

# AMARA

ALEXANDRIA



BEAUTIFUL INNER-CITY HOMES  
DESIGNED TO MAKE YOU HAPPIER.







## THE DEVELOPER.

WHAT IS IT ABOUT BEING  
IN A BEAUTIFUL SPACE  
THAT FEELS SO GOOD?

Think about a time you were in a lovely environment, on holiday perhaps, and felt energised, peaceful, or simply happy to be alive. Could this feeling of satisfaction be attributed to a lush green view, a stream of morning light flooding a room, or a perfectly placed furnishing that made using the space noticeably more comfortable?

We believe it is an effective equilibrium of design expertise, intelligent exploration, respect for our clients and attention to the small details that make life beautiful when you acquire, and live in, an Amara home.

When we begin working on a new project, we put ourselves in your shoes. We think about why living in a particular location will make you happy, and consider how your environment will make you feel from the moment you step into your space—all the way down to the journey from the public space to your own front door, and where you might put your keys once you are inside your home.

**We place importance on paying attention to the smallest of details to create design that lasts.**

The Amara Alexandria project is designed by award-winning Sydney architecture firm Fox Johnston, and began life as an entry in a City of Sydney Design Excellence competition, entered into by four highly experienced firms.

**The brief was to produce, “thoroughly considered apartments, communal gardens, rooftop terraces and city views...create a living experience like no other at 620 Botany Road.”**

The design is an engaging example of the integrated approach to landscape and architecture, using an experiential and holistic style, the firm is proud to be known for. It is light-filled and spacious in plan and uses materials inspired by nature to create finely crafted spaces for living a modern life.

Located at 620 Botany Road, Amara Alexandria enjoys an enviable and evolving position on the border of Sydney’s beautiful East and emergent Inner West. It is just 15 minutes driving time to the heart of the CBD, Westfield Bondi Junction, and Coogee Beach.





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THE ARCHITECTS.

WHAT DOES AN ARCHITECTURALLY  
DESIGNED AWARD-WINNING  
BUILDING LOOK LIKE?

Fox Johnston has designed the building in the form of an elongated ovoid. A distinctive and ingenious modulated and breathable exoskeleton wraps around the building, providing a deep sound barrier to the outside world, while enabling light and air to permeate its protective shell. The building's form maximises northern sunlight into apartments and balconies, and living spaces have been modulated to capture this same northern light, as well as attractive outlooks wherever possible.

Natural ventilation chimneys on the exoskeleton take full advantage of airflow, and acoustic timber walls control sound and views both into and out of apartment balconies.

Beneath this skin, the building encloses an expansive central courtyard and jungle garden. Geometric folding planes and pathways link the space in between Botany Road to the east and Ralph Street to the west. Here you will find open green spaces, cafes, wine bars, bookstores and everyday conveniences suited to contemporary life.

360° Landscape Architects have created a sculptural, textured and stimulating green environment using plants suitable to the various microclimatic conditions of the site. Indigenous species have been used wherever possible.

**Intimate corners, advanced trees, a community garden and water features all contribute to making the space a beautiful place to be.**

Flowing into the central courtyard through the exoskeleton, double story lobby entrances link the outside world to the inner sanctuary and create an attractive punctuation in the green landscape.

Feature lighting along the timber walls and ceilings of these spaces create both dramatic and intimate entry points for small communities of residents to collect their mail and arrive at the refuge of home.

Upper floor lobby areas enjoy view apertures and ensure natural light and uninhibited airflow through to public walkway areas.

The rooftop offers another opportunity for enjoying the outdoors. Sunsets over city views can be taken in while you enjoy a meal with friends prepared in the outdoor kitchen using herbs and vegetables from the communal greenhouse. Secure lawn areas are the perfect place for children to play while adults enjoy the view from outdoor dining areas or sun lounges.

















FINISHES AND AN ELEGANT COLOUR PALETTE PLAY A HUGE PART IN CREATING A FEELING OF TRANQUILITY AND LUXURY IN A BEAUTIFUL SPACE.

IT'S THE JUNCTIONS AND PALETTE COMBINATIONS THAT YOU EXPERIENCE AT A HUMAN SCALE, HOW THINGS MEET, AND WHAT IT TRULY FEELS LIKE AT EYE LEVEL THAT MAKE A SPACE GENUINELY SPECIAL.



THE APARTMENTS.

WHAT GOES INTO  
ESTABLISHING THAT  
WONDERFUL FEELING OF  
TRANQUILITY AND LUXURY?

Inside, every apartment benefits from thoughtful planning, functionality, and a design considerate of natural light, cross ventilation, a considered balance of indoor and outdoor space, visual and acoustic privacy, efficient layout, outlook and storage.

Shared resources can be found in the basement and are accessible by lift. They include parking, recycling, waste disposal and bicycle storage.

**Large areas of glazing optimise views, light and breezes. The majority of apartments face north and east or west, and external sliding screens allow for sun control and privacy along with lush plantings between apartments.**

Large skylights in upper level apartments increase light, height and space.

Terrace-style apartments give a village feel and can be accessed by a private front door. They also feature an internal car park.

**The harmonious and soft apartment interiors are inspired by nature and are both luxurious and timeless.**

In the kitchens, a neutral palette features gentle European oak timber floorboards and bench wrap-ups, warm timber-finish joinery, and composite stone bench tops. Natural stone splashbacks are an option in either dark or light. Bathrooms use extra large porcelain tiles.

For those who choose the smart home upgrade package, time at home is taken to the next level. Blinds and lights can be controlled using a smart phone and/or tablet.





Artist's Impression

#### TERRACES

A rare find in an apartment complex, our two-storey terrace homes have their own entrance, garage, and connection to the community spaces.



### ONE BEDROOM

Clever planning and functional layouts create the most generous space possible.

### TWO BEDROOMS

Flexible floor plans cater to all types of users – from families, where sleeping spaces are clustered, to students, who appreciate bedrooms separated by living spaces.



Artist's Impression





Artist's Impression

### THREE BEDROOMS

Designed with a growing family in mind, a spare room for visitors or a home office. And parents benefit from their own private living and en-suite area away from the children.

### FOUR BEDROOMS

An oversized home with both the space of a house and the benefit of amenity offered with a modern apartment building.





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Artist's Impression

## KITCHEN FINISHES

Carefully designed kitchens with simple clean finishes and clever storage — including appliance cupboards — ensure island benches gather minimal clutter. Appliances have been chosen with contemporary living in mind. Timber cabinets with in-built finger grooves and wrap around bookshelves are subtle features that make an impact.

### 1 — LIGHTING

Spot lighting above island benches assist in illuminating everyday tasks. Strip lights above splash backs can be used to add light when working in the space, or on their own to create a soft evening mood.

### 2 — JOINERY

Clean white satin drawers below complement champagne-hued teak-style joinery on upper cupboards. Every corner is carefully considered — right down to the pull out spice cabinet — to create maximum storage.

### 3 — SPLASHBACKS

Pale limestone 'New Savior' (shown) or duskier marble 'Pietra Grey' stone splashbacks add texture to the otherwise clean surfaces in kitchens.

### 4 — BENCHTOPS

Pure white composite stone benchtops create a simple clean work surface that neatly folds down to the floor.

### 5 — FLOORS

Wide European oak timber floorboards wrap up island benches, creating a seamless connection with the living and dining areas.

### 6 — SINKWARE

High-quality pull down sink mixers are built to last, and incorporate water saving engineering.

### 7 — APPLIANCES

Kitchens are fitted with award-winning AEG appliances including stainless steel gas cooktops, multifunction ovens, semi-integrated dishwashers and convection microwaves.









Artist's Impression

## BATHROOM FINISHES

Luxurious finishes and a generous design have resulted in bathrooms that are comfortable and well-appointed sanctuaries. The material focus is on a generous marble look, creating a feeling of cocooned tranquility.

### 1 – WALLS

Extra large porcelain tiles create an opulent floor to ceiling marble look.

### 2 – FLOORS

Grey porcelain floor tiles establish a clean elegant look, and are easy to maintain.

### 3 – CUSTOM JOINERY

Shelving is designed with detailed consideration of all accessories that need to be stored in a modern bathroom. An easy sliding mirror hides additional storage, and stays cleaner longer. Teak timber-finish cabinets create a sense of warmth and are effortless to use.

### 4 – FIXTURES

Durable, long-lasting and innovative Hansgrohe fixtures in bathrooms are both comfortable to use and exceptionally functional.

### 5 – BATHROOM SUITE

Minimalist in style, the Caroma 'Liano' basin and wall faced toilet offer contemporary design and effortless functionality, combined with long-lasting durability.



Amara Living is the boutique property developer responsible for the Amara Alexandria project.

Built from decades of experience and a desire to create homes that are a fusion of beautiful design, functionality and quality, Amara Living is led by Managing Director, Robert Yazbek, whose success in the construction and development industry has been demonstrated over 40 years, and is influenced by his intimate knowledge of Sydney's highly desirable eastern and south-eastern suburbs.

Central to the operations of Amara is the belief that beautifully designed homes make the people who live in them happier.

Amara Living also promises a seamless experience and an ongoing commitment to each project through its property and building management services.

**AMARA**  
LIVING

Fox Johnston is a design and ideas-driven practice based in Sydney, Australia. The practice offers an experiential and holistic approach to design by integrating landscape and architecture to create compelling and thought-provoking places.

They combine an intelligent, pragmatic response to each client's brief with a thorough understanding of the opportunities created by site and context. Their work is driven by a passion for light, space, natural materials and finely crafted living spaces, coupled with an acute awareness of the sustainability challenges facing the built environment today.

Living in a Fox Johnston-designed building is the perfect antidote to the stresses of today's complex and challenging world.

**Fox  
Johnston**

360° Landscape Architects create unique landscapes that connect people and place, forging a deep sense of belonging.

Their design philosophy celebrates the natural and the modern, the romantic and the sculptural, crafting spaces that feel rich and multi-layered, yet simple, calm and comfortable. Combining research and instinct, 360° believe in design that enhances our symbiotic relationship with the natural world.

Established in 2001, the 360° design studio works locally and internationally, at scales great and small, on projects as diverse as strategic urban masterplans, healing gardens, and private sanctuaries. Their expertise with communal and rooftop landscapes in particular, is renowned and award-winning.

**360°**

Knight Frank is the world's leading independent commercial and residential real estate consultancy. With over 110 years of experience, Knight Frank provides our clients with global coverage via 417 offices in 58 countries, and more than 13,000 people throughout Australia and Asia Pacific, Africa, Europe, the Middle East and the Americas, focusing on all the prime residential and commercial property markets of the world.

Knight Frank is an independent consultancy with a partnership culture that puts our clients first. We provide market-leading advice and transaction support to investors, corporates and homeowners for their personal and business property needs. Backed by industry leading technology and market research, Knight Frank Residential Project Marketing provides a complete consultancy service for residential developments. Knight Frank understands that project marketing is a highly specialised skill which can only be acquired after many years in the business.

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1800 898 429

