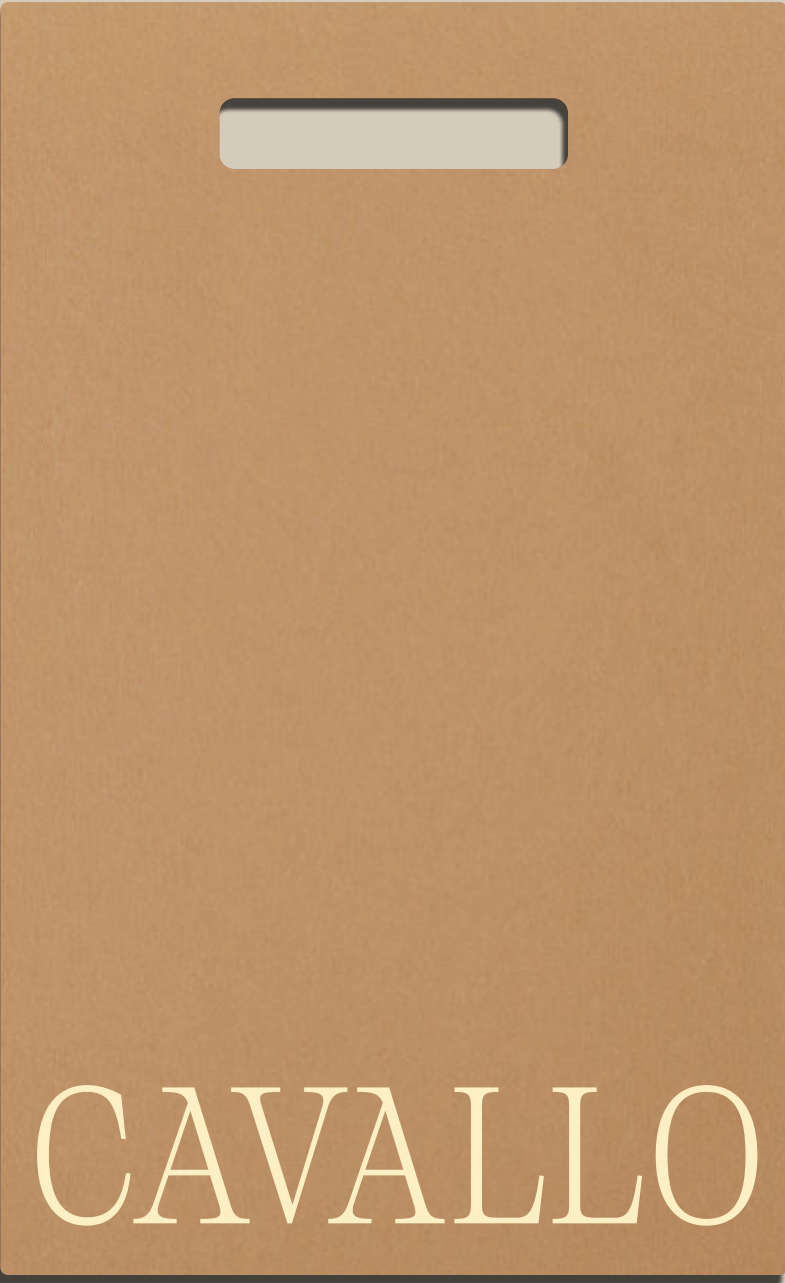


Reference: Colorplan - Harvest

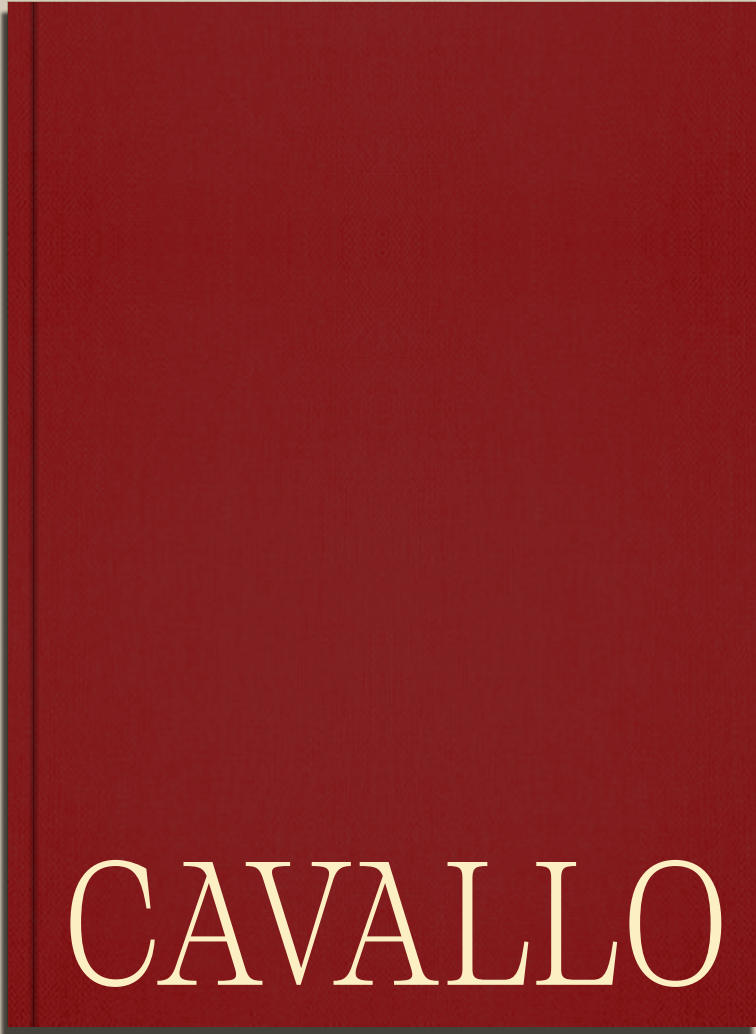


Carry Bag Front

Reference: Linen - Imperial 4570



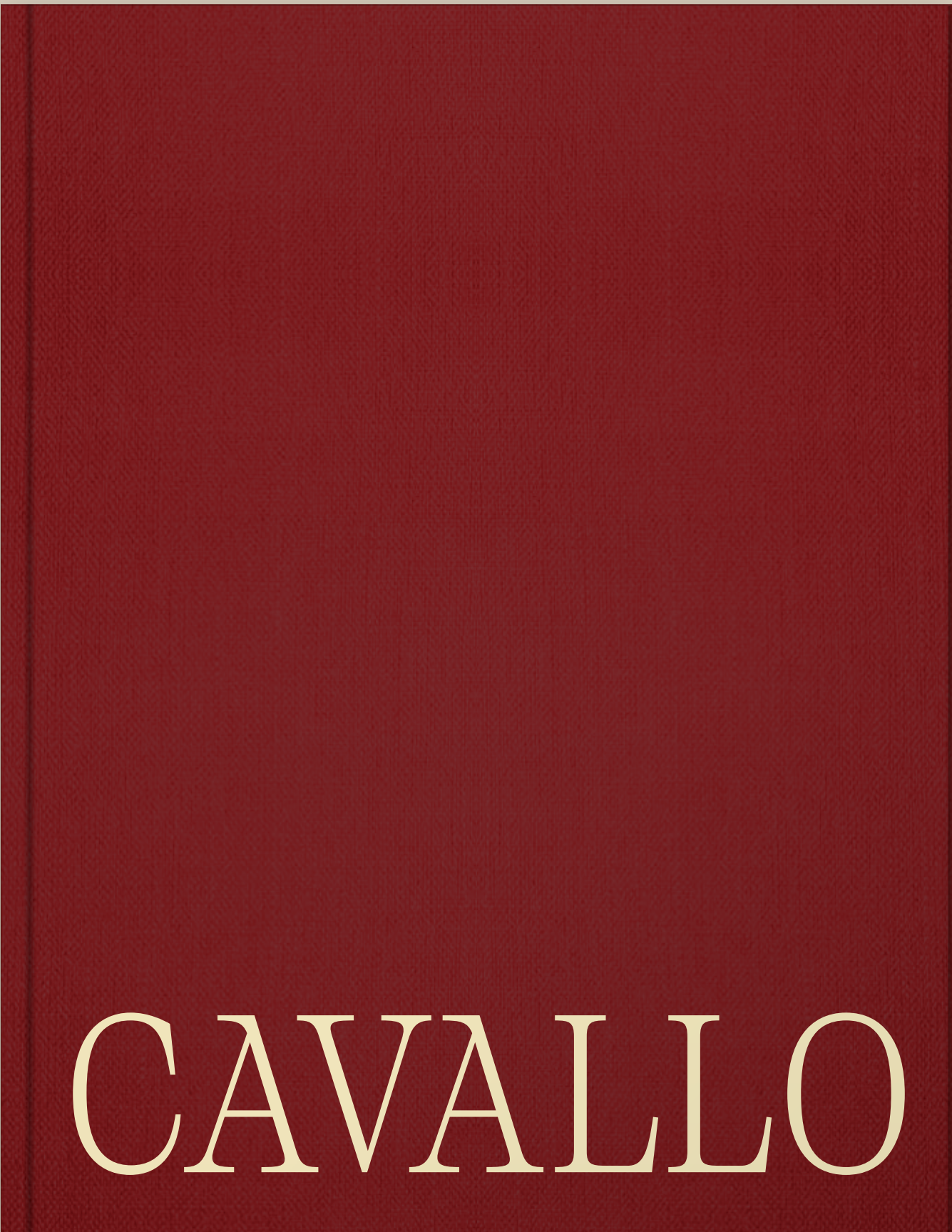
Carry Bag Back



Brochure



Spine



Front Cover

38 CLARKE STREET
MELBOURNE



Location

Design

Amenity

Residences

Team

60

4



Image -
Artist Impression of Living

01

Location

Image -
Golden hour on St Paul's Cathedral



The Best City in the World

Few cities hold the same global standing, where culture, design and daily life intersect with ease. Along the Yarra River, Southbank emerges as a central point of connection, where commerce and creativity exist side by side. Streets transition from bustling laneways to expansive waterfront promenades, offering

moments of intensity and pause throughout the day. Renowned for its dining, arts and architectural identity, the city continues to evolve while maintaining a distinct sense of place. Southbank positions residents within immediate reach of this urban experience, placing the best of the city within walking

distance. From early mornings by the river to late evenings spent across theatres and restaurants, life here is guided by a natural sense of movement, defined by proximity, variety and a lasting connection to the city's cultural fabric.



Image -
Abory Afloat



Cafes + Restaurants

01. Chéri
02. Miss Pearl Bar + Dining
03. Vue De Monde
04. Kolkata Cricket Club
05. Marmont
06. Nobu
07. Flower Drum
08. Crown Promenade
09. Rockpool Bar & Grill
10. Yarra Promenade
11. Chin Chin
12. Coda
13. Movida
14. The Waterside Hotel
15. Nobu
16. Tonka
17. Higher Ground
18. Gimlet
19. St. ALi Coffee Roasters
20. Dead Man Espresso
21. Market Lane Coffee
22. Juniper
23. Abory Afloat
24. Hectors Deli

Shopping + Entertainment

25. South Melbourne Markets
26. DFO South Wharf
27. Woolworths Metro Southbank
28. Coles South Melbourne
29. Bourke Street Mall
30. Mecca Flagship Store
31. Crown Casino
32. SEA LIFE Melbourne Aquarium
33. Albert Park Golf Course
34. Melbourne Golf Park
35. State Sport Centres

Arts + Culture

36. NGV
37. Arts Centre
38. Hamer Hall
39. ACMI
40. Federation Square
41. Sydney Myer Music Bowl
42. Shrine of Remembrance
43. Australian Centre for Contemporary Art
44. Melbourne Convention Centre

Education

45. La Trobe University
46. University of Mealbourne, Southbank Campus
47. Victoria University





Image -
Nobu Melbourne

The Crown Precinct

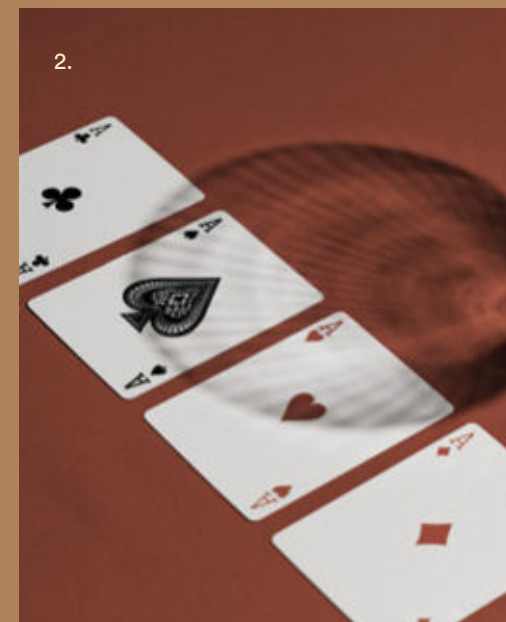
Within arm's reach from Cavallo, the Crown precinct introduces a level of amenity that extends well beyond expectation. Defined by world-class dining, luxury retail and premium entertainment, it operates as a seamless continuation of the home environment. Restaurants, bars and

hotels unfold across interconnected spaces, where considered interiors and curated experiences create a sense of occasion at every turn. An evening reservation, a spontaneous cocktail or a weekend staycation all sit within easy reach, allowing for a fluid transition between private

and public life. Proximity transforms convenience into something far more considered, where Melbourne's most elevated offerings are available without planning or compromise, reinforcing a lifestyle defined by access, immediacy and refinement.



AN ENTERTAINMENT HUB



17

50+ award-winning hospitality venues ¹

Crown Casino ²

20+ luxury retail offerings ³

14 cinema screens ⁴



Image -
The Crown Precinct





BOUTIQUES & MARKETS

Chanel ¹

Louis Vuitton ²

South Melbourne Markets ³

Along the 'Paris End' of Collins Street, Chanel and Louis Vuitton present a world-class shopping experience centred on craftsmanship and global design. In contrast, South Melbourne Market offers a more immediate setting, where fresh produce, artisan goods and long-standing traders define a vibrant daily ritual.

This contrast reflects the breadth of the city's retail culture. Here, luxury and local character intertwine across Melbourne's retail landscape.

21



UNIVERSITY PRECINCT

A reputation for academic excellence continues to define the city's international identity. The University of Melbourne and RMIT attract students and academics from across the world, fostering a culture of research, innovation and progressive thinking. A stone's throw to Southbank reinforces a connection to knowledge and creativity, positioning the area within a network of ideas and future-focused industries.



The University of Melbourne ^{1,2}

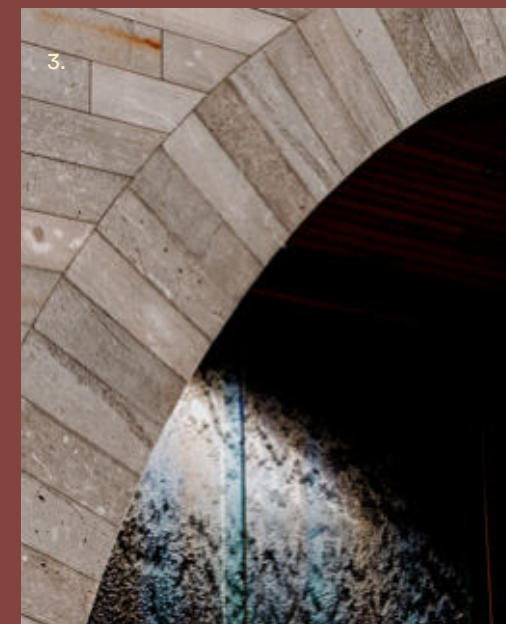
RMIT ³





Image -
'Paris End' of Collins Street





Creativity is embedded within the fabric of the city, expressed through its institutions and public spaces. The National Gallery of Victoria, Southbank Theatre and the broader Arts Precinct deliver a constant program of exhibitions and performances, while Federation Square operates as a civic meeting point. These landmarks establish a cultural landscape defined by expression, dialogue and continual evolution.

National Gallery of Victoria ^{1,3}

Arts Precinct ²

Southbank Theatre ⁴



SEAMLESS TRANSPORT

Movement across the city is supported by a transport network designed for efficiency. The City Loop train line links key destinations through the CBD and beyond, while an extensive tram network operates at street level, connecting surrounding neighbourhoods. From Southbank, access to both systems allows for direct and reliable connections, supporting a lifestyle defined by flexibility and ease.

L-R

Melbourne Tram Network

Metro City Loop Train Line



A CULINARY CITY

A world-renowned dining scene continues to spark the soul of the city. Institutions such as Nobu and Flower Drum sit alongside contemporary favourites like Kolkata Cricket Club, offering a diverse and varied approach to cuisine. Influenced by a rich multicultural fabric, dining becomes an ongoing exploration driven by flavour, technique and setting.



Nobu ¹

Flower Drum ²

Kolkata Cricket Club ³

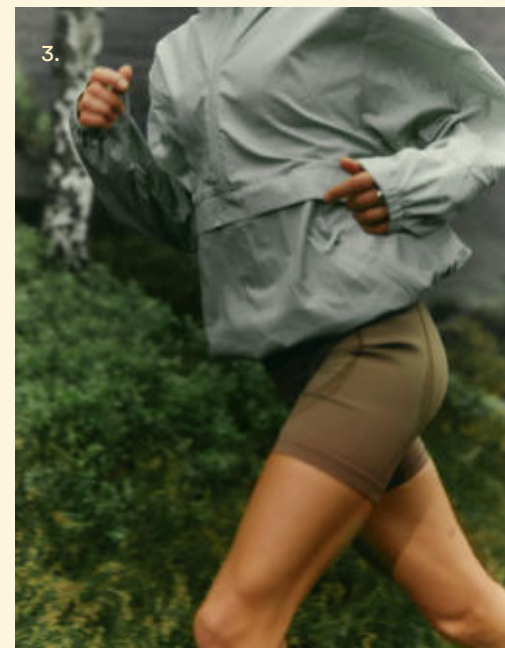
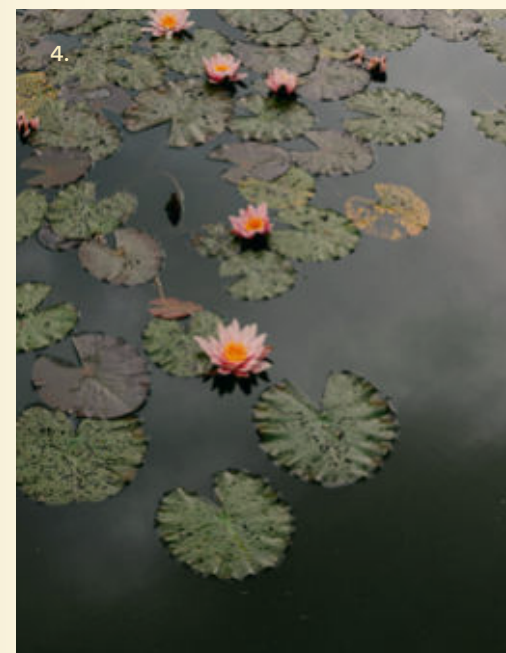
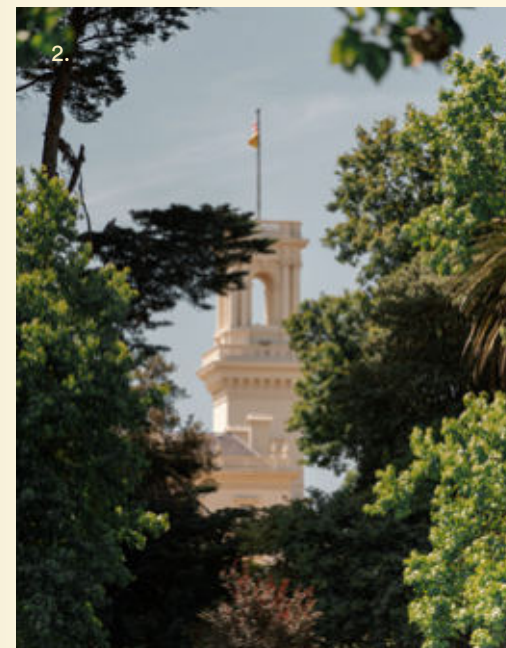




Image -
Marmont



PARKS & GARDENS



Expansive verdant spaces weave throughout Southbank, offering a counterpoint to its urban pace. The Main Yarra Trail follows the river's edge, connecting to the Royal Botanic Gardens, Kings Domain and Alexandra Gardens. These landscapes provide space to move, unwind and reset, balancing the bustle of the city with moments of openness and retreat.

Alexandra Gardens ¹

Kings Domain ²

Main Yarra Trail ³

Royal Botanical Gardens ⁴





Visionary Design

Cavallo presents a contemporary architectural response that draws inspiration from its Southbank locale, where vertical rhythm and material expression establish a defined urban presence. A finely articulated framework defines the facade, with robust brick piers framing recessed balconies and expansive glazing. This interplay introduces

depth and shadow, softening the building's scale while maintaining a sense of structure and permanence. Subtle curvature at the upper levels offers a refined contrast, easing the transition between podium and tower. Ground level detailing references the surrounding streetscape, with arched openings and textured brickwork reinforcing a connection

to Melbourne's established character. Above, greenery is integrated across terraces, bringing a softened edge to the architectural form. Considered in composition and detail, Cavallo brings to life homes that respond to place while establishing a distinct and enduring identity.



MEET THE ARCHITECT:
FK

“Cavallo explores how people want to live now, translating that into homes defined by careful detailing, a considered and calming interior expression, and a strong architectural language that will endure, offering a sense of permanence and character within Melbourne’s evolving urban landscape.”

– Joe Venuto, Principal

FK is one of Australia’s most influential architectural practices, recognised for its contribution to the country’s evolving urban landscape. With a portfolio that includes landmark projects such as Eureka Tower and Australia 108, the studio brings a depth of experience across residential, mixed-use and cultural developments.

Their approach centres on form, material expression and an understanding of how buildings are experienced over time. This thinking informs a design response that engages with its Southbank locale, delivering architecture defined by longevity, presence and considered detail.



Joe Venuto, Principal ¹

FK Studio ^{2,3}





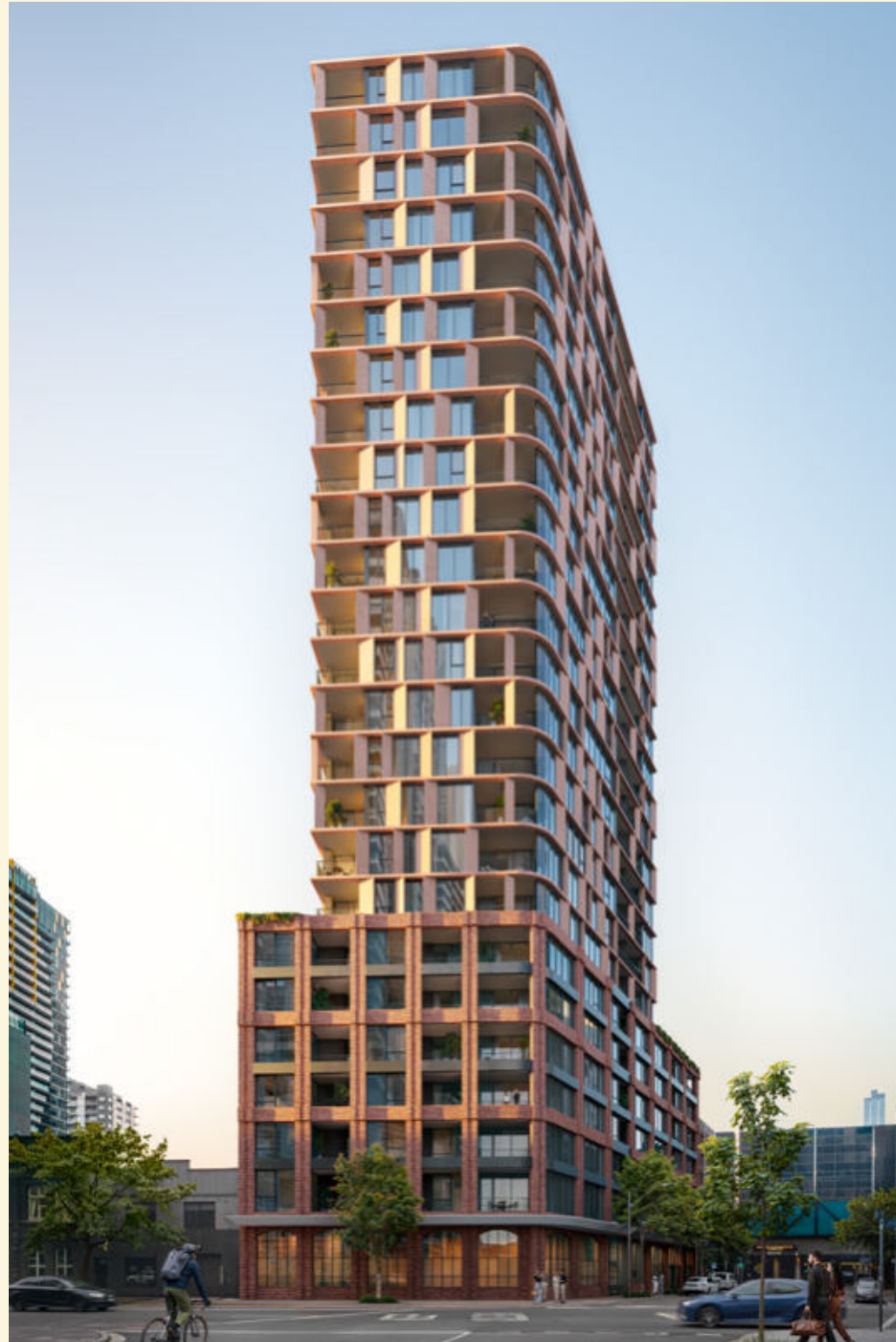
Image -
Artist impression
Facade



Image -
Artist impression of Facade

MASTERFULLY CRAFTED

A rhythmic composition of brick piers and recessed balconies defines the facade, creating depth and variation across the elevation. Softly curved corners introduce a refined counterpoint to the building's structure, while expansive glazing invites natural light and soaring outlooks, establishing a constant dialogue between interior spaces and the surrounding city.



L-R

Artist Impression of Facade

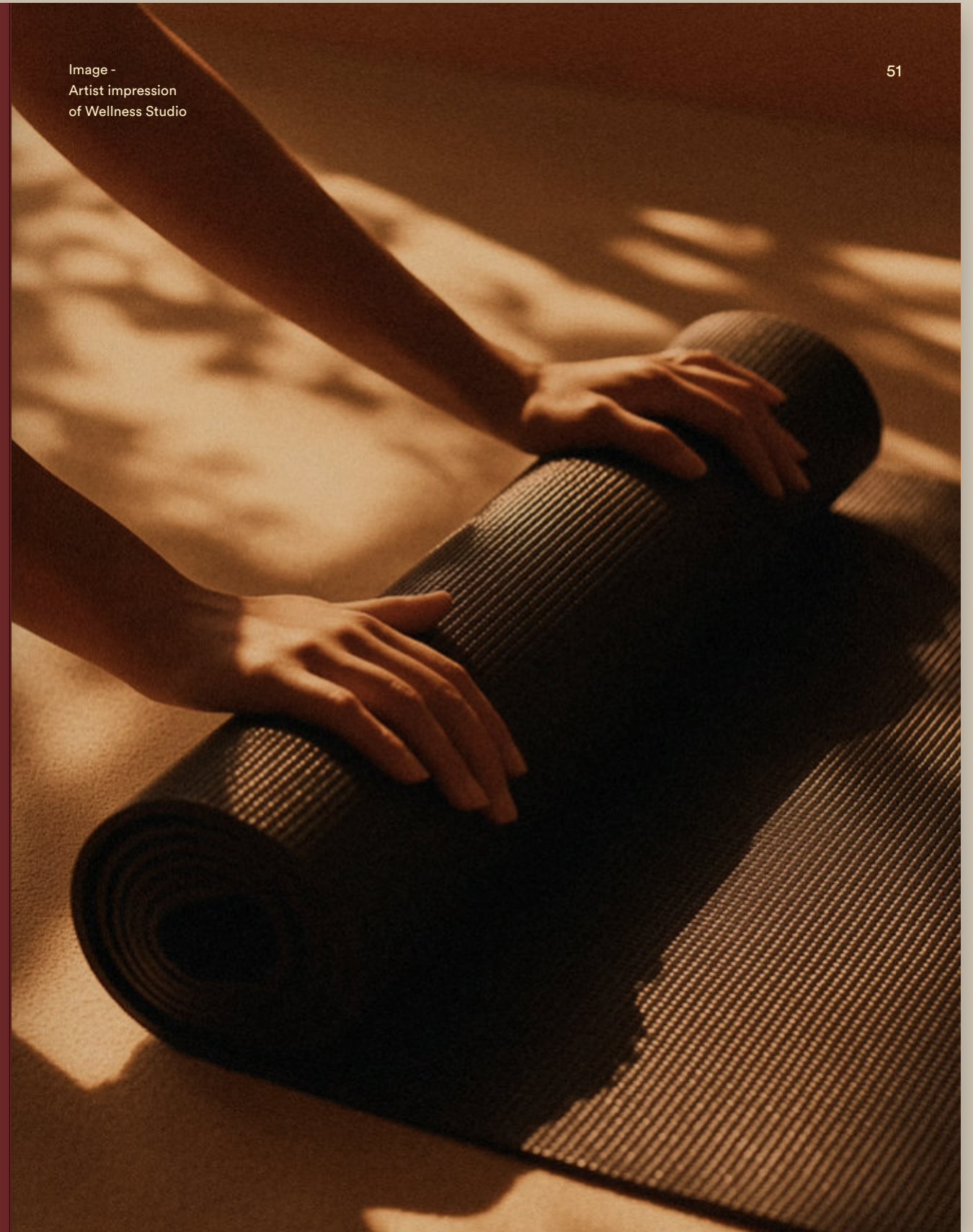




Image -
Artist impression
of Wellness Studio

The Sanctuary

The Sanctuary is a sensory sequence of spaces dedicated to recovery, movement and restoration, designed to be experienced at a slower, more considered pace. Warmth builds within the traditional and infrared saunas, while the magnesium pool offers a softened, mineral-rich immersion that eases the body and

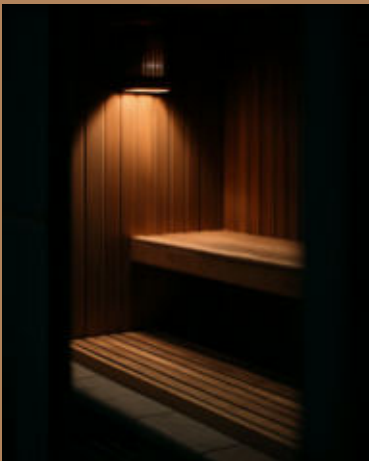
settles the mind. A cold plunge introduces contrast, awakening the senses and encouraging circulation. Beyond, a fully equipped gym and flexible wellness studio support strength, stretch and daily routine, set within an environment defined by muted tones, gentle light and tactile finishes. Atmosphere and

material work in quiet harmony, creating a setting that invites pause as much as activity. Positioned within the building, The Sanctuary allows residents to maintain a consistent wellness ritual without leaving home, bringing recovery, movement and balance into immediate reach.



Magnesium Pool

Bathed in soft light, the magnesium pool offers a calming, mineral-rich retreat where body and mind unwind, muscles ease, and skin is gently restored in a tranquil, restorative environment setting.



Traditional Sauna

Designed for deep relaxation and muscle recovery, the traditional sauna offers a restorative retreat where sustained heat encourages circulation and post workout recovery within a quiet, dedicated wellness space.



Infrared Sauna

Gentle radiant heat defines the infrared sauna experience, warming the body directly while supporting circulation, recovery and relaxation within a private sanctuary designed to complement daily routines.



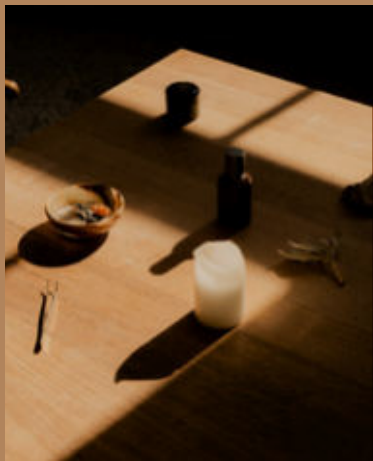
Cold Pool

Following heat therapies, the cold pool provides an invigorating contrast that stimulates circulation, encourages recovery and introduces a revitalising wellness ritual designed to awaken the body.



Gym Room

Within the dedicated gym room, residents have convenient access to strength and cardio equipment, supporting daily exercise routines in a practical environment designed for movement, training and wellbeing.



Wellness Studio

Flexible and open, the wellness studio supports yoga, pilates and group training, providing residents with a space suited to stretching, breathwork and guided exercise classes within the building.





04 Residences



Curated Interior Spaces

Echoing the architectural language, interiors are defined by an interplay of materiality and light, establishing a refined and cohesive environment throughout each residence. Open-plan living extends across generous proportions, where spaces flow seamlessly from one to the next, guided by continuity. Full-height

glazing draws light deep into the interiors, shifting throughout the day and illuminating surfaces with a soft, atmospheric quality. A palette of timber, stone and tonal finishes introduces texture and depth, allowing materials to define the experience of the space. Subtle detailing within

fixtures and finishes enriches the overall composition without excess, maintaining an elevated feel. Presenting an artisan's touch, the interiors offer an immersive atmosphere that fosters contemporary living with heightened sophistication and a distinct sense of elegance.

Image -
Artist impression of Kitchen



METICULOUSLY CRAFTED

An ode to form and function, the kitchen is expressed as a sculptural centrepiece, where stone surfaces and refined detailing define the space. Generous proportions inspire preparation and gathering, while integrated appliances and streamlined finishes create a cohesive environment designed for a modern lifestyle.

65



Image -
Artist Impression of Kitchen





PRIVATE RETREATS

A slower ambience defines the private spaces, where bedrooms are softened through textured materiality, offering a place to rest and reset from dawn to dusk. Well-articulated bathrooms are expressed through stone and refined finishes, creating a composed setting where daily routines become moments of pause, comfort and indulgence.

L-R

Artist Impression of Bathroom

Artist Impression of Bedroom



INTUITIVELY DESIGNED

Flexible spaces allow residents to shape their home around the way they live, adapting rooms to suit work, relaxation or privacy. Whether used as a dedicated study, guest room or additional living area, these spaces respond to changing needs with thoughtful design consideration.



L-R

Artist Impression of Study

Artist Impression of Sofa Bed







Image -
 'Eureka Tower' 7 Riverside Quay, Southbank
 Architecture by FK

An Esteemed Team

A collaboration between LAS Group and FK brings development expertise and architectural depth to Cavallo. LAS Group is recognised for delivering residential projects defined by quality, detail and long-term value, with a focus on homes that respond to contemporary living. Their approach reflects a clear understanding of the

market, supported by a commitment to considered outcomes across every stage of delivery. FK contributes a globally recognised architectural perspective, with a portfolio that includes some of Australia's most prominent residential towers. Their work centres on form, material expression and the way buildings

are experienced over time. This partnership aligns vision with execution, ensuring Cavallo is delivered with a high level of design integrity, technical resolution and attention to detail, resulting in a residential offering that is enduring, refined and carefully realised.



More than 20 years of experience across residential and mixed-use developments has established this Melbourne-based developer as a trusted name in inner-city delivery. A strong track record and enduring partnerships with leading architects and consultants underpin a design-led approach to every project. At Cavallo, their expertise supports a carefully considered residential address shaped by quality, longevity and thoughtful urban integration.



Scan to learn more –
lasgroup.com.au

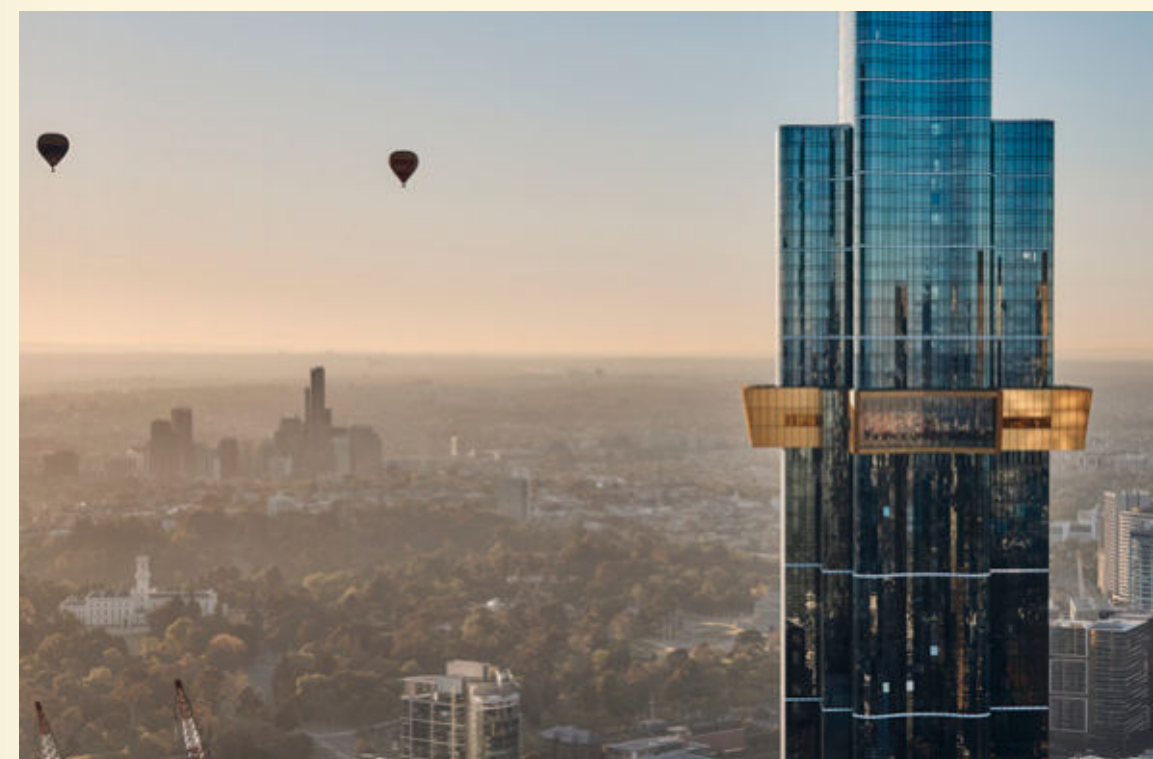


79

FK is a Melbourne-founded architecture practice with a celebrated portfolio spanning more than 25 years, including landmark towers such as Australia 108 and Eureka Tower. Recognised for designing some of the city's most prominent residential and mixed-use buildings, the studio champions bold design thinking with technical expertise. For Cavallo, FK applies its experience in high-rise living to create a refined Southbank address defined by enduring architecture and elevated amenity.



Scan to learn more –
fkaustralia.com



Creative by Earl.St



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