated shelving with tie and shoe racks and a recessed study space.



Amenity





THE RIAD PODIUM GARDEN

Inspired by the classic ideals of a Garden City, the podium unites the three towers with a lavish, central landscaped area. Intricate white mesh detailing draws the lush greenery up towards the rooftop, creating a facade that changes with the seasons.

Meticulously landscaped by Jack Merlo, this verdant space houses a swimming pool, spas and private areas for relaxing or socialising surrounded by greenery.

SYLVAN LOUNGE AND DINING AREA

A beautifully landscaped lounge area surrounded by trees and plants that flower at different times throughout the year.

THE VINE BBQ AND DINING ZONE

A BBQ and dining area for alfresco dining.

COCOS PRIVATE CABANAS

Four private cabanas to entertain guests around the pool.

JASMINE LOUNGE

A beautifully landscaped lounge area surrounded by trees and shrubs that flower at different times throughout the year.

AZURA POOL

The stunning Azura pool is surrounded by private cabanas, deck chairs and palm trees.

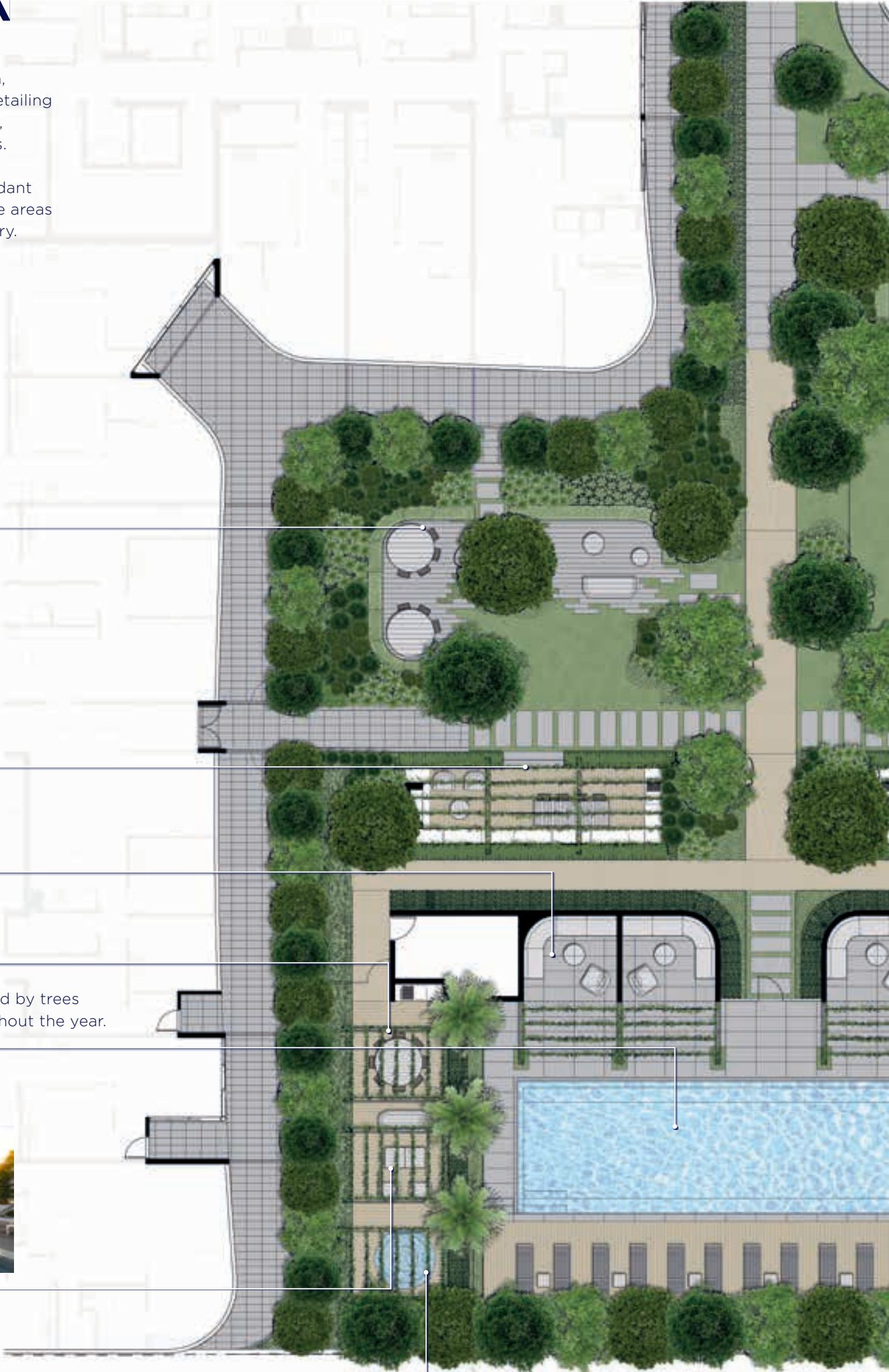


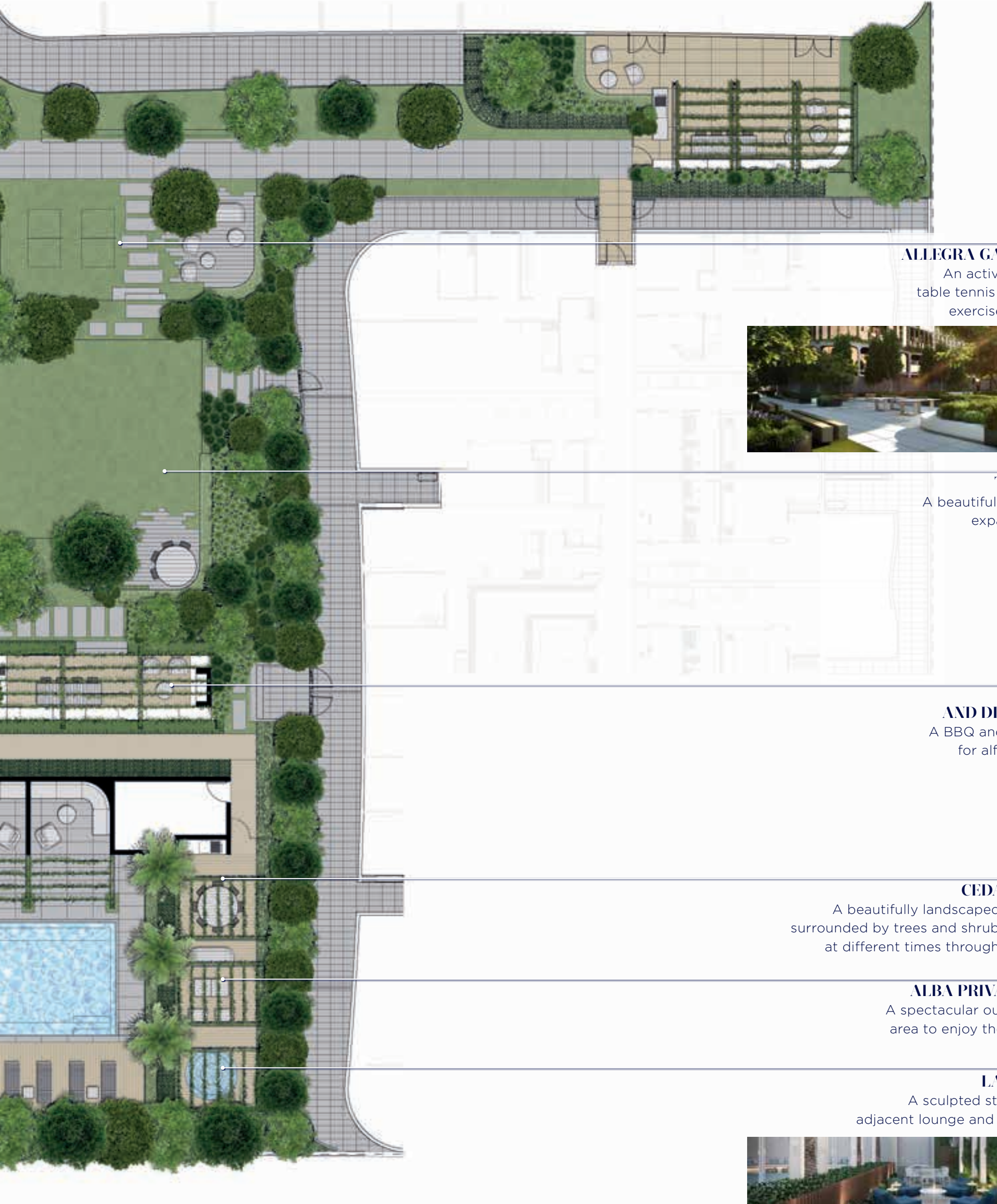
NOVA PRIVATE DINING

A spectacular outdoor dining area to enjoy the night skies.

OASIS GARDEN SPA

A sculpted stone spa with adjacent lounge and dining areas.





ALLEGRA GAMES AREA

An active space with table tennis and outdoor exercise equipment.



THE GREEN

A beautifully manicured expanse of lawn.

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A BBQ and dining area for alfresco dining.

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ALBA PRIVATE DINING

A spectacular outdoor dining area to enjoy the night skies.

LAGOON SPA

A sculpted stone spa with adjacent lounge and dining areas.





THE GARDENS

..

**Sun, shade and
fresh sea breezes.
Unwind among
the trees in your
private garden.**



RIAD PODIUM GARDEN

The Riad Podium Garden features shaded private alcoves and wide open spaces for impromptu gatherings with family and friends. With table tennis tables, outdoor exercise equipment and interactive spaces, there is something for everyone.



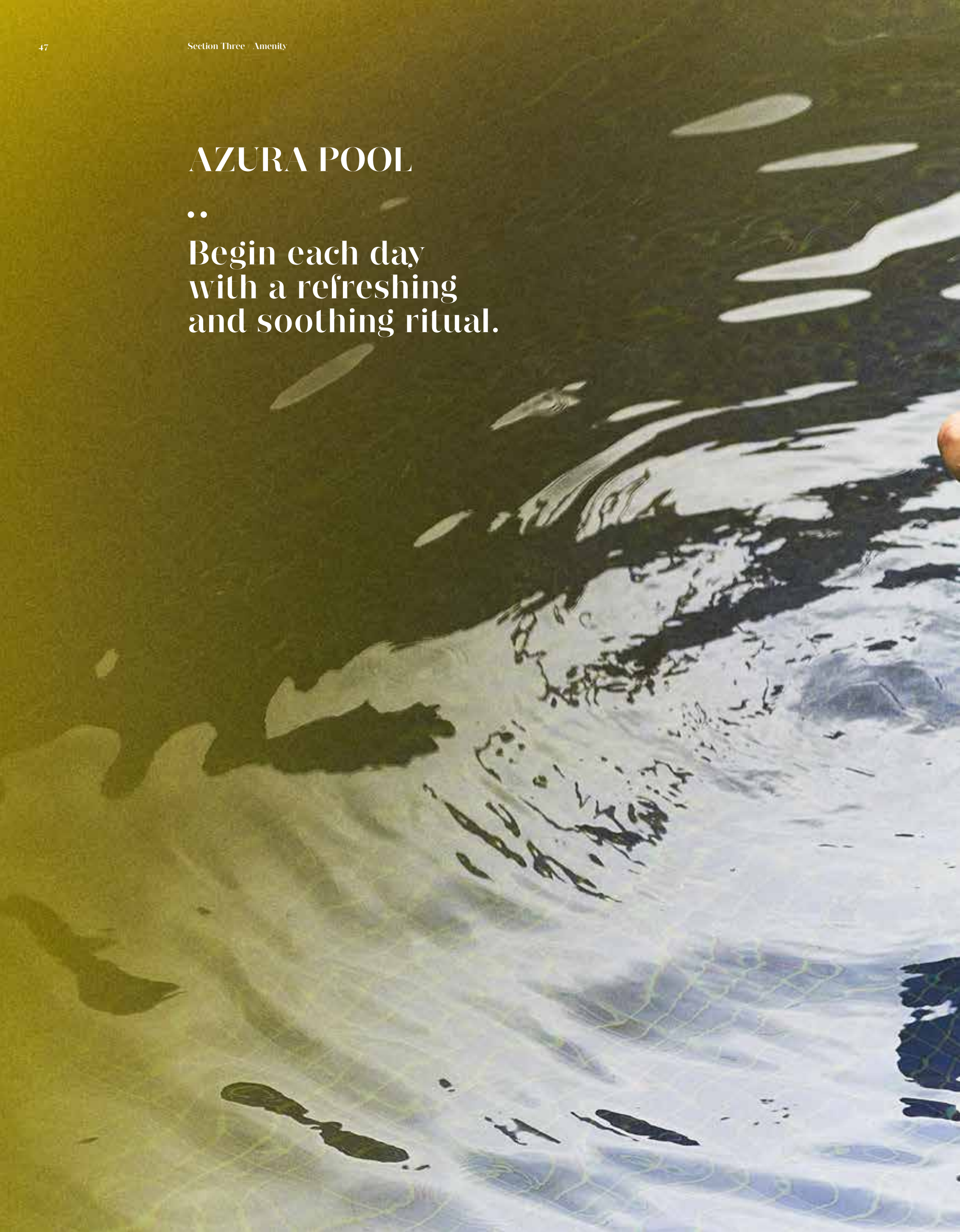


Artist impression of the Riad Podium Garden

AZURA POOL

..

Begin each day
with a refreshing
and soothing ritual.



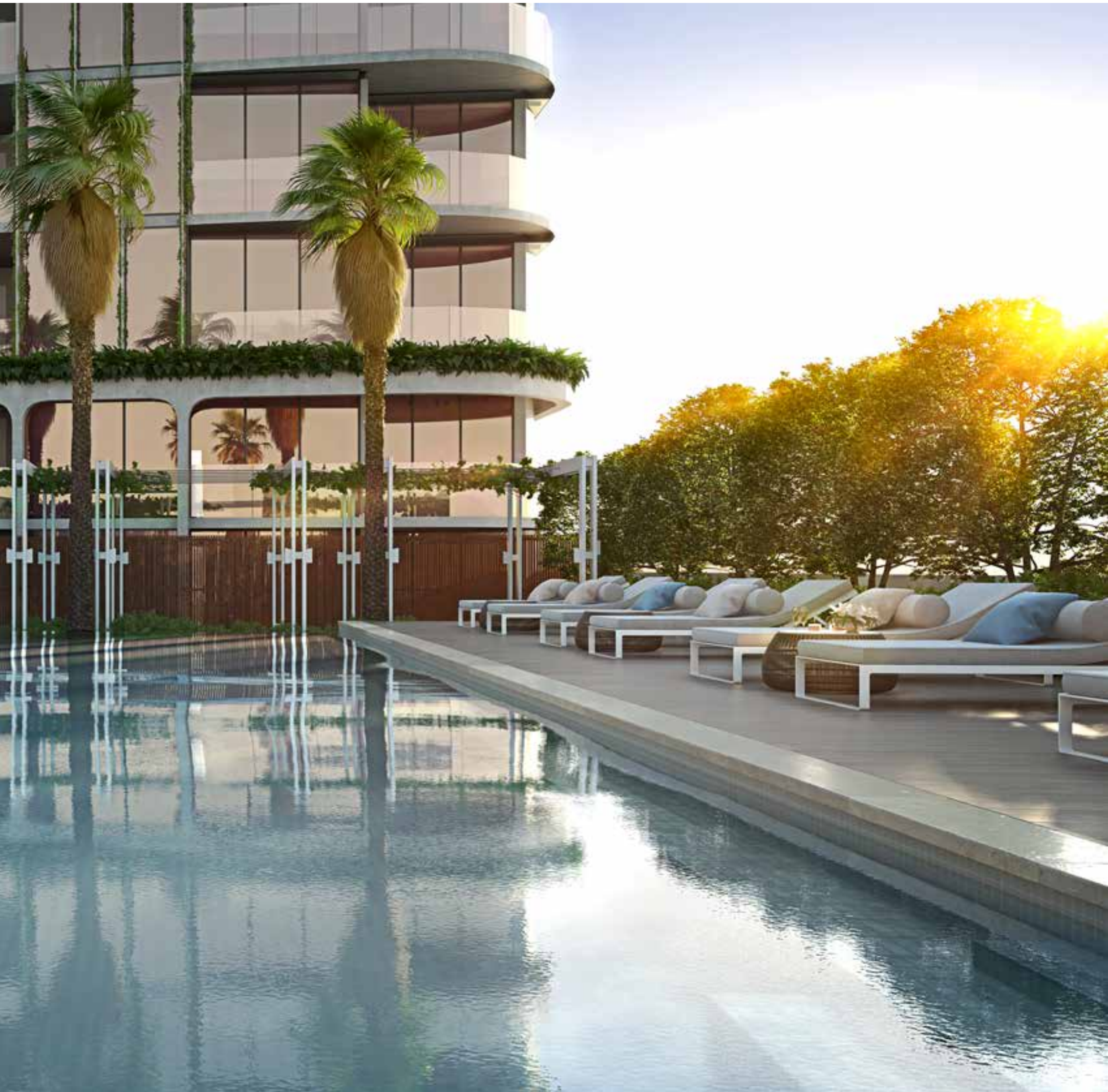


AZURA POOL

Surrounded by palm trees, day beds and private cabanas, the Azura Pool offers a resort style addition to the Port Melbourne beach lifestyle.



Artist impression of Azura pool



OASIS AND LAGOON GARDEN SPA

These spaces feature a beautifully tiled spa, lounge and dining area surrounded by trees, planters and vines.



P. ROOFTOP

RESIDENCES

Created for residents within the P.M. buildings, the rooftop of P. Residences provides seven stunning spaces where you can host a rooftop BBQ, enjoy a feast in the private dining and entertainment rooms, or simply relax in the outdoor landscaped arbor.

FARO PRIVATE LOUNGE

A lounge area to entertain guests with breathtaking vista.



BELVEDERE PRIVATE DINING AND LOUNGE

A sumptuous lounge area with captivating views.



CANOPY BBQ LOUNGE

A beautifully landscaped BBQ and lounge area.



ARBOR PRIVATE DINING AND LOUNGE

A sumptuous lounge area with captivating views.



OTTOMAN LOUNGE

An expansive lounge and dining area with marble bar and breathtaking views.



CHEF'S KITCHEN

A beautifully appointed chef's kitchen features premium appliances and room to cook or cater for large functions.

ILSA PRIVATE DINING AND LOUNGE

The Ilsa Lounge features a large screen to enjoy the big games or a classic movie with friends.

CIRCULO LOUNGE

The Circulo Lounge features a cutting edge sound system to enjoy your favourite music.



P.M.
APARTMENT HOTEL

PROHLASKY ST

TARVER ST
BAY



P.
RESIDENCES

M.
RESIDENCES



PLUMMER ST
CITY

CANOPY BBQ AND LOUNGE

This impeccably landscaped BBQ and lounge is framed by colourful flowerbeds and tumbling vines and offers spectacular city views. The Canopy BBQ lounge is the perfect entertainment space and takes al fresco dining to a new level.



ARBOR AND BELVEDERE PRIVATE DINING AND LOUNGE

Each luxurious lounge area has a shady alcove with captivating views. Enjoy an evening of cocktails and delectable morsels against an incredible backdrop.





FARO LOUNGE

PRIVATE ENTERTAINMENT & SOCIALISING AT HOME.

The Faro Lounge is home to indoor and outdoor spaces for both private entertaining and connecting with others. With an impeccably appointed chef's kitchen, European appliances and connecting outdoor areas, this is a space for intimate gatherings or more extravagant celebrations.





Artist impression of Faro Lounge

THE OTTOMAN DINING & LOUNGE

The Ottoman Lounge suite features an exquisite dining table and lounge area for after dinner drinks. With stunning views, a surround sound system, this is a space designed for the ultimate in entertainment.





M. ROOFTOP

R E S I D E N C E S

LUNA ROOFTOP BBQ

A private barbeque area with giant lounge and feature fire pit.



DARKE LOUNGE

An opulent games room with billiard table and cards table.



LIARDET LOUNGE

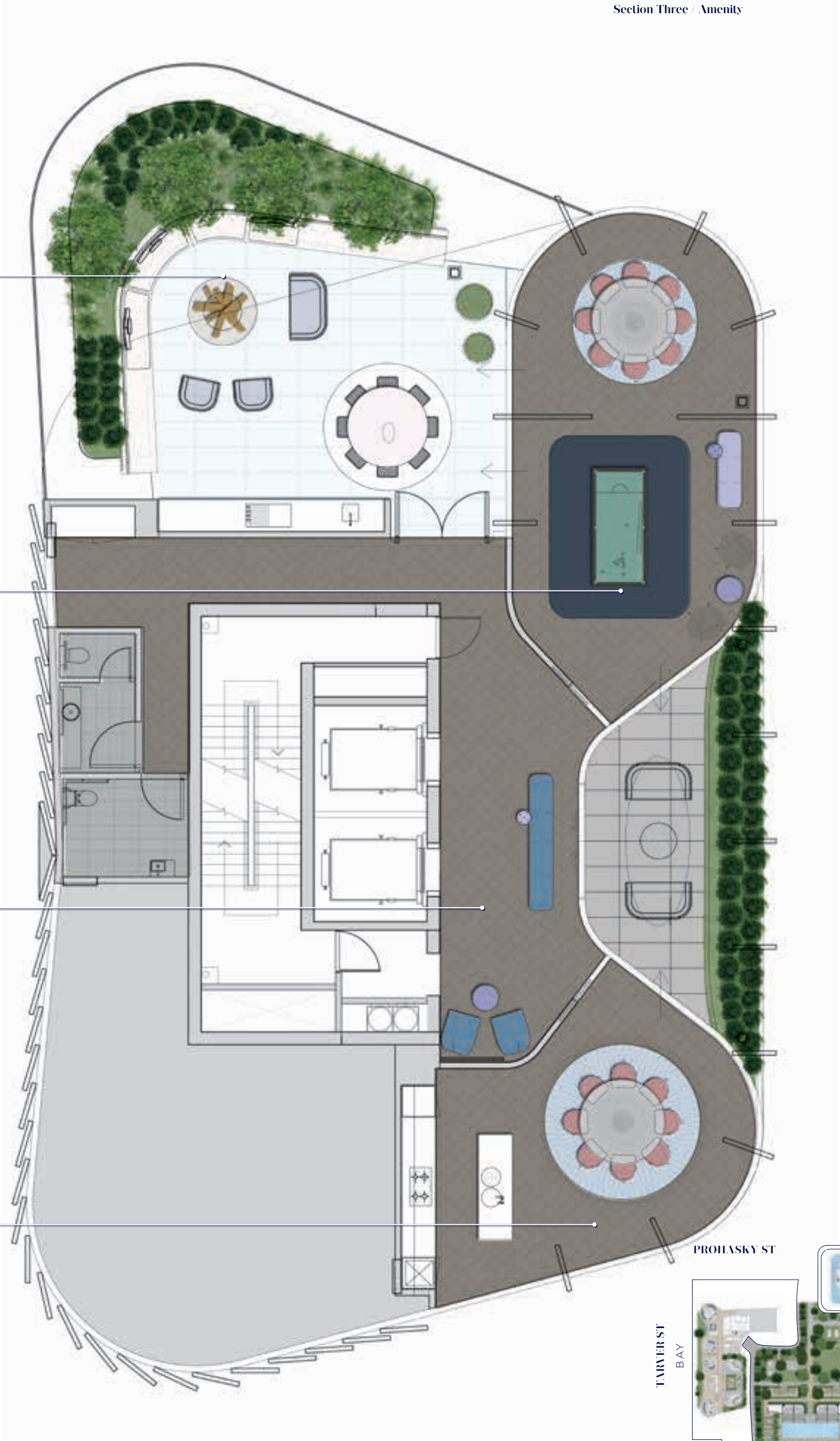
Spectacular indoor and outdoor spaces that connect to the games and dining rooms.



THE SANDRIDGE

A luxurious dining room with chef's kitchen and views across Melbourne.





P.M.
APARTMENT HOTEL



PLUMMERST
CITY



M.
RESIDENCES



P.
RESIDENCES

TARVERST
BAY

PROHLASKY ST



..

**Day or night,
enjoy fresh sea
breezes and
breathtaking
views from
the rooftop in
magnificent
surroundings.**





Artist impression of the Liardet Lounge

LIARDET LOUNGE

The Liardet Lounge offers magnificent spaces for lounging inside and out with spectacular views over the city. With access to the Darke Lounge and Sandridge Dining Room this entire area offers endless entertainment possibilities.



THE SANDRIDGE PRIVATE DINING

Sparkling city vistas are the perfect backdrop to this beautifully appointed dining room that features a large kitchen and a stunning Christopher Boots pendant light.





LUNA ROOFTOP BBQ

Enjoy starlit skies and stories around the fire on your private rooftop. The terrace features an expansive barbeque area and an elegant fire pit.





DARKE GAMES LOUNGE

A sumptuous rooftop games lounge, boasting a billiard table and card table, provides a luxurious setting for late night poker or mahjong.





Artist impression of Darke Lounge

P.M. ROOFTOP

APARTMENT HOTEL

CASABLANCA BAR

Sophisticated bar with breathtaking vistas across the city and the bay.



POOLSIDE BAR

A poolside bar keeps the fresh drinks and tunes flowing.

PRIVATE POOL CABANAS

Private cabanas that connect to the wrap-around pool are the perfect place to gather with friends.

CASABLANCA POOL AND LOUNGE

Stunning wrap around infinity pool surrounded by private cabanas and a bar with dazzling views.





PROHLASKY ST

TARVERST
BAY

PLUMMERST
CITY

P.M.

APARTMENT HOTEL



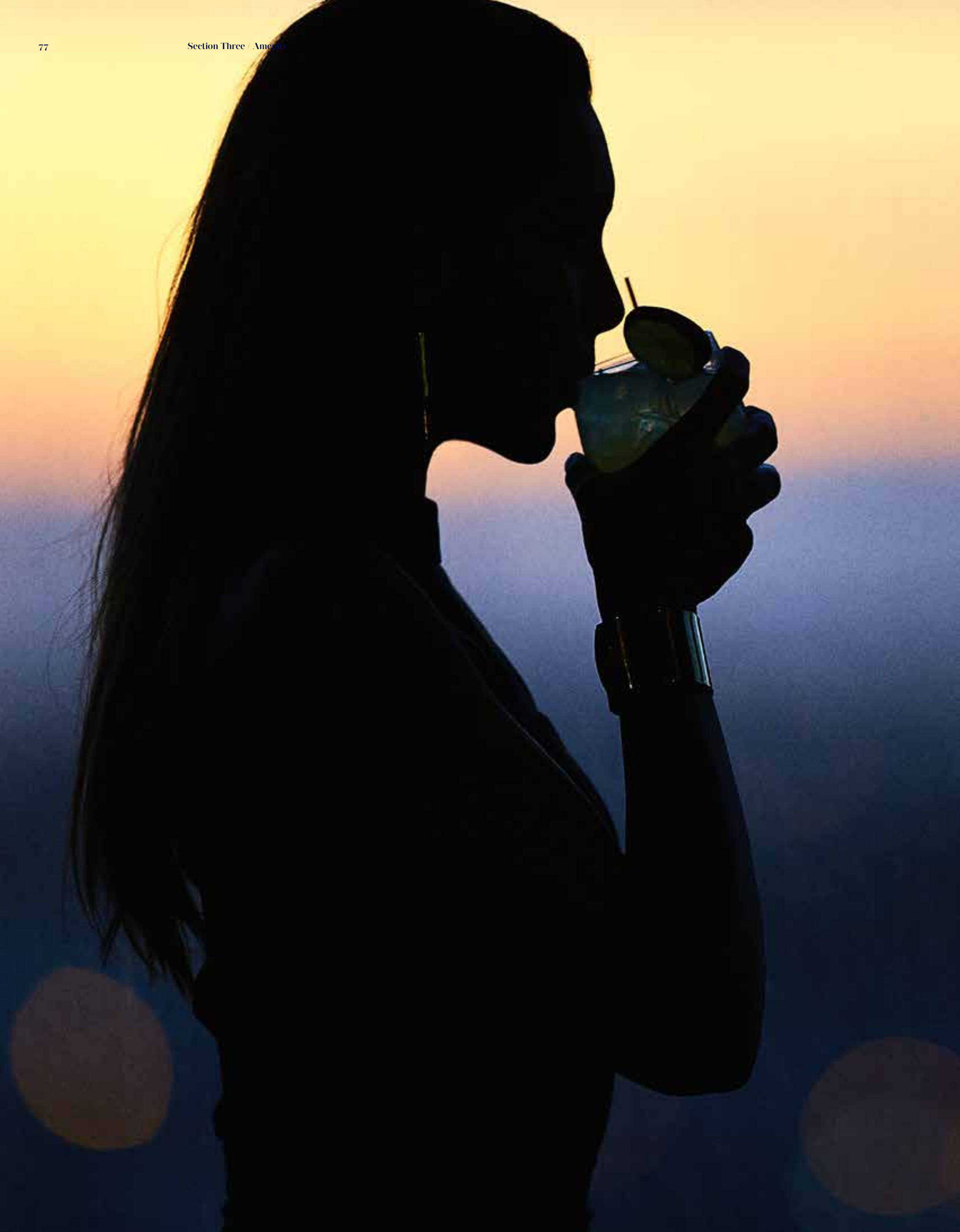
P.

RESIDENCES

M.

RESIDENCES

Artist impression of P.M. Apartment Hotel



WELCOME TO CASABLANCA

With its stunning wrap around pool, private cabanas and sky high dance floor, Casablanca will be Melbourne's most sophisticated rooftop bar.

..

Inspired by Miami pool parties, Casablanca features a wrap around pool, floating lounges, private spaces and a bar with dazzling views.

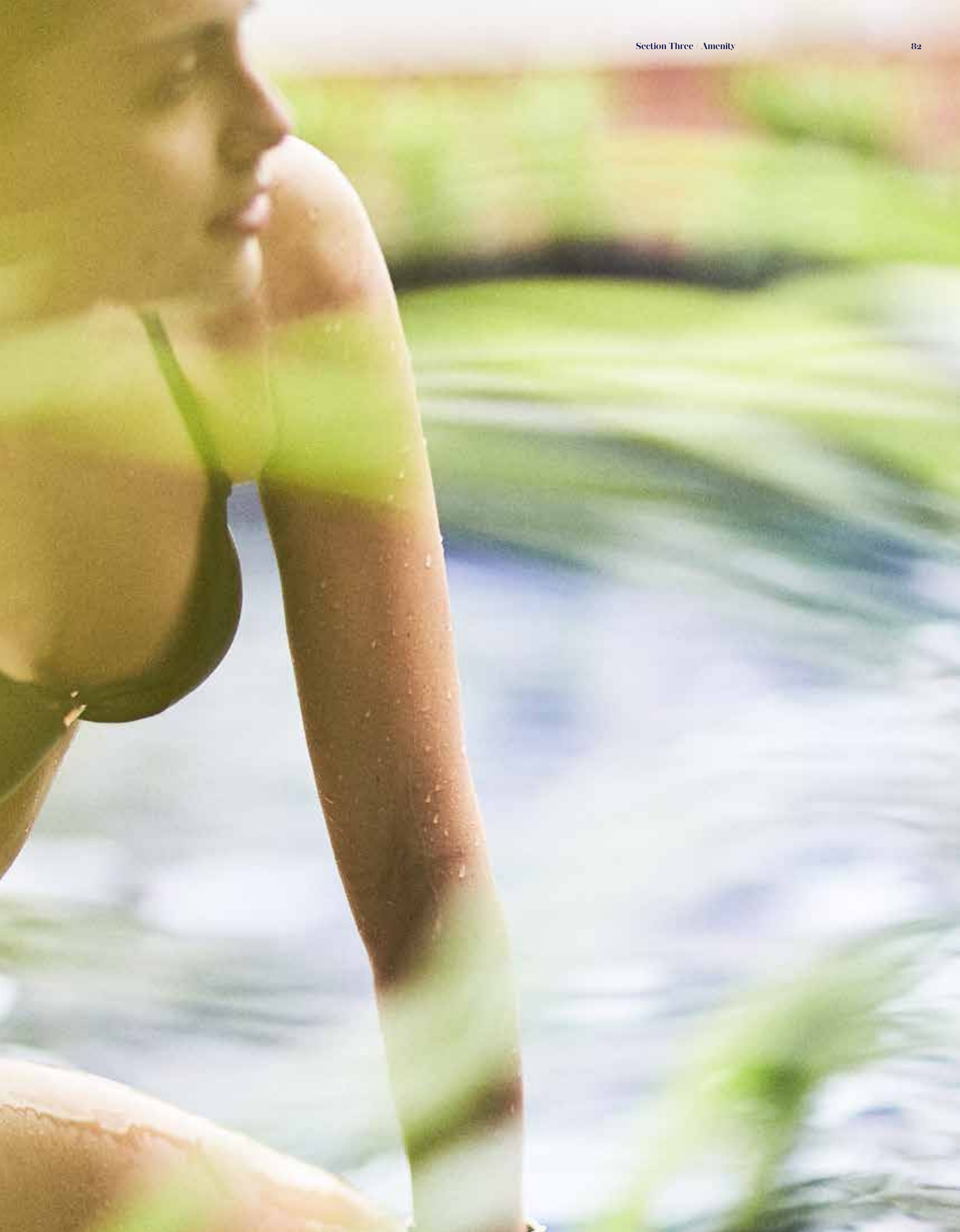




Artist impression of Casablanca pool and bar

..

**Calming waters for
a clear mind and
invigorated soul.**



••

The P.M rooftop is the ultimate beachside oasis with panoramic views and poolside lounges under the shade of palm trees.





Artist impression of Casablanca pool

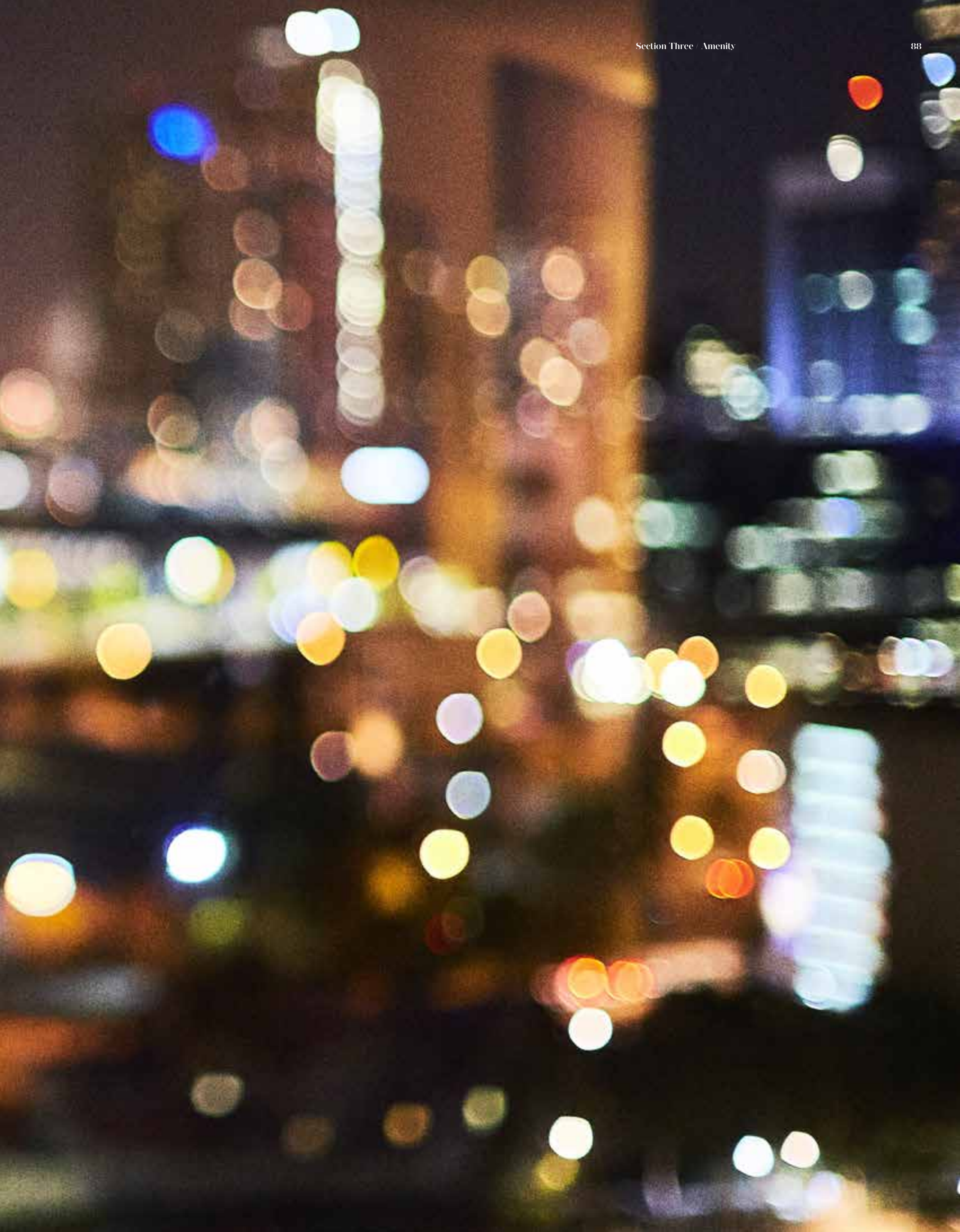




..

The scene is set
for unforgettable
occasions.





CASABLANCA BAR

Perched at the highest point of P.M., the Casablanca bar offers breathtaking vistas across the city and the bay. With its beachside vibe and unique setting among the clouds, this will be Melbourne's most popular place to meet friends and enjoy the city's best cocktails with a front row seat to spectacular sunsets over the bay.

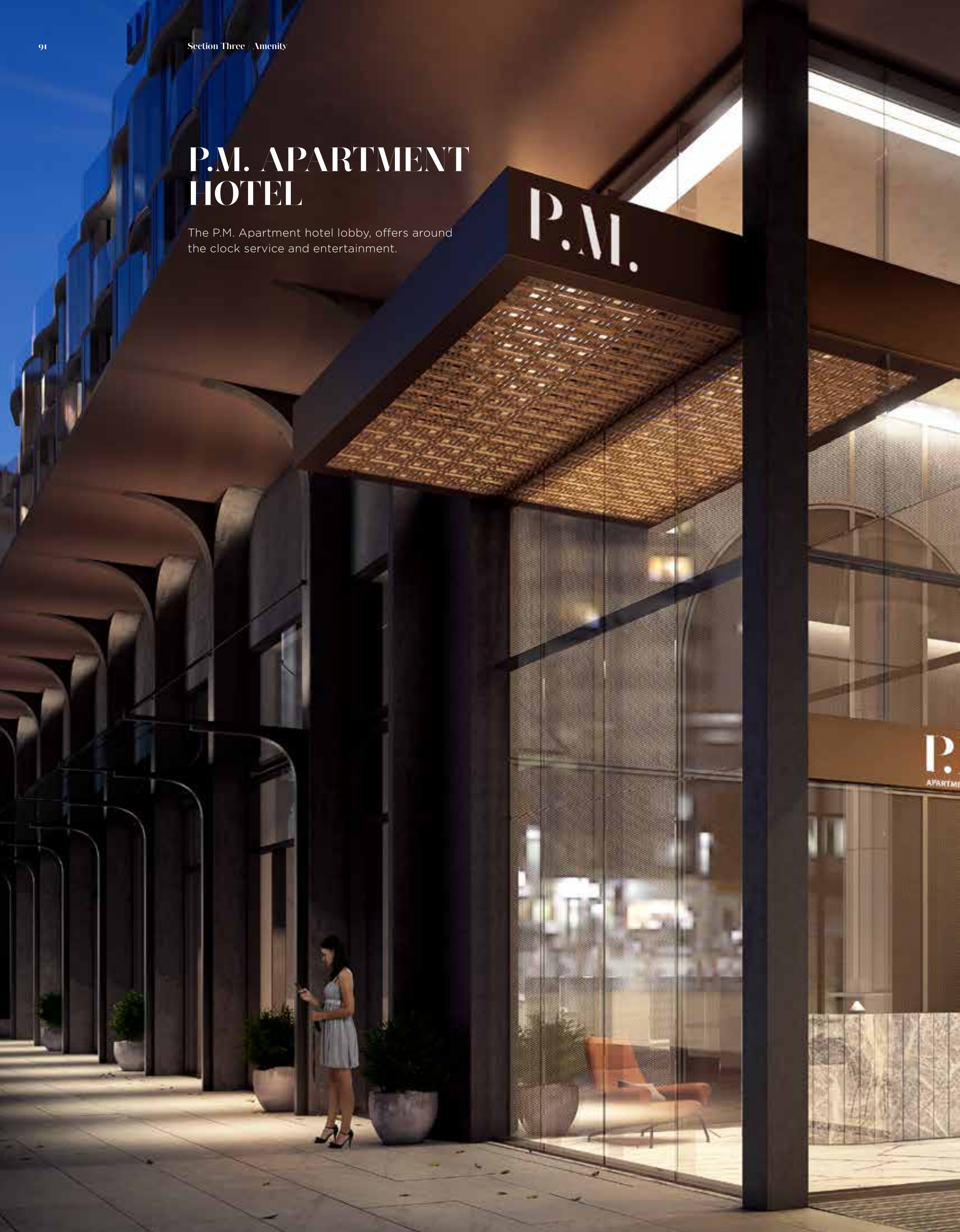




Artist impression of Casablanca bar

P.M. APARTMENT HOTEL

The P.M. Apartment hotel lobby, offers around the clock service and entertainment.





P.M.
APT HOTEL

Artist impression of the P.M. Apartment Hotel



THE PEARL

The Pearl is a New York style restaurant bar that offers world class dining in a sophisticated setting. With multiple spaces for drinks or dining, this is a place to savour long lunches or the signature PM cocktail, with excellent bar staff who know just how you like your Martini.







••

**The most
memorable
occasions
start with
the perfect
setting.**



Artist impression of Atrio bar and restaurant

ATRIO

Atrio bar and restaurant offers five star dining in intimate surrounds. Nestled within The Pearl, this is a place to enjoy contemporary cuisine from morning until night.



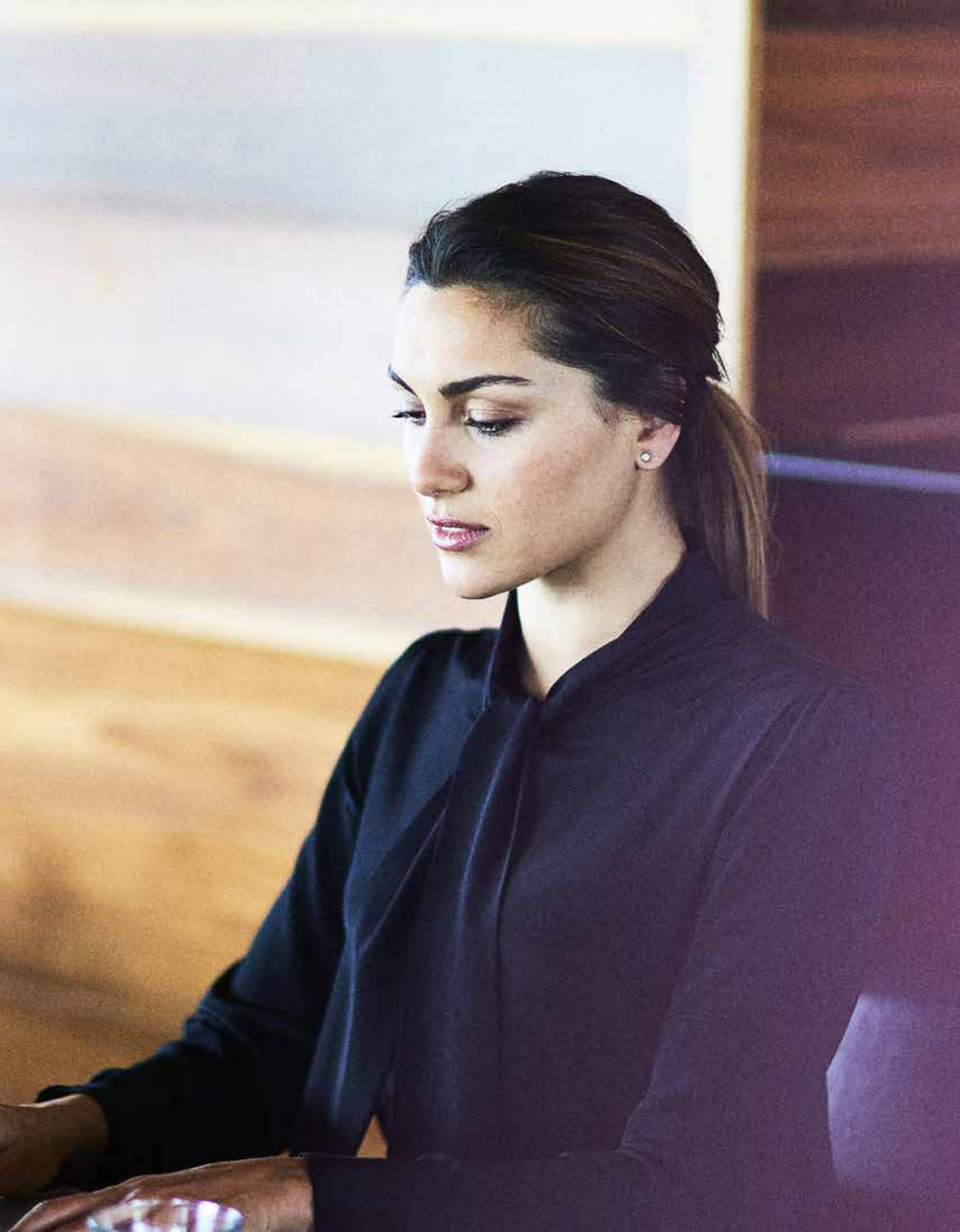
BUSINESS CENTRE

The P.M. Business Centre houses a conference room, cinema and more intimate meeting spaces, each equipped with the latest wireless technology.

..

**Work from home
in style. P.M. offers
luxurious meeting
and conference spaces
designed for creativity
and convenience.**





BUSINESS LOUNGE AND LIBRARY

The P.M. Business Lounge and Library is home to a private meeting area, three individual private teleconferencing rooms, a study area with desktop computers, and an opulent boardroom. Each space features high-speed internet and state-of-the-art technology, including printers, scanners, and video-conferencing facilities. Adjacent to the Business Centre is a private library—a place for quiet reflection with an extensive collection of books and newspapers.







Artist impression of P.M. Business Centre conference room



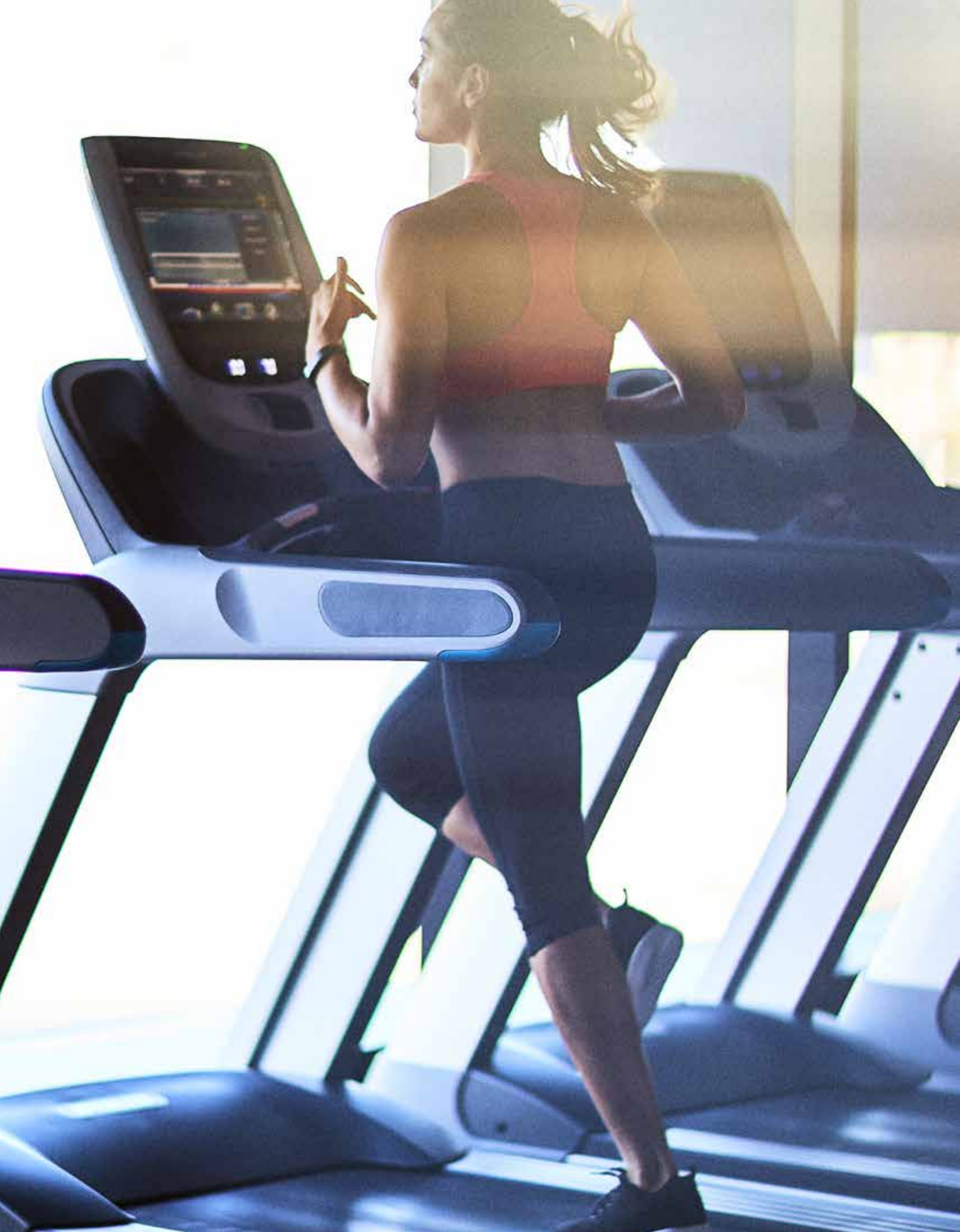
P.M. CONFERENCE ROOM

The Business Centre conference room features the latest technology, a high-resolution screen and two breakout areas.

P.M. CINEMA

The P.M. cinema is a cutting edge facility for both private film screenings and business presentations. With food and drink service available from the P.M. restaurant, this private cinema offers a Gold Class experience moments from home.





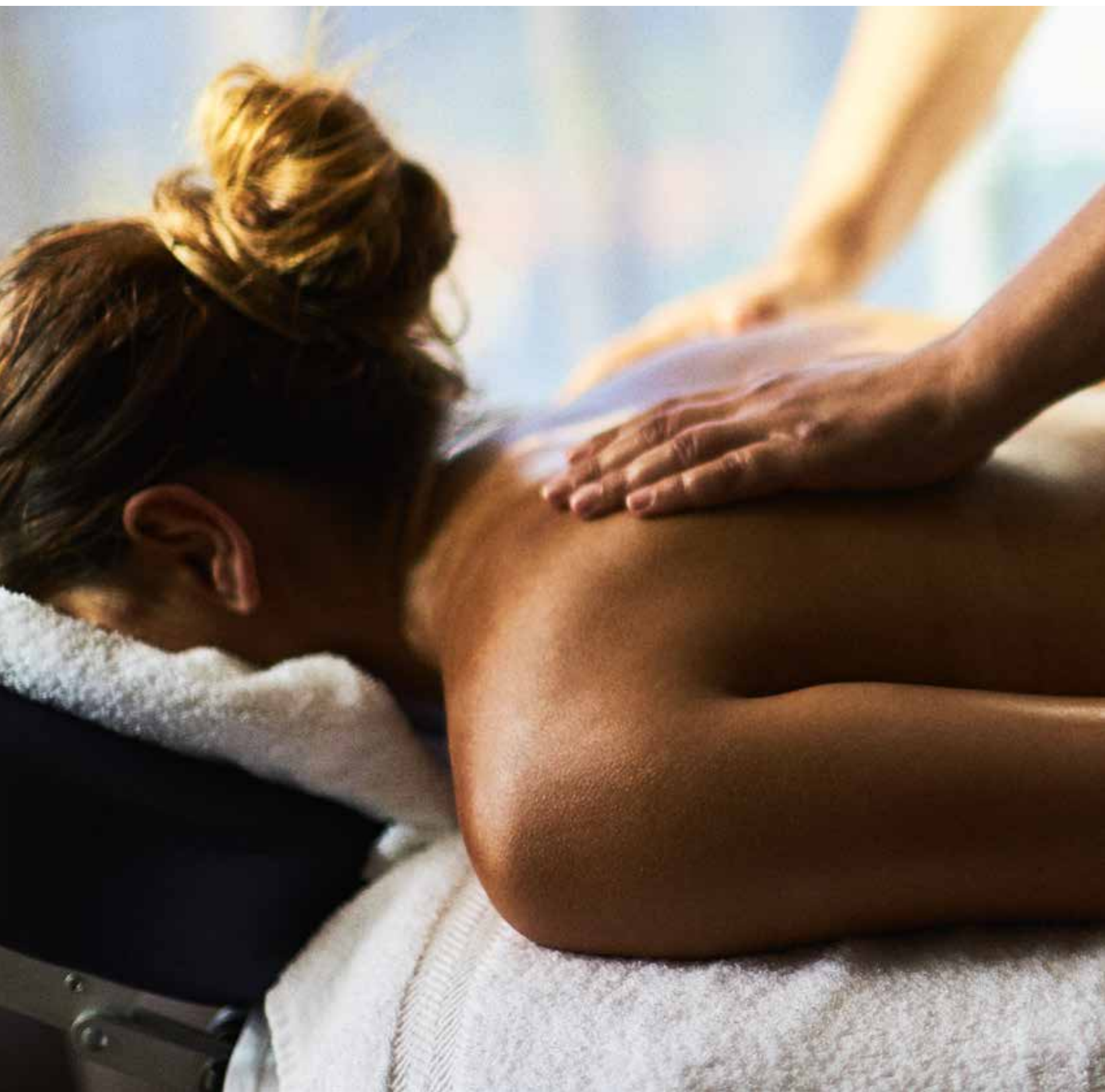


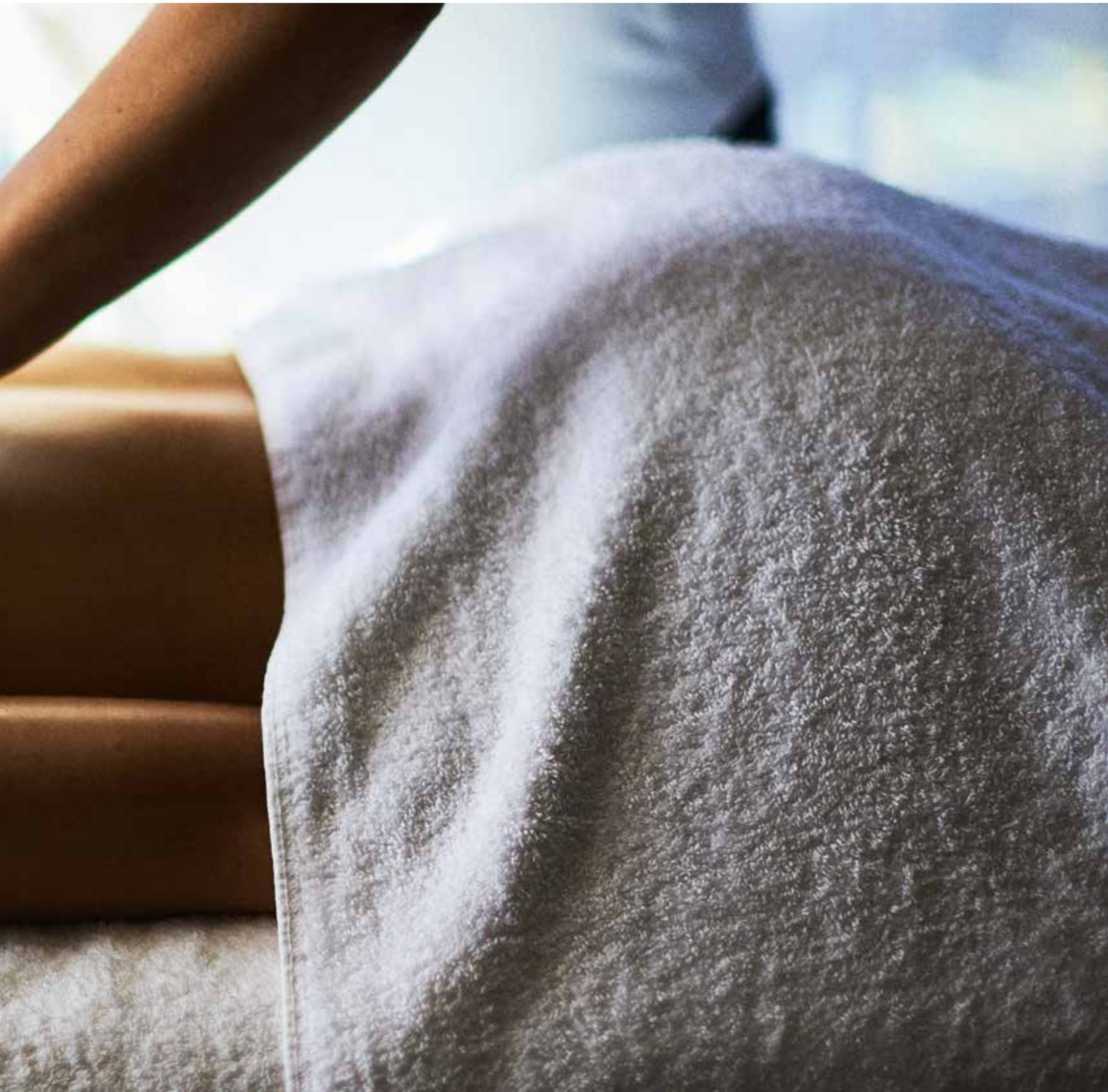
P.M. HEALTH & FITNESS

Start each day at the P.M. Gym—a 24-hour fitness club with ultramodern equipment and room for Pilates, cross-training, spin classes, yoga and personal training. An adjacent juice bar will serve freshly squeezed juices and protein shakes to help make the most of each session.

DAY SPA

The P.M. luxury day spa is a peaceful and private retreat that offers an indulgent range of treatments and beauty products.





Luxuriously crafted in earthen tones, the spa offers a range of spaces including a sauna, steam room, single and double massage suites and in-room options. This tranquil haven is designed to rejuvenate the mind, body and spirit with expert practitioners treating clients with the finest spa products.





Artist impression of P.M Day Spa

Services





AM/PM

..

Enjoy the delights of a luxury hotel in your own home.

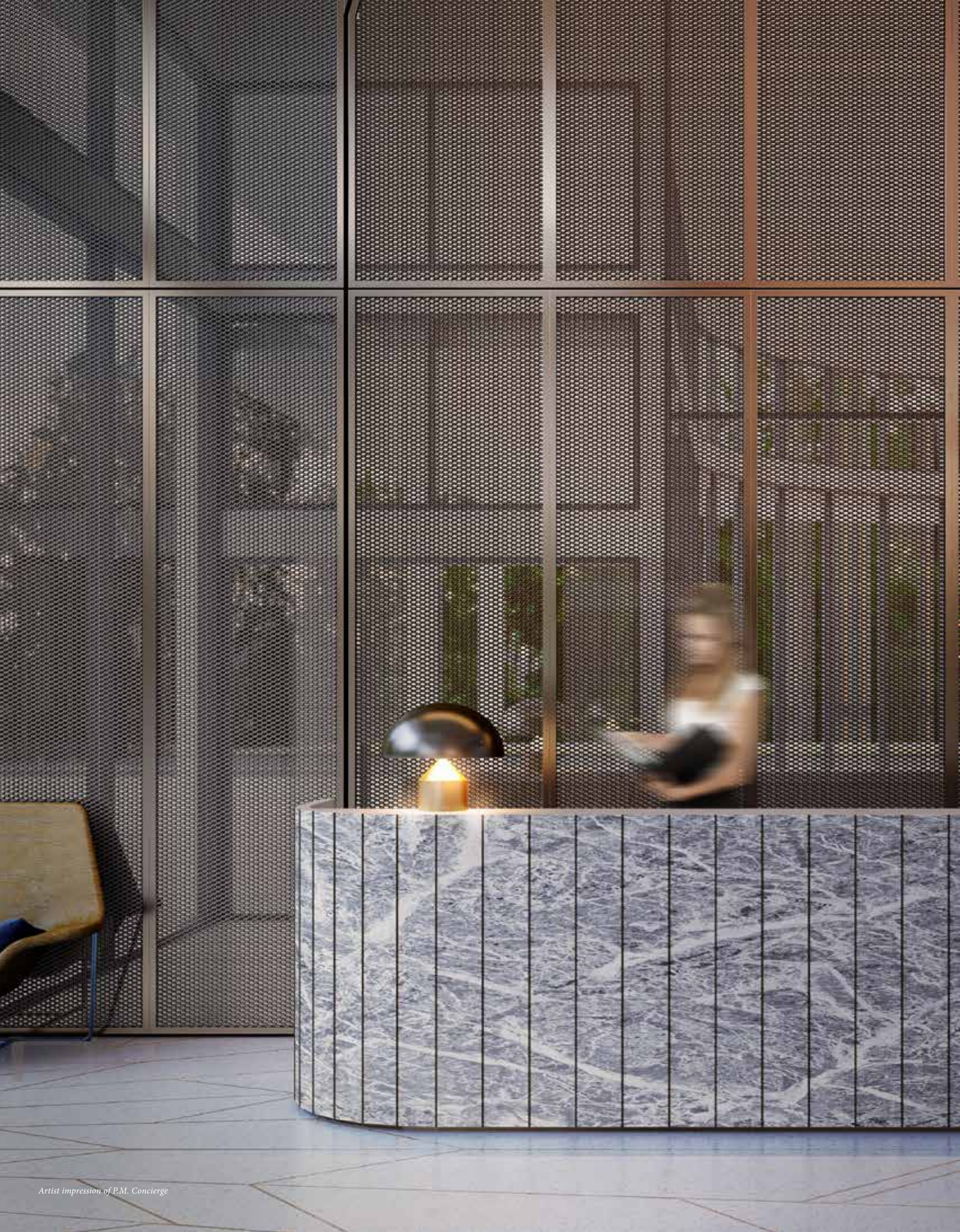
Day and night, P.M. residents can enjoy the hotel's premium concierge services.

A personal concierge is available 24/7 to help with everything from last minute house cleaning and babysitting to the perfect room service from one of the P.M. restaurants and bars. The concierge is also the friendly contact point for booking the many private P.M. spaces and handling food and dry cleaning deliveries.

For instant VIP area bookings and other services, the P.M. app will deliver the luxuries of a five star hotel at your fingertips.







Artist impression of P.M. Concierge

P.M. CONCIERGE

The P.M. Concierge provides a friendly welcome to residents and offers assistance with everything from organising transport and last minute cleaning to making reservations for the many private P.M. spaces.



P.M. RETAIL COLLECTION

P.M. caters to residents' every need with incredible amenity and a carefully curated retail offering.





P.M. GROCER

The P.M. Grocer will provide residents with a range of epicurean treats for gourmet cooking and entertaining with everything from signature sandwiches and healthy, pre-prepared dinners to a carefully chosen wine selection ready to pick up on the way home. This exclusive urban providore is also the perfect place to dine in or enjoy a freshly brewed coffee moments from home.







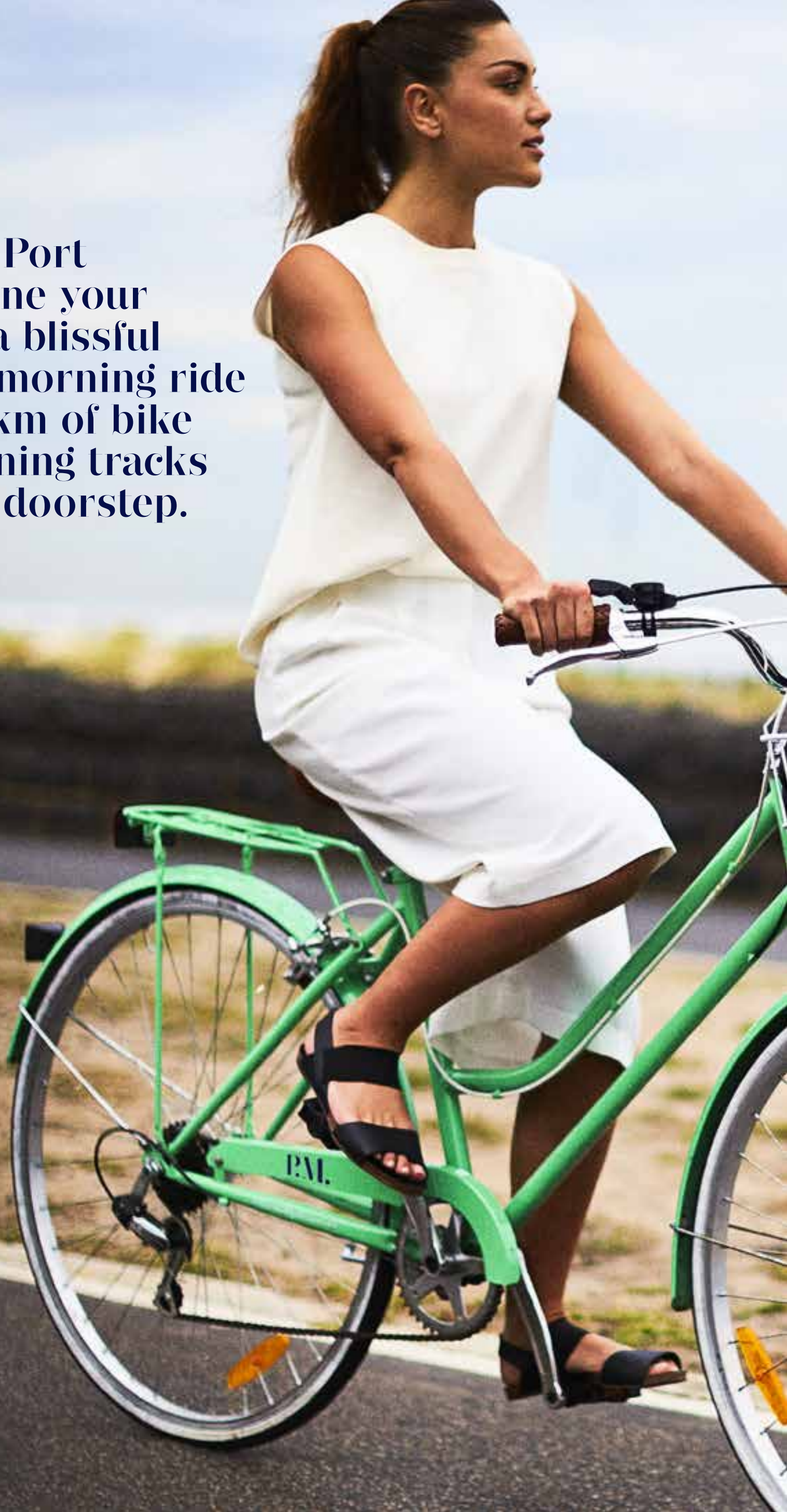
P.M. DELI

P.M. Deli offers delicious small goods, gourmet produce and freshly baked items to savour at home or in the podium garden.



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**Explore Port
Melbourne your
way on a blissful
Sunday morning ride
with 20km of bike
and running tracks
on your doorstep.**





P.M. TRANSPORT

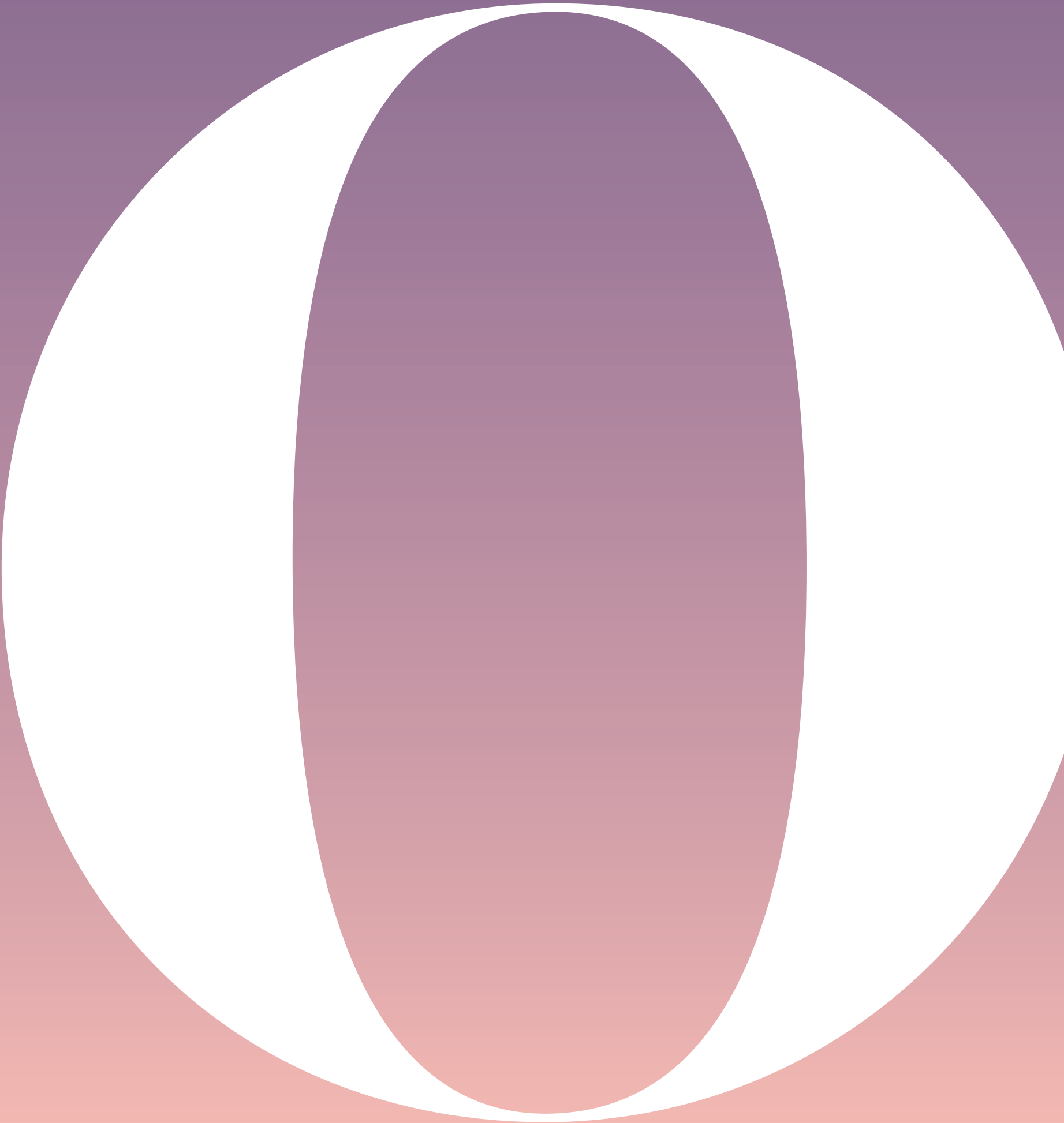
Take out a P.M. bike and enjoy the fresh air, sea breezes and glorious views along the beachfront, just moments from your door.

Residents can take advantage of the abundant P.M. car parking, or the exclusive P.M. shuttle bus for easy access to the heart of the CBD, St Kilda Beach and Bay Street, as well as other popular locations. The P.M. concierge will assist residents to book everything from taxis and Uber rides to limousine services.

P.M. also offers moped and scooter hire, as well as a convenient car share service that provides residents with all the benefits of owning a car without the expense.



Port Melbourne & Surrounds







WILLIAMSTOWN

STATION PIER
/TASMANIAN FERRY

LIFE SAVING CLUB

PORT PHILLIP BAY

PORT MELBOURNE
YACHT CLUB

←
ST. KILDA 5 MINS

BAY STREET

SOUTH MELBOURNE

CROWN MELBOURNE

SOUTH BANK

FLINDERS
STREET STATION

FEDERATION
SQUARE

ARTS PRECINCT

QUEEN VICTORIA
GARDENS

←
GLEN WAVERLEY 14 MINS



SANDRIDGE BEACH

SCIENCEWORKS

PIER 35 MARINA

WESTGATE
BRIDGE

YARRA RIVER

MELBOURNE AIRPORT
12 MINS

SOUTHERN
CROSS STATION

ETIHAD
STADIUM

VICTORIA
HARBOUR MARINA

FINANCIAL DISTRICT

CBD

EMPORIUM

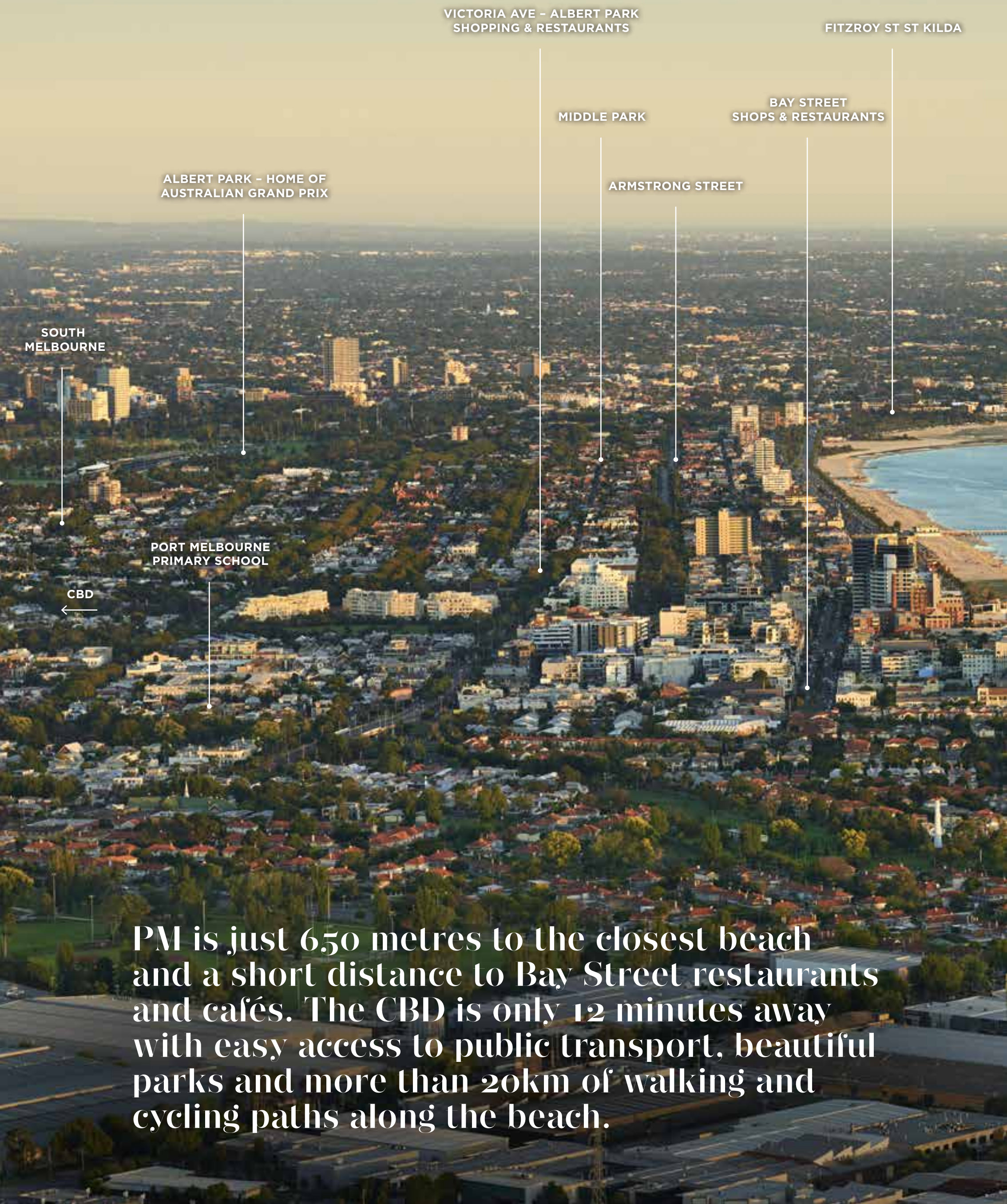
MYER/
DAVID JONES

LONSDALE
STREET

CHINATOWN

MELBOURNE
CENTRAL

LATROBE
STREET



PM is just 650 metres to the closest beach and a short distance to Bay Street restaurants and cafés. The CBD is only 12 minutes away with easy access to public transport, beautiful parks and more than 20km of walking and cycling paths along the beach.



ELWOOD BEACH

BRIGHTON BEACH

PORT PHILLIP BAY

STATION PIER PORT
FOR CRUISE SHIPS

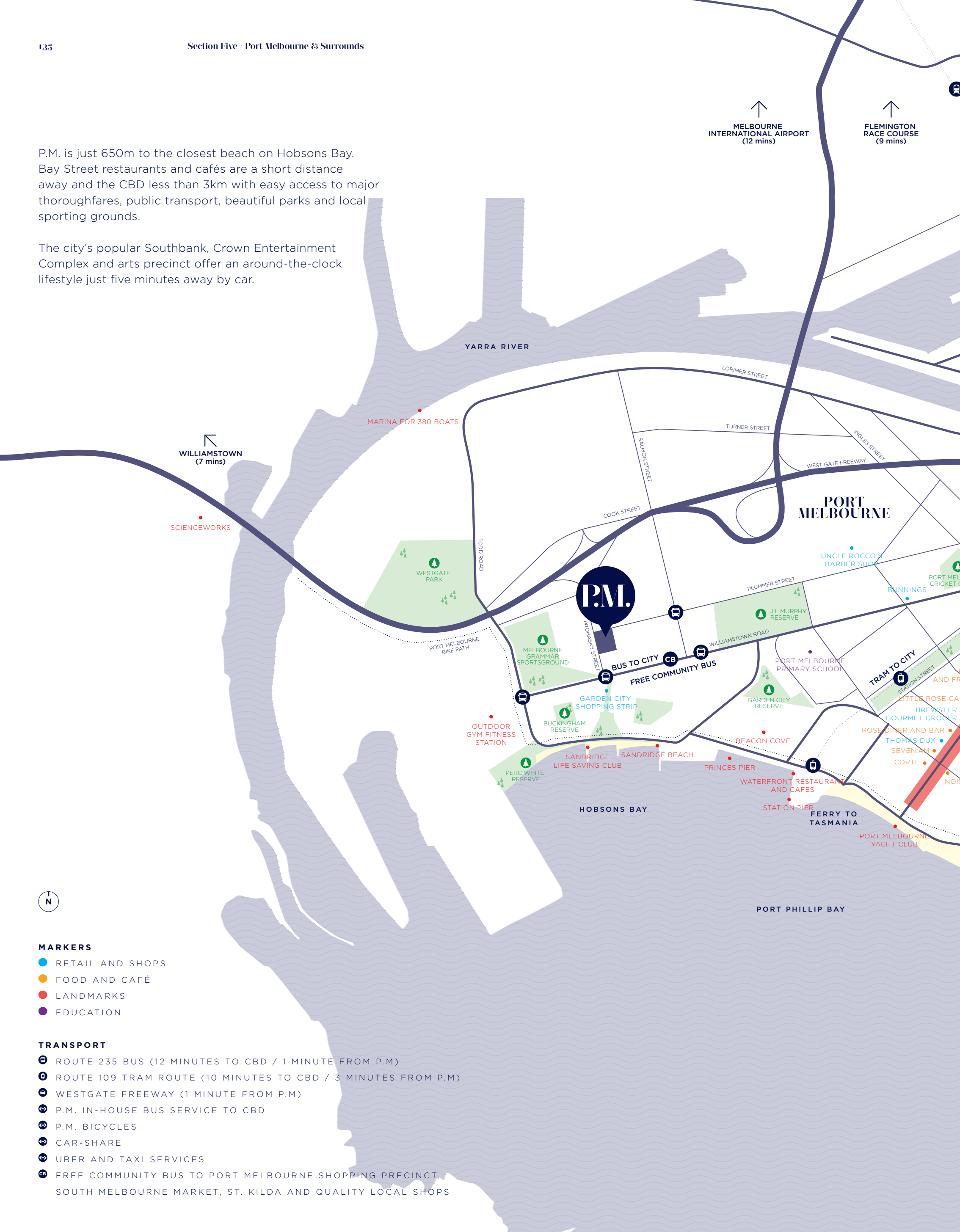
PORT MELBOURNE
YACHT CLUB

BEACON COVE



P.M. is just 650m to the closest beach on Hobsons Bay. Bay Street restaurants and cafés are a short distance away and the CBD less than 3km with easy access to major thoroughfares, public transport, beautiful parks and local sporting grounds.

The city's popular Southbank, Crown Entertainment Complex and arts precinct offer an around-the-clock lifestyle just five minutes away by car.

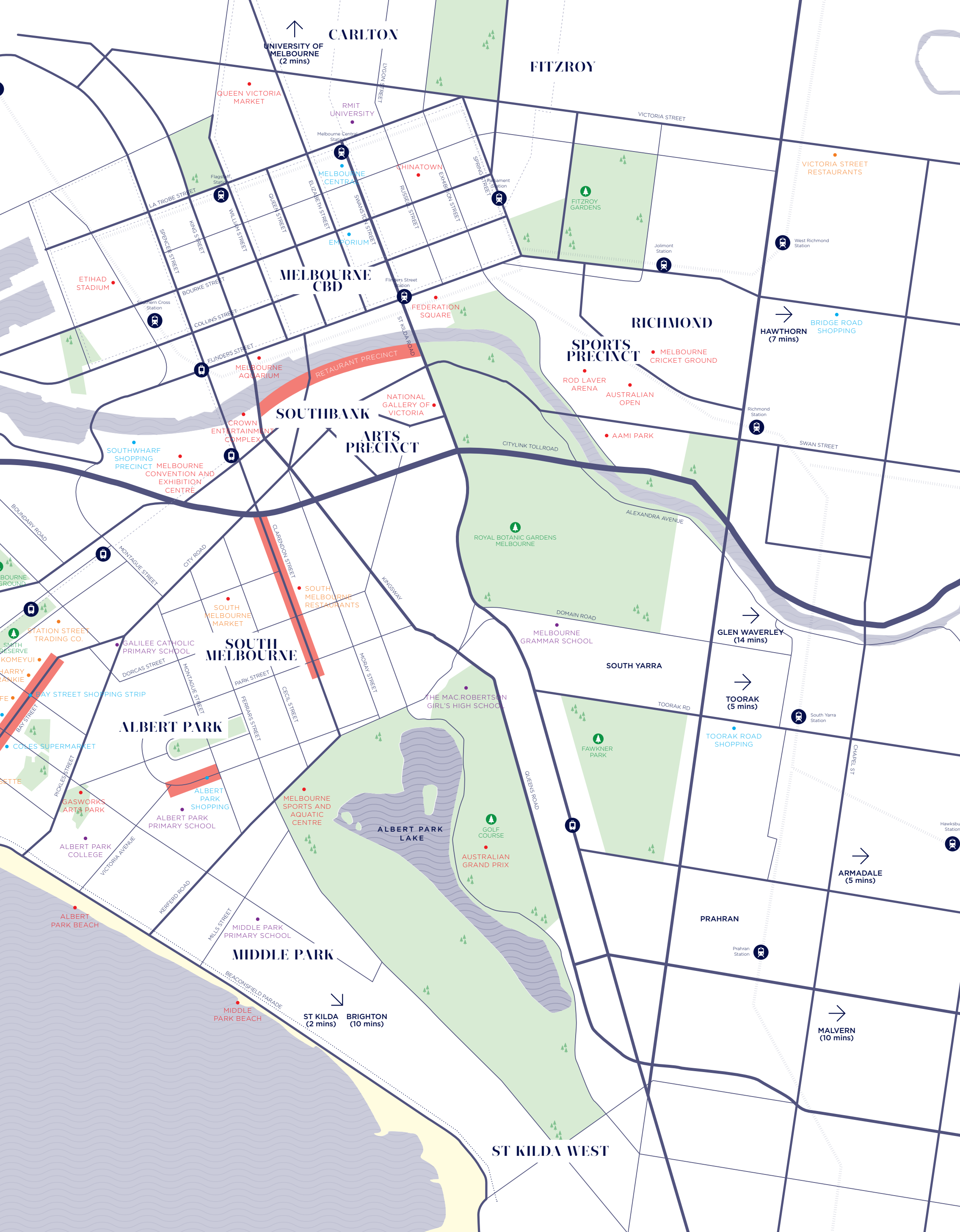


MARKERS

- RETAIL AND SHOPS
- FOOD AND CAFÉ
- LANDMARKS
- EDUCATION

TRANSPORT

- 🚌 ROUTE 235 BUS (12 MINUTES TO CBD / 1 MINUTE FROM P.M)
- 🚊 ROUTE 109 TRAM ROUTE (10 MINUTES TO CBD / 3 MINUTES FROM P.M)
- 🛣️ WESTGATE FREEWAY (1 MINUTE FROM P.M)
- 🚌 P.M. IN-HOUSE BUS SERVICE TO CBD
- 🚲 P.M. BICYCLES
- 🚗 CAR-SHARE
- 🚕 UBER AND TAXI SERVICES
- 🚌 CB FREE COMMUNITY BUS TO PORT MELBOURNE SHOPPING PRECINCT, SOUTH MELBOURNE MARKET, ST. KILDA AND QUALITY LOCAL SHOPS



CARLTON

FITZROY

UNIVERSITY OF
MELBOURNE
(2 mins)

QUEEN VICTORIA
MARKET

RMIT
UNIVERSITY

Melbourne Central
Station

MELBOURNE
CENTRAL

CHINATOWN

EMPORIUM

MELBOURNE
CBD

EXHIBITION STREET

RUSSELL STREET

ELIZABETH STREET

QUEEN STREET

WILLIAM STREET

SPENCE STREET

LA TROBE STREET

COLLINS STREET

BOURKE STREET

FUNDERS STREET

ST KILDA ROAD

FEDERATION
SQUARE

MELBOURNE
AQUARIUM

CROWN
ENTERTAINMENT
COMPLEX

SOUTHBANK

ARTS
PRECINCT

NATIONAL
GALLERY OF
VICTORIA

SOUTHWARE
SHOPPING
PRECINCT

MELBOURNE
CONVENTION AND
EXHIBITION
CENTRE

RICHMOND

SPORTS
PRECINCT

MELBOURNE
CRICKET GROUND

ROD LAVER
ARENA

AUSTRALIAN
OPEN

AAMI PARK

HAWTHORN
(7 mins)

BRIDGE ROAD
SHOPPING

VICTORIA STREET
RESTAURANTS

West Richmond
Station

Richmond
Station

SWAN STREET

CITYLINK TOLLROAD

ROYAL BOTANIC GARDENS
MELBOURNE

DOMAIN ROAD

MELBOURNE
GRAMMAR SCHOOL

GLEN WAVERLEY
(14 mins)

TOORAK
(5 mins)

SOUTH YARRA

TOORAK RD

FAWKNER PARK

THE MACROBERTSON
GIRL'S HIGH SCHOOL

SOUTH
MELBOURNE

SOUTH
MELBOURNE
MARKET

SOUTH
MELBOURNE
RESTAURANTS

ALBERT PARK

MONTAGUE STREET

DORCAS STREET

GALILEE CATHOLIC
PRIMARY SCHOOL

STATION STREET
TRADING CO.

SMITH RESERVE
KOMEYUI

HARRY
FRANKIE

FE

BOURNE GROUND

BOUNDARY ROAD

CITY ROAD

MONTAGUE STREET

CLARKE STREET

PARK STREET

FERRARS STREET

CECIL STREET

MORAY STREET

KINGSWAY

ALBERT PARK
SHIPPING

ALBERT PARK
PRIMARY SCHOOL

ALBERT PARK
COLLEGE

GASWORKS
ARTS PARK

PICKLES STREET

BAY STREET

COLES SUPERMARKET

SETTE

VICTORIA AVENUE

MERFORD ROAD

MILLS STREET

BEACONSFIELD PARADE

MIDDLE PARK
PRIMARY SCHOOL

MIDDLE
PARK BEACH

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ST KILDA
(2 mins)

BRIGHTON
(10 mins)

ST KILDA WEST

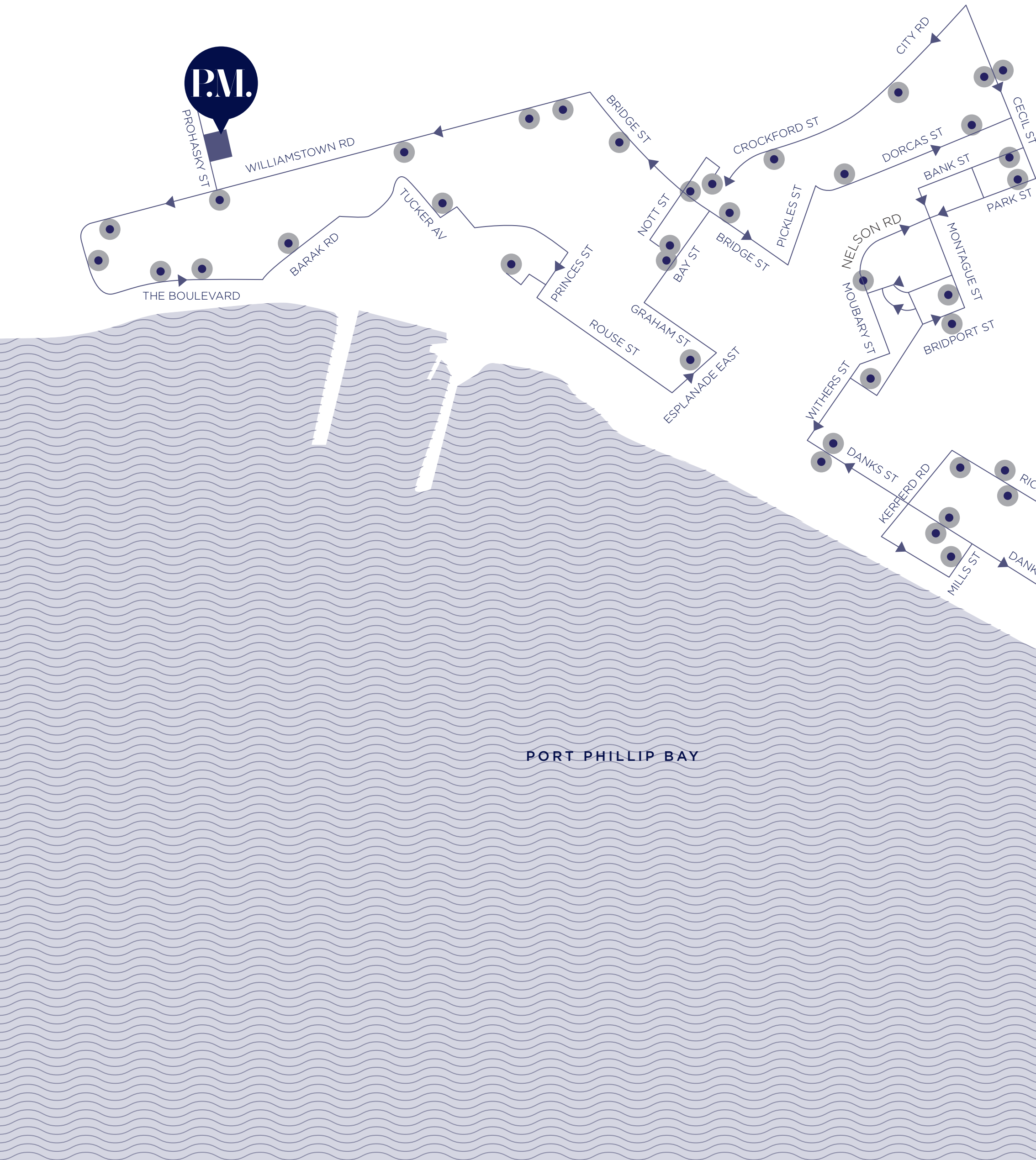
PRAHRAN

Prahran
Station

ARMADALE
(5 mins)

MALVERN
(10 mins)

Hawthorn
Station



COMMUNITY SHUTTLE BUS

The City of Port Phillip runs a free community bus to locations around Melbourne. With a stop just a few minutes walk from P.M., you can hop on the bus and enjoy a complimentary ride to popular spots in St Kilda, South Melbourne, Middle Park, Albert Park, Garden City and Port Melbourne.

On Wednesdays and Fridays, a market bus takes residents to South Melbourne Market—a quintessential village market that delivers fresh produce, artisan fare and old-fashioned customer service.

SOUTH
MELBOURNE
MARKET

PARK
TOWERS

ALBERT
PARK LAKE







*109 tram,
3 minutes
from P.M.*



*Southern Cross Station
is the major bus and railway
hub for Melbourne, and only
10 minutes from P.M.*

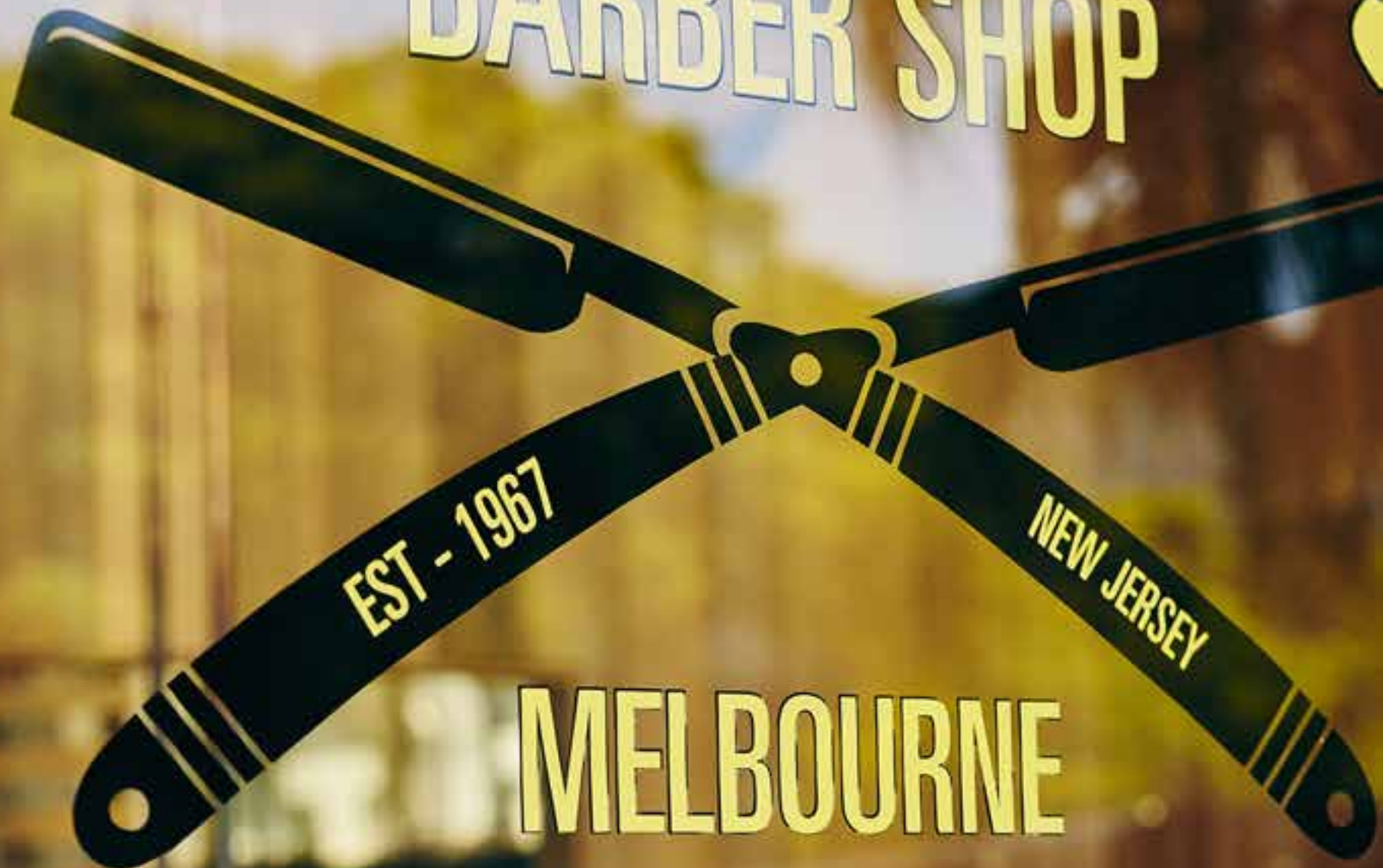
TRANSPORT & CONNECTIVITY

The 235 bus takes P.M. residents to the CBD in ten minutes and then on to Queen Victoria Market. Just a short walk away, the 109 tram travels through the city on the way to the leafy villages of Kew and Box Hill.

P.M. is also just a one-minute drive to the West Gate Freeway and its connections to all corners of Melbourne, including Melbourne International Airport, which is only 20 minutes away via City Link.

UNCLE ROCCO'S

BARBER SHOP



MELBOURNE

PORT LIFESTYLE

Port Melbourne is home to the latest designers, on-trend eateries and artisan producers. Browse the fine wares along Bay Street, original art in Port Art or the extensive wine list at Harry & Frankie.

Uncle Rocco's Cafe, 2 minutes from P.M.



*Port Melbourne Beach,
650 metres from P.M.*





Port Melbourne Beach,
650 metres from P.M.

BY THE BEACH

For fun on the water, experience the unique kiteboarding, windsurfing and all-weather swimming culture of Port Phillip Bay. Join the joggers, cyclists and rollerbladers on the Bay Trail, or just sunbake on the sand with an occasional game of beach volleyball.

A little further along the beach you'll find hours of pleasure at the seawater pool and award-winning day spa of the historic St Kilda Sea Baths.

Port Melbourne Beach,
650 metres from P.M.







*Port Melbourne Beach,
650 metres from P.M.*

••

**From picnics
on the tree-lined
foreshore to splashing
in the sparkling bay,
Port Melbourne is a
vibrant beachfront
playground.**



PARKS & RECREATION

One of the most loved things about Port Melbourne is the outdoor spaces—an iconic beachfront, beautiful parks and endless expanses of green, and more than 20kms of cycling and walking paths.



*Westgate park,
2 minutes from P.M.*



Port Melbourne Beach,
650 metres from P.M.



Westgate park,
2 minutes from P.M.







Corte,
5 minutes from P.M.

CAFÉS & RESTAURANTS

For lovers of single origin coffee, signature dishes, wine and craft beer, Port Melbourne's streets and laneways are lined with cafés, gourmet pubs and restaurants serving up every style of cuisine.



Corte,
5 minutes from P.M.



Uncle Rocco's cafe,
2 minutes from P.M.

..
Try the modern
American flavours
at Merchants of Port,
upscale Italian at Ciao
Cielo or European
cuisine in a rustic-chic
setting at Dalmatino.

Merchants of Port,
2 minutes from P.M.





Uncle Rocco's cafe, 2 minutes from P.M.

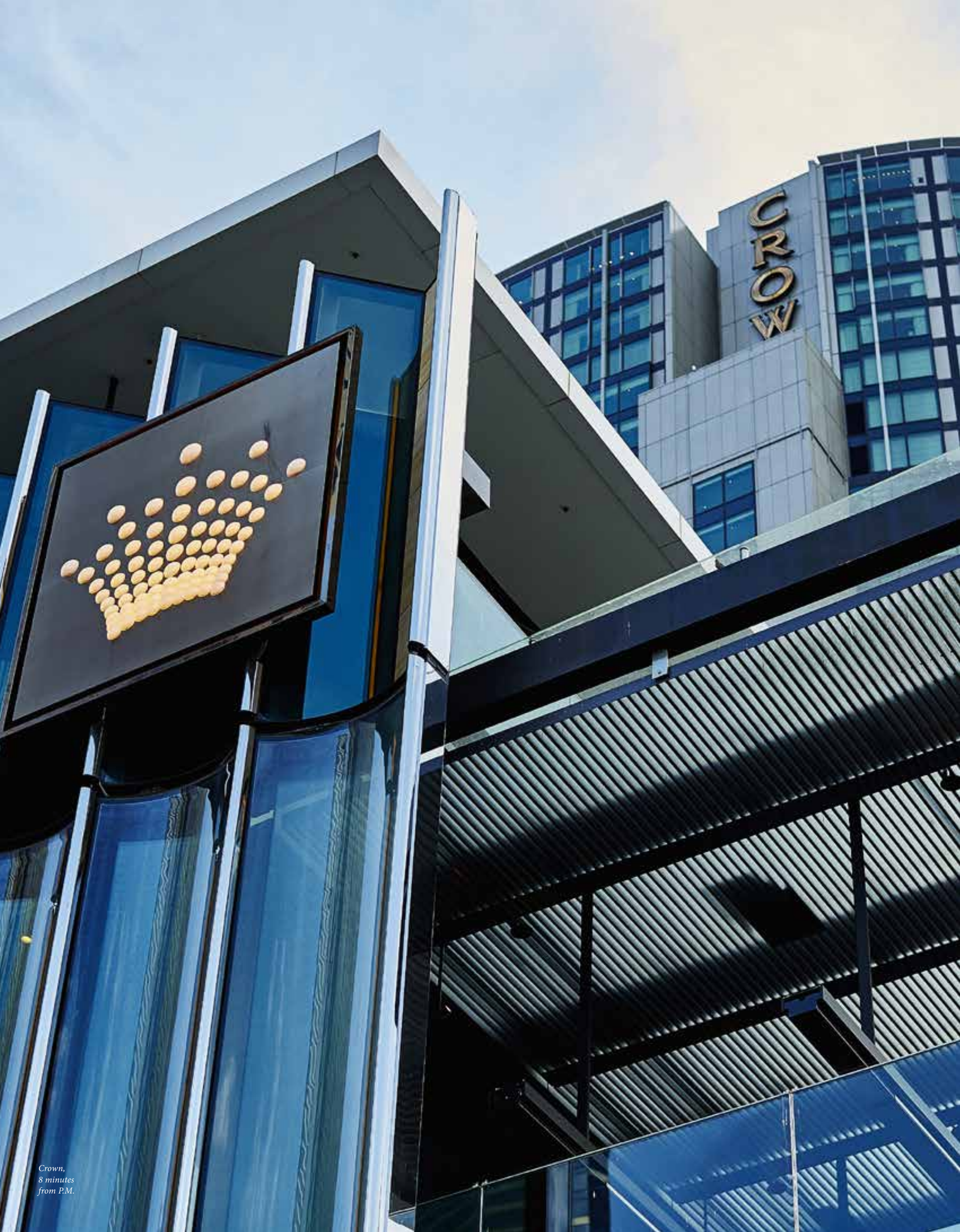
SHOPPING & ENTERTAINMENT

P.M. is minutes away from the Melbourne CBD—a stylish metropolis famous for its dining, fashion and culture. The latest designers, international brands and must-visit eateries are found within its century-old arcades and iconic laneways.

*Spend hours or days
browsing Melbourne's shops
—a mix of high-end labels
and brand new pop-ups.*







Crown,
8 minutes
from P.M.



Just eight minutes from P.M. is Crown Melbourne—the city's famous luxury entertainment precinct that houses cinemas, restaurants, bars, fashion, boutique shopping and a world-class casino.



Alfred Place, 12 minutes from P.M.

*Meatball and Wine Bar,
12 minutes from P.M.*



MELBOURNE DINING & CULTURE

The Melbourne restaurant scene is one of the city's most exciting drawcards, with acclaimed venues serving award-winning dishes. Streets, laneways, basements and rooftops provide everything from the latest cocktail to five-star dining at all hours of the day.

Coda, 12 minutes from P.M.





*Supernormal,
11 minutes
from P.M.*



*Clement Coffee,
10 minutes from P.M.*



CODA

Project Team







Untitled Apartments, Prahran



THIRD STREET

Third Street is an established property development company, unashamedly passionate about design and committed to delivering projects with longevity, that genuinely improve the way people live. Third Street identifies the best locations for development and invests in every project with a love for innovative design. From the surrounding neighbourhood to the architecture, landscaping and interiors, Third Street cares about the finer details. We believe that people respond to great design. Fortunately, we are passionate about everything that applies to design—its form, function, aesthetics and style.



The Herbert, Blackburn North



We want our projects to be known for their design and for people to be drawn to them because of it. We like clean straight lines. We like curves and arcs. We like the feeling of space that can be created by good design. We like colour and variation in finishes and the way these design elements can improve aesthetics and influence a mood or emotion. Consequently we employ innovative and creative architects, interior designers and landscape architects who can deliver designs that maximise living, work and leisure spaces without compromising style.

We see no reason to strive for anything less than great design in every element of our projects from the buildings to landscaping. Ideally, we want the people who live or work in our buildings to be stimulated by the design and to feel that their lives are enhanced by spending time there.

Elevation Townhouses, Burwood



Untitled Apartments, Prahran





ELENBERG FRASER

Elenberg Fraser—not your average architecture firm. An integrated design practice operating across the Asia-Pacific region, their buildings prove that good design leads to economic, social and cultural benefits.

The outcome is sensory—architecture that people can feel, not just see. Architecture that makes people think, acknowledging the origins of architecture and its plethora of influences, both ancient and modern.

Through interrogation, invention and collaboration, they produce experiential spaces that demand reaction.

ELENBERG FRASER



Eq. Tower, Melbourne



Lansell Road, Toorak

JACK MERLO DESIGN

Jack Merlo Design (JMD) is a fully integrated landscape design and construction practice that creates simple, elegant and unique outdoor spaces of the highest standard. With an emphasis on purity of shape and form, and the precise execution of designs, JMD is highly respected for its understated and practical solutions.



Sutherland Road, Jannali



Important Notice: The plans specifications and materials in this document must be read and considered in conjunction with the disclaimer at the end of this document.

The Purchaser acknowledges that:

- (a) the plans, specifications and materials for the Property and the Development (Material) have been produced prior to detailed design and construction work and is provided for presentation purposes and is to be used as a guide only;
- (b) the areas, dimensions, layout, features and views of the Property and the Development set out in the Material:
 - a. are approximate only;
 - b. are calculated in accordance with the Property Council Method of Measurement for Residential Property current at the date of these plans were produced;
 - c. may differ from and may be larger or smaller than those deduced or scaled from Plans of Subdivision relating to the Development;
 - d. may be altered or varied by the Vendor in accordance with the Contract of Sale;
- (c) the Material may include or show finishes, fixtures, appliances and/or equipment which are not included in the base price for the Property and are optional extras that can be provided at an additional cost to the Purchaser;
- (d) proposed title boundaries are depicted in Plans of Subdivision for the Development. When the Plans of Subdivision are registered, the actual title boundaries may differ from those shown in the unregistered Plans of Subdivision;
- (e) proposed title boundaries depicted in Plans of Subdivision for the Development are defined based on internal faces of buildings or structures, where indicated, and may differ from any boundaries shown in other plans, specifications and materials. The Plans of Subdivision do not determine a title area or show the title area dimension and cannot be relied upon for that purpose;
- (f) the photographs and other images for the Property or the Development are for illustrative purposes only and must not be relied upon by the Purchaser including without limitation, all colours, finishes, depictions of landscaping and laneways and other representations or images;
- (g) the furniture depicted in the Material will not be provided by the Vendor;
- (h) the Vendor has no control over developments by parties unrelated to the Vendor of property surrounding or nearby the Development and the development of property surrounding or nearby the Development may affect the actual views that will be available from the Development when it is completed;
- (i) no warranty is given as to the accuracy, currency or completeness of the Material or information within;
- (j) the Material and this document must not be relied upon in any way and the Vendor, its related companies, consultants and agents do not accept responsibility for the Material or this document or for any consequence of reliance upon it;
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