



Victoria One is a tower with a refined sense of elegance. A tall, confident and elegant building its highly considered form includes a sequence of undulating vertical fins on the exterior with a stunning shade of tea green throughout the glass façades. Both internally and externally, Victoria One is a new icon for Melbourne.



VICTORIA ONE.
CELEBRATING THE
BEST OF VICTORIA
IN ONE TOWER.



TWELVE APOSTLES



POINT NEPEAN



COUNTRY VICTORIA

Victoria is a place to explore at leisure, with day trips or holiday breaks offering almost limitless possibilities. From the panoramic Grampians and the luxurious spa districts wine regions of the Yarra Valley and the High Country – Victoria has it all.

Victoria contains some of the most beautiful natural attractions in Australia with ancient rainforests, indigenous wildlife and rugged coastlines. Start at Victoria One and head in any direction to discover Victoria and its endless choices.

*Diverse. Green. Cultured.
Beautiful. Victoria means something
different to everybody.*



ST KILDA BEACH



ONE

STATE

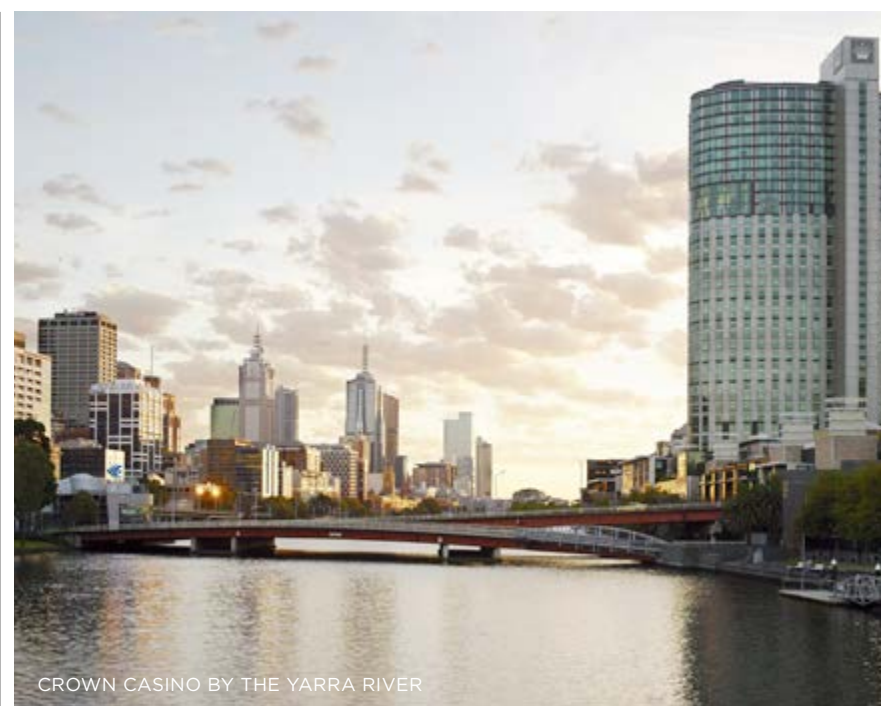


ROYAL BOTANIC GARDENS

So much more than the state's official capital, Melbourne is also the heart of Victoria. Repeatedly voted as the World's Most Liveable City, its popularity continues to grow.



FLIPBOARD CAFÉ



CROWN CASINO BY THE YARRA RIVER

Victoria One is perfectly placed to enjoy the very best of Melbourne. For fresh delicious produce, the extensive Queen Victoria Market is only one block away. High-end fashion can be found on Collins Street, department stores in the Bourke Street Mall and designer boutiques throughout Melbourne's famous labyrinth of laneways. The city is known for its love of fine food, with top rated restaurants, endless cafés and sophisticated bars all within walking distance.

The corporate centre for the region and office towers are very close, along with the country's best universities. It's not all work, however; the nearby Flagstaff Gardens offer expansive recreation spaces and shady green lawns. For work and play, Melbourne has it all. And Victoria One has it all just outside the front door.

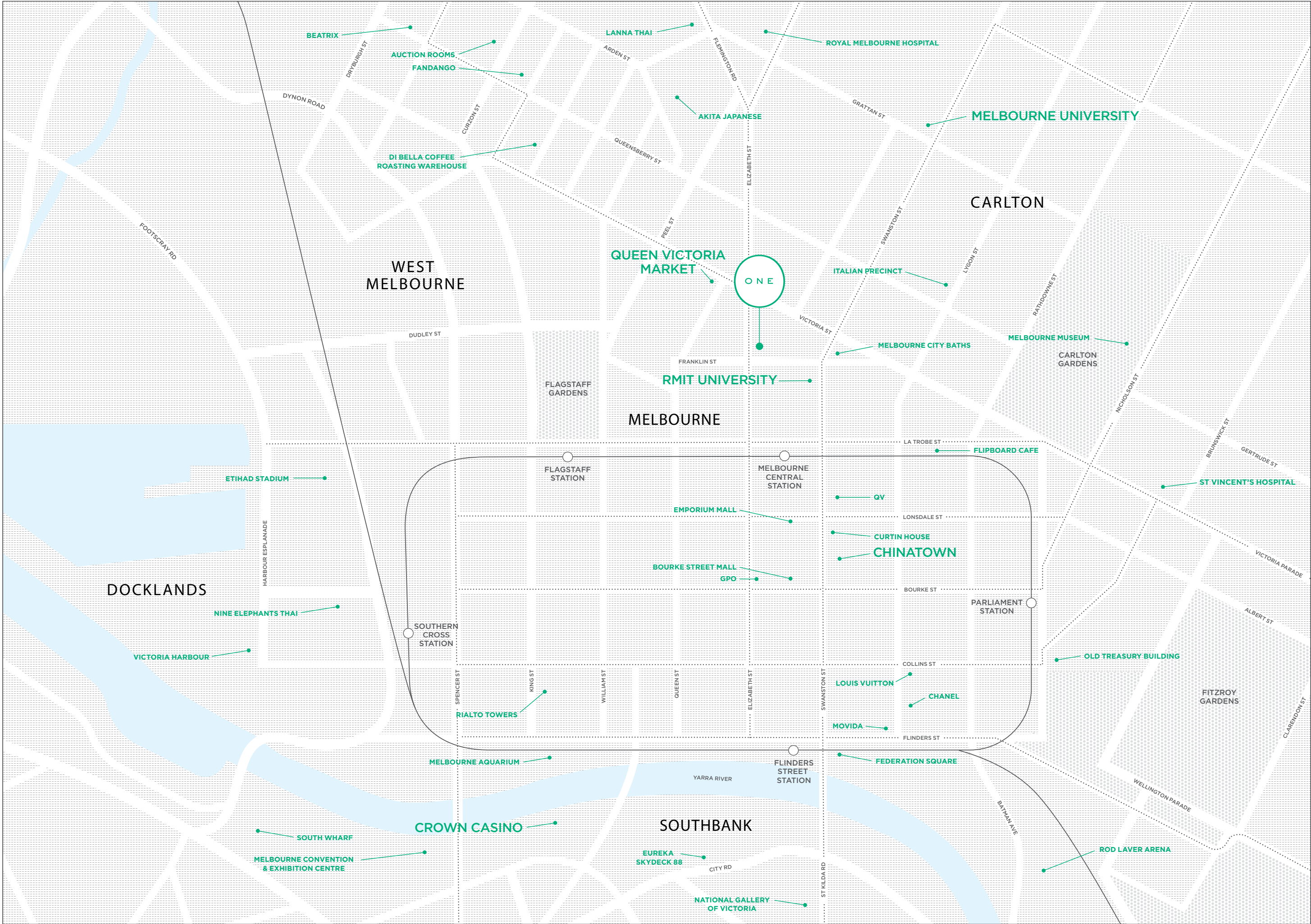


UNIVERSITY OF MELBOURNE



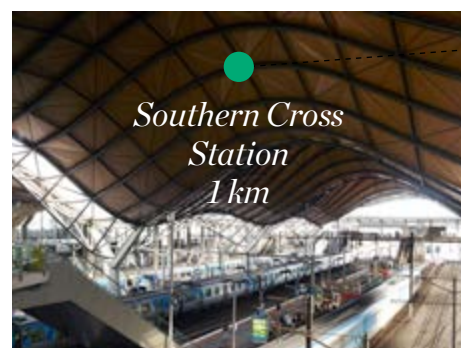
ONE

CITY





*Queen Victoria Market
115 m*

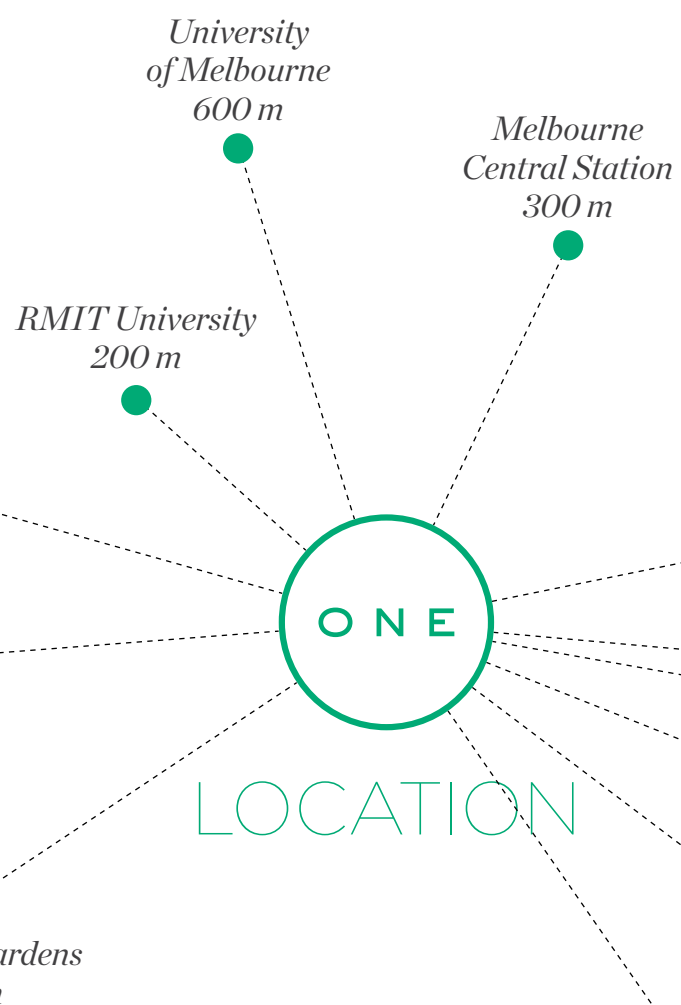


*Southern Cross
Station
1 km*

Melbourne is one city with multiple modes of transport. The elegant grid of the CBD makes walking quick and easy, as does its networks of safe bike lanes and iconic trams. One such tramline runs along Elizabeth Street, the home of Victoria One and a spine of the city with Queen Victoria Market at one end and Flinders Street Station at the other. Fast connections to the city's suburbs, trains and buses from Melbourne Central are even closer.

Nearby Victoria Street leads to the city's east and west by road, while Royal Parade leads directly to the University of Melbourne. By tram, train, bus, car, bike or foot, every part of Melbourne leads to Victoria One.

*A cultural capital, a place of learning, a centre
of business and a world of entertainment.
Melbourne has everything.*



*Collins St
900 m*



*Chanel
1.1 km*

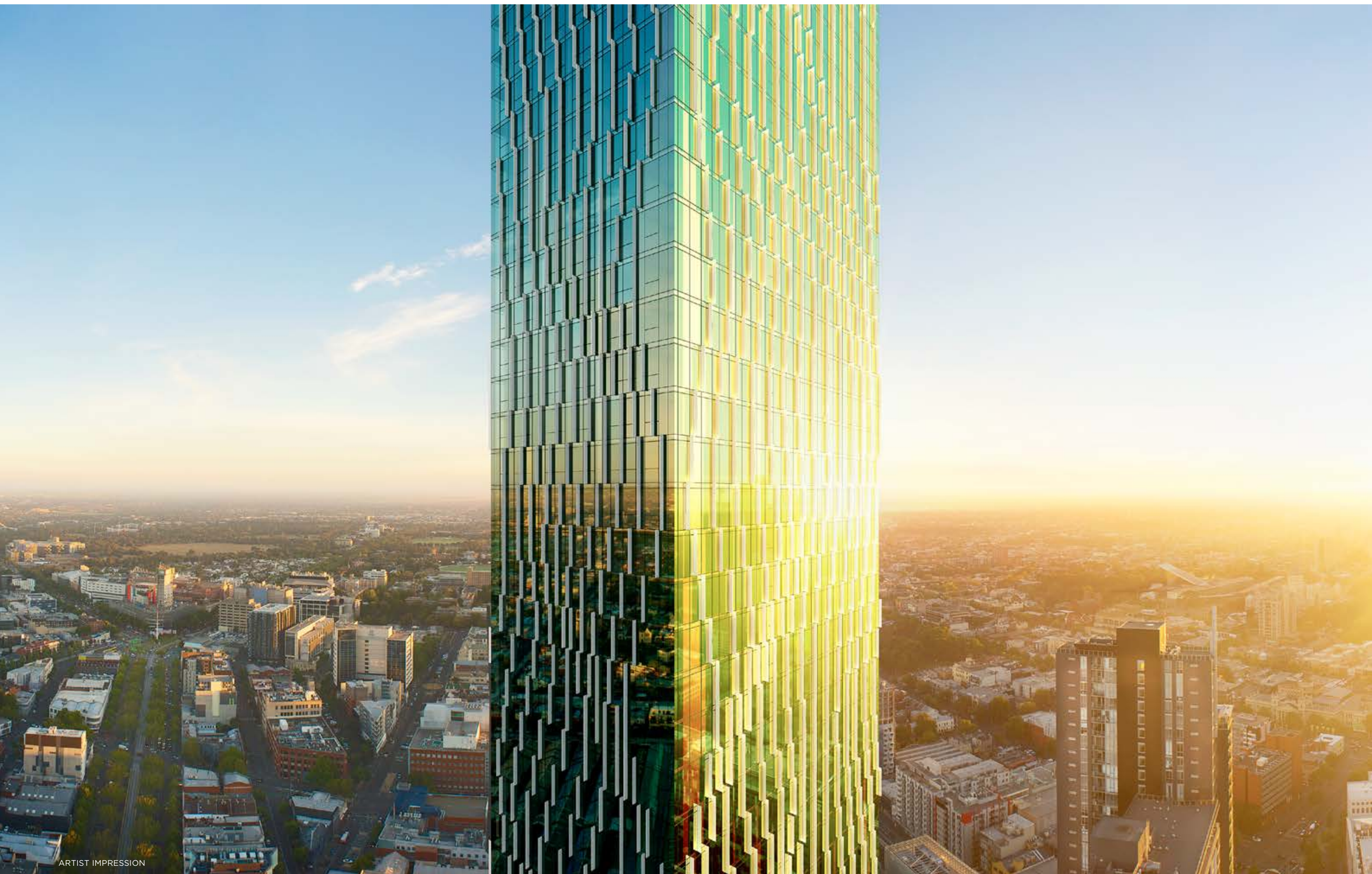


*NGV
1.7 km*

A STATEMENT
TOWER WITH A
SINGULAR VISION

ONE
TOWER





Sophisticated, sleek and elegant, Victoria One stands proudly confident, anchoring this exciting part of Melbourne and creating a new activity hub both day and night.



*Victoria One is where everything comes together.
Inspired by Victoria and designed for
Melbourne, this tower represents the best of the state
and the future of the city.*



ARTIST IMPRESSION

ALPINE AND
RAINFORESTS,
SANDSTONE CLIFFS,
WETLANDS AND
BILLABONGS.

COMMUNAL LIVING
INSPIRED BY
VICTORIA'S DIVERSE
TOPOGRAPHY.



ARTIST IMPRESSION OF THE LOBBY

*The double height residential lounge
inspired by Victorian rainforests. Earthy
natural tones, stone elements and an
undulating canopy light structure creating
a sense of journey and a sense of welcome.*



ARTIST IMPRESSION OF THE COMMUNAL DINNING

A touch of opulence and sophisticated design with subtle cues from the great alpine forests of Victoria takes residential amenity to a new level.

Victoria One is a vertical expression of the natural beauty of Victoria, with its shared spaces acknowledging various parts of the state. On Level 9, a pool, spa and fully equipped gym have been inspired by the beaches and rock pools of Victoria's coastline, while an indoor/outdoor area features native trees.

Higher up the tower on Level 40, internal and external lounge and dining spaces are inspired by the ancient rainforests of the Great Otway National Park, offering their own spectacular views of Melbourne. These beautiful spaces can be booked by residents for private functions.

Higher still, on Level 66, the entire Elizabeth Street façade is given over to the exclusive One Club, inspired by the sophisticated beauty of the Yarra Valley. Victoria One takes resident amenity to a new level with a sense of community, a touch of opulence and a unifying design that brings everything together.

The image shows a large, modern indoor swimming pool. The pool is rectangular and filled with clear water, reflecting the light from the ceiling. The ceiling is a large, slanted glass structure with a grid of dark metal beams. Several tall, rectangular concrete pillars support the ceiling. The walls are made of light-colored stone or concrete. In the background, there are lounge chairs and a bar area. The overall atmosphere is clean, modern, and luxurious.

The residents' luxury pool on Level 9 is inspired by the colours and textures of Victoria's magnificent coastline. A beautifully landscaped exterior area with native trees completes the picture.

ARTIST IMPRESSION OF THE RESIDENT'S POOL

Commanding stunning vistas of Melbourne from Level 66, One Club literally goes above and beyond, the palette is reflective of the state's wetlands and billabongs.

This private space is available exclusively for Victoria One residents living on Level 66 or above who enjoy a premium offering and uninterrupted views.

One Club is much more than a residential lounge. It will have its own identity. It will be known beyond the building. It will be the kind of place everyone in the city will want to be invited to and experience.



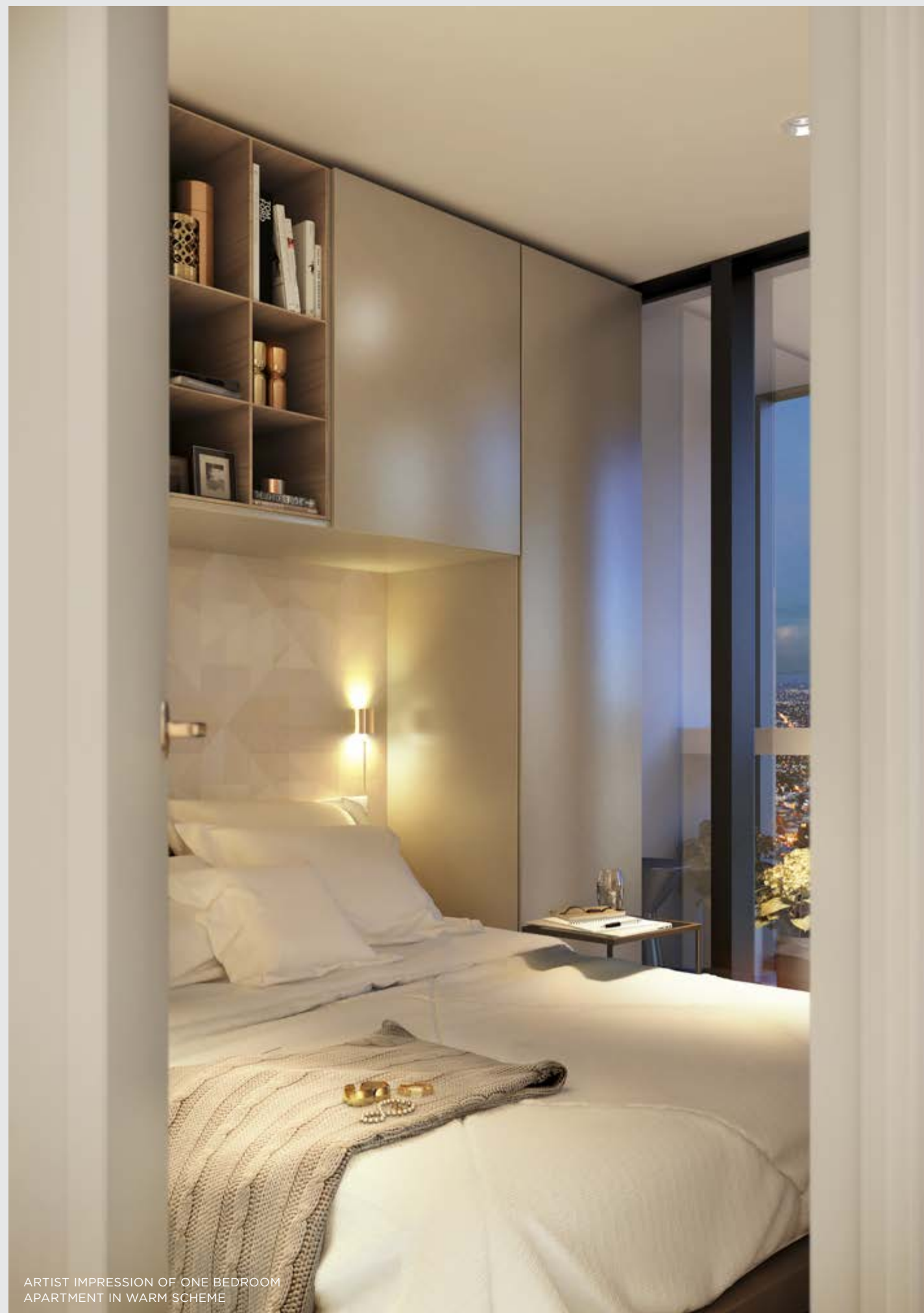
ARTIST IMPRESSION OF ONE CLUB





ARTIST IMPRESSION OF ONE BEDROOM
APARTMENT IN WARM SCHEME

*Enjoy cooking and entertaining in
stunning kitchens with clever, designer
storage features including overhead
joinery and open shelving.*



ARTIST IMPRESSION OF ONE BEDROOM
APARTMENT IN WARM SCHEME

*Floor to ceiling glass, specially
engineered for resident comfort
and versatile winter gardens
provide stunning views across
the city.*

The highly detailed design aesthetic of the building's exteriors and communal spaces continues within the individual apartments of Victoria One. Every apartment enjoys natural light in the bedrooms and living areas through floor to ceiling glass as well as versatile winter gardens.

Victoria One offers unique urban living for residents to spread out, store their belongings and enjoy their personal space.





ARTIST IMPRESSION OF WINTER GARDEN

Each element of the Victoria One apartments has been custom designed, from the beautiful solid surface bathroom vanity down to every door handle.

There are two colour schemes on offer: the Warm scheme uses tones of salmon, champagne and rose gold, while the Cool scheme is a striking, tonal mix of navy, charcoal grey and anodized green.

All apartments are available with timber flooring in the living spaces, carpet in the bedrooms and porcelain tile in the bathrooms as well as Miele appliances in the kitchen. The joinery upgrade includes additional design touches such as an entertainment unit and love seat, while the complete upgrade offers a suite of custom created furniture styled perfectly to complement the space.

A carefully considered use of space, clever storage options and crisp detailing ensure a beautifully clean canvas ready for a personal touch.



ARTIST IMPRESSION OF TWO BEDROOM
APARTMENT IN COOL SCHEME

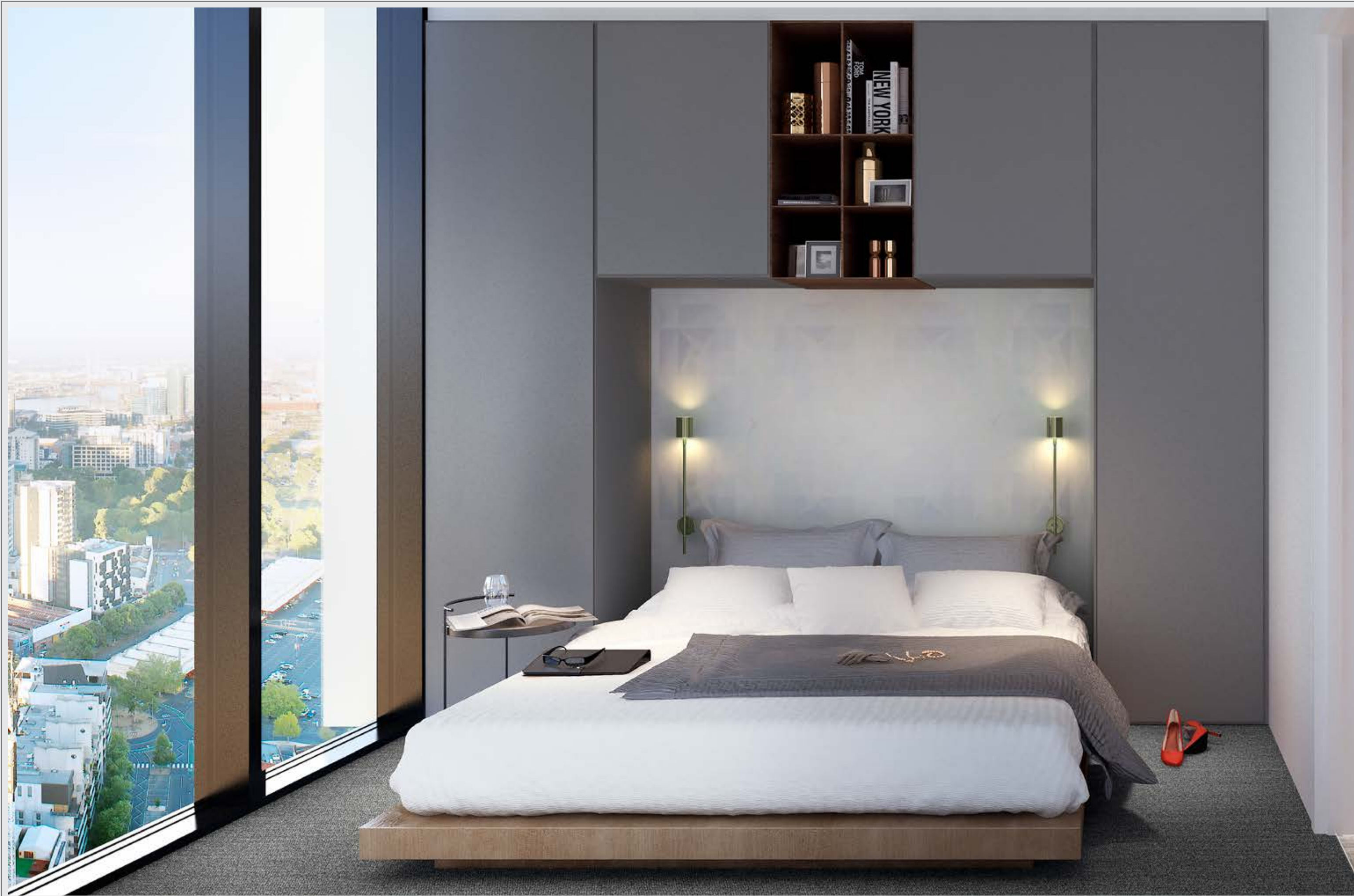




ARTIST IMPRESSION OF
KITCHEN DETAIL IN COOL SCHEME



ARTIST IMPRESSION OF
BATHROOM DETAIL IN COOL SCHEME





*Bathrooms feature
a subtle cream-white finish,
porcelain tiles, dual mirrors
and an integrated solid
surface vanity with
a custom-designed basin.*

ARTIST IMPRESSION OF TWO BEDROOM
APARTMENT IN COOL SCHEME



TEAM

GOLDEN AGE



Golden Age Development Group is a privately owned property development company based in Melbourne. The group is committed to designing and developing signature, high-end quality developments with a focus on both commercial and residential projects within inner-city Melbourne.

With years of experience in Asia, Golden Age combines knowledge and expertise within their team of talented architects and interior designers. Past projects include the five star Sheraton Hotel and Jade Apartment, the winner of the 2011 RAIA State and National Award for multi-residential projects. Golden Age is the only developer in Victoria to receive this award.



THE EMERALD
www.theemeraldmelbourne.com.au



SHERATON MELBOURNE
www.27littlecollins.com.au



A'BECKETT TOWER, MELBOURNE.

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.

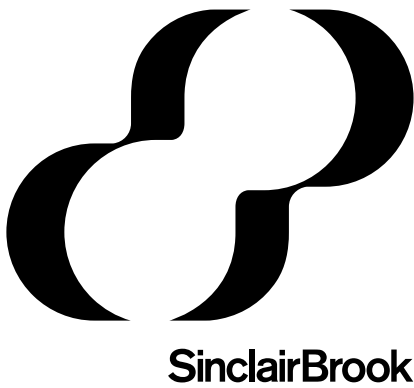
The outcome is sensory - architecture that people can feel, not just see. Architecture that makes people think, acknowledging the origins of architecture and its plethora of influences, both ancient and modern.

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

Elenberg Fraser. Feel the difference.



BRILLIANT HAWTHORN



At the heart of Sinclair Brook is a commitment to genuine partnership. Since its inception in 2004, Sinclair Brook has been engaged in the formation and delivery of over \$2 billion in real estate projects. Sinclair Brook is a specialist real estate development group that provides development management, project management, advisory and construction management services.

Sinclair Brook helps its clients manage the design, development, construction, funding and sale/leasing of real estate assets.

One of the keys to successful real estate development is strong leadership and management. Sinclair Brook prides itself as being one of the leading development management firms in Melbourne.

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