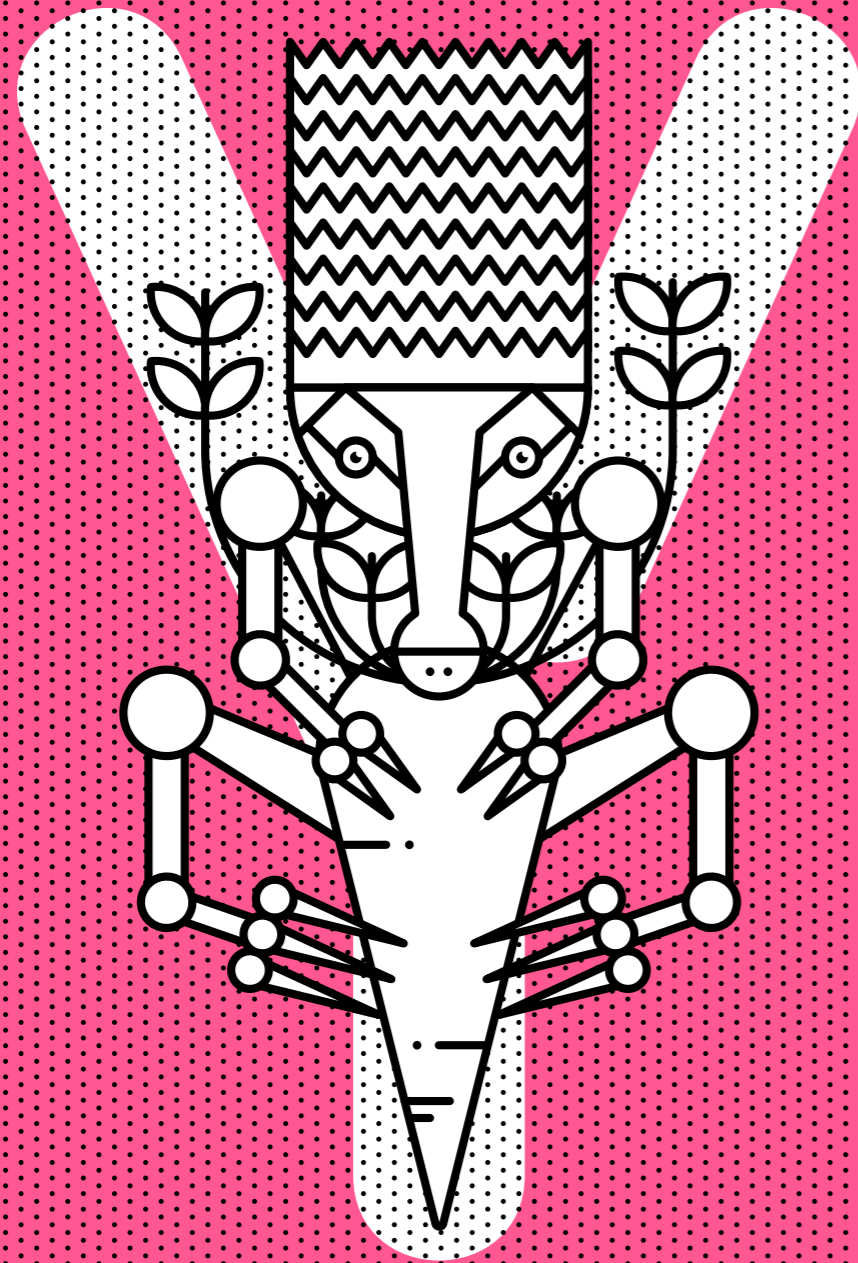
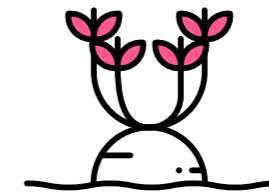


Y
A R
M O
ア パ ト
A S
H
V

MORT-ST
BRADDON



ACCORDING TO JAPANESE LEGEND, THE YAMA OROSHI IS A METAL GRATER WHICH HAS BEEN IMPROPERLY CARED FOR AND HAS GROWN TOO DULL TO GRATE ANYTHING. IT SPROUTS A BODY, AND THE DULL SLICERS ON THE GRATER STICK OUT LIKE WILD SPINES FROM ITS HEAD.



YAMAROSHI

アパート

[A P A R T M E N T S]

LOCATED IN THE HEART OF THE RAPIDLY TRANSFORMING BRADDON RETAIL PRECINCT, YAMAROSHI WILL BE SURROUNDED BY RETAIL, DINING AND ENTERTAINMENT OPTIONS OF THE HIGHEST QUALITY, WITH THE CITY AND BEAUTIFUL PARKLANDS ONLY 100M AWAY.

TRENDY TREE LINED STREET SCAPES, PARKLANDS AND ALL THAT THE NEARBY CANBERRA CITY HAS TO OFFER WILL HELP TO CREATE AN EXCEPTIONAL LIFESTYLE CHOICE.

Yamaroshi is a combination of retail space and residential apartments. The ground and first floor will be a mix of retail and commercial spaces, with the residential apartments occupying the second to sixth floors.

The design reflects an uncompromising commitment to creating a high quality living environment.

At Yamaroshi, attention to detail is integral to the design process. It informs each individual apartment and every aspect of the building as a whole. The driving ethos to make Yamaroshi something truly exceptional and unique inspired everyone involved to look beyond accepted benchmarks and rise above industry standards.



— EXTERIOR

THE BUILD— ING

60

ONLY 60 APARTMENTS —
BOUTIQUE BY NATURE



ON-SITE RETAIL, CAFÉS
AND RESTAURANTS



INNOVATIVE FLOOR PLANS



A BEAUTIFULLY LANDSCAPED
RESIDENTS ATRIUM



OPEN LIFT LOBBIES WITH NATURAL LIGHT
AND GENUINE APARTMENT ISOLATION



AUDIO VISUAL INTERCOM
SECURITY SYSTEM



NBN READY



GLASS RESIDENTS LIFTS



BASEMENT PARKING
WITH STORAGE ENCLOSURES



— ATRIUM



— ARCADE

A VISIONARY BUILDING
SET TO BECOME A
TRUE BRADDON ICON

THE APARTMENTS



HIGH LEVELS OF CROSS
FLOW VENTILATION



DOUBLE GLAZED WINDOWS
AND SLIDING DOORS



FEATURE CEILINGS



DETAILED AND
CUSTOMISED JOINERY



SMEG APPLIANCES
LINEAR RANGE



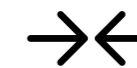
ASTRA WALKER BATHROOM
FITTINGS & TAP WARE



EXTERNALLY DUCTED RANGE
HOODS TO SOME APARTMENTS



INDUCTION COOKTOP



INTEGRATED REFRIGERATOR
AND DISHWASHER



DUCTED REVERSE CYCLE
AIR-CONDITIONING



TIMBER FLOORS TO
SOME APARTMENTS



PORCELAIN BENCH TOPS



POLISHED CONCRETE FLOORS

SHIRO

[WHITE SCHEME]



KURO

[BLACK SCHEME]



01—

ABEY UNDERMOUNT
DOUBLE BOWL SINK

[K U R O]

黒



02—

ABEY UNDERMOUNT
DOUBLE BOWL SINK

[S H I R O]

白



03—

ASTRA WALKER
KITCHEN MIXER

[K U R O]

黒



04—

FISHER & PAYKEL
INTEGRATED DISHDRAWER



05—

SMEG LINEAR RANGE
INDUCTION COOKTOP



06—

SMEG LINEAR
RANGE OVEN



07—

ASTRA WALKER
KITCHEN MIXER

[S H I R O]

白

08—

ASTRA WALKER
TAPWARE



09—

CIBO FINELINE
BASIN



10—

ASTRA WALKER
TAPWARE



11—

FISHER & PAYKEL
INTEGRATED REFRIGERATOR



12—

ASTRA WALKER
MODO TOILET



13—

ASTRA WALKER
LATITUDE SHOWER SET



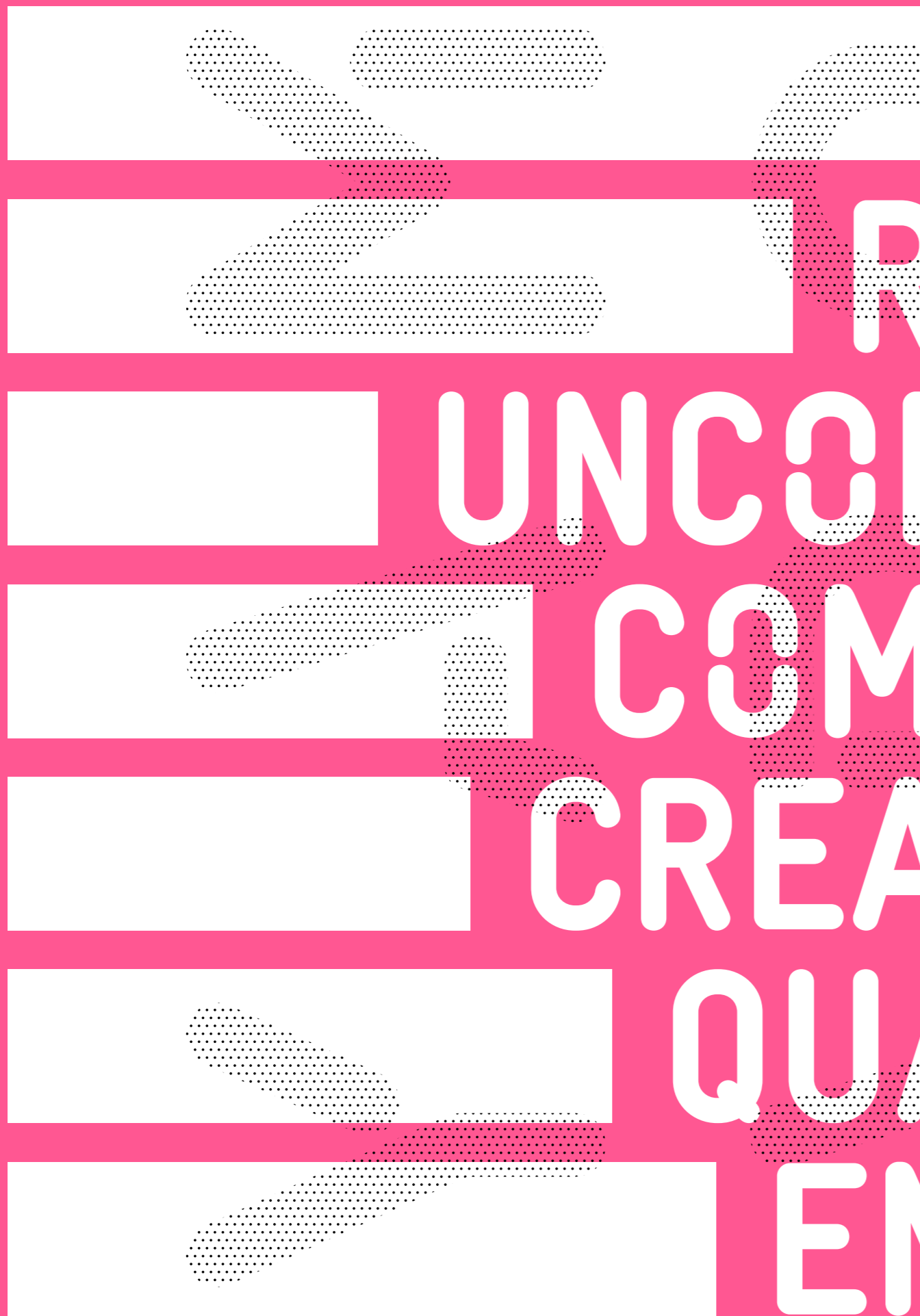
14—

FORME
BATH





— INTERIOR 2 BED [KURO]



THE DESIGN
REFLECTS AN
UNCOMPROMISING
COMMITMENT TO
CREATING A HIGH
QUALITY LIVING
ENVIRONMENT



— INTERIOR 2 BED [SHIRO]

THE LOCATION

01—
HAIG
PARK

02—
ORI
APARTMENTS

03—
PALKO
APARTMENTS

04—
AUSTRALIAN
TAXATION
OFFICE

05—
DENDY
CINEMAS

06—
AUSTRALIAN
NATIONAL
UNIVERSITY

07—
MELBOURNE
BUILDING

08—
SYDNEY
BUILDING

09—
CITY
HILL

10—
NEW
ACTON
PRECINCT

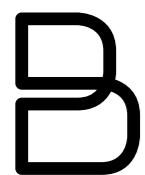
11—
LAKE
FORESHORE

12—
COMMONWEALTH
PARK

13—
CANBERRA
CENTRE



THE -TEAM



BulumGroup

'MANY DEVELOPERS GIVE US PLACES AND SPACES THAT ARE SO FORMULATED AND SOULLESS. CANBERRA HAS SO MUCH POTENTIAL AND LOCALS HAVE SHOWN THEY ARE HUNGRY FOR THAT CHANGE'

Bulum Group is a privately owned Australian company focusing on prime property opportunities throughout Australia's property markets. Over the past 30 years, Bulum Group have delivered property totalling more than AUD\$2 billion across the Canberra residential and commercial property sectors alone.

In recent years, Bulum Group have focused their efforts on the Braddon retail precinct and have brought a new level of energy and cultural flair to the transforming suburb.

Nik Bulum
— Creative Director

LJ Hooker

Project Marketing
ACT

LJ HOOKER PROJECT MARKETING IS A SPECIALIST ARM OF LJ HOOKER FOCUSING ON NEW HOMES, OFF PLAN SALES AND MULTI-UNIT MARKETING.

LJ Hooker Project Marketing function as the centre of operations for project marketing in the ACT and surrounding areas.

The highly regarded multi award winning team has been recognised by the LJ Hooker network as the top specialist marketing office in 2014 and 7th in Australia at the 2014 REB awards. While, In 2015 the office was awarded 4th place in all of Australia at the REB awards.

The Project Marketing team is thrilled to be the exclusive marketing agency on this exciting new landmark Braddon development.

Andrew Ligdopoulos
— Managing Director

Nathan Gibson Judd Architect

'I HAVE BUILT A DEDICATED AND DIVERSE TEAM PASSIONATE ABOUT THE REALISATION OF ARCHITECTURE FOR OUR CLIENTS'

Nathan Gibson Judd Architect is an inner city Canberra architecture practice which addresses the demand for innovative, design focused residential architecture.

The practice is regularly featured in national design magazines and other print publications.

The practice is the recipient of several design awards, including the prestigious Malcolm Moir and Heather Sutherland award, Residential Architecture – Houses.

Their Architecture demonstrates a lived vitality that celebrates the individual and the environment. Their concept of material, colour, planning, form, volume and light create delight for those that inhabit their creations.

Nathan G Judd
— Director

PREVIOUS BRADDON DEVELOPMENTS

— ORI



ORI IS A SIX STOREY MIXED USE COMMERCIAL BUILDING IN THE RAPIDLY EVOLVING BRADDON CONTEXT.

The building integrates apartments and two levels of bespoke commercial spaces housing a dynamic community of traders including clothing, ice cream, homewares, barbers, architects, photographers, cafés and soon to be whole foods, restaurants, gym and yoga studio.

Ori responds to the post light industrial context of Braddon and offers both a re-exploration and reintroduction of the latent high street and arcade languages as well as presenting a developed sculptural and contemporary identity to the street.

Importantly for Canberra the project explores the latency of the first floor and its relationship to the urban street. The introduction of the balcony at first floor creates a new urban domain that informs the vibrancy of the street, offers the benefit of passive and active surveillance, and provides a stage set for a secondary elevated address for commercial activities.

This project brings to Canberra a new model of mixed use vitality.

— PALKO



'TO CREATE A LANDMARK DEVELOPMENT THAT REDEFINES THE NEW URBAN BRADDON'

Palko is a true icon of Braddon, symbolising the progressive nature of the suburb but staying true to the creative design elements that Braddon is renowned for. At Palko attention to detail is at the heart of the design process, it informs each individual apartment and every aspect of the building as a whole.

The driving ethos to make Palko something truly exceptional and unique inspired everyone involved to look beyond accepted benchmarks and rise above industry standards.

The southern end of the project is anchored by the 'free-standing' volume of the futuristic Nibu Apartments.

**The brief was simple...
Exceed all expectations.**

— NIBU



NIBU WILL DELIVER THE QUALITY OF FINISHES INTRINSIC TO THE ELITE LUXURY APARTMENTS OF CANBERRA.

An exclusive New York inspired boutique development of only 24 apartments, Nibu will embrace life in Canberra's ever evolving vibrant café and retail precinct 'Lonsdale Street, Braddon'.

An Architectural masterpiece, Nibu is unlike anything ever offered in Canberra. A structurally breathtaking building that will undeniably offer a level of luxury that is unsurpassed.

Designer apartments unlike anything Canberra has seen.



1300 733 007 —
YAMAROSHI.COM.AU



LJ Hooker
Project Marketing
ACT

Nathan Gibson Judd Architect

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