

LIVE
LOVE
SOUTH
YARRA

ella

2 CLAREMONT STREET

LIVE WHERE YOU FEEL
MOST ALIVE AND LOVE
EVERY MINUTE OF IT.

ELLA PLACES YOU IN THE
COSMOPOLITAN HEART
OF SOUTH YARRA –
A PLACE YOU CAN NOW
CALL HOME.



HOME

ENJOYING EXHILARATING
VIEWS ACROSS MELBOURNE
AND CONNECTING YOU WITH
THE VERY BEST THAT THE CITY
HAS TO OFFER, ELLA IS WHERE
YOU BELONG. TAKE IT ALL IN
AT GROUND LEVEL AND WHEN
YOU'RE DONE, RETREAT TO
YOUR 1 OR 2 BEDROOM PERSONAL
SANCTUARY IN THE SKY.



SUPERB 1 & 2 BEDROOM RESIDENCES WITH SUPERIOR APPOINTMENTS.

Sip a classic red from your integrated wine rack while cooking in style using only quality European Miele kitchen appliances. Afterwards, you can enjoy a nightcap from the dry bar. Ella delivers impeccable quality at every turn – European oak timber floors, wool blend carpets and integrated dishwasher as standard, with a choice of interior layouts to suit your personal style.



ENTERTAIN FRIENDS WHILE
TAKING IN THE SUNSET FROM
YOUR PRIVATE BALCONY.

Catch up on work at your dedicated study nook, complete with high-speed fibre-optic broadband access. Or cosy up on a cold winter's day in front of your very own fireplace. Ella is designed with flexible living in mind.



BE REJUVENATED IN DAY SPA
INSPIRED BATHROOM LUXURY.

Wake each morning to the immersive experience of your overhead rain shower, surrounded by a wonderful combination of natural stone and smoked glass.

ALLURE

Integrating a beautiful mix of high-end fittings, fixtures and finishes, Ella balances refined luxury with contemporary cool – the perfect space to call home. Each of Ella's 1 and 2 bedroom residences have been purposefully designed to make returning home each day an experience in itself – one that leaves you feeling refreshed and renewed.

LIVING & INTERNAL

FLOORING

European Oak timber strip flooring (to living, kitchen, entrance and hallway).

CARPETS

Godfrey Hirst wool blend carpets (to bedrooms with underlay).

FIREPLACE

Built-in bioethanol fireplace with custom stone accent joinery.

WALLS

Plasterboard with square set cornice throughout.

PAINTING

Flat acrylic to ceilings (standard ceiling white). Washable flat acrylic to walls (Dulux Beige Royal Quarter). Satin enamel finish to internal doors and skirting/architraves.

INTERNAL DOORS

Flat panel doors with square chrome hinges.

ENTRY DOORS

Flat panel fire / smoke doors.

DOOR HANDLES

Designer satin chrome door hardware.

HEATING/COOLING

LG Artcool wall mounted unit to main living area.

LIGHTING

Feature track lighting to living/dining area. Low voltage downlights to hallways, bedrooms & bathrooms Radiant heat globe to bathroom.

BALCONY

Porcelain floor tiles to balcony.

KITCHEN

BENCH

Caesarstone 40mm square edge bench top.

JOINERY

Flat panel two-pack paint finish with timber veneer feature cupboards and custom designed wine storage.

SPLASHBACK

Smoked glass panel splashback.

SINK

Stiele stainless steel undermount sink.

TAPWARE

Designer chrome gooseneck mixer.

COOKTOP

Miele stainless steel gas hotplate KM2012G.

OVEN

Miele stainless steel underbench oven H4212B.

RANGEHOOD

Miele stainless steel undermount rangehood DA2050.

DISHWASHER

Miele fully integrated dishwasher G4570SCVi.

BATHROOMS & ENSUITES

FLOORING

Porcelain floor tiles.

WALL FINISH

Smoked glass panels to bathroom walls. Recessed full length stone vanity shelf.

JOINERY

Timber veneer with clear two-pack paint. Built-in shaving cabinet with mirror doors.

SHOWER

Tiled shower base with chrome waste trap.

SHOWERSCREEN

Open frameless single sheet clear glass (floor to ceiling).

BASIN

Porcelain basin with chrome pop up waste in white.

TAPWARE

Dorf chrome basin and shower mixers. Designer chrome rain shower rose.

TOILET

Porcelain suite with soft close lid in white.

LAUNDRY & OTHER INCLUSIONS

TROUGH

Skinny Mini 32L stainless steel inset trough.

TAPWARE

Phoenix chrome mixer tap.

WASHING MACHINE

Phoenix chrome trade stops for washing machine.

HOT WATER

Common gas boosted solar hot water service.

TECHNOLOGY

Video intercom with entry door release. NBN compliant fibre optic cabling installed. Provisions for pay TV & high-speed internet access.

SECURITY

Swipe pass residents access to all common areas. Deadlocks to all individual residences.

EXTERIOR

Pre-cast concrete with paint and rendered walls, clear tinted glass. Alucobond and CFC cladding. Glass and solid balustrades.

WINDOWS

Aluminium frame windows.

LIFTS

Full lift access to all levels including basement.

ENTRY

Architecturally designed residential lobby/entry.

STRUCTURE

Reinforced concrete super structure. Fire and sound rated to exceed Building Code of Australia requirements.

CAR PARKING AND STORAGE

Selected residences include secure car park and storage space. Car and generous storage spaces are also available to purchase separately.

ENVIRONMENTALLY SUSTAINABLE DESIGN & INCLUSIONS

6 star energy efficiency rating.

Rainwater harvesting and water efficient fixtures.

Gas boosted solar hot water.

Thermally efficient glazing.

Energy efficient appliances and lighting.

Best practice urban stormwater quality system.

Visitor and resident bicycle facilities.





ella

LIFE STYLE

Perfectly positioned to take advantage of all that South Yarra has to offer, Ella connects you with a world of culture including famous restaurants, cafes, theatres and international retail stores – all less than a minute's walk from your new home.

Satisfy your inner gourmet with a trip to the Prahran market. Stroll to the MCG and catch a game. Enjoy a bike ride along the iconic Yarra River or a workout at any of the many local gyms and swimming pools. The possibilities are endless. Surrounded by quality schools, beautiful parks, convenient transport links and Melbourne's leading sports & entertainment precinct, Ella delivers a truly enviable style of living.



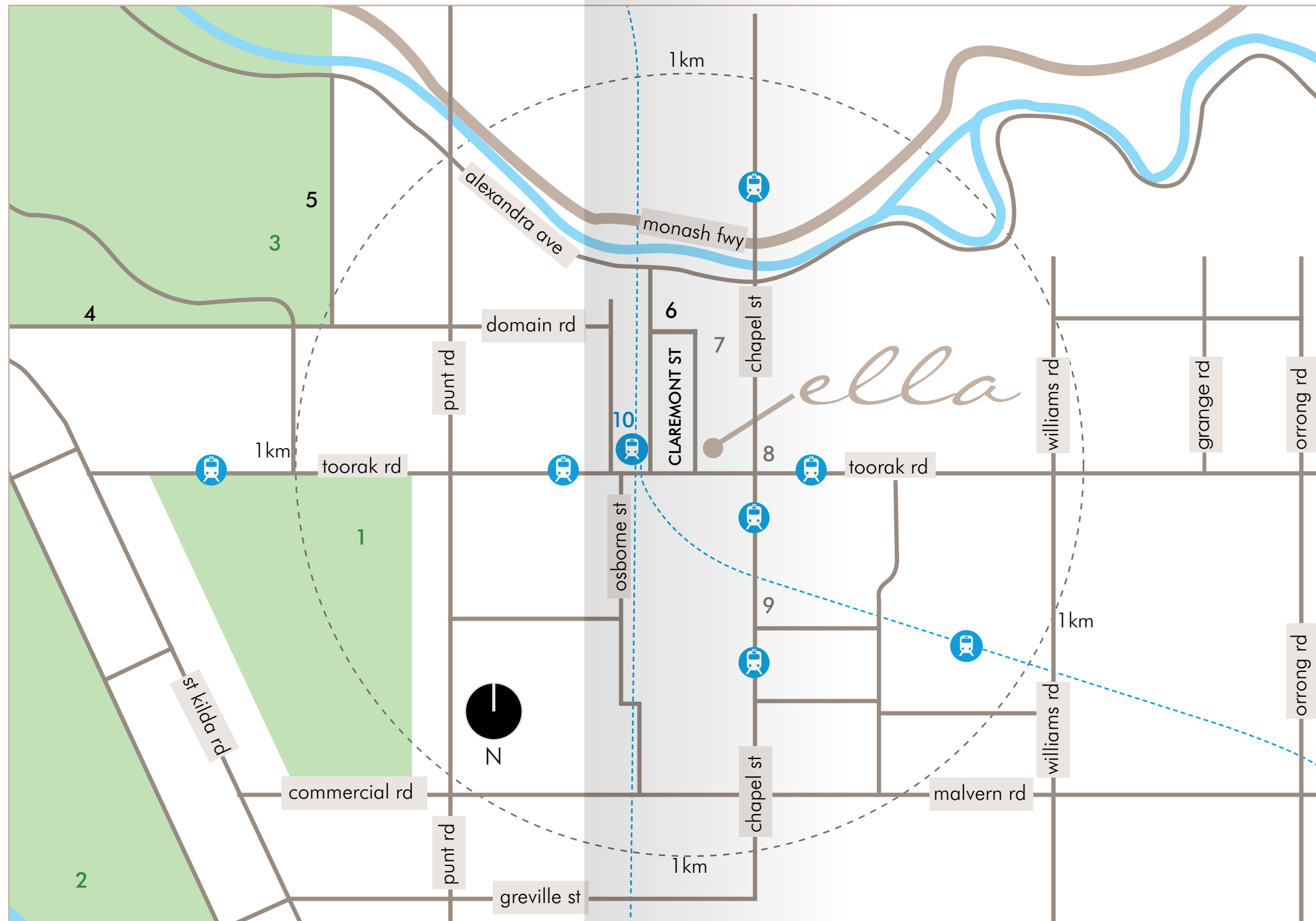
PERFECTLY POSITIONED TO
TAKE ADVANTAGE OF ALL THAT
SOUTH YARRA HAS TO OFFER.



LOCATION

1. FAWKNER PARK
2. ALBERT PARK LAKE
3. ROYAL BOTANIC GARDENS
4. MELBOURNE GRAMMAR
5. MELBOURNE GIRLS GRAMMAR
6. MELBOURNE HIGH SCHOOL
7. SOUTH YARRA SPORTS CENTRE
8. COMO CENTRE
9. JAM FACTORY
10. SOUTH YARRA RAILWAY STATION

-  TRAIN STATION
-  TRAM LINE



A romantic scene of a couple standing on a balcony with an ornate metal railing, looking out at a sunset over a dense forest. The man is on the left, wearing a grey sweater, and the woman is on the right, wearing a red dress. The word "LOVE" is written in large white letters across the man's back.

LOVE

ELLA ENHANCES THE
POSSIBILITIES OF EVERY DAY,
ALLOWING YOU TO EXPERIENCE
MORE AND CELEBRATE
EVERY BEAUTIFUL MOMENT.
YOU'LL QUICKLY FALL IN LOVE
WITH ELLA.

CURRENT PROJECTS
(UNDER CONSTRUCTION)

Cumulus Apartments & Penthouses
6 Lisson Grove, Hawthorn

Galleria Apartments
39 Riversdale Road, Hawthorn

Canvas Apartments
11 Berkeley Street, Doncaster

COMPLETED

Evion Apartments
12 Auburn Road, Hawthorn

Madison Apartments
91 Tram Road, Doncaster

Viridian Apartments
885 Doncaster Road, Doncaster

Acadia Apartments
767 Doncaster Road, Doncaster

NineTwoEight
928 Doncaster Road, Doncaster



QUALITY

Spec Property Developments and Evolve Construction continue to build an outstanding reputation as a leading boutique developer of high end residential projects. An uncompromising commitment to quality is part of our DNA and drives our approach to creating highly sought after properties.

Clever architecture is at the heart of what we do. We integrate spaces intelligently to maximise light and function. We use warm and inviting materials that create a natural sense of comfort and wellbeing. And we offer beautiful fittings and fixtures that exude luxury while being a joy to use – each element complementing the next to amplify the experience of living every day.

We strive to deliver a product that surpasses all expectations. And our measure of quality is simple. Every residence we create must be finished to the same high standards we would demand for our own homes. It's this approach that sets us apart and continues to drive our ongoing success.

BEAUTIFUL BY DESIGN.

Ella has been brought to life through the unique collaboration of Peter Sgourakis Architects and Inhabit Design.

Peter Sgourakis draws from over 30 years of experience in residential architecture of the highest calibre. He is guided by an uncompromising ability to bring together intimate living spaces and iconic architecture. Inhabit Design is a vibrant Melbourne studio specialising in sophisticated residential developments that enrich the lives of people through smart design.

The Inhabit team works intimately with Spec Property Developments to bring unrivalled personal touches and outstanding quality to every project.



EVOLVE through design

LOVE LIVING
LOVE COFFEE
LOVE SHOPPING
LOVE MOVIES
LOVE FOOD
LOVE MUSIC
LOVE JOGGING
LOVE PARKS
LOVE LIFE

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