

ATLAS

MELBOURNE

BY SETIA

A WORLD BEYOND THE EVERYDAY

**A NEW ICON ON
MELBOURNE'S SKYLINE**

ATLAS

MELBOURNE

BY SETIA



Artist's impression

LOCATION

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PAGE 103

01.



LOCATION

RESIDE ABOVE A WORLD-CLASS CITY



LOCATION

CENTRAL TO EVERYTHING YET A WORLD APART



LIFE AS IT SHOULD BE

Atlas. The best of all worlds. A domain unto itself, it's a sanctuary away from the pace of the everyday.

At the same time, it's the centre of Melbourne by its very design. Connecting a lost piece of the city's renowned laneway network and showcasing vibrant art and design, it's immediately absorbed into the life of the city.

From this position in the heart of Melbourne, historic gardens, cultural hotspots, universities, shopping and sporting precincts are just a short walk away.

Life at Atlas is an experience. Always.

ATLAS

MELBOURNE • BY SETIA

THE UNIVERSITY OF MELBOURNE

QUEEN VICTORIA MARKET

FULTON LANE BY SETIA

UNO BY SETIA

RMIT UNIVERSITY

SAPPHIRE BY THE GARDENS BY SETIA

MELBOURNE CENTRAL

VICTORIA UNIVERSITY

FLAGSTAFF TRAIN STATION

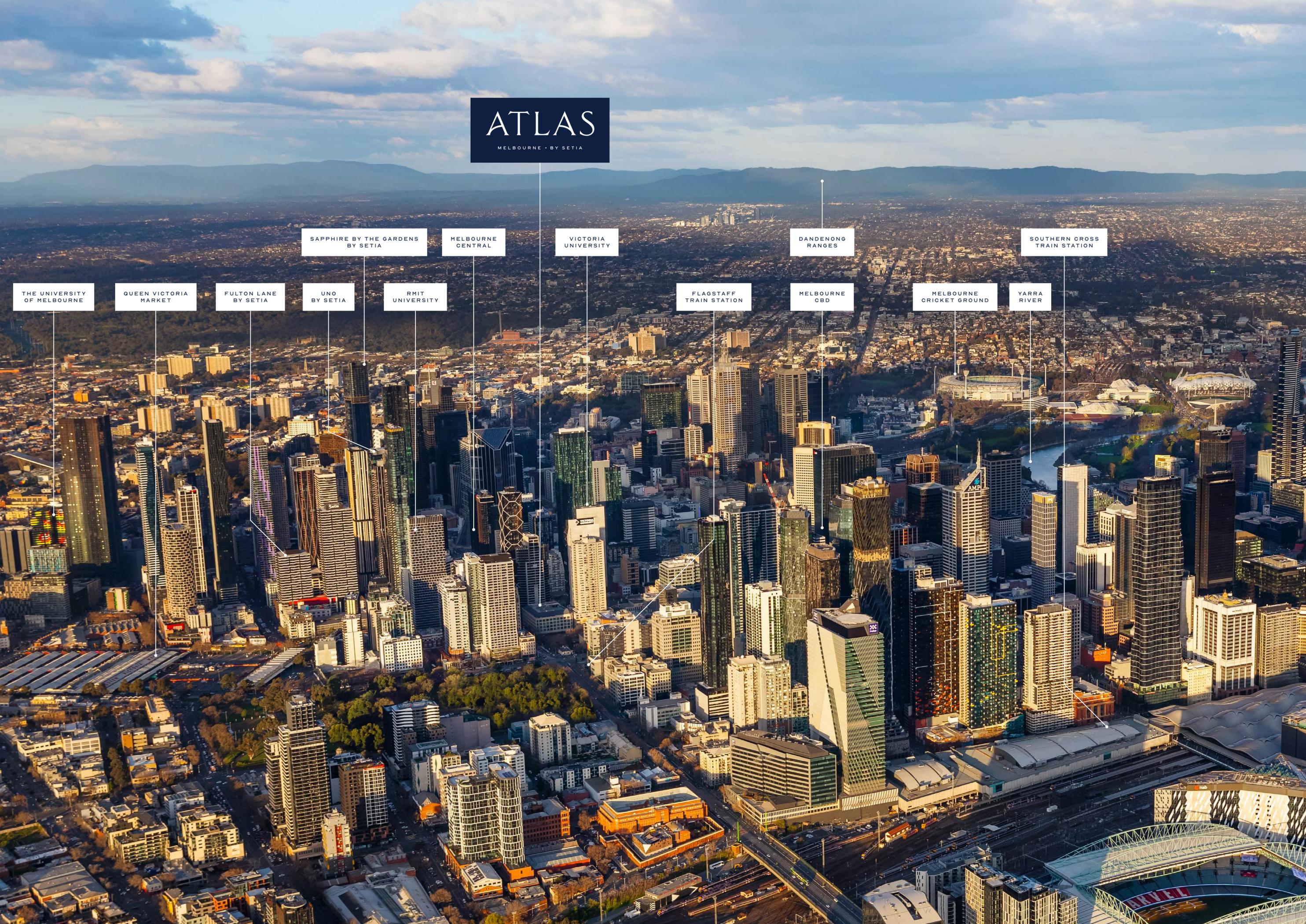
MELBOURNE CBD

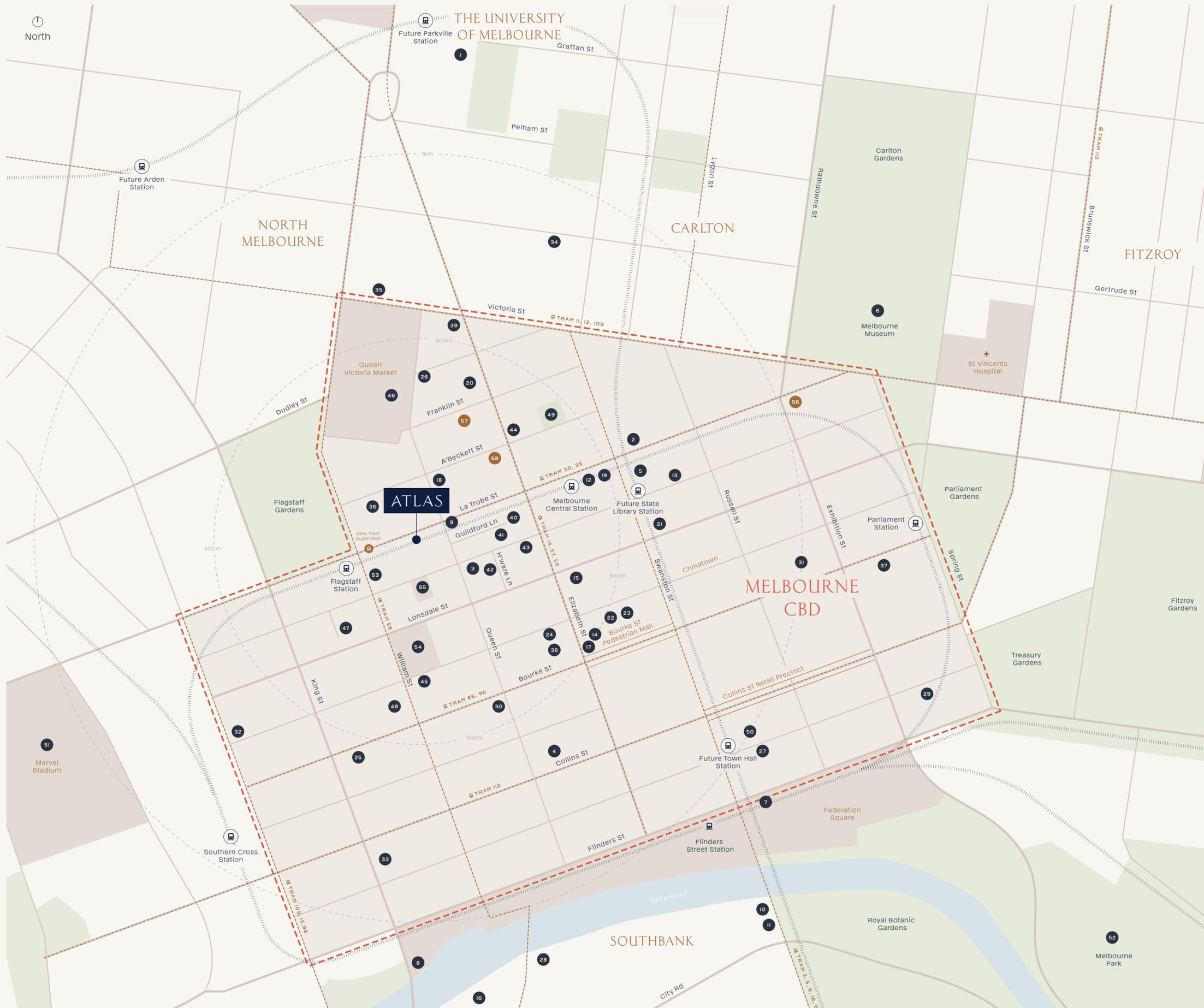
DANDENONG RANGES

MELBOURNE CRICKET GROUND

YARRA RIVER

SOUTHERN CROSS TRAIN STATION





EDUCATION

1. The University of Melbourne
2. RMIT University
3. Victoria University
4. La Trobe University
5. State Library of Victoria

ARTS & CULTURE

6. Melbourne Museum
7. ACMI
8. Melbourne Aquarium
9. Hellenic Museum
10. Arts Precinct
11. National Gallery of Victoria

SHOPPING & ENTERTAINMENT

12. Melbourne Central Shopping Centre
13. QV Shopping District
14. Melbourne GPO
15. Emporium Melbourne
16. Crown Casino
17. H&M Flagship Store
18. Woolworths
19. Coles
20. Aldi
21. Big W
22. Myer
23. David Jones

CAFES & RESTAURANTS

24. Brother Bubba Budan
25. Axil Coffee Roasters
26. Market Lane Coffee
27. Chin Chin
28. Rockpool Bar & Grill
29. Cumulus Inc
30. Red Spice Road
31. Flowerdrum
32. Higher Ground
33. Vue De Monde
34. Humble Rays
35. Yeongga Korean BBQ
36. Operator 25
37. Madame Brussels
38. Manchester Press
39. Koko Black
40. Shortstop Donuts
41. Krimper Cafe
42. Hardware Societe
43. 1000 E Bend
44. Nene Chicken
45. Patricia Coffee
46. Publique Bakery
47. Koreatown

HEALTH & LIFESTYLE

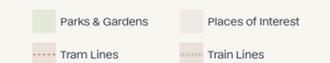
48. Anytime Fitness
49. RMIT Urban Square
50. Regent Theatre
51. Marvel Stadium
52. Melbourne Park

LEGAL PRECINCT

53. Former Royal Mint
54. Supreme Court of Victoria
55. Children's Court of Melbourne

SETIA PROJECTS

56. Sapphire by the Gardens & Shangri La Hotel
57. Fulton Lane
58. UNO





EDUCATION

1. RMIT University
2. Victoria University
3. La Trobe University
4. State Library of Victoria

ARTS & CULTURE

5. Hellenic Museum

SHOPPING & ENTERTAINMENT

6. Melbourne Central Shopping Centre
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8. Melbourne GPO
9. Emporium Melbourne
10. H&M Flagship Store
11. Woolworths
12. Coles
13. Aldi
14. Big W
15. Myer
16. David Jones
17. Supply Store
18. Rapha Melbourne

CAFES & RESTAURANTS

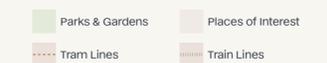
19. Brick Lane
20. Korea Town
21. Ming Dining
22. Mamao Melbourne
23. Keki milk bar
24. David's Hotpot
25. Fuwa Kagori
26. Brother Bubba Budan
27. Axil Coffee Roasters
28. Market Lane Coffee
29. Red Spice Road
30. Higher Ground
31. Operator 25
32. Manchester Press
33. Shortstop Coffee & Donuts
34. Krimper Cafe
35. Hardware Societe
36. 1000 £ Bend
37. Barkada Pinoy
38. Maka Maka
39. Overlay Coffee
40. Mr HUGO
41. Nene Chicken
42. Patricia Coffee
43. Publique Bakery
44. Tipo 00
45. Alt Pasta Bar

LEGAL PRECINCT

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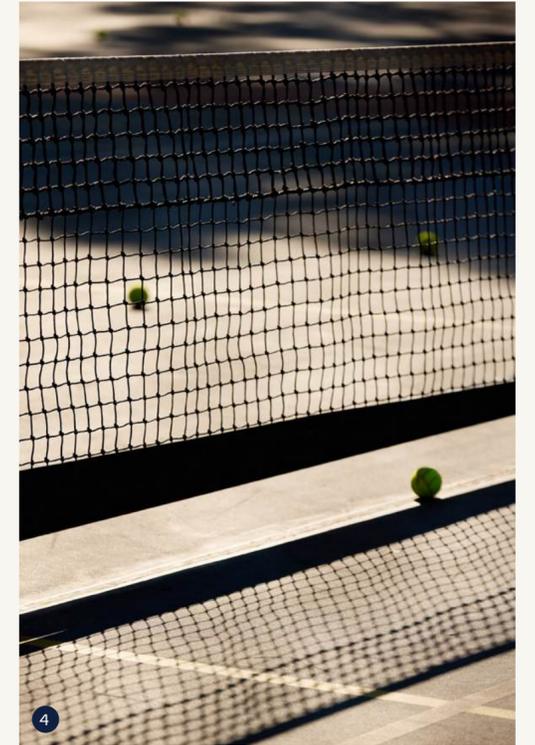
A VERDANT LOCATION

The lush greens, seasonal blooms and shady trees of Flagstaff Gardens make an enviable neighbour to Atlas, accompanying each arrival and departure with a brush with nature.

Beyond Flagstaff, Atlas is in easy reach of Melbourne's abundant array of parks and gardens. Fitzroy and Treasury Gardens, Carlton Gardens, Kings Domain and The Royal Botanic Gardens are a short walk or tram ride away. There's nature in the everyday.



PARKS & GARDENS



- 1. Royal Exhibition Building

- 2. Flagstaff Gardens

- 3. Parliament Gardens

- 4. Flagstaff Gardens Tennis Courts

- 5. Flagstaff Gardens



UNIVERSITY PRECINCT

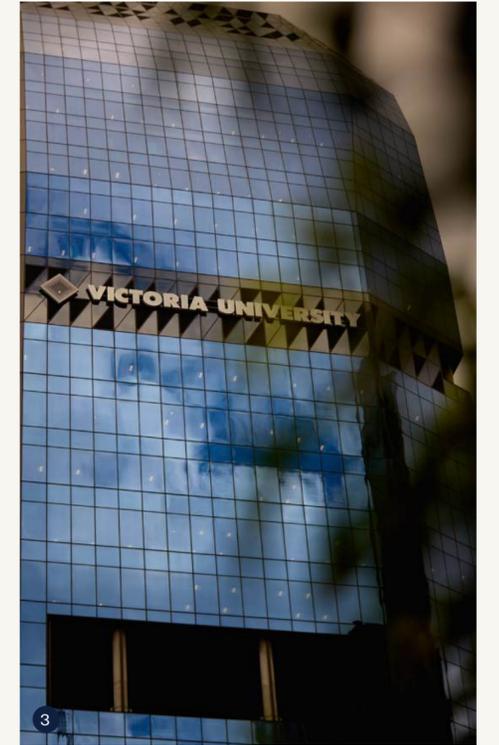


1

BOUNDED BY BUSINESS & EDUCATION

From its position at the northern end of Melbourne's Central Business District, Atlas sits deep in the heart of Melbourne's legal precinct and is surrounded by the towers of commerce.

Atlas is also bordered by places to learn and discover, including the neighbouring Victoria University. The University of Melbourne and RMIT are nearby, as is the State Library of Victoria and all the knowledge it holds.



3



2

- 1. Victoria University

- 2. RMIT University

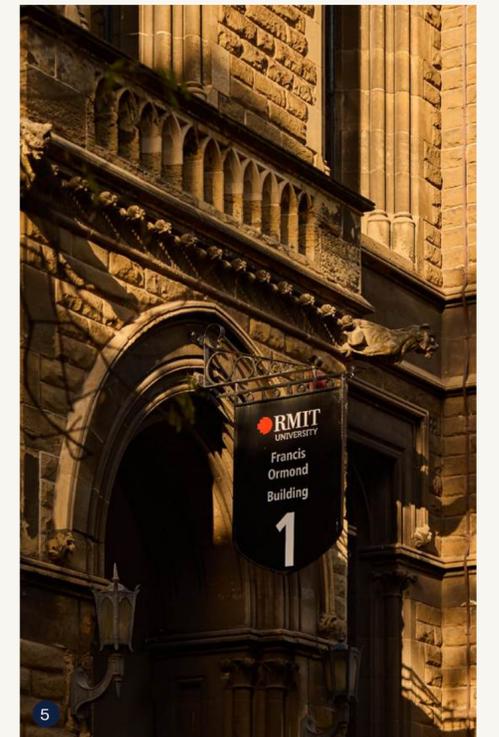
- 3. Victoria University

- 4. The University of Melbourne

- 5. RMIT University



4



5

A CITY THAT KNOWS HOW TO LIVE

Melbourne is Australia's sporting capital and Atlas has one of its most atmospheric venues at its doorstep – Marvel Stadium. As well as local football and cricket, it hosts touring exhibition matches and international music superstars.

Atlas is also close to Melbourne's Arts Precinct, though art can be found in almost every street in this cosmopolitan city. You'll also uncover live music and pop-up performances where you least expect.

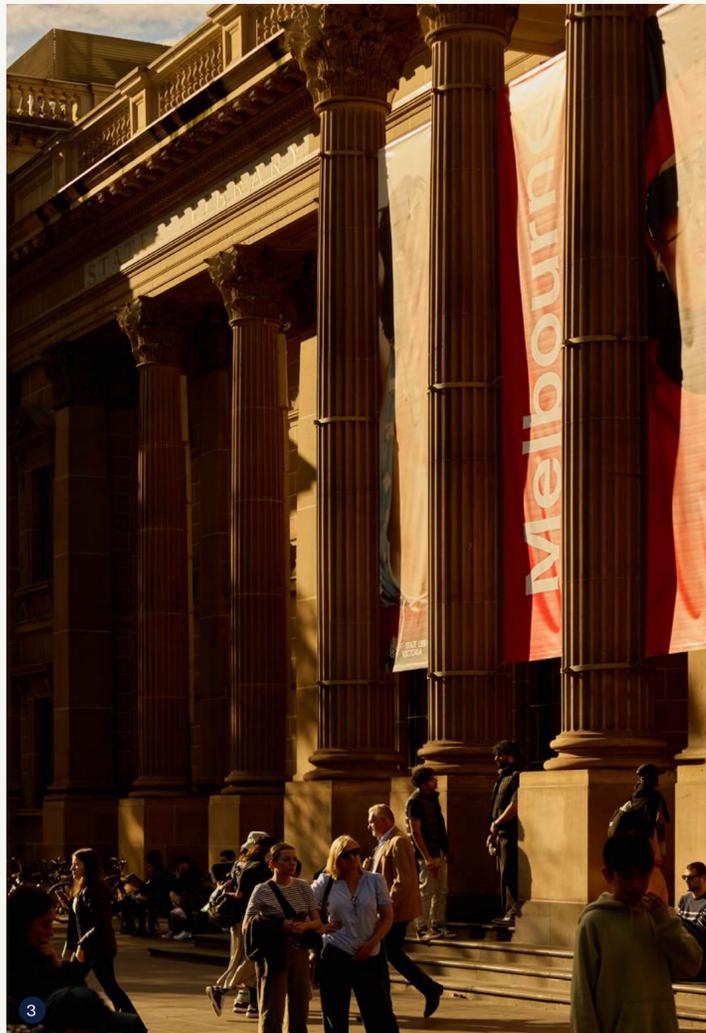


1

A SPORTING & CULTURAL CAPITAL



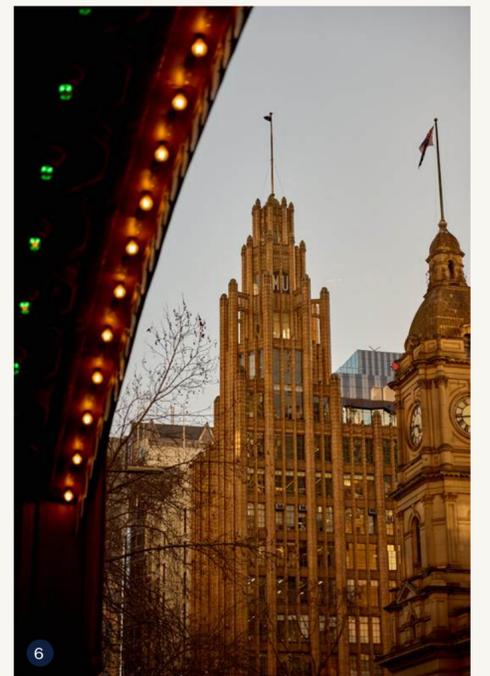
4



3



5



6

- 1. Australian Formula 1 Grand Prix
- 2. Australian Open Tennis Grand Slam
- 3. State Library of Victoria
- 4. Melbourne Cup Carnival
- 5. Hardware Lane
- 6. Regent Theatre



2

GATEWAY TO MELBOURNE

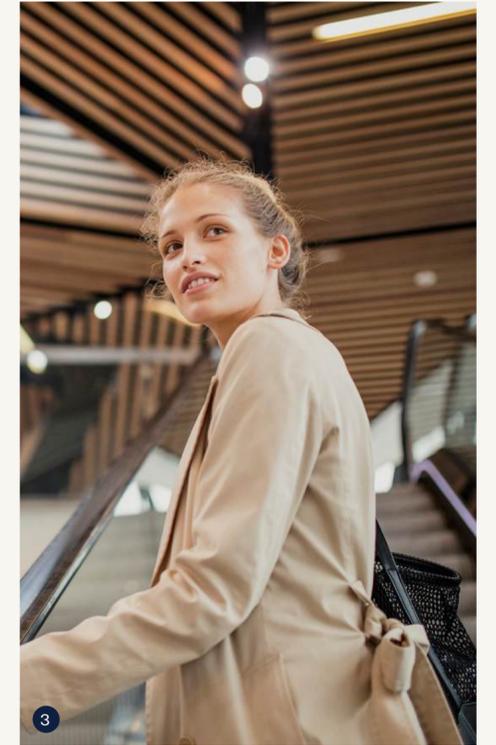
With exceptional transport and connectivity, residents are ideally positioned to experience the best of Melbourne's CBD.

Flagstaff Station, located just a short stroll away, offers quick access to the city loop and surrounding suburbs. Melbourne Central Station is also within walking distance and now connects to the brand-new Metro Tunnel train lines for even faster, more direct routes across the city. Plus, a new tram superstop will be located immediately in front of the building, providing seamless access to Melbourne's extensive tram network.

Whether by train, tram, or on foot, you're connected to everything Melbourne has to offer.



SEAMLESS TRANSPORT

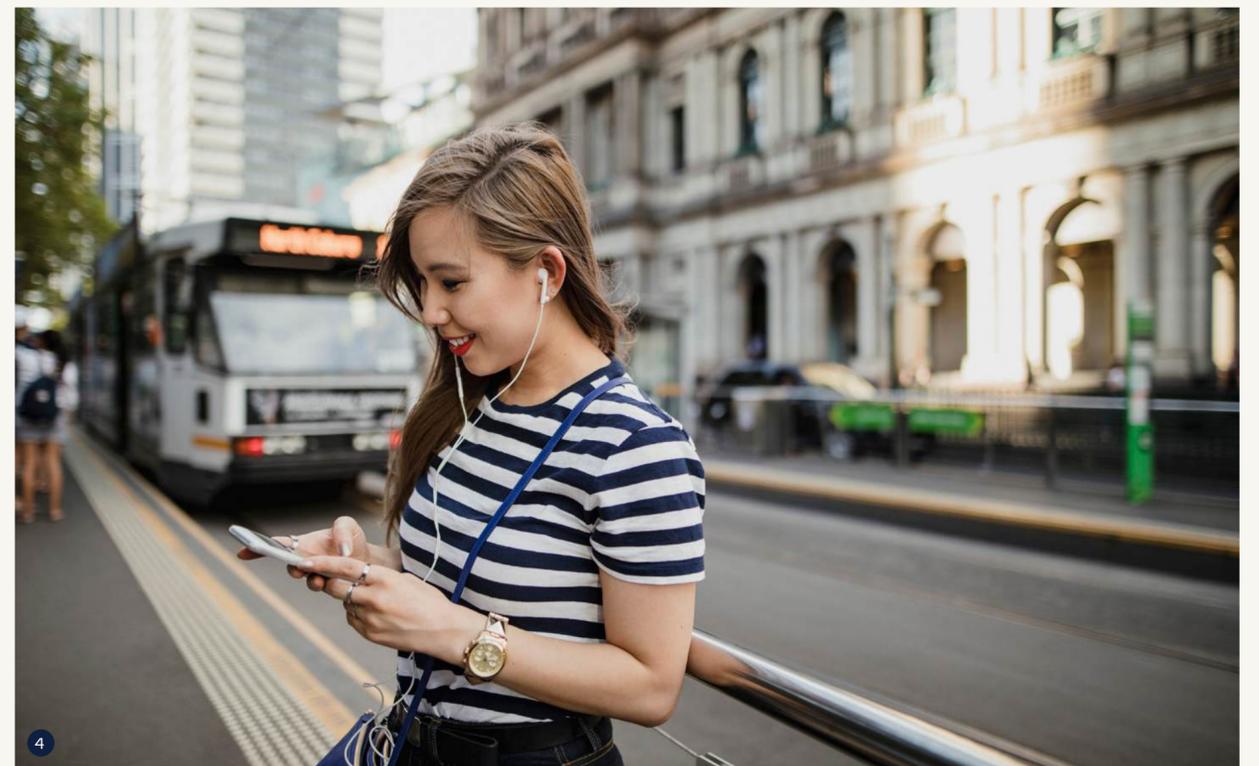


- 1. Metro City Loop Train Line

- 2. Melbourne Tram Network

- 3. Metro City Loop Train Line

- 4. Melbourne Tram Network



BOUTIQUES, MARKETS & MORE



1. Chanel

2. Emporium Shopping Centre

3. Collins Street Retail

4. Queen Victoria Market

5. 'Paris End' of Collins Street

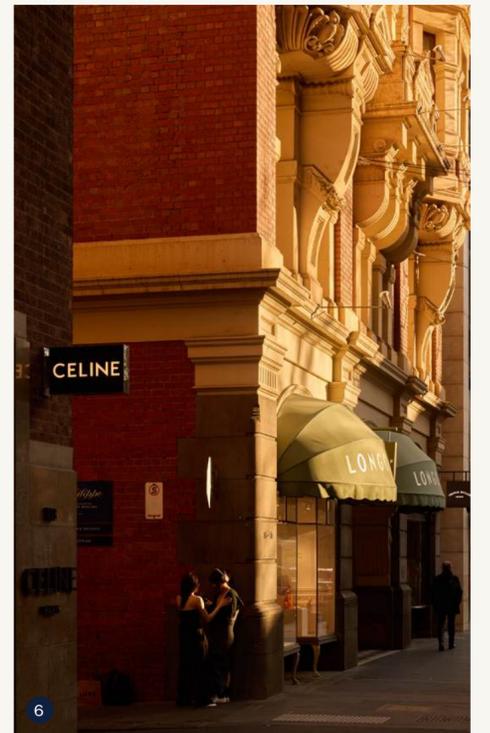
6. Celine & Longchamp



SPOILED FOR CHOICE

From the highest-end designer fashion to daily bargains and the finest foods, Atlas is at the forefront of retail therapy in Melbourne.

Breakfast, lunch and dinner are sorted daily with the historic Queen Victoria Market a short walk away. Beyond this is Melbourne Central and Emporium, both raising the bar when it comes to the experience of shopping. Local designers and independent boutiques are a quintessential part of Melbourne. Find your favourite.

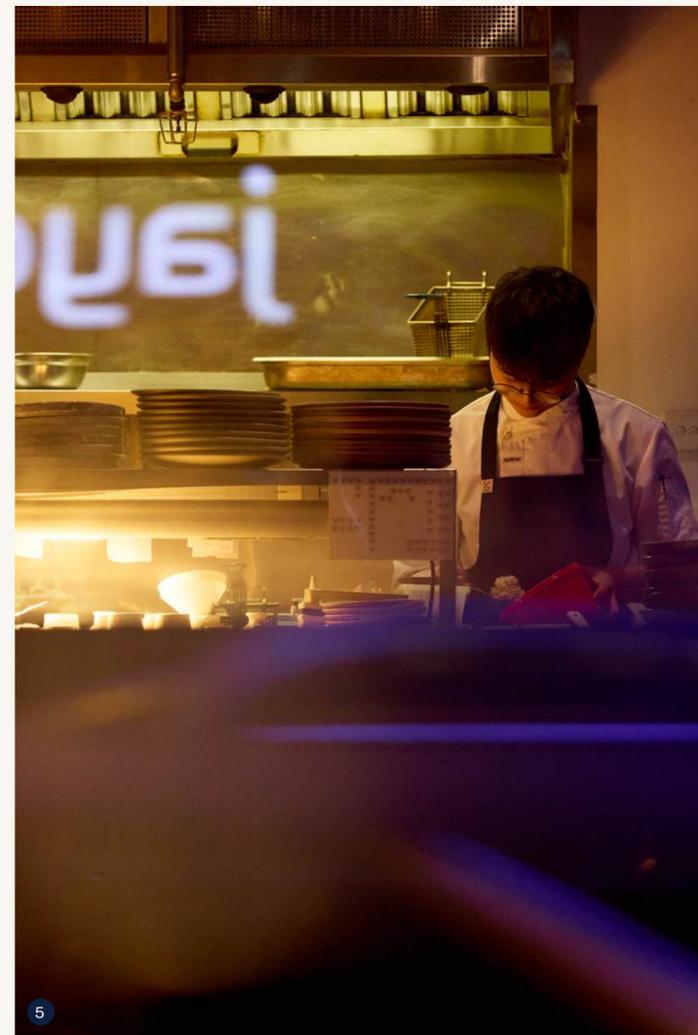
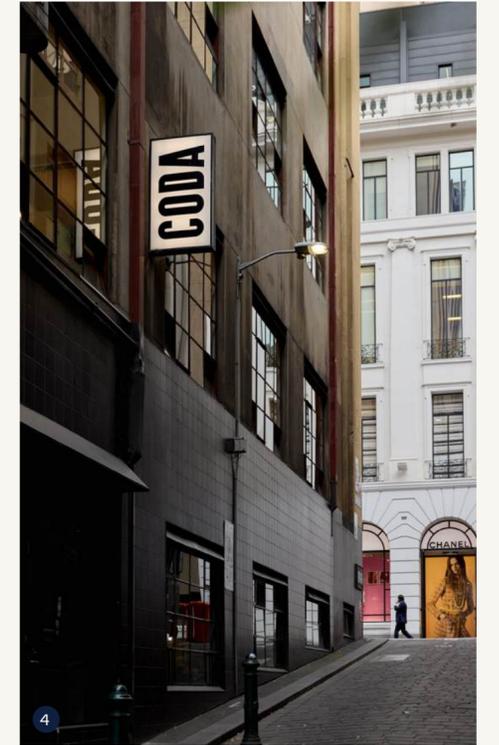


A GOURMET DESTINATION

Melbourne is a global dining destination, offering a vibrant mix of culinary experiences that reflect the city's diverse culture. From award-winning fine dining to hidden laneway gems, the city boasts a food scene where creativity and quality are at the forefront. Whether you're enjoying fresh local produce, exploring world-class wine bars, or discovering flavours from across the globe, dining in Melbourne is an experience that caters to every palate and leaves a lasting impression.



A CITY OF FLAVOURS



- 1. HER
- 2. Piccolina
- 3. Osteria Illaria
- 4. Coda
- 5. Fulton Lane
- 6. Osteria Illaria



LIVE WHERE STORIES WRITE THEMSELVES

A VIEW FROM ATLAS ON LEVEL 70



02.

BUILDING DESIGN

YOUR OUTLOOK
YOUR WORLD



STANDING TALL ABOVE THE MELBOURNE SKYLINE



A NEW LANDMARK

From one angle, Atlas is the tallest tower in Melbourne's city centre. From another, it's an integral part of the city's maze of laneways. And from another, it's home.

Designed by Cox and FK to be something new for Melbourne while being entirely of Melbourne, Atlas makes its mark on the city skyline while putting community at its heart.

Atlas draws on the history of its site, the surrounding gardens

and the character of the city to signal a new era of urban living. An era in which health and wellness, sustainability, lifestyle and connection are inextricably entwined with smart, impactful and eminently liveable design.

It's Atlas. A world beyond.

DESIGNED WITH A SENSE
OF OCCASION





Artist's Impression

BRINGING OUT THE BEST

Atlas rises atop Melbourne's laneways, drawing the eye upwards to the clouds where its champagne and bronze form catches the sunlight and shines over the city.

Down at the laneway level, a sculptural series of oversized archways introduces the arcade and welcomes Melbourne to Atlas.

From top to bottom, Atlas announces itself as a world beyond what we've seen before.



Artist's impression

ARRIVE WITH EASE. THE PORTE-COCHERE OFFERS SEAMLESS ACCESS AND A TIMELESS WELCOME, BLENDING HERITAGE WITH MODERN CONVENIENCE.

AN ARRIVAL TO REMEMBER

A welcome beyond all welcomes awaits at Atlas, where history and contemporary design come together to create an unforgettable entry experience.

The heritage-listed wall of the former Royal Mint forms the backdrop to the decidedly contemporary porte-cochere; a striking contrast that forms a deep sense of place while providing access to the tower and podium.

The porte-cochere also signals the start of the arched Gallery Arcade, where lively, vibrant new pedestrian laneways connect

with La Trobe and Little Lonsdale Streets to recreate a lost piece of Melbourne's laneway network.

This famed laneway network with its street art and unexpected installations inspires the Gallery Arcade's spellbinding digital art gallery and open sculpture plaza – where things are always changing. It's a new world.



A GRAND WALKWAY LINKING ART AND ATMOSPHERE WITH EVERY STEP

Atlas's ground floor is a lively hub of activity, where the energy of Melbourne's iconic laneways pulses through every corner. The new pedestrian pathways, branching from the arched Gallery Arcade, hum with movement, connecting La Trobe Street to Little Lonsdale Street. Here, a curated selection of retail, food, and beverage outlets adds to the atmosphere, creating a space

where commerce, art, and community converge.

The digital art gallery and central sculpture plaza, both illuminated by natural light, bring an ever-changing dynamic to the experience, offering a continuous stream of new sights and sounds. At Atlas, the ground floor is not just an entry point but a destination in its own right.

03.

RESIDENT AMENITY

AN OASIS ABOVE THE CLOUDS



WHERE WELLNESS MEETS WONDER



A TOWER WITH HEALTH AT ITS HEART

Perching at the very top of the tower and cascading down to the town square at ground level, Atlas' amenities shine a light on wellbeing.

The Sky Club, which hovers over the city on levels 71-72, the Work Club and the Lifestyle Club all provide places for leisure, inspiration and interaction. It all culminates at The Wellness Club, where you'll find everything you need for a healthy mind, body and soul.

A tower with community at its heart, a design inspired by the neighbouring verdant landscape, exclusive resident features to inspire a holistic lifestyle. It's clear that every aspect of Atlas incorporates deep consideration of health and wellness.



SPACES THAT BREATHE LIFE INTO EVERY CORNER



SKY CLUB

LEVEL 71 - 72

A living room in the clouds. On levels 71-72 you're exclusively invited to relax in the lounge, and share rare vintages and bottles from the vault in the bar.

Book the dining room for a private event to remember, with views overlooking Melbourne and beyond.

- BOH KITCHEN
- UNISEX W/C + DDA
- WINE CELLAR
- BAR
- CROWN LOUNGE
- PRIVATE DINING
- LOUNGE
- WHISKEY LOUNGE



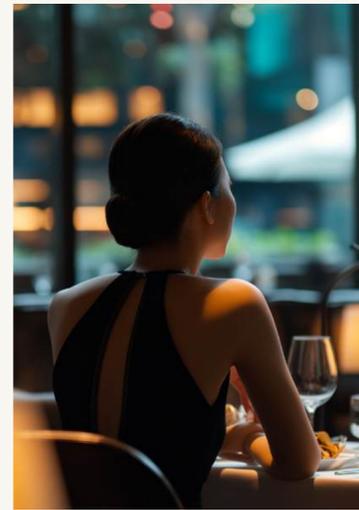
HORIZON COLLECTIVE

LEVEL 42 - 43

Level 42 is a place to expand your life; to indulge existing hobbies, find new interests and build lifelong friendships with your neighbours.

With a lounge and terrace for luxuriating as well as a music room, cinema, games area, private dining space, and a pocket park, it really does tick all the boxes.

- WORK HUB
- POCKET PARK
- RESIDENTS LOUNGE
- TERRACE
- MUSIC ROOM
- CINEMA
- GAME AREA
- BILLIARD TABLE
- PRIVATE DINING
- BATHROOMS
- KARAOKE LOUNGE
- Games Room



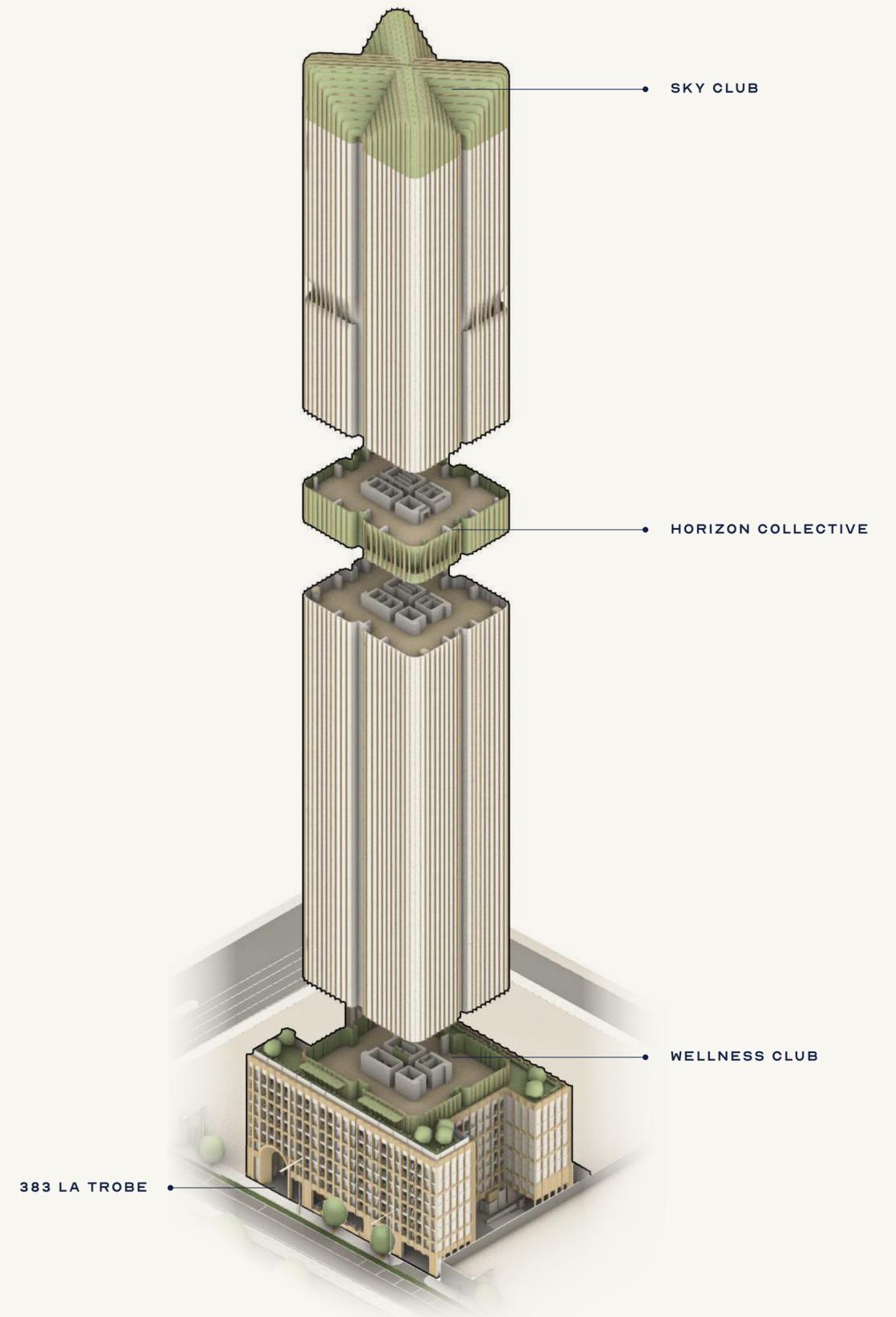
WELLNESS CLUB

LEVEL 8

The Atlas Wellness Club on Level 8 is the icing on the cake, the place to de-stress, decompress and rejuvenate.

Relax by the wet lounge, pump your adrenaline in the gym, or enjoy quiet moments of reflection on the patio, cabanas or in the wellness lounge. You'll wonder how you lived without it.

- LAWN SPACE
- GYM
- H2O BAR
- POOL
- WET LOUNGE & SHOWERS
- WELLNESS LOUNGE
- SPA
- SAUNA/STEAM ROOMS
- TREATMENT ROOM
- OUTDOOR BBQ
- DINING AREA



A VERTICAL SKY VILLAGE

SOCIALISE AND UNWIND IN A VERTICAL VILLAGE DESIGNED FOR EVERY MOOD, FROM SKY-HIGH SOPHISTICATION TO WELLNESS & NATURE AT EVERY TURN.

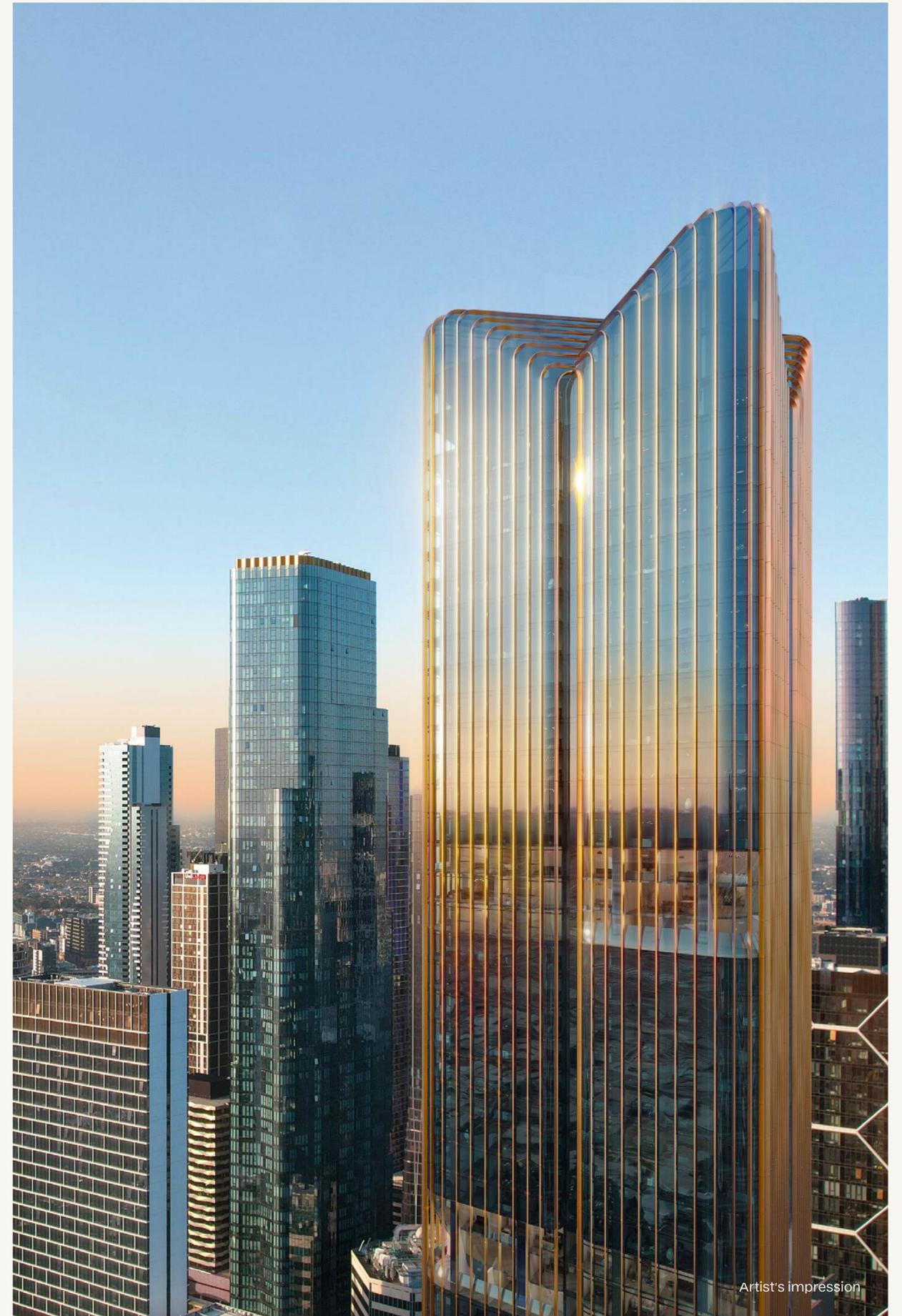
COMMUNITY IN THE CLOUDS

The communal spaces and exclusive amenities are extensions of the home at Atlas. Expansions of the living room. Places to swap solitude for socialising. Places of wellness, places of decadence, places of experience.

It's a vertical village that starts in the sky and winds its way down, interspersing residences with places to accommodate any mood or motivation— from the Sky Club's stratospheric sophistication, the Horizon

Collective's anticipation of any need to the Wellness Club for the fitness fanatic. Along the way, from top to bottom, connections to nature and greenery are tangible and nurtured.

Atlas. It's a world that's good for you.





Artist's impression

THE SKY CLUB IS AN ELEVATED PUBLIC CIVIC CONNECTOR. CREATING A RICHER AND MORE DIVERSE PUBLIC REALM EXPERIENCE.



Artist's impression



SKY CLUB

LEVEL 71 - 72

ENTERTAINMENT ON ANOTHER LEVEL

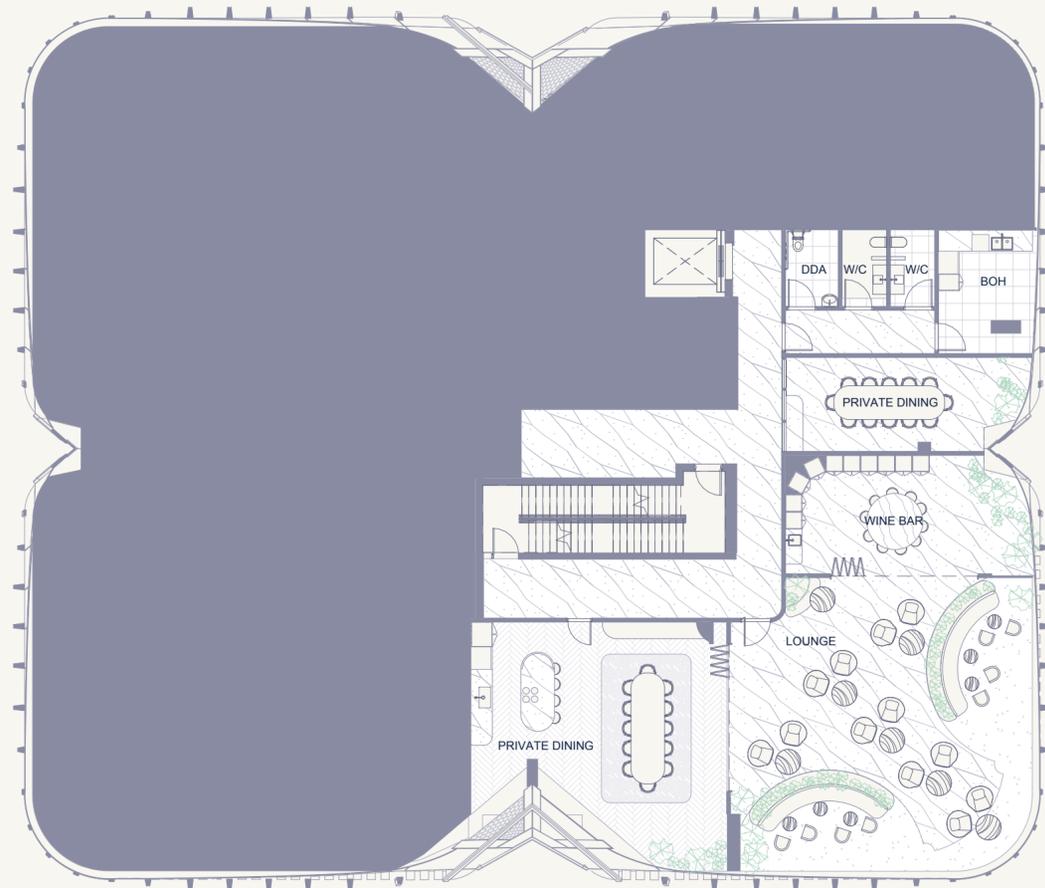
The Sky Club is the most exclusive address in Melbourne. Two levels of unrivalled luxury, it's a place that elevates entertainment and knowledge amenities to stratospheric heights.

Not only are the views from levels 71 and 72 breathtaking, the spaces within are jawdropping. With the city at your doorstep and the world at the top of your tower, life at Atlas is a world apart.

Level 71 is dedicated to life's great pleasures. A wine bar and cellar, a private, bookable dining room with an unforgettable vista, an indulgent lounge and a DJ booth mean it's always a tough decision between going out and staying in.

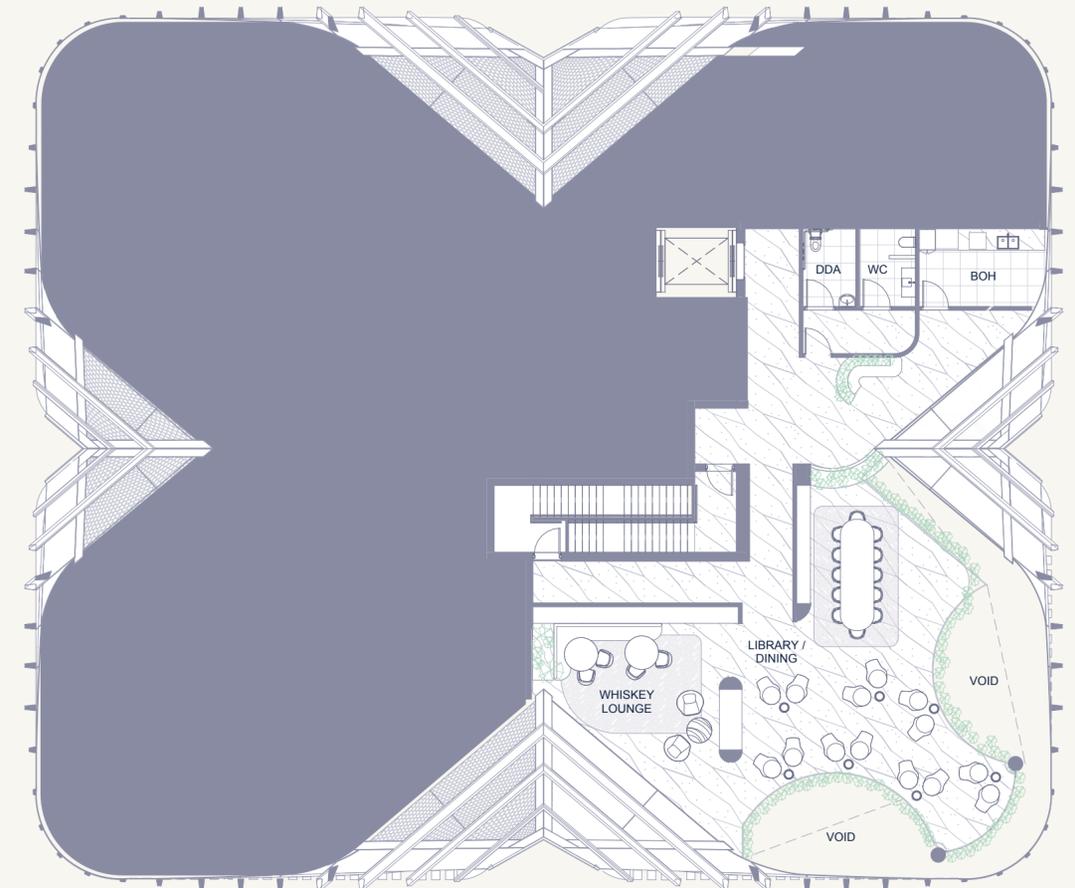
Level 72 mezzanine mixes business with leisure, offering a co-working library space and a decadent whiskey lounge and dining room.

The design of these spaces is taken to another level. The mezzanine creates a soaring void that accentuates the sweeping outlook, while spaces like the whiskey bar are tucked away to amplify the atmosphere. At every stage, greenery is integrated and lighting is considered for the right mood for every occasion.



LEVEL 71

- | | |
|----------------|----------------|
| LIFT LOBBY | LIBRARY |
| DDA & W/C | PRIVATE DINING |
| LOUNGE | |
| WHISKEY LOUNGE | |



LEVEL 72 MEZZANINE

- | | |
|------------------|----------------|
| LIFT LOBBY | CROWN LOUNGE |
| BOH KITCHEN | PRIVATE DINING |
| UNISEX W/C + DDA | |
| WINE BAR | |

HORIZON COLLECTIVE

LEVEL 42 - 43

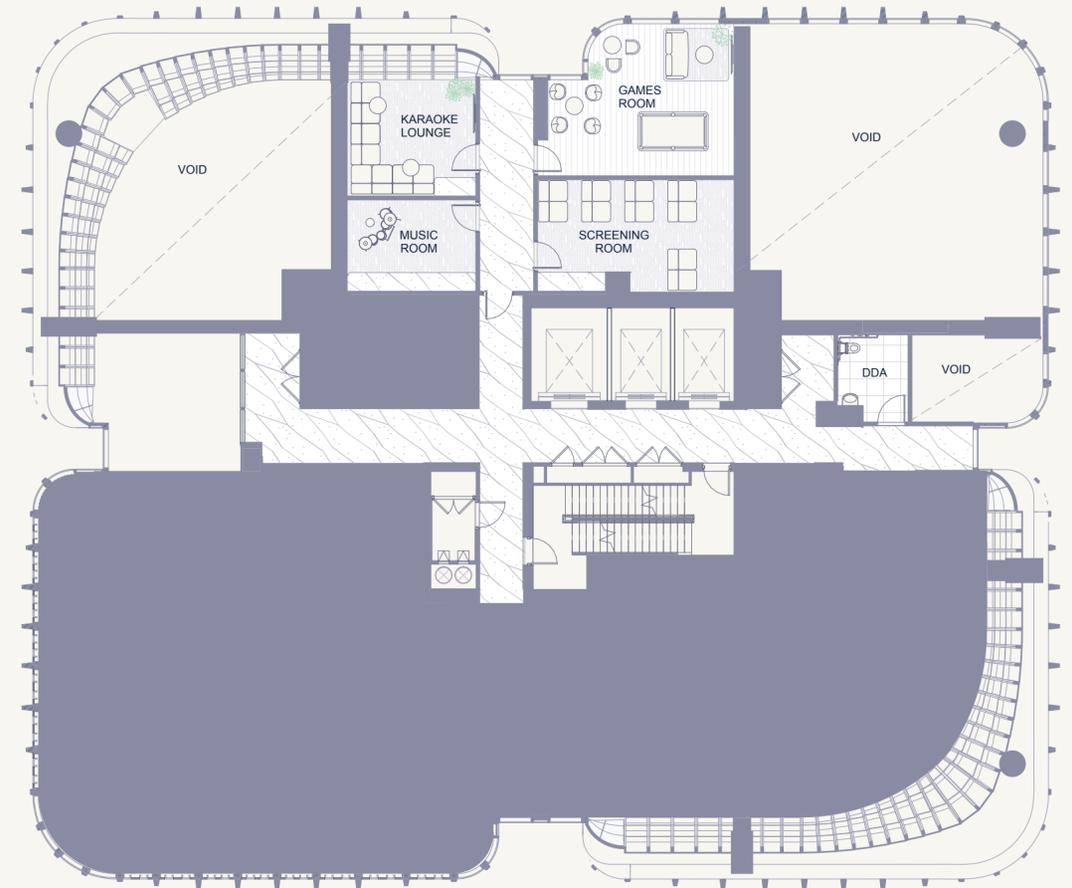
STUNNING SPACES THAT INSPIRE

A playground over Melbourne's rooftops, a place to step away from the everyday. The Lifestyle Club at Atlas offers something for everyone. A world of diversion – and unbridled fun.

Where most neighbouring towers are topping out, the fun at Atlas is just beginning. Two floors of Lifestyle Club amenities will be the envy of the city below, offering everything from an outdoor pocket park to a cinema.

Dedicating Level 42 to Knowledge, residents can enjoy a co-working lounge, bookable booths, a work hub, meeting rooms, and a private dining room. Designed to enhance work-life balance, these facilities cut out the commute while offering fresh spaces and networking opportunities.

Level 43 is all about Entertainment, featuring a cinema, karaoke lounge, games room, and music room. Whether you're catching a movie, singing your heart out, or relaxing with friends, there's never a dull moment. An outdoor terrace with a pocket park rounds out this lively space.



LEVEL 42

- | | | |
|-------------------|------------------------|-----------|
| POCKET PARK | WORK HUB | UNISEX WC |
| RESIDENTS LOUNGE | BOOKABLE MEETING ROOMS | DDA WC |
| TERRACE | PRIVATE DINING | |
| CO-WORKING LOUNGE | | |

LEVEL 43 MEZZANINE

- | | |
|----------------|------------|
| CINEMA | GAMES ROOM |
| KARAOKE LOUNGE | DDA WC |
| MUSIC ROOM | |

WELLNESS CLUB

LEVEL 8

WELLNESS AT YOUR PACE

Life at Atlas is good for you. A level dedicated entirely to wellness ensures an everyday that's healthy and stress-free and keeps you invigorated and recharged.

Every element of the design at Atlas has been considered to optimise health and wellbeing, from abundant natural light to lush greenery and opportunities to interact with friends and neighbours. Nowhere is this more evident than the Wellness Club on Level 8, an indulgent space designed to nurture mind, body and soul.

As well as the lawn and its access to fresh air and spaces like the

outdoor lounge and dining area with BBQ and fire pit, Level 8 features a stunning pool with day beds. The pool area includes an adjoining spa, sauna and steam room plus an H2O bar for the ultimate hydration.

Another lounge area centres on a mindfulness room and a treatment room, in addition to more places designed to help you sit back, relax and take it all in. A fully-equipped gym offers a regular energy boost.



LEVEL 8

LAWN SPACE	WELLNESS LOUNGE
GYM	SPA
W/C & DDA	SAUNA/STEAM ROOMS
H2O BAR	TREATMENT ROOM
POOL	OUTDOOR BBQ/ DINING AREA
WET LOUNGE & SHOWERS	



Artist's impression

ON LEVEL 8, THE INDOOR POOL IS YOUR SERENE ESCAPE—DESIGNED TO REJUVENATE, REFRESH, AND RESTORE, ALL WITH STUNNING VIEWS OVER THE CITY.

RELAX AND RECLINE

The indoor pool on Level 8 is designed to be a restorative space, a place to come to reduce stress, improve mood and aid in muscle pain. The minimalist, balanced design and materials, layout, furniture and lighting have all been considered to enhance your health and give your brain and body a break.

Whether luxuriating in the spa, replenishing at the H2O bar, reclining on the daybeds or swimming laps in the pool, it's all designed to be good for you.

So make immersing yourself in water with views out over the city be part of your everyday and reap the benefits of the healing powers of H2O.



04.



RESIDENCES

ELEGANCE
ABOVE ALL

CRAFTED FOR EXTRAORDINARY LIVING



Artist's impression

DESIGNED FOR LIFE'S DETAILS

The home is a sanctuary at Atlas, calming and restorative by design. Meticulously considered and crafted as a place to be yourself, to relax and unwind while being an integral part of the city fabric. A place to live life less ordinary.

The Atlas approach to wellness underpins the design of each residence. Floor-to-ceiling windows welcome abundant sunlight and important views out to nature – both near and far – while the landscaping integrated into the façade offers a tangible touch of greenery.

The calming neutral palette within each residence as well as stone, timber, bronze materials and rich textures all combine to contribute to your overall wellness.

INSPIRING SPACES



ENDLESS POSSIBILITIES

Your home at Atlas is a canvas for an inspiring life. Whether ensconced in greenery in the Garden Residences or hovering high above the city towers in the Horizon Residences, each home has been designed to support the life you want to live.

Effortless design in each residence transforms the everyday into a series of rituals, with thoughtful, unexpected touches offering moments of surprise. Every place has a purpose and every material is selected to inspire.

Just as Atlas is a new icon on the Melbourne skyline, every space within is a cut above – a new era of urban living.

SKY CROWN

RESIDENCES

LEVELS 50 - 70

HORIZON

RESIDENCES

LEVELS 9 - 49

GARDEN

RESIDENCES

LEVELS 1 - 7



GARDEN

RESIDENCES

CREATED FOR YOUR COMFORT

Occupying levels 1-7, the Garden Residences are the foundation of Atlas, grounding the tower and ensuring it stays rooted in the city its laneways and its natural environs.

These one, two and three bedroom residences are designed as an inspiring backdrop to a world beyond the everyday.

Every element has been deeply considered and carefully crafted to make daily life a breeze and allow more time for the most

important things. Whatever that is to you.

The Atlas Garden Residences are designed with a deep understanding of how people work, live and play; of how they are both drawn to community and crave a sanctuary.

**EXPERIENCE A HARMONIOUS BLEND OF URBAN LIVING
AND NATURE, WHERE YOUR HOME EMBRACES THE
OUTDOORS, INVITING SERENITY AND LIGHT
INTO EVERY MOMENT.**

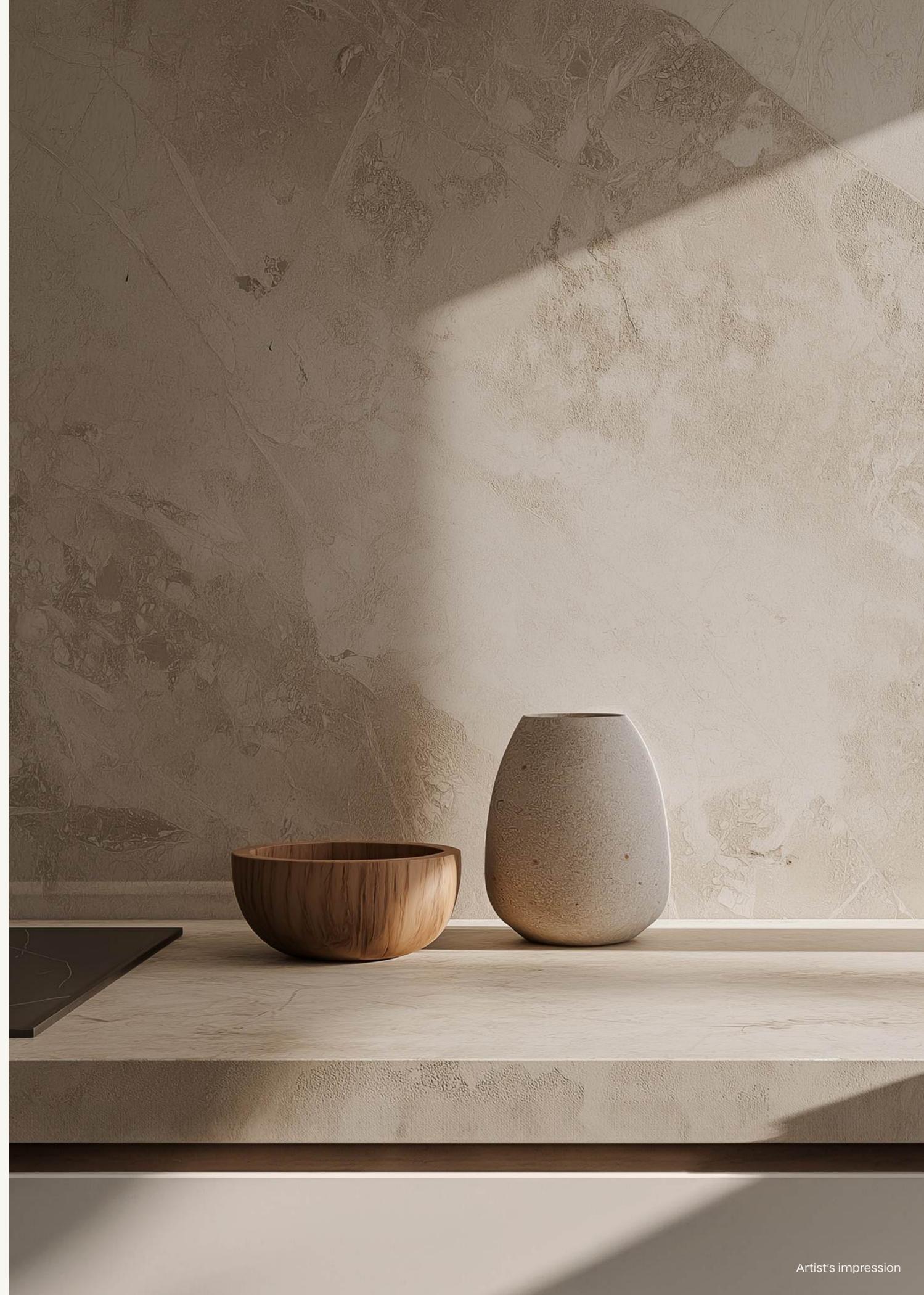
COMFORT MEETS STYLE

Be absorbed into Melbourne's changing seasons, adapting the rhythm of your life to the natural world.

The Garden Residences are a celebration of the surrounds, seamlessly connecting with the neighbouring parklands and bringing the outside in through the landscaped façade, outdoor rooms and private terraces.

Extensive glass walls extend the open-plan living area out onto

the private balcony, enticing people to gather and watch as city life rushes below. Abundant natural light penetrates deep into the residences, augmenting the qualities of the bountiful greenery to shape an energetic, healthy and inspired life.





Artist's impression

KITCHENS

Imbue every meal with an effortlessness inspired by the bright kitchen schemes. Oak floors and a porcelain benchtop combine to showcase quality, with brushed bronze and nickel features tangible connections to the building's façade.

BATHROOMS

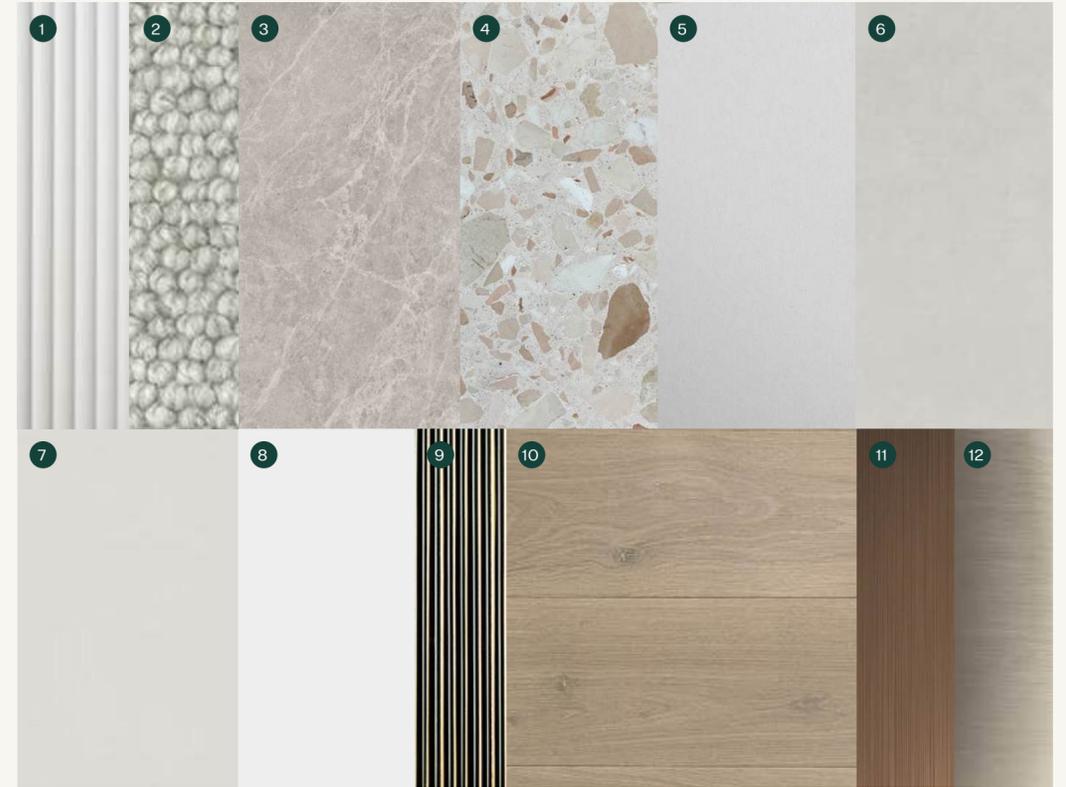
Bright bathrooms are the perfect place to start the day, setting you up with the energy and vitality to get going. Porcelain tiles are an elegant contrast to the solid surfaces, with oversized mirrors enhancing the spaciousness.



Artist's impression

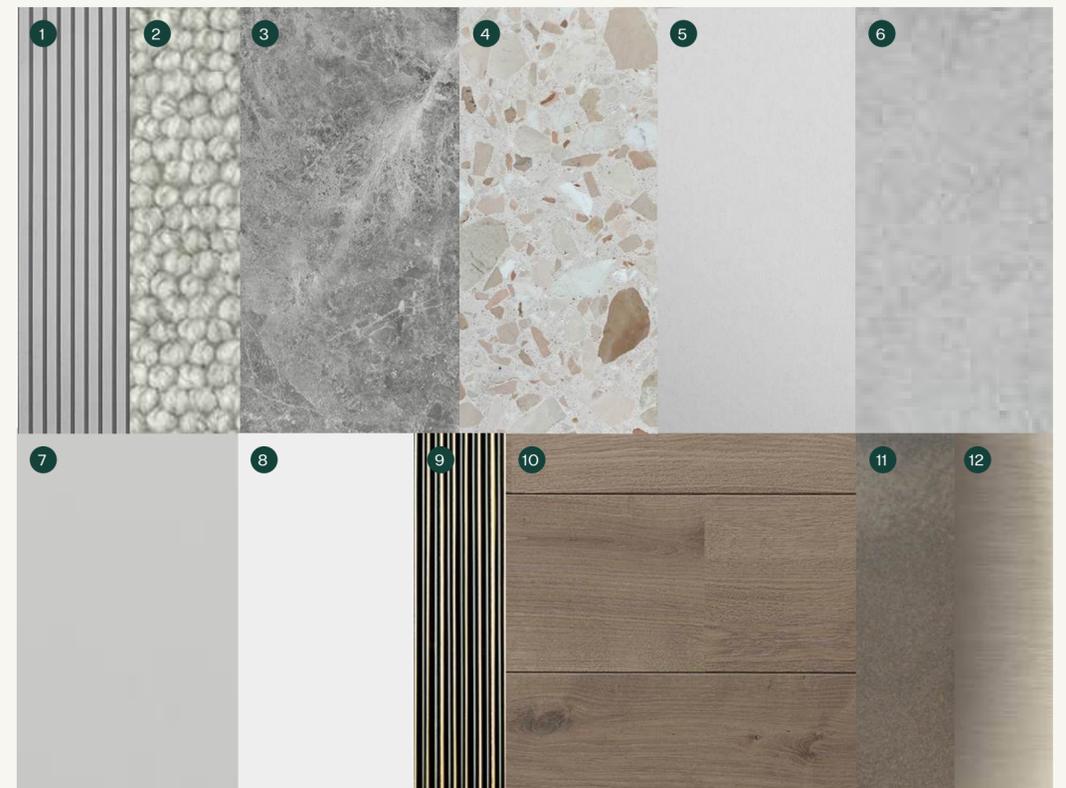
WARM SCHEME

- | | |
|--|--|
| 1. Ribbed Laminate - (Joinery) | 7. Solid Colour Laminate / Solid Surface |
| 2. Carpet | 8. Paint Finish |
| 3. Porcelain Tile - (Kitchen Benchtop & Bathrooms) | 9. Fluted Glass |
| 4. Porcelain Tile - (Outdoor Terrace) | 10. Pre-Engineered Timber Flooring |
| 5. Paint Finish - (Outdoor Terrace & Bathroom) | 11. Bronze Brushed Metal |
| 6. Porcelain Tile - (Bathroom) | 12. Nickel Brushed Metal |



COOL SCHEME

- | | |
|--|--|
| 1. Ribbed Laminate - (Joinery) | 7. Solid Colour Laminate / Solid Surface |
| 2. Carpet | 8. Paint Finish |
| 3. Porcelain Tile - (Kitchen Benchtop & Bathrooms) | 9. Fluted Glass |
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HORIZON

RESIDENCES

AN ELEVATED POSITION

The possibilities are endless for a life lived in the Horizon Residences. Rising high above the city skyline from Level 9-49, the Horizon Residences become beacons for the city. A glimpse of a world beyond where life unfolds.

The one, two and three-bedroom residences are designed simply for excellence. To be launchpads for lives lived to their fullest, that embrace every part of life in the city – as far as the eye can see.

Crafted for connection as well as retreat, entertainment as well as recharge, beauty as well as functionality, Atlas Horizon Residences encourage effortless living to give you the time, energy and space to be you.

BREATHTAKING VIEWS AND A SEAMLESS CONNECTION TO MELBOURNE'S CITY SKYLINE.

INSIDE, OUTSIDE ROOMS

The Horizon Residences outdoor rooms offer another opportunity to interact with nature; to soak up sunshine and connect with the treescapes and garden outlooks that surround.

Boasting natural materials and raw textures alongside plush spaces to relax and recline, the outdoor room is part of Atlas' commitment to wellness.

Whether you start your day over breakfast bathed in sunlight, spend weekend afternoons with

a book or quiet company, or say goodnight with the city lights twinkling, your outdoor room is an integral part of home.



Artist's impression



Artist's impression

KITCHENS

Imbue every meal with an effortlessness inspired by the bright kitchen schemes. Oak floors and a porcelain benchtop combine to showcase quality, with brushed bronze and nickel features tangible connections to the building's façade.

BATHROOMS

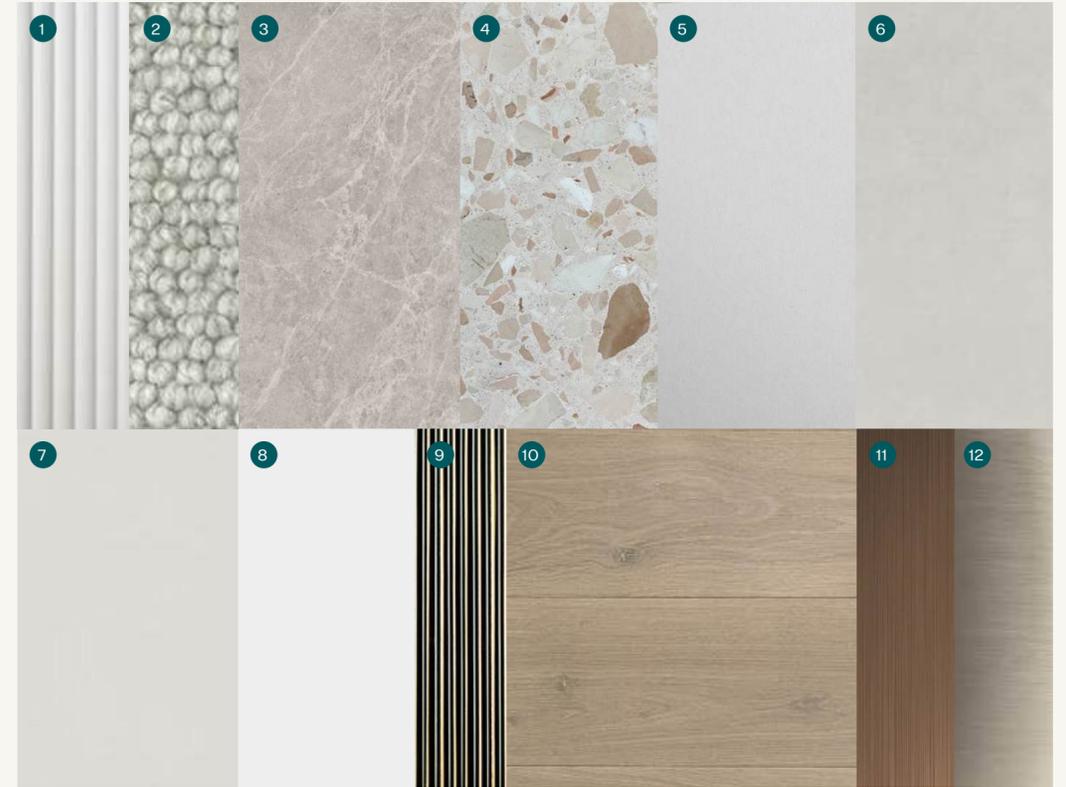
Bright bathrooms are the perfect place to start the day, setting you up with the energy and vitality to get going. Porcelain tiles are an elegant contrast to the solid surfaces, with oversized mirrors enhancing the spaciousness.



Artist's impression

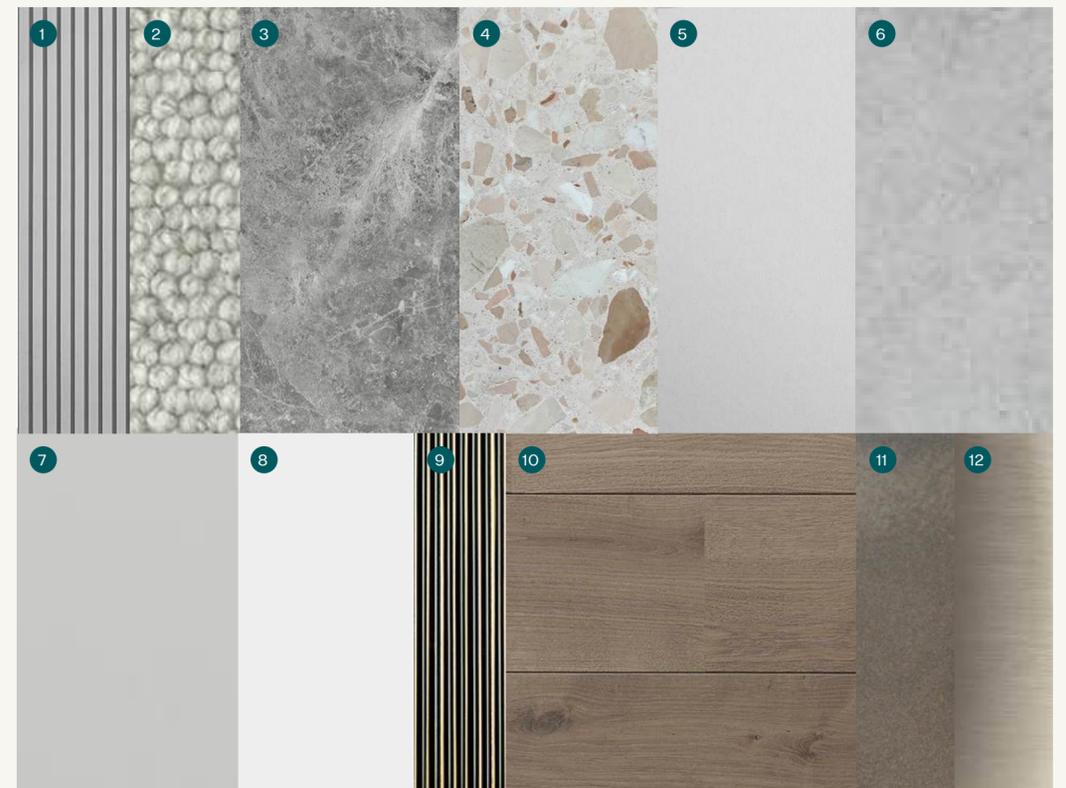
WARM SCHEME

- | | |
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COOL SCHEME

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SKY CROWN

RESIDENCES

UNPARALLELED LIVING EXPERIENCE

Ascend to new heights of luxury at Sky Crown Residences, an exquisite collection of premium apartments perched on Levels 50 to 70 in the heart of Melbourne's CBD. Designed as a seamless extension of the architecture, these residences embody streamlined elegance with minimalist lines and thoughtful touches that evoke a world beyond the everyday.

Here, your living experience is transformed by a perfect blend of sophistication and modern design, where each detail is thoughtfully curated to reflect your elevated lifestyle. With sweeping views of the skyline and beyond, these residences are not just homes; they are an invitation to

indulge in the art of living well. Expansive outdoor multi purpose rooms allow you to exist above it all, where natural light fills your interiors by day and the vibrant city lights create a dazzling backdrop at night.



Artist's impression

IMMERSE YOURSELF IN A SPACE WHERE MODERN DESIGN MEETS THE PULSE OF THE CITY.

CRAFTED INSIDE AND OUT

Atlas is designed as a towering embodiment of the city; the Sky Crown Residences are designed as an extension of the architecture. Streamlined and minimalist with considered touches of flair and feature that hint at a world beyond the everyday, there is beauty in every detail.

Melbourne is as much a part of your residence as it is your life. Extensive glass walls frame the skylines, flowing out into the expansive outdoor rooms where you exist above it all.

Natural light floods the interiors by day, city lights illuminate the night. Every day brings new experiences that make Atlas feel like home.

SKY CROWN RESIDENCES OFFER
THE PERFECT SOLUTION FOR TURNING
YOUR BALCONY INTO A DYNAMIC,
MULTI-PURPOSE AREA. IDEAL FOR
ENTERTAINING

DESIGNED FOR FLEXIBILITY

For those seeking a different way to enhance their living space, the Sky Crown Residences offer a stunning alternative design option: converting the balcony into a versatile indoor-outdoor area.

This innovative choice allows residents to transform the balcony into an intimate living or working space that opens up to panoramic views of Melbourne, the river, the bay, and the distant hills.

It offers a flexible environment that can be tailored to your needs – whether it's a serene home office bathed in natural light, an indoor garden retreat, or a dynamic space for entertaining guests.



Artist's impression

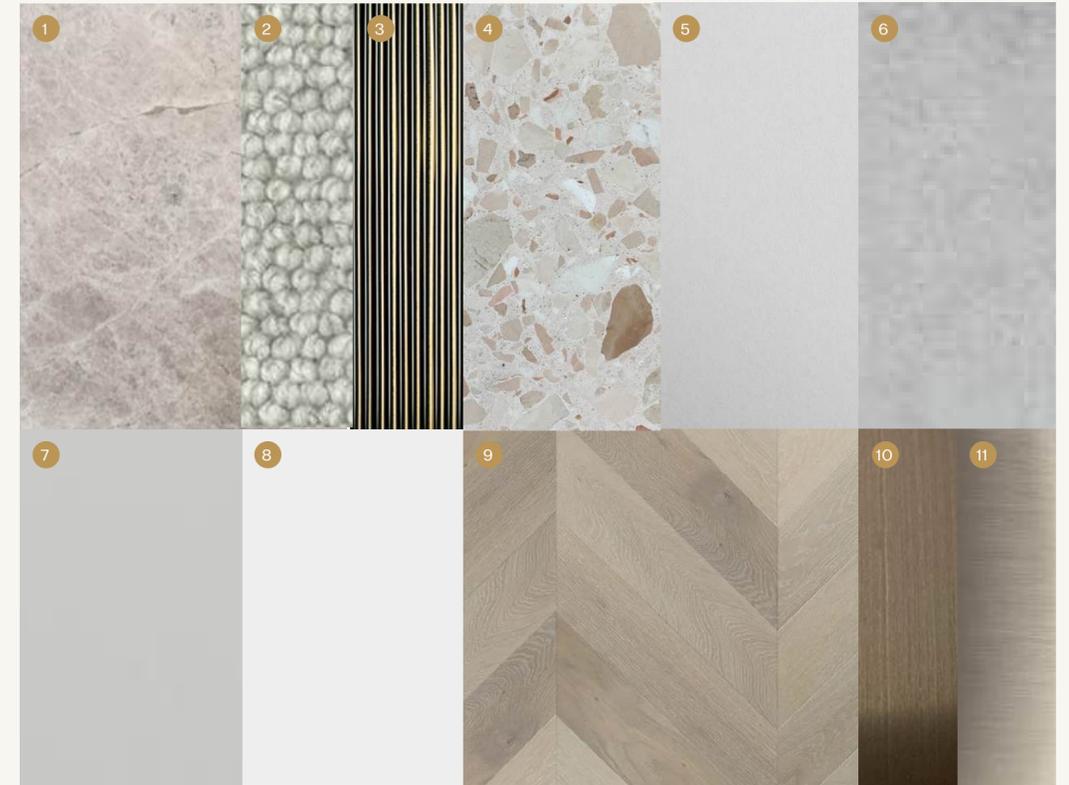


THE BATHROOMS FEATURE A REFINED MATERIAL PALETTE. KEY MATERIALS INCLUDE BRUSHED NICKEL FIXTURES, SMOOTH PORCELAIN TILES, NATURAL STONE ACCENTS, AND SOLID SURFACE FINISHES.



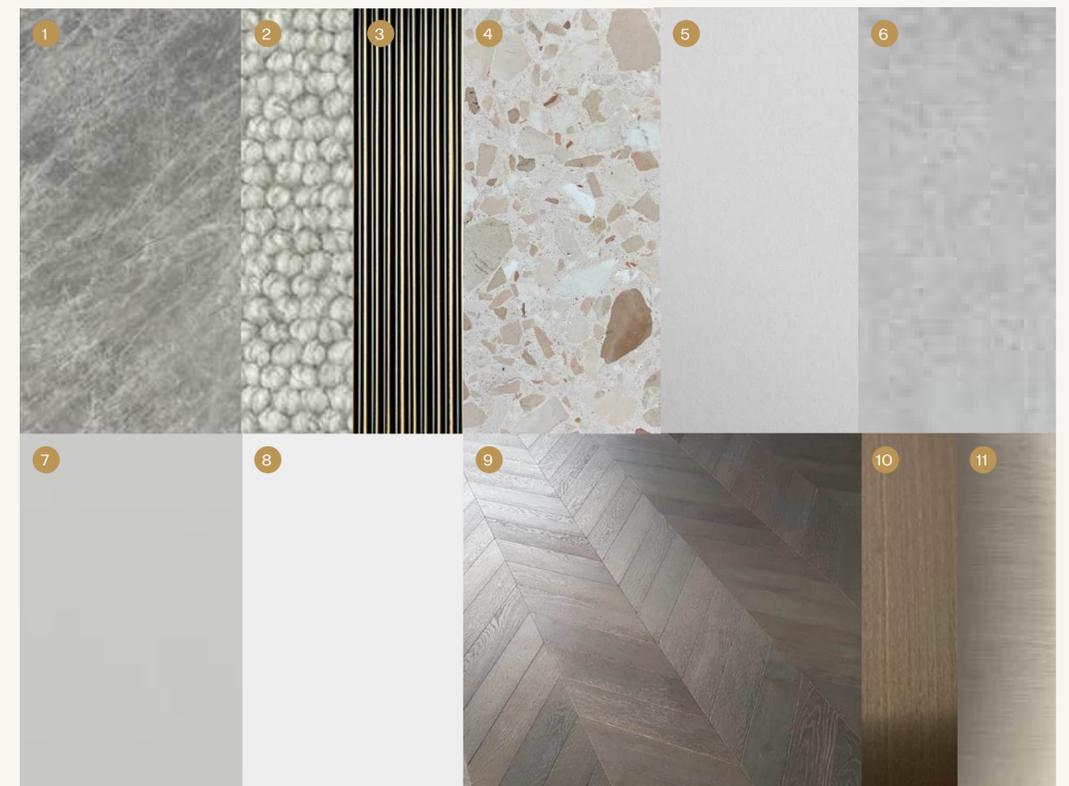
WARM SCHEME

- | | |
|---|---|
| 1. Natural Stone | 7. Solid Colour Laminate / Solid Surface |
| 2. Carpet | 8. Paint Finish |
| 3. Fluted Glass | 9. Pre-Engineered Timber Flooring - Chevron Pattern |
| 4. Stone - (Outdoor Terrace) | 10. Bronze Brushed Metal |
| 5. Paint Finish - (Outdoor Room & Bathroom) | 11. Nickel Brushed Metal |
| 6. Porcelain Tile - (Bathroom) | |



COOL SCHEME

- | | |
|---|---|
| 1. Natural Stone | 7. Solid Colour Laminate / Solid Surface |
| 2. Carpet | 8. Paint Finish |
| 3. Fluted Glass | 9. Pre-Engineered Timber Flooring - Chevron Pattern |
| 4. Stone - (Outdoor Terrace) | 10. Bronze Brushed Metal |
| 5. Paint Finish - (Outdoor Room & Bathroom) | 11. Nickel Brushed Metal |
| 6. Porcelain Tile - (Bathroom) | |





RELAX BY THE FIRE DURING WINTER

The centrepiece of the Sky Crown Residence is the striking oversized fireplace. A stunning feature in its own right, the fireplace splits the kitchen and living areas while giving each residence a natural hub.

Set on a porcelain tile plinth and abutted by brushed bronze or nickel surrounds, the fireplace acts as the base for the integrated joinery that conceals the entertainment unit.

Overlooking sweeping views that take in Melbourne, the river, bay and the distant hills, sitting around the fireplace in the Horizon Residences is an experience that will never be taken for granted.

Artist's impression

05.

COLLABORATORS

A LANDMARK PROJECT
FROM SETIA





A COLLABORATION BETWEEN THE BEST IN THE INDUSTRY

ATLAS UNITES SETIA, COX ARCHITECTS, FK AND COLLIERS TO CREATE A TRULY UNIQUE LIVING EXPERIENCE. THEIR COMBINED VISION AND EXPERTISE IN DESIGN, ARCHITECTURE, AND STRATEGY ARE SET TO FORGE A NEW STANDARD FOR MODERN LIVING.

LEADING THE WAY

Setia drives the project's vision with their hallmark blend of innovation and attention to detail. Beyond a developer; Setia's influence shapes every aspect of the project, from architectural form to carefully curated lifestyles.

Known for creating landmark communities across the world, Setia brings an unparalleled level of expertise to Atlas.

With a focus on timeless design, sustainable practices, and seamless integration into Melbourne's urban fabric,

Setia believes Atlas will become a signature destination in the city, offering residents an elevated standard of living that combines sophistication with everyday practicality.

A MILESTONE FOR MELBOURNE

Setia

SPSETIA.COM

S P Setia Berhad stands as a dominant force in both Malaysia and Australia's property development industries. With a history dating back to 1974, the Group's impressive portfolio includes townships, eco-sanctuaries, luxury enclaves, high-rise residences, and commercial developments.

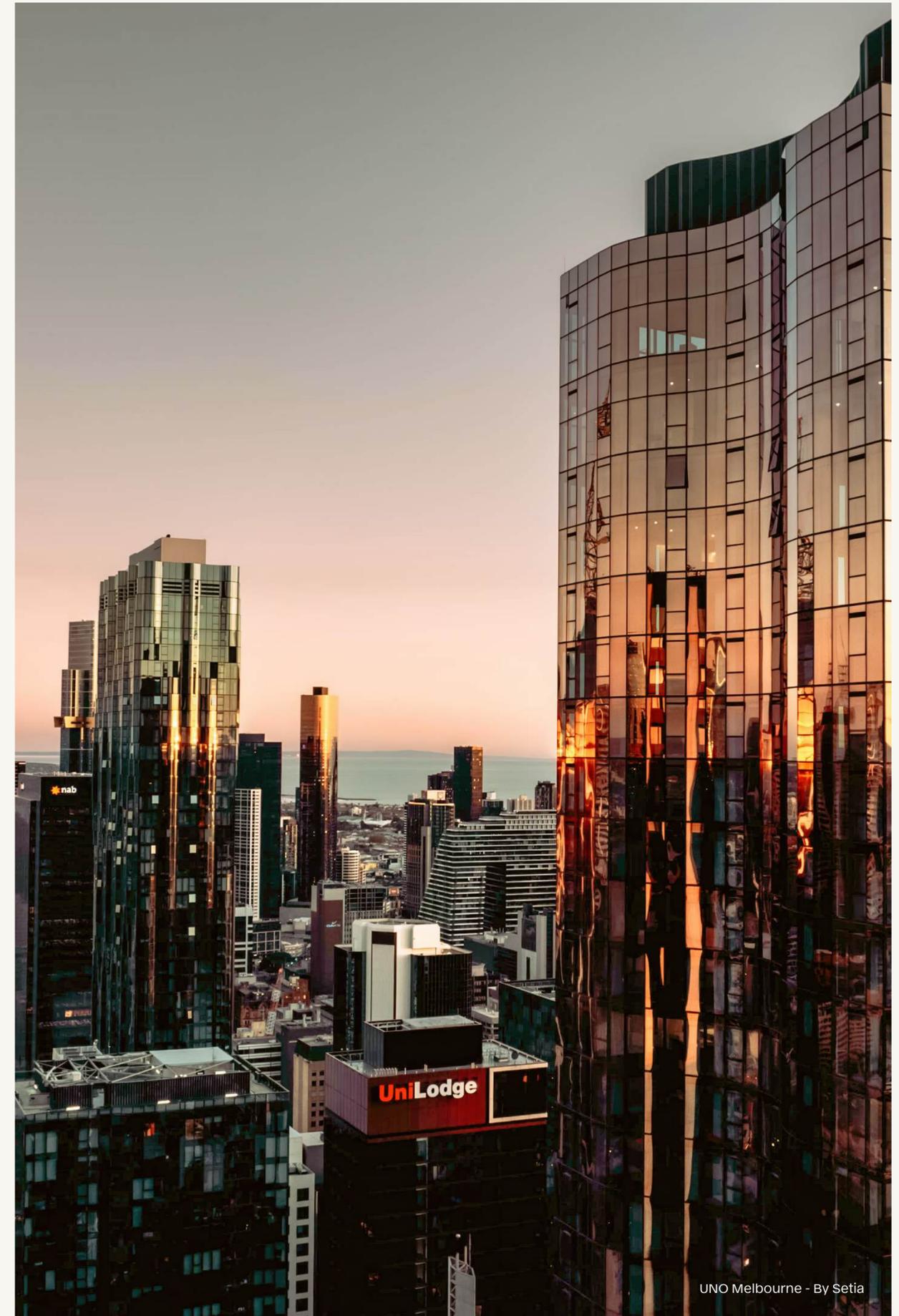
In Malaysia, S P Setia is renowned for its excellence, having received 17 FIABCI World Gold Prix d'Excellence Awards and 17 FIABCI Malaysia

Property Awards, making it the only Malaysian developer to achieve such high international recognition. The Group has also secured the No.1 spot in The Edge Malaysia Top Property Developers Awards for an unprecedented 14th time.

In Australia, the Group has significantly expanded since 2011, completing six developments in Melbourne, with two more projects underway, alongside a new project in Sydney. The benchmark

projects in Melbourne include Fulton Lane, Parque Melbourne, Maison Carnegie, Marque Prahran, the iconic Sapphire by the Gardens and UNO Melbourne.

Internationally, S P Setia also has notable projects in Vietnam, Singapore, China and United Kingdom.



UNO Melbourne - By Setia

BEST IN CLASS PARTNERS



COLLIERS.COM.AU

For over twenty years, Colliers Residential Victoria has been a leading force within the residential property industry, offering clients access to global networks and an unrivalled level of experience and knowledge. With expertise spanning Build-To-Sell (Project Marketing), Build-To-Rent, Development Site Sales, Research and Strategic Advisory, the business has been involved in Melbourne's largest, most defining projects.

Colliers Residential Victoria has represented hundreds of developer clients, sold more than \$20 billion worth of apartments, helped pioneer the Build-To-Rent sector and maintained the Number One position in the development sites market with more than 30% market share.



COXARCHITECTURE.COM.AU

Cox Architecture has a proud history of carefully conceived and crafted projects delivered globally across a broad range of scales and typologies. Architecture should enrich the cities and lives of those within them, so an acute awareness of community, context and history expressed through clear and honest solutions has always been at the core of the Cox ethos.



FKAUSTRALIA.COM

FK delivers design excellence. Revered in the industry as pioneers of the built environment, their practice delivers exemplary projects across urban design, architecture, and interior design disciplines.

FK are devoted to making quality contributions to the fabric of our cities that are innovative, sustainable and enduring.



Fulton Lane - By Setia

ATLAS

SAPPHIRE BY THE GARDENS

UNO

FULTON LANE

ANOTHER WORLD-CLASS
PROJECT BY SETIA



WHERE ELEGANCE REIGNS

383 LA TROBE STREET
MELBOURNE

ATLASMELBOURNE.COM

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