



SXY2

33 Claremont Street
South Yarra, Victoria, Australia

OVERVIEW: 56 Apartments

PROJECT VALUE: \$30M

ROLE: Developer, Project & Development Manager,
Superintendent, Sales & Marketing

DESCRIPTION

SXY2 is South Yarra's newest addition to the Forest Hill Precinct by Baracon and follows the successful SXY project.

It is a unique boutique apartment building that projects forward into the streetscape. The exclusive architectural features allow the building to distinguish itself from the top of Toorak Road. A stand-out feature was the exterior façade, which was painted to create a popular 3D effect. The building rises ten storey's and includes a multi-level basement. It comprises 56 one bedroom plus study and two bedroom apartments.

SXY2 attracted interest from buyers as a direct result of the quality and design that inspired practical and elegant living. Its open plan design allows for multifunctional use of the apartment space.

Baracon was involved in all aspects of the project from its inception. Its roles included project management, development management, sales & marketing management, feasibility and superintendent.

Cleverly in order to allow a car park to work in this confined footprint, SXY2 utilized the SXY car park entry off Yarra Street and it's car park ramping system to access car parking. An easement placed over this access way prior to settling on SXY allowed this to work. Car park lifts in the lowest level of SXY2 increased car park numbers. The interior exposed concrete ceilings and clever joinery combination between the kitchen and lounge room areas was highly regarded by purchasers.

The project was well received and highly successful. It was sold out and completed on budget and withing a tight construction timeline.