THE EMINENCE

CARLTON

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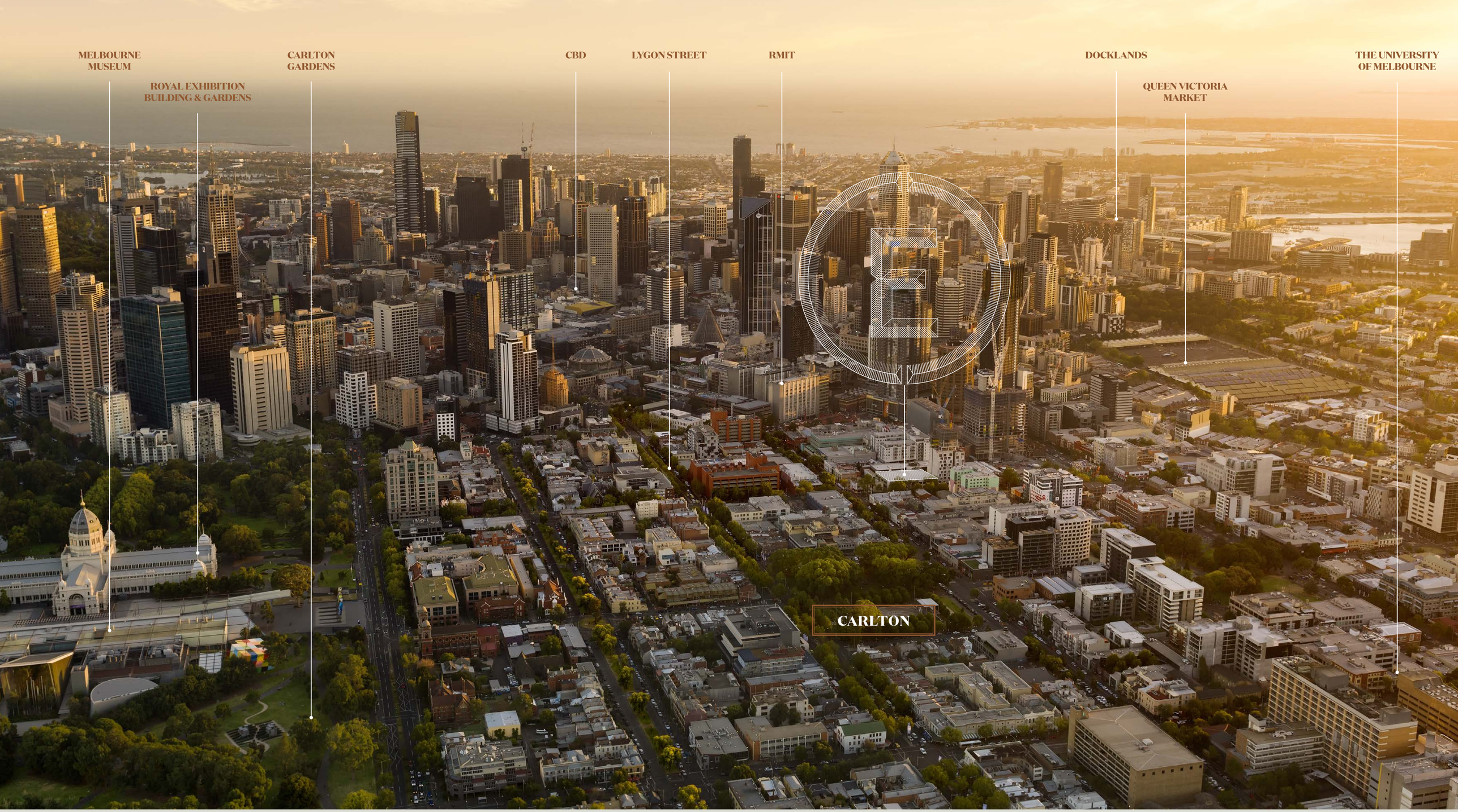
THE EMINENCE

CARLTON

A pinnacle of modern living, The Eminence introduces Melbourne to a new elegance in architectural design. A distinguished address that rubs shoulders with authentic Europe and modern Melbourne is home to an exclusive collaboration between highly awarded Plus Architects and Mim Design. Experience fourteen levels of elite apartment living at this showpiece location that entertains the best of both worlds, Carlton culture and Melbourne city convenience, for a rich inner life.

CAFFETTERIA

THE LOCATION



DISTINCTLY POSITIONED

The Eminence basks in the refined balance of its coveted position. The brilliant lights of Melbourne's cosmopolitan CBD do nothing to dim the graceful glow of Carlton's European eateries and continental cafés, where a diverse and energised street scene is complemented by the stately gardens and tranquil parklands that dot the precinct. Queensberry Street sits at the intersection of dining, arts and culture, flanked by Carlton, and the CBD. A well-suited and glamorous retail destination with world-class attractions, sports and entertainment also leads the way with the country's finest and oldest educational institutions. Creativity meets commerce, transport connects the landscape and local life is grand.

Royal Exhibition Building

This World Heritage listed icon is also a long-standing tribute to Renaissance and Byzantine period architecture. Its famed Great Hall is the last surviving old world pavilion and continues to attract Melbourne's premier exhibitions, cultural events and fairs to its doors.

Carlton Gardens

Century old oaks and elms form a seasonally changing guard of honour along the avenues within 19th century gardens that are a majestic backdrop for picnics and parkland adventure. An elaborate 10 metre fountain, formal flower gardens and miniature lakes add to a naturally beautiful composition.

The University of Melbourne

Steeped in history, the nation's most prestigious university and Victoria's oldest, has inspired generations of academics and world leaders. Magnificent heritage architecture and stately grounds and gardens set the scene for an internationally acclaimed institution.

Pellegrini's Espresso Bar

An authentic Italian café bar reputed to have housed Melbourne's first espresso bar. Could Melbourne's all-consuming obsession have started here? Over 50 years old and called the "grand old dame" of Melbourne's restaurant scene, its charming interiors are filled with regulars, theatre-goers and the in-crowd who know you can express yourself here and you won't look back.

Town Mouse

Leading the new wave of modern haute cuisine in Carlton, this fine dining establishment keeps a glamorous yet low profile, preferring to let its sharp interior and compelling menu speak for itself. Share plates, boutique wines, artisan beers and sumptuous fare are the order of the day.

Collins Street Paris End

Haute couture ateliers are at your door as international fashion houses and local designer boutiques take residents from the Paris End of Collins Street to Gertrude Street and beyond. Classic style and high fashion present in shades of vintage and modern, with undeniable Melbourne edge.

Siglo Rooftop

This broad, open-air rooftop terrace is reminiscent of Europe's late night dining culture. A diverse menu is complemented by a sophisticated wine list and exquisite cocktails while rows of mushroom heaters create a warm canopy under the stars, perfect for Melbourne's seasonal weather.

Melbourne City

A panorama of modern living unfolds around The Eminence, captured at every level. Southern views of glittering city skylines and northern views of Carlton's historical rooftops and landmark green spaces create a colourful tapestry of past and present for a commanding vista.

DISTINCTIVE CARLTON

A myriad of culinary experiences take the relaxed diner and sophisticated café goer on a whirlwind journey of sensory delight. The cultural soul of Melbourne has introduced Australia to outdoor dining and inspired an enduring caffeine obsession.

Upstarts and the worldly converge within an urbane village landscape, densely populated with designer retail, Australia's finest restaurants, seductively sweet bakehouses, gelato bars and ultra hip delicatessens and cafés. Music, arts and festivals are a weekend ritual to complement a superbly crafted, modern lifestyle.

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1. QV Retail Precinct, Swanston Street
2. RMIT University, Swanston Street
3. Melbourne City Baths, Swanston Street
4. Outside the State Library of Victoria, Swanston Street
5. Shot Tower Museum, Melbourne Central Shopping Centre

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6. D.O.C Delicatessen, Drummond Street
7. King & Godfree, Lygon Street
8. The Hopetoun Tea Rooms, Block Arcade
9. Baker D.Chirico, Faraday Street
10. Fitzroy Gardens
11. State Library of Victoria, Swanston Street
12. The Queen Vic Deli, Queen Victoria Market

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13. Gertrude Street, Fitzroy

14. Market Lane Coffee, Faraday Street

15. Cumulus Inc., Flinders Lane

16. Builders Arms Hotel, Gertrude Street

17. Karen Woodbury Gallery, Flinders Lane

18. Melbourne CBD

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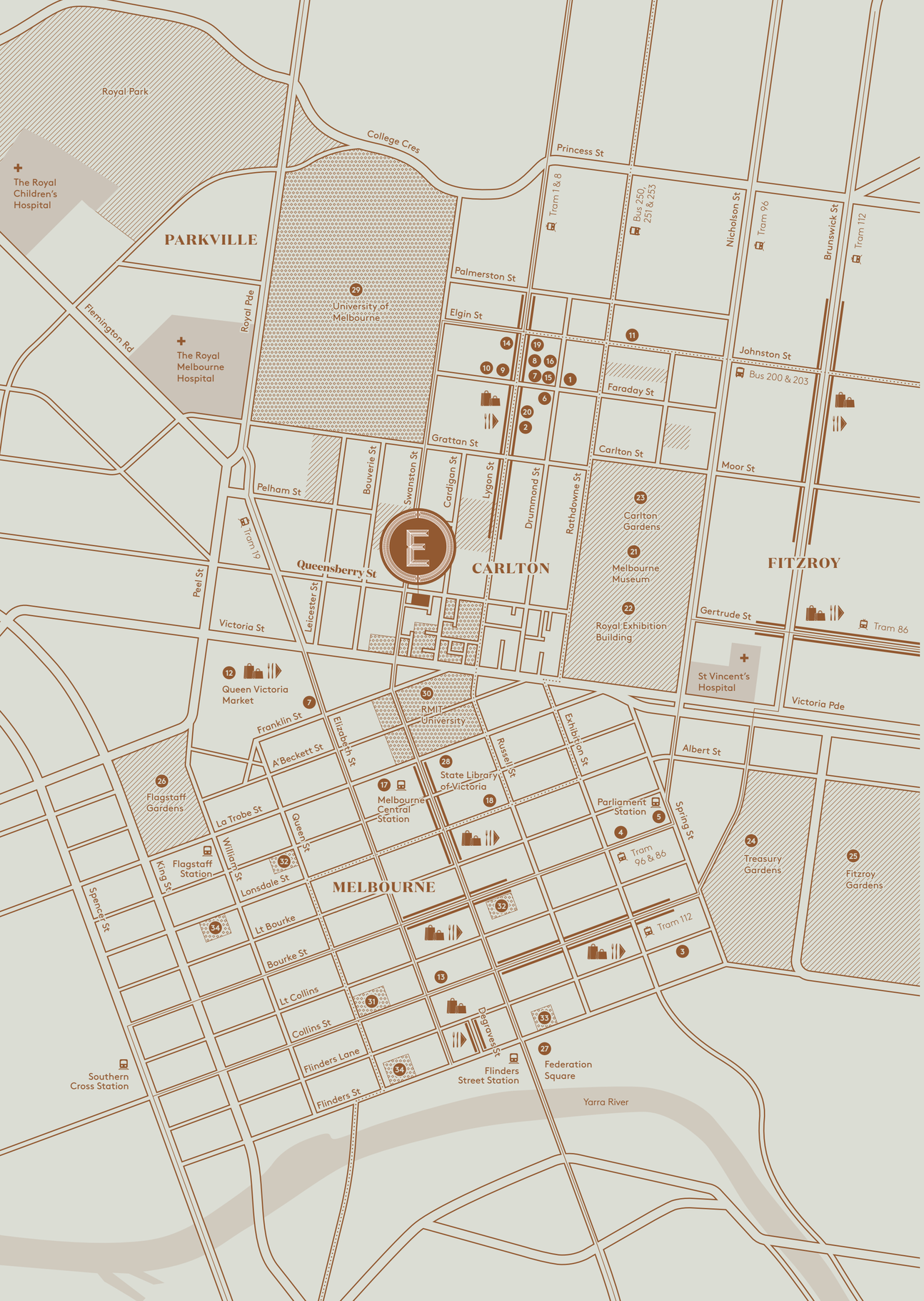
19. Jimmy Watson's Wine Bar, Lygon Street

20. Paris End, Collins Street

21. Donninis Pasta, Lygon Street

22. Melbourne Museum, Carlton

23. Brunetti, Lygon Street



PERFECTLY POSITIONED BETWEEN CARLTON & MELBOURNE'S CBD

Legend

Parklands · Universities · Hospitals · Shopping strips · Train stations · Tram routes · Bus routes

Restaurants

1. Town Mouse
2. Donninis
3. Cumulus Inc.
4. Pelligrini's Espresso Bar
5. Siglo

Cafés & Food Stores

6. D.O.C Delicatessen
7. Market Lane Coffee
8. Brunetti
9. King & Godfree
10. Baker D. Chirico
11. La Latteria
12. Queen Victoria Market
13. Hopetoun Tea Rooms

Bars

14. Jimmy Watson's Wine Bar
15. The Carlton Wine Room

Shopping

16. Lygon Court / Woolworths
17. Melbourne Central Shopping Centre
18. QV Retail Precinct

Entertainment

19. Cinema Nova
20. La Mama Theatre
21. Melbourne Museum
22. Royal Exhibition Building

Gardens & Squares

23. Carlton Gardens
24. Treasury Gardens
25. Fitzroy Gardens
26. Flagstaff Gardens
27. Federation Square

Education

28. Victoria State Library
29. Melbourne University
30. RMIT University City Campus
31. La Trobe University City Campus
32. Monash University City Campuses
33. Swinburne City Campus
34. Victoria University City Campuses

THE BUILDING

POSITION AND STATURE

Presiding over Melbourne's finest landmarks, architecture is inspired by the classic and enduring nature of its location.

The design is a delicate balance of its environment, responding to the low line, staccato street fronts of Carlton and the high-rise scale of the city. The building form is separated into three towers to capitalise on light entry, natural ventilation and views to every 1, 2 and 3 bedroom apartment and social space. Floor to ceiling glass to capture views, and expressed fins to frame them, wrap around the façade in a modern day interpretation of classic architecture that is carried from the lobby to the rooftop retreat with its modern pergola centred around landscaped indoor and outdoor dining and lounge zones that blend into their spectacular views.

APARTMENT LIVING

Spacious and highly considered 1, 2 and 3 bedroom designs allow natural light to flow throughout, using expansive floor-to-ceiling glazing to ensure interiors communicate with outdoor zones in a seamless expression of modern function. Balconies with glass balustrades maximise light flow and connection with the views while diverse floorplans appeal to a discerning market seeking space, convenience and designer detail with an emphasis on amenity.

Entrance

Playfully interacting at street level, sculpted forms punctuate the base to represent a deconstructed terrace house and create interest around the glazed face that wraps around the ground floor design. Beautifully conceived retail spaces, cool cafés and a commanding lobby entrance activate the building's street presence and add to the exclusive amenity that already characterises Queensberry Street.

Lobby

A grand entrance is also a gold-class waiting lounge. Intimate seating areas are designed within an expansive, formal space to create a warm and welcoming first impression. A stone floor with a stone feature wall creates a luxurious lounge zone. A modern fireplace and designer furnishings encourage guests to linger in a graceful space bordered by bronze and stone finishes and adjacent to a recessed, contemporary business alcove.

LUXURY APARTMENTS

Large floorplans that connect with expansive balconies blur the lines between residential home and apartment living in 2 and 3 bedroom, 2 and 3 bathroom apartments with significantly proportioned living zones.

Subtle bulkheads and recesses gently define flexible spaces to offer formal entries, independent dining and living areas, study or media rooms. In selected apartments, an entertainer's kitchen is fringed by a panel of glass sliders running along a protected balcony with space for a barbecue to create an expanded, alfresco dining space. The new elegance is upscaled with luxury features, specialist lighting, stone and timbers.

Kitchen & Dining

High function kitchens partner spacious living zones in a singular statement of premier style and purpose. Integrated Miele appliances include wall oven, gas cooktop, rangehood and dishwasher with the option to include a fully integrated Fisher & Paykel fridge-freezer.

The space is given a bold treatment with dark, textured panels framing white 2 pac cabinetry and ebonised tapware. Ample storage includes deep soft close drawers and pull-out or walk-in pantry. An artistically conceived design grounds the island bench and defines the kitchen space, its satin black and glazed surfaces a contemporary divider and storage amenity. Feature open shelving accentuates the warm timber notes while a subtle marble veining runs through the Caesarstone or stone benchtops and splashbacks for a deluxe finish.

Bathroom

Soft greys, textured cabinetry and polished surfaces create a tranquil space that is both refined and easy to maintain. Tiling presents in contrasting surfaces to add depth and volume as large matt, meets small handmade gloss wall tiling to lift and refresh the space. Black tapware, wall-mounted wood-grain cabinetry and bespoke pendant lighting are inspired designer touches that bring a hotelesque aesthetic to the room.

Select apartment ensuites accentuate their large proportions with deep-set showers, natural stone features and luxury appointments. Wall-mount cabinetry supports two generous basins that share an expansive mirror above, concealing further storage along the entire length of the wall. Premier bathrooms feature a freestanding bath with elegant gooseneck, floor mount tapware creating an indulgent escape.

CLASSIC APARTMENTS

Style with purpose defines each 2 bedroom, 1 or 2 bathroom apartment that is designed to make the most of modern living.

All apartments use open plans and extensive glazing to connect with private balconies and infuse spaces with light and natural ventilation. Customised cabinetry delivers abundant storage and premium fixtures and finishes are in all wet areas including concealed laundry. Slender lines, bold black statements and organic textures invigorate spaces while impressing with a subtle richness that exudes from the luxury materials used in every room.

Kitchen & Dining

Interiors speak of evolved city living with hand-picked, bespoke fittings, custom cabinetry and bronzed finishes that add a sense of luxe to a predominantly monochromatic palette warmed by timber textures. Directional pitch lights, feature pendants, bulkheads and recesses create layers of light while ebonised doors and cabinetry create an elegant framework against polished surfaces and timber floors.

Bathroom

The style statement of contrasting shades is continued to private zones. Matt-black tapware is a highlight against gloss tiling and timber cabinetry in the bathroom and the bedroom finishes of mirrored, floor to ceiling robes against textured, loop-pile carpeting continue the sophisticated expression. Dark contemporary or fresh classic colour options are provided for flooring and joinery finishes throughout.

ONE BEDROOM APARTMENTS

Carefully considered design maximises on light access and a weightless design aesthetic flows across open spaces and private zones.

An oversized window connects bedroom to living, acting as a light portal while its extended timber frame serves a dual purpose as a study shelf in the living area and added storage in the bedroom. Timber textures, metallic surfaces and floating cabinetry combine to deliver a unique design expression that is functional and timeless.

Rooftop Terrace

A private escape or highly styled entertaining space, the rooftop retreat is the perfect antidote for a busy day. Under the stars, alfresco dining, barbecue and intimate seating pockets spread out under a modern trellis surrounded by raised gardens and glass balustrades that float into the panoramic views. Open-air fireplaces and thoughtful designs make the rooftop a retreat for all seasons.

Rooftop entertaining

The indoor lounge, dining and functions space has a fully equipped wet bar and striking kitchen to rival apartment interiors. Entertain friends or be entertained by the stunning outlooks across Melbourne. The stunning space is dressed with feature lighting and relaxed, designer furnishings that include Space Furniture's Moooi table and quartz crystal pendants.

A POSITION OF DISTINCTION

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LECHTE

CREMA CONSTRUCTIONS