

BALM

ORAL

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G L E N I R I S

GLEN

IRIS

AN ENDURING
STATEMENT
OF DESIGN
ELEGANCE

THE ART OF MODERN LUXURY

A distinctive experience of contemporary living and refined luxury awaits at Balmoral on Malvern Road, Glen Iris. This boutique offering of just twenty-three spacious two and three-bedroom residences showcase minimalist, elegant interiors by renowned architects Ewert Leaf. Balmoral presents a new level of lifestyle sophistication in desirable Glen Iris.

A S Y N E R G Y O F C L A S S I C &
C O N T E M P O R A R Y D E S I G N

Ewert Leaf's refined design achieves a harmonious synergy with the heritage character of the surrounding streetscape. The classic façade features a rich textural blend of dark charcoal bricks and concrete with soft timber batten cladding. Nestled in leafy surrounds, the luxury residences celebrate light and space in homes of enduring design sophistication.



E X P E R I E N C E T H E B E A U T Y
O F M I N I M A L I S T D E S I G N

Spacious light-filled living areas offering the choice of warm or cool colour palettes continue the simple beauty of minimalist design. Warm oak flooring blends with bespoke slimline joinery showcasing the highest-quality detailing, illuminated by sleek and flexible architectural lighting. Enjoy green vistas from open living areas that seamlessly connect to generous outdoor balconies and terraces. Relax in the ambience of luxurious penthouse residences complete with integrated fireplaces.





“LUXURIOUS
FINISHES
AND CUSTOM
**TIMELESS
AESTHETIC**
ENHANCES
THE SENSE OF
SPACE AND
LUXURY”



S U P E R B C R A F T M A N S H I P &
E L E G A N T F U N C T I O N A L I T Y

Ewert Leaf's strong contemporary aesthetic and clean-line finish is on show in the kitchen area. Marble benchtops and splashbacks with feature brushed gunmetal tapware create a sense of opulence. Fine craftsmanship is showcased with contemporary detailing to finger pulls and pantry handles. Integrated Miele appliances and the convenience of a butler's pantry are sure to satisfy the most accomplished chefs. The large island bench illuminated by a signature pendant light is the perfect family and social hub in this impressive culinary offering.

RELAX IN
BOTANICAL HAVENS

Unwind in your own private garden as expansive ground floor courtyards and upper floor balconies extend the living experience. Feel the day's pressures recede as you sit awhile in botanical havens framed by lush landscaping and privacy screens. Invite friends over for a memorable entertaining experience in these secluded retreats.





E X Q U I S I T E S T Y L I N G I N
L U X U R I O U S B A T H R O O M S

Harmonious design is evident in the decadent bathroom, showcasing material finishes that complement the linear exterior form. Oversized mirror cabinets store everyday pampering essentials and add to the sense of light and space in this premium offering.



L U X U R Y &
N A T U R A L
E L E G A N C E

Appreciate the comfort of a free-standing bath accentuated with brushed gunmetal tapware. Large format white wall tiles juxtapose the stunning terrazzo feature wall and bespoke vanity benchtop.



S E R E N I T Y & A M B I E N C E

Retreat in serene bedrooms that bask in natural light and connect to bluestone tiled private terraces for exclusive relaxation. Pure wool carpet blends with soft neutral tones to create a calming ambience.

Clean-line aesthetic continues in the bedrooms where generous floor-to-ceiling walk-in robes with bespoke gunmetal door-pulls house even the most extensive clothing collections.

“THE KITCHEN
IS THE HUB
OF A MODERN
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**CONTEMPORARY
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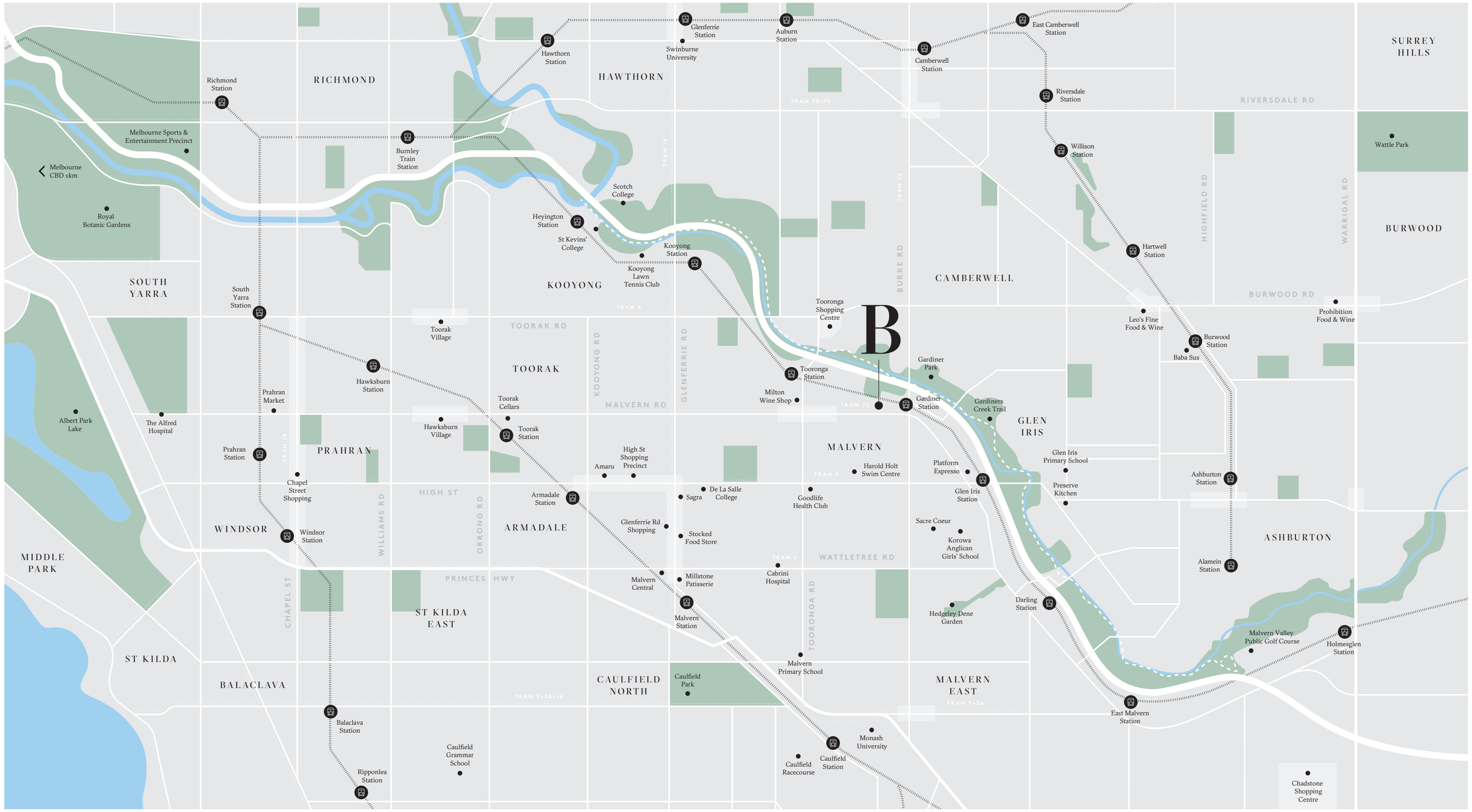
A P R I Z E D
G L E N I R I S
A D D R E S S

Centrally located on Malvern Road near High Street and Glenferrie Road, Balmoral is perfectly located for a lifestyle boasting enviable connection and everyday convenience. Connect to the Melbourne CBD via a quick 12km trip on the M1 freeway, with Greater Melbourne accessible via the Eastern Freeway. Leave the car at home as Gardiner Station is a mere 5-minute walk away and Glenferrie and Malvern Road trams regularly traverse surrounding suburbs. Shop for all your everyday needs at nearby Malvern Central and fill your pantry with fresh gourmet, organic and artisan products at the exceptional Leo's Fine Food and Wine.



Glen Iris has access to an abundant range of renowned private and public schools including St Kevin's College, Scotch College, Korowa Anglican Girls' School, Caulfield Grammar and Glen Iris and Malvern Primary Schools. Monash University's Caulfield Campus is less than 4kms from Balmoral.







Be delighted by the endless retail, dining and recreational offerings in aspirational Glen Iris, a charming pocket in Melbourne's coveted east. Start your weekend with a walk or cycle along scenic Gardiner's Creek Trail or wander through manicured parkland in Hedgeley Dene Gardens. Treat yourself to delicious breakfast fare and coffee at nearby Baba Sus or be spoiled for choice with Glenferrie Road's eclectic café culture.

For a premium shopping experience stroll High Street Armadale, the irresistible destination for high-end fashion, bespoke homewares and tantalising eateries. In the afternoon, join friends for a round of golf at Malvern Valley Golf Club, before relaxing with fine wine and cheeses at Toorak Cellars.

In the evenings share an intimate dining experience at modern eatery Amaru, or if Italian cuisine is your preference Sagra Restaurant is sure to engage all your senses.

P R O J E C T T E A M

Balmoral is designed and developed by an expert project team focussed on delivering luxury residences.

Building on the success of the team's previous project, 232 Wattletree, Fortis Development Group have forged this ongoing partnership. The team have a strong focus on creative collaboration and a dedication to delivering beautiful homes that will stand the test of time.

Fortis Development Group

Fortis Development Group are a unique property development and investment group comprised of industry-leading professionals. FDG are dedicated to creating bespoke and contemporary developments which blend uncompromising quality and functionality for both residents and local communities. FDG prides itself on the constant pursuit of innovation and precision whilst the balance of craftsmanship and design result in timeless buildings that are distinctive and sought-after.

**Fortis
Development
Group**

Ewert Leaf

Ewert Leaf is a dynamic, multi-disciplinary design firm with experience in all aspects of architecture, interiors, urban design and landscape architecture. Led by two directors, Toby Ewert and Will Leaf, the firm is distinguished by its creative yet commercial approach to design. The balance between creativity and practicality is carefully managed to create innovative yet pragmatic design solutions which are both contemporary yet enduring.

**E W E R T —
— L E A F**

Marshall White

Marshall White Projects have rapidly become one of Melbourne's leading project marketers of residential developments. Their unmatched, complete and premium service encompasses everything from site selection and negotiation, product design and development, application of current market research and management of your project through to organising a successful delivery of each and every development. Marshall White Projects has managed thousands of successful residential apartment sales and has assisted Marshall White Residential to become Australia's largest privately-owned residential sales and marketing agency.


**MARSHALLWHITE
PROJECTS**

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IS A TIMELESS
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APPROACH TO
BALMORALGLENIRIS.COM.AU
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LIVING WITH
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