

MAGNOLIA

R E S I D E N C E S

St BOULEVARD

MELBOURNE



LIVE ABOVE
A LUSH OASIS





SCULPTED BY NATURE

THE MOST IMPRESSIVE MASTERPIECE IN
A UNIQUE TRIFECTA, MAGNOLIA HAS BEEN DESIGNED
AS PART OF A STUNNING ECOSYSTEM, CREATED
FOR SPACIOUS MODERN LIVING.

With a natural palette and lush greenery drawn from the gardens and
through the buildings, boundaries between architecture, landscape and interiors
dissolve into the organic environment that is St. Boulevard.

Its shimmering façade features a distinctive stretched glass skin,
crafted into a continuous surface that reflects the sky and surrounding parklands.
Each level sets back to reveal spectacular terraces in which to bask or entertain,
a grand sculpture in a beautiful landscape.

**THERE IS
A DELIBERATE AMBIGUITY
BETWEEN THE BUILDING
AND THE LANDSCAPE.
*EACH INSPIRES THE OTHER.***



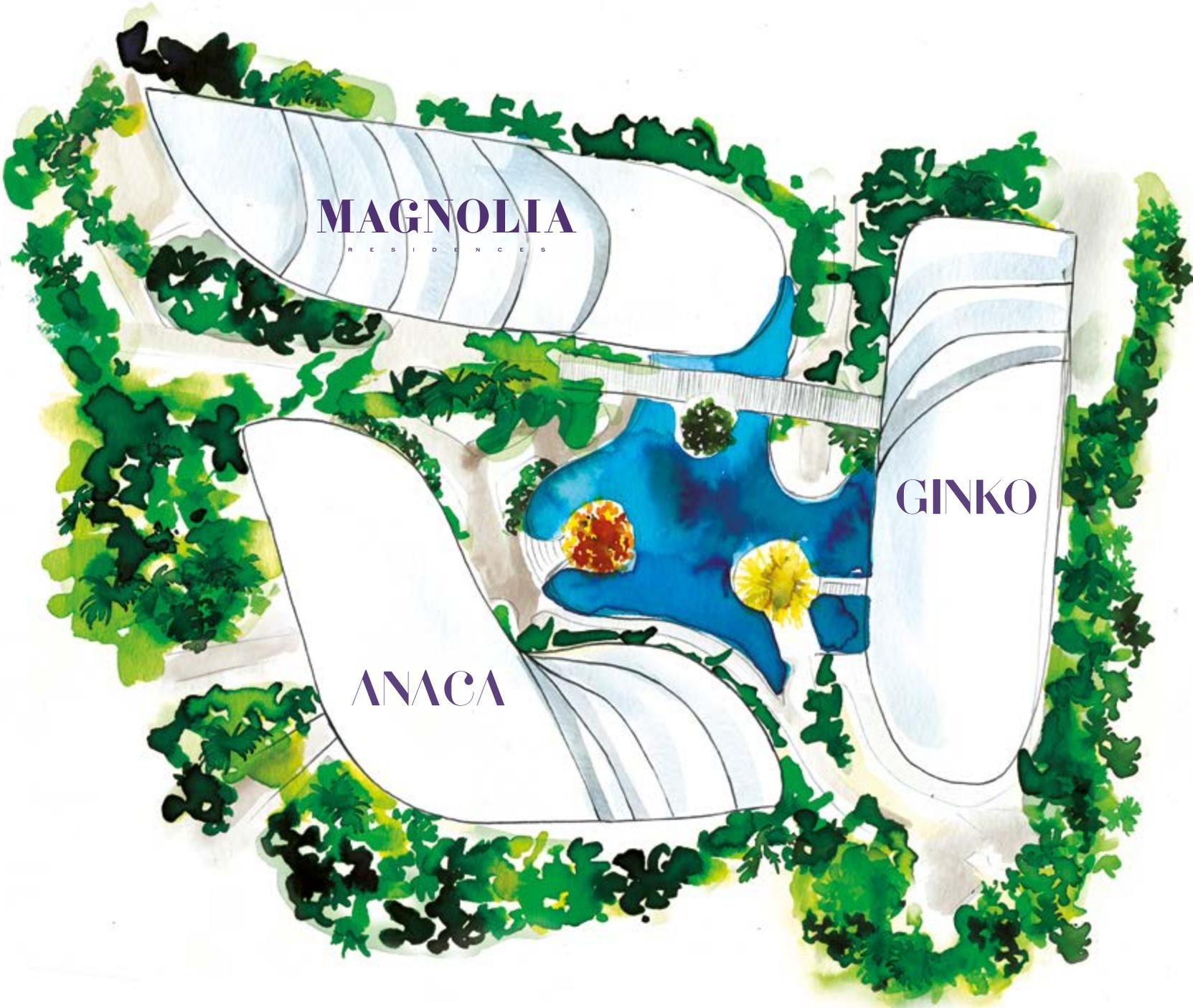


SPECTACULAR URBAN PANORAMAS

Magnolia offers the best views at St. Boulevard,
with uninterrupted vistas over St. Kilda Road and
towards the Melbourne CBD.



ST BOULEVARD
MELBOURNE



YOUR PRIVATE SANCTUARY

THE GARDEN SANCTUARY IS AN
EXTRAORDINARY SPACE, PART BOTANIC
GARDEN AND PART WATER GARDEN WITH
A BLURRING OF LINES BETWEEN THE TWO.

Designed around three signature trees — this is a place to gather with friends or seek quiet moments of solitude. There are spaces for swimming, entertaining and barbecuing, or simply lying peacefully in a hammock surrounded by tumbling greenery. Within the rambling garden there are carved out seating nooks, pavilions and a playground for both adults and children, as well as a series of intimate pocket gardens.

This lush landscaping extends to the perimeter of St. Boulevard, connecting with grand indoor spaces including a bar, lounge, cinema and dining room.





NATURAL BEAUTY *FROM WITHIN*

A SEAMLESS EXTENSION OF THE ORGANIC
LANDSCAPE, RAW MATERIALS ARE JUXTAPOSED
AGAINST CUTTING-EDGE TECHNOLOGY.

With a sophisticated yet tactile approach to the interiors,
each residence is well-appointed, thoughtfully designed
to exceed the highest expectations.

Magnolia is about the generosity of space, with larger residences
that flow into winter gardens and capacious terraces. A calm and natural
palette complement captivating views.

Available in a light or dark colour scheme, there is opportunity
to personalise your home to your own discerning taste.



Artist impression

CELEBRATING NATURAL STONE, TIMBER FLOORS
AND CRAFTED JOINERY, THERE IS A BALANCE OF RAW
AND POLISHED TEXTURES IN PERFECT HARMONY.



MAGNIFICENT TERRACES
LOOK OUT TO THE MELBOURNE
CITY SKYLINE AND LEAFY
TREETOPS

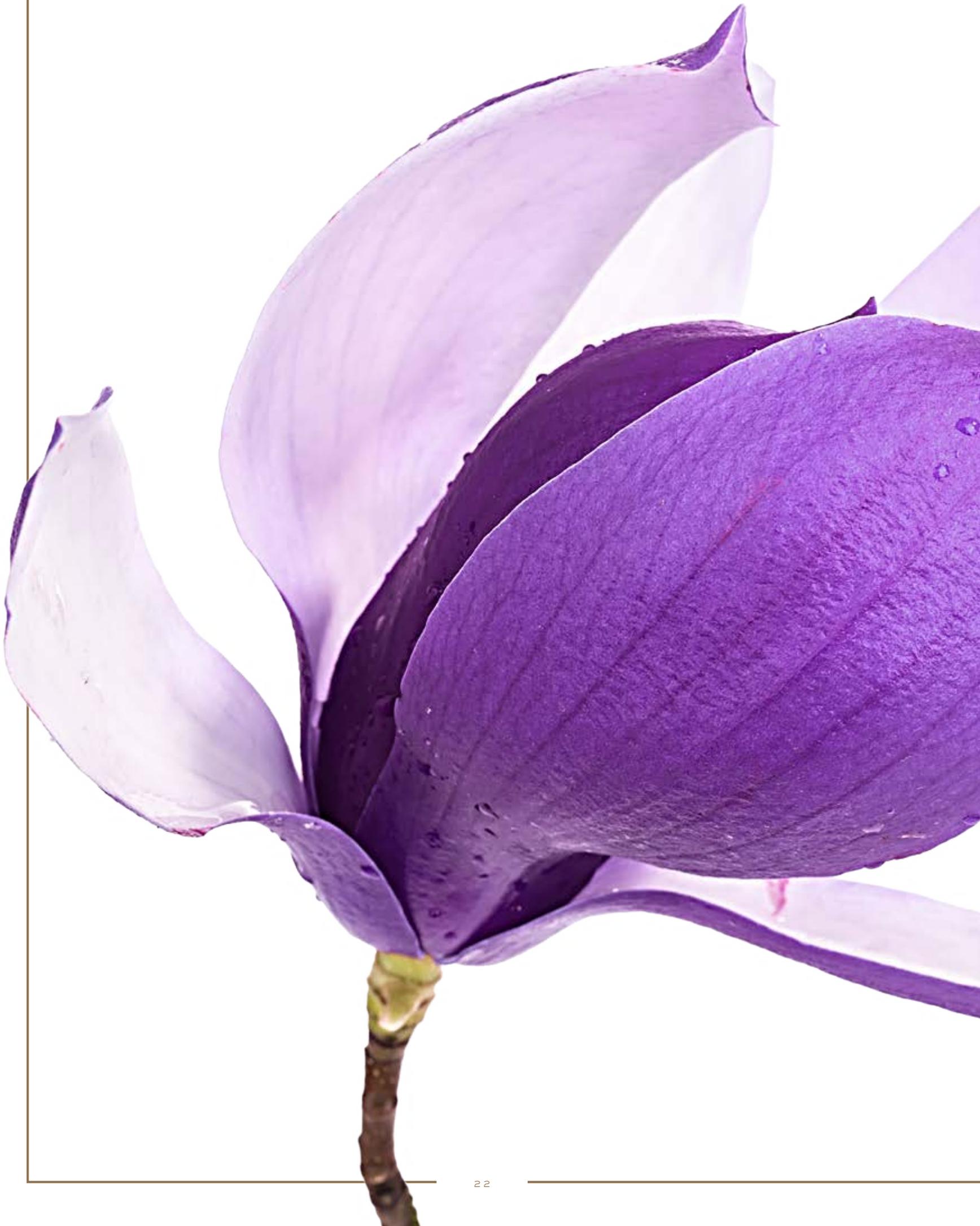






**BASK IN THE FREEDOM
OF PRIVACY OR OPEN UP
TO GLORIOUS VISTAS**







VIEWS TO TAKE YOUR BREATH AWAY

Magnolia's privileged residents experience picture perfect scenes of the Melbourne city skyline, the Royal Botanic Gardens and Fawkner Park, while apartments facing west enjoy sunsets over Albert Park Lake and Port Phillip Bay.



***EXPERIENCE SCENES
OF ALBERT PARK LAKE AND
BEYOND WITH BEAUTIFUL
SUNSETS OVER PORT
PHILLIP BAY***

LUXURIOUS *RESORT-STYLE* LIVING

INDULGING THE SENSES, MAGNOLIA BRINGS
THE PLEASURE OF NATURE INTO EVERY AMENITY.

St. Boulevard offers a multitude of exclusive facilities for your enjoyment, in natural and calm surrounds. Reserve Magnolia's private kitchens or dining rooms for any occasion, and place your precious vintages in Magnolia's climate-controlled wine storage.

Read or contemplate by the fireplace in the library, or relax at the health club and spa featuring body jet showers, a sauna and steam rooms. For residents pursuing fitness, there is a state-of-the-art gymnasium.

In this beautiful landscaped retreat, a magnolia tree stands proud, waiting to bloom at the right moment.





SHIMMERING WATERS AND PAVILIONS CONNECT THE
RESIDENTIAL TOWERS, PUNCTUATED BY SIGNIFICANT TREES.







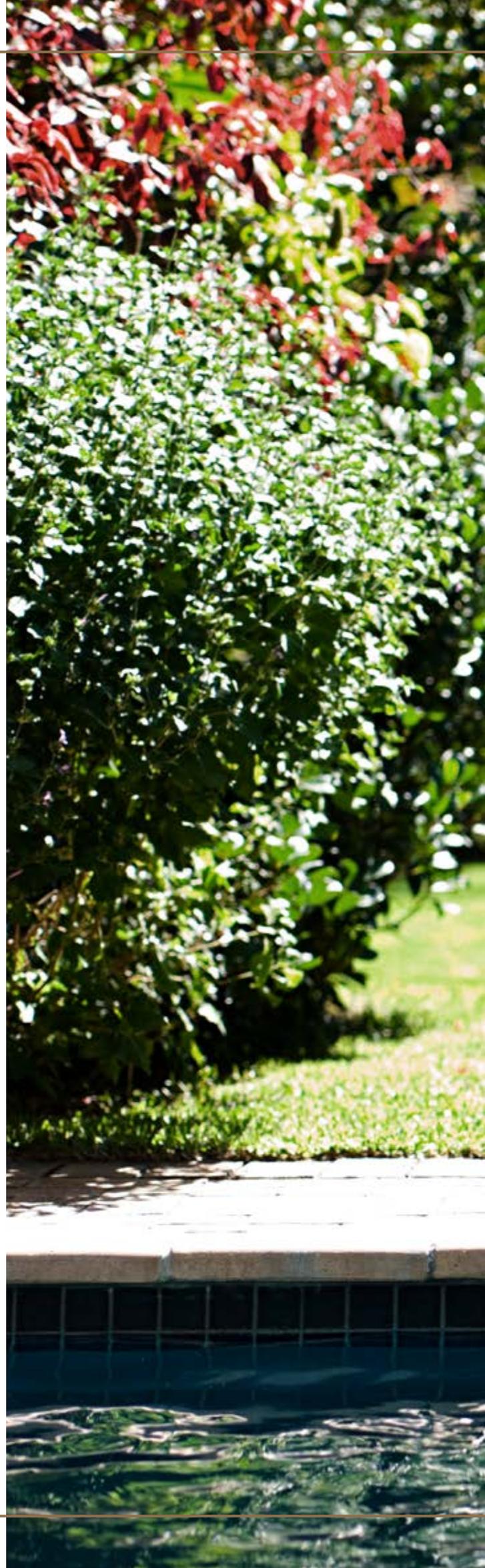
**EVERY CORNER DELIVERS
A SENSE OF ESCAPE,
REMINISCENT OF YOUR
OWN SECRET GARDEN.**



**MAGNOLIA DELIVERS
SPECTACULAR SPACES FOR
SOCIAL ENGAGEMENT, PRIVATE
ENTERTAINING OR QUIET
CONTEMPLATION.**

A BEAUTIFUL INTERPLAY BETWEEN NATURE
AND ARCHITECTURE, RESIDENCES RISE WITHIN
A VERDANT SANCTUARY.

**EMBRACE
A LIFESTYLE *SUITED*
TO YOUR NATURE**





WORLD'S MOST LIVABLE CITY

For the sixth year in a row, Melbourne has topped The Economist's list of the world's most livable cities, recognised for its vibrant arts and culture, quality education, healthcare and infrastructure.





Albert Park

Crown Casino



Arts Precinct

Melbourne Grammar

Royal Botanic Gardens

Sports Precinct

MAGNOLIA

Wesley College

Fawkner Park



INNER SANCTUM

MAGNOLIA PLACES YOU AT THE CENTRE
OF A CITY BRIMMING WITH WORLD-CLASS AMENITY.
PUBLIC PARKS, HOSPITALS, BOUNDLESS ENTERTAINMENT
OPTIONS AND THE CITY'S MOST PRESTIGIOUS SCHOOLS
ALL LIE WITHIN EASY REACH.

■ ART & CULTURE

1. Shrine of Remembrance
2. Hamer Hall/Arts Centre
3. Malthouse Theatre
4. NGV
5. ACCA

◆ EDUCATION

6. Wesley College
7. Melbourne Grammar
8. Mac.Robertson Girls' High
9. Melbourne Girls Grammar
10. South Yarra Primary
11. Christ Church Grammar
12. Fawkner Park Child Centre & Kindergarten

● FOOD & DINING

13. The Press Club
14. The Kettle Black
15. Entrecote
16. Prahran Grocer
17. Proper & Son
18. Hunters Kitchen & Bar
19. Bistro Gitan
20. Tall Timber Café
21. The Emerson
22. West Village Café
23. Slater Street Bench
24. France-Soir
25. Prahran Market
26. Prahran Hotel
27. The Botanical
28. South Melbourne Market

◆ SHOPPING

29. Melbourne Central
30. Emporium
31. Chanel
32. Louis Vuitton
33. Collins Street
34. Bourke Street Mall
35. H&M

▲ SPORTS & RECREATION

36. Tennis World Albert Reserve
37. Fawkner Park Tennis Court
38. Albert Park Golf Course
39. Genesis Fitness



MAGNOLIA

Parliament Station

Fitzroy Gardens

Lonsdale St

CBD

Bourke St

Southern Cross Station

Collins St

Flinders St Station

Federation Square

Rod Laver Arena

MCG

Yarra Park

Flinders St

SOUTHBANK

ARTS PRECINCT

MELBOURNE SPORTS PRECINCT

Crown Casino

Hisense Arena

AAMI Park

SOUTH WHARF

5

3

13 Min To CBD

Royal Botanic Gardens

1

9

SOUTH MELBOURNE

17

28

14

7

15

27

Domain Rd

St Vincent Gardens

ALBERT PARK

Lakeside Stadium

MSAC

Albert Park Lake

18

19

23

37

12

22

36

20 Min To CBD

10

11

24

SOUTH YARRA

Toorak Rd

21

25

MIDDLE PARK

6

MAGNOLIA

Commercial Rd

20

Greville St

16

26

High St

Chapel St

Punt Rd

38

ST. KILDA

PORT PHILLIP BAY



GREEN SPACES



Melbourne is truly Australia's garden city, featuring abundant parks with avenues of trees, expanses of urban greenery and manicured lawns.

Melbourne's most celebrated green spaces surround St. Boulevard, namely the Royal Botanical Gardens, Albert Park Lake and Fawkner Park.

ARTS

Just down St Kilda Road is the heart of Melbourne's Arts Precinct.
The National Gallery of Victoria and other artistic venues are
mere minutes away.

CULTURE

Some of Melbourne's best cultural and entertainment venues are close by, hosting acclaimed Australian and international performances.



BE INSPIRED BY INDEPENDENT AND LOCAL
THEATRE GROUPS, SHOWCASING THE CITY'S
REMARKABLE TALENTS.





EDUCATION

Magnolia is within walking distance to some of the best public and private schools in Melbourne. Take a short tram ride into the city, and you have some of the top-ranking universities in Australia, if not the world.







PROJECT TEAM

Magnolia at St. Boulevard is a remarkable collaboration between world-class architects, developers and property specialists. Together, they have crafted beautiful residences that are unique, and naturally, very livable.

THE SHAKESPEARE GROUP

The Shakespeare Group is building the communities of tomorrow.

On each of its projects, this team begins with the careful selection of a location that will offer an exceptional level of amenity. The group then collaborates with industry experts who can match their intellectual rigour and passion for creating properties of the highest possible standard.

Meticulous research, deep metrics and complex analyses are behind each decision, from the innovative apartment design to the vision for each communal space. Unique, innovative and future-focused, The Shakespeare Group creates liveable spaces and lifestyle-driven communities to be enjoyed now and for years to come.





ELENBERG FRASER

Elenberg Fraser — not your average architecture firm. An integrated design practice operating across the Asia-Pacific region, our 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 we produce experiential spaces that demand reaction.

Elenberg Fraser. Feel the difference.

COLLIERS INTERNATIONAL

Colliers International is a market leader in off-the-plan apartment sales and has sold over \$2 billion of Melbourne property over the past twenty-four months.

Colliers team members pride themselves on having an exceptional understanding of market drivers and distribution strategies, specialising in the sell out of large-scale, residential projects prior to completion.

