

SANDRINGHAM



SEA & SKY



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CURATORS
AN EXPERIENCED TEAM

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Sandringham East Primary School

Sandringham College 10-12 Campus

SEA & SKY


Sandringham Train Station

Sandringham Beach

Sandringham Yacht Club

Sandringham College 7-9 Campus

The Precinct

An abstract background featuring a textured, painterly style in various shades of blue and white. Overlaid on this are several thick, hand-drawn arches in white, black, yellow, and purple. The overall composition is layered and expressive.

1

THE CURATORS

DISCOVER A
NEW HORIZON IN
SANDRINGHAM,
WHERE THE SEA
MEETS THE SKY.
BROUGHT TO YOU BY
BAYSIDE RESIDENTIAL
MASTERS WITH
PERSONAL LOCAL
KNOWLEDGE AND
LIFETIMES OF
EXPERIENCE.



SEA MEETS SKY, ART MEETS LIFE.

10 THE ARTIST

As a lover of the ocean and Australian landscapes, Antoinette Ferwerda was thrilled to be invited to produce a large-scale private commission for Sea & Sky. The resulting artwork is imbued with a vivid oceanside colour palette drawn from clouds, coastal landforms, an endless horizon and the magical reflections of light on the bay.

“My works soar from land to sea to sky. Using mixed media on canvas, I like to bring light to invisible rhythms, relationships and energies that course through the world as I see it.”

Born in Melbourne in 1971, Antoinette Ferwerda is a renowned Australian artist, recognised for a body of work that makes Australian landscapes playful and abstract, joyfully exploring the geometry of nature and changing light from dusk to dawn. Her paintings exude a sense of connectivity between all living things using colour, pattern and form.

“My art practice are triggered by simple, random observations — the colour of a flower in my garden, shapes in clouds, or the patterns on the sand from waves washing the shore.”

Antoinette’s early days were spent living in remote pockets of Papua New Guinea, before moving to Darwin where her dad worked for the Red Cross re-building after Cyclone Tracy. This was followed by stints in the Netherlands, London, Belgium, France, Italy, and Switzerland, before finally settling in Melbourne’s bayside.



Antoinette Ferwerda

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“DESIGNED TO HONOUR
ITS BAYSIDE LOCATION,
WHERE LOCALS
ARE BLESSED WITH
SPECTACULAR VISTAS
TO THE HORIZON,
SEA & SKY CELEBRATES
TIMELESS LUXURY.”

TONY HUANG *Managing Director and Founder, Auyin*

MEET THE TEAM

Left to right in photo:
Tony Huang, *Managing Director and Founder, Auyin*
Leone Steele, *Sales and Marketing Manager, Auyin*
Bill Katsabis, *Managing Director, CBG Architects*

AUYIN

Founded in 2006, Auyin has established a successful track record of creating exceptional quality developments in Melbourne's prestigious bayside suburbs and beyond. With a highly regarded portfolio of completed projects, Auyin's commitment to collaboration with leading property industry partners has achieved outstanding results for both owner occupiers and investors over the last 15 years.

Inspired by a long-term vision to create a proud property legacy for Melbourne, the Auyin team understands that the keys to every successful development are liveability, location and careful attention to design and construction detail. Auyin has built its reputation with every new project by delivering on its promises, going beyond expectations, and adding value to the city's built environment for generations to come.

AUYIN.COM.AU



THE VERGE Mordialloc



PAVILION GREEN Sandringham



CROWN TOWERS Melbourne

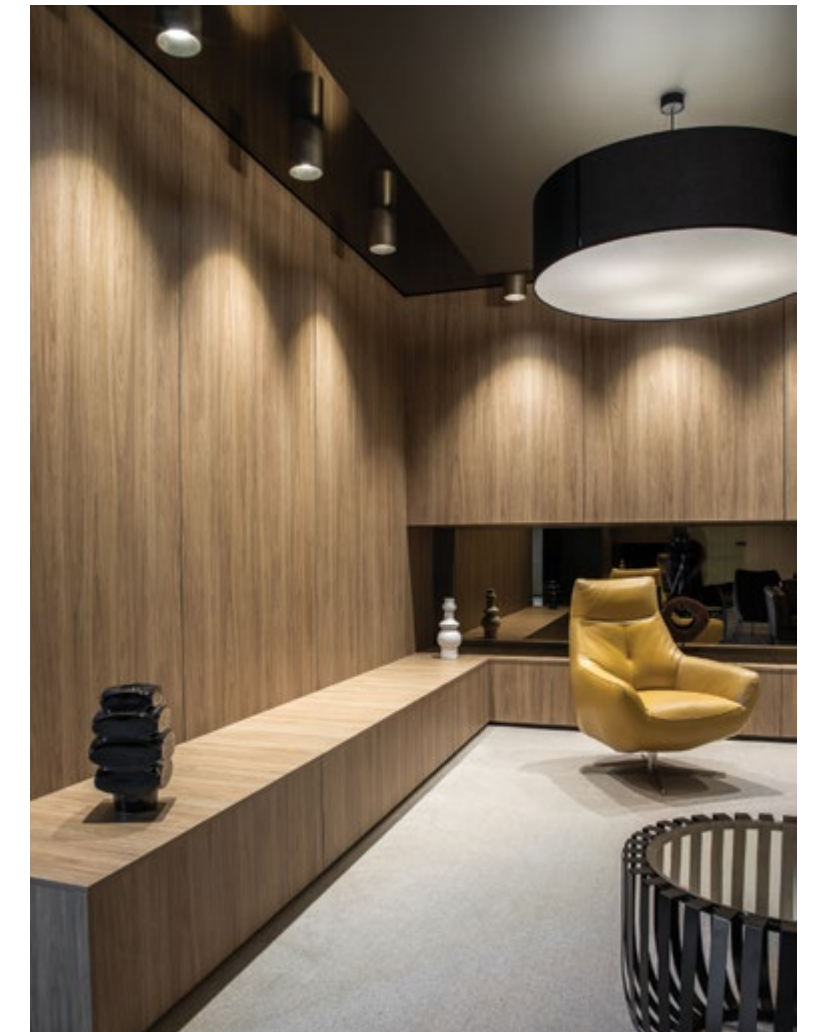
JOHN PATRICK LANDSCAPE ARCHITECTS

Established in 1982, John Patrick Landscape Architects is a landscape architecture and design practice based in Melbourne, servicing a range of private, corporate and government clients throughout Australia and internationally.

Under the guidance of founder John Patrick, the firm's wide range of commissions encompasses small and large scale projects with construction budgets ranging from \$2K up to \$30M. The company is widely respected for delivering inventive solutions, always being responsive to client needs and resources, and creating a unique 'sense of place' sensitively tailored to specific features and context.

A team of highly qualified professionals brings extensive experience to a spectrum of design fields, covering landscape architecture and ecology, heritage conservation, amenity horticulture, and urban design.

JOHNPATRICK.COM.AU



DERBY PLACE Kew

CBG ARCHITECTS AND INTERIOR DESIGN

CBG Architects is a highly experienced team of professionals with more than 40 years of insight and knowledge in architecture and interior design. Established in 1981 by Con Bahramis and Luch Crema and joined by award-winning designer Pietro Giordano in 1997, the firm brings a signature holistic approach to produce elegant design solutions that are timeless, enduring, bold and carefully considered to suit every client, brief and context.

The CBG team consists of a talented group of architects, architectural draftspersons, interior designers and support staff with expertise across a wide variety of projects — including prestige homes, apartments, office complexes, industrial estates, aged care and retirement village developments, government projects, schools, and hotels. CBG's multi-disciplinary scope allows the team to offer a fully integrated vision, exceptional foresight, and enduring value to every single project.

CBGARCHITECTS.COM.AU

An abstract artwork featuring several thick, curved lines in shades of teal, dark blue, yellow, and black, set against a background of layered, textured washes of blue, white, and grey. The overall effect is reminiscent of geological strata or a stylized landscape.

2

THE EPITOME OF DESIGN

INSPIRED BY THE
FLOW OF EARTH'S
GEOLOGICAL LAYERS,
AWARD-WINNING
CBG ARCHITECTS
PRESENT A DESIGN IN
HARMONY WITH THE
NATURAL COASTAL
ENVIRONMENT.

THE PERFECT BALANCE, WHERE NATURE AND MODERN LIVING COME TOGETHER.



20

ARCHITECTURE AND AMENITY

Designed to evoke the geological strata that become visible when earth is exposed to nature's forces, Sea & Sky is intrinsically connected to the natural forms of the coastal environment, carved over millenia by wind and water.

The formations of stripes and layers in different materials that provide a glimpse into geological history are given thoughtful expression in CBG Architects' elegant, sculptural design. Natural elements and architectural, modernist expression are fused in complementary materiality, contrasting textures and bold forms. The resulting layered complexity of the facade offers both visual interest — as sunlight and shadow play on recesses and extrusions throughout the day — as well as an individualised experience for every resident.

Comprising a boutique collection of beautiful apartments across six levels, Sea & Sky's variegated volumes and patterns present an architectural articulation of Sandringham's coastal character and a warm, protective embrace of the precinct's central gardens.

21



IMMERSE YOURSELF
IN A LUSH PRIVATE
SANCTUARY.

ENTERTAIN IN
EXQUISITE COMFORT
AND STYLE.

26 YOUR PRIVATE WINE
COLLECTION, SECURE
AND TEMPERATURE
CONTROLLED.

27



LUXURIOUS CENTRE
FOR BUSINESS.

INVITE YOUR GUESTS
TO AN OPULENT
CINEMA EXPERIENCE.



EXCLUSIVE AMENITIES CREATE SPACE FOR EXTENDED LIVING.



32

ARCHITECTURE AND AMENITY

33

Enjoy quality time with family, friends, neighbours and work colleagues in superbly appointed luxury spaces that offer a rewarding extension to apartment life. Whether you are taking time out to relax or working to a tight timeline, Sea & Sky opens up a wealth of possibilities right in the heart of your own community.

Step outside to a secluded oasis of greenery, fresh air and private sanctuaries designed by landscape maestro John Patrick. Presenting a serene balance of leafy, evergreen landscapes, lush lawns, alfresco dining pavilions, sun decks, relaxed seating retreats and cosy fire-pits, Sea & Sky invites you to make the most of your weekends or just enjoy some tranquillity with a book and a quiet glass of wine.

Schedule professional meetings to suit your timetable in a relaxed or formal setting with the convenience and functionality of the Business Centre. Look forward to evenings with friends, entertaining in comfort and style, with Dining Room accommodation for ten, outstanding Italian-designed chef's kitchen, sitting area and outdoor terrace perfect for pre-dinner drinks and canapés. Savour your favourite wines stored in lockable, temperature-controlled readiness. Retire to plush Movie Room seating for a lavish cinematic screening of a favourite film.

DINING ROOM DETAIL Artist Impression



3

LUXURY APARTMENTS

BEAUTIFULLY
CONCEIVED,
METICULOUSLY
FINISHED TWO AND
THREE BEDROOM
APARTMENTS IN
AN OUTSTANDING
BAYSIDE LOCATION.

AN EXTRAORDINARY SHOWCASE OF FINE DESIGN AND BRILLIANT CRAFTSMANSHIP.



36

INTERIORS

37

Come home to luxury, contemporary apartment living of the finest quality. Discover a selection of spacious two and three bedroom floorplans, many enjoying a bright northerly aspect, and some spanning the entire building from north to south. Suffused with an abundance of natural light, ingeniously integrated open living zones combine with carefully considered private retreats, all completed with a suite of premium finishes and fittings.

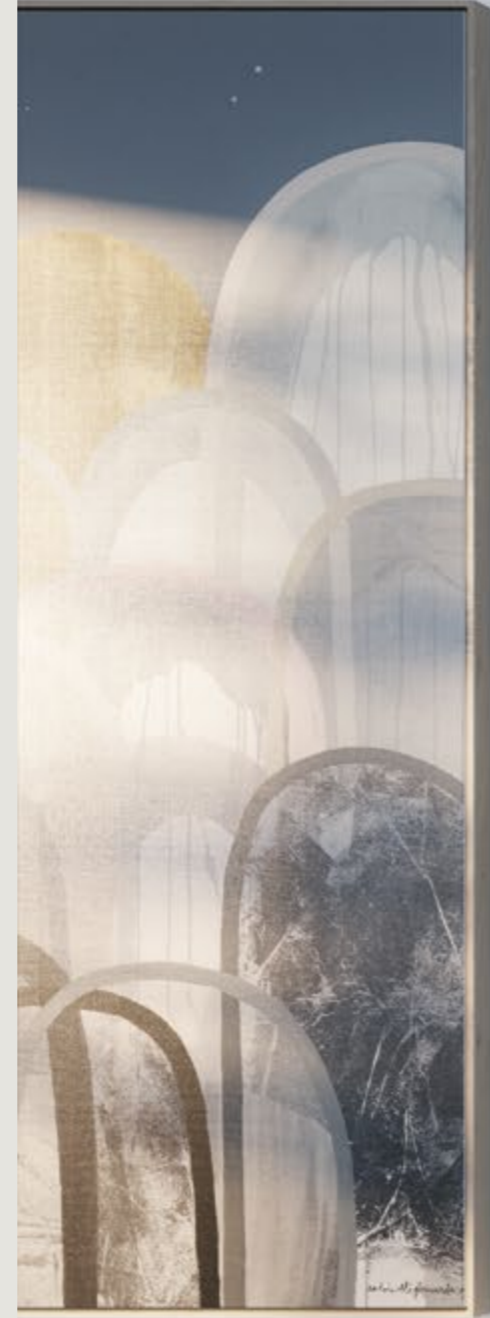
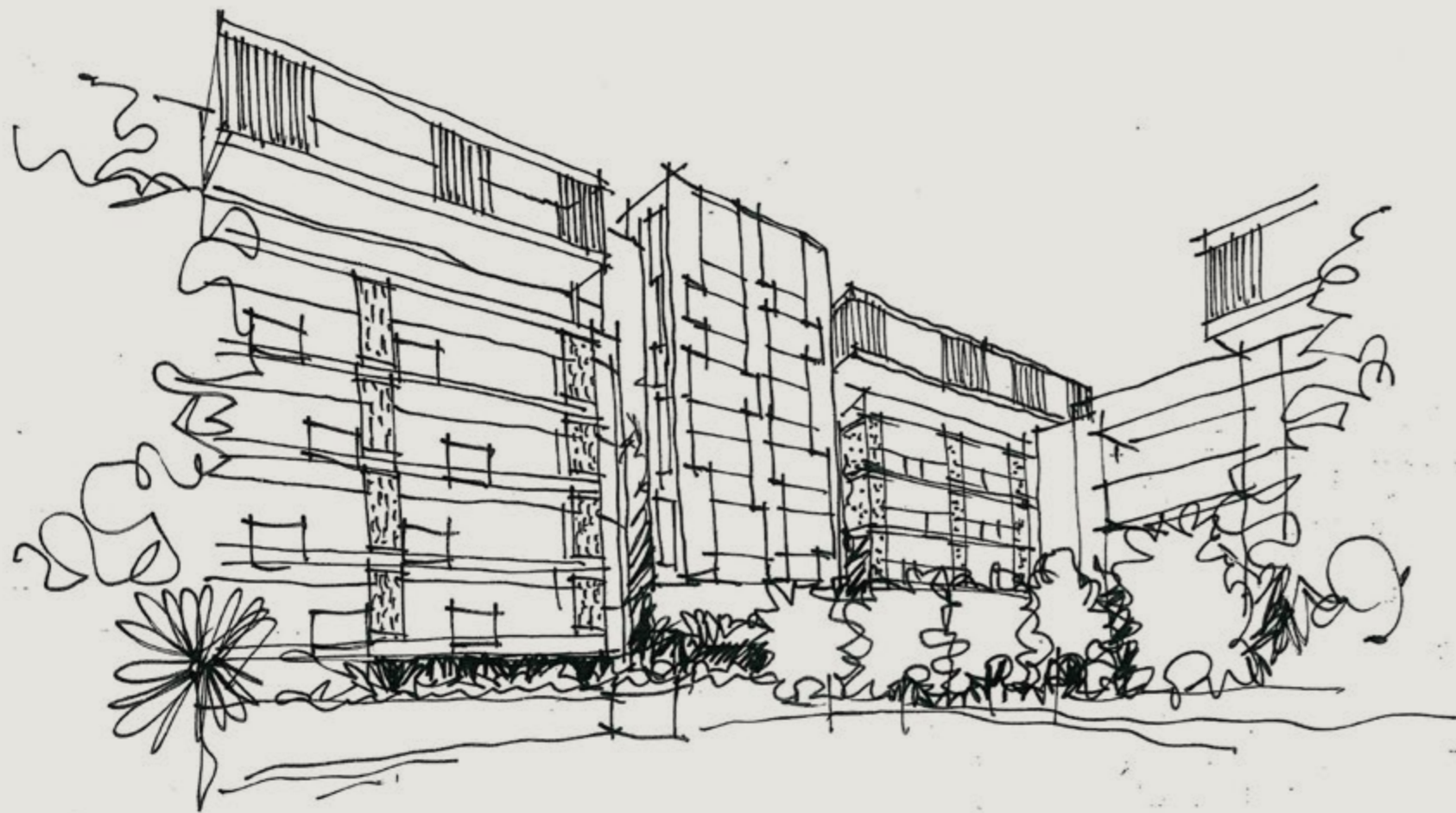
Gaze out to panoramic views of Port Phillip Bay stretching to the horizon, or enjoy the night lights of the CBD as a twinkling evening backdrop. Generous balconies and secluded courtyards, with considered details for entertaining including outdoor taps, offer a relaxed indoor/outdoor style of living, ideal for entertaining or embracing the seasonal variations of family life. Natural materials infuse every room with character and warmth. Timber floorboards, stone and ceramic surfaces, mirror finishes, wood grain laminates and clean elegant lines all add to an atmosphere of sophistication and style.

Luxuriate in Italian-made kitchens by the masters of industrial design, Snaidero. European Miele appliances combine with integrated fridges and, in larger apartments, butler's pantries, to deliver superbly engineered functionality and plenty of space.



LOOK OUT
TO THE BAY IN
SOPHISTICATED
COMFORT.

41



CUSTOMISE YOUR
KITCHEN WITH A
CHOICE OF LIGHT
AND DARK PALETTES.

43

IMPECCABLE
ITALIAN KITCHENS
WITH ROBUST
FUNCTIONALITY.





BEAUTIFULLY FINISHED
BATHROOMS IN TWO
COLOUR SCHEMES.

48

FULL HEIGHT
WALL TILING, DUAL
VANITIES AND
SEAMLESS FLOOR
TILING THROUGHOUT.

49



BRIGHT, AIRY
INTERIORS EXTEND
SEAMLESSLY TO
WIDE BALCONIES
AND LANDSCAPED
COURTYARDS.

53



4

LIFE IN SANDRINGHAM

JUST MOMENTS
FROM THE BEACH,
ENJOY A VIBRANT,
URBAN LIFESTYLE
WITH ALL THE
CONVENIENCE AND
CHARM OF A REAL
SEASIDE COMMUNITY.



Beachside life is special. Breathing in fresh ocean air. Watching the sun rise over the water. The exhilarating freedom of an endless horizon that will never be built over. Sandringham is without doubt one of Melbourne's best beaches — but it is also so much more. Nearly a quarter of Sandringham is dedicated to open green spaces and picture-perfect stretches of coastline, rugged cliff-tops, native reserves and bushland. Activities are around every corner, from world-class events at the Sandringham Yacht Club to coastal bike rides and heathland walking trails. It's also perfect for getting to know Melbourne's world-renowned sand-belt golf courses.

Stroll around the corner to bustling Sandringham Village. Boasting a first class array of supermarkets, delicatessens, cafes, restaurants, bookshops, boutique clothing stores and more, whatever you want you can go local. There's even a busy farmer's market held every month. Pop over to the cinemas and 400 national retailers at nearby Westfield Southland. With the iconic Sandringham Railway Station and bus services located centrally, getting to the city or nearby Hampton and Brighton is easy.

01 Sandringham Beach
02 Sandringham Yacht Club



01



02



03



04

STELLAR CAFÉS,
TOP RESTAURANTS,
MICRO-BREWERS AND
WINE BARS ARE ONLY
A STROLL AWAY.

03 *Sidebar*
04 *Baia Di Vino*
05 *Port Of Call*

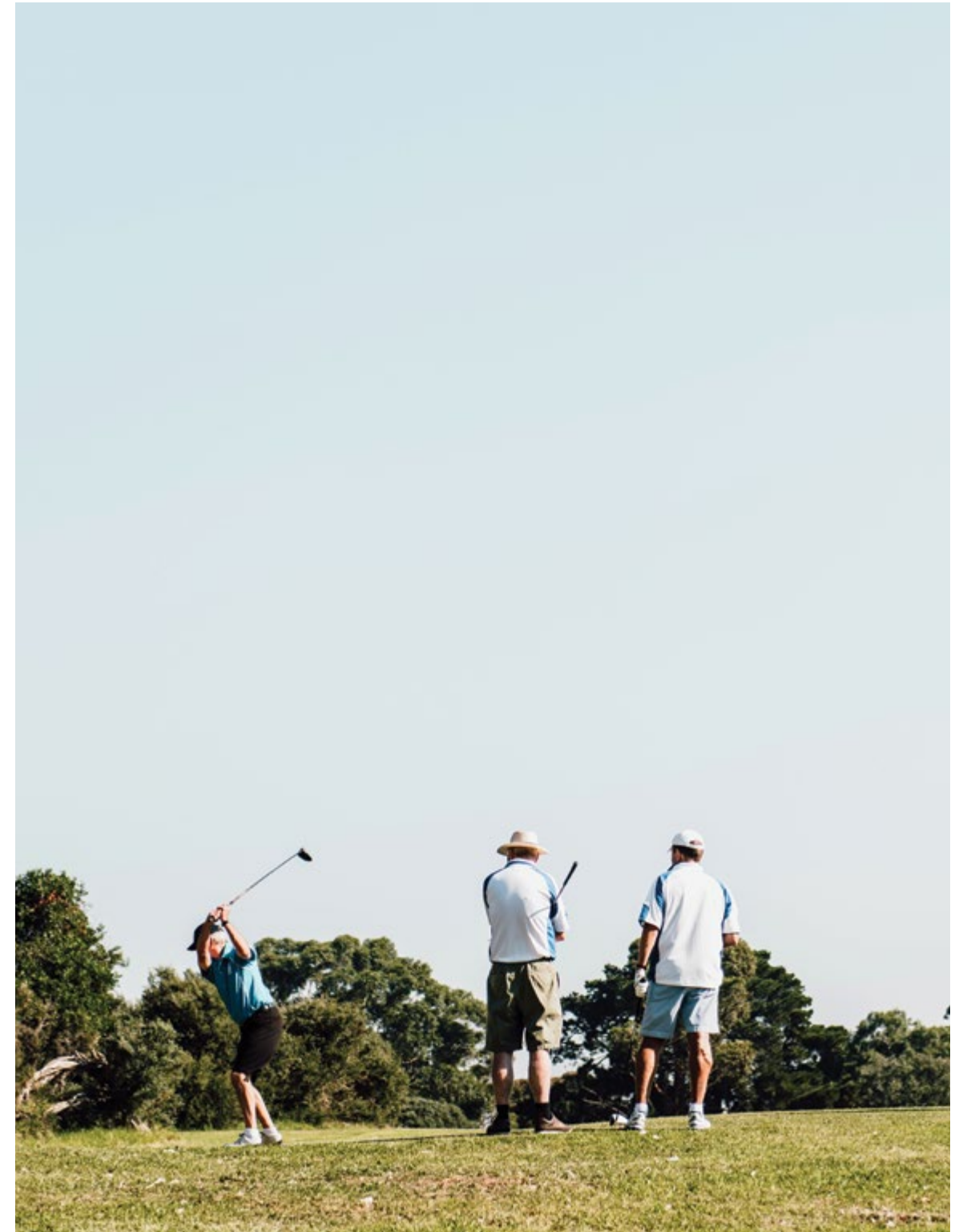
05



NEARLY A QUARTER
OF SANDRINGHAM
IS OPEN SPACE,
INCLUDING FAMOUS
SAND-BELT GOLF
COURSES.



06 Bay Road Nursery
07 Sandringham Golf Course





08

EVERYTHING
FROM LOCAL
VILLAGE TRADERS
TO SOUTHLAND.



09

08 Westfield Southland
09 Ulysses Bookstore

PERFECTLY
POSITIONED JUST
16KM FROM THE CBD,
WITH EASY ACCESS
TO SURROUNDING
SUBURBS AND
THE MORNINGTON
PENINSULA.

CAFÉS AND BARS

01. Full Turn Kitchen Bar
02. The Odd Room
03. Bay Road Nursery & Café
04. Port of Call
05. Limoncello
06. Baia Di Vino
07. Sidebar
08. Ammos Greek Tavern
09. Stevie
10. Bad Shepherd Brewing Co
11. The Hamptons Bakery
12. True South

RETAIL

13. Sandringham Village
14. Ulysses Bookstore
15. Uncorked Wines
16. 7-Eleven Sandringham
17. IGA Sandringham
18. Westfield Southland
19. Coles Sandringham
20. Coles Hampton
21. ALDI Cheltenham
22. Woolworths Highett
23. Black Rock Village
24. Hampton Village

RECREATION

25. Liquid Room Yoga
26. Sandringham Club
27. Sandringham Croquet Club
28. Sandringham Athletics Club
29. Dendy Park Tennis Club

SCHOOLS AND HOSPITALS

30. Sandringham East Primary School
31. Sandringham College 10 - 12 Campus
32. St Leonards College
33. Haileybury Brighton
34. Sandy Hill Medical Centre
35. Sandringham Hospital
36. Linacre Private Hospital






5

YOUR COMMUNITY

A MODERN VILLAGE
THAT EMBRACES
CONNECTION WITH
NEIGHBOURS AND
A GENUINE SENSE
OF BELONGING.

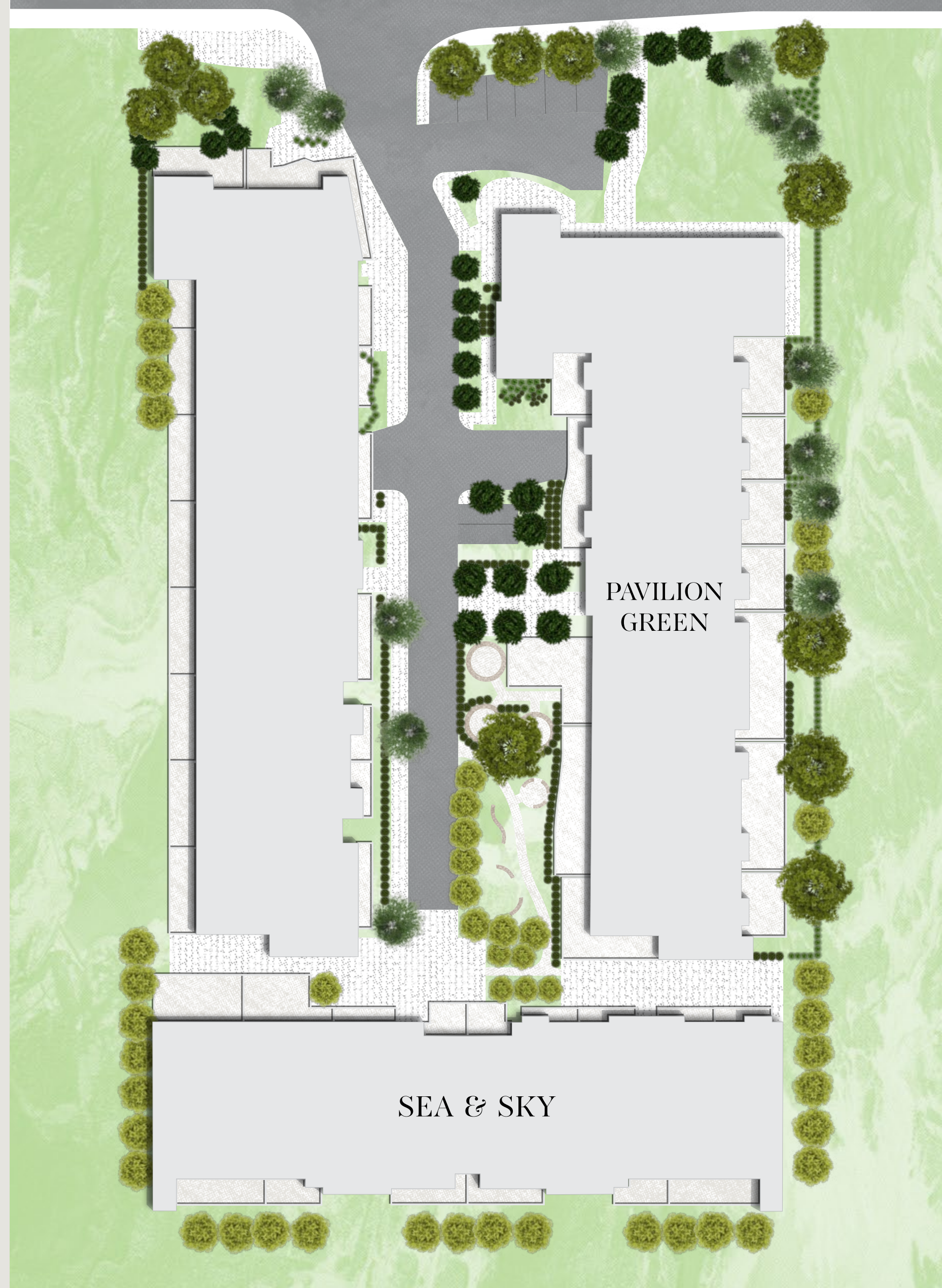


YOUR COMMUNITY WITHIN A COMMUNITY.

68 THE PRECINCT

Sea & Sky's architectural sibling, Pavilion Green, embraces the idea of community from the ground up. A private lobby, exclusive residents' retreat and entertaining zones, plus three boutique retail spaces, open onto a flourishing garden heart — a vast oasis of greenery, fresh air and secluded sanctuaries that functions as a multi-faceted village green, facilitating a rich social and recreational life for all precinct residents.

Future amenity within the meticulously crafted precinct invites further social connectivity. With a third and final residential building still to come, a planned Wellness Centre includes a Gymnasium and Pilates/Yoga room, which will allow residents to enjoy all the indulgences of a luxe hotel resort right at home.





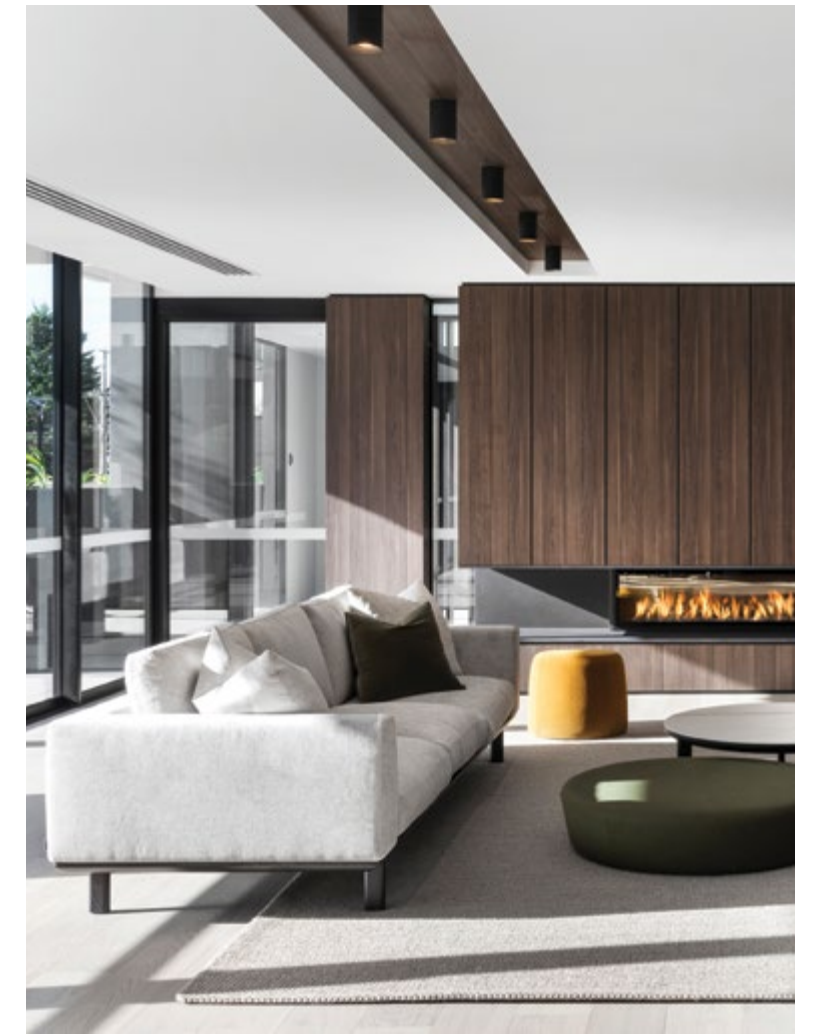
THE RETAIL

The precinct's three retail spaces offer opportunity for the commercial interactions that activate the streetscape of every local village. Where better to catch up with friends and neighbours over a morning coffee at your local cafe. Other services will add enormous value to the daily lives of residents.



THE GARDENS

The Gardens of Pavilion Green are the living heart of the precinct, inviting all sorts of recreation and relaxation opportunities. The completed gardens support gatherings for any occasion. Barbecue and al fresco dining facilities generate the classic Australian weekend vibe. Seating pockets, sun decks and fire pits offer nodes for children to play, friends to gather for a drink, and neighbours to chat, read, and hang out.



THE RETREAT

Overlooking the evergreen canopies of the gardens and opening to a wide terrace and alfresco dining, the Pavilion Green residents' Retreat is available now to be booked for entertaining, functions or events. At other times, it provides a sublime space for indulging quiet time with friends or just taking time out at the end of a busy day. Featuring relaxed lounge seating, an open fireplace, kitchenette and dining zones, it serves as a private world of elegant design that allows you to entertain on a grand scale or curl up by the fire with a good book.

“THERE IS ONE
SPECTACLE GRANDER
THAN THE SEA,
THAT IS THE SKY.”

V I C T O R H U G O *Poet, Novelist, and Dramatist*

Auyin

