

CIRCA

NEWQUAY

473 DOCKLANDS DRIVE
NEWQUAY DOCKLANDS

CIRCA

NEWQUAY

Developed by
MAB

INDEX

Developed by MAB ⁰²

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DEVELOPED BY MAB

In 2025, MAB is celebrating its 30th anniversary of delivering industry-leading developments, with a name built on a legacy of originality, quality and excellence. MAB has delivered exceptional urban renewal and placemaking developments from grass-roots communities and inspired residential living to thriving commercial and industrial parks.

As fifth-generation property developers, we are passionate about playing a role in transforming Melbourne. We proudly deliver enduring designs to create an inspired city skyline and a legacy of quality in one of the world's most liveable cities.

Since first breaking ground at NewQuay 25 years ago, our inspiration for city living continues to adapt to the needs of a sophisticated and diverse community.

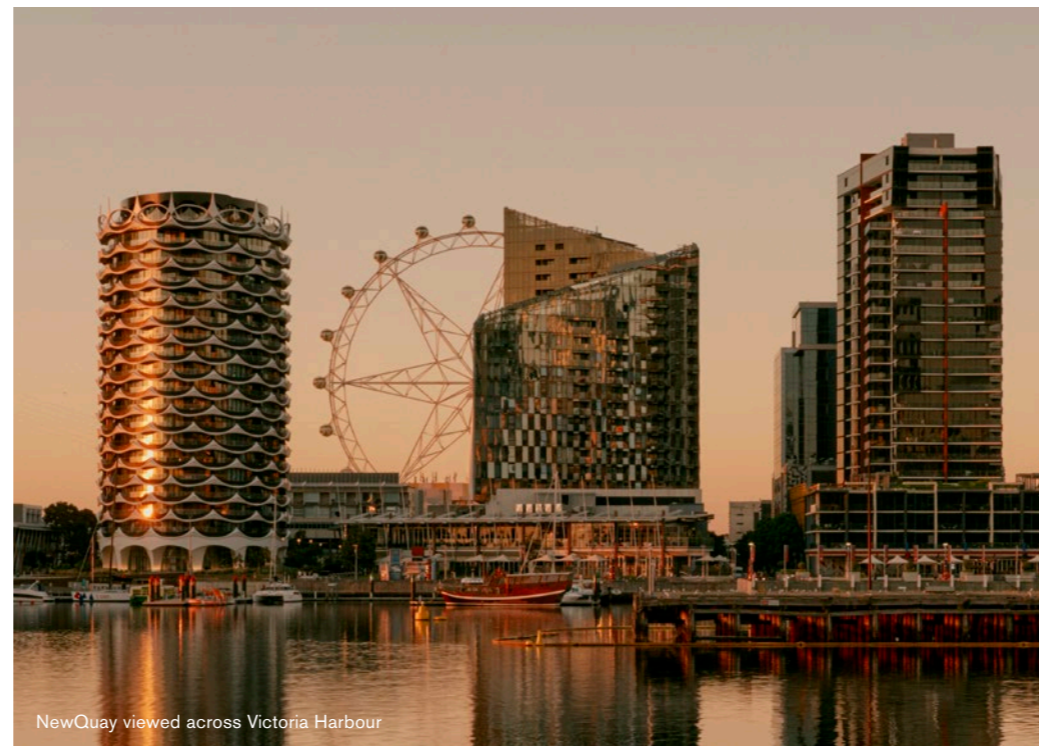
Circa is a modern classic. It respects the fundamentals of prestige real estate with its enduring quality, breath-taking harbour views and leafy parkland surroundings. Circa's nostalgic arched façades elegantly wrap a forward-thinking design that is perfectly evolved for modern lifestyles.

“Circa’s beautiful form and materiality is a departure from typical constructions, and marks the area with a new design language for residential architecture at this scale.”

ANDREW BUXTON
MANAGING DIRECTOR AND CO-FOUNDER



Co-Founders Andrew Buxton and Michael Buxton (AM). Circa 1996 - 2000



NewQuay viewed across Victoria Harbour



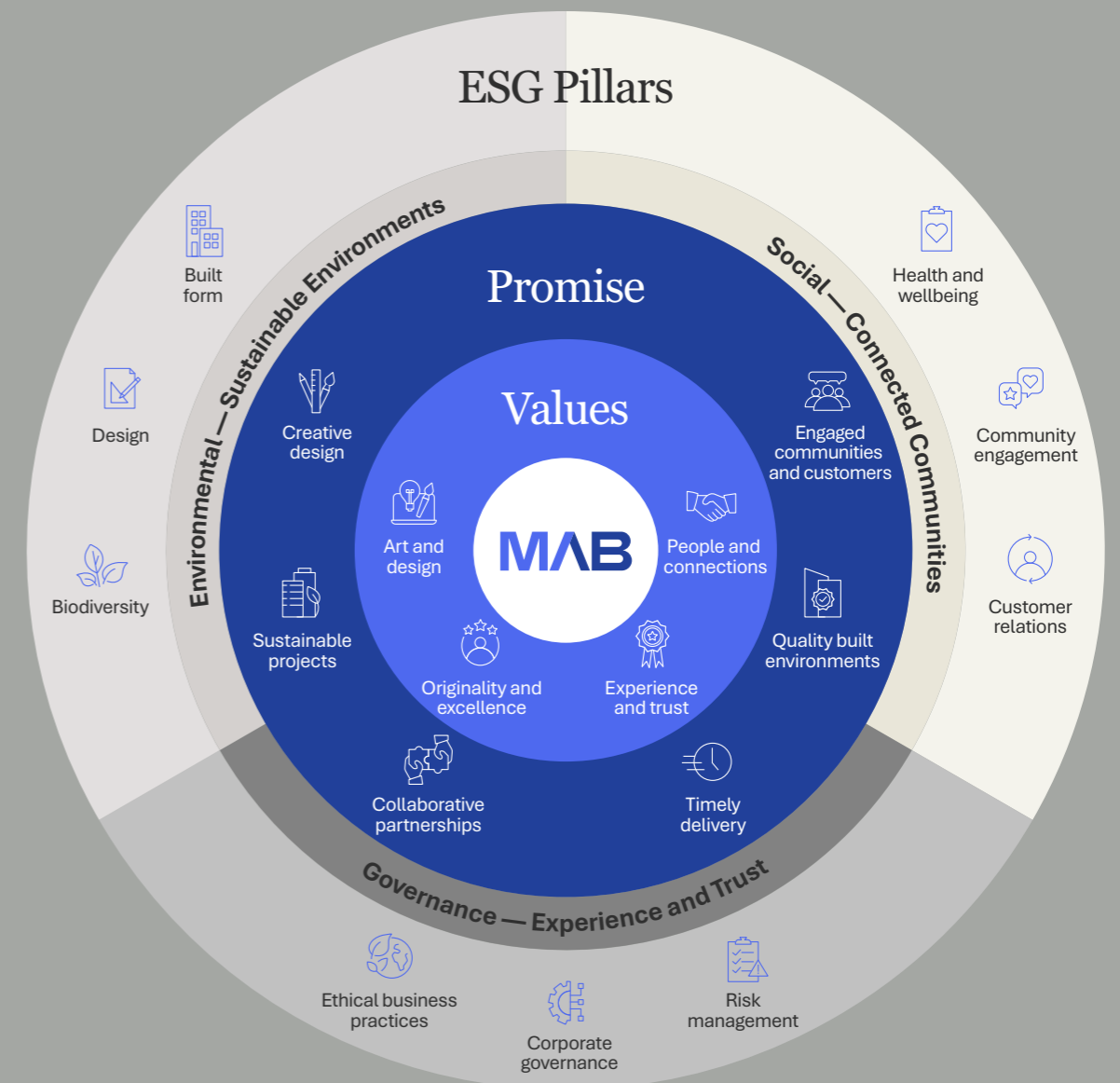
Co-Founders Michael Buxton (AM) and Andrew Buxton



COMMITTED TO A SUSTAINABLE FUTURE

MAB is committed to a future where property development enriches lives and landscapes and where our projects are not simply structures but living examples of design excellence, sustainability and flourishing communities.

The MAB Environmental, Social and Governance (ESG) strategy is embedded in our operations to strengthen business, enhance social value and reduce environmental impact.



ARCHITECTS: FREADMAN WHITE

Driven by a reverent appreciation of modern architecture and a desire to create quietly emotive spaces, Ilana Freadman and Michael White established their eponymous Melbourne-based architecture and interior design practice in 2010.

Freadman White buildings elegantly contrast formal elements with atmospheric intangibles. Thoughtful modulations in light and shade, function and proportion are expressed through uncompromising construction, texturally evocative materials and a minimal, yet warm, aesthetic.

MAB and Freadman White's collaborative approach has informed a design underpinned by the fundamentals of quality architecture. It is an intelligent response to place and culture, giving contemporary form to timeless principles.



Award winning architecture and interior design practice led by Ilana Freadman and Michael White.

ENDURING SPACES

Freadman White is widely respected as one of Melbourne's most talented and inventive architecture and interior design practices. Their work aims to transcend passing trends to leave a legacy of enduring spaces. Recent accolades and award recognition attest to Freadman White's contribution to Melbourne's architectural landscape.

RECENT AWARDS

NAPIER STREET FOR MILIEU

Urban Development Institute of Australia (Victoria)

2020 – Winner Medium Density Development

Australian Institute of Architects Victorian Chapter Awards 2020 – Residential Architecture - Multiple Housing Category - The Best Overend Award

Australian Institute of Architects National Awards 2020 – Interior Architecture - Commendation

Australian Institute of Architects Victorian Chapter Awards 2020 – Interior Architecture - Award

Australian Think Brick Awards 2020 Kevin Borland Masonry Award

Melbourne Design Awards 2020 Driven X Design – Multi-Residential Constructed - Silver Winner

Good Design Awards 2020 Architectural Design Commercial and Residential - Good Design Award Winner

WHITLAM PLACE

Melbourne Design Awards 2020 Driven X Design Multi-Residential Constructed - Silver Winner

Australian Institute of Architects National Awards 2019 – Residential Architecture - Multiple Housing Category - National Award

Australian Institute of Architects Victorian Chapter Awards 2019 – Residential Architecture – Multiple Housing Category – Award

Australian Institute of Architects Victorian Chapter Awards 2019 – Interior Architecture - Commendation

FARMER RESIDENCES

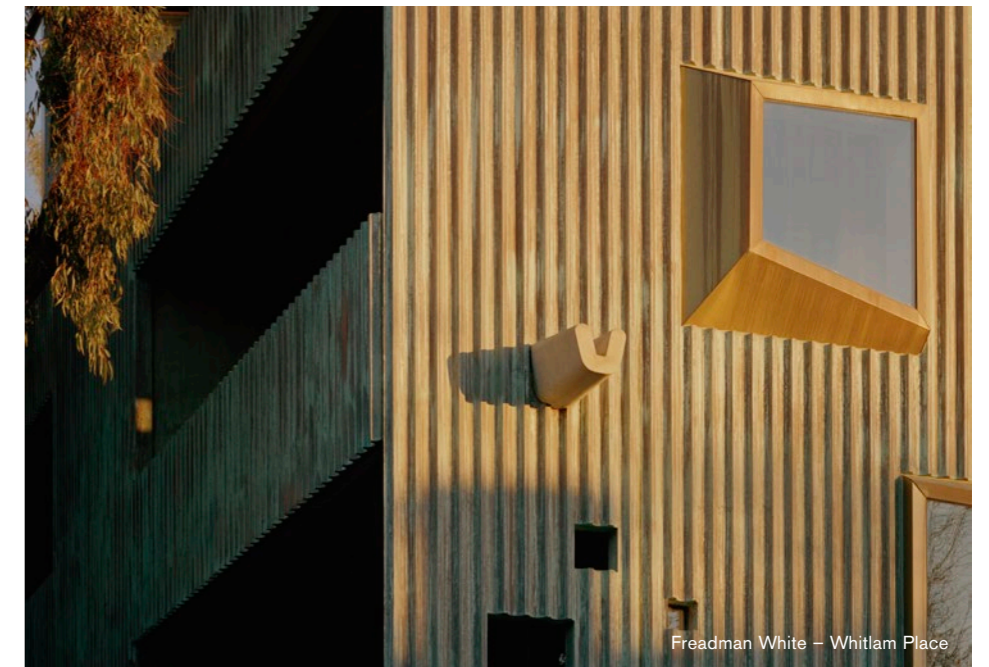
Melbourne Design Awards 2020 Driven X Design Multi-Residential Constructed - Silver Winner

ARCHITECTURAL VISION

Circa's geographical and historical context informs its design. Its literal environs – park, water, city – are conveyed through robust materiality and organic textures. The architecture also expresses part of Melbourne's cultural heritage, by responding to the Australian and European modernism found throughout its residential suburbs.

Freadman White's interest in modernist principles is inspired by the pioneering modernist architect Oscar Niemeyer. His simple philosophy was to give beauty to the world through a focused balance of functionality and aesthetics. The influence of Niemeyer's flowing curves, admiration of light and disciplined gestures is evident at Circa. Its residences are the epitome of spatially considered, intelligent design.

Like Niemeyer, Freadman White's intention is to create architectural forms that endure with time.



MELBOURNE

Melbourne has been rated one of the world's most liveable cities for the better part of a decade. The CBD's laneways are renowned as a vibrant tapestry of street art, café culture, fine dining and unrivalled cocktail bars.

Circa residents enjoy enviable access to every cultural event at the many theatres, concert halls and galleries in the city and the Southbank arts precinct.

Circa is also conveniently located for reaching the wider Melbourne suburbs and coastal destinations, like the Surf Coast and Mornington Peninsula, with major arterial roads skirting its boundaries.

NewQuay attains a near perfect transit score for its extensive bicycle paths, walkability and connection to world-class transport – the free city tram is on Circa's doorstep and Southern Cross Railway Station provides easy access to metro and regional trains.

Rated as a “Walkers Paradise” and “Rider’s Paradise”, NewQuay achieves a near perfect Walk Score® of 91/100 and a public transportation score of 100/100, meaning daily errands do not require a car.

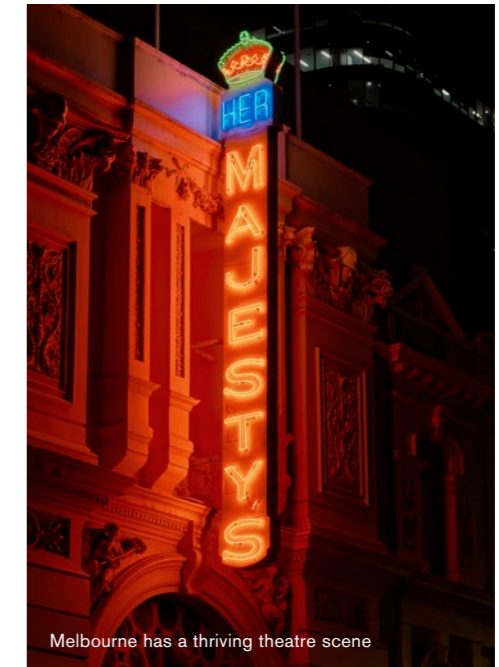
WALKSCORE.COM
DECEMBER 2024



The Yarra River meanders through Melbourne's CBD towards Victoria Harbour



Alfresco dining in Hardware Lane



Melbourne has a thriving theatre scene



The free city tram is on Circa's doorstep



CIRCA

Melbourne CBD

Southern Cross Railway Station

Marvel Stadium

Escaia New Quay

Victoria Harbour

Banksia New Quay

Banking Finance District

Future Residential Towers

Hoyts Cinema Complex

The District Docklands

O'Brien Icehouse

Docklands Studios

Docklands Drive

Ron Barassi Snr Park

Freeway (20 mins to Airport)

NEWQUAY

One of Australia's largest urban renewal projects, Docklands connects central Melbourne to its historic waterfront.

Stretching for one kilometre along the northern shore of Victoria Harbour, NewQuay Docklands is a peaceful waterside precinct, enviably positioned to enjoy fresh sea air, lush parklands and a bustling waterfront promenade.



NewQuay represents Melbourne's life on the waterfront. Stretching for one kilometre along the northern shore of Victoria Harbour, it offers plenty of choice for active and healthy lifestyles. With water views and a city skyline backdrop, this well-established precinct enjoys fresh sea air, lush parklands and a beautiful waterfront promenade.

NewQuay is within short walking and cycling distance of the CBD and enjoys close proximity to The District Docklands Shopping Centre. Public transport options include the free City Circle tram at your door, and less than one kilometre away is CityLink, connecting residents to greater Melbourne by car.

Within a three-kilometre radius, are some of Melbourne's most celebrated cultural and sporting facilities, as well as primary and secondary schools, prestigious universities and training institutes.

We are proud to have been recognised as a leader in our industry and by our peers with state and national awards that celebrate vision, innovation and excellence.

NEWQUAY AWARDS

2023 ESCALA, NEWQUAY

Melbourne Design Awards Gold Winner —
Architecture, Mixed Use

2022 ESCALA, NEWQUAY

Urban Development Institute of Australia (Victoria)
Winner — High Density Development

2019 – ELM & STONE, NEWQUAY

Melbourne Design Awards, Silver Winner —
Architecture Multi Residential, Constructed

The Urban Developer Awards, Finalist —
High-Density Residential

2018 – BANKSIA, NEWQUAY

Good Design Awards Winner — Architectural
Design Commercial & Residential

Melbourne Design Awards Gold Winner —
Architecture & Interior Design, Residential

Urban Taskforce Development Excellence Award
Winner

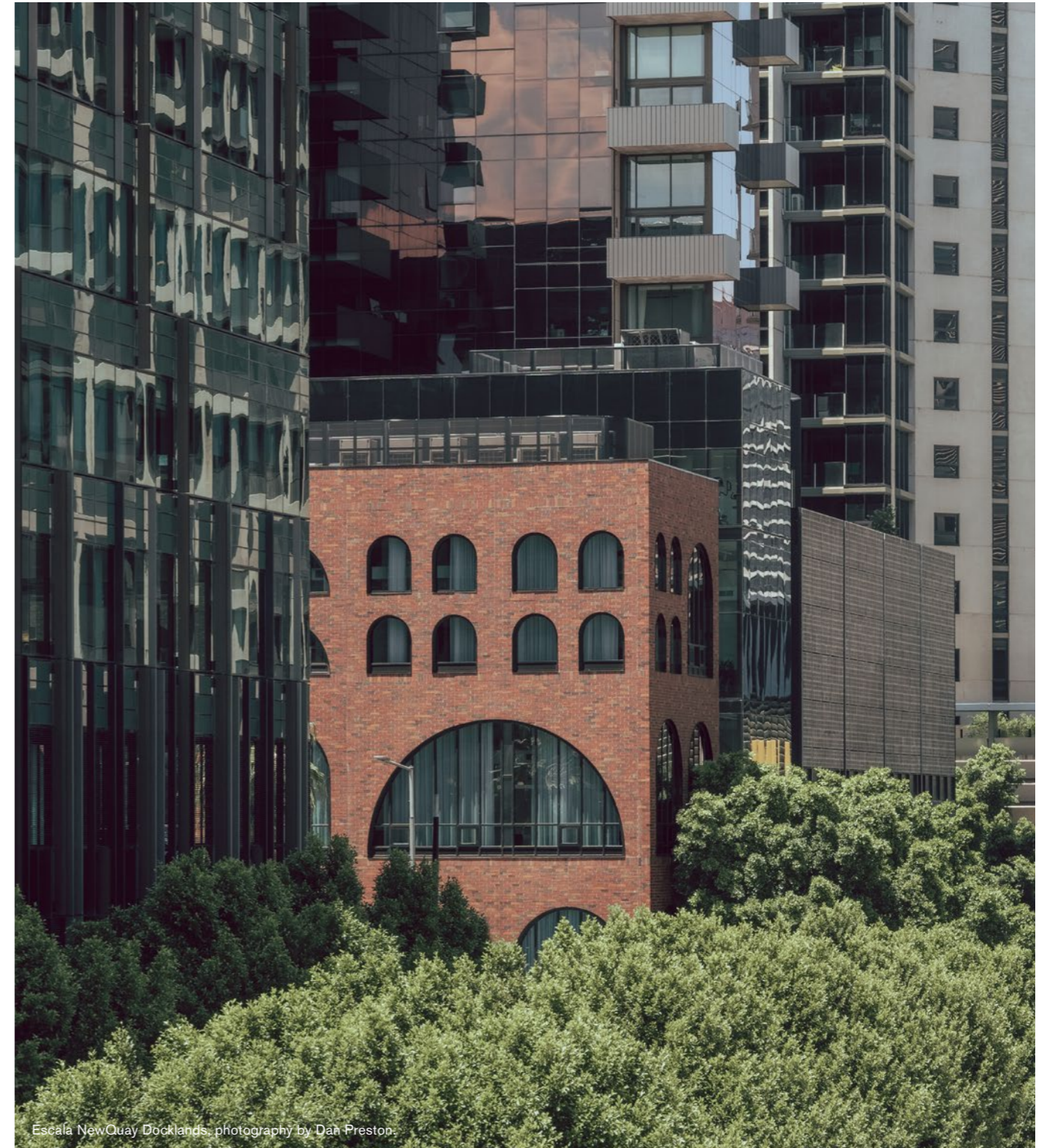
Urban Development Institute of Australia (VIC)
Awards for Excellence Winner — High Density
Development

Victorian Architecture Awards Shortlist —
Residential Architecture — Multiple Housing

World Architecture Festival Awards (WAF) Shortlist

“The combination of convenient city access, park frontage and water views are the prized ingredients of prestige real estate in virtually every global city.”

MICHAEL BUXTON (AM)
CO-FOUNDER



Escala NewQuay Docklands, photography by Dan Preston.

OPEN SPACE AND PARKS

Quay Park will be delivered at the same time as Circa. This will complete the parkland in the West Precinct of NewQuay following the tradition of formally landscaped public gardens flanked by elegant residential buildings.

This long and broad new green space connects NewQuay Central Park to the Moonee Ponds Creek, passing through Ron Barassi Snr Park. Sports fields and wide-open parkland has something for everyone, including walking tracks, barbecues, playgrounds and a community pavilion.

The Docklands Sports Club offers community sports competitions for all age groups, supported by first-class facilities, including a sports pavilion with social room, commercial kitchen and changing rooms.

A recently added cycling and pedestrian bridge and a new 2.5km elevated veloway from Footscray to Docklands firmly positions the area as a haven for cyclists.

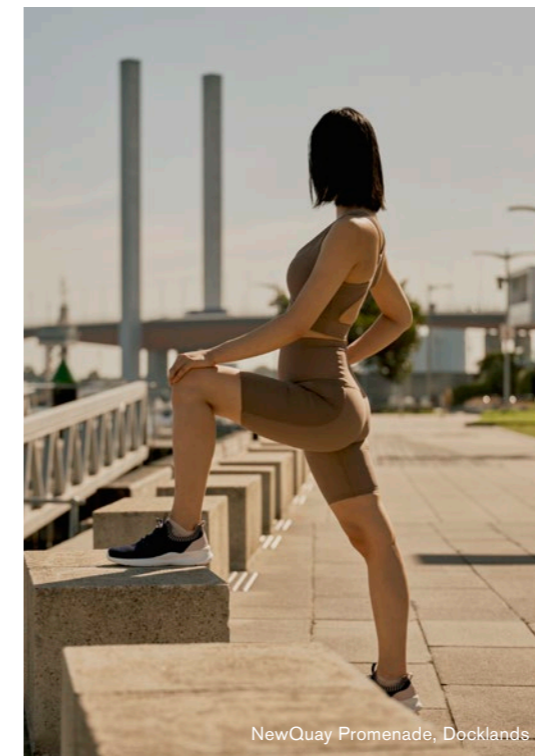
With open green space the size of two-and-a-half MCGs, NewQuay is an inner-city sanctuary with a clean, quiet buffer from city sounds and traffic noise.



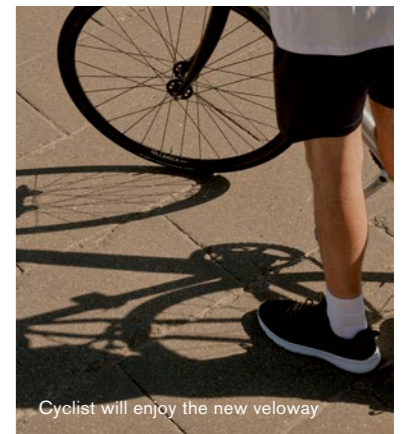
Ron Barassi Snr Park offers sports fields and wide-open parkland



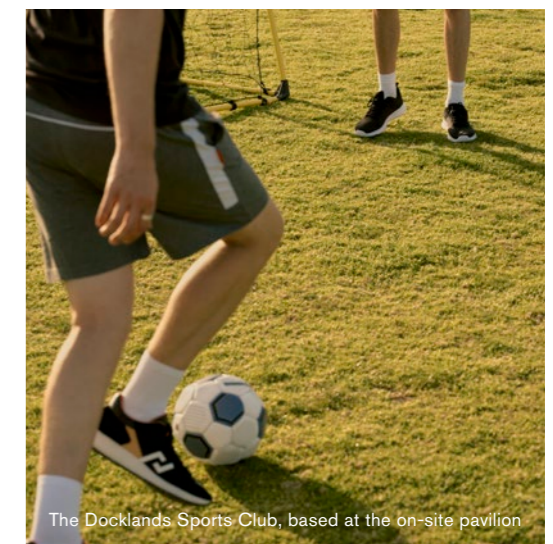
Ron Barassi Snr sports reserve features a large playground



NewQuay Promenade, Docklands



Cyclist will enjoy the new veloway



The Docklands Sports Club, based at the on-site pavilion

DINING AND ENTERTAINMENT

Dining at NewQuay ranges from higher-end restaurants like waterfront stalwart Berth or newcomer Butchers Prime, to fast-casual options like Japan's Dohtonbori, Seoul Garden Korean BBQ, China Bar, and The Pancake Parlour.

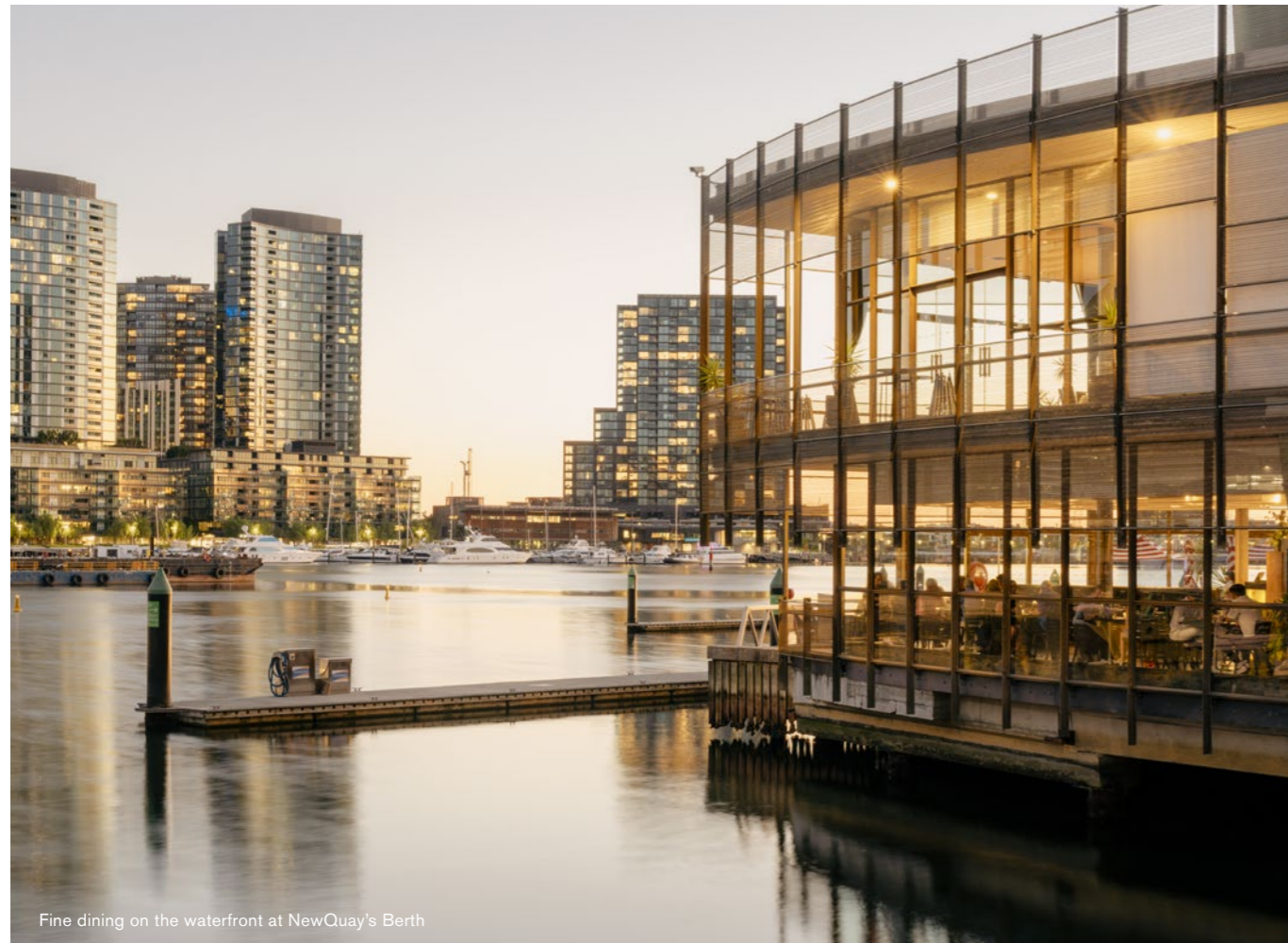
To slake your thirst, explore the broad selection of locally made craft beers at Urban Alley Brewery, or relax by the waterside at Cargo Bar & Eatery.

When it comes to entertainment, head to The District Docklands. Beyond the boutiques, the open-air shopping centre, features a broad range of family-friendly entertainment options.

Step into a world of optical illusions and immersive experiences at ArtVo or Imaginator, go for a spin on the ice at O'Brien Icehouse, or try bowling, dodgem cars and arcade games at Archie Brothers Cirque Electriq. For down-tempo days, catch the latest blockbusters at the state-of-the-art Hoyts cinemas.



NewQuay's Cargo restaurant is perfect for a quick lunch or after work drink



Fine dining on the waterfront at NewQuay's Berth

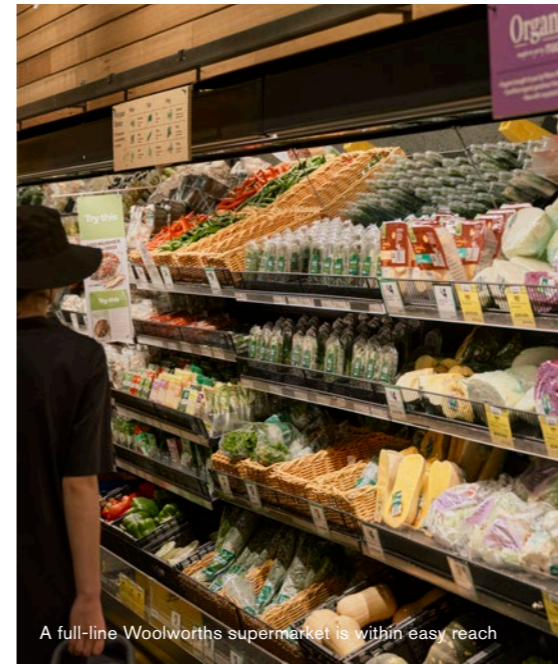


Urban Alley brews craft beer on site

LOCAL SHOPPING

Located opposite Circa, The District Docklands features major Australian and international brands including H&M, UNIQLO, Cotton On, Hype DC, Kathmandu, Bonds and more.

Market Lane is The District's fresh food marketplace, with a full-line Woolworths supermarket, large Asian grocer, Dan Murphy's and complementary health and beauty services, including a Chemist Warehouse.



A full-line Woolworths supermarket is within easy reach



Market Lane, local fresh food marketplace



The District Docklands, located opposite Circa



The District Docklands features major Australian and international brands

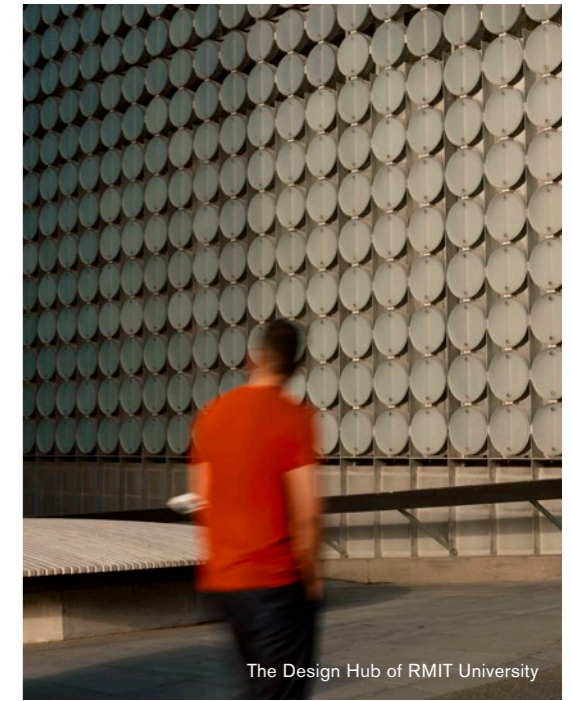
EDUCATION

Living at NewQuay connects students to esteemed education options. Docklands Primary School opened its doors in 2021 to local residents. Families living at Circa will walk less than 500 metres to access this remarkable new State Government school.

State-of-the-art facilities include a kindergarten, modern classrooms, a library, music and art rooms, an indoor netball and basketball court and outdoor learning terraces.

Circa is in the current catchment for highly regarded secondary schools including prestigious state government selective schools, Melbourne High School and The MacRobertson Girls' High School. Long-established private schools such as Haileybury College, Melbourne Grammar and Melbourne Girls' Grammar, are also accessible.

The University of Melbourne and RMIT University's main campus — two of Australia's most respected tertiary institutions — are three kilometres away. The Kaplan Business School and Kangan Institute both offer modern campuses within the Docklands.

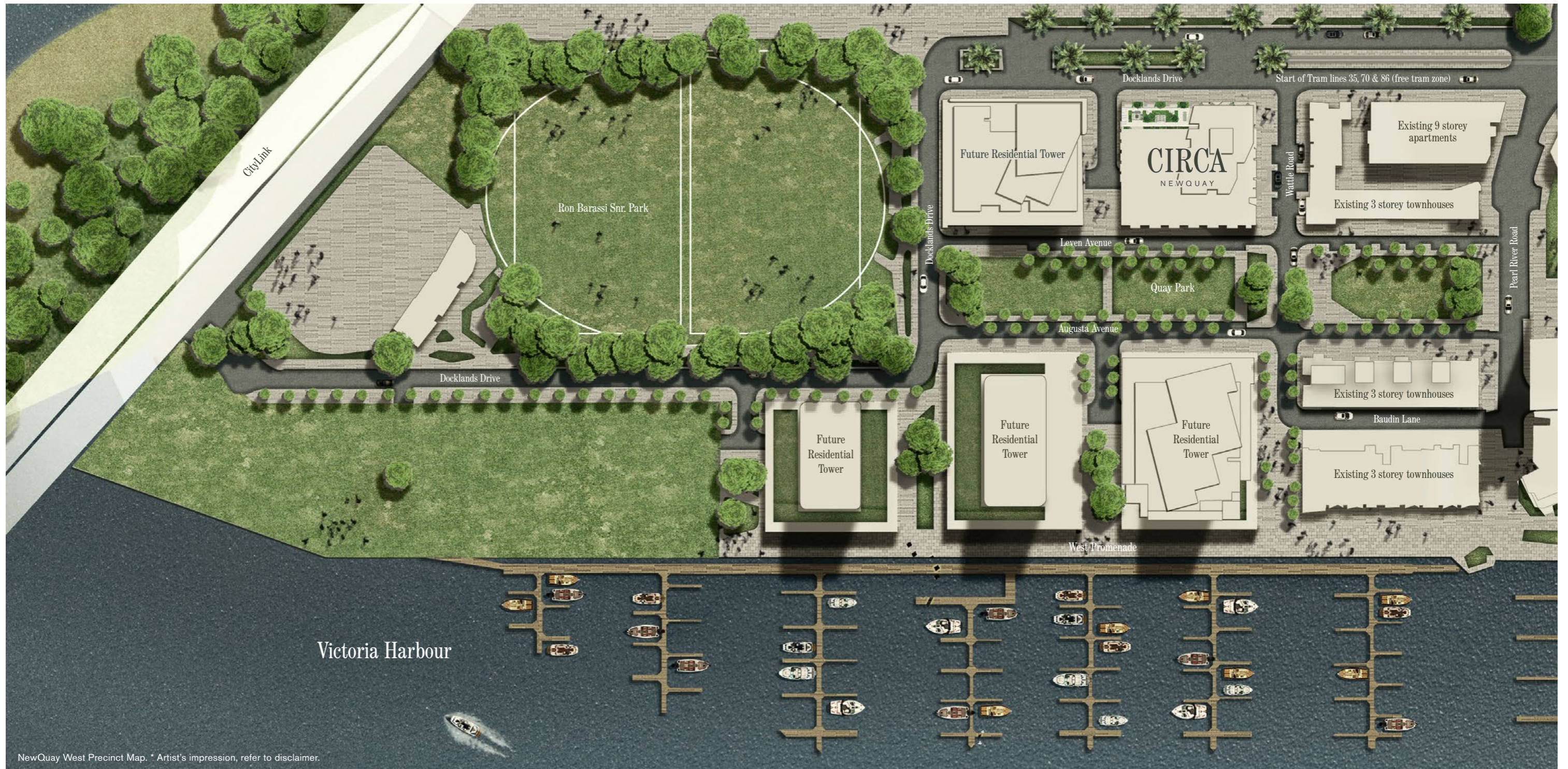


Families living at Circa will walk less than 500 metres to access this remarkable new State Government school.

A GREEN PRECINCT

The West Precinct encompasses the entire western half of NewQuay's waterfront and is Docklands' premier residential address. Approved by the Victorian State Government in 2018, MAB's plan for the final stages of NewQuay includes a waterfront promenade and abundant new parkland.

This masterplan also provides for our development of five residential buildings, of which Circa is the first. The City of Melbourne will take ownership of all parks and the community spaces as they are completed.



NewQuay West Precinct Map. * Artist's impression, refer to disclaimer.

WATERFRONT LIVING

Waterfront environments with fresh ocean air and tranquil water scenes have positive benefits for health and well-being.

The architecture is informed by Circa's proximity to – and spectacular views of – Victoria Harbour, part of the Yarra River. The feeling of being near water is conveyed in materials, colours and tones that create a sense of lightness and presence.





“For residents, daily access to the waterfront is one of the great pleasures of living at NewQuay.”

BEN COUGHLAN
GENERAL MANAGER RESIDENTIAL

Circa's tower apartments boast views over Victoria Harbour and to Melbourne's CBD. * Artist's impression, refer to disclaimer.

URBAN CONNECTION

At the corner of Docklands Drive and Wattle Road, Circa's lobby is immersed in its landscaped setting; surrounded by textured concrete walls, striking views of garden balance with soft light to imbue this space with a feeling of uncomplicated calmness.

During the day, dappled light filters through the landscape, evoking the reflective shimmer of sun rays across water. As the sun goes down, the lobby space glows like a lantern.

For visitors approaching across the park, or arriving from Docklands Drive, the design acts as a beacon. Viewed from street level and from within, it is a remarkable visual experience that invites an unusual perspective of architectural form.



QUAY PARK



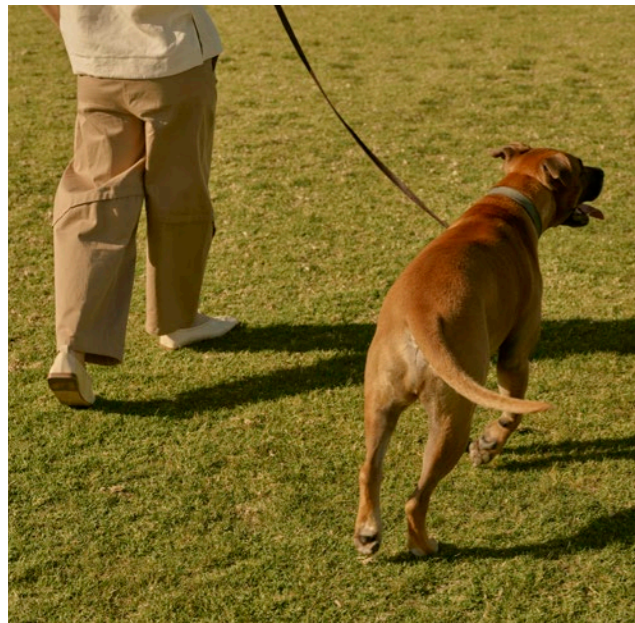
Quay Park is a new 3000 square metre green space on the doorstep of Circa. It connects NewQuay Central Park to Ron Barassi Snr Park and is the perfect place to walk the dog, picnic with friends or just relax with a good book.

Ground Floor Townhouses open directly onto the boulevard landscaping of Quay Park. Podium Apartments and Townhouses – situated on the second, third and fourth levels – overlook tree canopies and a leafy streetscape with views towards the city skyline.



“Parkland is an essential part of NewQuay.
It is a place where sustainability and
community come together.”

BEN COUGHLAN
GENERAL MANAGER RESIDENTIAL





DESIGN DIFFERENCE

“The level of conceptual development, response to context and attention to craft, materiality and detail is plainly evident.”

ANDY FERGUS
CO-DIRECTOR OF MELBOURNE ARCHITOURS
AND FORMER URBAN DESIGNER, CITY OF MELBOURNE

Overlooking 3000 square metres of parkland, Circa has commanding views of Victoria Harbour and the city skyline. These prime lifestyle elements – parkland, water and city – inspired an elegant building that references both classical and modernist architecture.

Circa's distinctive arched façade suggests the refined grandeur of European colonnades and the mid-twentieth century's understated cool. With a design focus on contemporary craftsmanship, beautiful materials and unique textures, Circa sets a new architectural benchmark for Melbourne, a sophisticated city renowned for its culture of creativity.



“A minimalist, arched façade is softened by the transparency and reflection of full-height glazed windows, which slide open to reveal water, park and city views. External scenes are framed by the rhythms of inverted arched concrete columns.”

ILANA FREADMAN
FREADMAN WHITE MANAGING DIRECTOR

THE ENTRY EXPERIENCE

Circa adopts a richly textural, layered façade that provides optimal light, comfort and protection from the elements. Natural concrete, colourful and deeply grained stone, handmade bricks and warm timbers are overlaid with cascading greenery and shimmering light.

The building's understated sophistication signals a new architectural identity for Melbourne. Generous, light filled spaces create an entry experience that delights. From lobby to front door, residents leave behind the bustle of everyday city life to be embraced by a palette of beautiful, organic materials.

“Pairing original artistic concepts with modern applications of traditional methods is a core tenet of our practice. We give time-honoured techniques contemporary relevance, celebrating the maker’s personal language and distinct hand.”

MICHAEL WHITE
FREADMAN WHITE DESIGN DIRECTOR



Time-honoured techniques meet contemporary design in this detail of Circa's lobby. * Artist's impression, refer to disclaimer.



A generous, light filled lobby creates an entry experience that delights. * Artist's impression, refer to disclaimer.

RESIDENTS' CLUB

“We commend the three-dimensional consideration of the Residents’ Club.”

ANDY FERGUS
CO-DIRECTOR OF MELBOURNE ARCHITOURS
AND FORMER URBAN DESIGNER, CITY OF MELBOURNE

MAB has a reputation of taking great care to curate a series of shared spaces that enrich individual health and well-being of residents. In planning Circa’s community spaces, we have returned to completed projects to find the most loved aspects. Working closely with our design team, we conceive new ideas and test assumptions to ensure we provide high quality, flexible and enjoyable spaces.

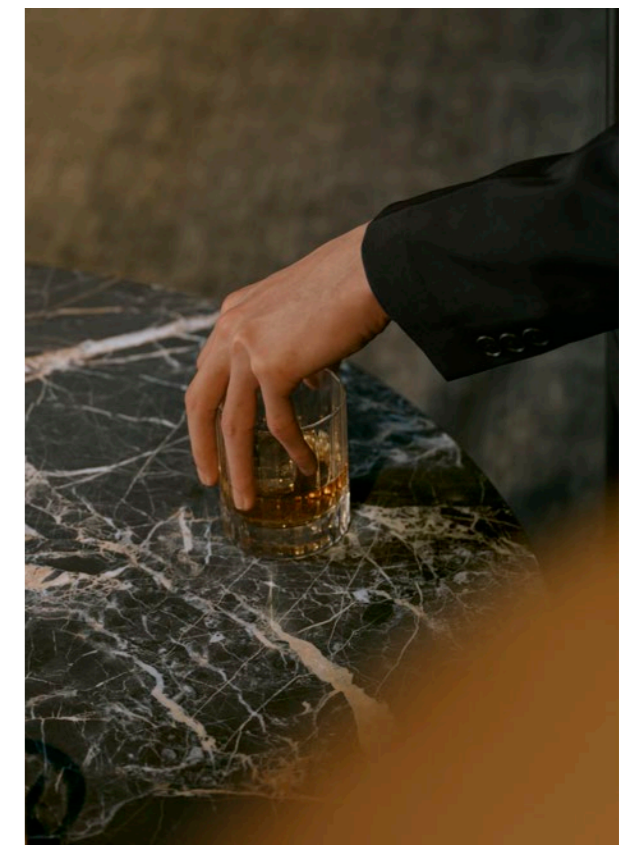
Located on Level 5 — atop the podium — the Residents’ Club can be enjoyed both inside and out. A 20-metre heated indoor pool opens onto the relaxing garden retreat, with barbecues and intimate dining pods.

The Resident Lounge and Conference Room both offer flexibility for a range of activities including working from home, socialising with neighbours, children’s music lessons and entertaining. Each space is luxuriously appointed with bespoke joinery, designer furniture and opulent natural materials.





Relax with friends or socialise with neighbours over games and drinks in the timber-lined, chicly styled poker room.



Study booths have comfortable banquette seating and device connectivity for study or casual meetings.



Residents' Study Booths. * Artist's impression, refer to disclaimer.

Musicians and their admirers will both enjoy the Recital Room replete with baby grand piano, fine acoustics and scenic ambience.





Residents' Conference Room. * Artist's impression, refer to disclaimer.



GARDEN SANCTUARY

The shared spaces in the Level 5 Residents' Club extend outdoors across an expansive garden retreat. Different zones accommodate moments for peaceful repose under softly cascading greenery, and relaxed cooking, dining and entertaining around sculptural communal tables.

The green spaces have been approached with a delicate hand that allows you to feel instantly peaceful. The design celebrates diversity and tactility in plant selection, to create beautiful colour throughout every season.

Circa's landscaping perfectly complements the building's solid form and showcase of natural, raw textures. Mass plantings and layers of Australian natives and exotics combine in a relaxed garden style. A mix of sculptural, evergreen and deciduous trees and climbers create canopies for shade in summer and open up for sunlight in cooler months.



EVERYDAY WELLNESS

Circa's health facilities cater to a variety of health practices and training routines. A dedicated yoga room complements the fully equipped gym and swimming pool for holistic fitness programs. Delicate green tiles and natural light saturate the pool area, creating an inviting haven for reclining and relaxing.



The Residents' Club features a dedicated yoga room



Level 5 features an expansive garden retreat with various places to relax.



The 20 metre Indoor Pool is a tranquil space for a quiet plunge or putting in serious laps. * Artist's impression, refer to disclaimer.





INTERIOR DESIGN VISION

Circa's interior design affords every residence a balanced mood of lightness and presence with finely crafted joinery details and smooth satin finishes of natural stone, glass and ceramic tiles.

European oak flooring contrasts elegantly with exposed concrete ceilings, optional honed marble benchtops and granite tiling in bathrooms. Discrete detailing is felt throughout, such as in feature oak cabinetry, integrated handles and complementary tonal schemes. All elements, from storage and European-made appliances through to bathrooms and bedrooms, are thoughtfully designed, constructed or specified, with equal attention given to function, convenience and beauty.

The interior design of each apartment is consistent with the sense of occasion expressed throughout the arrival and common areas of Circa.

“The vision was an exemplary unification of architecture, interior design and landscaping. The concept draws upon the surrounding urban, landscape and water contexts, articulated with a high level of tactility.”

MICHAEL WHITE
FREADMAN WHITE DESIGN DIRECTOR



Coming home will always be a welcoming experience. Stepping inside to leave the world behind, residents will enjoy the respite that a beautifully functional residence can provide.

Thoughtful elements include the optional Welcome Station. The vertical joinery unit featuring concealed and open storage makes second-nature habits a breeze – like device storage and charging, and always having keys, wallets and sunglasses within easy reach.





The master bedrooms benefit from sliding doors opening directly onto the wrap-around balconies. * Artist's impression, refer to disclaimer.

DAWN

Lightness and understated elegance, the Dawn palette is inspired by the reflective and refractive qualities of light, with cool tones and a graceful air.

Morning people know well the quiet sense of possibility that daybreak offers. The rising sun casts a soft light, gently bouncing off nearby bodies of water and the glass towers of the city. Victoria Harbour and Yarra River shimmer in the early morning light.

White is the palette base, with subtle shades found in bespoke joinery throughout, optional clear glazed ceramic feature lights and white marble benchtops. Build on the grey tiling by opting for brass pendants and aged iron tapware to complete the beautiful textured layers.



Dawn bathroom. * Artist's impression, refer to disclaimer.



Dawn kitchen. * Artist's impression, refer to disclaimer.

DAY

Warmth and natural sensibilities, the Day palette takes cues from nearby parks, with a warm, casual feel.

To relax under the shade of broad tree branches on a balmy day is an instinctive appreciation of the natural landscape. Drawing on its position facing Quay Park, the colour, textural and tonal qualities of this palette evoke a relaxed connection with nature.

Light oak timber tones form the palette base; expressed in bespoke joinery throughout, they complement the exposed concrete ceilings' subtle grey textures. White track lighting with optional marble benchtops is offset with upgraded rich green tiling. You may also opt for brass pendants and aged iron tapware to complete the beautiful textured layers.



Day bathroom. * Artist's impression, refer to disclaimer.



Day kitchen. * Artist's impression, refer to disclaimer.

DUSK

Calm and composed, the Dusk palette is inspired by deep green ocean water, with its serene hypnotic quality.

Victoria Harbour is only moments from Circa, while the horizon and Port Philip Bay are in distant view. Natural bodies of water provide meditative moments and opportunities to wash away the day. The essence of this palette suggests quiet comfort.

Olive green is the palette base; a soothing canvas for beautifully textured granite tiling and optional green marble benchtops. Bespoke joinery throughout boldly frames living areas. Clear glass feature lights resonate with the transparent quality of water.



Dusk bathroom. * Artist's impression, refer to disclaimer.



Dusk kitchen. * Artist's impression, refer to disclaimer.

EVENING

Cosmopolitan in spirit, the Evening palette embodies the charm and sophistication of an urbane individual.

With the city connection at the heart of Docklands living, those who love Melbourne's energy and polish will appreciate this monochromatic mood. Coolly suave, this scheme complements a range of distinctly personal styles.

Dark oak is the palette base, creating a confident statement. Opt for richly textured brass pendants and aged iron tapware to complement the optional green marble benchtops, dark green tiling and raw cast aluminium feature wall lights.



Evening bathroom. * Artist's impression, refer to disclaimer.



Evening kitchen. * Artist's impression, refer to disclaimer.

RESIDENCE TYPES

LEVEL 7 – 23

TOWER RESIDENCES

A variety of one, two and three bedroom residences. A selection of two and three bedroom residences are dual-aspect to take full advantage of city and harbour views.

LEVEL 5 – 6

TERRACE HOMES

An exclusive collection of larger two and three bedroom homes featuring spacious terraces and premium inclusions. The Terrace Homes enjoy direct access to the Level 5 Residents' Club.

LEVEL 3/4

TOWNHOUSES

Elevated Townhouses with separate foyer entry. These homes are split over two levels with bedrooms on Level 3 and living and kitchen areas on Level 4 to maximise views over Quay Park.

LEVEL 2 – 4

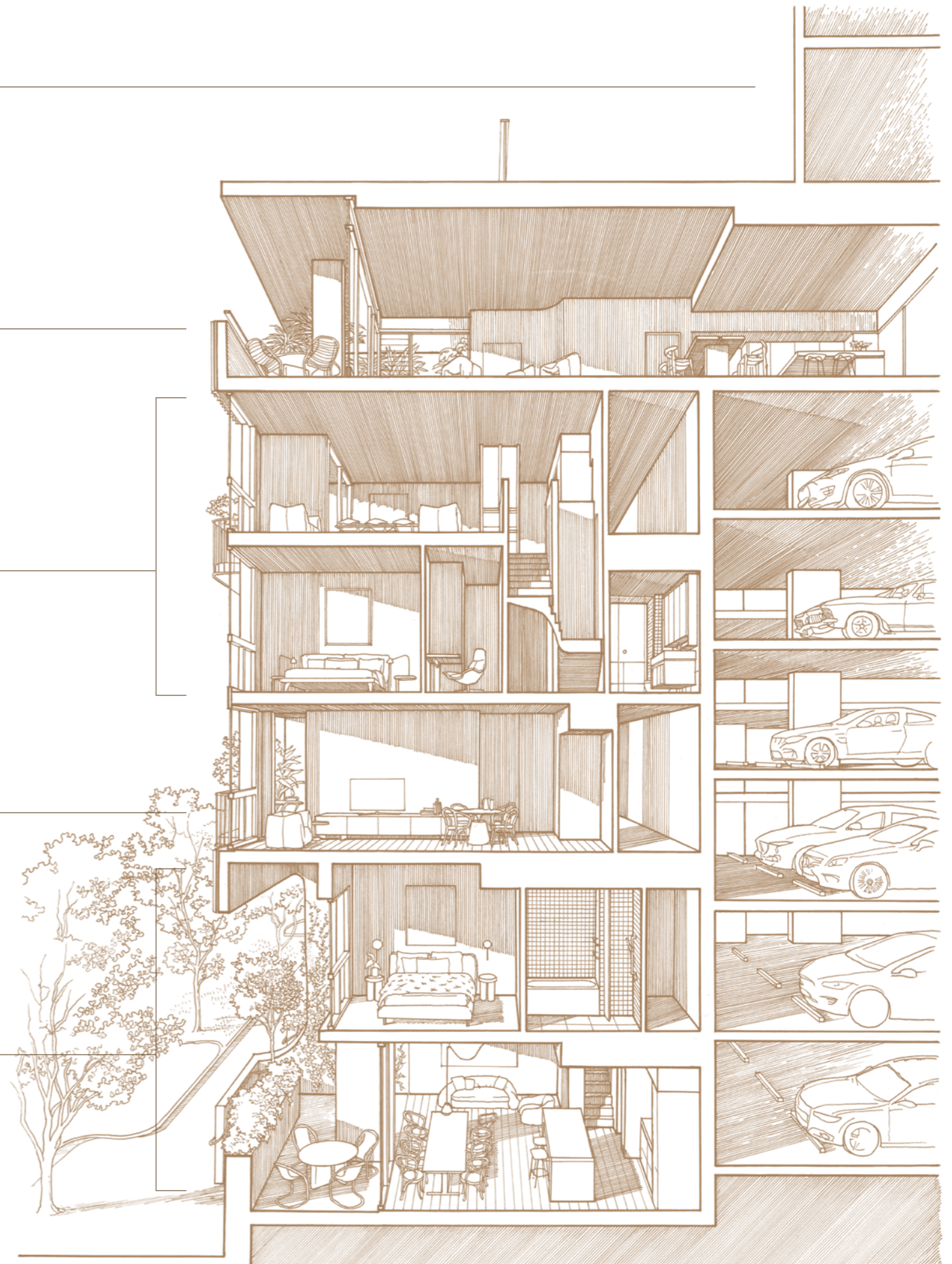
PODIUM APARTMENTS

A collection of well-planned one and two bedroom apartments with separate foyer entry, mail room and lift. All podium apartments have direct access to car park levels.

GROUND/LEVEL 1

TOWNHOUSES

Townhouses face Quay Park with direct access from the street. These homes are split over two levels with bedrooms on a separate level to the living and kitchen areas.





TOWNHOUSES

GROUND/LEVEL 1 AND LEVEL 3/4

Individually addressed Townhouses are situated directly opposite Quay Park. Each residence is split over two storeys, with bedrooms on a separate level to the kitchen and living areas, and direct carpark access.

Residents will enjoy views of the leafy park through large picture windows. The lushly planted terraces of ground floor Townhouses create an immediate sense of connection with these tranquil surroundings.



The Townhouses' large picture windows frame park views. * Artist's impression, refer to disclaimer.

TERRACE HOMES

LEVELS 5 — 6



Expansive terraces overlooking Victoria Harbour (Indicative Level 6). * Artist's impression, refer to disclaimer.

A wealth of curated features, a calm and glamorous aesthetic and clever functionality define these spacious homes. The three bedroom Terraces will appeal to entertainers, with five-burner cooktops, double sinks and optional integrated fridges in spacious kitchens.

The living spaces can be embellished with optional wall units featuring gas fireplaces. Beyond the living areas, the Terrace Homes feature ensuites with double vanities, separate laundry room and abundant wardrobes and general storage.



Terrace Homes feature generous open plan living spaces (Indicative Level 5). * Artist's impression, refer to disclaimer.

TOWER RESIDENCES

LEVELS 7 — 23

Tower Residences are offered in a variety of one, two and three bedroom types, with a large proportion of corner apartments providing views of both the city and Victoria Harbour.

A selection of two and three bedroom Tower Residences are dual-aspect, with bedrooms separated by the living area to increase privacy and maximise liveable space.

Continuous balconies wrap around every floor, providing external access, rain protection and sun shading to every room. Double glazing contributes to the optimal balance of comfort, natural light and energy efficiency.





Living room with optional integrated fireplace (Indicative Level 5). * Artist's impression, refer to disclaimer.

SOHOS

GROUND LEVEL

Circa's three-level SOHOs (Small Office, Home Office) feature ground floor studios with an individual address onto Docklands Drive and residential zones above – living on the top floor, bedrooms in the middle.

Ground floor studios will suit a variety of retail or commercial uses with shopfronts softened by landscaping providing an optimal balance of visibility and privacy for passing foot traffic.

SOHOs have access to board room facilities and client entertainment in the Residents' Club. The residence can be accessed independently to the ground floor studios, allowing for separate tenancing.







Circa's SOHOs feature individual entrances on Docklands Drive. * Artist's impression, refer to disclaimer.

“NewQuay defines premier residential living in Docklands. It has been our greatest passion since first breaking ground 25 years ago.”

ANDREW BUXTON
MANAGING DIRECTOR AND CO-FOUNDER

www.circa.melbourne

Visit the Display Suite
Ground floor
2 Glenti Place NewQuay

 [mab_residential](https://www.instagram.com/mab_residential)
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