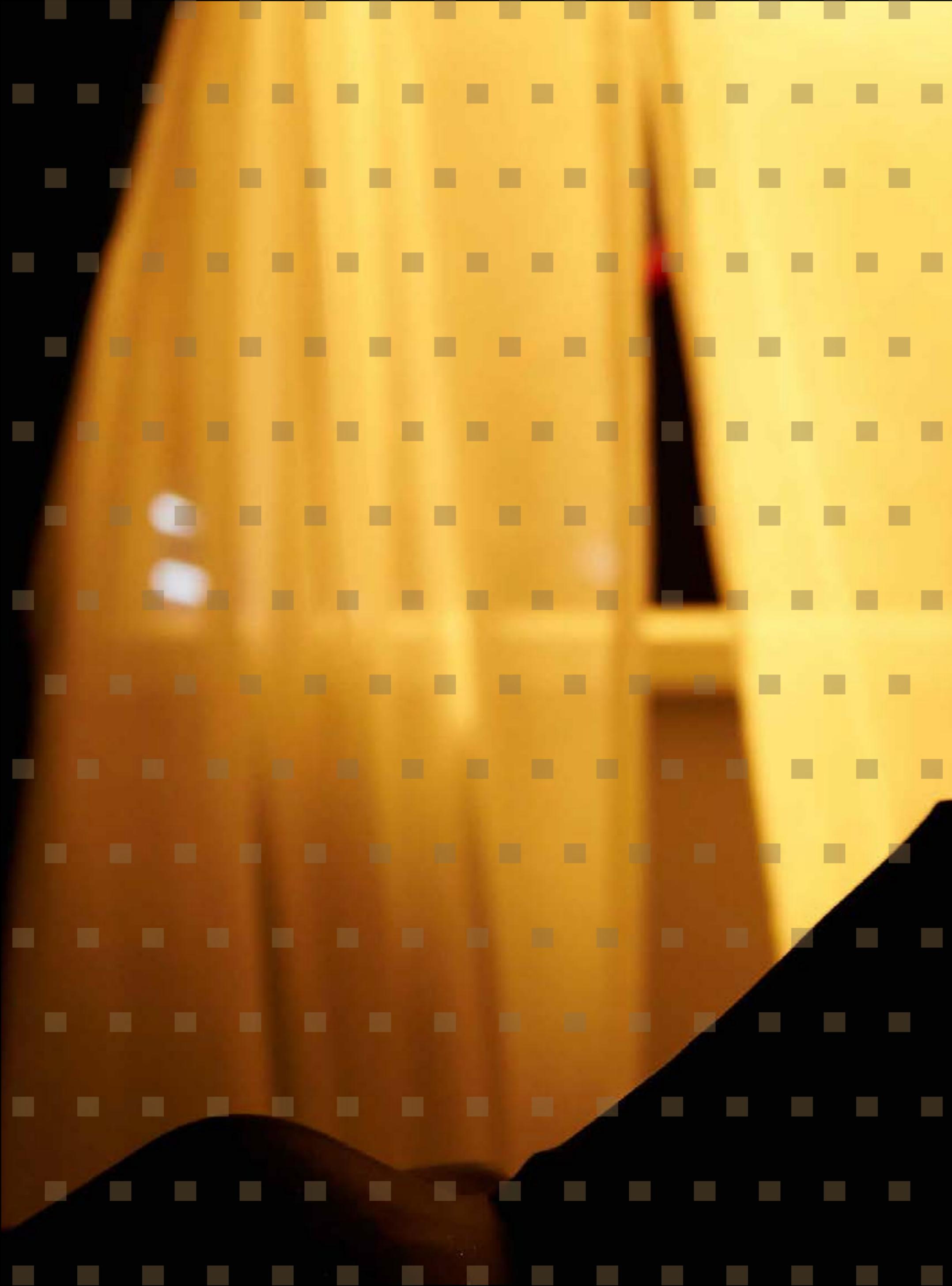
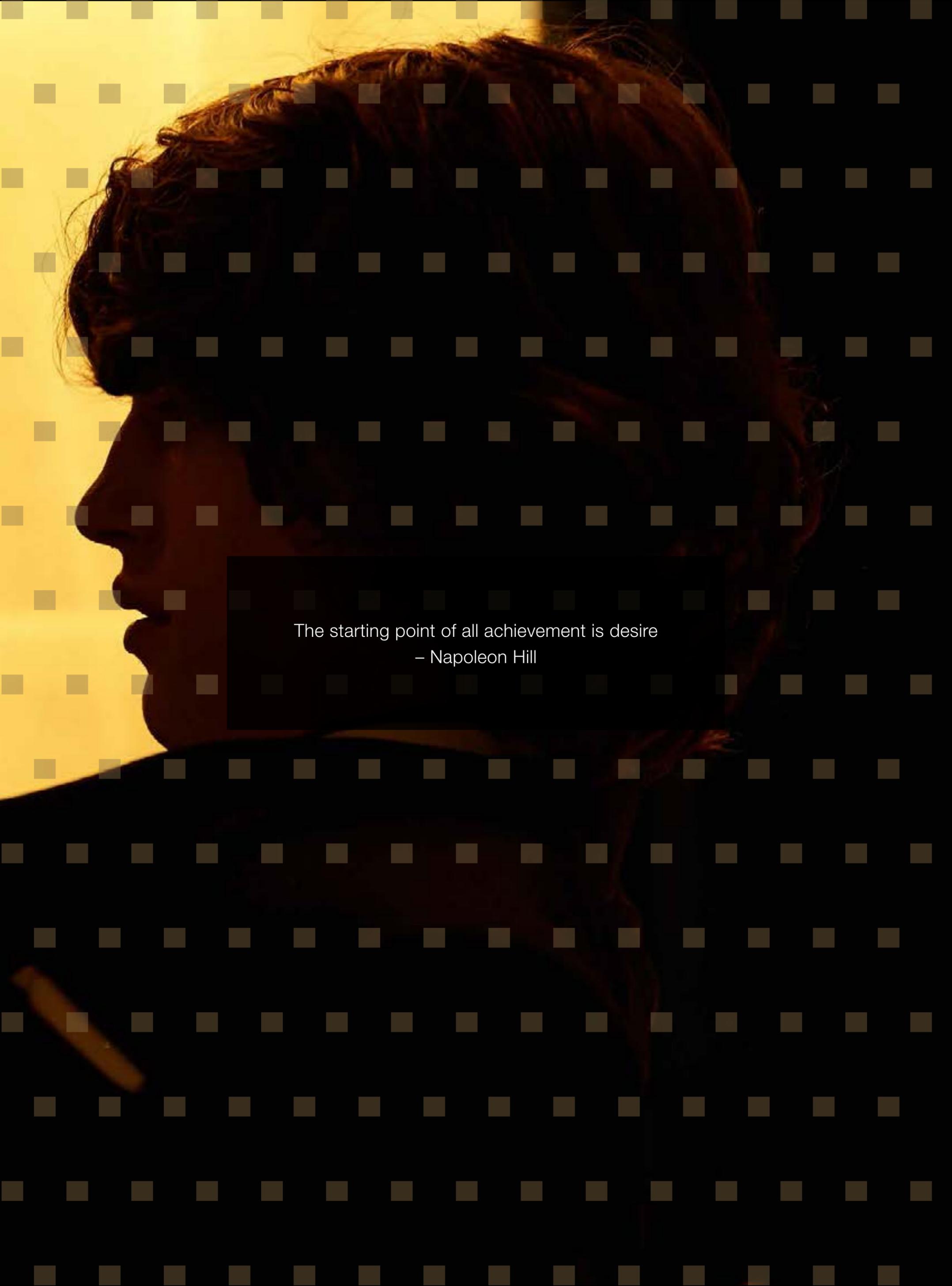




BPM

NIGHT FALL





The starting point of all achievement is desire
– Napoleon Hill



CREATE EXTRAORDINARY

JONATHAN HALLINAN

Whenever I'm designing, creating or building, I begin by establishing how I can create something extraordinary. Something that stimulates the senses, that's luxurious and defining. Since establishing BPM in 1995, I have been constantly inspired by luxury, whether it's found in the detail of fashion, the permanence of architecture or the experience of an artefact. Attention to detail and a curatorial eye are crucial, for each must come from a place of genuine artistic sentiment while creating lasting value and meaning. My passion for delivering exceptional quality is highlighted by my partnerships with the most iconic artisans, designers and architects of our time. Those that have helped create this extraordinary building.

And of my own life philosophy? Take risks, push the boundaries.
Live life your way, full of passion, pleasure and beauty.
Always move forward and seek to move others.

Jonathan Hallinan



LEAVE A TRACE

THE BPM WORLD

Steeped in quality, beauty and the exotic, we celebrate the new and the next and understand that being extraordinary is about being unique, without comparison or equal.

BPM has been developing and building iconic, design driven multi-residential projects for 20 years. With an unparalleled track record, we are invested commercially and intellectually in the projects we develop and build on behalf of our community and culture. Our reputation is built on our resolute commitment to quality and consistent delivery of our vision, for long term success. This attitude permeates how we act as a business, how we develop and build our projects and what we demand of ourselves and others.

We are enamoured by the dynamic urban centres of New York, London and Los Angeles and our teams collaborate with the world's most engaging architects, artists and designers in order to establish new intersections for your senses. We welcome you into our world and know that our residences will certainly leave a trace, a lasting impression for you to return to and enjoy time and time again.













NIGHT FALL

DRIVEN BY DESIRE

As a considered and striking residence of 45 apartments over seven levels, Night Fall has been designed in the great modernist tradition, deriving its geometric form from the demands of its function, the orchestration of its materials and the beauty of its surrounds. Both considered and luxurious, residents of Night Fall's superbly appointed one, two and three bedroom apartments are welcomed into curated spaces of exquisite materials and finishes, where warm palettes of industrial elements, such as anodised bronze panelling, are offset by softer textured off-white exterior treatments and polished edges.

Carefully considered and light filled spaces are framed by generous balconies and an orientation that maximises natural daylight. Paying homage to Melbourne's great laneways, the select balconies fronting Gladstone Street and corresponding laneways create a sense of inner-CBD living while providing a strong connection between interior and exterior living spaces. Supported by an innovative carstacking carpark and generous secure storage spaces, residents of Night Fall are afforded the conveniences expected from a luxurious and boutique residence.

Night Fall is situated less than 1.5 kilometres from the city centre and upon the nexus of Melbourne's most celebrated cultural hub. Serving as a cultural barometer and beacon, Night Fall rests discretely at the entrance of Melbourne's entertainment and recreation precincts, the excitement and colour of which is matched only by the grandeur and serenity of nearby parklands and picturesque Port Phillip Bay.

With stunning city views to the north-east and bay views to the south-west, Night Fall is simultaneously a sanctuary and stage with residents afforded the luxury to participate in the haptic energy of local markets and cafés or curate a unique in-house entertaining experience.

One cannot speak of Night Fall's architectural presence without the attribution of DKO Architects. Widely recognised as an award winning architecture and design practice, DKO Architecture's enviable reputation has been developed through the meticulous planning of living environments and the integration of internal and external living spaces. Complementing Night Fall's architectural narrative is the curatorial vision of Paul Hecker & Hamish Guthrie of celebrated interior design firm Hecker Guthrie. Driven by the principals of authenticity, consideration and enthusiasm, Night Fall reflects the profound relationship that each of these principals has in creating a cohesive, highly considered and luxurious environment.

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ARTS / ENTERTAINMENT

- ARTS CENTRE MELBOURNE 1
- CROWN CASINO 2
- ETIHAD STADIUM 3
- EUREKA SKYDECK 88 4
- FEDERATION SQUARE 5
- MELBOURNE CONVENTION CENTRE 6
- NATIONAL GALLERY OF VICTORIA 7
- STATE THEATRE 8

EDUCATION / HISTORICAL

- MAC ROBERTSON GIRLS HIGH SCHOOL 9
- MELBOURNE GRAMMAR 10
- SHRINE OF REMEMBRANCE 11
- SOUTHBANK LIBRARY 12
- TOWN HALL 13

GARDENS

- ROYAL BOTANIC GARDENS 14

HEALTH / TRANSPORT

- FLINDERS STREET STATION 15
- SOUTHERN CROSS STATION 16

RESTAURANTS

- CHEZ DRÉ 17
- CHIN CHIN 18
- CUMULUS 19
- VUE DE MONDE 20

RETAIL

- BLOCK ARCADE 21
- BOURKE STREET MALL 22
- BULGARI 23
- CARTIER 24
- CHANEL 25
- CROWN CASINO 26
- DEGRAVES STREET 27
- GUCCI 28
- HARROLD'S 29
- HERMES 30
- LOUIS VUITTON 31
- PASPALLEY 32
- SOUTH MELBOURNE MARKET 33
- SOUTH MELBOURNE VILLAGE 34
- SOUTHGATE SHOPPING COMPLEX 35
- TIFFANY & CO 36

NIGHT FALL

SUBURB NAMES

-  FREEWAYS
-  MAIN ROADWAYS

EXPERIENCE

CENTRAL AND DISTINGUISHED

To know a city one must discover its secrets, listen to its heartbeat and take part in its performance. In knowing Melbourne one can easily recall what makes it unique and magnetic. As a city of firsts, Melbourne is also no stranger to the world stage. In its early and defining years, Melbourne was the first city within Australia to hold a Federal Parliament, the first to host the Olympic Games and the first to host the sport of kings at Albert Park in 1875. A jewel in Melbourne's cultural crown, the first public art gallery in Australia was The National Gallery of Victoria, founded in 1861 and situated only 2kms from Night Fall. Like a beautiful sonata of sorts, Melbourne is simultaneously composed and performed by its inhabitants, historic landmarks and precincts. From the haptic energy of South Melbourne Market to the distinctly european sensibilities of Lygon Street, Melbourne presents a unique kaleidoscope of cosmopolitan life.

Standing central and distinguished, Night Fall is just 2kms from Melbourne's Art Precinct, home to many of Australia's premiere companies including The Australian Ballet, Melbourne Theatre Company and the Australian Centre for Contemporary Art. Should one desire more culinary pursuits, Melbourne's treasured inner city landmark and quintessential South Melbourne Market is situated only 0.6kms from Night Fall offering an energetic and heady mix of vibrant restaurants and incredible fresh produce.

The picturesque Albert Park Lake is situated just 1.85kms from Night Fall and encompasses 2.25 square kilometres of parklands and recreational facilities. Delivering a grassy wetland habitat for nearly two hundred bird species and over 117 native and exotic plant species, the biodiversity of the parkland is complimented by a suite of modern sporting facilities including the Albert Park Public Golf Course, Melbourne Grand Prix Circuit and The Albert Park Yacht club, the oldest continuing yacht club in Victoria standing proudly at the edge of the lake since 1871. A five kilometre walking track around the lake is the best way to experience the park and the surrounding suburbs of Albert Park, Middle Park and St Kilda.

For over 170 years, Melbourne's retail precincts have been considered Australia's best. Collins Street, the grandest street within the city, is located just 2.3kms from Night Fall and is celebrated for its mix of glamour and charm. An assemblage of five star hotels, iconic churches, live theatres, Town Hall and world class gastronomic delights is matched by unrivalled five star shopping with brands such as Cartier, Hermes, Bulgari, Paspaley, Louis Vuitton and Tiffany & Co calling Melbourne home. Collins Street, like much of Melbourne is serviced by a famous tram network and has easy access from three train stations.





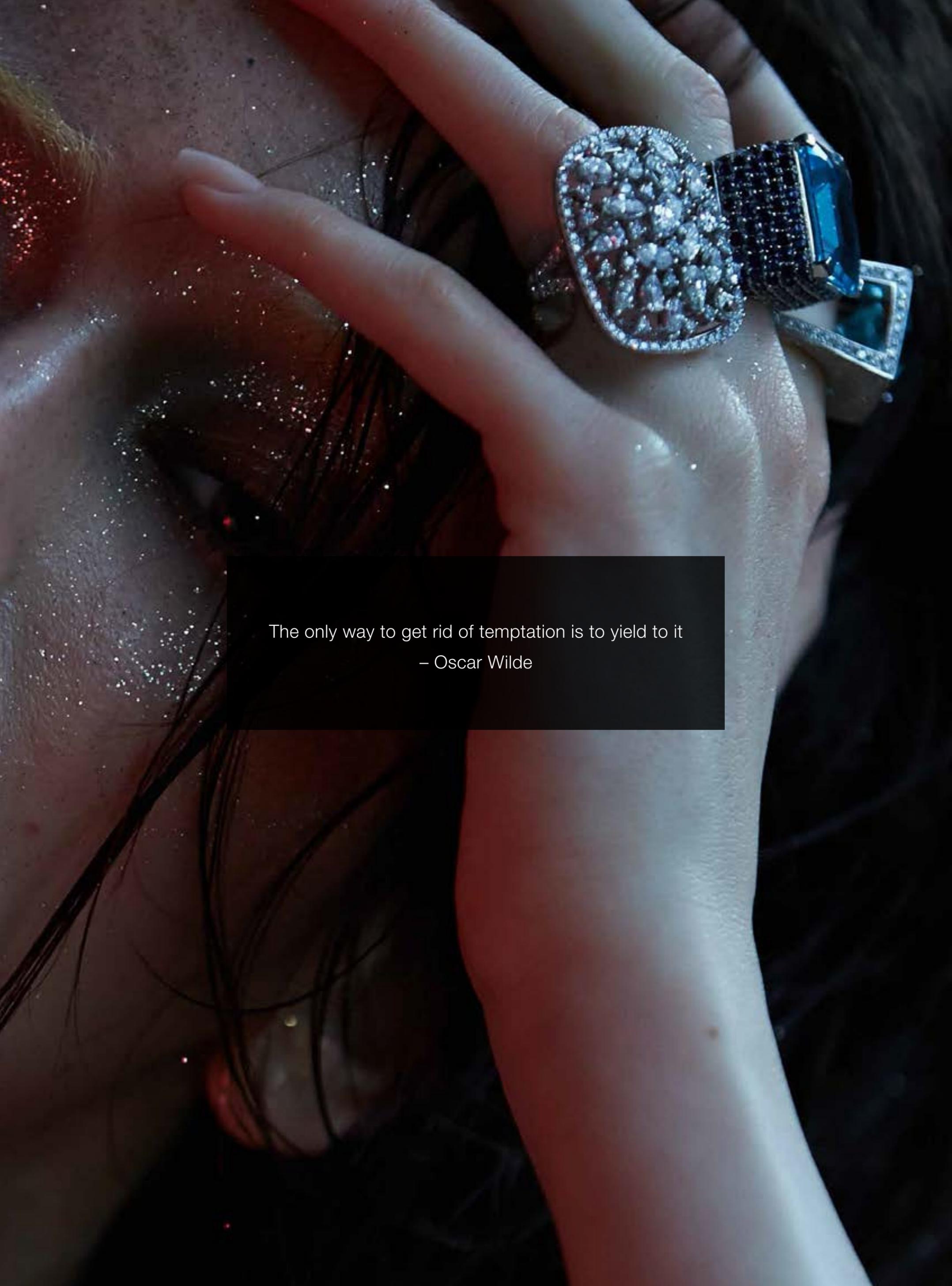












The only way to get rid of temptation is to yield to it
– Oscar Wilde

SPECIFICATIONS

GENERAL

WINDOWS

Aluminium
Performance glazed

WALLS BETWEEN UNITS

Fire and acoustically rated walls as required by the NCC / BCA

BALCONIES

Selected tiles
Framed balustrades

PARKING

Secure car parking

DRIVEWAY

Concrete

COMMON STAIRS

Concrete
Fire access only

LIFT

Access to all levels including car park

DOOR FURNITURE

Internal doors are black, sliding aluminium doors are black and entry doors are chrome (fire rated door lever)

CORNICE

Square set

AIR-CONDITIONING

Wall hung air-conditioning

HOT WATER

Central gas system

WINDOW FURNISHINGS

Not included – optional upgrade

ENTRY

WALLS

Painted plasterboard

CEILINGS

Painted plasterboard

INTERCOM

Security intercom to front entrance

BEDROOMS

WALLS

Painted plasterboard

CEILINGS

Painted plasterboard

ROBES

Built in architectural designed fit out
Sliding doors

FLOORING

Carpet

LIVING/DINING AREAS

WALLS

Painted plasterboard

CEILINGS

Painted plasterboard

FLOORING

Carpet to living

CEILINGS

Height – Approx. 2.55m

KITCHEN

KITCHEN APPLIANCES

OVEN

Smeg 60cm oven

COOK TOP

Smeg gas cook top

RANGE HOOD

Ilve 60cm range hood

DISHWASHER

F&P 90cm dish drawer

fully integrated

FRIDGE

Not included – optional upgrade

TAPWARE

Black or chrome electroplated

SINK

Stainless steel sink

– single bowl undermount

REFRIGERATOR

Space provision only

– supply optional upgrade

BENCHTOPS

Porcelain slab

SPLASHBACK

Tiles

CUPBOARDS

Selected laminate finish

BATHROOM

FLOORING

Selected tiles

TOILET/BASIN

White China

SHOWER

Framed shower screen,
chrome or black tapware

TAPWARE

Black or chrome tapware mixer

VANITY

Porcelain bench top
and cabinet

WALLS

Painted plasterboard
– rated for wet areas
Tiles to shower area and ledge

LIGHT

Wall mounted light

SHAVING CABINET

Mirrored front with painted factory
finish to front panel

CEILINGS

Height – Approx. 2.4m

LAUNDRY

SINK

Drop in stainless steel trough

CABINETRY

Laminate cabinetry

APPLIANCES

Space provision only
– supply optional upgrade

ELECTRICAL

LIGHTING

LED

TV

One point to living room
and main bedroom

CABLE TV

One point to living room

TELEPHONE

One point to living room

ENTRY LOBBY

WALLS

Painted plasterboard

CEILING

Painted plasterboard

LIGHTING

Selected lighting

INTERCOM

Security intercom to front entrance



NIGHT FALL IS
A SIGNIFICANT
RESIDENCE THAT HAS
TAKEN COURAGE,
ATTENTION TO DETAIL
AND AN UNWAVERING
COMMITMENT TO
EXCELLENCE.



BPM

NIGHT FALL

FOR FURTHER INFORMATION ON NIGHT FALL OR TO ARRANGE
A PRIVATE APPOINTMENT, WE ENCOURAGE YOU TO CONTACT
A DEDICATED MEMBER OF OUR CLIENT LIAISON TEAM.

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