

COMO TERRACES

BY CBUS PROPERTY & STERLING GLOBAL

BUYERS GUIDE

139 ALEXANDRA AVE, SOUTH YARRA VIC 3141

Welcome to *your* private sanctuary

Every residence is a sanctuary, uniquely crafted to harmonise with its natural surroundings, seamlessly mediating between internal and external worlds.

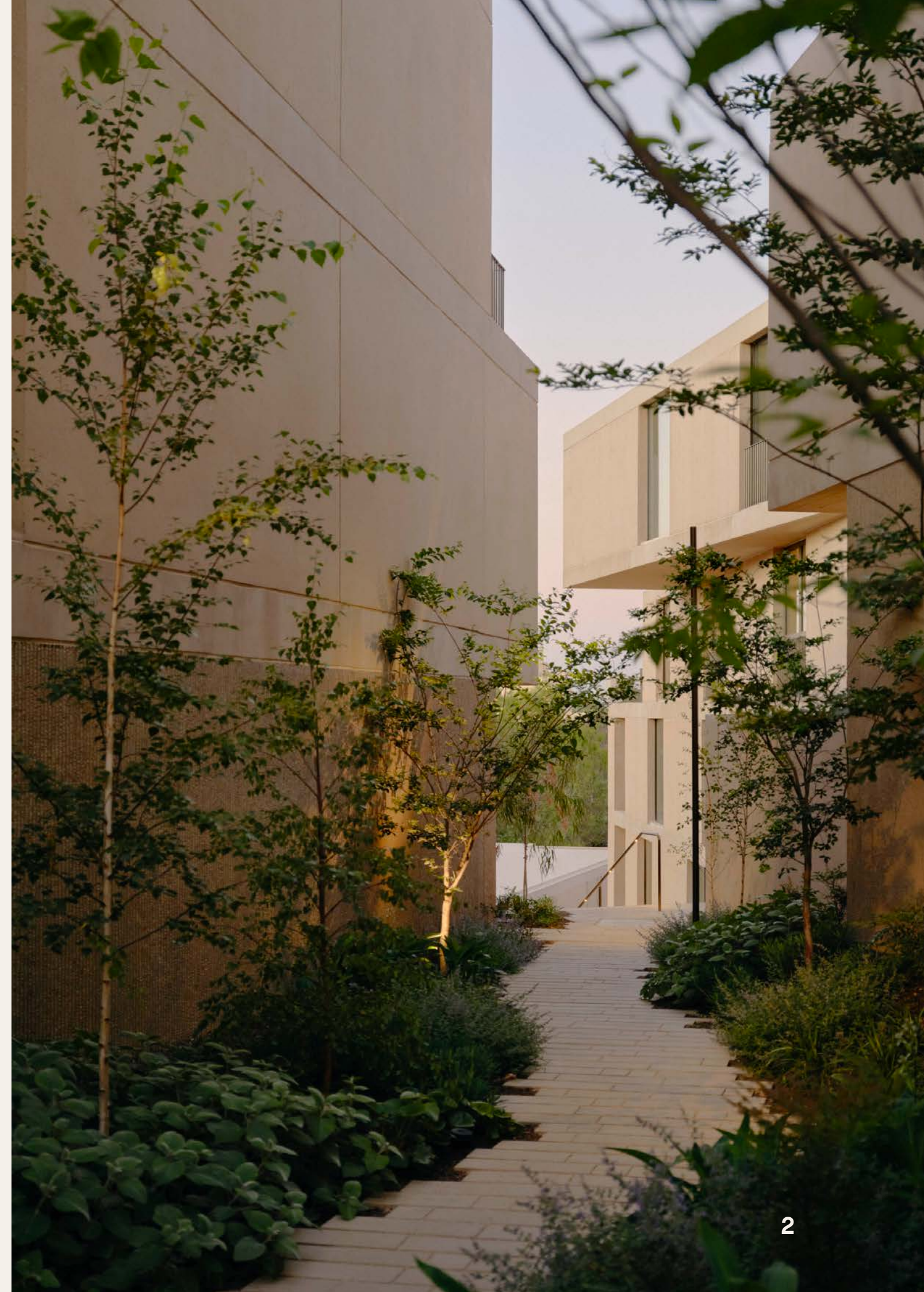
No two are alike—each home is thoughtfully designed with distinct proportions, layouts, and features that embrace its setting.

Expansive interiors extend into private terraces or gardens, offering a personal retreat immersed in cultivated greenery.

DEVELOPED BY:



COMO TERRACES





COMO TERRACES



“Every residence is a masterclass in design, seamlessly blending with its natural surroundings to create a true architectural masterpiece for Melbourne”

ADRIAN POZZO, CHIEF EXECUTIVE OFFICER, CBUS PROPERTY



COMO TERRACES





CONCIERGE SERVICE

The dedicated concierge service is a central source of information for residents, on call to take care of your day-to-day needs and make your life at Como Terraces one of utmost ease and convenience.

PERSONAL SERVICES*

The concierge can arrange a vast array of services on your behalf, including car washing, car detailing, maintenance contractors, gardening, dry cleaning, chauffeur services, personal trainers, dog walkers, cleaners and florists.

PRIVATE CHEF & CATERING*

Residents can engage private chef services for dinner parties and catering requirements in the dining room.

DELIVERIES

The concierge service handles all deliveries, from groceries to everyday essentials, making life easier, ensuring residents' items arrive promptly and securely.

GARDENING

Our concierge team can assist in maintaining your private terrace, courtyard or balcony garden, ensuring it remains neat and tidy all year round.

PET CARE

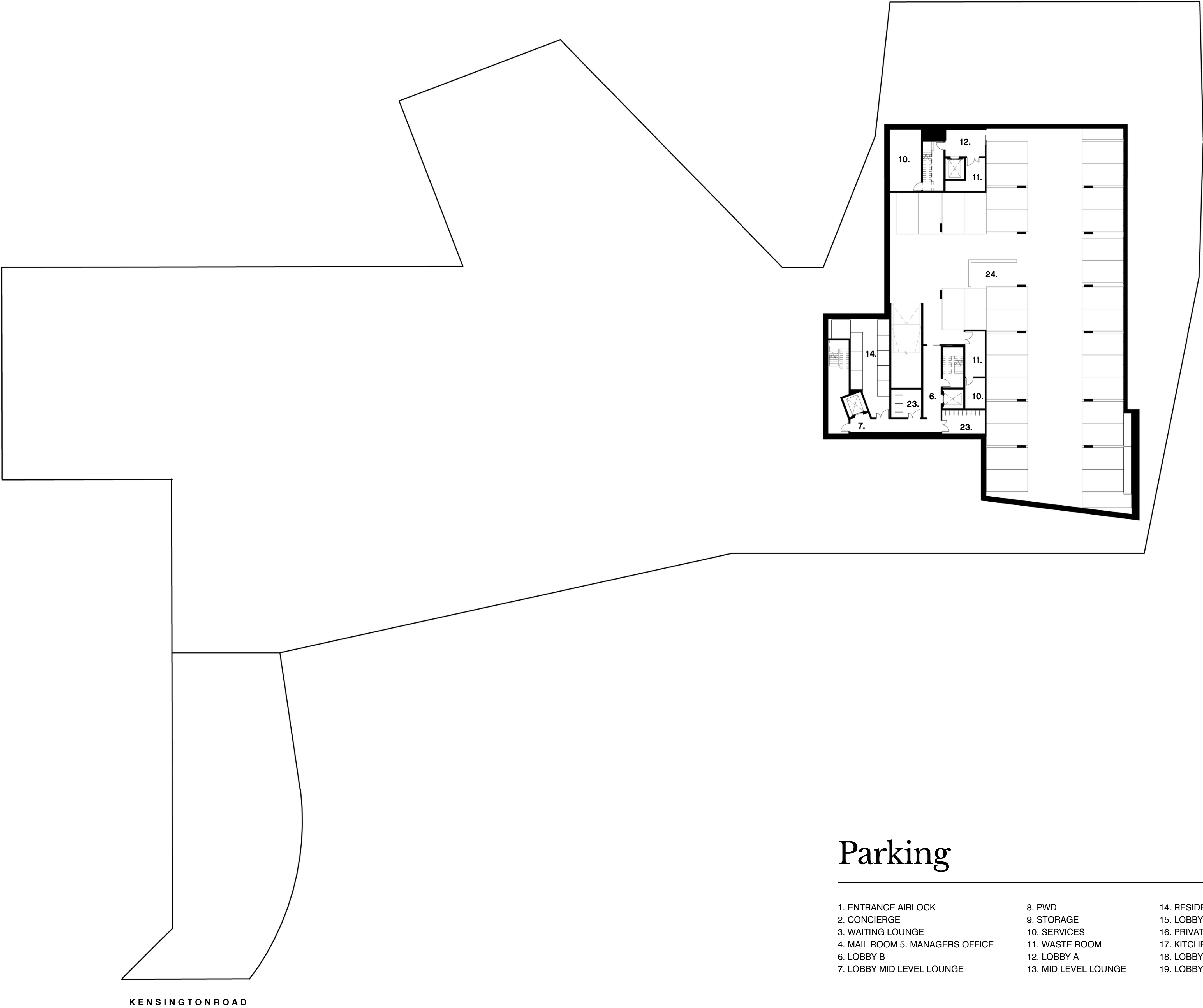
Pet care services can be arranged through the concierge, including dog walking. Referrals and bookings for all services are managed by our friendly concierge service.

A photograph of a modern building courtyard. A winding path made of light-colored rectangular stones leads through a lush garden. The garden is filled with various green plants, including large-leafed tropical-looking plants and smaller shrubs. Several young trees with thin trunks and green foliage are planted along the path. In the background, a multi-story building with a light-colored facade and balconies is visible. The scene is illuminated by warm, golden light, suggesting late afternoon or early evening. The text "FLOOR PLATES" is overlaid in a white, serif font across the middle of the image.

FLOOR PLATES

COMO TERRACES

BY CBUS PROPERTY & STERLING GLOBAL



Parking

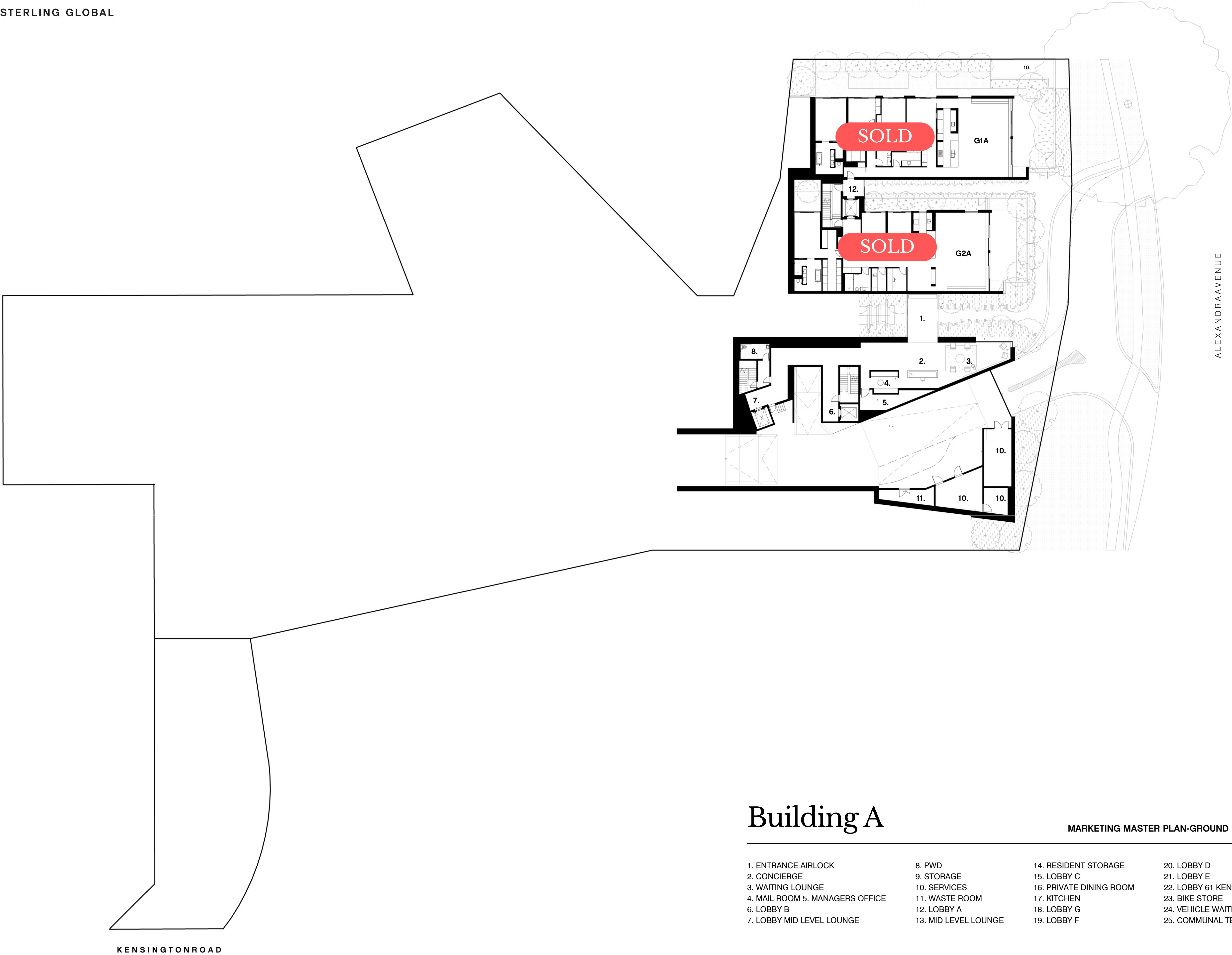
MARKETING MASTER PLAN-BASEMENT 3

- | | | | |
|---------------------------------|----------------------|-------------------------|-------------------------|
| 1. ENTRANCE AIRLOCK | 8. PWD | 14. RESIDENT STORAGE | 20. LOBBY D |
| 2. CONCIERGE | 9. STORAGE | 15. LOBBY C | 21. LOBBY E |
| 3. WAITING LOUNGE | 10. SERVICES | 16. PRIVATE DINING ROOM | 22. LOBBY 61 KEN. |
| 4. MAIL ROOM 5. MANAGERS OFFICE | 11. WASTE ROOM | 17. KITCHEN | 23. BIKE STORE |
| 6. LOBBY B | 12. LOBBY A | 18. LOBBY G | 24. VEHICLE WAITING BAY |
| 7. LOBBY MID LEVEL LOUNGE | 13. MID LEVEL LOUNGE | 19. LOBBY F | 25. COMMUNAL TERRACE |



COMO TERRACES

BY CBUS PROPERTY & STERLING GLOBAL



COMO TERRACES

BY CBUS PROPERTY & STERLING GLOBAL



KENSINGTONROAD

Building A

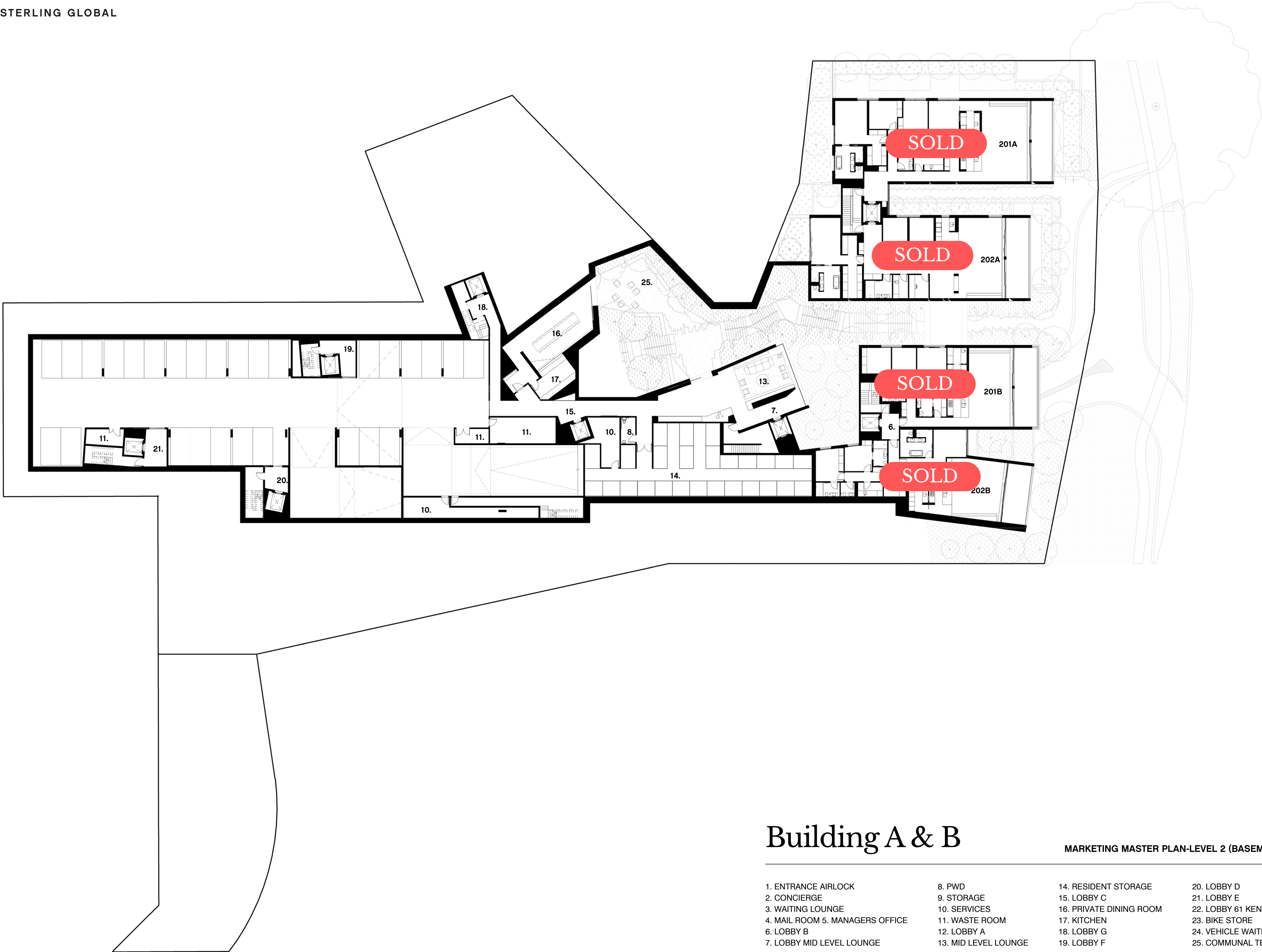
MARKETING MASTER PLAN-LEVEL 1

- 1. ENTRANCE AIRLOCK
- 2. CONCIERGE
- 3. WAITING LOUNGE
- 4. MAIL ROOM
- 5. MANAGERS OFFICE
- 6. LOBBY B
- 7. LOBBY MID LEVEL LOUNGE
- 8. PWD
- 9. STORAGE
- 10. SERVICES
- 11. WASTE ROOM
- 12. LOBBY A
- 13. MID LEVEL LOUNGE
- 14. RESIDENT STORAGE
- 15. LOBBY C
- 16. PRIVATE DINING ROOM
- 17. KITCHEN
- 18. LOBBY G
- 19. LOBBY F
- 20. LOBBY D
- 21. LOBBY E
- 22. LOBBY 61 KEN.
- 23. BIKE STORE
- 24. VEHICLE WAITING BAY
- 25. COMMUNAL TERRACE



COMO TERRACES

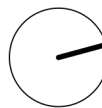
BY CBUS PROPERTY & STERLING GLOBAL



Building A & B

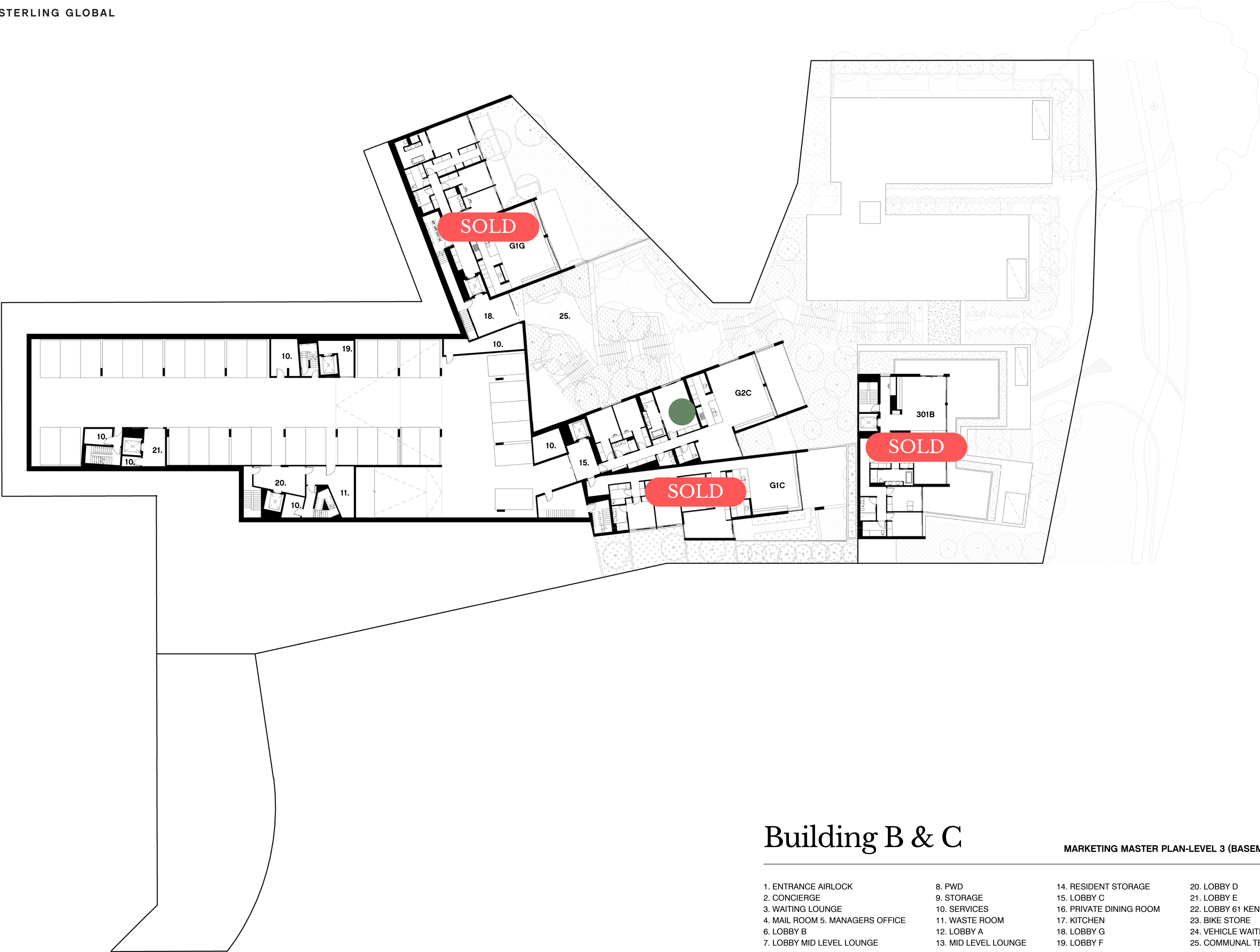
MARKETING MASTER PLAN-LEVEL 2 (BASEMENT 2)

- | | | | |
|---------------------------------|----------------------|-------------------------|-------------------------|
| 1. ENTRANCE AIRLOCK | 8. PWD | 14. RESIDENT STORAGE | 20. LOBBY D |
| 2. CONCIERGE | 9. STORAGE | 15. LOBBY C | 21. LOBBY E |
| 3. WAITING LOUNGE | 10. SERVICES | 16. PRIVATE DINING ROOM | 22. LOBBY 61 KEN. |
| 4. MAIL ROOM 5. MANAGERS OFFICE | 11. WASTE ROOM | 17. KITCHEN | 23. BIKE STORE |
| 6. LOBBY B | 12. LOBBY A | 18. LOBBY G | 24. VEHICLE WAITING BAY |
| 7. LOBBY MID LEVEL LOUNGE | 13. MID LEVEL LOUNGE | 19. LOBBY F | 25. COMMUNAL TERRACE |



COMO TERRACES

BY CBUS PROPERTY & STERLING GLOBAL



KENSINGTONROAD



COMO TERRACES

BY CBUS PROPERTY & STERLING GLOBAL



KENSINGTONROAD

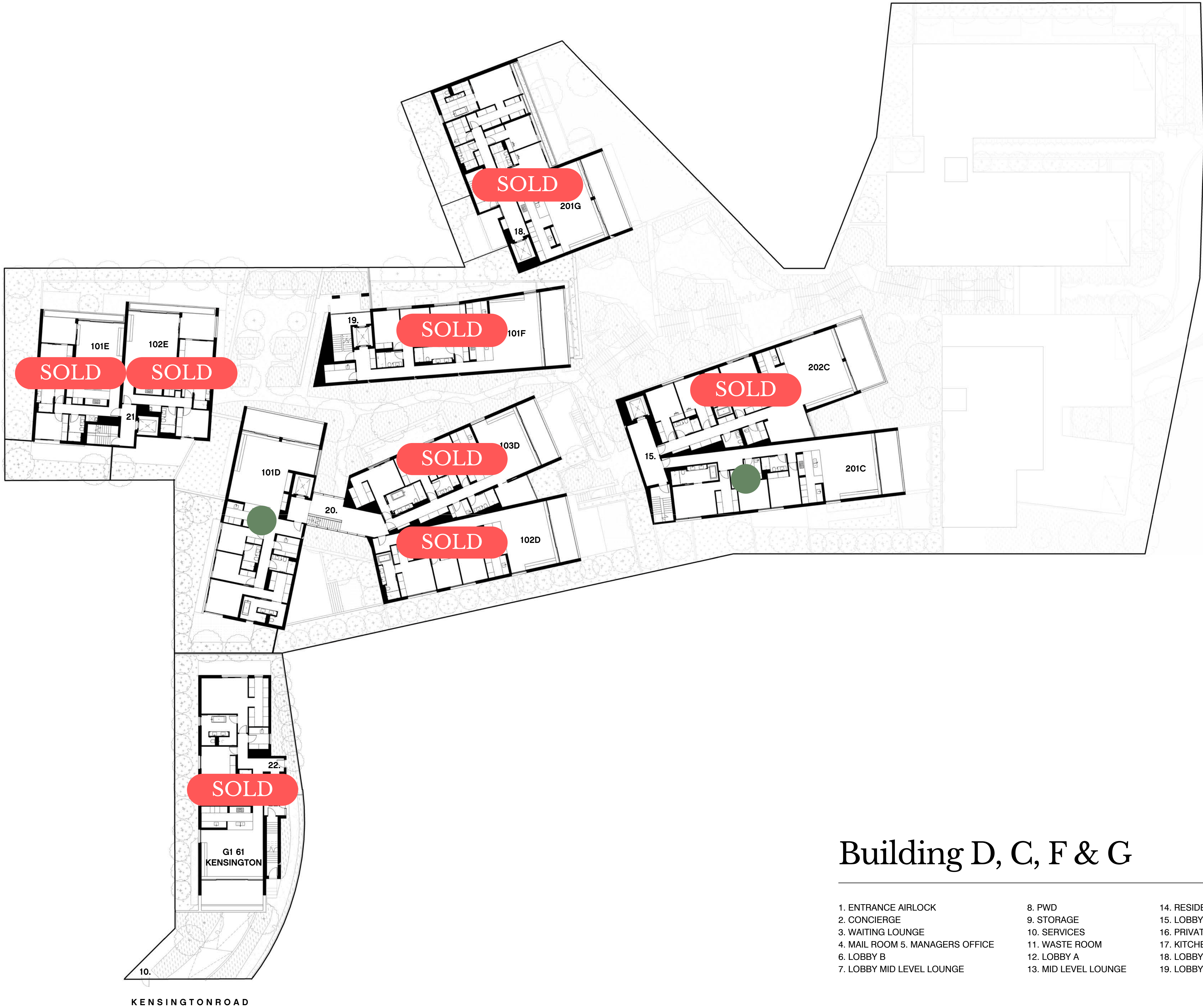
SOLD OUT

Building C, D, E & F

MARKETING MASTER PLAN-LEVEL 4

COMO TERRACES

BY CBUS PROPERTY & STERLING GLOBAL



Building D, C, F & G

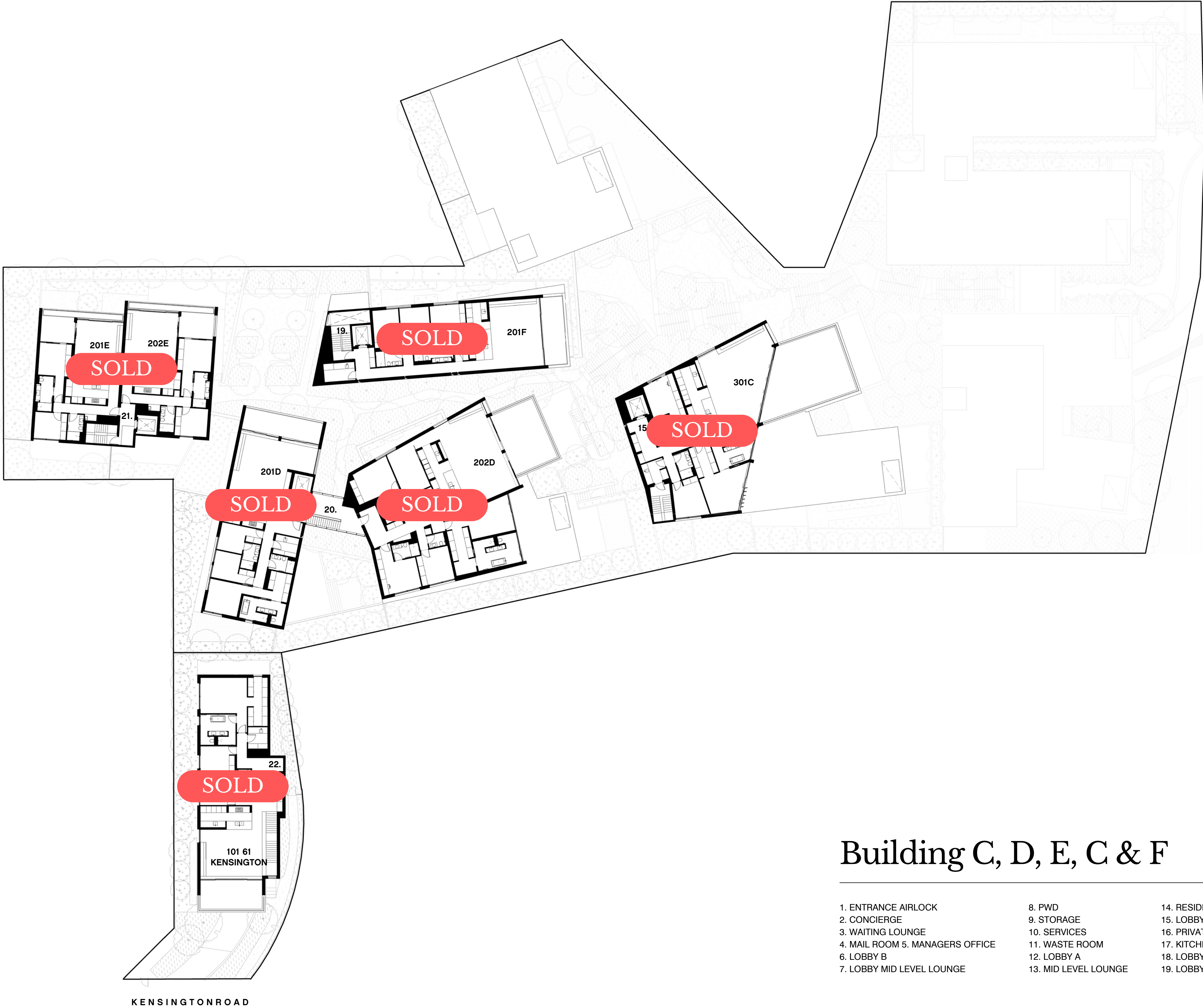
MARKETING MASTER PLAN-LEVEL 5

- 1. ENTRANCE AIRLOCK
- 2. CONCIERGE
- 3. WAITING LOUNGE
- 4. MAIL ROOM
- 5. MANAGERS OFFICE
- 6. LOBBY B
- 7. LOBBY MID LEVEL LOUNGE
- 8. PWD
- 9. STORAGE
- 10. SERVICES
- 11. WASTE ROOM
- 12. LOBBY A
- 13. MID LEVEL LOUNGE
- 14. RESIDENT STORAGE
- 15. LOBBY C
- 16. PRIVATE DINING ROOM
- 17. KITCHEN
- 18. LOBBY G
- 19. LOBBY F
- 20. LOBBY D
- 21. LOBBY E
- 22. LOBBY 61 KEN.
- 23. BIKE STORE
- 24. VEHICLE WAITING BAY
- 25. COMMUNAL TERRACE



COMO TERRACES

BY CBUS PROPERTY & STERLING GLOBAL



Building C, D, E, C & F

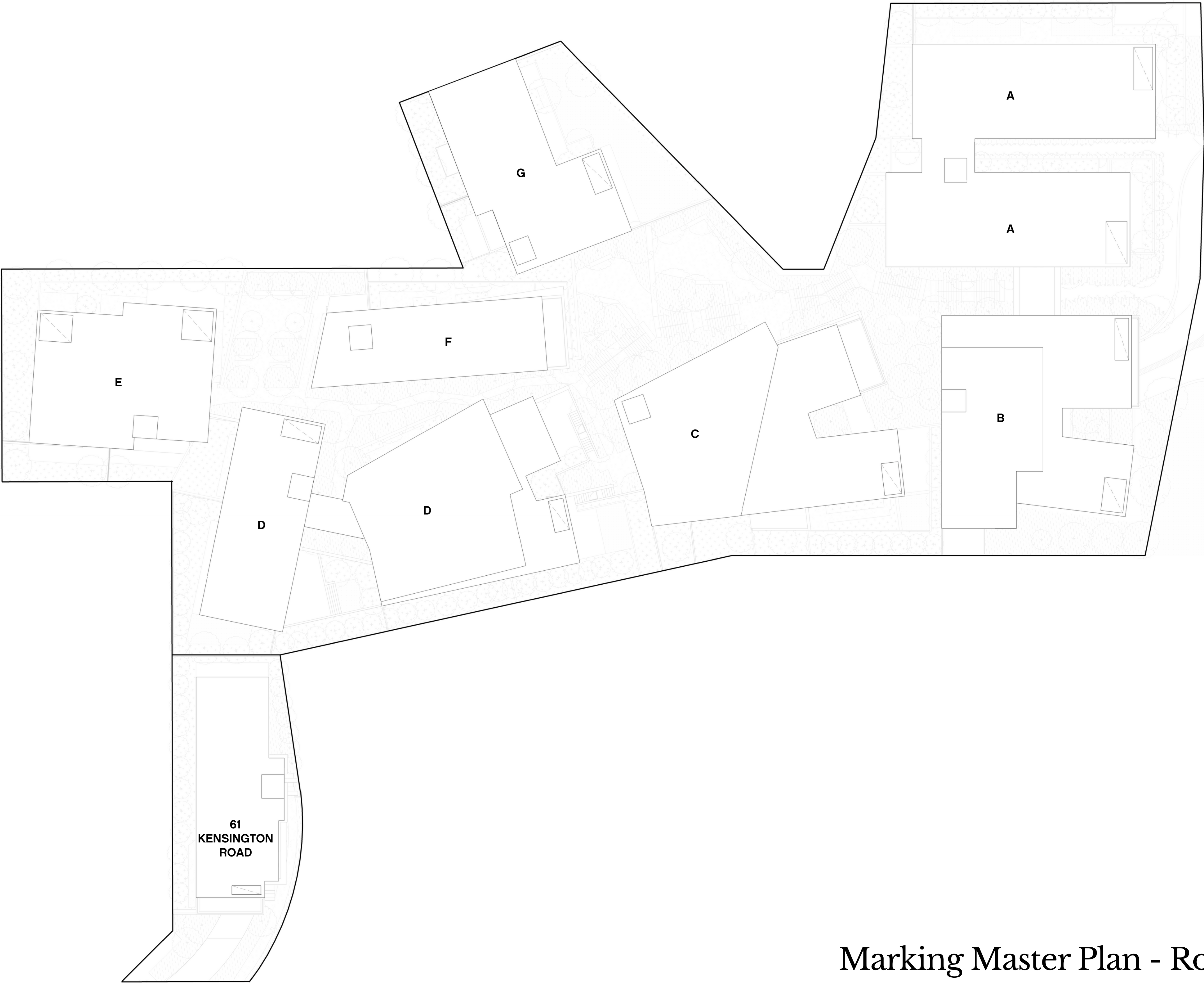
MARKETING MASTER PLAN-LEVEL 5

- | | | | |
|---------------------------------|----------------------|-------------------------|-------------------------|
| 1. ENTRANCE AIRLOCK | 8. PWD | 14. RESIDENT STORAGE | 20. LOBBY D |
| 2. CONCIERGE | 9. STORAGE | 15. LOBBY C | 21. LOBBY E |
| 3. WAITING LOUNGE | 10. SERVICES | 16. PRIVATE DINING ROOM | 22. LOBBY 61 KEN. |
| 4. MAIL ROOM 5. MANAGERS OFFICE | 11. WASTE ROOM | 17. KITCHEN | 23. BIKE STORE |
| 6. LOBBY B | 12. LOBBY A | 18. LOBBY G | 24. VEHICLE WAITING BAY |
| 7. LOBBY MID LEVEL LOUNGE | 13. MID LEVEL LOUNGE | 19. LOBBY F | 25. COMMUNAL TERRACE |



COMO TERRACES

BY CBUS PROPERTY & STERLING GLOBAL



KENSINGTONROAD

Marking Master Plan - Roof Level

Book your
inspection today.

Matt Bracken

0402 098 888

Darren Blair

0404 928 420

139 ALEXANDRA AVE
SOUTH YARRA VIC 3141

