By **Fortis**

MARMONT

Spacious. Light-filled. Timeless. This is Marmont. A unique collection of eight over-sized apartments, discreetly nestled behind Double Bay's main boulevard, New South Head Road. With north-facing facades encased in copper, these high style, low maintenance residences offer an intimate sanctuary that's only a 5-minute walk to Double Bay's exclusive boutiques and a 4-minute walk to Edgecliff station. For the few that will call it home, Marmont is a realm of refined luxury and a rare bay-side retreat.

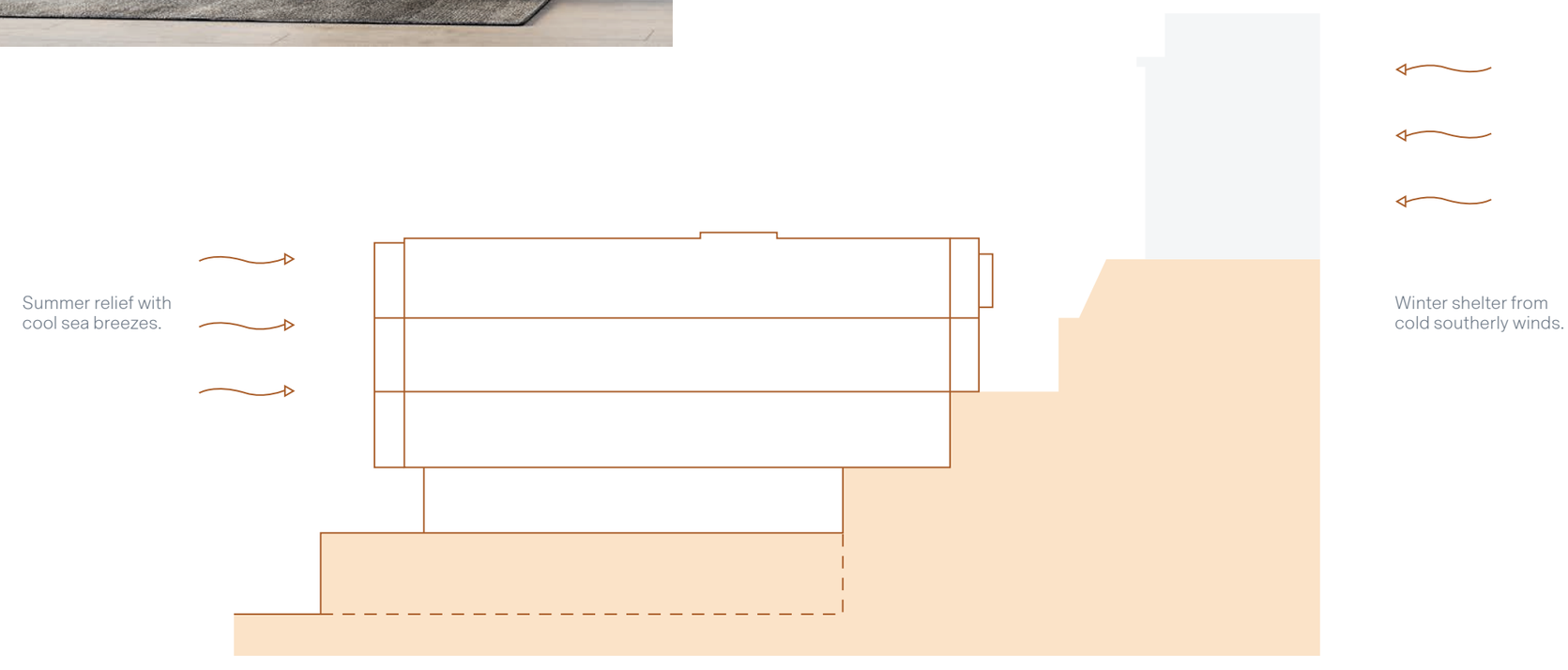
319 New South Head Road
Double Bay, NSW 2028

"My inspiration is to create a hidden oasis in the middle of a very attractive urban area in the Eastern suburbs. When you have views of Sydney Harbour, it's not often you can achieve a beautiful, wide open-plan living space that, together with the main bedroom, shares that Northerly aspect."

Brian Meyerson
CEO and Architect
MHN Design Union

Contemporary in both design and finish, Marmont's copper panelled exteriors and terrazzo lobbies are just two examples of, architect, Brian Meyerson's carefully crafted vision. His luxurious use of space allows for only two residences on each level. A secure garage provides level access to the building via a street-level driveway and each apartment has an allocation of car spaces and private storage.

With engineered timber oak floorboards underfoot and bespoke joinery throughout, Marmont's high degree of finish can be felt in every single room. Master bedrooms, coupled with elegantly-appointed ensuites, open up to secluded terraces by way of commercial-grade sliding doors.



Air Flow

The topography of Marmont's site captures all the best elements of Sydney's subtropical climate. The land, structure and trees on the south side offer protection from the cold south-westerly winds in winter and the elevated position to the north captures the north-easterly sea breezes in the summer.

"Being in the heart of Double Bay we wanted to ensure the Marmont interiors reflect the beauty of the location with the selection of timeless materials used in a contemporary manner."

Jo Lawless
Director and Interior Designer
Lawless & Meyerson

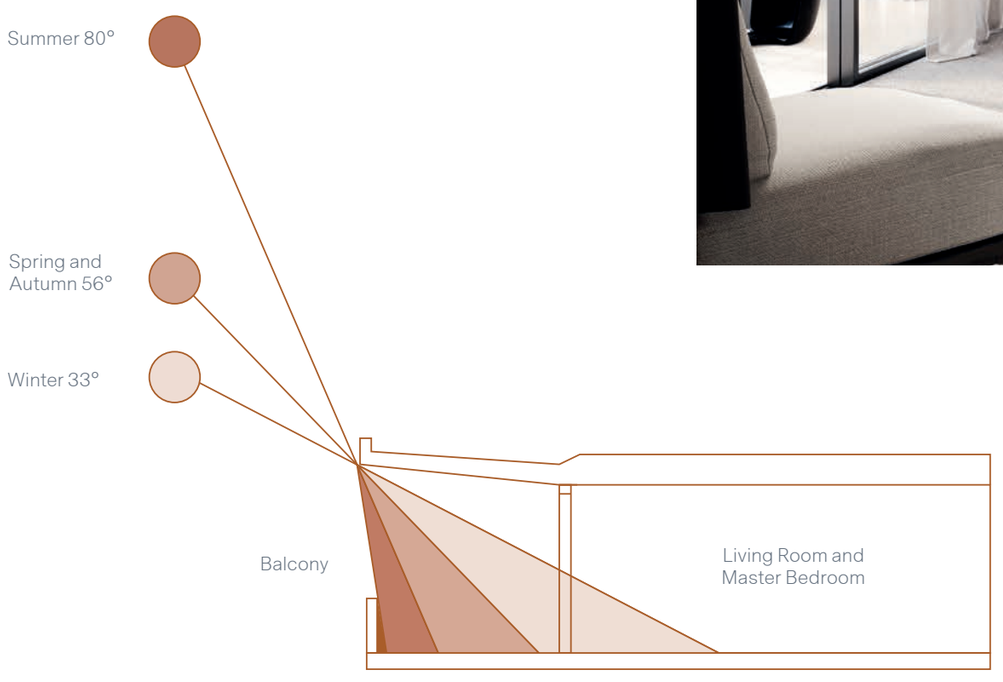
A well-appointed kitchen is the centrepiece of any modern home, and ours are defined by a central white marble block, matte gunmetal tapware and sleek Miele appliances – perfect for eating in or entertaining. Natural stone benchtops and splashbacks are kept uncluttered and streamline with an abundance of overhead and under-bench storage. Select apartments include a butler's pantry.

Sleek and modern, these elegantly appointed bathrooms feature polished natural stone, twin basins and mirrors, and matte gunmetal tapware. Full height glass pivot doors esconse generously-sized shower and toilet spaces.

"Each private terrace has been designed to encapsulate the natural surrounds and frame beautiful Sydney views and outlooks. The gardens provide a relaxed and secluded setting, away from the hustle and bustle. Quality materials and finishes complement the planting scheme, which comes alive at night through carefully selected garden lighting."

Anthony Wyer
Managing Director and Landscape Architect
Wyer & Co

Expansive living spaces spill out onto private gardens and terraces, created by award-winning landscape architects, Wyer & Co. Ground floor residences enjoy north facing gardens with leafy foliage. First floor residences offer secluded side terraces off the bedrooms. Second floor residences have large rear terraces with a dramatic backdrop of exposed natural rock face. And the penthouses take in views over Double Bay and across Sydney Harbour to North Head.



Sunlight

All of Marmont's north-facing living spaces capture the warm northerly sun during winter while the overhanging balconies and awnings shade out the harsh sun during summer. And with only two residences on each level there's ample natural light to fill the apartments year round.

Founded on a single passion to create beautiful homes for people to thrive in, Fortis Development Group is one of Australia's leading property development companies. We pride ourselves on the strength of our relationships with a select group of renowned architects, designers and builders - all who share our vision and uncompromising standards. Together we build homes that continue to bring joy to generations of people and leave a positive legacy for the community.

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01 Balmoral
1571 Malvern Road
Glen Iris, Melbourne

02 Bower
18 Chambers Street
South Yarra, Melbourne

03 The Benson
33 Newcastle Street
Rose Bay, Sydney

04 Charles Mellick and Dan Gallen
Fortis Development Group

Project Partners

MHNDUNION

MHN Design Union is an award-winning architectural practice specialising in small and medium-sized residential projects. Sydney based, MHNDU's designs are characterised by confident, modern statements, tempered by an intimate knowledge of local lifestyle, culture and climate.

LORDS GROUP

Lords Group has successfully managed and delivered superior projects for Australia's leading property organisations. Committed to providing excellence at every level, the firm prides itself on producing buildings of the highest quality and performance.

WYER & Co

Wyer & Co is one of the city's most sought-after landscape design firms, reshaping the outdoor living areas of Sydney's finest homes for over 14 years. Wyer & Co design green spaces that are an extension of the imagination.

LAWLESS & MEYERSON

Lawless & Meyerson specialise in creating beautiful spaces for people to live in and enjoy. Each commission is treated individually, collaborating with clients to ensure the project has meaning to its inhabitants, enriching their experience throughout the design and building process to completion.

Enquiries

LJ Hooker

LJ Hooker Double Bay Group

David Malouf
0411 073 882

Mark Meyer
0438 398 558

Or visit fortis.com.au/marmont

Fortis
Development
Group