

## DEVELOPING OUR CITY



### Aere

**Address** \ 41 Nott Street, Port Melbourne

**Developer** \ Circa Property Group

**Building and interior design** \  
CBG Architects

**Sales** \ LOOK Property Group, Melissa Farina,  
0415 939 320; Michael Robinson, 0401 071 071

**Display suite** \ 15 Nott Street, Port Melbourne

**Open** \ Saturday, Sunday 2-4pm;  
weekdays by appointment

» [www.aereportmelbourne.com.au](http://www.aereportmelbourne.com.au)

### Pricing guide

**One bedroom** from \$439,000

**Two bedroom** from \$569,000

### Standard features

- Miele integrated stainless steel kitchen appliances • Balconies
- Marble benchtops with 60mm bullnose
- Glass splashbacks • Natural hardwood floors
- Reverse-cycle heating, cooling
- Emporite built-in wardrobes
- Frameless glass shower screens
- Internal toilet cisterns • European laundry

### Facilities

- Rooftop terrace • Secure ground-floor parking
- Front, rear building entry • Video intercom

### Eco green rating

- Six-star energy rating
- Rainwater tanks for lower-level toilet flushing
- High acoustic rating

## AERE APARTMENTS \ PORT MELBOURNE

**W**ith stunning vistas of Port Phillip Bay, the beach a few steps away, Bay Street around the corner and the city within three kilometres, Aere offers an enviable lifestyle with this new five-level development of 43 one- and two-bedroom apartments with city, beach or bridge views.

Designed by CBG Architects, Aere's exterior will incorporate a simple but durable palette of finishes including glass, concrete, metal and rendered textures. CBG Architects director Pietro Giordano says these materials were selected not only to withstand salty air but are also a visual link to Port Melbourne's industrial heritage.

"We designed the building to make the very most of its extraordinary site with location, views and light. We naturally designed the apartments to be light and bright with as much window area as possible, with light wells to invite in further light," he says.

"The building was named Aere to describe the airiness of its site, just tucked around the corner on Nott Street from the beach."

Giordano says the interior design has accentuated this airiness through a light, bright palette and evocative finishes, including a white marble with grey feathered through and a wispy pattern printed into the kitchen's glass splashbacks.

One-bedroom apartments are 45.5-54.5 square metres and two-bedroom apartments are 57-90 square metres, with balconies between eight and 12.5 square metres. Most balconies are north-facing and a tiled rooftop terrace offers further opportunities for outdoor entertaining, overlooking the city and the bay. The rooftop terrace will be divided into a 110-square metre communal area with six private rooftop terraces of 24-50 square metres that will belong to the six beach-facing two-bedroom apartments.

Hardwood flooring will flow through the apartments, apart from bedrooms and bathrooms, where pure-wool carpet and a grey porcelain tile will take over. The white-and-grey marble will top kitchen benches and island divider and feature on the main bathroom walls, with designer bathroom fittings hung directly from it to maximise space and create a floating feel. LED strip lighting will be fitted under overhead kitchen cupboards and bathroom cabinets.

Miele stainless steel kitchen appliances, reverse-cycle heating and cooling, floor-to-ceiling built-in emporite wardrobes, European laundries and full-height glazing in living areas will all help create comfortable and stylish retreats.

All apartments have secure ground-floor car parking with video intercom access for visitors. High acoustic ratings, double glazing and rainwater tanks all contribute to the building's six-star energy rating.

Developer Circa Property Group's portfolio includes boutique developments in Port Melbourne, St Kilda, Albert Park and Windsor, such as St Kilda's Botanica and a three-level luxury house on Beaconsfield Parade.

Circa director Luke Stokie says Aere has had intense interest from locals within streets of the site. Half of the 43 apartments have been sold, with most interest coming from owner-occupiers.

"There are a lot of people very keen to move into apartments in Port Melbourne. Aere offers proximity to the beach, Bay Street and the city, and many apartments have a northern aspect. It is increasingly difficult to find suitable development sites now, particularly this close to the beach. Location and design have been strong selling points."

**LIZ MCLACHLAN**  
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**LOCATION** Inner-city living combines with beachside chic to offer bustling cafés, boutique shopping and hip bars. Sales agent Melissa Farina, of Look Property Group, says Port Melbourne continues to be popular. "Everyone loves living in Port Melbourne and we get a lot of inquiries from people who have rented in the area and want to buy. A lot of our investors only want to buy in Port Melbourne. It is a high proportion of double income, no kids. There's a great village with amazing cafés and bars." Keeping fit is a walk on the beach, or a run around Albert Park Lake just 2.3 kilometres away, with the Melbourne Sports and Aquatic Centre alongside for some cross-training. The 109 tram route will take residents through the city to Kew, and the West Gate Freeway is just over two kilometres away. \