

HABITUS
STH.MEL. TOWNHOMES



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Exceptional townhomes

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Between the bay and the city

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World class collaboration

Habitus South Melbourne presents an exceptional range of 3 bedroom townhomes, beautifully executed through finely crafted design, stylish detail and brimming with a wealth of personal touches that elevate the spirit, nourish the soul and deliver the home you've always dreamed of.

THE NEW SOUTH MELBOURNE LUXURY

Habitus invites you to experience the finest of inner city living with outstanding quality townhomes in a supreme location. Offering a resolutely local neighbourhood character and incomparable access to Melbourne's most treasured landmarks and cultural attractions, Habitus sets a whole new standard in modern residential architecture.

In an historically under-utilised pocket of South Melbourne that nevertheless offers a location with brilliant proximity to the Bay and CBD, Habitus offers a new form of urbanity for the area, leading the way in an accelerating gentrification and presenting residents with a unique, visionary lifestyle opportunity.





Thistlethwaite Street — Artist impression

Designed by industry pacesetters
DKO Architecture, Habitus presents
crafted contemporary forms
to construct a rich, fulfilling,
and integrated living experience
for its residents.

All aspects of the project have been carefully considered and design-driven. From people-friendly spaces between the buildings, the integrated greenery of the mews, landscaping and paving, all the way through to tapware and bench tops, the emphasis has been on elevating day-to-day residential living to a luscious, luxurious experience.

INDIVIDUAL ARCHITECTURAL IDENTITIES

Habitus introduces three distinct townhome types, each with their own architectural character. Crowning sawtooth forms are tempered with contemporary brass, steel and glass materials, creating light-filled spaces for contemporary living. Series of boxes float across individual façades, suggesting the energy and movement of the

surrounding markets and ports whilst strong vertical frames define a new skyline for the precinct.

These interrelated building forms harmonise together through a strong, expressive masonry base and a shared vocabulary of materiality and proportions to create a multifaceted, signature streetscape presence.



Emerald Mews — Artist impression



A SENSE OF PRIDE

In keeping with all its careful design considerations, Habitus understands that arriving home is a key daily experience that deserves to be infused not only with a warm sense of welcome, but with an inviting aspect that engenders a sense of ownership, a feeling of recognition, belonging and pride.

Every Habitus residence honours the arrival experience with thoughtfully designed entries and landscaping, ensuring a strong sense of unique character for every home. Your front door is unmistakably yours, as individual as you.

Entry — Artist impression

SUPREME VERTICAL LIVING

From ground floor to rooftop, Habitus presents a superbly integrated arrangement of spaces, designed to smoothly facilitate a sense of flow in high traffic areas, preserve privacy where it's most important, and make the most of views and open air components to maximise a generous feeling of space and variety of entertaining options.





Drawing from the elegant language of the architecture, Habitus presents a space to feel joyful in with a fusion of clean lines, natural materials and generous proportions.

Embracing a serious and robust palette of natural stone, warm timber and black metal detailing, the interior spaces have been designed to offer plentiful space for a lifestyle of entertaining while also providing much needed retreat spaces. The vertically planned residences are firmly anchored to the site

by a chic, timeless spine of timber stairs and fine black metal railing threaded up through the interior.

Abundant natural light is a feature of every room, thoughtfully diffused for privacy in the bathroom and kitchen by fluted glass panes housed in bold black framing.



Living room — Artist impression



Kitchen, light scheme — Artist impression

BOLD & IMMACULATE DETAILS

Recurring audacity in Habitus' material selections carries through to striking, monolithic stone benchtops in superbly engineered kitchens. Appearing to effortlessly float and elongate the kitchen space, they sit atop delicately textured timber joinery, augmenting the height

of the interior, accompanied perfectly by a range of exceptional Gaggenau appliances. Natural stone is also the hero of the timeless monochromatic bathroom palette where a solid textured stone slab divides the space on a grand scale.



A firm favourite of design enthusiasts, Gaggenau is regarded as one of the world's leading appliance brands, with an innovative range made to the specifications of top chefs.

With a host of unique offerings to transform your kitchen into a cooking paradise, the over 300 year old Gaggenau tradition offers the eye a clean, minimalist line, and the chef immense control and capabilities. The typical blue Gaggenau enamel is a recognised mark of quality — and its recipe is a closely guarded trade secret.

Quadruple glazed oven doors ensure that much of the heat is reflected inside and outer panes remain at a temperature of at most 75°C. Many of the production steps involved in ensuring the legendary Gaggenau quality are completed by hand.



Bedroom — Artist impression





Home office — Artist impression

SMART AND VERSATILE SPACE

With secure off street access, adjacent bathroom and plenty of storage capacity, Habitus ground floor spaces offer valuable extra room and a useful degree of flexibility when considering optimising your needs. Perfect as a home office or study, its relative seclusion ensures peace and quiet, and its external

access is ideal for arranging to meet clients or associates. Set up as a games room, it provides a handy space for letting the kids blow off steam. Use it as a home cinema. Give your fitness regime a bit of help with your own gym or use it as a convenient yoga studio.



Rooftop — Artist impression

ROOFTOP ENTERTAINING

Enjoy the fresh air and gaze out to spectacular views of the CBD as you relax after work with a drink, five floors above the surrounding neighbourhood. Invite family and friends over for a Saturday afternoon feast, with everything you need on hand, including washing facilities with plumbed sink and ample storage for dishes and tableware, entertaining is a breeze.

Perfectly positioned between the CBD and Port Phillip Bay, Habitus is an immersion in the ultimate contemporary lifestyle.

AT THE HEART OF THINGS

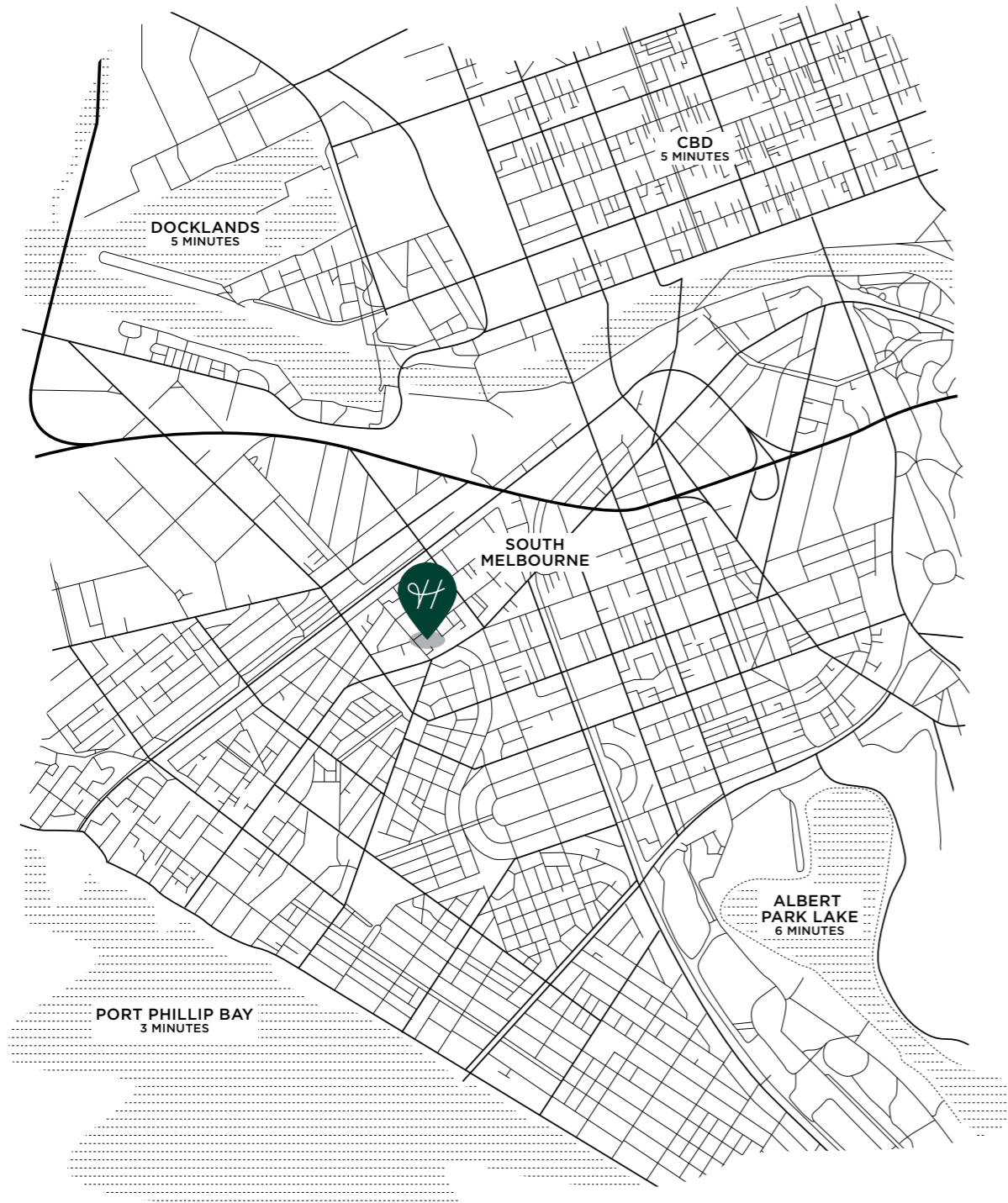
Bringing a whole new level of sophistication to a location that will not stay a hidden gem forever, Habitus invites you to the centre of every major inner-city attraction Melbourne has to offer. Just minutes away in every direction, choose between popping down to the beach, slipping into the CBD, or enjoying

some peaceful time at Albert Park Lake, Fawkner Park or the Royal Botanic Gardens. The MCG, tennis centre and AAMI Park are all close by in the city's grand sporting precinct and, of course, all the cool style and rich bustle of South Melbourne is right outside your door.

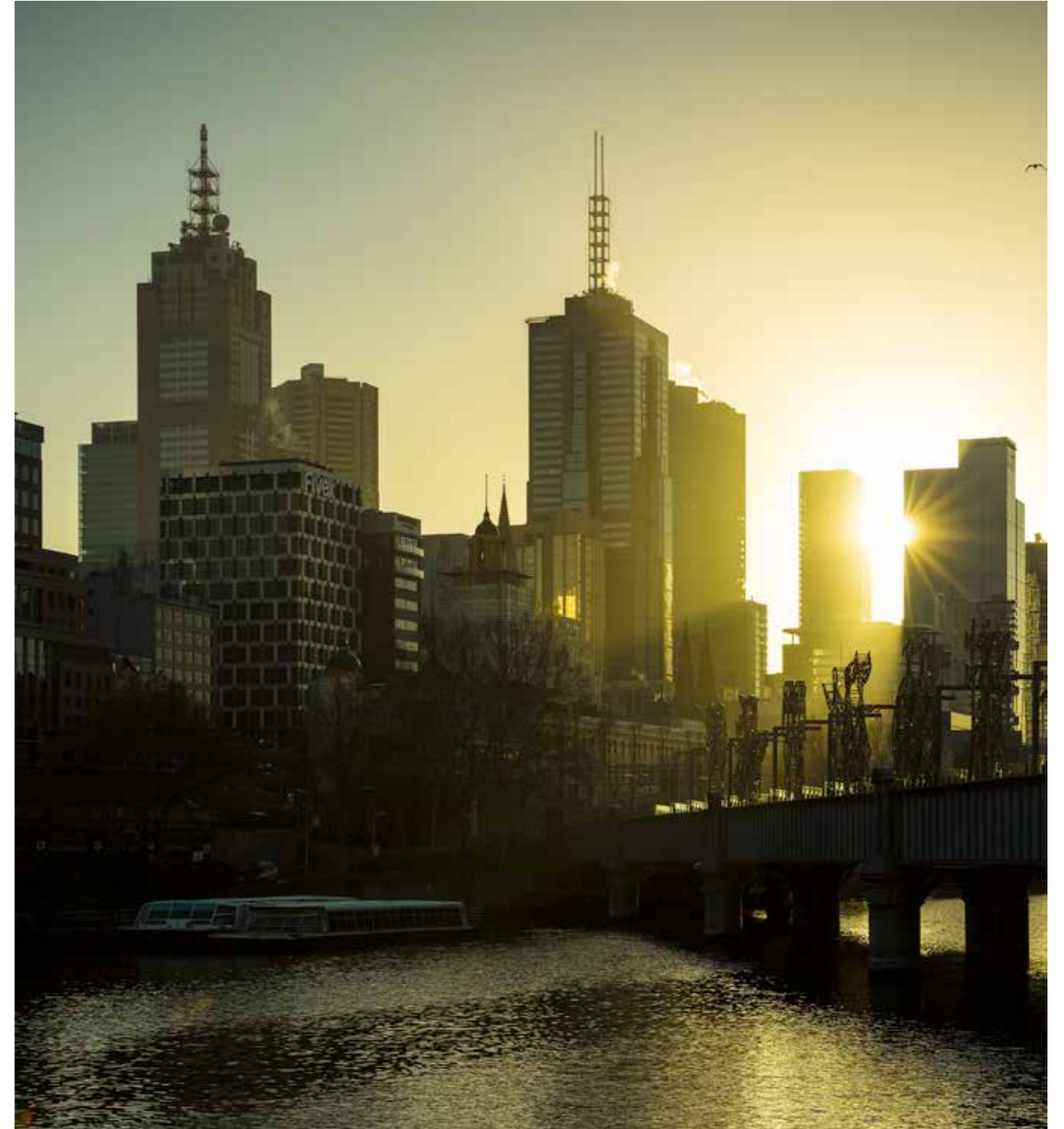
HABITUS



MELBOURNE



Melbourne is a multiple winner of the ‘most liveable city’ title for good reason. Australia’s cultural capital is bursting with great restaurants, incredible theatres, galleries, bars and music venues. Its bustling laneways are famous the world over. And Habitus puts it all right at your feet.



Melbourne CBD

A WEALTH OF POSSIBILITIES

Welcome to a home where the world outside your door offers everything you could possibly imagine any time of the day or night. From the Crown complex and Southbank to the Arts Centre on St Kilda Road, the city’s best entertainment options are all close by.

Experience a lifestyle that offers the perfect balance between inner city vibrancy and healthy wellbeing. Melbourne’s premier parks and gardens are all around you as well as the state-of-the-art facilities at the Melbourne Sports & Aquatic Centre. Any day of the week, there’s always a show to discover in thousands of performance spaces, band rooms, cabaret halls, and theatres.

HABITUS

BAY STREET VILLAGE

MSAC

ALBERT PARK

SOUTH MELBOURNE VILLAGE

CROWN CASINO

MELBOURNE CBD

ARTS PRECINCT

ROYAL BOTANIC GARDENS

SOUTH MELBOURNE MARKET





South Melbourne Market.

NEIGHBOURHOOD



- | | | |
|---|--|---|
| <p>1. South Melbourne Market
— Claypots Evening Star
— Padre Coffee
— Simply Spanish
— The Supercool
— Agathe Patisserie
— Azalea Florist
— Emerald Hill Deli</p> <p>2. South Melbourne Central
— Woolworths
— Aldi
— Re-creation gym
— Australia Post
— Dan Murphy's</p> | <p>3. Coventry Street Village
— Bibelot café
— Zach Loe lifestyle
— Chez Dre
— Coventry bookstore
— Essential Ingredient</p> <p>4. Clarendon Street Village
— Coles
— What Da Pho
— Hercules Morse Bar
— Salon de Sushi
— Coppersmith Hotel</p> <p>5. St Vincent Gardens</p> <p>6. Melbourne Sports & Aquatic Centre</p> | <p>7. Albert Park Village
— Avenue Book Store
— Dundas & Faussett
— Misuzu's
— Husk</p> <p>8. Albert Park College</p> <p>9. Bay Street Village
— Grey & Bliss Cafe
— Harry & Frankie wine bar
— Balderdash
— Prince Alfred Hotel</p> <p>10. Turner Reserve & Light Rail</p> <p>11. Port Melbourne Football Club</p> |
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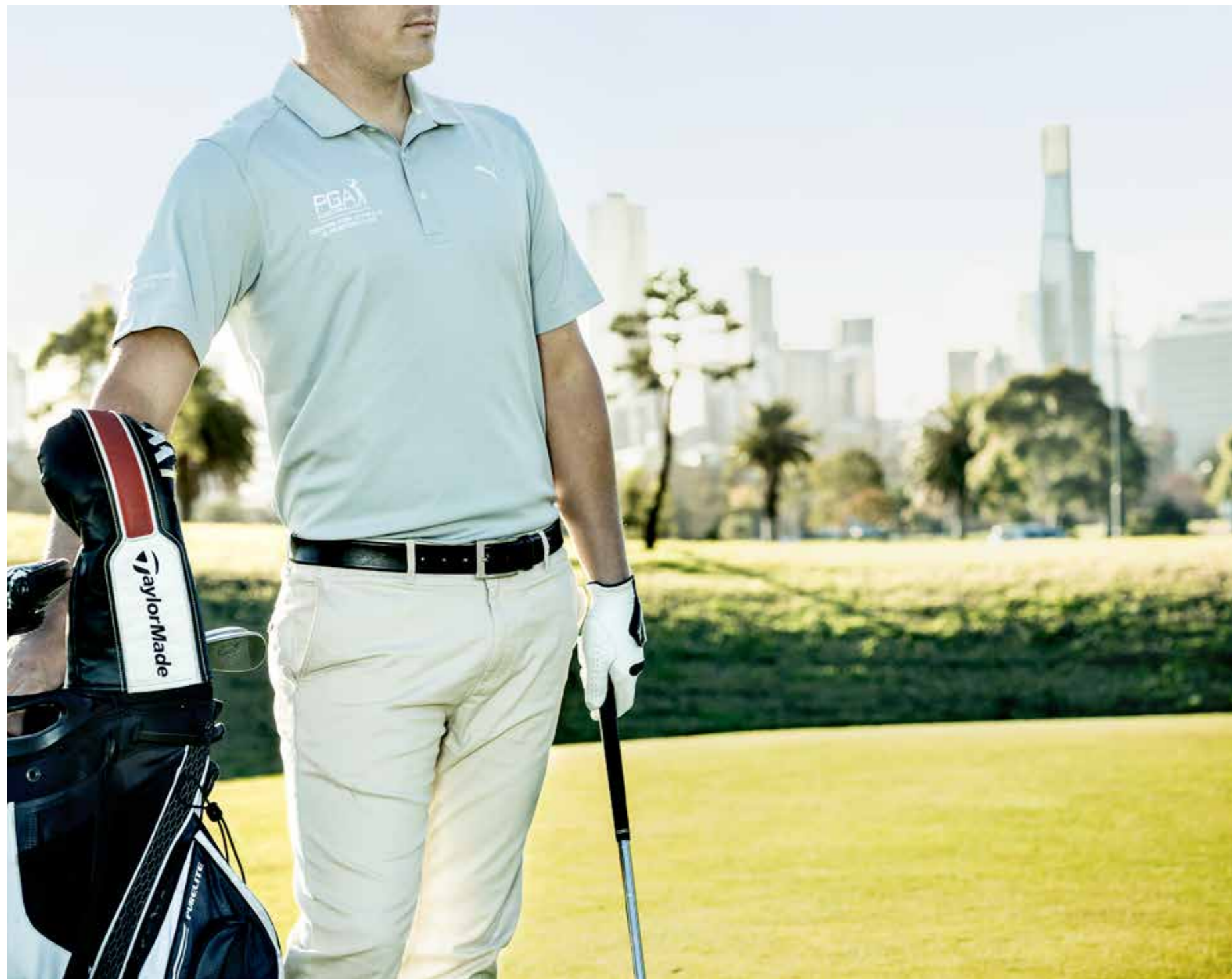
NEIGHBOURHOOD

Dive into the local village bustle of one of Melbourne's oldest suburbs, where historic charm goes hand in hand with hip creative culture. Stroll up and down Coventry Street's stylish retail outlets, plentiful cafés, restaurants and galleries, and of course, join the many devotees of the much loved and highly treasured South Melbourne Market.

Bibelot South Melbourne Village







Albert Park Golf course.

Since 1857, South Melbourne Market has been a favourite among locals and today attracts more than 4 million visitors a year. Stroll down on market days or choose from a number of supermarkets in South Melbourne Central or Coventry and Clarendon Street Villages.

Pick your favourite morning coffee stop from dozens of great little cafés, including Padre, Bibelot or Bay Street's Grey & Bliss. Venture just out of your neighbourhood for a round of golf on the iconic Albert Park Golf course or a swim and work out at MSAC.

Ensclosed in the top ten of the city's most walkable suburbs, South Melbourne is the quintessential inner-urban ideal, combining a cosy neighbourhood feel with outstanding access to absolutely first class amenity.



South Melbourne Beach

A world class collaboration of residential lifestyle professionals, committed to offer in Habitus a new benchmark in quality, design & style.

Design and lifestyle focused, Beulah International is an Australian property developer based in Melbourne with international operations. With a vision to deliver high end luxury residences that make a positive and lasting contribution to the urban landscape, the firm is proud to announce a collaboration with two of Melbourne's most highly acclaimed design companies.

With a team whose expertise spans urban design, master planning, architecture and interior design, DKO Architecture is a dynamic design practice with an industry-leading reputation for innovation. John Patrick Landscape Architects' highly regarded landscape design and management includes heritage sites, park masterplans and residential projects throughout Australia.

DEVELOPER BEULAH INTERNATIONAL

Beulah International believes that considered design not only delivers liveability and luxury lifestyles, but also makes a positive contribution to the natural environment and the surrounding community. As well as fostering a keen eye for design, Beulah prides itself on seeing opportunities where others do not. Project locations take advantage of established areas and sustainable infrastructure, and project teams comprise only the industry's finest across every aspect of development, including architecture, design, and on-market service. Beulah International's reputation for both its innovative approach and absolute integrity at every level has resulted from nurturing trust with project partners, owner occupiers and astute investors alike. Every decision along the way is carefully considered, and every project is delivered with absolute commitment.

1. Hallmark façade, Ivanhoe
2. Hallmark Living, Ivanhoe
3. Paragon Lounge, Melbourne
4. Paragon Penthouse, Melbourne



ARCHITECT & INTERIOR DESIGN
DKO

Having first opened its doors in 2000 DKO has grown from a small and dedicated team, into a practice of over 140 design professionals working out of offices in Australia, New Zealand and Asia. While the practice has expanded, so too has the breadth of projects undertaken, from bespoke residences and luxury townhouses to large-scale multi-residential and master planning projects. At the core of DKO's design philosophy, lies a commitment to architecture that serves people, respects place and stands the test of time. The diverse, passionate and accomplished interior design team focuses on sharp, intelligent and articulated design. DKO's intuitive approach encourages collaboration on each project, bringing individual strengths and varied experience to maintain a crisp, lively and reflective angle on their designs.

1. Manteau, South Yarra
2. Light Edge, Richmond
3. Eve, Erskineville Sydney

LANDSCAPE
JOHN PATRICK LANDSCAPE ARCHITECTS

John Patrick Landscape Architects comprises a highly qualified and experienced professional team of landscape architects and staff with extensive experience in landscape architecture, urban design and planning, ecology and horticulture. With projects in landscape conservation and management studies, heritage assessments and management plans, their best known work includes Yarralumla, Old Parliament House, and the Sydney Living Colour Project in which the practice has provided a programme of street colour to celebrate the City of Sydney's diverse cultural events.



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