



“We were given the most desirable location in the world’s most liveable city to create an exclusive residential landmark.
The result will exceed every expectation.”

CHRIS LOFTUS
Architect, Spec Property

MELBOURNE'S MOST
EXCLUSIVE RESIDENTIAL ADDRESS

FLAGSTAFF GREEN



Sitting high on the hill of Batman Street, Flagstaff Green resides in a prized address named after Melbourne's founder, John Batman.

An elegant landmark building with a contemporary sculptural design that compliments the heritage of its surroundings.

This unique residential address is framed by the historic Flagstaff Gardens and urban culture that Melbourne city is famous for.

Here at Flagstaff Green, there is simply no compromise.

ON THE EDGE OF THE CBD
AND AT THE HEART
OF MELBOURNE'S HISTORY





A GARDEN OASIS
AT YOUR DOORSTEP



Flagstaff Gardens have been reserved as parklands since 1862, and today the stretches of lawn provide the ideal setting to relax and unwind. The gardens feature Eucalyptus and Moreton Bay figs, avenues of Elm trees, a bowling lawn, rose beds, tennis courts, sculptures and barbecue facilities. Flagstaff Gardens were named for the flagstaff erected on this hilly location in 1840, part of a signaling system between the burgeoning town of Melbourne and ships sailing into port. Flagstaff Green allows you to enjoy all aspects of a city lifestyle with the surrounding tranquility of the historical Flagstaff Gardens.



FLAGSTAFF GREEN AND MELBOURNE

RESTAURANTS & CAFES

- 1 Stokehouse City
- 2 Chin Chin
- 3 Flower Drum
- 4 Ginger Boy
- 5 MoVida
- 6 Dukes Coffee Roasters
- 7 Gin Palace
- 8 Supper Club
- 9 The Courthouse
- 10 Prudence
- 11 Vue de Monde
- 12 Mr Hive Kitchen Bar
- 13 No. 8 by John Lawson
- 14 Nobu
- 15 Rockpool Bar & Grill
- 16 Silks
- 29 Chanel
- 30 Prada
- 31 Gucci
- 32 Tiffany's
- 33 Hermes
- 34 Dolce & Gabbana
- 35 Louis Vuitton
- 36 H&M
- 37 Bourke Street Mall
- 38 Queen Vic Markets

CULTURE & ENTERTAINMENT

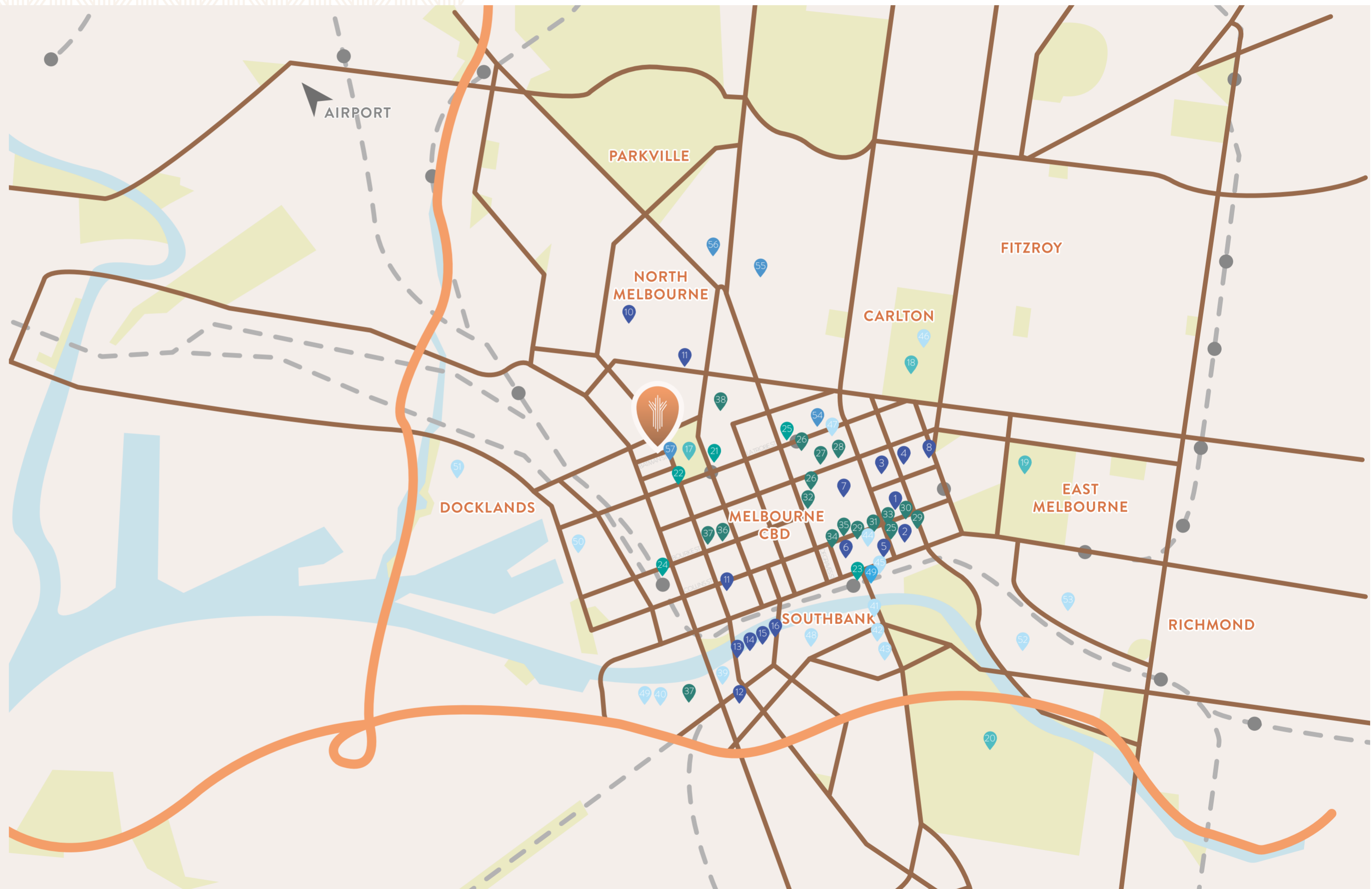
- 39 Crown Casino
- 40 Exhibition Centre
- 41 Hamer Hall
- 42 Arts Centre
- 43 National Gallery of Victoria
- 44 Regent Theatre
- 45 Federation Square
- 46 Melbourne Museum
- 47 State Library of Victoria
- 48 Eureka Skydeck
- 49 Melbourne Convention Centre
- 50 Etihad Stadium
- 51 Melbourne Star
- 52 Melbourne Park Stadiums
- 53 Melbourne Cricket Ground

TRANSPORT

- 21 Flagstaff Station
- 22 Tram at King St/ La Trobe St
- 23 Flinders St Station
- 24 Southern Cross Station
- 25 Melbourne Central Station

RETAIL

- 26 Emporium
- 27 Melbourne Central
- 28 QV
- 54 RMIT
- 55 University of Melbourne
- 56 University Highschool
- 57 Haileybury College



Flagstaff Green's location puts you close to everything that matters. Whether your destination is within the city centre, Melbourne's education precinct, or one of its cultural or sporting attractions – an easy walk, effortless bike ride or short tram trip is all it takes to get there. Access to the freeway network and airport is just as convenient.

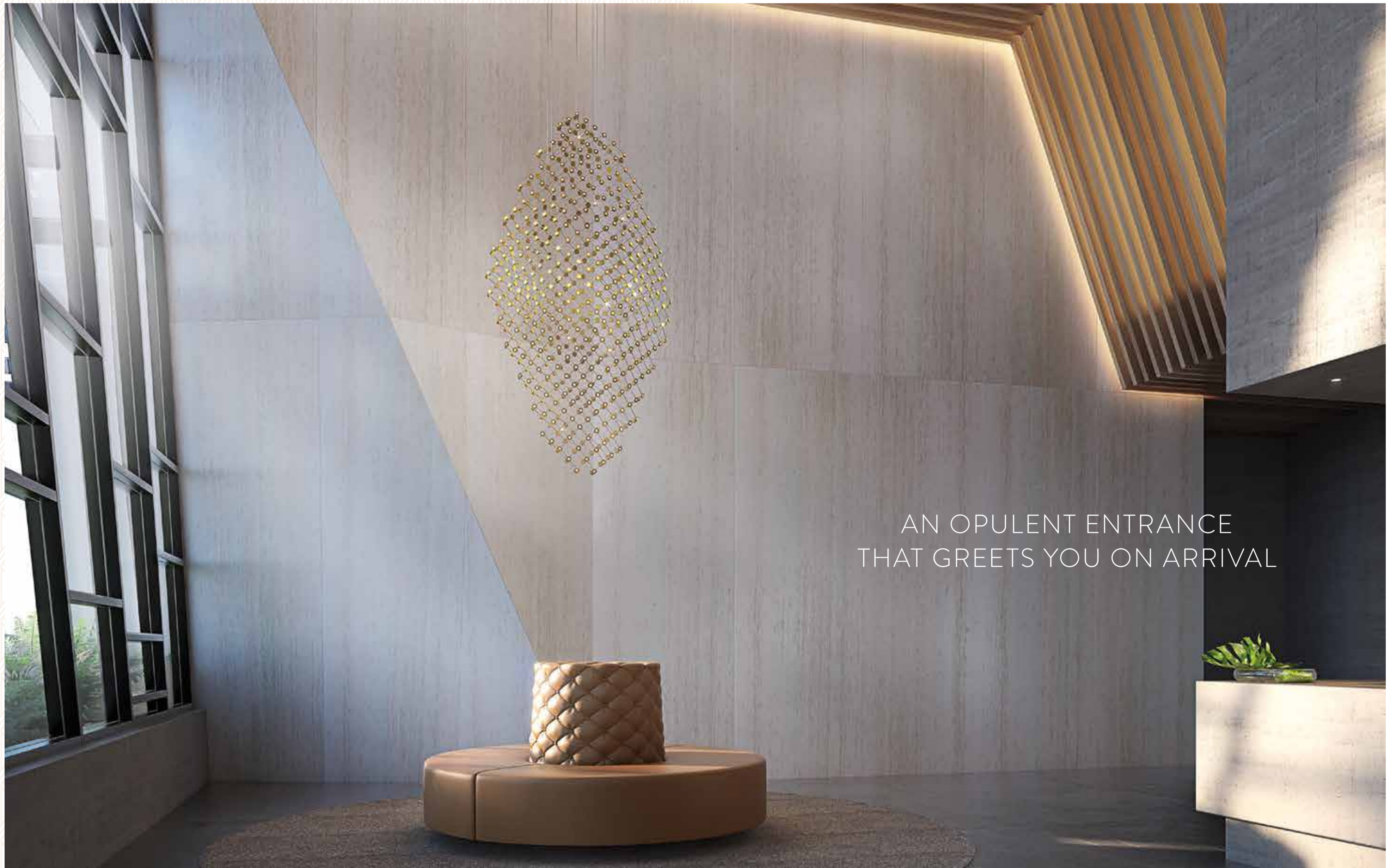




INSPIRED ARCHITECTURE
FOR INSPIRATIONAL LIVING



Flagstaff Green will undoubtedly be one of the most elegant and distinctive addresses, bringing together sophisticated architecture, spacious and superbly designed residences, abundant light, extraordinary views and luxury resident facilities. It promises inspired living to those fortunate enough to call it home.



AN OPULENT ENTRANCE
THAT GREETES YOU ON ARRIVAL



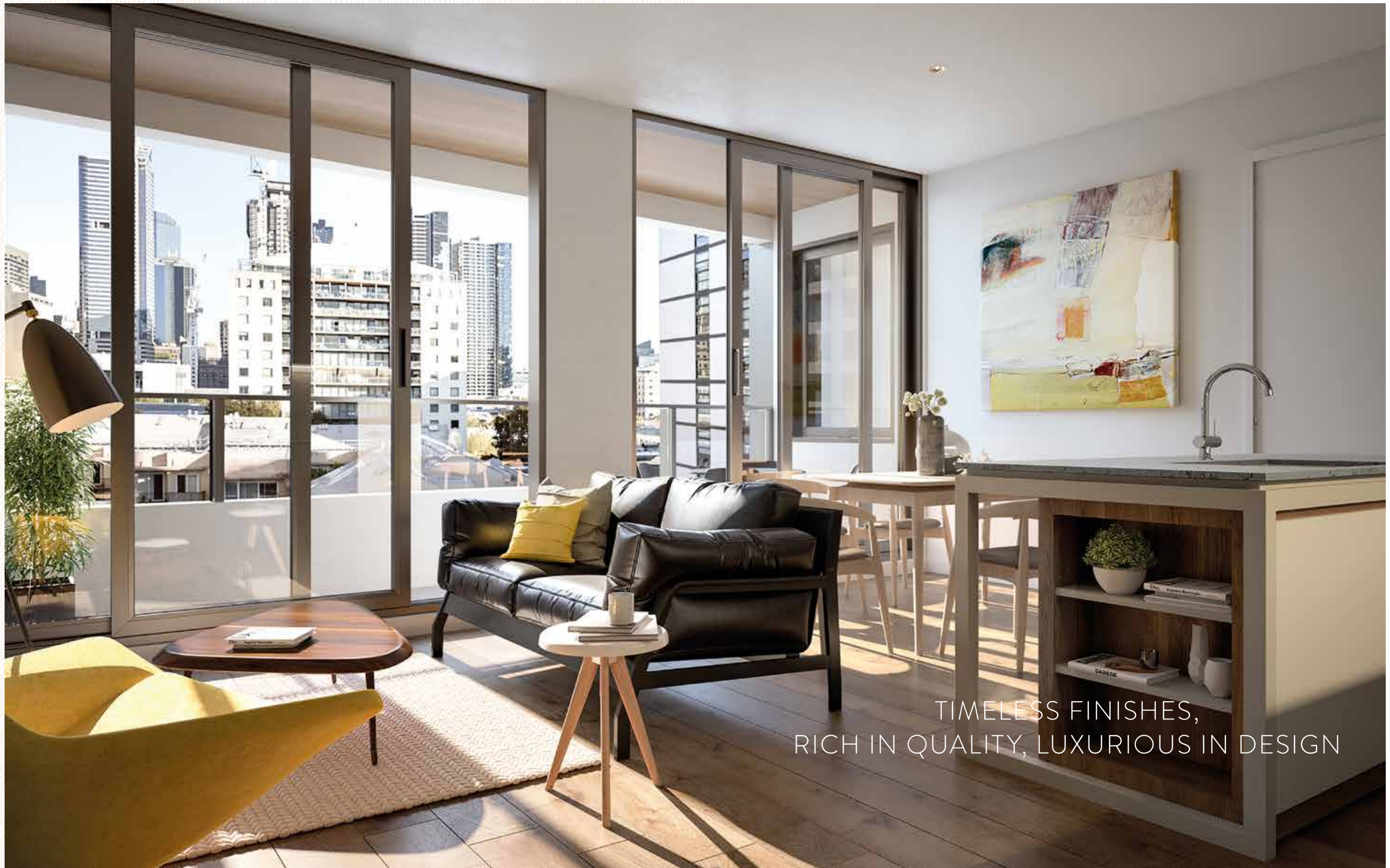
As with all iconic structures, the foyer sets the tone for the building's design and drives anticipation. An impressive entrance, housing a spectacular Voile Chandelier and Travertine marble feature walls that are bathed in natural light from the soaring double height glazing. A warm, welcoming space that truly says 'you have arrived'.



LUXURY LIVING REDEFINED



Flagstaff Green offers you a wide selection of generous one, two and three bedroom residences, each individually designed to maximise space and light and create panoramic views. All are light filled, all leverage the fabulous views and all are thoughtfully designed to take full advantage of this unique location. Other amenities include a well equipped gym, 18m swimming pool and landscaped rooftop gardens.



TIMELESS FINISHES,
RICH IN QUALITY, LUXURIOUS IN DESIGN



The interior living spaces at Flagstaff Green are defined by classic urban materials and the finest quality finishes. To compliment the European appliances and luxury materials used throughout, a palette of two contemporary finishes are available. From Grey Oak to Crown Walnut joinery, woollen carpets to parquetry timber floors, your interior options at Flagstaff Green are simply luxury at its finest.





MAPLE



OAK



MAPLE



OAK



EXPANSIVE TERRACES
THAT EXTEND YOUR LIFESTYLE



SECRET GARDENS TO
ELEVATE YOUR LIFESTYLE



The level 15 rooftop offers secret gardens with majestic city views exclusively for residences on levels 15-20. These private sanctuaries are both beautiful and functional, featuring an indoor residents' lounge and dining, outdoor teppanyaki bar and picnic areas for informal, year round entertaining. Integrated gardens divide the spaces into intimate, sheltered places to enjoy.

ENTERTAIN OR RELAX IN THE
EXCLUSIVE RESIDENTS' LOUNGE



Level 3 amenities add a new dimension to indoor and outdoor living. Entertain in the residents' lounge with a fully fitted kitchen and dining area for your exclusive use. Enjoy a movie or sporting event with friends in the media room, or visit the exquisitely landscaped courtyard space to relax and unwind.



AN AIR OF TRANQUILITY
A FEELING OF RELAXATION



Whether you choose to start each day with some strenuous exercise in the well-equipped gymnasium, or end the day with a relaxing immersion in the 18 metre heated pool and spa, Flagstaff Green's level 1 amenities is your oasis in the heart of the city.



HELIO - NORTH MELBOURNE



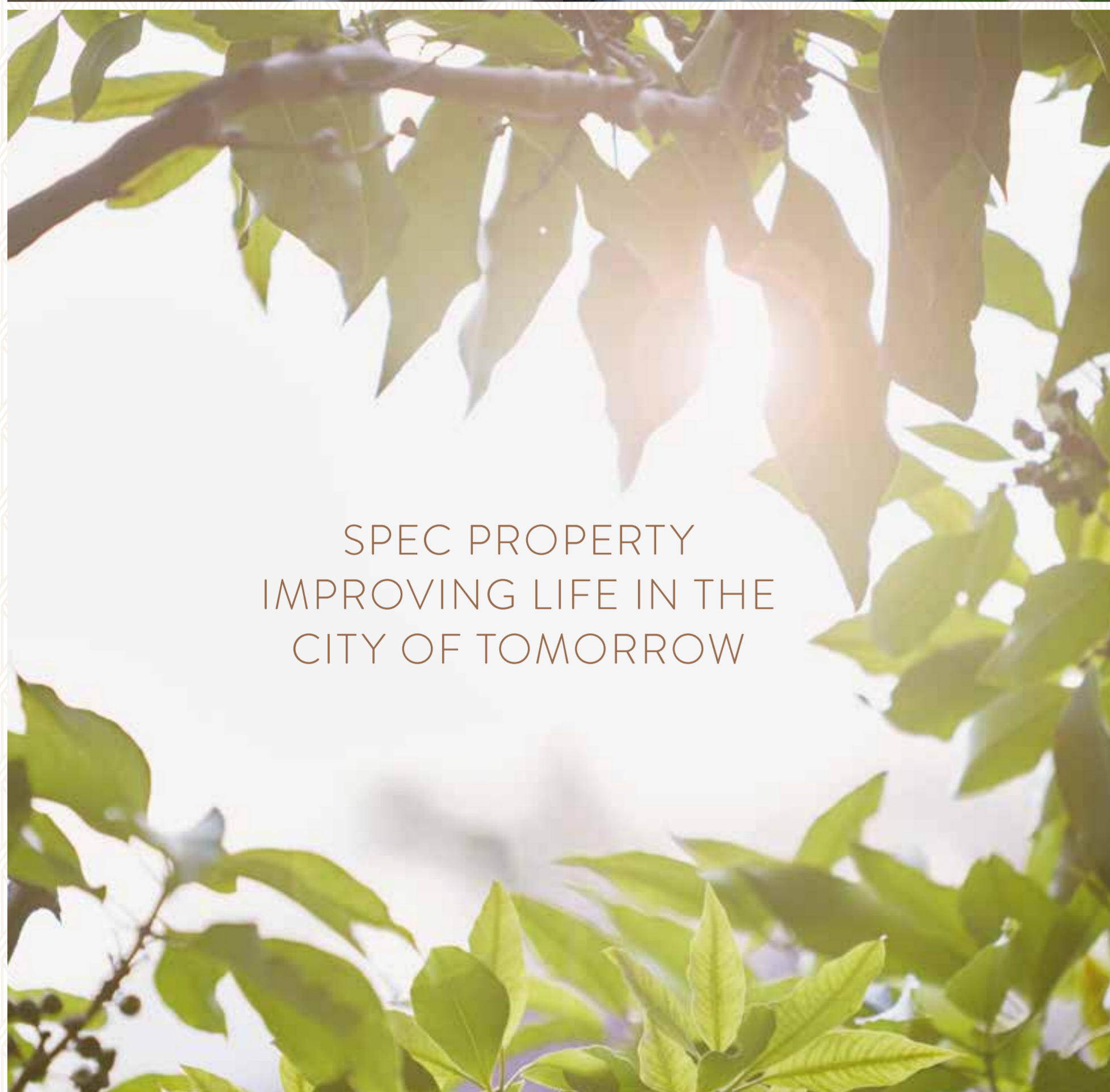
ELMINGTON - HAWTHORN EAST



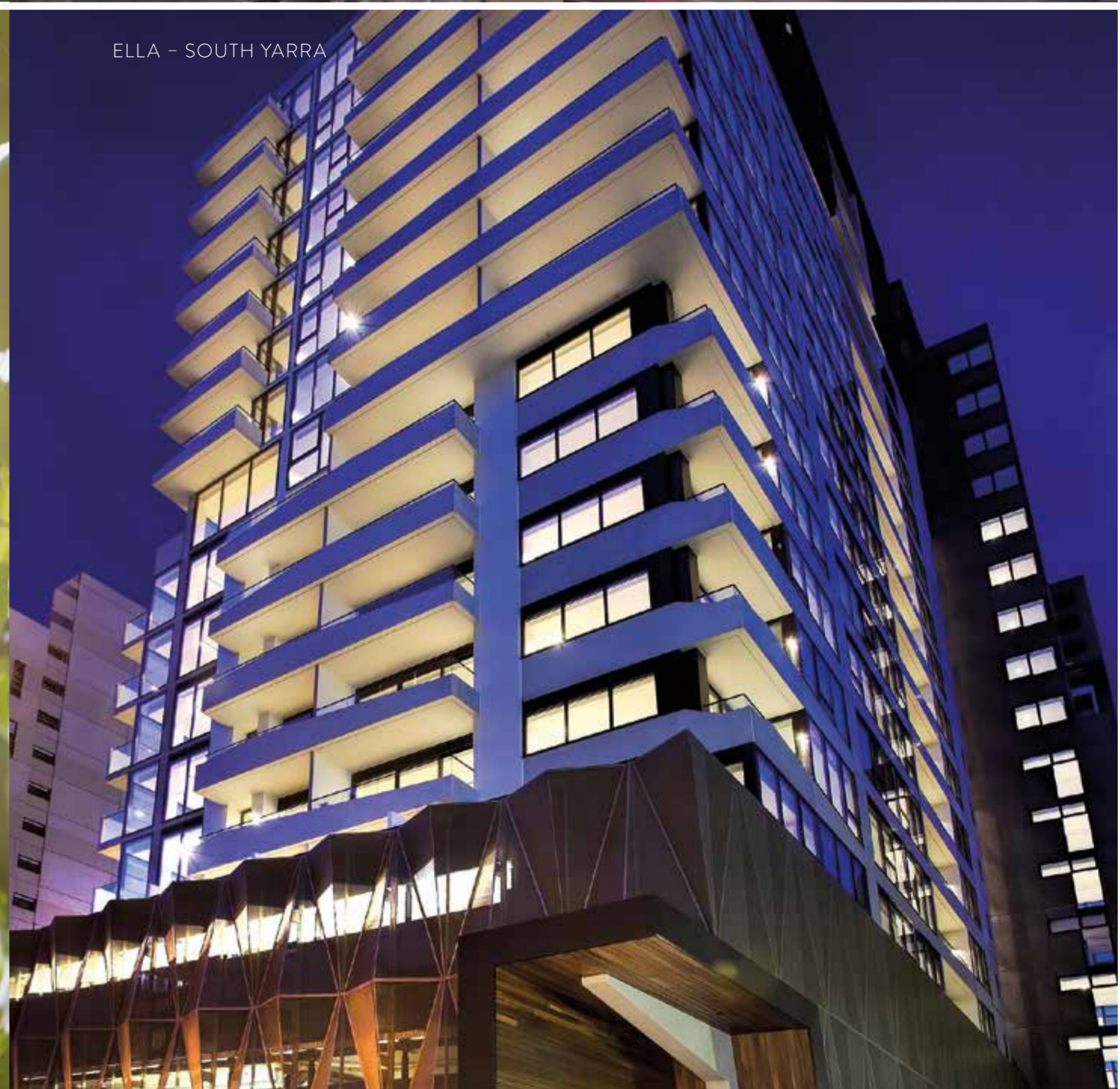
THE MAYBLOOM - HAWTHORN



THE ANDALUSIAN - BALWYN



SPEC PROPERTY
IMPROVING LIFE IN THE
CITY OF TOMORROW



ELLA - SOUTH YARRA



Spec Property has been Melbourne's most innovative and ground-breaking developer for over 20 years. A father and his three sons pooled their talents to create the most unique off-the-plan apartments and deliver them with the highest quality workmanship. Spec Property's developments are leading edge and aspirational. They are one of the few to design, develop, build, market and manage all of their projects. The creativity of their outstanding architects and designers is evident in the pioneering and visionary landmark residential buildings they have created in Melbourne. Above all, Spec Property is known for the uncompromising quality of their apartments.



Whilst all due care and attention has been applied in the preparation of this document, the architectural representations of Flagstaff Green herein is an artist's impression only and are based on finishes and specifications available at the time of printing. Specifications and finishes are subject to change, please refer to your contract of sale for further clarification. Nothing in this document constitutes specific technical, financial or investment advice. Specialist advice should be taken in relation to specific circumstances; accordingly customers are advised to seek their own independent advice. Prepared March 2016.