

# Apartments

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## World beaters

*Bespoke six-star apartments in Australia are gaining increased attention around the globe as beacons of design excellence*

When you think of world-class apartments, the likes of the luxury penthouses of New York, London and Paris come to mind. But Australia has its fair share of them, and more are coming. Indeed many say Australia is leading the world in this sector, as it embraces customisation and the fits of these six-star offerings win international praise.

The recent marketing of the Boyd penthouse crowning the ANZ office block in Sydney's CBD offered a glimpse into a level of luxury high-rise apartment living many didn't realise existed, and garnered world-wide attention.

Property developer John Boyd and his wife Marly customised the penthouse atop the award-winning tower after selling the Castlereagh Street site to development company Grocon. Part of the deal was that Boyd got to keep the top three levels, then an empty shell. The penthouse is for sale through Ken Jacobs at Christie's International in conjunction with LJ Hooker agent Bill Malouf for \$66 million.

The design director of architecture practice Francis-Jones Morehen Thorp created the striking crescent-shaped roof design that takes light deep into the apartment. Francis Jones says he would be surprised if the apartment was ever equalled in Sydney.

Boyd brought in local designer Blagney North to create the interior of the three-level, 2400sq m apartment, a project four years in the making. In 2017 it was ranked as the world's finest residence in the International Design & Architecture Awards. The highest apartment in Sydney, it has a bespoke sky lounge capturing 360-degree views, with the Westfield Tower a stone's throw away. A private elevator shoots up to the 43rd floor.

Everything inside is custom made, including what's been described as the biggest

rug in the southern hemisphere which was hand-sewn together to form one piece. "I felt there needed to be some sort of connecting [motif] and so we developed this idea of the black ribbon," North told *The Australian's* *Wish* magazine. It connected the ceilings, traces the windows, turns into the bar unit, becomes the balustrade of the staircase and runs into the bedrooms, where it becomes the bedside tables. It ends on the top floor with its pool and cabana.

North reckons the apartment even has a Batman feel. "When you drive into the basement, you come into your own private lift and ride up into your apartment above a bank, which has views all around the city," she says. "It is totally private, it's totally secure, and it's kind of like this life in the sky in the middle of the city."

Prestige apartment buyers, who demand the best inclusions, are increasingly prepared to secure one off the plan so they're able to work with the developer and designers on how they want the interiors to look. It is a significant factor as downsizers plan ahead.

Melbourne developer Gurner, headed by Tim Gurner, has Saint Moritz, a new \$550 million complex in St Kilda to be set in landscaped gardens by Jack Merlo.

"We believe the luxury end of the market has been waiting for something like this to come along," Gurner says. The penthouse apartment atop Pacific House, one of three buildings that make up Saint Moritz, recently sold for \$30 million – a record price for an apartment in the Victoria capital. It will offer 650sq m of internal space, along with a 175sq m terrace with private pool, six bedrooms, a seven-car private garage with direct lift access, four living rooms and an in-home sauna and gym.