

CONSERVATORY



UEM SUNRISE PROUDLY PRESENTS
CONSERVATORY, WHERE THE VIBRANCY
OF THE CITY COMBINES WITH THE
TRANQUILITY OF THE GARDENS.





THE GRACEFUL AND SCULPTURAL FORM OF CONSERVATORY HAS AN AESTHETIC AND A FUNCTIONAL PURPOSE.

This exclusive residential tower in the Melbourne CBD realises the dream of garden living in the sky while providing excellent accessibility to the best of the city.

Since Victorian times, elegant glasshouse buildings have housed and nurtured tender and exotic plants. Often also a favoured retreat or place to entertain, their purposes have been at once practical, ornamental and social.

These ornate yet functional spaces provided the inspiration for CONSERVATORY. Dedicated to nurturing and enhancing a sense of wellbeing, CONSERVATORY will offer a sanctuary for its occupants - a place to grow, relax and share special moments.

As the seasons turn, the sinuously curving glass façade will reflect the changing colours of the gardens below and within. Here, with views over the city and the pristine Carlton Gardens to the mountains beyond, residents will enjoy the benefits of an exclusive lifestyle, combined with an exceptional sense of tranquillity and wellbeing.



DESIGNED BY AWARD-WINNING ARCHITECT, COX ARCHITECTURE, CONSERVATORY EMBRACES THE TRUE SPIRIT OF GARDEN LIVING IN THE CITY.

CONSERVATORY is the epitome of park-side living with immediate access to the beautiful Melbourne gardens. It is the craft and art of living in a landscaped environment.



Professor Philip Sutton Cox.

For over 40 years, the Cox practice has maintained a passion for the idea of a building 'completing' its environment. The process of studying closely what already exists in the area, and of exploring ways to enrich and invigorate that environment, leads to diverse solutions rather than to a particular style or idiom.

In the case of CONSERVATORY, the predominant influence has been the site's proximity to the historic Carlton Gardens in the north-east of Melbourne's CBD. Within the gardens sits the grand Victorian-era structure of the Royal Exhibition Building, with its impressive dome. Built in 1880, it is listed as a UNESCO World Heritage Site and is Australia's largest built Heritage Listed Site. That Victorian heritage, along with the lush green of the gardens, evoked the concept of the conservatory – protecting living things within exotic glass structures.

Professor Philip Cox, the principal and founder of Cox Architecture, describes CONSERVATORY as "a landmark tower that builds on an art nouveau concept

– a controlled and tempered habitat propagating a new environment for living within a graceful, sculptural façade that captures views, controls light and allows fresh air."

A series of enriching communal facilities provide spaces to rejuvenate, entertain and meditate. Apartments have been designed to maximise access to light and views; even the bathrooms offer aspects through to open sky and vistas.

From near and far, the eye will be drawn up over the shimmering environmental skin and curved façade to the glittering crown of the building. This imaginative terraced structure shades the rooftop sky gardens and establishes CONSERVATORY's distinctive presence in the Melbourne skyline.



INTERIORS BY RENOWNED FIRM HECKER GUTHRIE CREATE SERENE, LIGHT-FILLED SPACES, A MODERN INTERPRETATION OF THE GLASSHOUSE CONCEPT OF THE CONSERVATORY

The work of Hecker Guthrie is driven by the principles of authenticity, consideration and enthusiasm. The studio's approach is to create a unique identity for each project.



Paul Hecker.



The expertise of the practice lies in integrating interiors, building, objects and gardens. All these disciplines have a profound relationship in creating cohesive, honest and authentic spaces. Working closely with Cox Architecture, Hecker Guthrie have crafted the interiors at CONSERVATORY to be as distinctive as the building itself.

Here at CONSERVATORY, the guiding principle of "garden living in the sky" is expressed throughout the apartments via a selection of beautifully appointed joinery, a respect for natural materials and a careful blend of the contemporary and the vintage.

Echoing the glass exterior, interiors feature a concentration on the transparency to the views throughout. Sliding glass panels often replace solid doors and walls, opening rooms to the wide, curving exterior windows. Even small touches amplify the garden theme, with stone planters and vessels an integral part of many apartments' design.

These are apartments where a grand vision marries perfectly with attention to detail, creating exceptional living environments from cosy podium apartments to lavish penthouses.

Level 42
The Carlton Skydeck

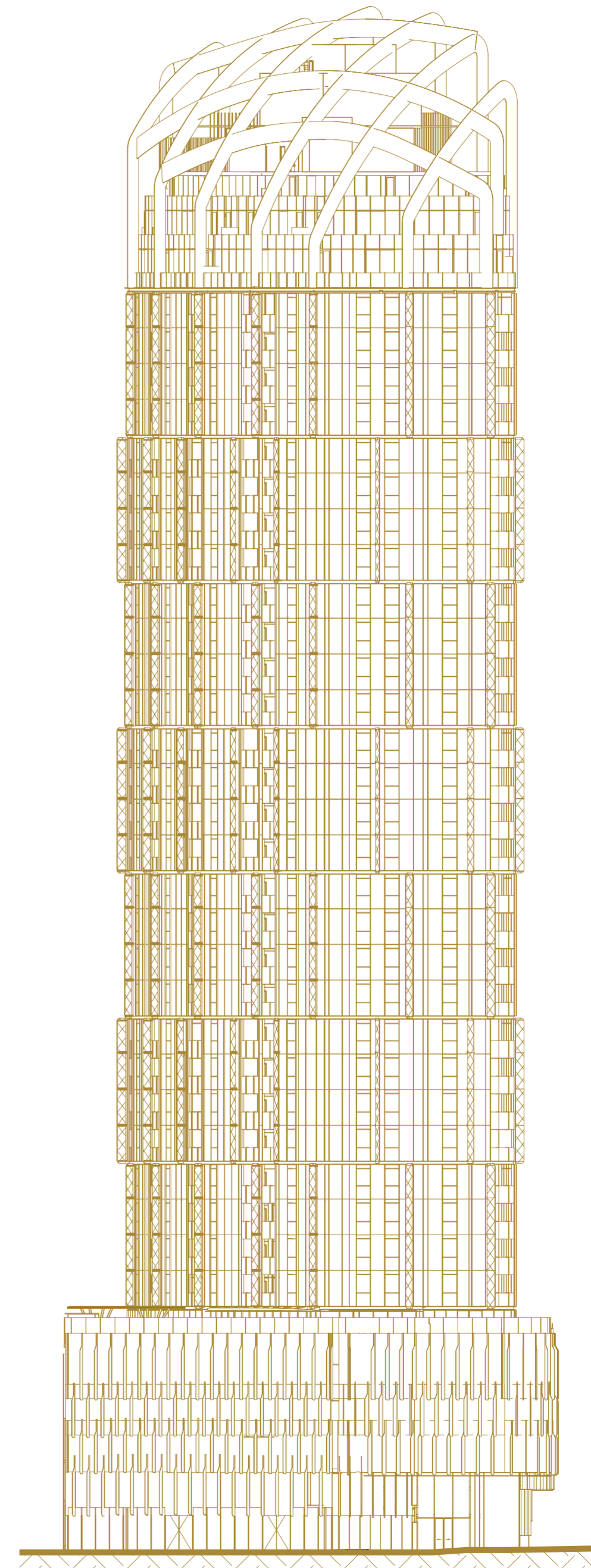
Level 38
The Royal Banquet

Level 7
The Victorian Terrace

Level 38 to 41
The Carlton Collection

Level 35 to 37
The Royal Collection

Level 1 to 33
The Victorian Collection





The feeling here is social,
cultural and connected —
the very best of urban living.

From the ground-level lobby to its pinnacle, **CONSERVATORY** is a considered approach to its urban context. Flourishing greenery in shared spaces brings the spirit of the gardens to life.

CONSERVATORY is an expression of the designers' interest in how buildings and places are inhabited and experienced, and in enabling them to be enjoyed in multiple ways.

At CONSERVATORY, the north-facing Mackenzie Street entrance embraces the green of the Carlton Gardens and aligns with tree-lined Drummond Street. The grand lobby exudes the atmosphere of a luxury hotel, where the concierge will attend to residents and visitors.

The centrepiece of the lounge is a sculptural tree, enclosed in double-height glass near the entrance, embracing the concept of greenery within the habitable spaces. It will be a vibrant, socially interactive place to meet, greet and gather.



Level 7
The Victorian Terrace

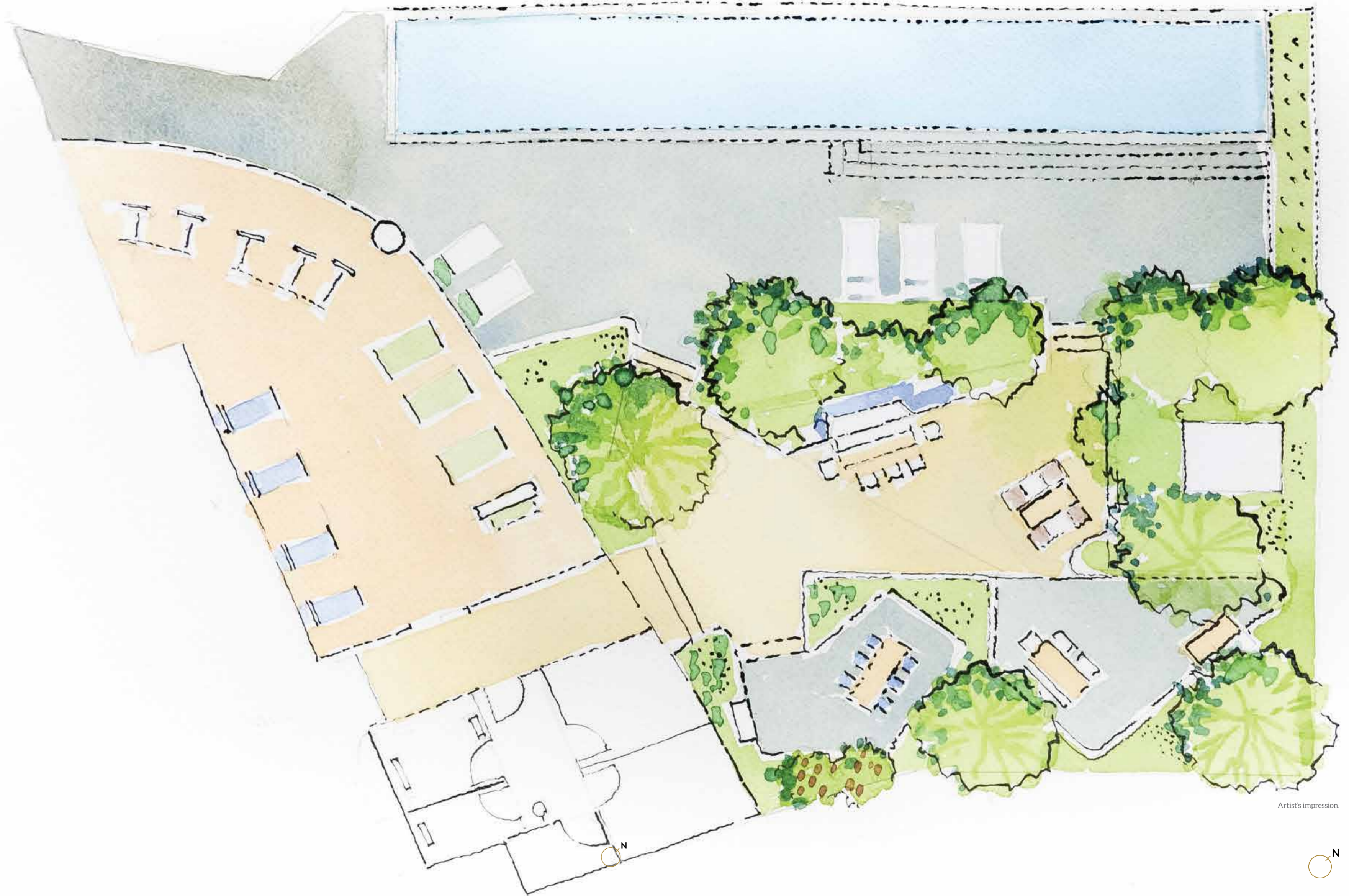
CONSERVATORY offers spaces for activity, entertainment and observation, layered in generous residents-only facilities throughout the tower.

The Victorian Terrace on Level 7 is designed for outdoor living in the best Australian tradition. Treat it as your personal oasis, your urban back yard or your place to get away – at your leisure seven days a week, all year round.

For vigorous morning exercise or a lazy afternoon dip, the lap pool and sundeck is an inviting space with even more inviting views. Gather around the barbecue for a casual weekend lunch, work up an appetite in the adjacent gym, or simply soak up the relaxing garden atmosphere. Feel like working on your golf swing? Head down to Level 6 where you'll find CONSERVATORY'S golf simulator room and private cinema.

Amenities include.

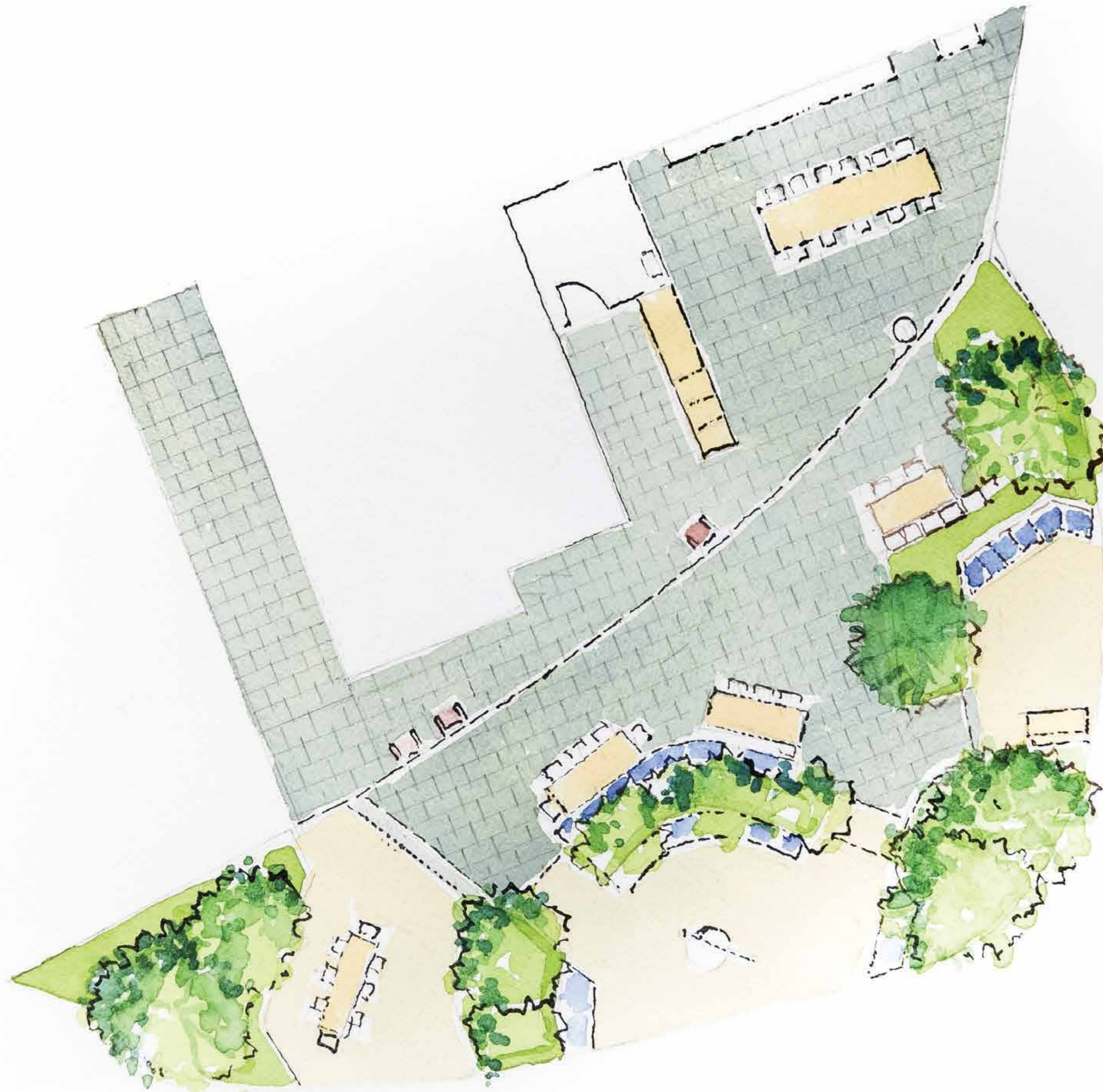
- Pool
- Sun deck
- Gymnasium
- Yoga zone
- Sauna room
- Steam room
- Outdoor seating
- BBQ pit
- Entertainment deck
- Flora terrace
- Changing rooms & washrooms
- Private cinema
- Golf simulator



Artist's impression.



Level 38
The Royal Banquet



At CONSERVATORY, special occasions become even more special when you can dine with spectacular views at your feet.

The Royal Banquet facilities on Level 38 are designed to provide residents with impressive entertaining options. These opulent dining areas can be reserved for your private function – be it a cocktail event, birthday party or business dinner. With kitchen facilities on hand, catering is no problem. Sip a pre-dinner drink and watch the sun set over the city skyline. Then dine as the lights of the CBD create an urban fairyland.

Amenities include.

- Royal banquet room
- Outdoor banquet
- Royal patio
- City patio
- Bay patio
- Flora trail



Artist's impression.

Surrender to luxury in two lavish spa pools on CONSERVATORY'S Carlton Skydeck, overlooking the Carlton Gardens and the Royal Exhibition Buildings.

Level 42
The Carlton Skydeck

ESCAPE TO YOUR PRIVATE GARDENS IN THE SKY.

Here beneath CONSERVATORY's sculptural crown you can discover a new level of luxury - the ultimate urban escape.

Crowning the tower at Level 42 is the Carlton Skydeck, where you can indulge your senses and feel city stresses float away. Relax in generous heated spa pools under the twinkling sky while you enjoy unsurpassed views over the Carlton Gardens and the Royal Exhibition Building to the horizon beyond.

Amenities include.

- Observation skydeck
- Private jacuzzi
- Social jacuzzi
- Carlton skypod
- Exhibition skypod
- City skypod





Artist's impression.

Carefully considered spaces, finishes and joinery in the apartments complement the graceful architectural form.

At CONSERVATORY, interiors have a sophisticated, contemporary appeal. Sleek finishes and elegant timber floors are accentuated by the abundance of natural light from the exterior. In many apartments, glass panels let that light flow from room to room and make the most of the extraordinary views.

Love to entertain? The designer kitchen will delight you with its integrated European appliances, beautifully crafted bench tops and splash backs, with accents of brass gold or gun-metal grey fittings. These are bespoke living environments, personalised with your choice of the warm hue Autumn or cool hue Spring palettes.



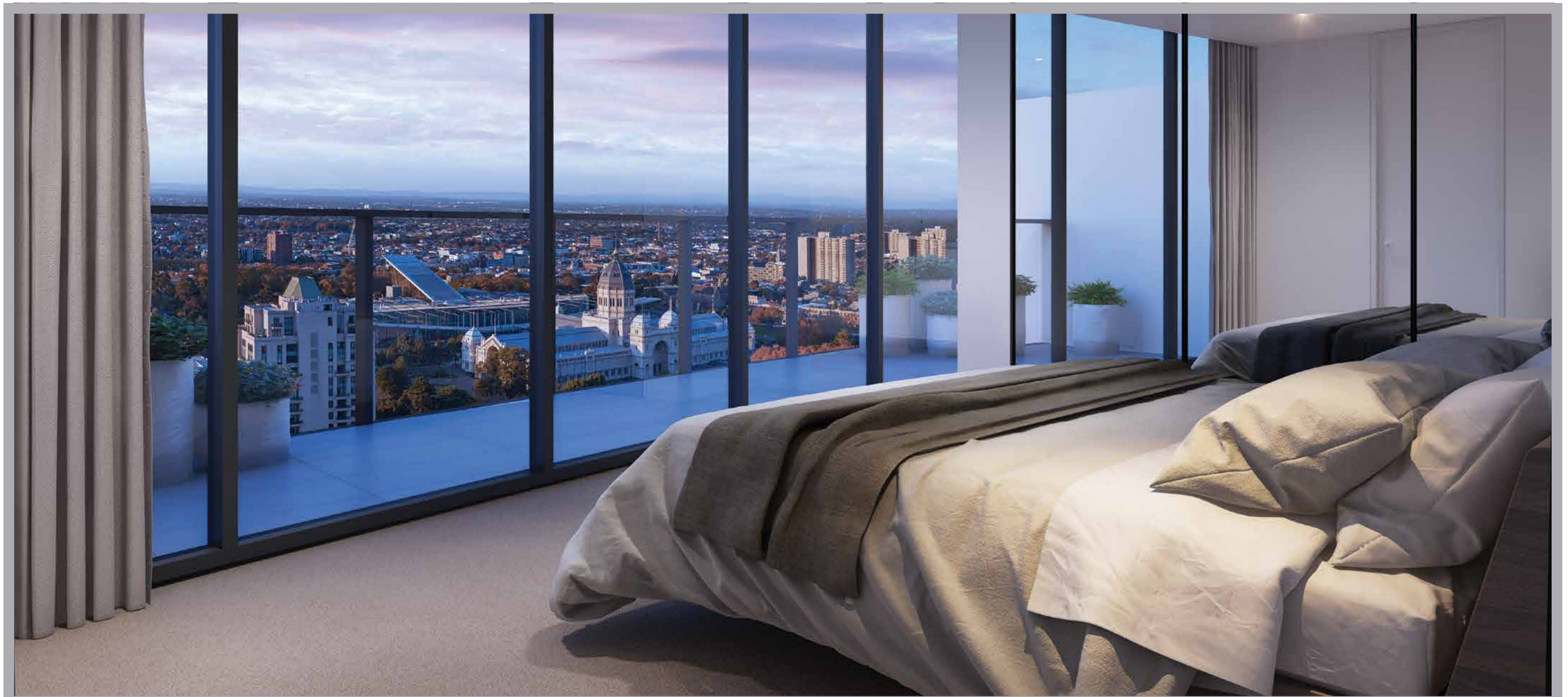
Artist's impression.

Curving gently around your airy living space are your windows on the world.

The Victorian Collection of apartments promises inspiring garden views or more intimate Drummond Street aspects. With many layout options throughout Levels 1 to 33, choose from cosy one-bedroom apartments to lavish two-bedroom units with oversized terraces.

Rising above, from Levels 35 to 37, is the limited Royal Collection - finished with an added level of luxury, natural stones, additional internal joinery and extensive glazed walls. Residents of these apartments also benefit from an additional, private lift shared only with the penthouses above. Each of the 22 penthouses in The Carlton Collection is unique - no two layouts are similar. These penthouses provide the ultimate inner-city lifestyle, with generous terraces, automated blinds, and luxurious finishes and fittings to satisfy the most discerning.



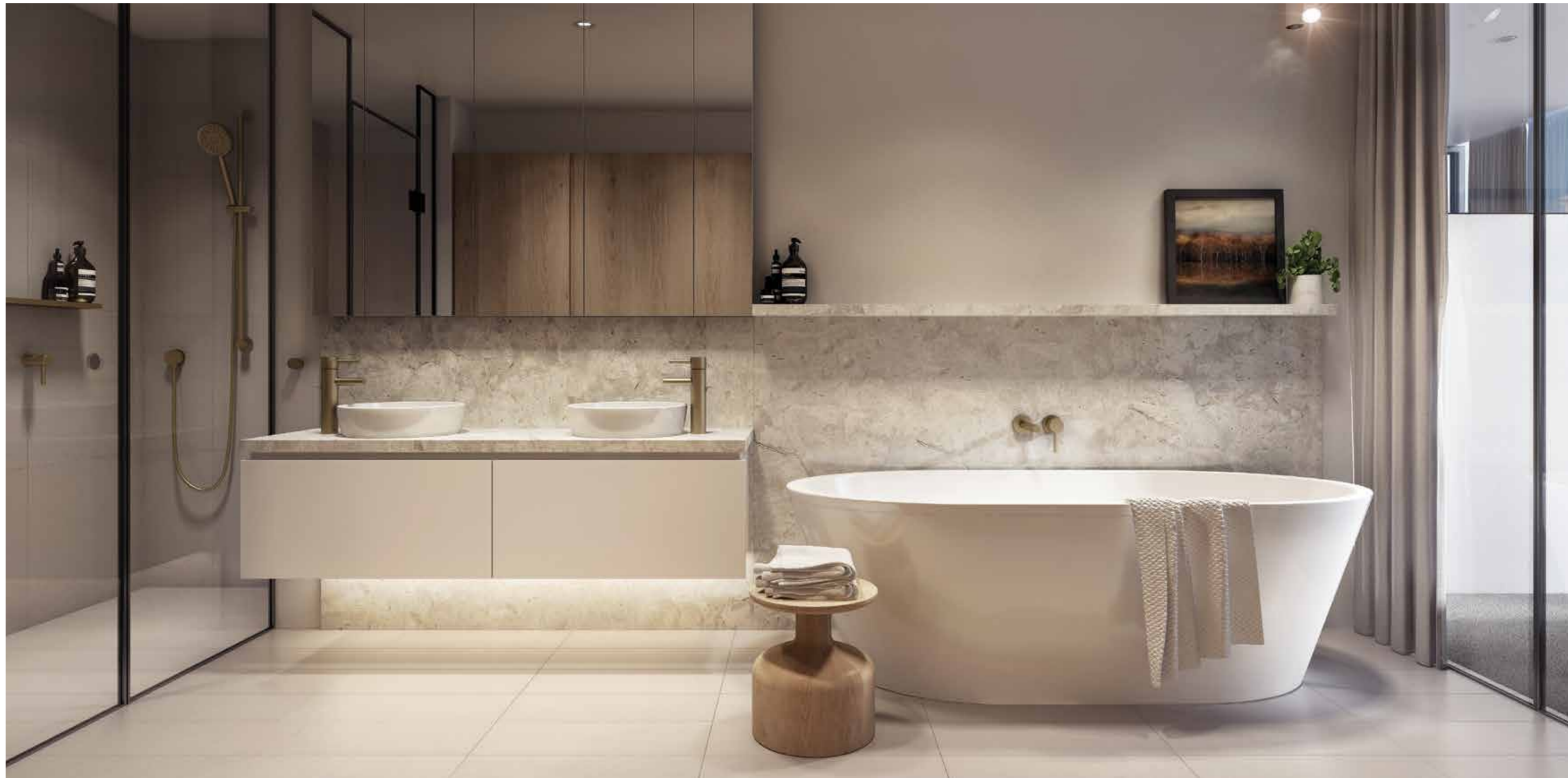


Artist's impression.

Rest comfortably in your glass cocoon and wake up to the infinite changes of the clouds and the sky.

CONSERVATORY pampers you with the best of everything. Your private spaces provide a retreat from the world. Yet, even here, breathtaking views complement the immaculately finished interior. In every way, CONSERVATORY invites you to elevate your expectations and indulge your senses.

Other amenities include state-of-the-art security systems, secure storage, purpose-built bicycle storage and four residents' lifts (five, when you include the express lift dedicated to the Carlton and Royal Collections).



Artist's impression.

From the quality tiles underfoot to the marble splash backs and elegant tapware, everything about this personal space exudes quality. The free-standing bath is an invitation to lie back and simply let the worries of the world float away. Generous robes line the length of the wall to offer more than sufficient storage space for all your designer items.

It's another example of the design philosophy that has been applied to every room in your CONSERVATORY apartment. No detail has been overlooked to provide a lifestyle that exceeds all expectations.

Far from making bathrooms an afterthought, the interior designers have endowed this most personal of rooms with all the ambience of a five-star retreat.

Artist's impression.





Duo, Singapore.



Marina One, Singapore.



Durban Point Waterfront, South Africa.



Quintet, Canada.

BROUGHT TO YOU BY THE DEVELOPER OF AURORA MELBOURNE CENTRAL.

UEM Sunrise Berhad (“UEM Sunrise” or “the Company”) is a public listed company and one of Malaysia’s leading property developers.

UEM Sunrise has core competencies in macro township development, high-rise residential, commercial, retail and integrated developments, as well as property management and project and construction services.

The Company is currently undertaking the development of Nusajaya, one of the five flagship zones and key driver of Iskandar Malaysia into a regional city like no other. Upon completion, Nusajaya will become the largest fully integrated urban development in Southeast Asia that will provide significant investment, financial and business opportunities to the economic growth and development of the region.

In the Central Region, UEM Sunrise is responsible for numerous residential, commercial and integrated developments largely within Kuala Lumpur’s affluent Mont’Kiara enclave; Kuala Lumpur City Centre; Shah Alam, Selangor and Seremban, Negeri Sembilan. The Company is also the owner and developer of an urban

development in Cyberjaya known as Symphony Hills, an exclusive residential development and the country’s first Connected Intelligent Community (“CIC”) offering smart-home features and community connectivity through high-speed broadband.

UEM Sunrise’s presence extends into Singapore via Marina One and DUO mixed-use developments as well as in Melbourne, Australia. Outside of Asia Pacific, the Company has expanded into Vancouver, Canada through Quintet mixed-use development, and retains a land bank in Durban, South Africa. UEM Sunrise is the flagship company for township and property development businesses of UEM Group Berhad and Khazanah Nasional Berhad. UEM Group is wholly-owned by Khazanah, an investment holding company of the Government of Malaysia.



A member of UEM Group



Aurora Melbourne Central, Australia.

UEM Sunrise has brought together a world class team of architecture, design and property professionals to coordinate this significant project. Their experience and commitment will ensure the ultimate vision for sophisticated garden living in the sky is fully realised.

COX

Cox Architecture has a proud history of carefully conceived and crafted projects delivered globally across a broad range of scales and typologies. Architecture should enrich the cities and lives of those within them, so an acute awareness of community, context and history expressed through clear and honest solutions has always been at the core of the Cox ethos.

Since its inception, Cox has developed a reputation for innovative and exciting design, with projects both current and completed throughout Australia, Malaysia, China, Indonesia, Thailand, Papua New Guinea and Singapore.

Whilst the Group's success is evidenced by the numerous national and international awards, the belief remains that architectural excellence is only achieved through teamwork and problem solving through collaboration with their clients and partners.

Cáramel creative

Caramel Creative is a leading independent, multidisciplinary branding and design studio. It is made up of driven, talented individuals who can conceptualise and execute big ideas, promote the importance of effective communication, build relationships and deliver on promises.

Caramel Creative delivers complete design, campaign and production services to a diverse mix of clients across a range of industries including property, hospitality, fashion, finance, sport and recreation, events, tourism, retail, government, health and not-for-profit.

The studio philosophy is to emphasise a fully collaborative process as the key to delivering outstanding design that gets results. It judges success on the ability to deliver innovative campaigns, whilst still meeting the commercial imperatives of clients.

Hecker Guthrie

The studio of Hecker Guthrie is a multi-disciplinary practice, based in Melbourne, Australia. Under the direction of Paul Hecker and Hamish Guthrie, the studio is the evolved and refined version of Hecker Phelan & Guthrie, and draws on the foundations and design principles that have been developed over the last decade of practice.

Hecker Guthrie's current body of work rests within the hospitality, residential, retail and commercial sectors. The studio executes projects locally and abroad in the areas of interior, building, object and garden design. Hecker Guthrie understands the profound relationship that all of these disciplines have on creating cohesive, honest and authentic spaces.

The team collaboratively share design inspiration and offer a wealth of interdisciplinary skills, drawing upon diverse backgrounds in; Interior Design, Architecture, Industrial Design, Furniture Design and Styling.

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