



MELBOURNE

111 A'BECKETT ST
MELBOURNE

UNO MELBOURNE

LUXURIOUSLY SPACIOUS HOMES
WITH WORLD CLASS AMENITIES FOR
THE MODERN CITY DWELLER.



Artist Impression

THE VISION

ARCHITECTURE

“So what we have with UNO are homes in the sky. We have an amazing collection of amenities that complete the home in every aspect. Generous spaces with wide frontages and uniquely voluptuous design forms that compliments modern living.

Dwellings boast multiple vantages across the city and Port Phillip Bay.

We've been developing vertical communities at Elenberg Fraser for the past fifteen years. Now we're seeing is that learning really come to fruition.”

Callum Fraser

Founder of Elenberg Fraser

Artist Impression

111 A'BECKETT

Accessible by one of the most active tram and train networks,
the distinctive address situates itself at the vibrant heart of Melbourne's
metropolitan lifestyle.

A SIGNATURE ADDRESS



CITY CIRCLE



SAPPHIRE & SHANGRI-LA HOTEL

CARLTON GARDENS

LYGON STREET

STATE LIBRARY VICTORIA

FITZROY GARDENS

MCG STADIUM

RMIT UNIVERSITY

MELBOURNE CENTRAL

ST. KILDA BEACH

PORT PHILIP BAY

SOUTHERN CROSS STATION

ROD LAVER ARENA

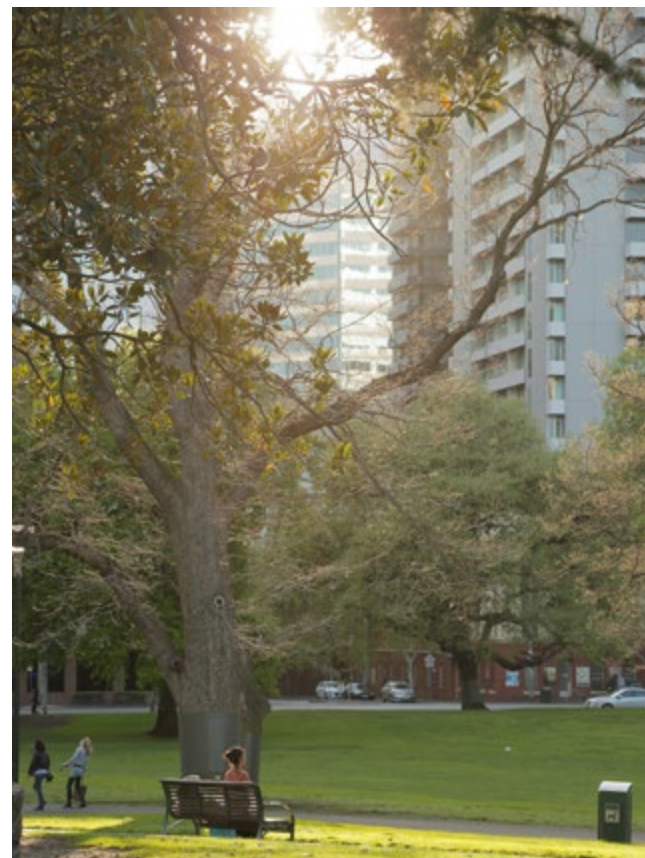
ROYAL BOTANIC GARDENS

ALBERT PARK

QUEEN VICTORIA MARKET

FLAGSTAFF GARDENS





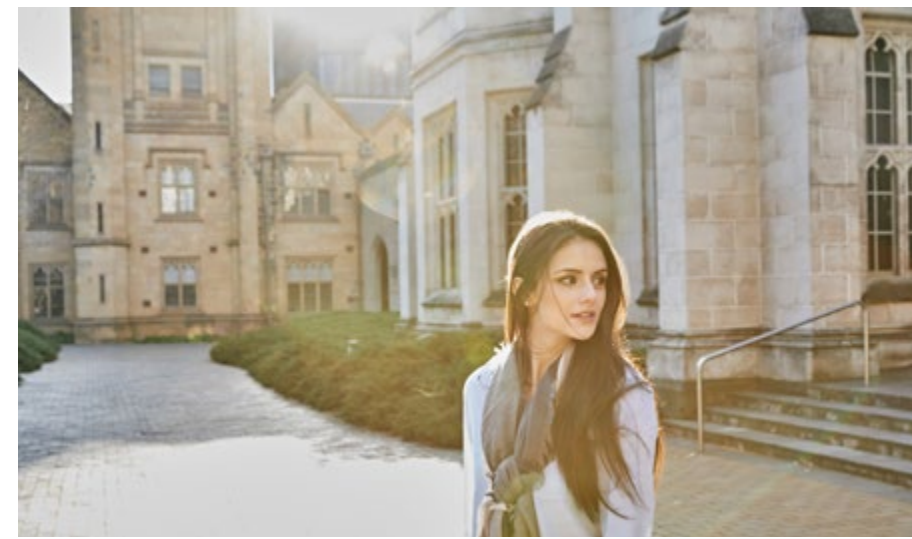
Flagstaff Gardens - 5 minute walk



Queen Victoria Market - 4 minute walk



Royal Botanic Gardens



Melbourne University - 17 minute walk

PUBLIC TRANSPORT

- Southern Cross Station
- Melbourne Central Station
- Flinders Street Station
- Parliament Station
- Flagstaff Station

FUTURE METRO STATION

- CBD North Station
- CBD South Station

SETIA PROJECTS

- 27 Sapphire & Shangri-La Hotel
- 28 Fulton Lane

A CITY
CONTOURED
WITH
GREEN PARKS
AND LUSH
PROMENADES

EDUCATION

- 1 Melbourne University
- 2 RMIT University
- 3 Victoria University
- 4 La Trobe University
- 5 Victoria State Library

GARDENS

- 6 Carlton Gardens
- 7 Royal Botanic Gardens
- 8 Flagstaff Gardens
- 9 Parliament Gardens
- 10 Fitzroy Gardens

ARTS & CULTURE

- 11 Melbourne Museum
- 12 ACMI Museum
- 13 Melbourne Aquarium
- 14 Hellenic Museum

SHOPPING & ENTERTAINMENT

- 15 Queen Victoria Market
- 16 Melbourne Central
- 17 QV Shopping District
- 18 Emporium Melbourne
- 19 Crown Casino
- 20 H&M Flagship Store
- 21 Woolworths
- 22 Coles
- 23 Aldi
- 24 Big W
- 25 Myer
- 26 David Jones



MAP OF MELBOURNE

CAFES & RESTAURANTS

- 29 Brother Bubba Budan
- 30 Axil Coffee Roasters
- 31 Market Lane Coffee
- 32 Chin Chin
- 33 Rockpool Bar & Grill
- 34 Cumulus Inc
- 35 Red Spice Road
- 36 Siglo
- 37 Higher Ground
- 38 Vue De Monde
- 39 Humble Rays
- 40 Yeongga Korean BBQ
- 41 Operator25
- 42 Madame Brussels
- 43 Manchester Press
- 44 Flinders Lane Food
- 45 Koko Black
- 46 Shortstop Donuts
- 47 Krimper Cafe
- 48 Hardware Societe
- 49 1000 E Bend
- 50 Nene Chicken

HEALTH AND LIFESTYLE

- 51 Anytime Fitness
- 52 RMIT Urban Square
- 53 Regent Theatre
- 54 Vita Pharmacy
- 55 The Royal Melbourne Hospital



RMIT University - 4 minute walk



Bourke St Mall - 9 minute walk

ENDLESS
OPTIONS OF
WORLD CLASS
ENTERTAINMENT
AND RENOWNED
RESTAURANTS



Hosier Lane - 19 minute walk



Brunetti Cafe - 20 minute walk




Emporium Mall - 12 minute walk

A woman with long dark hair, wearing a white sleeveless dress and black high-heeled sandals, is walking away from the camera on a wide, paved path. The path is flanked by tall, conical evergreen trees. In the background, a city skyline is visible under a clear sky, featuring various skyscrapers and a prominent church spire. The overall scene is bright and open, suggesting a park or public square in a city.

LOCATED IN THE WORLD'S MOST LIVEABLE CITY

Explore the chic experiences and conveniences of Australia's fashion, dining, arts and sports capital. Discover Melbourne's unique lane ways, open-air riverside promenades, beautifully manicured city parks, gourmet restaurants and countless boutique shops right in your own neighbourhood.



PREMIER LEARNING DESTINATION

LEADING GLOBAL HUB FOR LEARNING AND EXCELLENCE

Melbourne was named Australia's best city for international students, and rated as one of the leading destinations for learning and higher education in the world.

The city ranks higher than Tokyo, Sydney and London for its quality of universities, affordability, lifestyle, employment prospects and student community.

UNO Melbourne is situated within walking distance from prestigious universities including the University of Melbourne and RMIT University.

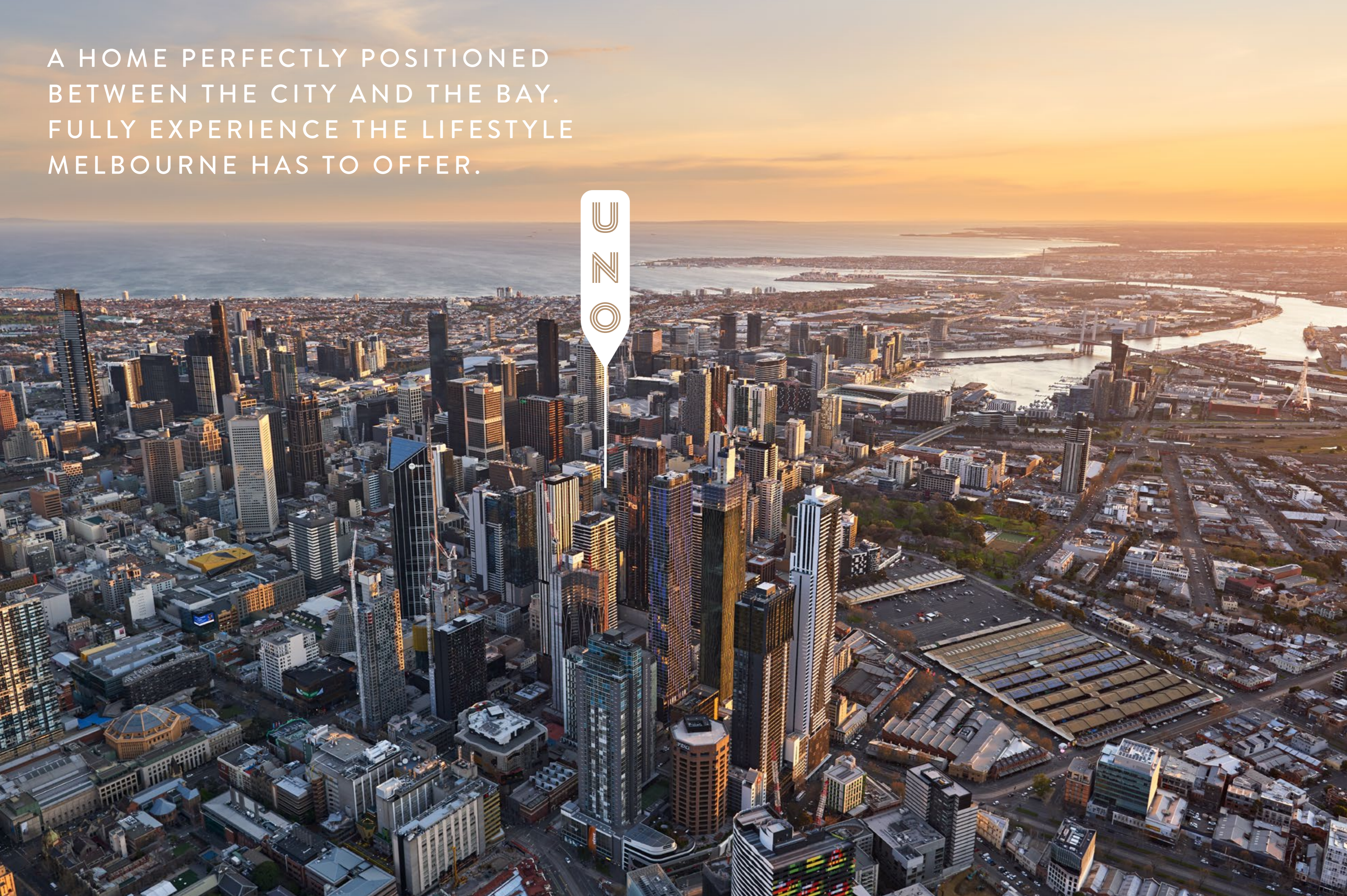


CREATIVE CITY SPACES ALL AROUND

A shining example of Melbourne's cultural diversity, the Queen Victoria Market is one of the city's many highlights. This stylish, cultural hub transforms from day market to night time destination serving up exquisite international cuisines, beverages and entertainment.

Queen Victoria Market ~ 4 minute walk

A HOME PERFECTLY POSITIONED
BETWEEN THE CITY AND THE BAY.
FULLY EXPERIENCE THE LIFESTYLE
MELBOURNE HAS TO OFFER.





AMENITIES & INTERIORS

LEVEL NINE

RESIDENTIAL FACILITIES

The ultimate floor for relaxation - The ninth floor is packed with a pool, spa, sauna room, yoga studio, an outdoor cinema and so much more.

LEVEL TWO

CHILDCARE CENTRE

Experience the unparalleled convenience of a childcare centre right at your doorstep

LEVEL ONE

RESIDENTIAL FACILITIES

Entertain your guests with a choice of state-of-the-art facilities ranging from the Media Room to the Teppanyaki Private Dining Area or the Entertainment Space

GROUND LEVEL

UNO CONCIERGE

UNO Residents do not simply return home, they arrive. The grand lobby greets residents and guests alike with a myriad of experiences. Residents can enjoy the warmth of a 24-hour concierge, with an added personal touch of luxury.

RESIDENTIAL FACILITIES

Yoga Studio
Therapy Room
Gym
Lounge
Steam Room
Sauna Room
Spa
Swimming Pool
Outdoor Cinema
Outdoor leisure

CHILDCARE CENTRE

Childcare Centre

RESIDENTIAL FACILITIES

Teppanyaki Private Dining
Lounge/Bar
Entertainment Space
Media Room
Library

UNO CONCIERGE

24-Hour Concierge Service



Artist Impression



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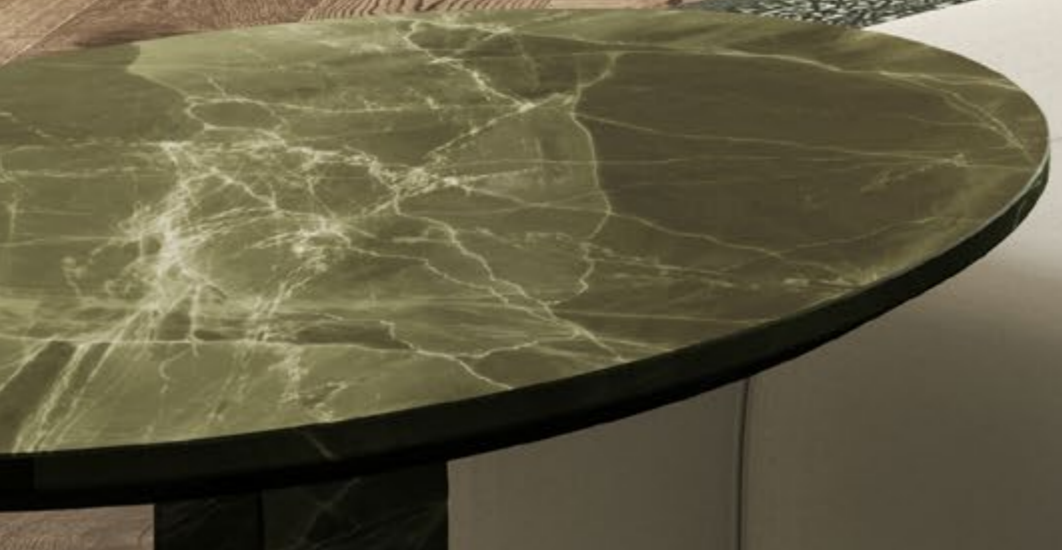
Interior that evokes a feeling of space and home upon entry.
Oversized 1, 2 and 3 bedrooms dwelling areas allow your arrival home to be relaxing and refreshing.



DESIGNED WITH PURPOSE

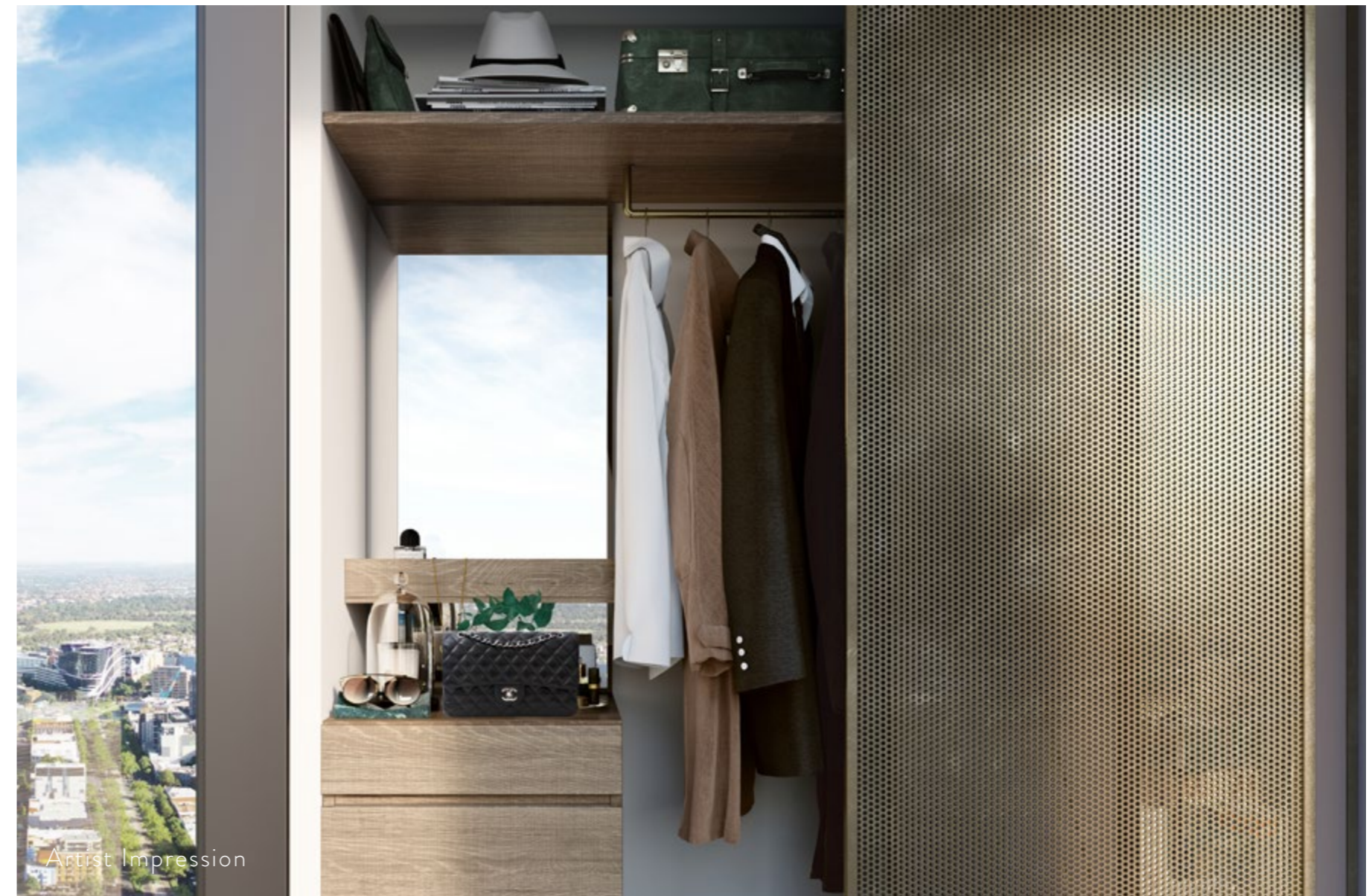
Quality craftsmanship and materials that reflects modern elegance. Kitchen area features natural stones, perforated metal to evoke the sensation of breathable interior, and Miele appliances to keep up with your culinary expertise.







Artist Impression



Artist Impression



Artist Impression

INTELLIGENT DESIGN

Customisation in spaces that are meant to be,
allowing for effortless usage and an ease of access.

At UNO, luxury is a standard.



Artist Impression



INVESTING IN MELBOURNE

WHY MELBOURNE?

Melbourne has a continued commitment to infrastructure development, municipal amenities, healthcare, sustainability, local economy and education. Melbourne is one of the leading education capitals of the world and has been voted the World's Most Liveable City for the seventh year in a row.



Battersea Power Station London

INTERNATIONAL WORLD CLASS COLLABORATION

Setia

THE DEVELOPER

Winner of 7 FIABCI Prix d' Excellence Awards and 8 AON Employers awards, S P Setia have always created projects of distinction through timeless, considered design. Widely known and respected internationally as a market leader in property development, S P Setia specializes in luxurious residential developments and is rapidly forging an international reputation as a forward thinking and innovative developer. S P Setia's benchmark projects in Melbourne include Fulton Lane, Parque Melbourne, Maison Carnegie, Marque Prahan and the iconic Sapphire by the Gardens.



Sapphire by the Gardens & Shangri-La, Melbourne



Parque Melbourne

ELENBERG FRASER

THE ARCHITECTS

Not your average architecture firm. An integrated design practice across the Asia-Pacific region, our buildings prove that good design leads to economic, social and cultural benefits. We achieve this by addressing the needs of our clients, building occupants and the broader community. We ask the right questions with an open mind then we use our 6D's process to deliver buildings that are both design-driven and market-driven. 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.

An aerial photograph of Melbourne, Australia, taken during the golden hour of sunset. The sun is low on the horizon, casting a warm, golden glow over the city. In the foreground on the left, a modern glass skyscraper is partially visible, its curved facade reflecting the city and the sky. The rest of the image shows a dense urban landscape with a mix of old and new buildings, streets, and green spaces. The sky is a mix of blue and orange, with some light clouds.

BRIDGING MELBOURNE'S PAST,
PRESENT AND FUTURE

Setia

MELBOURNE

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melbourne@spsetia.com

MALAYSIA

Setia International Centre
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Kuala Lumpur, Malaysia

+60 3 2282 5225

SINGAPORE

Setia International Gallery
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Harbourfront Tower One
Singapore 098633

+65 6271 2255

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