

espace
TOWN RESIDENCES

312 BEACONSFIELD PARADE MIDDLE PARK

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ESPACE. IT'S SPACE, BUT WITH A FRENCH ACCENT. THE SPACE TO BREATHE, MOVE, LIVE, RELAX AND ENTERTAIN IN A SEAMLESS ENVIRONMENT OVERLOOKING ONE OF THE WORLD'S MOST SPECTACULAR BEACHSIDE PROMENADES. NOTHING GETS IN THE WAY OF THE EXPANSIVE VIEW. CITY LIFE, BY THE SEA.

Espace is a boutique collection of bespoke residences with views from the beach to the city. Inside, natural materials make bold statements. Chic simple. And the floor plan. As fluid and flexible as life should be. Nestled amongst Australia's most visited and loved precincts, everything you love about life is within an easy walk, ride, paddle, sail, train or tram ride. Civilised.





MIDDLE PARK A SUBURB BY THE SEA

Positioned perfectly between the bay and the lake, and fringed by iconic palm trees, expansive beaches, trams, light rail and wide streets. Steeped in history, Armstrong Street's shopping hub was once the bastion of milliners, cobblers, seamstresses, rope makers and boat builders. Street carnivals and community theatre flourished and thrived around here. Today it's the go-to place for fresh, gourmet food, niche boutiques and delightful cafes and wine bars.



RESTAURANTS

- 1 Circa
- 2 Di Stasio
- 3 Donovans
- 4 Ichi Ni
- 5 Lau's Family Kitchen
- 6 Sandbar Beach Café
- 7 Stokehouse
- 8 West Beach Pavilion
- 9 Middle Park Hotel

RECREATION

- 10 Albert Park Driving Range
- 11 Albert Park Grand Prix Circuit
- 12 Albert Park Yachting & Angling Club
- 13 Catani Gardens
- 14 Middle Park Bowling Club
- 15 Melbourne Sports & Aquatic Centre
- 16 Palais Theatre

SHOP

- 17 Albert Park Shopping Precinct
- 18 Middle Park Shopping Precinct
- 19 Richardson Street Cellars
- 20 South Melbourne Market
- 21 Victoria Avenue Shopping Precinct

TRANSPORT

- 22 Tram No.12
- 23 Tram No.16
- 24 Tram No.96
- 25 Spirit of Tasmania
- 26 Bike & Walking Paths



MAKE MINE SPARKLING

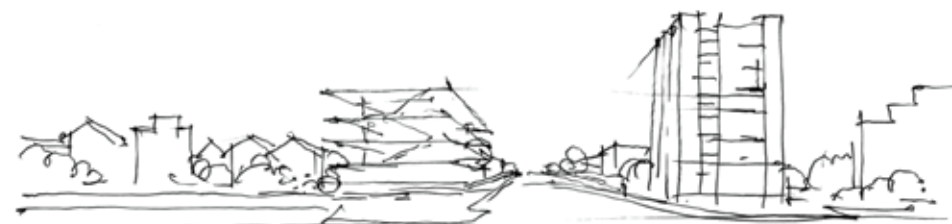
SOON TO BECOME THE TALLEST SKYLINE IN THE NATION,
OURS IS A TRULY INTERNATIONAL CITY. AT NIGHT, MELBOURNE'S
CITYSCAPE LIGHTS UP LIKE PRECIOUS JEWELS TO CREATE THE
ULTIMATE VIEW AND A MOVING ART FORM.



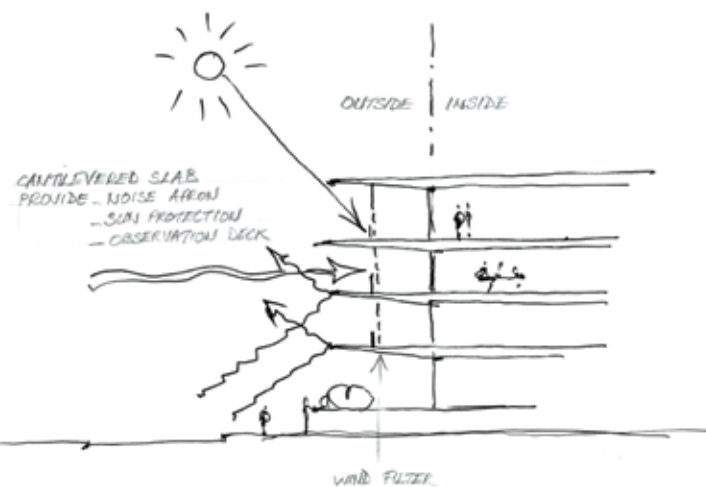
Actual view.

SIMPLICITY IS THE ULTIMATE SOPHISTICATION

LEONARDO DA VINCI



HORIZONTAL PLANES



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STYLISHLY SIMPLE CLEAN LINES BOLD FORMS

The architectural design response to this iconic Middle Park site was inspired by its beautiful context, and references the luxurious boat designs docked at the nearby St. Kilda marina.

The form of the building responds to the site's amenity, encompassing uninterrupted waterfront and city views. A series of cantilevered platforms are suspended against the backdrop of sand, surf and sky, drawing the eye towards the idyllic views whilst providing additional privacy and solar control to the luxury residences above.

These horizontal planes dominate a glazed facade, intermittently broken by floating solid walls, framing views yet allowing each residence to flood with natural light.

Espace is a truly unique offering. Residences have been planned to maximise coveted views of both Port Phillip Bay and the Melbourne city skyline. Many residences run the entire length of the building, boasting uninterrupted views of both city and surf and giving residents a sense of exclusivity.

Crone Architects



Artist impression. Actual view.

LET THERE BE LIGHT

A front row seat of Port Phillip Bay from sun up to sun down and then, a star-studded light show commences. One could spend days just watching these breathtaking views; the water, the people, the seasons rolling by. Here the interiors are second only to the view, creating a feeling of light, air and space. Expansive ceiling heights and glass panels open on to your deck enabling truly open plan living and plenty of natural light. Premium natural finishes including French oak floors offset the bold lines to create a luxurious warmth.

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Artist impression of kitchen / lounge. Actual view.

A PLACE WHERE FRIENDSHIPS ARE CELEBRATED

Seamless, sophisticated and immaculate quality. A place to entertain family and friends. This is the ultimate in modern living with craftsmanship and joinery reminiscent of boat builders of old. Natural oak, magnificent stone and supreme quality European finishes, integrated appliances, space and storage. Space, of course for a butler's pantry if desired.

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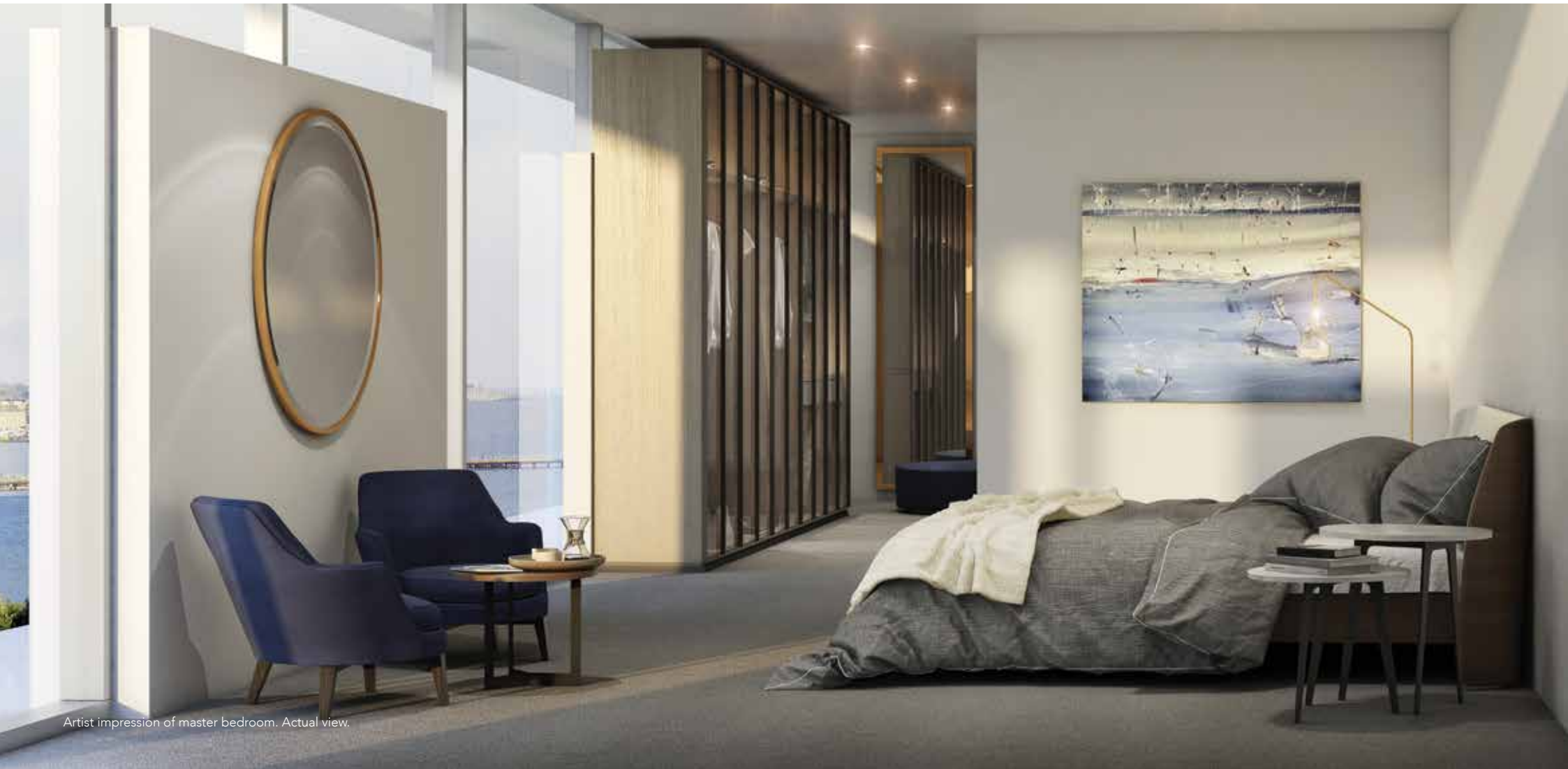


Artist impression of lounge / kitchen. Actual view.

SLEEP IN DECADENT LUXURY WAKE REFRESHED

Rise and shine. Wake up to a new view every day. A room of spectacular proportions and an adjoining dressing room with superbly crafted joinery you can tailor (of course) to suit your personal style. Decadently luxurious and spacious as a master bedroom should be, featuring plush carpet and customised lighting.

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Artist impression of master bedroom. Actual view.

A SPLASH OF LUXURY

Espace bathrooms are sleek and sophisticated spaces designed for pampering and indulgence. Luxurious fittings include Turkish limestone in warm, soft tones for floors and walls, floating vanities encased in etched glass, frameless open showers, hand-crafted joinery, feature mirrors, European tapware and in selected residences, luxury freestanding baths.

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Artist impression of bathroom. Actual view.

A SPACE OF ONE'S OWN

An exclusive addition to these luxurious residences is the retreat, a calm, low lit and stylish sanctuary. Some, with sublime city views. Make it an extension to the master suite, a library, a retreat with fully equipped bar, or a private media room. A very private place to relax with a book, play one's own music, tune a guitar, establish an office – it's the ultimate space to make of what you will. Superbly crafted joinery and quality lighting can be customised to suit your needs.

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Artist impression of retreat. Actual view.

DESIGN FEATURES

For Espace we've selected only the very finest, high-end materials, fittings and appliances. Quality is intrinsic to great design. Ergo, great design is made to last. From fashionably wide French oak flooring to stone work tops, these are natural surfaces built by nature to last, and last.

European fittings and appliances are de rigueur in Espace. A tap is not a tap. It's an example of masterful engineering and design. You are invited to consult privately with our interior designer to develop your own space and residence to suit your style – there is flexibility with floor plans and finishes. The expansive internal walkways can become personal galleries for your private collections with lighting designed to spotlight favourite pieces.

Kitchen benchtop, splashback, vanity	Stone	Italy
Bathroom floor and wall tiles	Limestone	Turkey
Floorboards	Blush	French Oak
Carpet	Supertuft	Australia
Cooktop	Gaggenau	German Engineered
Oven	Gaggenau	German Engineered
Dishwasher	Gaggenau	German Engineered
Rangehood	Gaggenau	German Engineered
Integrated fridge	Liebherr	Austria
Kitchen sinks	Franke	Switzerland
Sanitary ware	Mary Noall	European
Tapware	Mary Noall	European
Bathroom accessories	Mary Noall	European
Bath	Mary Noall	European
Secure basement car spaces		
Vehicle recharge power source		
Bicycle storage		

CONTRIBUTORS



DEVELOPER

We are an integrated builder and developer, specialising in multi-residential projects with a focus on builds in superior locations, typically Bayside. We pride ourselves on a reputation built around long-term relationships and a commitment to premium quality.

Founded by Cieran Kayes, an accredited residential and commercial builder with over 25 years' experience. Cieran is a passionate developer, with a straight forward approach, committed to delivering projects focused on design, premium quality and lifestyle. Our client focused team takes a very hands-on approach, from the initial design, sales and marketing, client engagement – right through to construction and the final delivery of a premium property to the client.



INTERIORS

We provide a specialist interior design service and advice for high-end residential homes with particular emphasis on aesthetics, building form, colour palettes, style and coordination. We are experts in sourcing interior products and furniture from both local and international markets.

We pride ourselves on offering a unique tailored service covering each and every aspect of your project. With over 25 years' experience, we build strong relationships through an empathetic understanding of our clients' tastes and ambitions, and a precise awareness of delivering a professional service and excellent results.



ARCHITECTURE

CRONE believes buildings can stimulate our senses, encouraging us to look up, breathe in and absorb our surroundings. The best of them stand as testament to the rich history of a locale and embrace its future excitedly. It's easier said than done, of course, which is why our team is constantly researching and fine tuning their methods. We've found intelligent architecture unites technology, sustainability and human emotion – and our decades-strong networks in the design and construction industries help us achieve that balance faster.



APPLIANCES

We are a specialist supplier of kitchen and laundry appliances. For over 40 years we have prided ourselves on providing the most comprehensive service to the retail consumer as well as over thousands of Melbourne's most prominent designers, architects, builders and developers. European and local brands include Gaggenau, Miele, Liebherr, Vintec, Qasair and Franke to name a few.



WE INVITE YOU TO EXPRESS INTEREST
WITH A VIP PRIORITY REGISTRATION.

Contact 0438 312 898 sales@theedgegroup.com.au

espaceresidences.com.au

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THE
EDGE
DEVELOPMENT GROUP
Building the Dream

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