

A PLACE TO FLOURISH



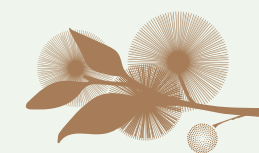
IRVING DOMAIN

21-23 IRVING AVENUE, BOX HILL, MELBOURNE

IRVING DOMAIN

PARKSIDE RESIDENCES

BOX HILL, MELBOURNE



FLEUR DE JUIN
DEVELOPMENT & INVESTMENT

A COLLECTION OF PREMIUM RESIDENCES



ARCHITECTURE

11



APARTMENTS

31



LOCATION

51



TEAM

63

Irving Domain is your place to flourish.

INTRODUCTION

"We strive to create buildings that sit honestly within their context and, make a generous contribution to the community. The most important consideration is how each space will make its occupant feel. At Irving Domain, the design develops effortless connections with nature and a sophisticated sense of home."

JESSE LINARDI, DESIGN DIRECTOR,
DKO ARCHITECTURE.

Ensnconced in a tranquil, parkside locale, in the heart of Box Hill's CBD, the residents at Irving Domain will have it all. The thirteen level building features a broad selection of 1, 2 and 3 bedroom apartments, defined by craftsmanship and innovative function.

DKO Architecture is a widely recognised and awarded design practice. The architecture and interior design at Irving Domain is understated and elegant, inspired by an environment where city-living coexists with nature. The building makes a conscious yet unassuming contribution to its parkside surrounds, while interiors feature authentic and uncomplicated materials, applied with a bold approach that mixes scale and texture.

Large, private outdoor spaces are just one of the unexpected inclusions that reference the fundamentals of a traditional house, delivered in the format of a high-end modern apartment. Atop the building, a shared rooftop retreat brings residents together in lively social spaces to cook, dine, entertain and relax. Across lower ground levels, ample parking for cars and bicycles is enhanced by security and easy accessibility. The ground level café is a vibrant street presence, created to engage the community and residents. In a treasured and historical leafy precinct, Irving Domain seeks to provide a highly considered home for its residents. It is a place where they can embrace the connections to nature while enjoying being in the heart of a vibrant dining and business district that effortlessly combines work and pleasure.

VIEW FROM BOX HILL GARDENS





A PLACE TO FLOURISH

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A natural expression
of design.

ARCHITECTURE



A Sanctuary for Rest & Rejuvenation.

ARCHITECTURE

The site is positioned on the cusp of Box Hill's urban development, where the approach transitions from the bustling Box Hill Central, to the leafy neighbourhood Box Hill Gardens.

Confident architecture uses subtle geometric patterns delivered with the enduring materiality of raw concrete, glazing and bronzed metals. Slender columns balance the expressed concrete slabs, carefully spaced to provide rhythm and frame the park and distant city and mountain views. Gentle curves and linear details are inspired by the trees, foliage and flourishing greenery of neighbouring Box Hill Gardens, along with the rolling contours of the mountain ranges.

To remain relevant and timeless, all excessive decorative elements are replaced by a purity of materials and an authenticity of design that permeates from architecture to interiors. At an elevated and prominent street corner, the building is perfectly attuned with its environment and the residents who will live within. The balconies are deeply recessed to offer shade and privacy while extending liveable space. Fluted concrete, expressed on the lower levels, adds depth and diversity to the form. The north-west corner apartments open to private winter gardens.

ARTIST IMPRESSION





Parkland at your door.

Box Hill's celebrated gardens become your backyard at a privileged address that encompasses over 20 acres of outdoor leisure. Paved walking paths weave through historic gardens, pillowy lawns, canopy trees and sprawling new sports courts. With playgrounds, a duck pond, BBQ and picnic grounds; the gardens offer a tranquil green escape for residents and their neighbours.



ABOVE: LOOKING TO IRVING DOMAIN FROM BOX HILL GARDENS



ARTIST IMPRESSION

A sophisticated café & lobby.

The ground floor café is the ultimate urban convenience. Providing residents with a perfect brew and all-day dining, the café adds to cache of modern eateries that dot the area. A striking, double-height archway lined with timber rises from the sidewalk to soften the corner in an inviting transition from outside in, welcoming parkgoers, residents and the local community.

A discreet entrance leads to the grand lobby, where hotel inspired luxury prevails. Gentle lighting features and layered textures of marble, raked concrete, travertine and timber are warm and refined. A brushed metal ceiling floats above bespoke furnishings in honed marble and leather, creating a sublime space for residents and guests. Behind a commanding stone-slab desk, the concierge enhances security and assists residents with their day-to-day needs.

LEFT: CORNER POSITION OF IRVING DOMAIN



FOYER ENTRANCE (CAFÉ TO RIGHT)



Life above it all.

Designed for all seasons, the retreat inspired rooftop encourages staying close to home in social spaces that will entertain, indulge and uplift. A world away from the daily grind where you'll find areas to relax with friends, host a dinner or curl up with a book and take time out from a busy day.

The interior and outdoor spaces have been designed as an extension of your own home, with private areas for cooking, dining and lounging, indoors and outside. There are open plan spaces for socialising and smaller intimate pockets for seclusion. Surrounded by floor-to-ceiling glazing, the impeccably designed spaces bask in breathtaking views.

ABOVE: COMMUNAL LIVING AND DINING



An urban oasis.

Residents connect with each other in an exclusive, sky-high, urban oasis that takes entertaining, relaxing and wellbeing to the highest level. Surrounded by spectacular vistas in every direction, you'll soak up the scenery from the raised spa, then enjoy a delicious BBQ dinner, alfresco. Pockets of seating are separated by leafy landscapes and shade trees to create a sense of privacy, while large dining spaces are for gathering with friends or sipping cocktails under a starry sky.

The rooftop is also home to a fully equipped gym, which allows for exercising while taking in the panoramic views. Making Irving Domain a place that allows everyone to flourish.

ABOVE: ROOFTOP TOP DECK AND SPA

Expand your view.

A spectacular outlook.

At Irving Domain, captivating panoramas encompass Melbourne's city skyline and sweep across the horizon to the rolling blue contours of the Dandenong Mountain Ranges. Carefully considered architecture maximises orientation to the views through the use of graceful curves, walls of glazing and transparent balustrades.

Interiors merge with magnificent vistas, allowing the milieu to become a part of daily life at Irving Domain. An ever changing spectacle of light and colour spans from the treetops and greenery of Box Hill Gardens to its leafy neighbourhoods and across to the cityscapes beyond. At the end of a busy day, watch the sun melt into the horizon on your private balcony, the perfect place to unwind.





Overlooking the Box Hill Gardens
out towards the Yarra Ranges.



A PLACE TO FLOURISH

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Crafted in every
sense.

APARTMENTS



Infused by light and the richness of nature.

APARTMENTS

The interiors are designed with great care and attention to how residents will use each space. A diversity of unique floorplans for 1, 2 and 3 bedroom living have been conceived for different lifestyles, offering spaces for both entertaining and seclusion. Private outdoor rooms and expansive balconies are scaled larger than a conventional apartment plan and protected for use in all seasons. Inside, each design element is both practical and beautifully crafted. Original, artisan touches with sumptuous, natural palettes, contribute to a cohesive design style that is minimalist in form yet indulged by materiality and modern convenience.

A thoughtful design approach brings the features of a traditional home, into the realm of apartment living. Windows are expressed as floor-to-ceiling walls of glazing that fringe the living zones and bedrooms, allowing natural light and views to pour in. The entry doorway has been conceived as a separate entity to create a sense of arrival. This threshold features a modern version of the hat-and-coat stand, reimagined as a bespoke joinery piece with innovative storage for shoes, coats, accessories and keys. Fitted with smartphone and electrical charging points, it is both a useful and decorative feature. Architectural lighting is strategically placed and on task, illuminating working surfaces or emitting a softer glow for ambience. Residents can customise their home by selecting a cool or warm material palette inspired by the hues of nature and Australia's native flora.

RIGHT: KEY DROP & STUDY



ARTIST IMPRESSION

A PLACE TO FLOURISH



Naturally inviting living.

A largesse of space is accentuated by the full-height glass surrounds. The open living zones flow effortlessly onto the private balconies where glazed balustrades enhance a seamless connection to the views.

The enduring beauty of natural materials, harmoniously woven into modern living environments, provide a genuine sense of sanctuary. Immersed in light, landscapes and panorama, the living zones pair restrained design with texturally rich finishes inspired by nature.

ABOVE: 3 BEDROOM LIVING

Cool scheme

Fold out opposite page to reveal cool scheme kitchen.

Warm scheme

Fold out opposite page to reveal warm scheme kitchen.

Traditionally crafted kitchens.

Made for entertaining, the kitchen is light, open and beautifully composed to merge with the living and dining areas and provide unhindered outlooks to the outdoors. Seamless lengths of custom crafted joinery in timber veneer and stone provide an abundance of hidden storage solutions. Stone surfaces traverse from floor to splashback and extend to the ceiling in a cohesive design that uses simple forms to amplify the high-end, natural materials used throughout.

The island bench is generously proportioned to accommodate workspace, storage, bar and casual dining table. The stone slab top is cantilevered to allow for multi-directional seating. A selection of premium, Miele appliances include a wall oven for easier access, and combi steam oven upgrade. Lighting is directed to where it's needed most, integrated within the joinery and intelligently positioned downlights.

WARM SCHEME

- Natural stone benchtop and splashback in Galassia marble
- Timber floor with pale, honey hues
- Timber laminate in natural elm
- Wall & floor porcelain tiles in clay finish
- Carpet in stormy grey, twist pile (not pictured)

General Inclusions:

1

BUTLERS PANTRY

A work zone to conceal the busier aspects of the kitchen features storage, bench space, and outlets for appliances.

2

INTEGRATED FRIDGE

A Fisher & Paykel smart fridge, semi integrated within the joinery cavity (upgrade for 1 & 2 bedroom apartments).

3

STONE FLOOR INLAY

A durable, stone flooring inlay defines the cooking zone and adds another layer of luxurious texture.

4

UPSIZED SINK

Articulating the focus on function and form, a larger kitchen sink accommodates wok sized pans and pairs with minimalist tapware featuring a pull-out spout.

5

NATURAL HONED STONE

Subtle marbled patterns of honed stone benchtops and splashbacks make a sophisticated statement.

6

DUCTED HEATING AND COOLING

The design integrates energy efficient heating and cooling systems within thoughtfully placed architectural appointments.



Fold out opposite page to reveal warm scheme kitchen.

Warm scheme



Cool scheme

Fold out opposite page to reveal cool scheme kitchen.

A considered difference between material schemes.

COOL SCHEME

- Natural stone benchtop and splashback in Era Silver marble
- Timber floor in deep driftwood hues
- Timber laminate in smoked oak
- Wall & floor porcelain tiles in cool misty tones
- Carpet in charcoal, twist pile (not pictured)



Generous 2 bedroom kitchens and living.

A consistency of high-end finishes and thoughtful design provides residents with every home comfort in a relaxed and refined setting. The kitchen island is thoughtfully conceived as both a workspace and a kitchen table. Eschewing conventional, single-direction bar seating, its design encourages residents to face each other and interact.

The functional design includes an upsized kitchen sink, large enough for wok sized pans; a suite of integrated Miele appliances and working elements concealed within soft-close joinery. The expressive, open floorplan connects living zones and many bedrooms to unusually large private balconies or winter gardens.

ABOVE: 2 BEDROOM KITCHEN (WARM SCHEME)



ARTIST IMPRESSION

Bathrooms with artisanal detail.

A luxurious composition of clean forms and indulgent, earthy textures come together in a restorative design. Large format tiles run from floor to ceiling, wrapping the bathroom in tactile stone finishes while the swirling/softly, marbled patterns of the benchtop are washed in strategically directed lighting. The handcrafted warmth of mosaic tiling features add another layer of texture alongside elegant tapware and a dual function shower finished in brushed metal for timeless appeal.

Considered to the very last detail, the mirrored cabinetry is backlit to cast an even light on the face, and power points have been appointed within the wall storage for easy access. The inbuilt, wall hung toilet amenity compliments the clean lines of the design.

LEFT: 3 BEDROOM BATHROOM (WARM SCHEME)



Bedrooms immersed
in views.

A restrained approach contributes to a calm and serene bedroom, where walls of glazing embrace each space, creating an abundance of natural light and views. Much more than a place to sleep, the private retreats are generous in size, with comforting finishes of cashmere touch, twist-pile carpet and textures of timber applied to built-in and walk-through robes. Many bedrooms have direct access to the balconies and master bedrooms enjoy the convenience of an ensuite.

ABOVE: 3 BEDROOM APARTMENT MASTER BEDROOM



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History, culture and flourishing ambition.

LOCATION

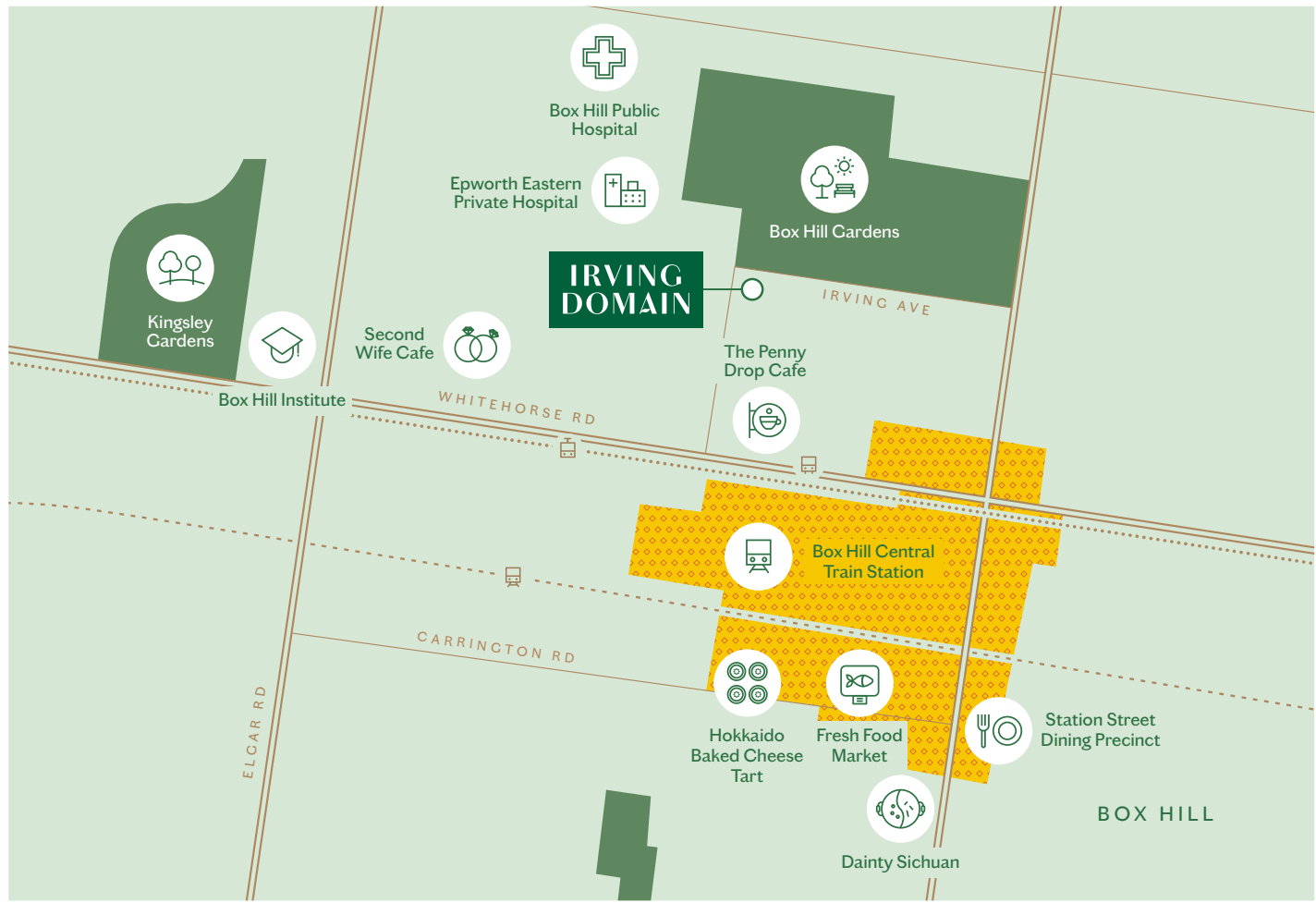


A thriving lifestyle in your domain.

LOCATION

Box Hill has history and heart. People from all around the world call the precinct home, their diverse cultures contributing to the rich character of the area for over 150 years. Most recently, an influx of corporate attention has invigorated Box Hills' CBD. Business is booming and skyscrapers are soaring, while enterprise and entertainment add excitement to the streets, earning Box Hill its title as Melbourne's second city. Treasured parklands, wide leafy streets and heritage gardens add a sense of sanctuary, providing balance and calm for a close-knit community. Highly educated and culturally diverse, its residents inspire a year-long calendar of festivals and events. Top performing schools, universities and hospitals attract an international cohort while thriving dining precincts are the talk of Melbourne.

At Irving Domain, you'll walk to everything you need and find more than you want close to home. The address earns an impressive 94/100 international walk score. Rated a Walker's Paradise, it is on par with Melbourne's most sought after inner city neighbourhoods. For commuting further afield, an efficient transit network whisks travellers away in minutes. Central and connected with strong foundations, Box Hill brings culture and community to an enviable lifestyle destination.



Discover what's local to you at Irving Domain.



BOX HILL GARDENS

Historic gardens and modern sports precincts combine to offer residents a plethora of reasons to connect with nature and enjoy the great outdoors.



BOX HILL CENTRAL

A two level shopping centre with national name retailers offer all the essentials. The centre is part of a proposed, \$2Billion redevelopment to grow the precinct.



KINGSLEY GARDENS

A quiet local treasure, Kingsley Gardens' open grassy spaces, big shade trees, playgrounds and picnic areas make this a family friendly favourite.



BOX HILL PUBLIC HOSPITAL

Box Hill Hospital provides a diverse range of medical services alongside its role as a teaching hospital affiliated with Monash, Deakin and La Trobe universities.



EPWORTH EASTERN PRIVATE HOSPITAL

As one of Victoria's leading private hospitals, Epworth boasts the latest technology, advanced operating theatres and professional medical teams setting the standard for health care.



DAINTY SICHUAN

Winning a slew of awards, this hot pot institution is a fiery favourite and busy outpost to its inner-city counterparts. Traditional décor and a buzzing atmosphere add to a flavoursome experience.



THE PENNY DROP CAFÉ

Leading a new wave of modern café culture in Box Hill; this restaurant has won an international award for design, while winning the hearts of locals for delicious all day dining.



SECOND WIFE

Fresh and healthy eating drives the menu at this light-filled café with a sleek industrial fit-out. Tasty bowls of goodness are inspired by the co-owners' Middle Eastern and Japanese backgrounds.



FRESH FOOD MARKET

Bursting at the seams with local and exotic produce, this iconic market's roots date back to the late 1800s.



STATION STREET DINING

A bustling dining precinct teeming with the colours and tastes of Asia. Dotted with red lanterns and a diversity of cuisine choices, you'll find hidden gems favoured by the locals.



HOKKAIDO BAKED CHEESE TART

This cult favourite has a worldwide following. With 1800 tarts selling out each day, get to the Box Hill Central store early to avoid disappointment.



BOX HILL INSTITUTE

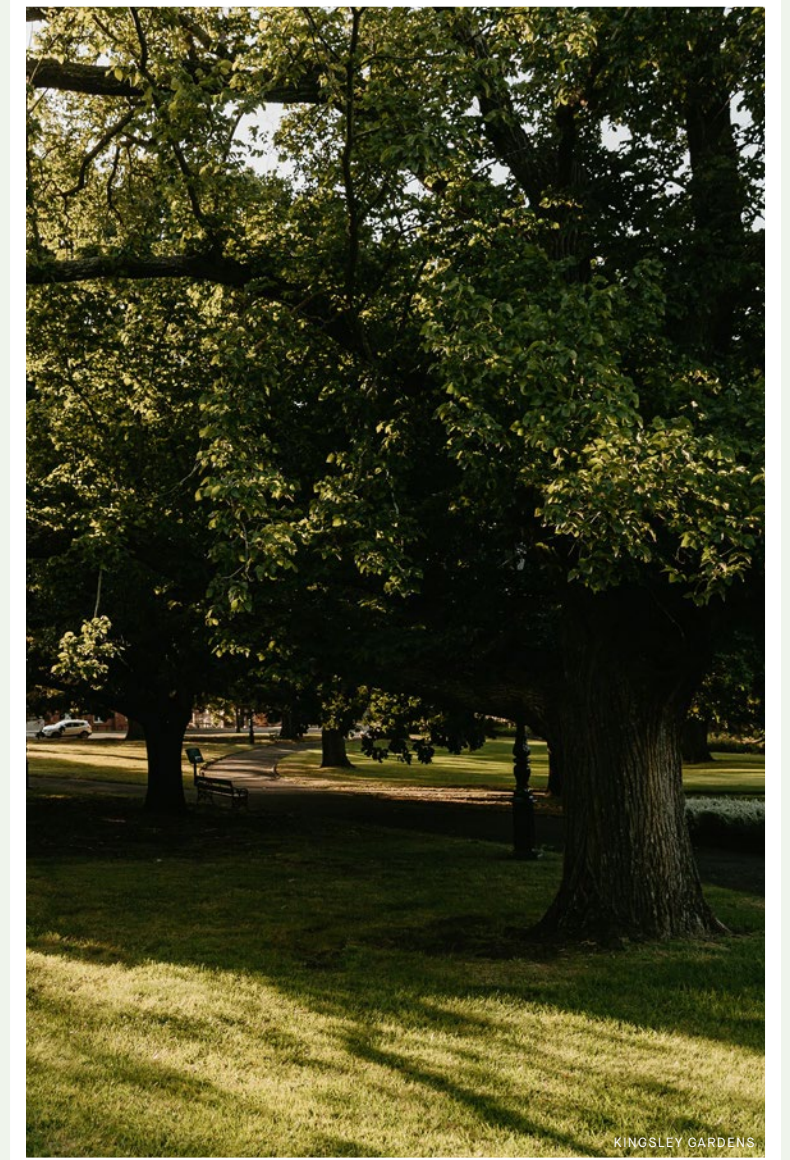
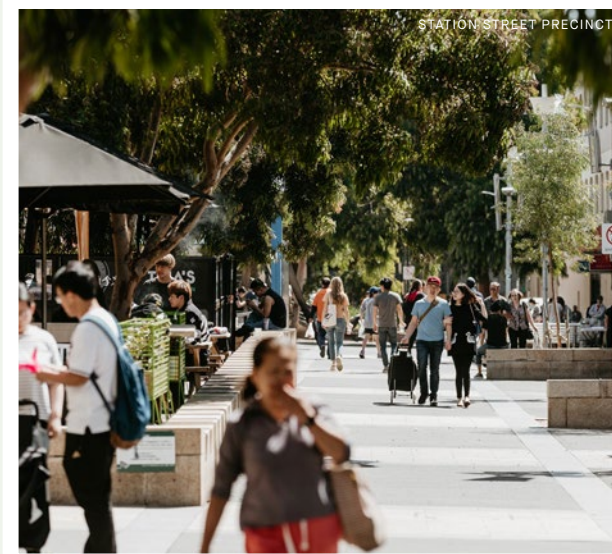
A multi-award-winning institute of learning assists up to 60,000 students per year to pursue their passion. Hundreds of courses conducted in cutting edge facilities result in careers started, employment gained and lives changed.

Parks & Amenity

Spaces for community and connecting with nature.

A healthy outdoor lifestyle comes naturally in Box Hill. The area boasts an unusually large proportion of green spaces for a location so close to a city. Its natural appeal is second to none. Calming green landscapes inspire a leisurely pace and Box Hill Gardens provides acres of parkland right at your door. Nearby nature reserves abound with kilometres of walking paths and bicycle trails that wind their way through native bushland and creek beds teeming with flora and fauna. For sports enthusiasts of every age, there are dozens of courts, clubs, ovals and facilities dotted around the area.

For travel, a diverse and reliable network of busses, trams, trains and arterial roads can swiftly transport you from your door to a myriad of destinations, including Melbourne's bayside beaches and CBD, only a 25 minute commute during peak times.



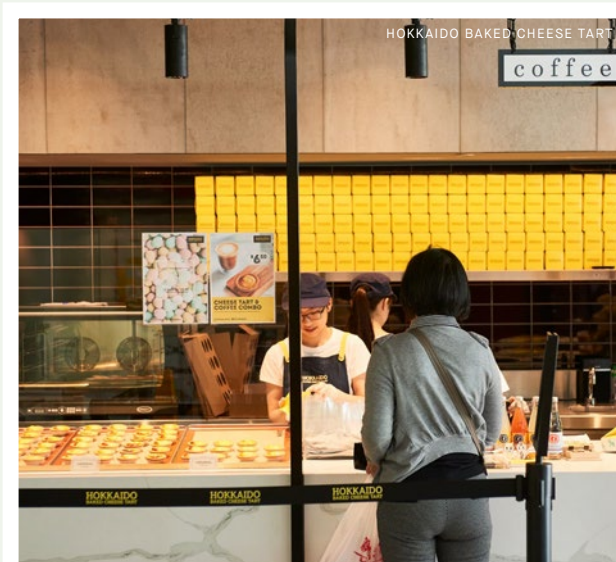
Irving Domain is surrounded by walkable sanctuaries and parkland.

- 1 **BOX HILL GARDENS** Right beside your home find acres of open spaces, sports facilities and gardens, perfect for keeping fit, gathering with friends and connecting with nature.
- 2 **KINGSLEY GARDENS** There's something for everyone here. You can find a patch of grass to soak up the sun, read a book under a shaded tree or take a stroll. For climbing and sliding, the playground is a must.
- 3 **HAGENAUER RESERVE** An energized pocket of outdoor activity for all ages. Treelined walking paths lead to an adventure playground and a full sized athletics circuit and sportsfield.



Food & Retail

Residents from around the globe with a taste for the authentic.



Enjoy an address that has all the flavours and festivity of the city, without the crowds and congestion. Box Hill's reputation for Asian dining spreads far and wide as Melburnians flock to the precinct to experience authentic tastes and aromas, straight from the streets of Saigon, Seoul and Shanghai. This is where traditional Chinese restaurants and modern Korean eateries mix it up with sake bars and local craft beer stations, and conversation flows over the rattle of yum cha trolleys and tendrils of steaming pho.

The marketplaces are piled high with exotic produce and Chinese sweet treats while on the streets, chairs spill onto the footpaths and where locals queue up for the daily special. Box Hill also boasts a thriving café culture fuelled by its prosperous CBD. There are 15 cafés within 10 minutes walk of Irving Domain. Local Box Hill Central shopping centre supplies all the daily essentials and the larger hubs of Westfield and Eastland bring international luxury brands to the east.



Pillows of satisfaction. Top 5 places for Dumplings in Box Hill.

- 1 DAVID AND CAMY'S** Casual surrounds take nothing away from a dumpling house considered amongst Melbourne's best.
- 2 DUMPLING KING** For serious dumpling aficionados, this is a local institution. Daily banquets add to the bustle.
- 3 ZERO MODE** Part café, part fusion dining, the menu reimagines Asian cuisine and café staples with a twist. Fried dumplings of course.
- 4 KITCHEN REPUBLIK** Find melt-in-your-mouth flavours and hawker style bites. The steamed, white truffle dumplings are a crowd pleaser.
- 5 GRAIN ASIAN CAFÉ** The tea flows freely (yes free tea) and the dumplings are made fresh daily. Make your selection, add some broth and you'll never look back.



RETAIL AND MARKETS

1. Box Hill Central
2. Fresh Food Market: Box Hill Central
3. Dining Precinct: Station Street
4. Village Cinemas Westfield Doncaster
5. Westfield Doncaster



CULINARY CULTURE

6. SOKO Korean Charcoal BBQ
7. Dumpling King
8. Tien Dat
9. Kitchen Republik
10. Second Chapter Café and Bar
11. The Penny Drop Café
12. Hokkaido Baked Cheese Tart
13. Dainty Sichuan



HEALTH AND WELLBEING

14. Box Hill Gardens
15. Celestial Tai Chi College
16. Box Hill Golf Course
17. Aqualink
18. Box Hill Action Indoor Sports
19. Box Hill Public Hospital
20. Epworth Eastern Private Hospital
21. Eastern Health Community Centre

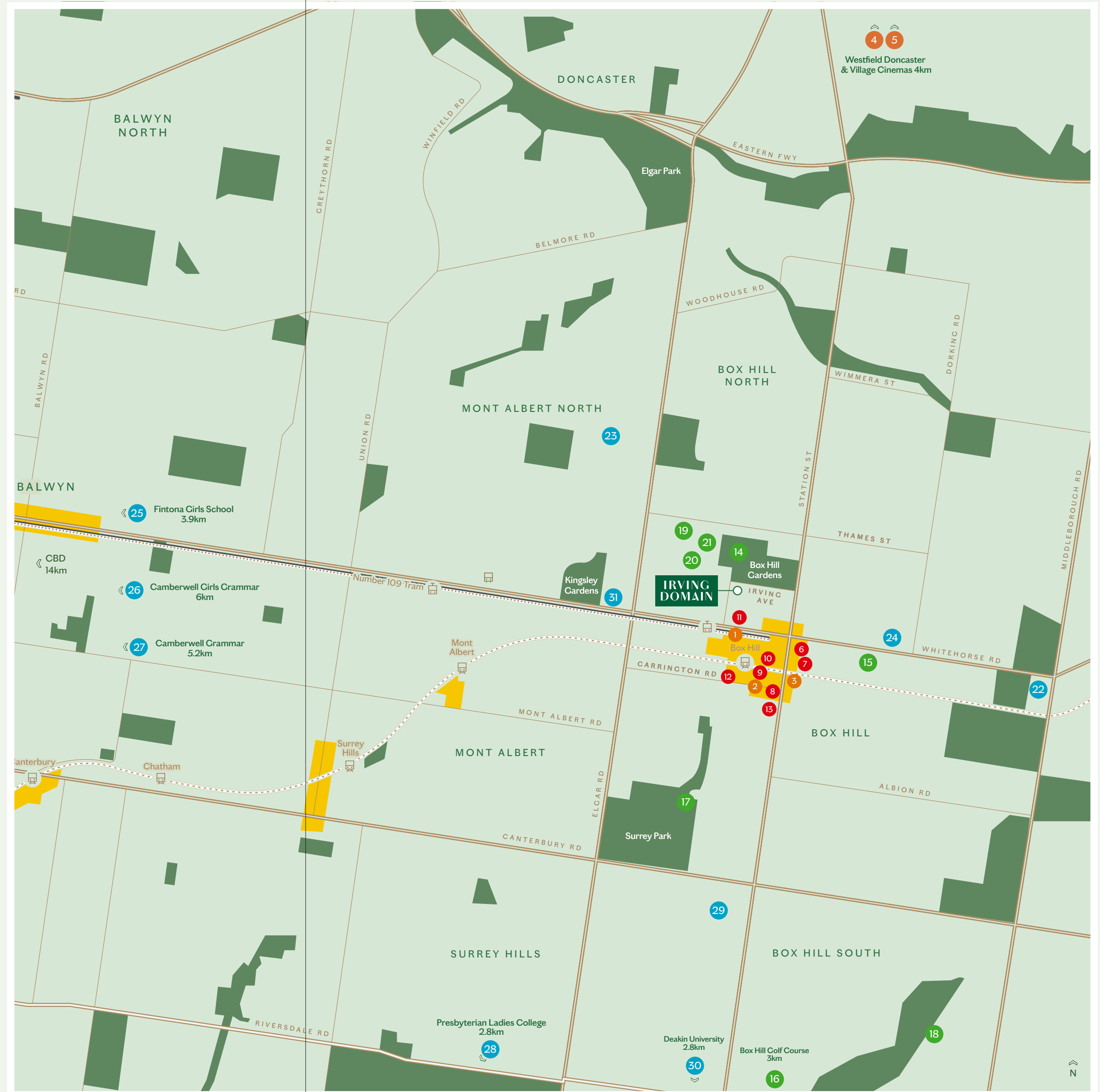


WORLD CLASS EDUCATION

22. Box Hill High School
23. Box Hill Senior Secondary College
24. Our Lady of Sion College
25. Fintona Girls School
26. Camberwell Girls Grammar
27. Camberwell Grammar
28. Presbyterian Ladies College
29. Kingswood College
30. Deakin University Burwood Campus
31. Box Hill Institute

MAP KEY

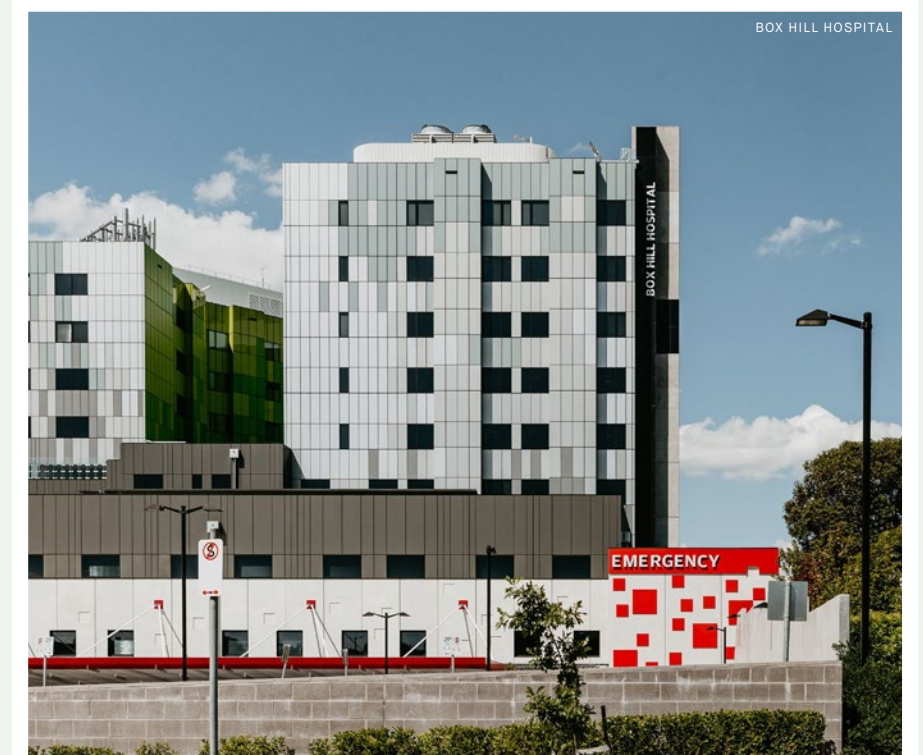
- Train Line
- Tram Line
- Shopping area
- Parklands



Wider area

Wander wherever the mood takes you.

If you are looking for a change from your leafy surrounds, Box Hill's wider precinct has all the big city conveniences not far from home. For avid shoppers, Westfield Doncaster, one of Melbourne's largest retail precincts, offers 440 specialty stores, luxury brand retailers and restaurants, a mere 4km away. The area is highly regarded for its world-leading education and medical facilities that attract students and educators from around the world. Deakin University is ranked amongst the world's best and boasts a lively student population of 61,000 while nearby Eastern Health Box Hill Hospital is a research hub with a world class reputation. With over 350 parks and reserves in the area, the City of Whitehorse is widely known for its beautiful outdoor spaces, and a multitude of sports and recreation ovals and clubs that strengthen the foundations of a close community.





A PLACE TO FLOURISH

A PLACE TO FLOURISH

Creating a legacy.

TEAM





61 PALMERSTON, MELBOURNE, AUS

DEVELOPER



"We are dedicated to making meaningful change for the betterment of all people."

Established in 2018, APH Holding is a privately-owned asset management and investment firm specialising in commercial offices, healthcare, education, hospitality and residential development.

Boasting in excess of 80 years of combined experience and expertise in property management and development, both locally and internationally, our team is committed to delivering the highest standards in craftsmanship and quality to ensure sustainable growth for our stakeholders, investors and clients.

We place strong value in community wellness, integrating it into our investment decisions and management philosophies, for benefit today and long into the future. APH Holding is a growing firm. We currently manage a diversified portfolio of approximately \$620M, with expectations that asset value will increase to over \$2.4B over the next five years.



(ABOVE AND BELOW)
65 PALMERSTON, MELBOURNE, AUS



Fleur De Juin Development and Investment is a wholly owned subsidiary of APH Holding that specialises in the management and the delivery of premium and quality projects.

Attention to detail, craftsmanship and quality is at the heart of each development, making the collection of Fleur De Juin projects instantly recognisable and highly sought after.



MARINA TOWER, MELBOURNE, AUS

ARCHITECT & INTERIOR DESIGN

DKO

Since 2000, DKO has grown into a practice of more than 200 design professionals working in six offices across Australia, New Zealand and South-East Asia. While the practice has expanded, so too has the breadth of projects undertaken. From bespoke residences to distinctive residential communities, luxury hotels, unique hospitality, workplace interiors, urban design and large-scale master planning. What remains consistent however, is the pursuit of high-quality architecture driven by the needs of the client, site opportunities and the dynamic process of translating design intent into built outcome.

At the core of DKO's design philosophy lies a commitment to an urban architecture that serves people, respects place and stands the test of time. Their passionate and accomplished design team focus on sharp, intelligent and articulated design. With an understanding of how a space works, moves and moulds with the user, DKO's intuitive approach encourages collaboration on each project, bringing individual strengths and experiences together to maintain a crisp, lively and reflective angle.

A PLACE TO FLOURISH

A sublime sanctuary,
beside the park and
near the city.

Arrange a private appointment
with our sales agents.

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