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THE
GARDENS

NEDLANDS





THE VERY BEST *of* NEDLANDS

The Gardens is a contemporary interpretation of the classic art deco design so intrinsic to the charm of Nedlands. Inspired by its tree lined streets, the building has been designed to connect seamlessly with the Peace Memorial Rose Gardens which it overlooks.

The Gardens is a collection of stunning apartments and two-storey townhouse residences with a level of luxury rarely seen in a boutique development. Centrally located in Nedlands, it offers the opportunity to enjoy an idyllic life in one of the Western suburbs' most sought after pockets.

CONTEMPORARY *meets* CLASSIC

In design and detail, The Gardens delivers aspirational living in a picturesque neighbourhood with timeless appeal. It's a chance to join an exclusive, yet welcoming community in a luxurious, boutique development that will feel very much like home.





The Gardens includes two elegantly designed apartment buildings, the larger of which houses the luxurious shared rooftop residents' amenity - and a third building comprising seven two-storey townhouses.

A sense of calm permeates throughout with extensive landscaping weaving around and within the buildings. From the foyer and shared spaces to the lush planting around the rooftop, to the striking gardens that cascade down the building's façade, The Gardens lives up to its name.

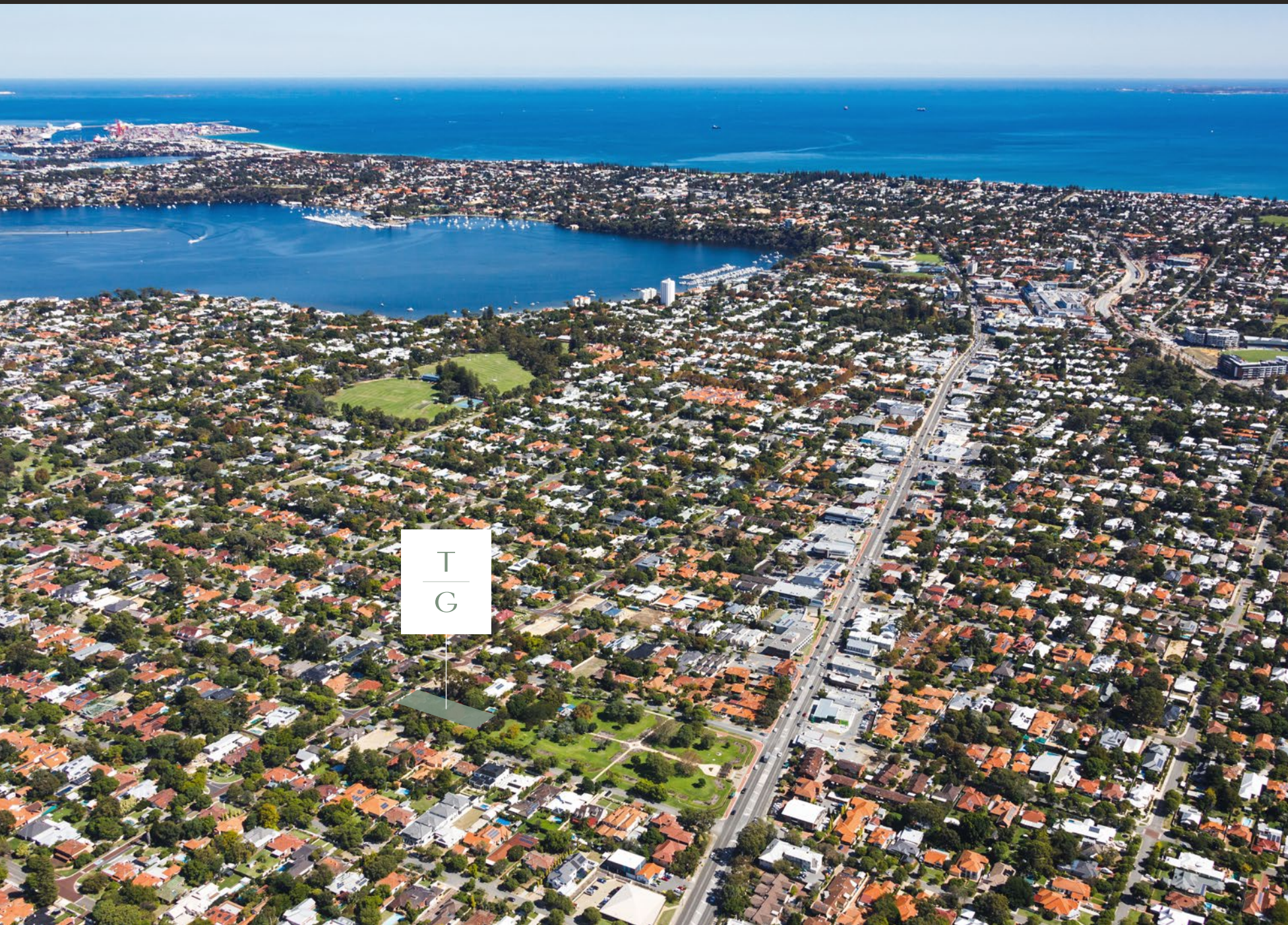




LOCAL LIVING



The Gardens is at the heart of the very best of western suburbs living. If you like to start your day with a coffee and catch up at a boutique café, you'll be spoilt for choice with several within walking distance. Or perhaps enjoy a little quiet time in the beautiful Rose Gardens on your doorstep.



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UNIQUE
OPPORTUNITY
to enjoy
AN ENVIABLE
LIFESTYLE

FROM FASHION *to* FINE DINING

You'll find all your boutique shopping needs more than catered for with Perth's home of fashion, Claremont Quarter, just down the road, along with all the conveniences of the Dalkeith and Claremont town centres, and even closer to home in Nedlands.

And it gets better. The proposed Nedlands Town Centre will bring the heart of Nedlands to The Gardens. This vibrant precinct will include shops and entertainment, casual and fine dining, a small business hub and more.





Its central location also connects you to local cafes and restaurants, boutique fashion stores and shopping centres, all within walking distance. And to the Swan River and nearby beaches, golf, tennis and yacht clubs, the CBD, medical facilities and more. Everything you need and desire, conveniently close to home.

“With its leafy streets, Nedlands has a distinct and unique character. We have strived to capture this essence and feeling in the design of The Gardens.”

Jennifer Roughan
Executive Director - Atrio Property Group

■ **PARKS & RESERVES**

- 01 Peace Memorial Rose Gardens
- 02 College Park
- 03 Masons Gardens
- 04 Matilda Bay Reserve
- 05 Kings Park and Botanic Garden

■ **SPORT & RECREATION**

- 06 Nedlands Tennis Club
- 07 Nedlands Yacht Club
- 08 Windsor Theatre
- 09 Nedlands Golf Club

■ **TRANSPORT**

- 10 Bus Stop at the end of Rose Gardens
- 11 Loch Street Train Station
- 12 Claremont Train Station
- 13 Karakatta Train Station

■ **RETAIL & SHOPPING**

- 14 Taylor Road IGA
- 15 Broadway IGA, Broadway Fair
- 16 Weirs Butchers
- 17 Claremont Quarter
- 18 Tucker Fresh IGA Waratah

■ **DINING & BARS**

- 19 Chez Pierre Restaurant
- 20 Steves Nedlands
- 21 Marumo
- 22 JoJo's Café

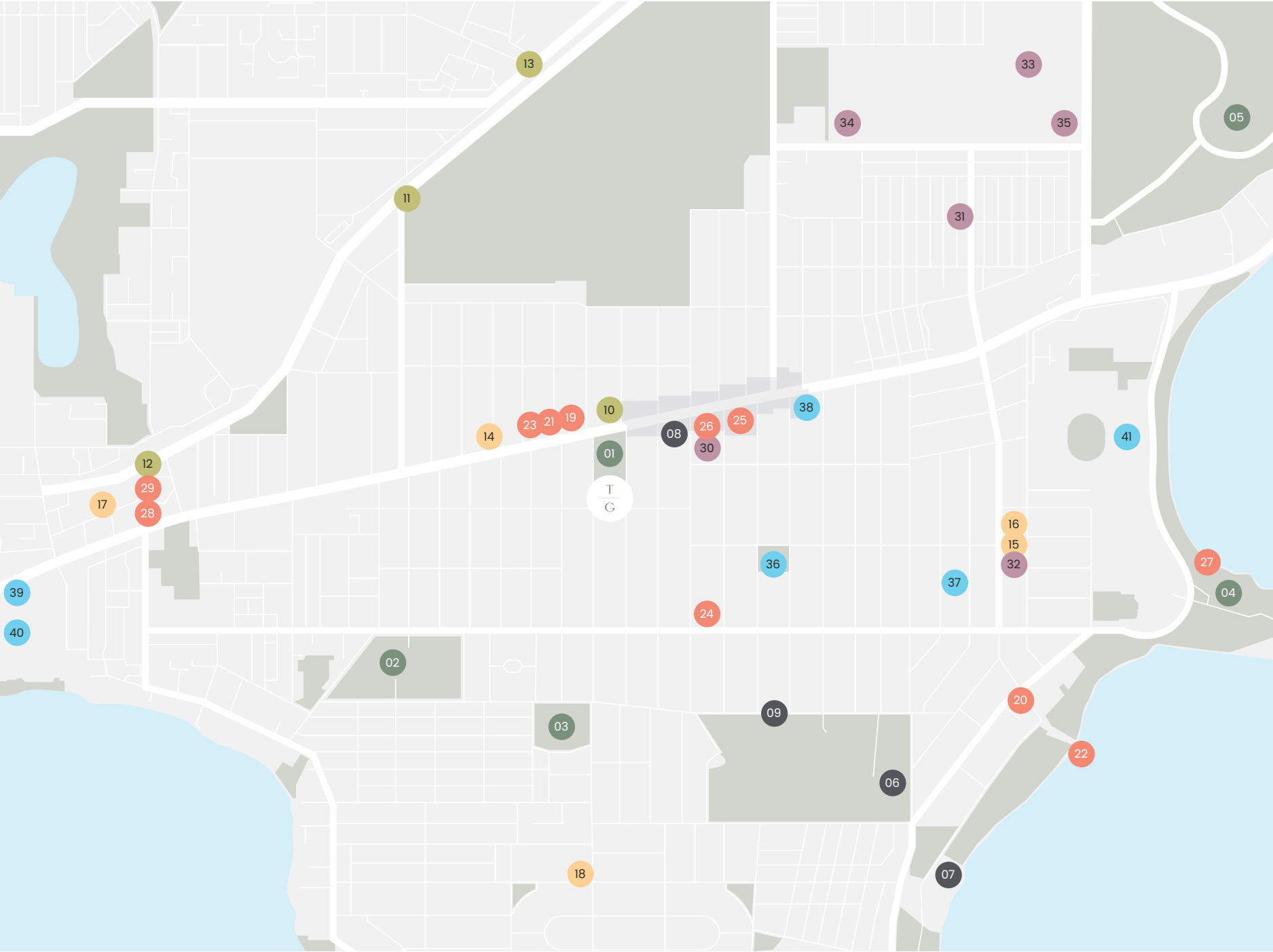
- 23 Elixir Café
- 24 Café Latte Nedlands
- 25 Captain Stirling Hotel
- 26 Martineaus Patisserie
- 27 Matilda Bay Restaurant
- 28 Dolce Bellissimo
- 29 Nolita

■ **HEALTH**

- 30 Captain Stirling Pharmacy
- 31 Hollywood Pharmacy
- 32 Nedlands Medical Centre
- 33 Sir Charles Gairdner Hospital
- 34 Hollywood Private Hospital
- 35 Perth Children's Hospital

■ **EDUCATION**

- 36 Loreto Primary School
- 37 Nedlands Primary School
- 38 Nedlands Library
- 39 Christ Church Grammer School
- 40 MLC
- 41 UWA



■ Proposed Nedlands Town Centre Precinct



THE RIVER BECKONS

Living at The Gardens you'll be just minutes from the river and nearby Nedlands Yacht Club, as well as the Nedlands Tennis and Golf Clubs. If a brisk walk is more to your liking, the river foreshore beckons. Or for something a little less strenuous, nothing beats a good book and a shady spot in one of the nearby parks or the beautiful Rose Gardens next door.

THE LUXURY *of* CHOICE

The Gardens will include a selection of one, two and three-bedroom luxury apartments and penthouse residences, 6 three-bedroom boutique apartments with courtyards or spacious balconies, and 7 three-bedroom, three-bathroom, two-storey townhouses.







LUXURY APARTMENT *or* BOUTIQUE APARTMENT?

The main building, which houses the luxurious rooftop amenity, offers a choice of 33 one, two and three-bedroom Luxury Apartments and four Penthouse Residences.

The second, smaller building includes a selection of just six Boutique Apartments, with two to each floor and all featuring three-bedrooms with a private balcony and garage, along with access to all rooftop residents' amenities. Should you desire even more space, there is an option to amalgamate adjoining apartments in both buildings to create a premium custom home.



TOWNHOUSE LIVING

For those in the market for a self-contained residence, The Gardens also features 7 two-storey townhouses incorporating a spacious street level terrace and internal courtyard. Together, they form the third building and all feature three bedrooms, two bathrooms, a powder room and a private garage.

Your choice of townhouse or apartment also comes with a choice of three distinctive finishes schemes, providing an opportunity to imbue your own sense of style.







A subtle palette of soft greys and textured patterns
with black frame detailing creates a timeless
contemporary look, which is perfect for those with a
taste for modernity and classic interior elements.

MIST



CLOUD



Bold and elegant, this scheme features muted tones of white, natural veined stone and gold frame detailing. A contemporary palette with feature vertical timber highlights that add symmetry and timelessness.



Gentle earth tones combine with clean natural veined stone surfaces and rich textures to create a calming palette, complemented with dark timber highlights that add a layer of elegance and luxury.

SAND







DESIGNED WITH *your* WELLBEING IN MIND

The Gardens has been thoughtfully designed with the wellbeing of residents very much in mind. Beautifully landscaped areas to relax in, internal courtyards awash with natural light, and stunning amenity including a heated pool, gym and sauna.



SHARED SPACES
of the
HIGHEST QUALITY

When it comes to entertaining, The Gardens is in a class of its own. Located on the rooftop is a stunning residents dining and lounge room that opens onto a casual dining area with BBQs, fully equipped commercial quality gymnasium and sauna, and a landscaped pool deck with a heated pool.





ATRIO PROPERTY GROUP

Atrio is a boutique Western Australian development company with a passion for creating places that inspire and exceed all expectations. Atrio brings a wealth of experience and strong financial backing to a project partnership that includes renowned architect, David Hillam. Together, they have conceived a truly unique development in one of the most sought-after pockets in Perth's prestigious western suburbs.

ATRIO





Lucent Apartments

HILLAM ARCHITECTS

Progressive, innovative and design oriented, Hillam Architects have developed an enviable portfolio of award-winning designs. Founded on the belief that the design quality of our built environment directly influences the quality and wellbeing of our lives, whether it be at home, in the workplace or the public spaces between, Hillam continues to lead Perth in the creation of luxurious apartment projects, reflective of their proven experience in delivering award winning custom and luxury homes.



The Gardens presents a rare
opportunity to live an enviable lifestyle
in one of the most sought-after areas
in Perth's western suburbs.



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