

20 WAREHOUSE STYLE APARTMENTS

n19nteendouro  
S O U T H F R E M A N T L E

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## in a league of its own

More than South Fremantle's hottest residential address, 19 Douro Road offers one of Perth's most enviable lifestyles. Once a haven for artists, writers and musicians, the area's laid-back blend of bohemian flair and coastal charm is attracting a new breed of hip young professionals.

Step outside your urban, architect-designed apartment and you're just minutes from the beach and the vibrant South Terrace retail precinct, a cosmopolitan hub that bulges at the seams with restaurants, cafes and boutique retail outlets.

Getting around is also a breeze. On your doorstep, a free bus service runs regular daily circuits into the heart of Fremantle and to the Fremantle Train Station. But with the area's best attractions within walking distance, South Freo's beachy streets are best explored on foot.

Nineteen Douro Road is set to become an icon of the South Fremantle landscape. Visually striking, it has a modern, industrial warehouse vibe and a decidedly "Fremantle" flavour.

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Artist impression only



c h i c • c o a s t a l • c o o l





## culture

South Fremantle has long been home to an eclectic community of artists, sculptors, painters, writers and designers making it Perth's most vibrant artists' enclave.

It's also a multicultural melting pot. A strong migrant population – mostly Italian and Greek – has led to a smorgasbord of culinary choices. Mediterranean-inspired cottages boast thriving backyard market gardens. Outside local green grocers, crates of fresh fruit and veg line the curb while inside, shelves topple with pasta, sauces, hand-cut cheeses and other authentic Italian goodies.

Now, a new breed of hip young professionals is moving in. Attracted by the area's alternative edge they gather on trendy South Terrace to sip coffee, buy organic fruit and bread and browse a unique collection of retail stores, all perfectly poised to satisfy shoppers with an eye for colour and quality.



## cuisine

Famous for its café culture, South Terrace is lined with European-style cafes that spill onto the sidewalk and bustle with crowds jostling for a prime position to sip an espresso and people-watch. There are patisseries, boutique coffee roasters, artisan bakers and wholefood supermarkets helping locals live healthy, holistic lifestyles.

Thanks to its rich multicultural history, the neighbourhood offers a diversity of international cuisines – stroll “the strip” and find authentic Italian, Thai, Mexican and Indian restaurants. And for a western flavour fix, there are trendy burger and hotdog bars selling anything but your average sloppy Joes.

Maritime influences also ooze from every pore. Not only is South Fremantle just a short stroll from Fremantle's working harbour, it fosters its own fishing and boating culture. At local institution, Sealanes, you'll find Perth's best and affordable range of fresh ocean fare, seven days a week. Alternatively, grab some local fish and chips and watch the sun set with the sand between your toes on stunning South Beach.



## recreation

When it's time to wind down, South Freo has all the essential ingredients.

Its star attraction is South Beach with more than a kilometre of pristine, uninterrupted coastline and extensive recreational facilities.

At the south end you'll find cafes, a huge children's playground, large grassy picnic areas and public barbecues. To the north there's a dog exercise area and winding its way through it all (and onwards to Fremantle) is a paved coastal bike trail.

In addition to the multitude of diverse eateries, South Fremantle offers a great range of historical bars. Get to know the locals at the Seaview Tavern and South Beach Hotel and chill to the tune of smooth live jazz at popular wine and tapas bar, The Corner Room.

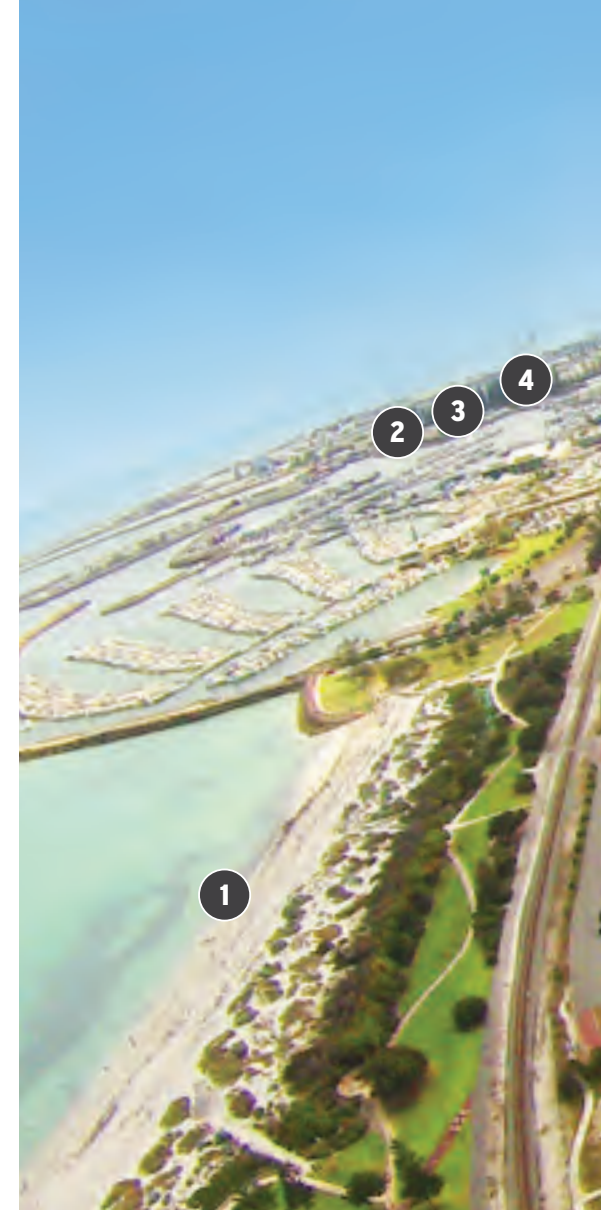
Or, to immerse in South Fremantle's famous boating culture, become a social member at the Fremantle Sailing Club and enjoy unparalleled ocean and harbour views, an excellent food, wine and beer selection, a new children's playground and members' only events.

Everything here is within walking distance so ditch the car in favour of carefree days spent exploring South Freo's beachy attractions.



## location

- 1 South Beach
- 2 Fishing Boat Harbour
- 3 Little Creatures Brewing
- 4 Fremantle Esplanade
- 5 Fremantle Port
- 6 Fremantle town centre
- 7 Fremantle Train Station
- 8 Fremantle Hospital
- 9 Wray Avenue precinct
- 10 Ootong & Lincoln cafe
- 11 George Street precinct
- 12 North Fremantle
- 13 Blue Cat Bus Stop
- 14 Run Amuk Hotdogs Unleashed
- 15 The Pizza Lounge
- 16 South Beach Hotel
- 17 Missy Moos Gourmet Burger Bar
- 18 That Little Mexican Place
- 19 **Douro Rd**
- 20 IGA supermarket
- 21 Peaches Fresh Food Market
- 22 The Darbar Indian Nepalese Restaurant
- 23 Perth CBD
- 24 Public & Co







Apartment 21 - Artist impression only



## welcome home...

At 19 Douro Road you'll live a truly enviable lifestyle.

Its coastal location is highly sought after, its industrial warehouse-inspired façade reflects Fremantle's alternative flavour and each of the 20 urban, architect-designed studio, one- and two-bedroom apartments offers sexy, modern and sophisticated interiors.

Rustic and made from durable materials like stone, natural finished concrete and steel, here you can drag the beach sand in without ruining the finishes. Entertain in spacious open plan living areas or hang out on your large balcony where you can connect with South Freo's outdoorsy lifestyle and breathe in the fresh coastal air.

Every apartment offers exceptional design, quality and a hip loft-style vibe. Standard kitchen features range from a stainless steel undermount sink with a bold black matte tap mixer to European stainless steel appliances, including fully integrated dish drawers.

The bathrooms also feature premium black matte tapware and accessories, an eye-catching tiled feature wall and exposed steel shelving. There's reverse-cycle air-conditioning to the bedrooms and living areas and residents can relax knowing their home is completely secure - each apartment is fitted with a video intercom with electronic lobby entry.

Not only is the 19 Douro Road lifestyle modern, it's sustainable - the apartments achieve up to 8.8 stars under the NatHERS Energy Rating System and the development is filled with environmentally friendly features like living green walls, high performance glazed glass, smart meters, solar panels and more.



Artist impression only



## about the architects

### **Motus architecture - designing for the future**

Established in early 2011 Motus Architecture strives to create urban spaces and appropriate buildings that respond to their function and activity, but at the same time provide a sense of place.

With combined architectural and building experience spanning more than 50 years, the experienced team believes it is important that these spaces engage and interact with the community, and evolve with it over time.

The word “motus” means “inspired movement” in Latin and reflects the company’s desire to work in a way that incorporates inspiration, creativity and intuition. Motus Architecture is passionate about delivering environmentally friendly buildings that are sensible in design and provide economic benefit to both the client and the end user. They strongly believe that people’s mindsets are changing towards a more holistic approach to building and the environment, and in order to maintain a competitive edge, developers need to respond accordingly.

When approaching any project, Motus Architecture is committed to helping clients plan strategically for the future and develop buildings that ensure viable operations and the best environment for users. Keeping abreast of research, current trends and changing demographics, they are passionate about designing for the future catering to the specific needs of their client.

Always delivering projects on time and on budget, Motus Architecture strives to combine cutting edge designs that are practical in construction and management.





Apartment 21 - Artist impression only



## superior design specification

### Designing outside the square...

Nineteen Douro Road pushes the design envelope and will become a landmark of the South Fremantle landscape.

Its architects have captured Fremantle's industrial, alternative flavour but in a contemporary manner that draws inspiration from the raw warehouse-style aesthetic the area is synonymous with. The building compliments the streetscape and reinforces the alternative community nature of the neighbourhood.

On the ground level, the development comprises five commercial suites and on the first and second floors are 20 modern studio, one- and two-bedroom apartments.

A clear separation between the residential apartments and commercial suites offers residents greater security while the commercial spaces have been deliberately positioned along the street boundaries to maximise their exposure and shield the secure parking facility from view.

One of its standout features is the innovative residents' lobby. Used to access the residential levels, this spacious double volume internal "street" incorporates highlight glazing and operable windows to embrace natural light and cross ventilation saving residents money on unnecessary lighting, heating in winter and cooling in summer.

The building's external material palette is rustic and urban. It consist of a mixture of raw materials including recycled red-bricks, exposed steel beams, Corten, corrugated iron and green walls giving the building its industrial and distinctly "Fremantle" warehouse vibe.





Apartment 21 - Artist impression only



Apartment 9 - Artist impression only



## sustainability & technology

### Environmentally friendly...

In this day and age sustainability matters and with the apartments achieving up to 8.8 Stars under the NatHERS Energy Rating System, 19 Douro Road embraces a 'green' ethos.

From the outset, passive solar design principles were incorporated into the design taking advantage of natural light, cross ventilation and winter sun. This, coupled with low energy lighting and appliances, water wise plumbing fixtures, gas cooktops, low toxicity finishes, high performance solar glazing, high performance thermal insulation and a centralised hot water system, makes 19 Douro Road extremely environmentally sound.

In addition, the development also achieves a 4-Star Green Star energy rating across the entire building making it one of Western Australia's most environmentally friendly residential developments.

Not only is it eco-friendly, it's also filled with technologically advanced features. A car-stacker saves space in the carpark, automated high level awning windows facilitate cross ventilation, and smart meters combine residents' electricity, water and gas bills into one convenient statement. Better still, this system allows residents to track their individual usage - and the usage of the entire building - online.



**4 GREEN STAR  
ENERGY RATING**



**UP TO 8.8 STAR  
NatHERS ENERGY RATING**



### ECO-FRIENDLY

Recycled materials with low embodied energy, Earthwool® insulation, vertical green walls and low toxicity paints, adhesives and floor coverings are good for the environment and your health.



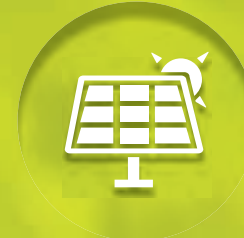
### ENERGY EFFICIENT

The apartments achieve an average of 6.1 stars and maximum of 8.8 stars energy efficiency.



### SMART METERS

No more unexpected utility bills with smart meters for electricity, hot water, cold water and gas which enable statistics and performance to be monitored online.



### SOLAR PANELS

The building has photovoltaic panels (solar panels) to offset common power



### CLOSED LOOP HOT WATER SYSTEM

The centralised closed loop hot water system is reticulated throughout the building, it ensures instant hot water is available in all apartments throughout the year at minimal cost and with reduced water and energy wastage.



### EFFICIENT FIXTURES & APPLIANCES

Low energy lighting and appliances are used as well as water wise plumbing fixtures.



### CROSS VENTILATION

Careful attention has been paid to the building's design to allow for cross ventilation. This regulates airflow through the building, allowing natural cooling to reduce the requirement and expense of air-conditioning.



### EFFICIENT TRANSPORT

Ample parking is available for residents with wall mounted bike racks included in all store rooms as well as additional bike racks located inside the secure car park and outside for visitors. With so many attractions just a short ride away, use your bike for the cheapest most sustainable transport.



## our planning, your asset



### FUTURE PROOFING

At 19 Douro Road we have thought about the buildings' future running costs, and have put systems in place to ensure residents ongoing costs are minimised. With the 19 Douro Strata Company able to act as a buyer for commercial power, they can shop around for the best electricity price. At today's market rate, this can represent up to a 25% reduction in owners electricity costs.



### PETS

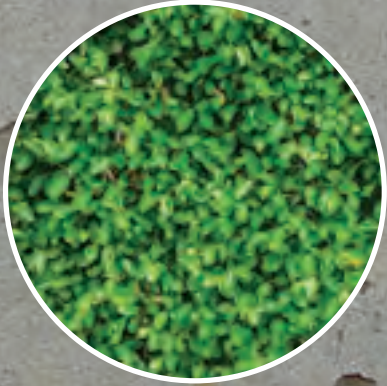
Small pets are welcome at 19 Douro Road. With a great dog beach walking distance from the apartments there is plenty of space for your dog to run around.



### CAR CLEARANCE

Extra high clearance (2.4m to 3.5m) to the secure underground car-park allows residents to park their 4x4's with roof mounted surfboards and skis without an issue.





## GREEN WALL

Lush green living walls to the external building façade help to cool the building, reducing energy consumption as well as enhancing the living environment.



## SECURE BUILDING

Video intercom system for controlled access into the premises and CCTV to entrances and car-park makes 19 Douro a very secure building.



## INTEGRATED KITCHEN SOLUTIONS

With integrated dishwasher draws in all apartments and the option to upgrade to an integrated fridge, these kitchens use the latest technology to achieve a stylish finish.



## ACOUSTIC LINING

A specialist Acoustic consultant was engaged to ensure the party walls have been designed to minimise both airborne sound transmission and impact sound transmission between apartments.



**MOTUS**  
00351 9450 1411  
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ground floor



hulbert street

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# first floor



douro rd



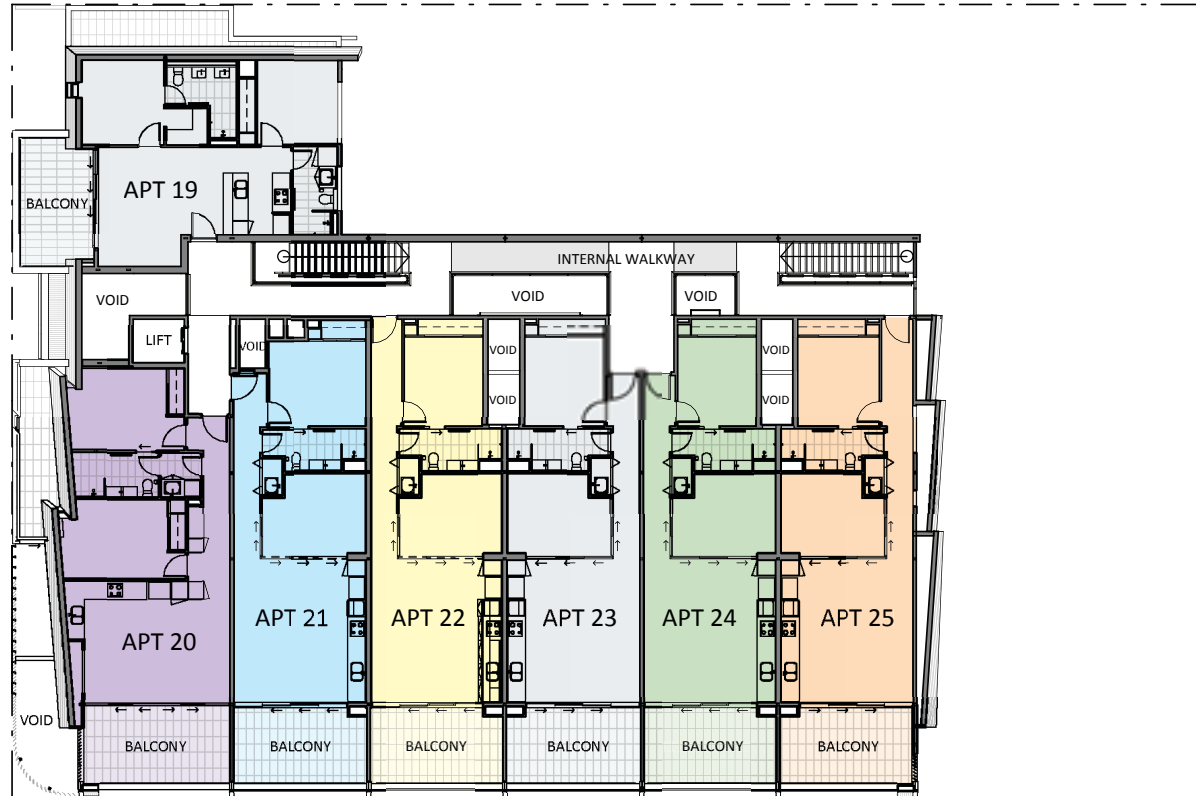
hulbert street

2

second floor



douro rd

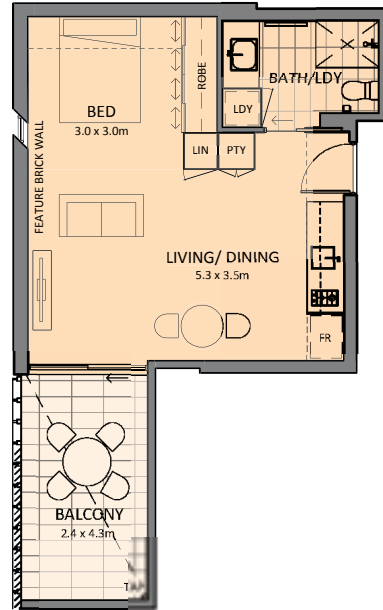


hulbert street

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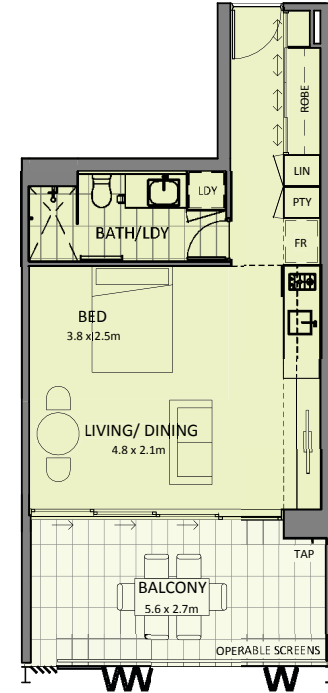
## apartment 6

bedrooms	1
bathrooms	1
car bays	1
internal	40 m <sup>2</sup>
balcony / courtyard	10.3 m <sup>2</sup>
store area	locker
living area ceiling	raw concrete



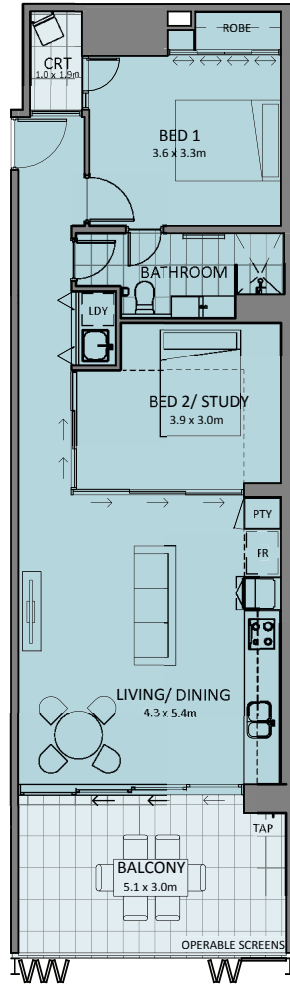
## apartment 7

bedrooms	1
bathrooms	1
car bays	1
internal	40 m <sup>2</sup>
balcony / courtyard	15.1 m <sup>2</sup>
store area	locker
living area ceiling	raw concrete



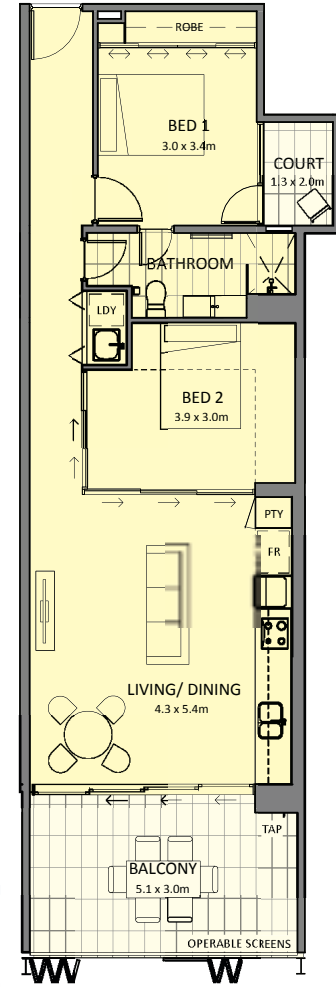
## apartment 8

bedrooms	2
bathrooms	1
car bays	1
internal	69 m <sup>2</sup>
balcony / courtyard	17.2 m <sup>2</sup>
store area	4.0 m <sup>2</sup>
living area ceiling	raw concrete



## apartment 9

bedrooms	2
bathrooms	1
car bays	1
internal	70 m <sup>2</sup>
balcony / courtyard	17.9 m <sup>2</sup>
store area	4.0 m <sup>2</sup>
living area ceiling	raw concrete



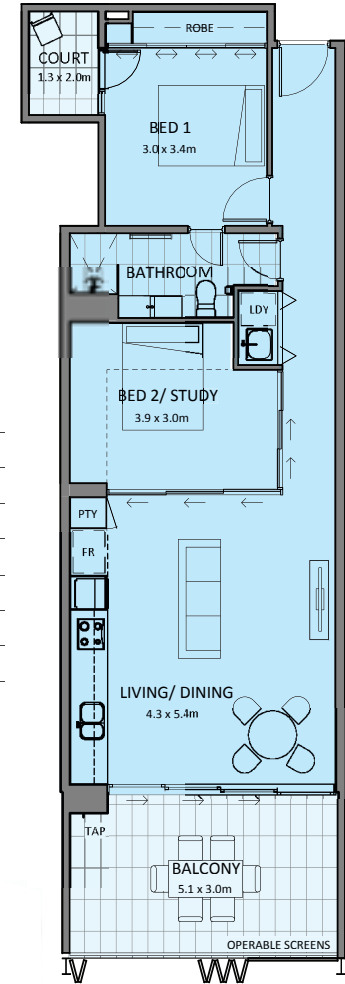
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Apartment 11 - Artist impression only

## apartment 10

bedrooms	2
bathrooms	1
car bays	1
internal	69 m <sup>2</sup>
balcony / courtyard	17.9 m <sup>2</sup>
store area	4.0 m <sup>2</sup>
living area ceiling	raw concrete



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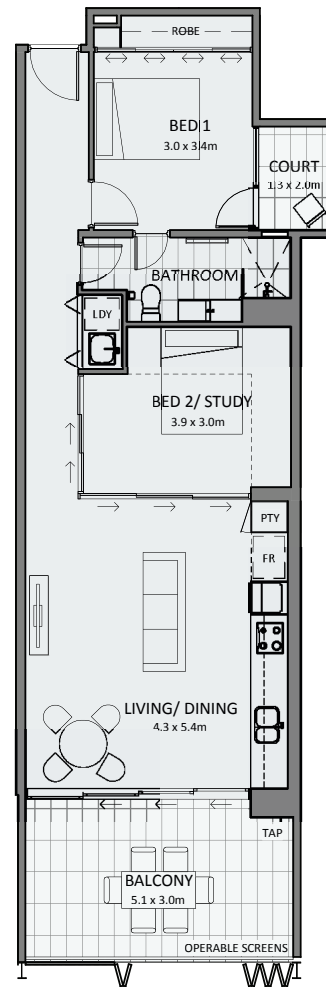




Apartment 11 (Master) - Artist impression only

## apartment 11

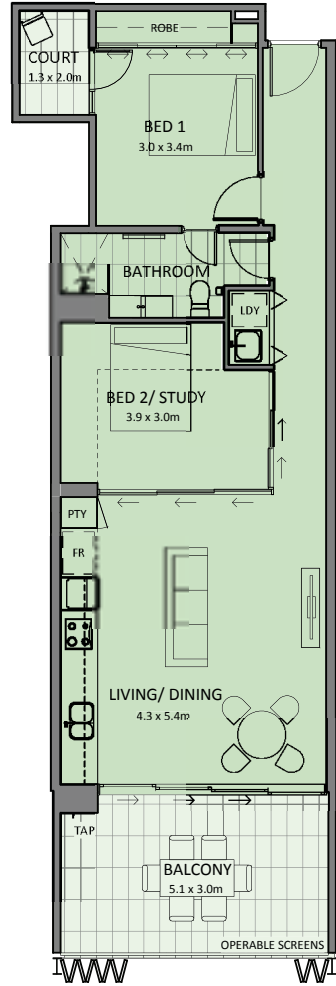
bedrooms	2
bathrooms	1
car bays	1
internal	69 m <sup>2</sup>
balcony / courtyard	17.9 m <sup>2</sup>
store area	4,1 m <sup>2</sup>
living area ceiling	raw concrete



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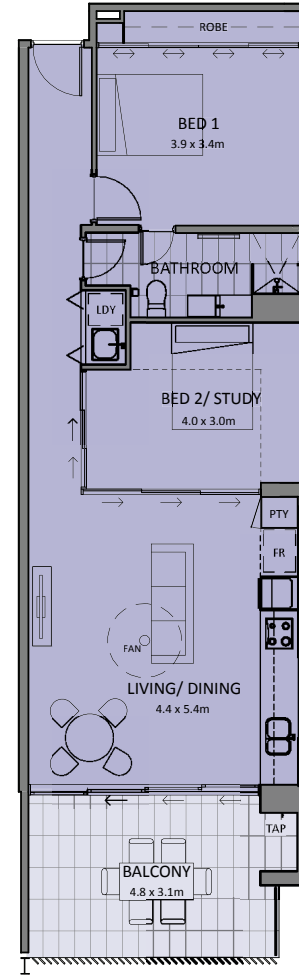
## apartment 12

bedrooms	2
bathrooms	1
car bays	1
internal	69 m <sup>2</sup>
balcony / courtyard	17.9 m <sup>2</sup>
store area	4.0 m <sup>2</sup>
living area ceiling	raw concrete



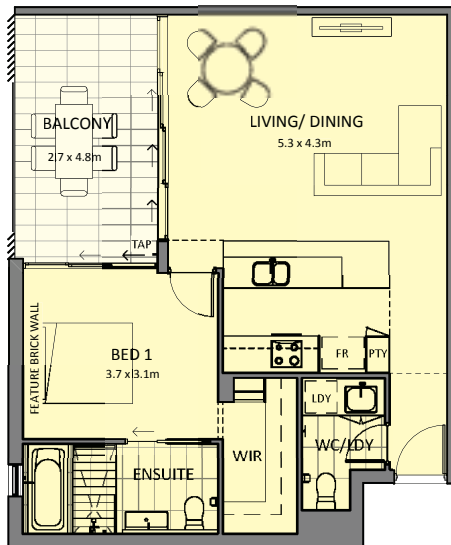
## apartment 13

bedrooms	2
bathrooms	1
car bays	1
internal	74 m <sup>2</sup>
balcony / courtyard	15 m <sup>2</sup>
store area	4.2 m <sup>2</sup>
living area ceiling	raked



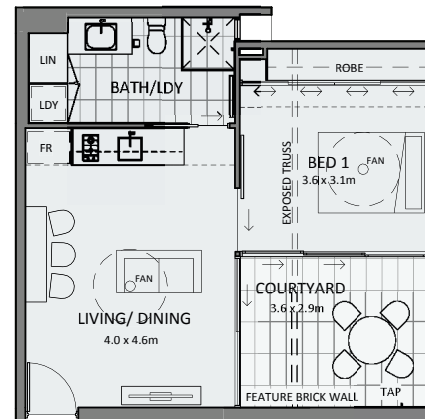
## apartment 14

bedrooms	1
bathrooms	1
car bays	1
internal	64 m <sup>2</sup>
balcony / courtyard	12.9 m <sup>2</sup>
store area	4.3 m <sup>2</sup>
living area ceiling	raw concrete

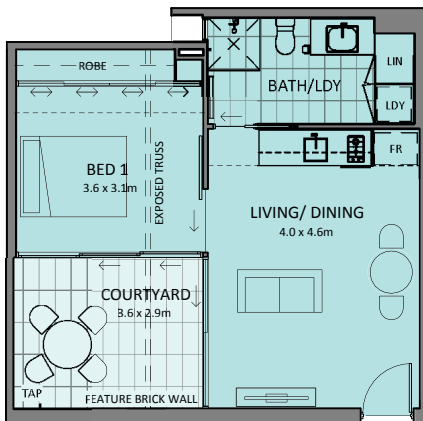


## apartment 15

bedrooms	1
bathrooms	1
car bays	1
internal	44 m <sup>2</sup>
balcony / courtyard	10.5 m <sup>2</sup>
store area	locker
living area ceiling	raw concrete



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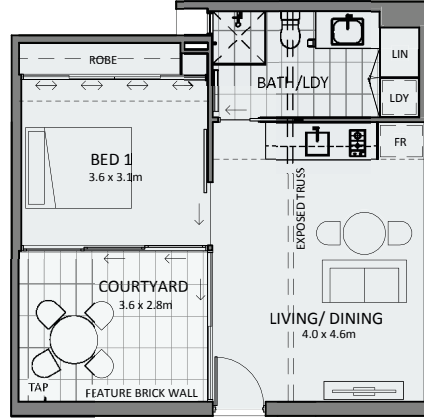
## apartment 16

bedrooms	1	bathrooms	1	car bays	1
internal	44 m <sup>2</sup>	courtyard	10.5 m <sup>2</sup>	store area	locker
living area ceiling	raked				

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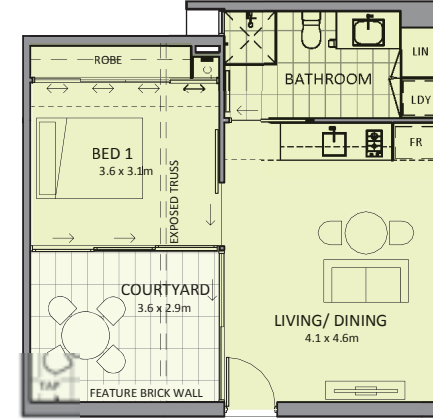


Apartment 17 - Artist impression only



## apartment 17

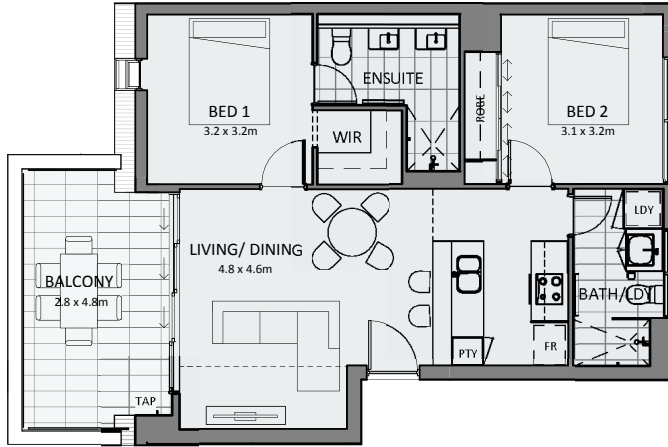
bedrooms	1	bathrooms	1	car bays	1
internal	44 m <sup>2</sup>	courtyard	10.5 m <sup>2</sup>	store area	locker
living area ceiling	raked				



## apartment 18

bedrooms	1	bathrooms	1	car bays	1
internal	44 m <sup>2</sup>	courtyard	10.5 m <sup>2</sup>	store area	locker
living area ceiling	raked				

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## apartment 19

bedrooms	2	bathrooms	2	car bays	1
internal	67 m <sup>2</sup>	balcony	13.4 m <sup>2</sup>	store area	4.2 m <sup>2</sup>
living area ceiling	raked				

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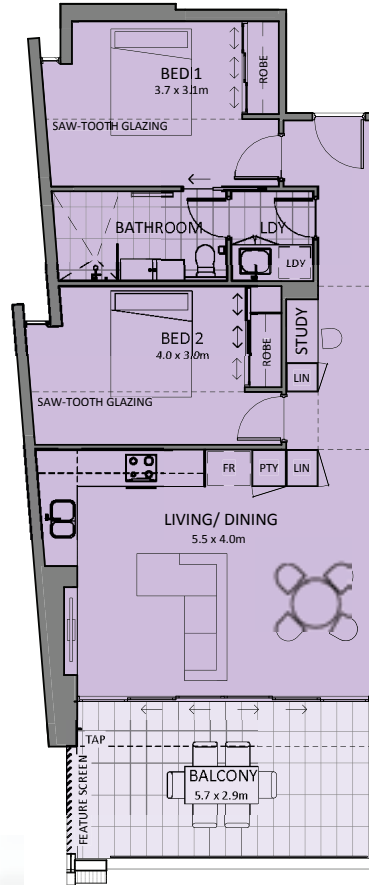


Apartment 21 - Artist impression only



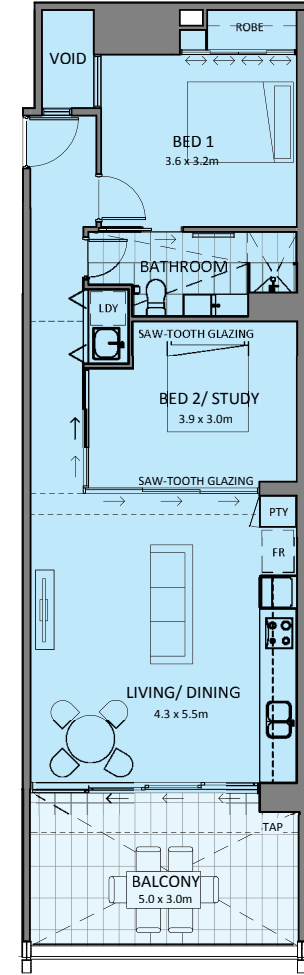
## apartment 20

bedrooms	2
bathrooms	1
car bays	1
internal	80 m <sup>2</sup>
balcony / alfresco	16.5 m <sup>2</sup>
store area	4.4 m <sup>2</sup>
living area ceiling	feature sawtooth



## apartment 21

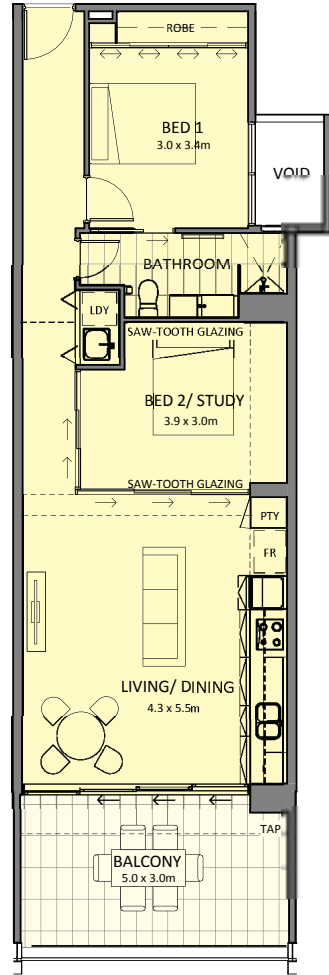
bedrooms	2
bathrooms	1
car bays	1
internal	70 m <sup>2</sup>
balcony / alfresco	15 m <sup>2</sup>
store area	4.4 m <sup>2</sup>
living area ceiling	feature sawtooth



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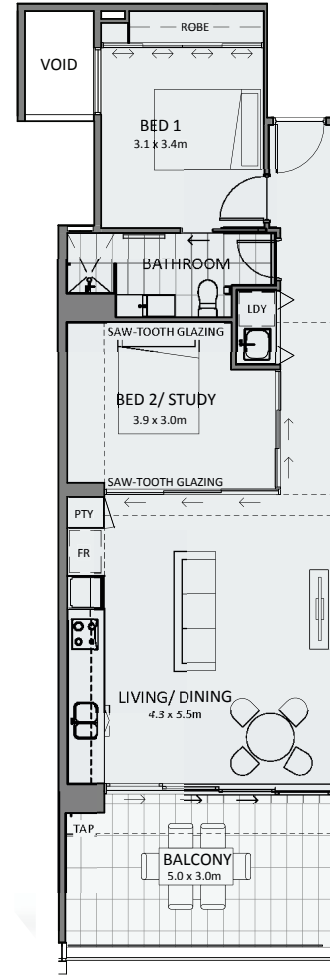
## apartment 22

bedrooms	2
bathrooms	1
car bays	1
internal	70 m <sup>2</sup>
balcony / courtyard	15 m <sup>2</sup>
store area	4.1 m <sup>2</sup>
living area ceiling	feature sawtooth



## apartment 23

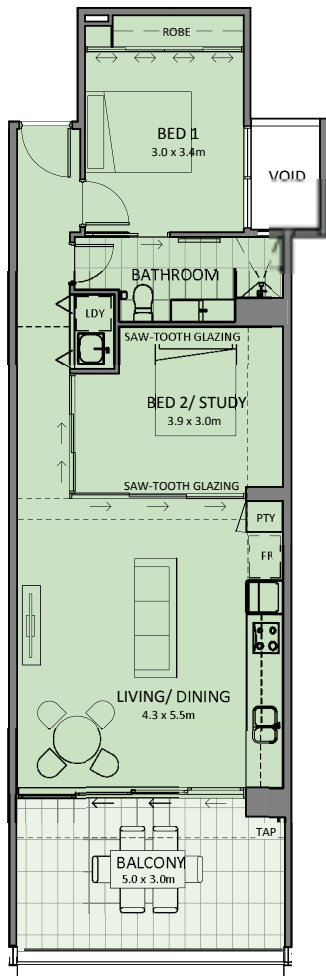
bedrooms	2
bathrooms	1
car bays	1
internal	68 m <sup>2</sup>
balcony / alfresco	15 m <sup>2</sup>
store room	4.4 m <sup>2</sup>
living area ceiling	feature sawtooth





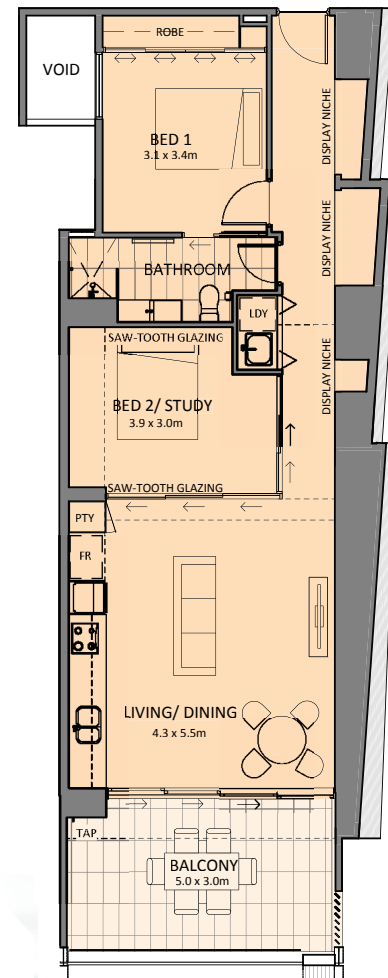
## apartment 24

bedrooms	2
bathrooms	1
car bays	1
internal	68 m <sup>2</sup>
balcony / alfresco	15 m <sup>2</sup>
store area	4.1 m <sup>2</sup>
living area ceiling	feature sawtooth



## apartment 25

bedrooms	2
bathrooms	1
car bays	1
internal	71 m <sup>2</sup>
balcony / alfresco	15 m <sup>2</sup>
store area	4.3 m <sup>2</sup>
living area ceiling	feature sawtooth



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## material specifications

### Exterior Building Fabric

External walls:	Richly detailed façade highlighted by exposed face brick facades, metal screening, Colorbond cladding, exposed structural steel members and vertical green wall trellis systems.
Windows & sliding doors:	Premium grade powder coated aluminium frames and glazing.
Balconies:	1st Floor: Slip resistant fully vitrified and rectified tiles. 2nd Floor: Tiled deck
Letterboxes:	Anodised aluminium lock-up letterboxes.
Balustrades:	Glass balustrade or custom design steel balustrade.
Security intercom:	Video intercom system for controlled access into the premises. CCTV to entrances and car-park.
Security access reader system:	Security access to front foyer.

### Sustainability

Green Star achievement:	Building achieves a 4 Star Green Star rating.
Energy rating:	Up to 8.8 stars under the NatHERS Energy Rating System.
Solar panels:	Power to common areas.
Vertical green wall trellis:	Natural cooling affect.
Smart metering:	Electricity, hot water, cold water and gas monitoring.

### Common Areas

Lift:	Stainless steel interior. Tiled floor. Stainless steel fixtures.
Gardens:	Lush landscaped areas with a variety of soft and hard finishes.
Foyers:	Double volume internal street with steel walkway infused with natural light.
Lighting:	Low energy light fixtures.

### Apartment Interiors

Internal and external walls:	Combination of rendered, hardwall plastered, and framed lightweight cladding. Feature brickwork to some apartments as noted.
Ceilings:	1st Floor: Exposed sealed Concrete slab or painted ceilings as marked on plans. 2nd Floor: Saw-tooth painted ceilings with highlight glazing and painted ceilings as marked on plans.
Entry door:	Flush panel solid core self-closing fire door.
Internal doors:	Flush panel hollow core door with semi-gloss paint with steel door frame.
Internal door furniture:	Designer lever handles.
Skirting:	Painted MDF skirting boards throughout.
Floors:	Large format ceramic tiles to kitchen, living, bathroom and laundry. Quality carpet or large format ceramic tiles to bedrooms.
Bedroom robes:	Robes provided to all master bedrooms complete with hanging rails and mirror sliding doors.



## material specifications

### Apartment Kitchen

Benchtops:	Reconstituted stone bench tops.
Cabinets:	High quality, soft close kitchen cabinets with drawers and pantry with adjustable shelves provided. Overhead panel lift cabinets for added storage.
Kitchen splashback:	Mirror glass splashbacks.
Fridge:	Recess provided with overhead cabinet storage. (with upgrade option)
Cooktop:	Premium grade German made GAS cooktop.
Oven:	Premium grade German made oven with clock.
Rangehood:	Premium grade German made integrated rangehood.
Sink and mixer:	Stainless steel under-mount sink with matte black mixer.
Dish washer:	Premium grade fully integrated dish drawer.
Microwave:	Cabinet or recess provided.

### Apartment Bathroom and Laundry

Benchtop:	Reconstituted stone to shared bathroom / laundry.
Cabinets:	High quality cabinets to shared bathroom/ laundry. Mirror cabinet, fully frameless to bathrooms.
Shelving:	Exposed feature steel shelving, painted.
Basin:	Premium wall hung basins to bathrooms. Ceramic laundry trough to shared bathroom/ laundry.
W.C:	Wall faced close coupled suite with vitreous china cistern.
Basin mixer:	Premium matte black basin mixer.

Shower mixer:	Premium matte black shower mixer with matt black shower rose.
Toilet roll holder:	Premium matte black toilet roll holder.
Towel rail:	Premium matte black towel rail.
Robe hook:	Premium matte black robe hook.
Shower Screen:	Frameless glass screen to open showers. Semi-frameless glass with pivot door to compartment showers. Fully frameless with polished edges.
Mirror:	Large Format fully vitrified and rectified ceramic floor tiles.
Floor tiles:	Large Format fully rectified ceramic wall tiles.
Wall tiles:	Premium feature wall tiles to one wall.
Laundry:	Stainless steel laundry trough with chrome mixer and laminate benchtop.
Dryer:	Provided within recess with power outlet.
Washing machine:	Recess provided with power outlet and concealed chrome washing machine taps.

### Electrical

Smoke detectors:	Included.
Lighting:	Energy saving light fittings.
Structured cabling:	TV + Pay TV points to living and master bedroom; 2x data/ telephone points.
Exhaust fans:	Provided to bathroom and laundry.
Intercom:	Video intercom with lobby entry provided to all apartments.
Air conditioning:	Reverse cycle air conditioning to bedrooms and living.



Artist impression only



## meet motus property

Specialising in residential, commercial and mixed-use developments, Motus Property is a boutique property investment, development and management service with over 50 years of combined industry experience.

Our primary focus is providing quality services that add value and enhance our clients' returns whilst minimising the project risk. In addition to meticulous feasibility analysis our services include detailed site research and due diligence; site acquisition; coordination of design, planning and approvals; project management and the formation and management of investment syndicates. These services are supported by accurate time and cost management for each and every client.

We are closely affiliated with Motus Architecture - together, we aim to deliver a seamless development management service to our clients, maximising returns and minimising the hassle.

## recent projects

### **Elysium, Como**

Completed in September 2013, the development comprises 12 residential apartments and four commercial tenancies.

It is located on a busy street corner and provides a prominent, café-style alfresco area while still keeping a distinct level of privacy between the commercial and residential users. The project is a fine example of modern inner city living. It is a celebration of the diversity that exists within the local Como community.

### **Regatta Apartments, Rivervale**

Currently under construction, Regatta comprises 22 boutique apartments in the new Springs Rivervale precinct.

Situated just 5km from the CBD and a short walk to Perth's iconic Swan River, the development offers a vibrant lifestyle to its residents with lively entertainment precincts like Crown Casino and the future Burswood Stadium also right on its doorstep.



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