



THE
ALBERTINE
by mirvac



“A sophisticated haven on the edge of the city, The Albertine is an ode to nature and beauty, energy and character. A celebration of the layers that lend life its romance and richness.”

Matthew Sheargold
Design Director - Interiors, Mirvac Design





A celebration of life's rich layers

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Inspiring ambition

Cast your eyes over the lush green lawns surrounding Albert Park Lake, across the treetops to the water's edge at Port Phillip Bay, drifting onward to the horizon.

This is the backdrop to life at The Albertine. An address that celebrates living fully, delivering everything you need to prioritise health, balance and happiness.

Here, design has been thoughtfully considered to enhance each day beyond measure with a suite of exceptional health and wellness amenities. Refreshed and revitalised, take a moment in the lush secret garden, or wander The Albertine's beautifully landscaped shared spaces. Ever-present in the background, extraordinary views infuse each day with a sense of awe and reverence for life.

Designed for lifestyles that relish high-octane work as much as leisure, The Albertine is a realm of relaxation. A retreat from the daily demands of a fast-paced life for Melbourne's most discerning.





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At The Albertine, life is lived in balance with nature. Days are infused with health and wellness. The CBD and its cultural wonders are within easy reach. Layers upon layers that enrich every day.

This is a sanctuary for the inspired and ambitious. A beautiful world suspended between the hustle of the city and the restorative stillness of your own private retreat. And all within walking distance of Melbourne's landmark attractions: the National Gallery of Victoria, Prahran Market, the culinary layers of Chapel Street and many more.

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On the doorstep to Albert Park, The Albertine joins The Melburnian and The Eastbourne in Mirvac's exclusive pantheon of legacy buildings. These prestigious residential landmarks have redefined luxury living in Melbourne – The Albertine introduces a striking new layer to Mirvac's rich legacy.



True harmony

Arriving home to The Albertine is an exercise in smooth, relaxed deceleration. This is your urban oasis. An address designed by masters of their craft – Mirvac's renowned Design team in partnership with award-winning Interior Designer Brahma Perera, who has carefully curated the common areas' furnishings.

Setting new standards for wellness-focused living in Melbourne, this formidable collaboration has shaped truly exceptional interiors – spaces suffused with calming energy and infinite beauty.

Artist's Impression as at July 2023 was produced prior to all final approvals being in place and commencement of construction. Design of the Welcome Concierge and Lobby is indicative, and its materials, colours, shape, size, landscaping, equipment and design are not finalised and subject to change.



Your lakeside escape

Chapter Two

Idyllic location

With its rare and envied position on the edge of Albert Park, The Albertine's effortless access to the CBD, St Kilda, South Melbourne, South Yarra and beyond is unrivalled.

Wake up each day and look upon the lake while you decide how to spend your morning. Melbourne's most enchanting parks and gardens – as well as the bay and Yarra River – are all within reach of The Albertine. A haven hidden in the heart of urban bustle.





Artist's Impression as at July 2023 was produced prior to all final approvals being in place and commencement of construction. Design of The Circadian Club Pool and Spa is indicative, and its materials, colours, shape, size, landscaping and design are not finalised and subject to change.

“Tranquil, fresh and invigorating, The Albertine’s architecture and interiors draw inspiration from its highly unique location. Surrounded by nature, this is a home of manifold offerings – a home that understands life is made rich by its myriad layers.”

Anita Verma
Design Director, Mirvac Design

Melbourne beckons

From this stunning address on the edge of Albert Park, Melbourne's most exciting offerings are yours to enjoy every day.

As the city sparkles on the skyline only 2.7km* away – measured as a leisurely walk from your door to Hamer Hall – The Albertine is your box seat to the best of Melbourne.



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The bustle of Melbourne at your fingertips

Transport

- 1. 603 Bus Stop
- 2. 3/3a, 5, 6, 16, 64, 67 and 72 Tram Stop
- 3. Future Anzac Station[^]

Shopping

- 4. Bridport St
- 5. Chapel St
- 6. Clarendon St
- 7. Collins St
- 8. Coventry St
- 9. Crown Casino
- 10. Emporium Melbourne
- 11. South Melbourne Market
- 12. Prahran Market

Recreation

- 13. ACMI
- 14. Albert Park Golf Course
- 15. Albert Park Lake
- 16. Arts Centre
- 17. Deutscher and Hackett
- 18. Fawkner Park
- 19. MCG
- 20. Melbourne Recital Centre
- 21. National Gallery Victoria
- 22. Middle Park Beach
- 23. Rod Laver Arena
- 24. Royal Botanic Gardens
- 25. Melbourne Sports and Aquatic Centre (MSAC)
- 26. Formula 1 Australian Grand Prix Track

Dining

- 27. Albert Park Hotel
- 28. Beverly Rooftop
- 29. France Soir
- 30. Entrecôte
- 31. Farmer's Daughters
- 32. Flower Drum
- 33. Ishizuka
- 34. James
- 35. Society
- 36. Vue de Monde

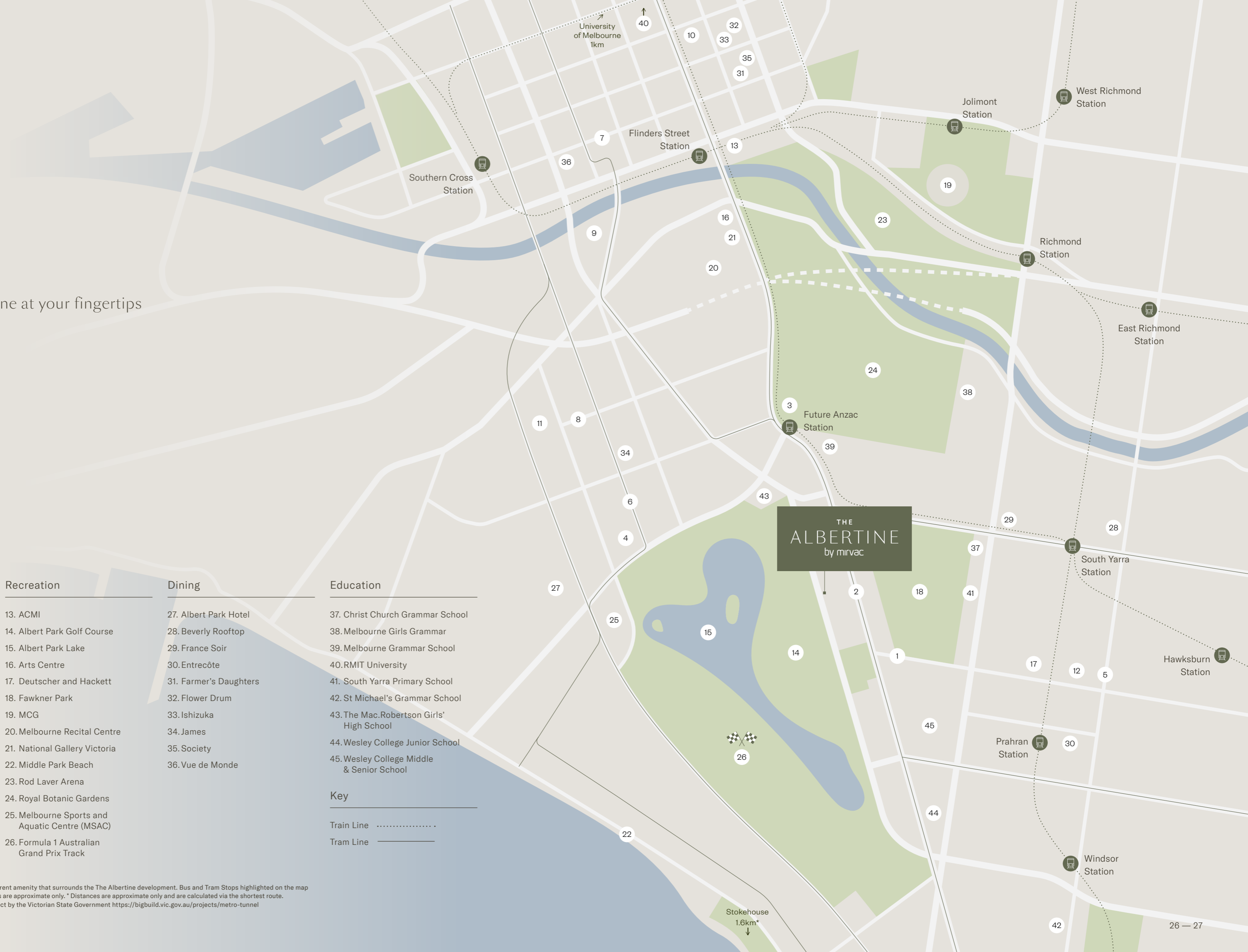
Education

- 37. Christ Church Grammar School
- 38. Melbourne Girls Grammar
- 39. Melbourne Grammar School
- 40. RMIT University
- 41. South Yarra Primary School
- 42. St Michael's Grammar School
- 43. The Mac.Robertson Girls' High School
- 44. Wesley College Junior School
- 45. Wesley College Middle & Senior School

Key

- Train Line - - - - -
- Tram Line ————

Please note that this map is indicative only of the current amenity that surrounds the The Albertine development. Bus and Tram Stops highlighted on the map have been sourced from Google Maps. Location points are approximate only. * Distances are approximate only and are calculated via the shortest route. [^] Information included is from the Metro Tunnel Project by the Victorian State Government <https://bigbuild.vic.gov.au/projects/metro-tunnel>



BREATHE

Surrounded by Melbourne's best-loved and most beautiful parks and gardens, The Albertine celebrates a life interwoven with nature. A refreshing morning walk around Albert Park Lake. An afternoon lap of The Tan with friends. A hit of tennis at Fawkner Park. Each is an extension of home, nourishing your life of wellness.

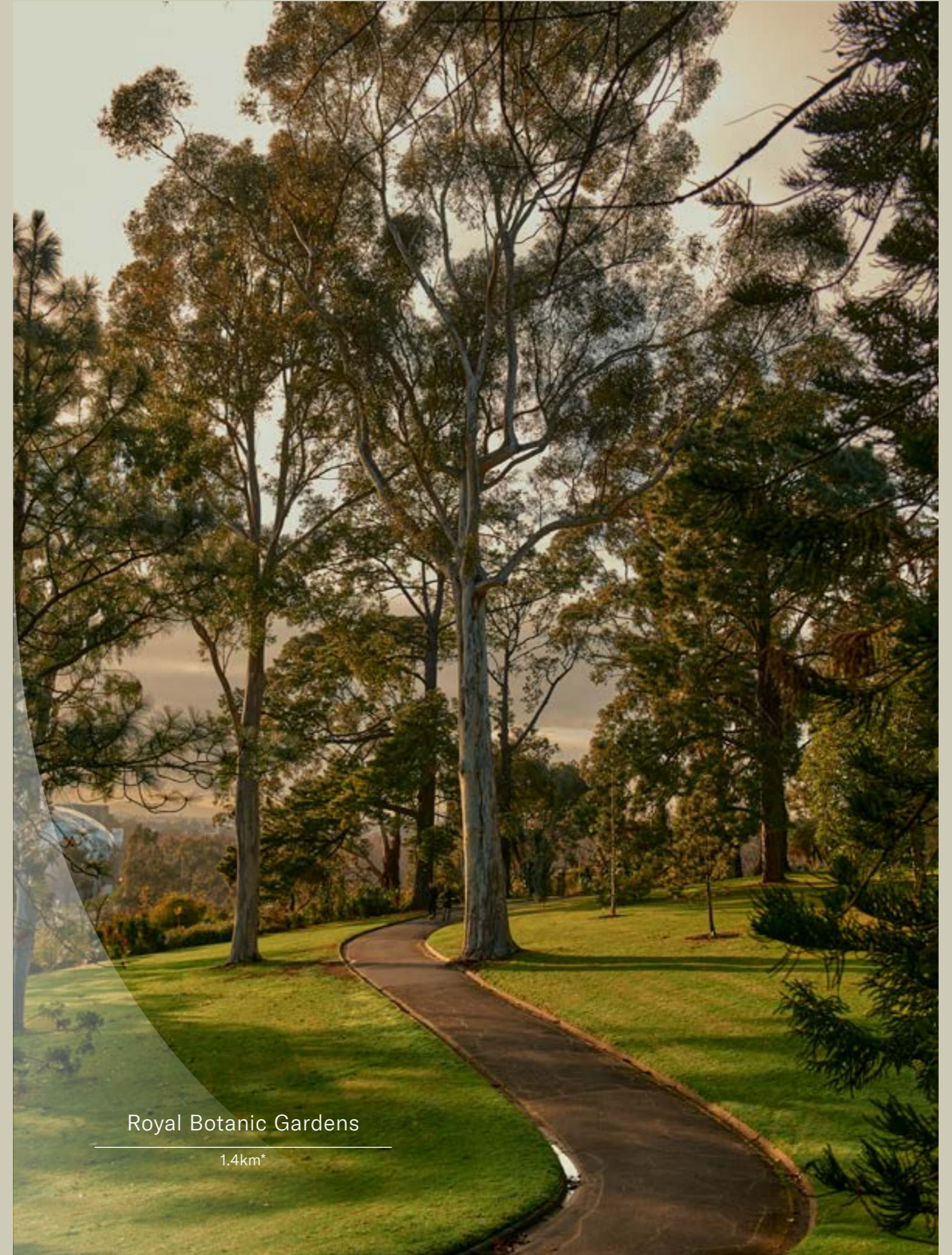
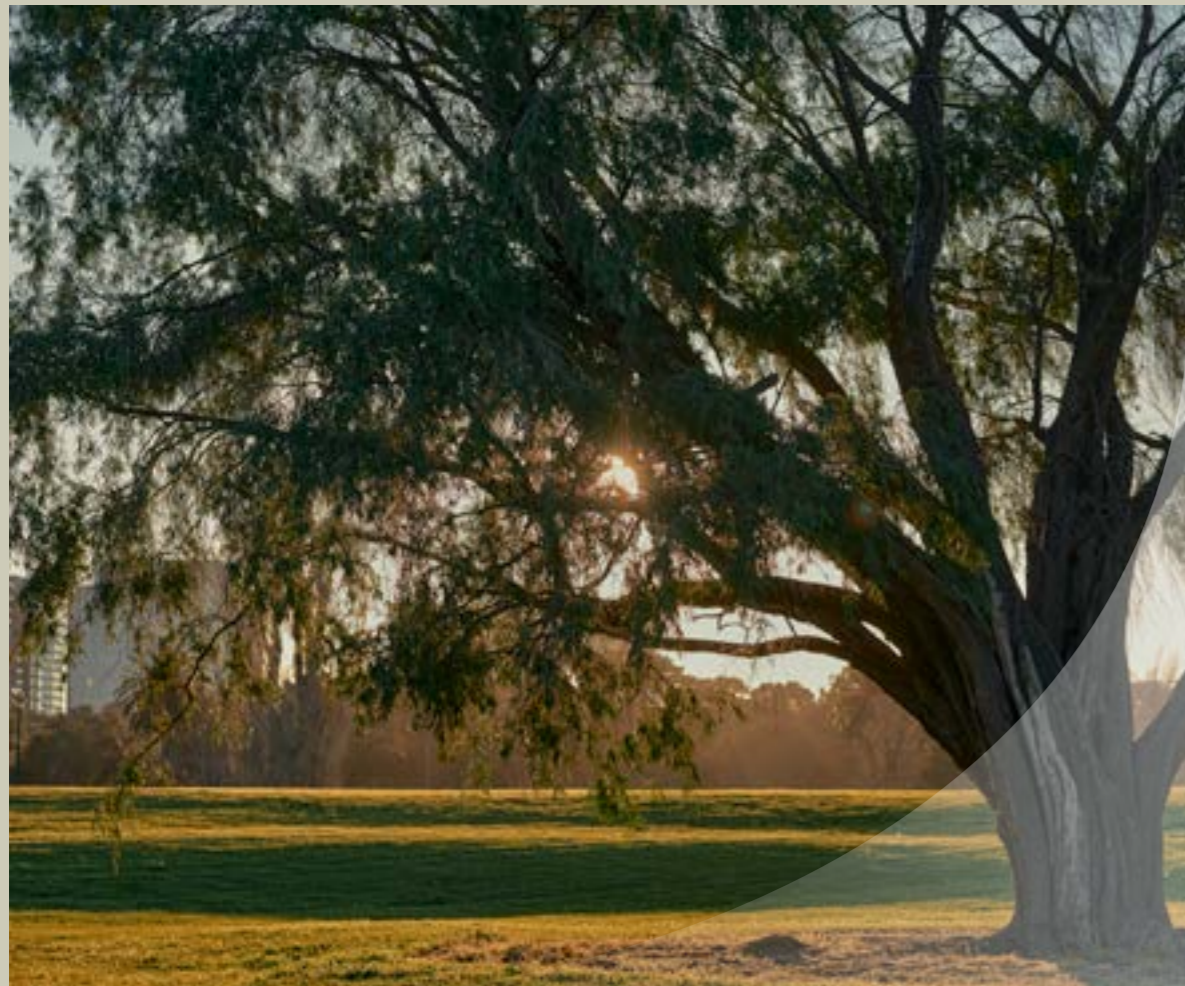


Albert Park Lake

800m*

Albert Park Golf Course

650m*



Royal Botanic Gardens

1.4km*

* Distances are approximate only and are calculated via the shortest route.



Deutscher and Hackett

1.3km*



Entrecôte

1.8km*



James

2.1km*

* Distances are approximate only and are calculated via the shortest route.

DISCOVER

Step out of your sanctuary and into the excitement, beauty and magnetism of Melbourne. The endless delights of surrounding suburbs call from your doorstep – a daily invitation to wander galleries, dine at renowned restaurants, stroll the vibrant streets and absorb the energies of your extended neighbourhood unfolding in every direction.

CONNECT

With the trams of St Kilda Road within metres from home, Melbourne becomes your access-all-areas playground.

Arrive at NGV within 10 minutes*. If you're early, enjoy a drink at the latest riverside bar. Living only moments away from the CBD means that Melbourne's train network is at your fingertips. And with Melbourne Metro anticipated to debut in 2025** – and Anzac Station a short walk from your door – indulge in the unmatched comfort and convenience of life at The Albertine.



* Reference to time is approximate only and is calculated by tram from the Commercial Road/St Kilda Road tram stop to the Arts Precinct/St Kilda Road tram stop.
** Information included is from the Metro Tunnel Project by the Victorian State Government <https://bigbuild.vic.gov.au/projects/metro-tunnel>

National Gallery of Victoria

2.5km*



Arts Centre

2.6km*

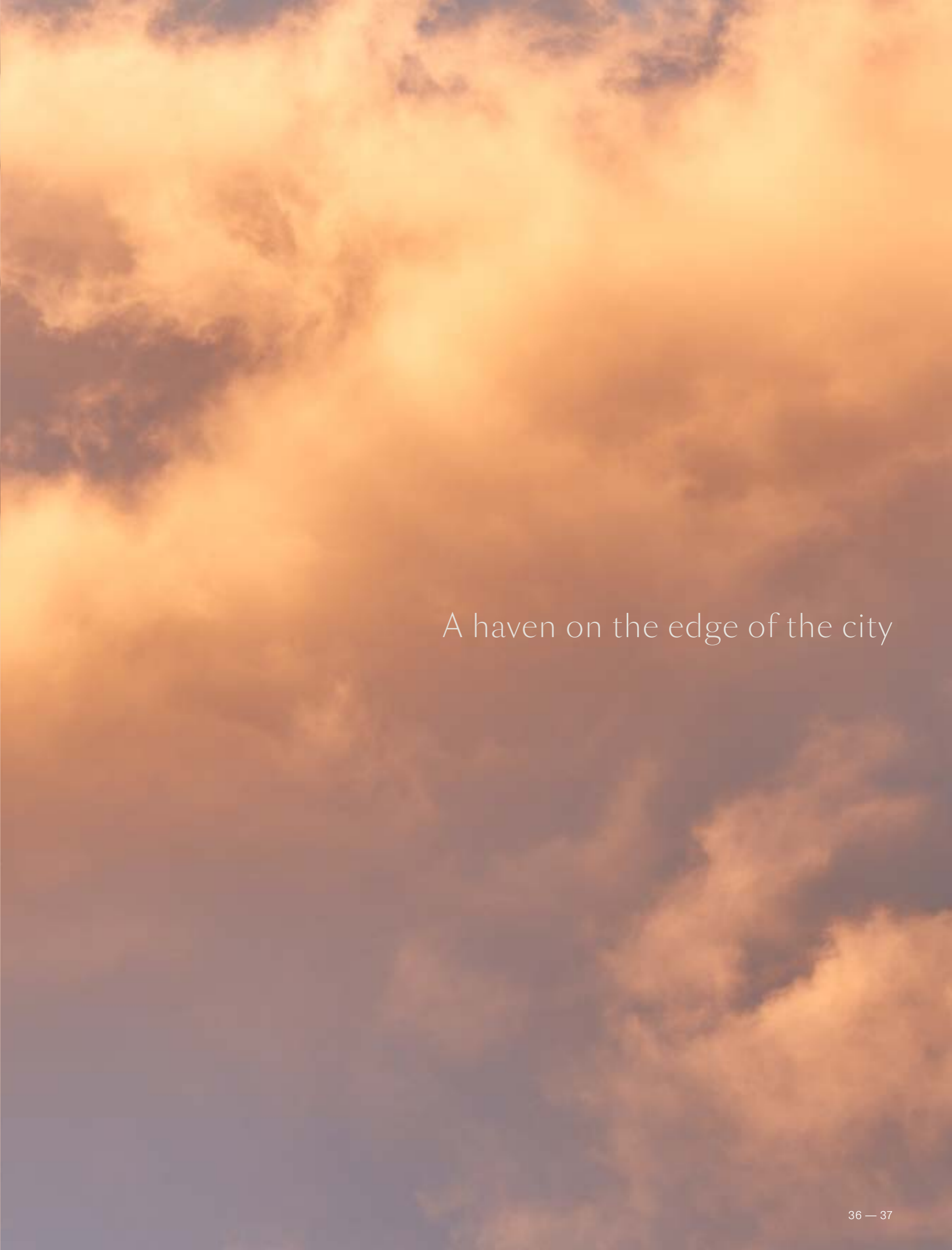


Future Anzac Station**

1.4km*



* Distances are approximate only and are calculated via the shortest route.
** Information included is from the Metro Tunnel Project by the Victorian State Government <https://bigbuild.vic.gov.au/projects/metro-tunnel>



A haven on the edge of the city

An ode to the rhythms of nature

The Albertine draws the outside in. Flourishing in private gardens and through The Albertine's abundant communal pockets, native landscaping and ferns confer a deep sense of serenity.

As you enter the grounds of The Albertine, you're welcomed by a shift in energy. Outside, the world hums and whirs; here, there is a stillness. A gentle rhythm inviting you to decelerate to the sounds of water trickling down the Corymbia Spring, and leaves shifting and dancing in the garden's towering Lemon Scented Gum. Overhead, the open sky invites you to pause and reflect, to watch as the clouds drift gently with the breeze.

A poetic tribute to nature, The Albertine's landscape design celebrates green on green, introducing texture and gloss through intelligent, uplifting planting. Creating its own tranquil microclimate, these lush and immersive gardens nod to the area's wetland heritage – a world of fertile bioculture that nourished its earliest communities.

A recurring stone element throughout draws on historical use of stone in Victoria's iconic workers' cottages and cobbled laneways throughout the city. This subtle thread serves as a gesture to the past, tying The Albertine's roots to Melbourne's rich heritage.



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A haven to rest and recharge

At The Albertine, health and wellness take centre stage. The Circadian Club is a suite of wellbeing-focused amenities designed to support your best health – a world created for those who appreciate that health is key to happiness.

Forge a new daily ritual as you visit the stunning swimming pool to start your day. Embrace an endorphin boost in the cutting-edge gymnasium. Still the mind while building strength in the yoga and pilates studio. Surrender to total relaxation in the sauna.

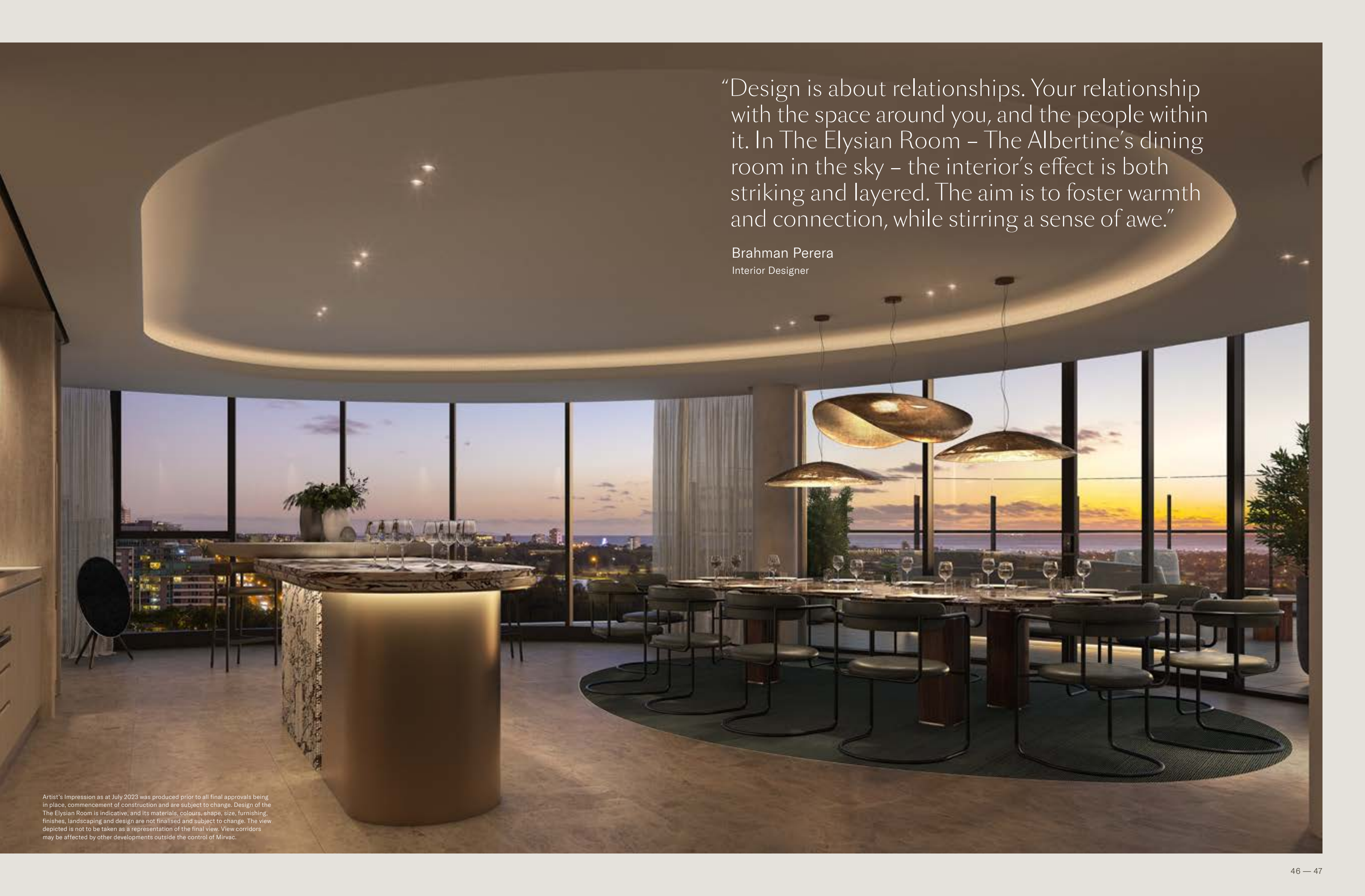
Infusing life with fresh dimensions of serenity and rejuvenation, The Circadian Club exists to support your natural rhythms, to enrich and benefit your life on every level.



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“Design is about relationships. Your relationship with the space around you, and the people within it. In The Elysian Room – The Albertine’s dining room in the sky – the interior’s effect is both striking and layered. The aim is to foster warmth and connection, while stirring a sense of awe.”

Brahman Perera
Interior Designer

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Immersed in beauty

Renowned for a style that emphasises quiet luxury with natural materials, rich textures and neutral palettes infused with masterstrokes of colour, Brahman Perera creates award-winning spaces of striking intimacy and elegance.

The Residents' Lobby and Welcome Concierge is brought to life in Brahman's unique style and suffused with a grounding sense of home. Textured, tactile and deeply sensory, the space offers an enticing prologue to The Albertine's deeply layered story.

In The Elysian Room, a spectacular space of sensuous curves, Brahman's interior styling celebrates polished stone and splashes of metallic. A private dining room created exclusively for residents' enjoyment, The Elysian Room is where new memories are made with friends and neighbours over exquisite food and wine.

With an unrivalled eye for layered opulence, Brahman has created the much-admired interiors of renowned restaurants such as Melbourne's Entrecôte and Ursula's Paddington in Sydney.

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Sculpted with style

Sophisticated design

The Albertine's impressive architecture speaks to the landscape with confidence, calm and elegance.

The award-winning interior design team at Mirvac has made intelligent use of robust materials such as masonry concrete and aluminium. Reflecting the exterior's sweeping curves, The Albertine's interior spaces speak a smooth, curvilinear language. Rounded edges echo through the design, articulated in the softly contoured stone island benches, fluted sinks and baths, and other exquisite features.





An indulgent bath at sunset becomes a beloved daily ritual. The Albertine's curvaceous charm is echoed in the fluted freestanding bath, sink and shower screen. A floor-mounted freestanding bathroom tap in blackened bronze lends a dramatic layer to the stunning aesthetic.

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Defined by spaciousness and exceptional quality, Cumulus Residences feature a kitchen and entertaining area like no other. Exquisite custom joinery is designed to showcase your most treasured possessions. To complement, the Butler's Pantry offers an elegant extension of the kitchen to minimise clutter and maximise convenience. With ample space for meal preparation, storage and display, this is a

true entertainer's paradise – a setting enhanced immeasurably by a Gaggenau* pyrolytic oven, steam oven, microwave oven and warming drawer.

With your finest wines and whiskeys showcased in the adjacent in-built bar, the stage is set for unforgettable soirees.



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Against the spectacular backdrop, pour yourself a drink from your bar. Reflect on your day and the beauty of life. This is the summit of style, sophistication and success.



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Prestige Collection

The Albertine's Prestige Collection is an homage to natural light, expansive space and exquisite design.

Exuding elegance in every detail – through premium-quality materials, fixtures and finishes – the Prestige range is a true articulation of modern, timeless luxury.



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The Albertine's gentle-edged sophistication is complemented by a neutral, contemporary palette that celebrates natural materials and refined detailing.

Textured combed stone, lacquered timber and custom features such as the island bench and fluted bath and basin* create an immersive sense of luxury and calm that carries through every space.

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* In the event fixtures become unavailable, Mirvac will replace with fixtures of a similar standard.



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Sunlight pours through floor-to-ceiling windows, bathing Prestige Collection interiors in a golden glow. The airy living space opens onto a curved-edge balcony, where the horizon invites daily reflection on life's rich layers.



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Inspired Collection

The Albertine's Inspired Collection celebrates the ultimate in refined living. This is luxury designed for modern city-dwellers – beautifully articulated, eminently accessible.

The Inspired Collection offers a true haven. A stylish canvas for you to make your own.

Designed as luxury within reach of modern Melburnians, The Albertine's Inspired interiors celebrate exceptional craftsmanship, elevated comfort and exquisite quality.



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An ode to inspiring design, the Inspired Collection bathroom features a fluted oval basin and vanity, elegantly concealed storage, and metallic hardware. In the kitchen, bespoke joinery, metallic accents and a natural stone benchtop and backsplash create an atmosphere of quiet luxury.

Expertly crafted kitchen joinery uses premium woodgrain-textured laminate, complementing a curvilinear fluted island bench* and Miele appliances.



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Inviting residents to tailor their home's aesthetic to their tastes, The Albertine offers two unique interior colour schemes.

Erudite



An intelligently conceived palette that blends light, warm tones with soft curves, sumptuous textures and light, exceptional-quality materials. The result is bright and contemporary, sophisticated and inviting – a warm and welcoming aesthetic that will stand the test of time.

Maestro



For those who colour outside the lines, Maestro is a bold, avant-garde palette that blends cooler mid tones with gentle curves, rich textures and refined materials. Invigorating and inspiring, Maestro is fresh, sleek and sophisticated.



Sustainability

Mirvac is firmly dedicated to forging a sustainable future that reveres and conserves nature and the environment. Each breathtaking building serves as a canvas for unveiling environmental innovations that allow residents to live a future-forward life in harmony with their environment. The Albertine is poised to embody the many layers of forward-thinking living, catering to socially conscious and ambitious individuals while paying homage to the community's storied heritage.

In keeping with Mirvac's impeccable standards of architecture, interior design and craftsmanship, The Albertine's commitment to sustainability is paramount. As a fully electric building designed to surpass current sustainability building codes, its sustainability credentials will evolve alongside its construction, poised to embrace emerging environmentally focused technologies.

Through our commitment to craftsmanship, design excellence, and sustainability, Mirvac is paving the way for a future where both luxury and social and environmental consciousness thrive in perfect harmony.

Mirvac is targeting the following sustainability outcomes for The Albertine:

Energy

Achieve average 7-star NatHERS for residences.

High efficiency electric heat pump hot water system (no gas).

Induction cooktops only.

Occupancy-controlled common area lighting.

Water

Water-efficient fittings, fixtures and appliances including showers, toilets, taps and dishwashers.

Combined 17,000L of rainwater tanks.

Drip irrigation implemented and linked to a rainwater tank, with additional misters attached to Tree Fern species.

Landscaping

Procurement of locally sourced materials.

Integrated raingarden/water-sensitive urban design strategies.

Considered plant selection to minimise irrigation requirements.

Transport

Up to 25kW dual EV fast charger supplied within the carpark.

Every car space enabled up to 7kW of EV charging for future use.

98 bike parking spaces for residents and 20 spaces for visitor bikes.

Waste

Low VOC materials to be used.

Food and Organic (FOGO) and glass waste streams to be collected.

Dual chute system for garbage and general recycling.

Hard waste storage and collection in addition to a charity collection bin.



The Melburnian, St Kilda Road

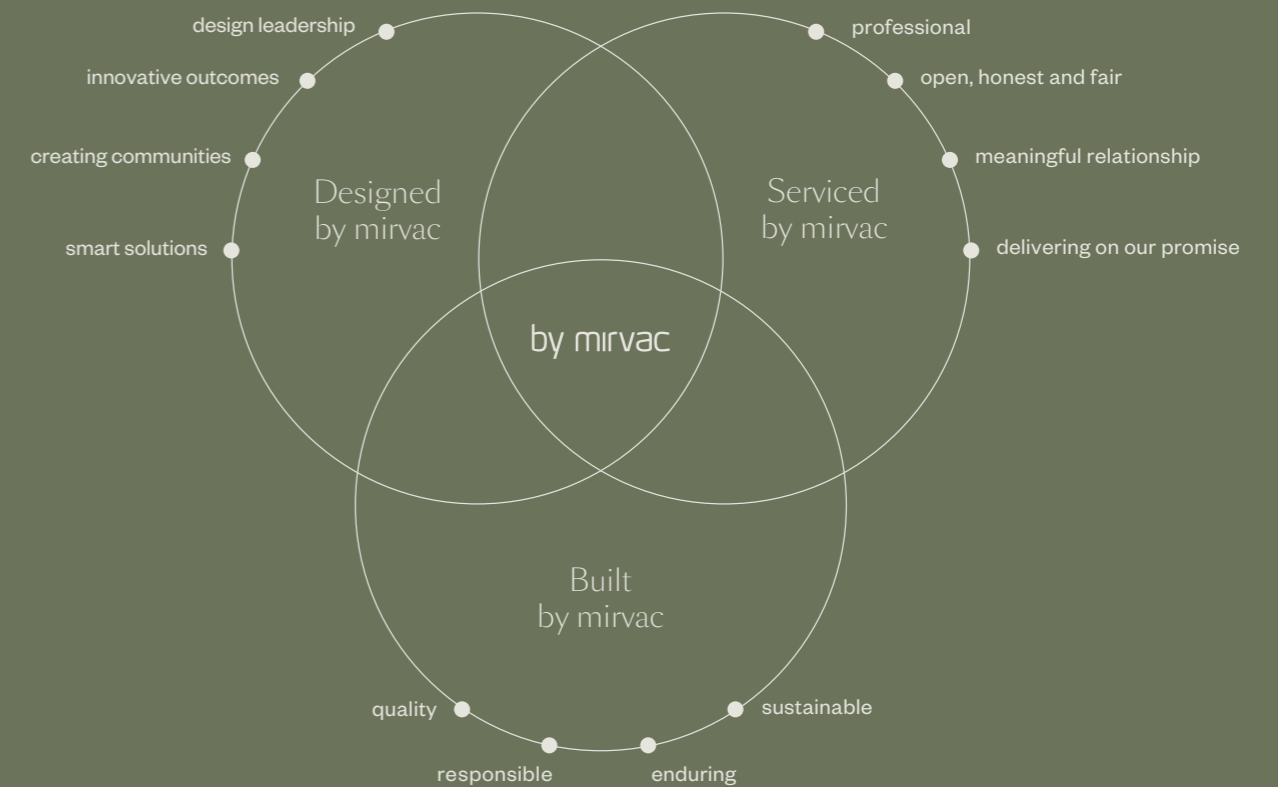


The Eastbourne, East Melbourne

The Mirvac Difference

For over 50 years we have been reimagining urban life in Australia — creating exceptional living experiences through the pursuit of quality and care in every little detail. You can benefit from our visionary philosophy, customer-first approach and our all-under-one-roof knowledge, passion, experience, service and delivery.

Quality and care in every little detail



MIRVAC CONSTRUCTIONS
5 STAR GOLD RATING*



800+ Awards won



* Rating of Mirvac Constructions Pty Limited (rated by an independent rating tool and operating in New South Wales) The use of the iCIRT star-rating is subject to Equifax's terms, exclusions and/or disclaimers which are available at www.buildrating.com Please scan the QR code for further information on this particular iCIRT star-rating. Issued by international ratings agency Equifax, the iCIRT (Independent Construction Industry Rating Tool) star rating assesses the capability, capacity and ability of a company to deliver a trustworthy building.



Reimagining Country

Mirvac acknowledges and pays our respects to Australia's First Nations and Torres Strait Islander peoples, the Traditional Custodians of lands, waterways, and skies across Australia. We acknowledge the Bunurong peoples of the Kulin Nation, and thank them for sharing the land on which we live, work and learn.

Artwork: 'Reimagining Country', created by Riki Salam (Mualgal, Kaurareg, Kuku Yalanji) of We are 27 Creative.

