

A large, stylized letter 'V' graphic in a muted brown color, positioned behind the main text. It has a thick, solid fill and a slight shadow effect.

VALENTINA

ROSE BAY





Architecture, interiors and gardens have been harmoniously designed by Studio Brent Lee to offer large & luxurious one, two & three bedroom residences. Capturing the essence of timeless and sophisticated design in the coveted suburb of Rose Bay



Monolithic travertine & bronze details are complemented by a waterfall of vines that overhang the entrance, while rows of delicate roses lead you inside. Lush gardens surround and soften the building while establishing a subtle connection to the neighbouring Royal Sydney Golf Club



VALENTINA

1 THE AVENUE

1 THE AVENUE



Moments away from everything Sydney has to offer from pristine beaches, breathtaking water views and the bustling CBD



“Each residence is designed with an impressive curation of natural textures and neutral tones, enhanced with an intuitive floor plan layout. Tailored with bespoke imported marble kitchens, bathrooms, fireplaces and custom high-quality laminate veneer joinery.

Blurring the lines between art & sophisticated architectural design. For Valentina, Studio Brent Lee has embraced the romance of architecture from centuries ago while adapting each design to a contemporary way of living. Providing residents with the beauty of past artisans and the luxuries of a modern-day home.”

BRENT LEE

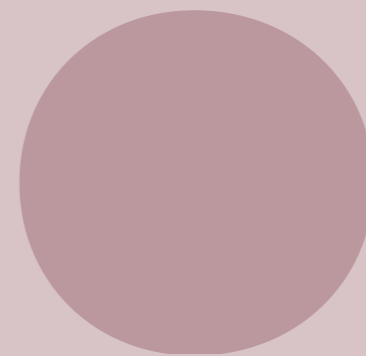
- Design Director, Studio Brent Lee

Available site of 1,800 m² at
1 The Avenue, Rose Bay NSW 2029





INTERIORS



VALENTINA

ROSE BAY

1 THE AVENUE, ROSE BAY NSW 2029

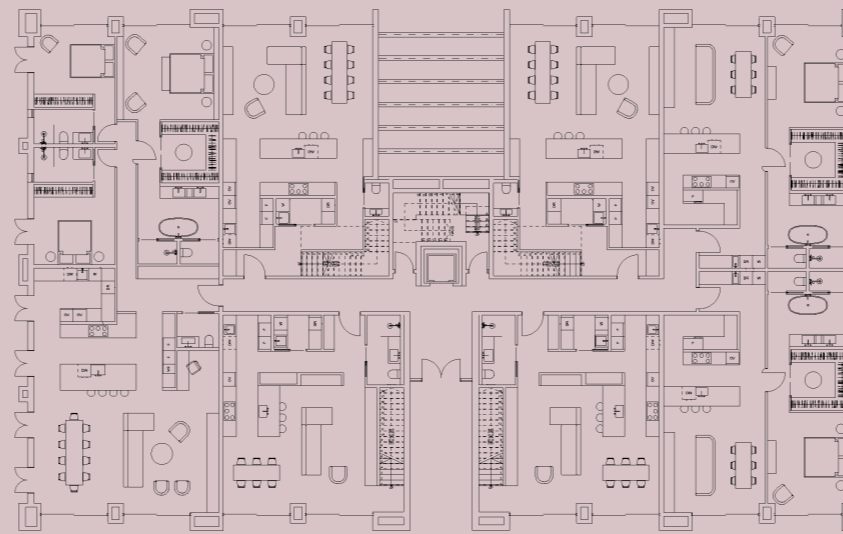
One Bed One Bath One Car	2	Two Bed Two Bath Two Car	2
Three Bed Two ½ Bath Two Car	4	Three Bed Three ½ Bath Two & Four Car	3

Land Size	GFA	FSR
1800 m ²	1688 m ²	0.93/1

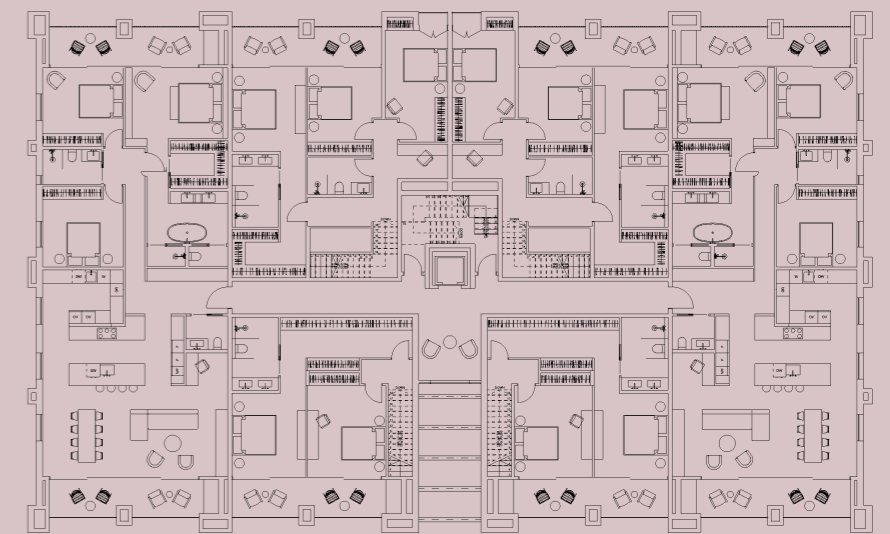
Potential for Commercial Space Along OSH

239 m²

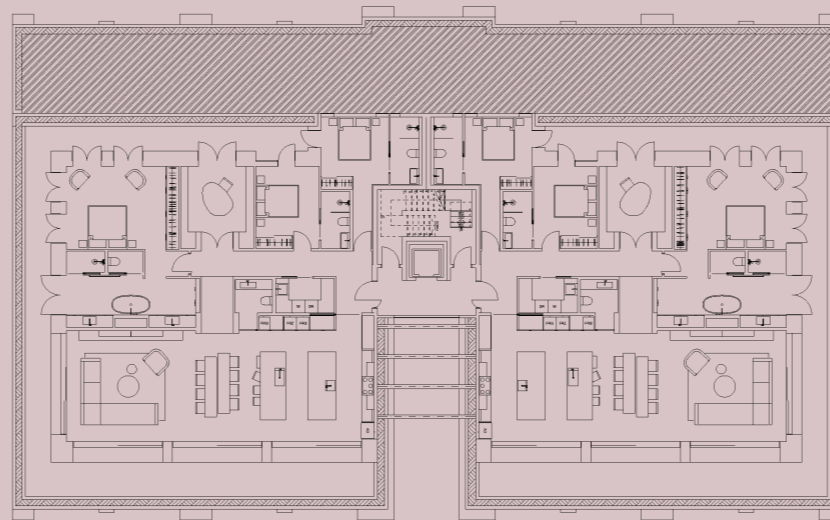
STUDIO BRENT LEE



GROUND FLOOR



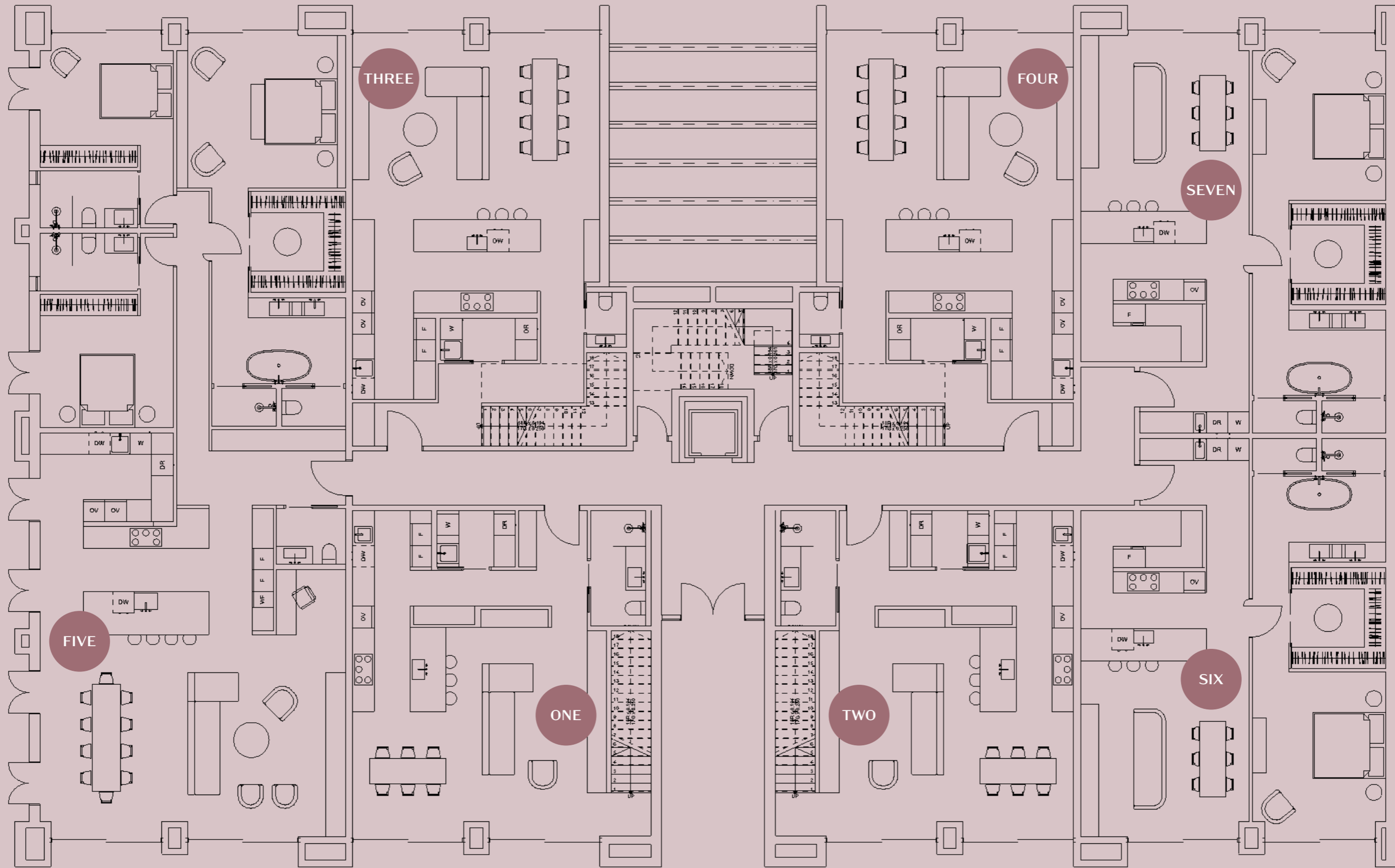
LEVEL ONE



LEVEL TWO

NORTH





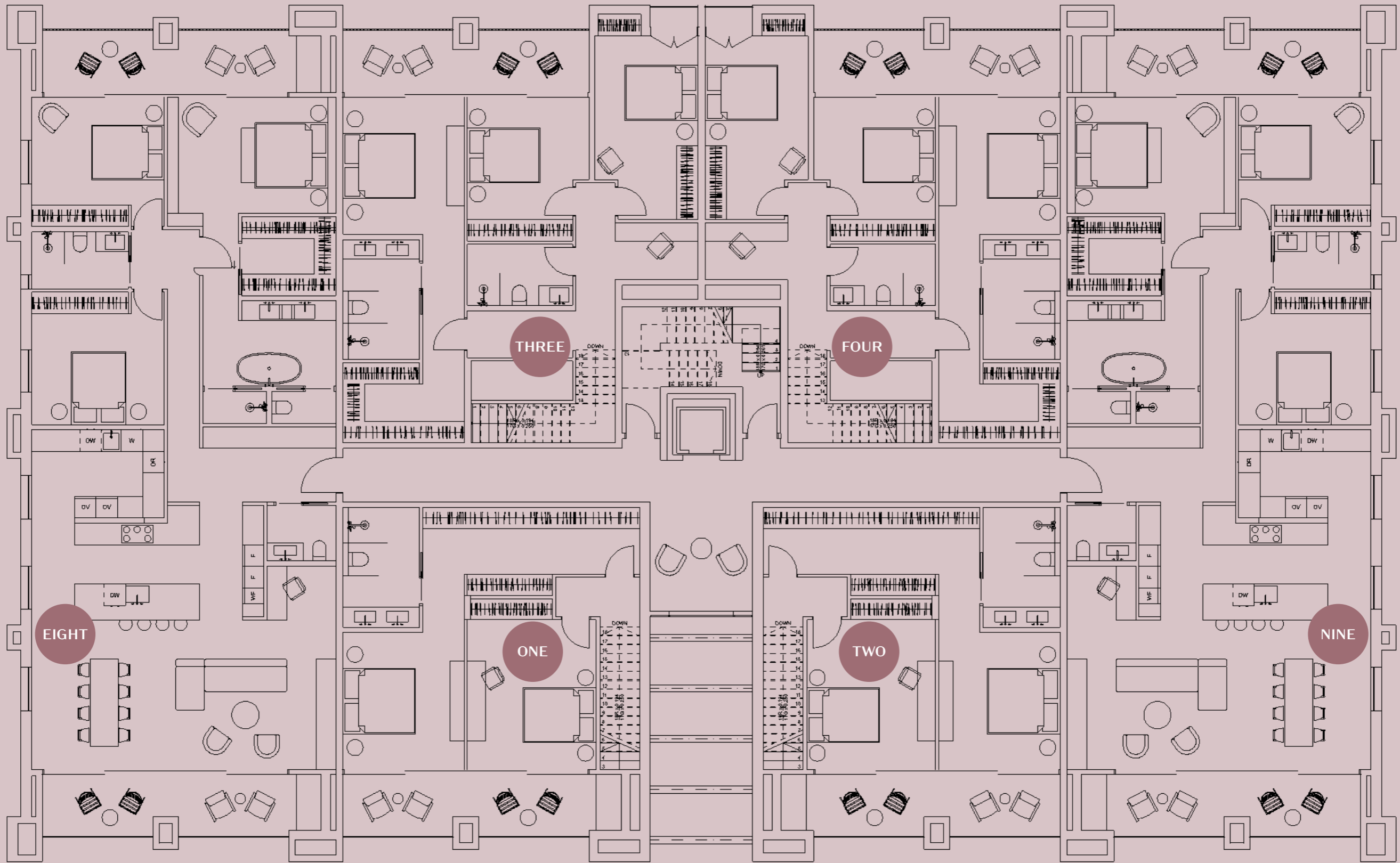
VALENTINA

GROUND FLOOR

RESIDENCE ONE | TWO | THREE | FOUR | FIVE | SIX | SEVEN STUDIO BRENT LEE

NORTH

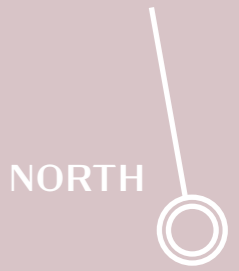


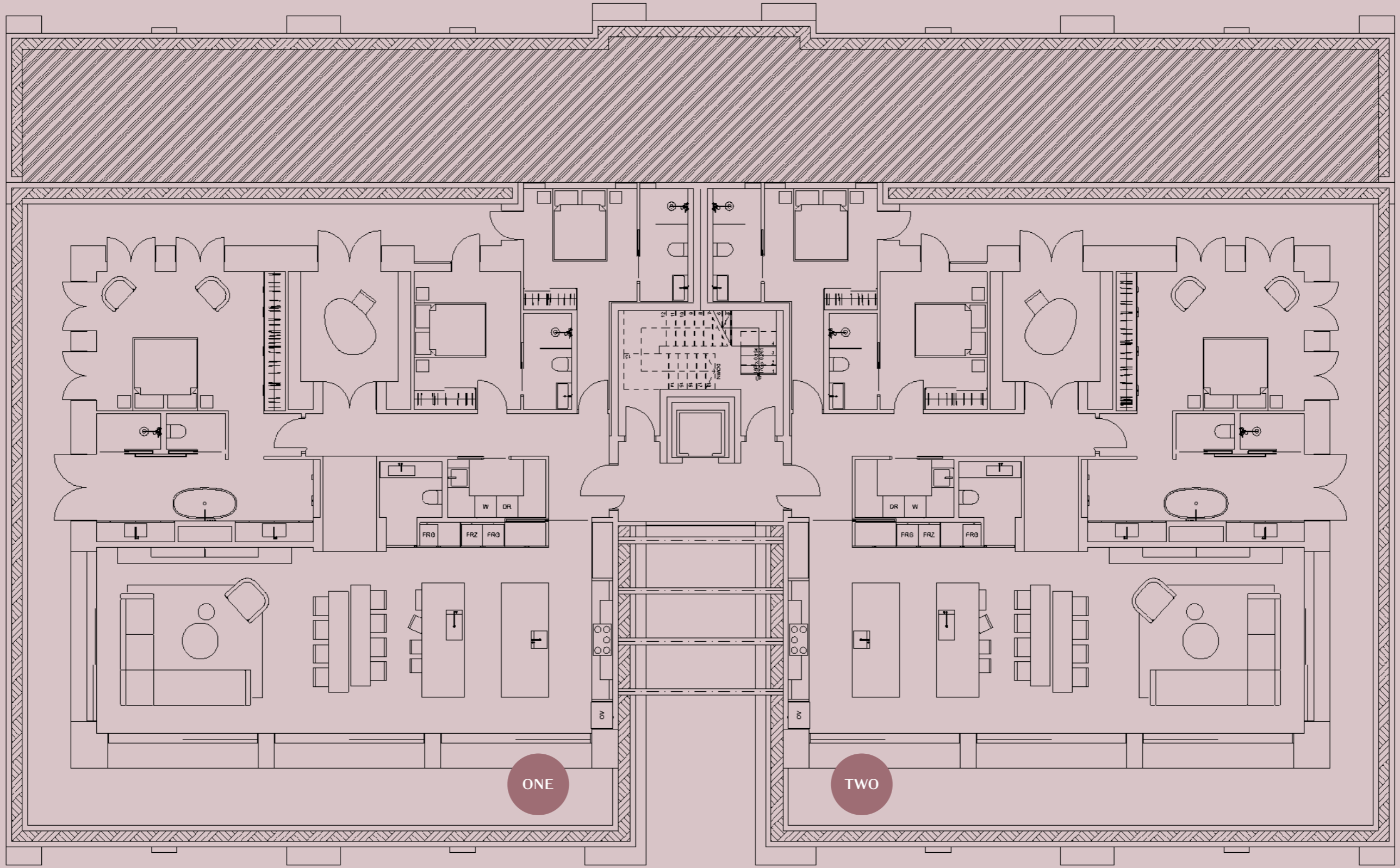


VALENTINA

LEVEL ONE
RESIDENCE ONE | TWO | THREE | FOUR | EIGHT | NINE

STUDIO BRENT LEE

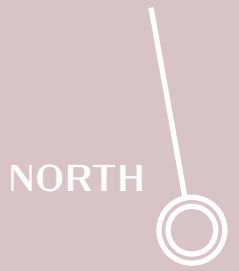




VALENTINA

LEVEL TWO
PENTHOUSE ONE & TWO

STUDIO BRENT LEE



VALENTINA

PENTHOUSE TWO LEVEL TWO

01 | Kitchen. 02 | Dining. 03 | Living. 04 | Powder.
05 | Office. 06 | North Balcony. 07 | East Balcony.
08 | South Balcony. 09 | Master Suite. 10 | Master
Ensuite. 11 | Bedroom Two. 12 | Ensuite Two.
13 | Bedroom Three. 14 | Ensuite Three. 15 | Laundry.
16 | Foyer. 17 | Bar.

Bedrooms Bathrooms Car Spaces

3

3.5

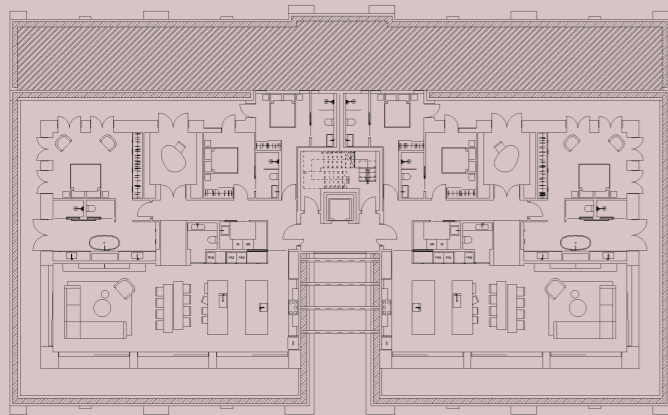
4

Internal Area External Area Total Area

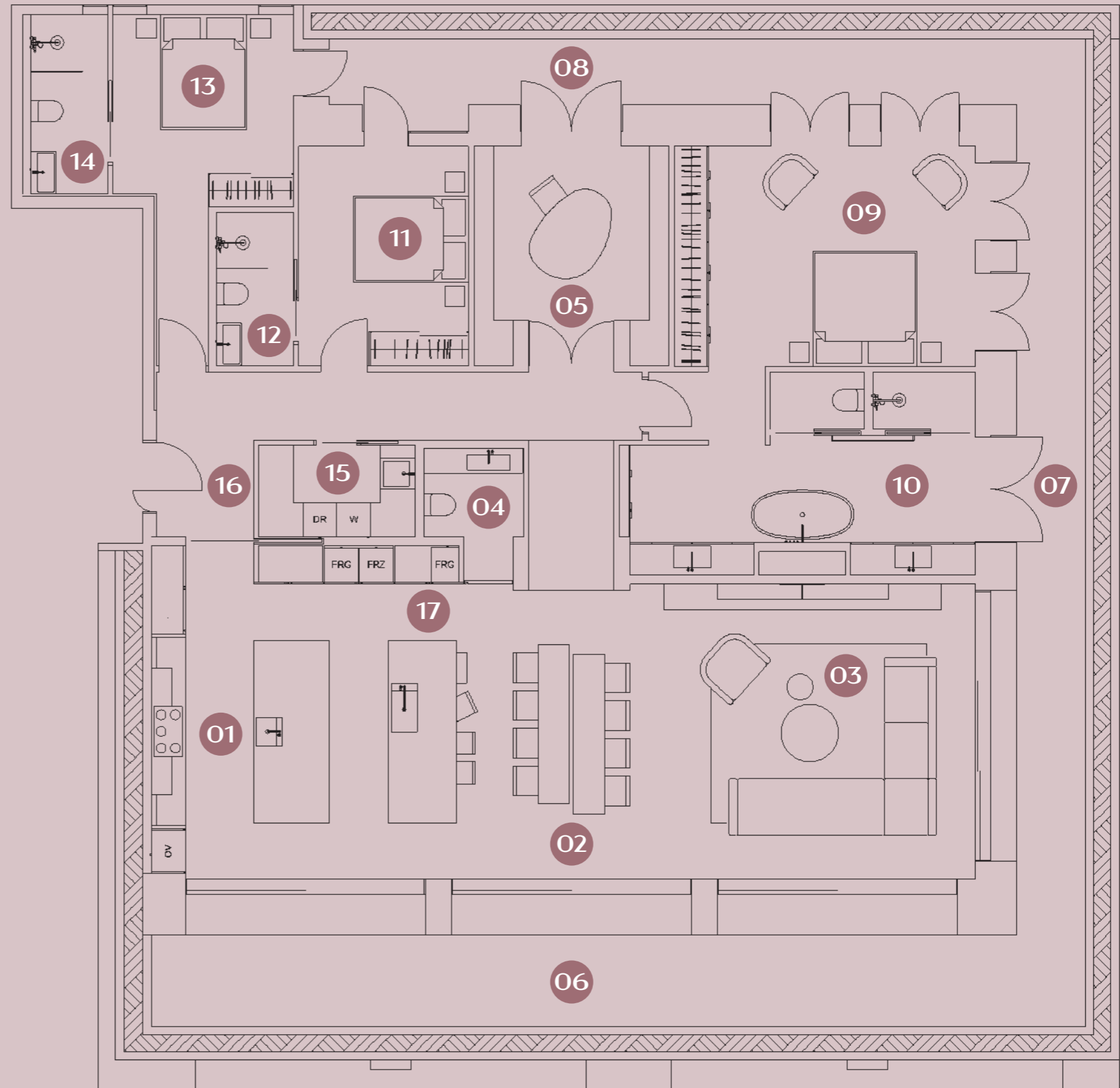
200 m²

75 m²

275 m²



STUDIO BRENT LEE



IMPORTANT, PLEASE READ CAREFULLY. All dimensions, floor areas, fittings, specifications, floor finishes, images and diagrams are indicative only and subject to change without notice. Furnishings, accessories and whitegoods not included. Finished product may differ from that depicted. Interested persons should carefully check plans in the contract and associated documents and make their own inquiries and rely on their own investigations and advice.

NORTH







A sophisticated and sculptural approach has been taken to each of Valentina's exclusive nine residences and the two Penthouses. There's a seamless transition from the travertine, bronze and lush gardens of the exterior as you're welcomed into a refined luxury that is second to none in the desired Rose Bay



A generous size office is at an optimal position in both Penthouse One & Two. With views over Rose Bay's treetops and views to the North through the formal dining area. Ideal for working from home and having your own private sanctuary within one of Valentina's Penthouses





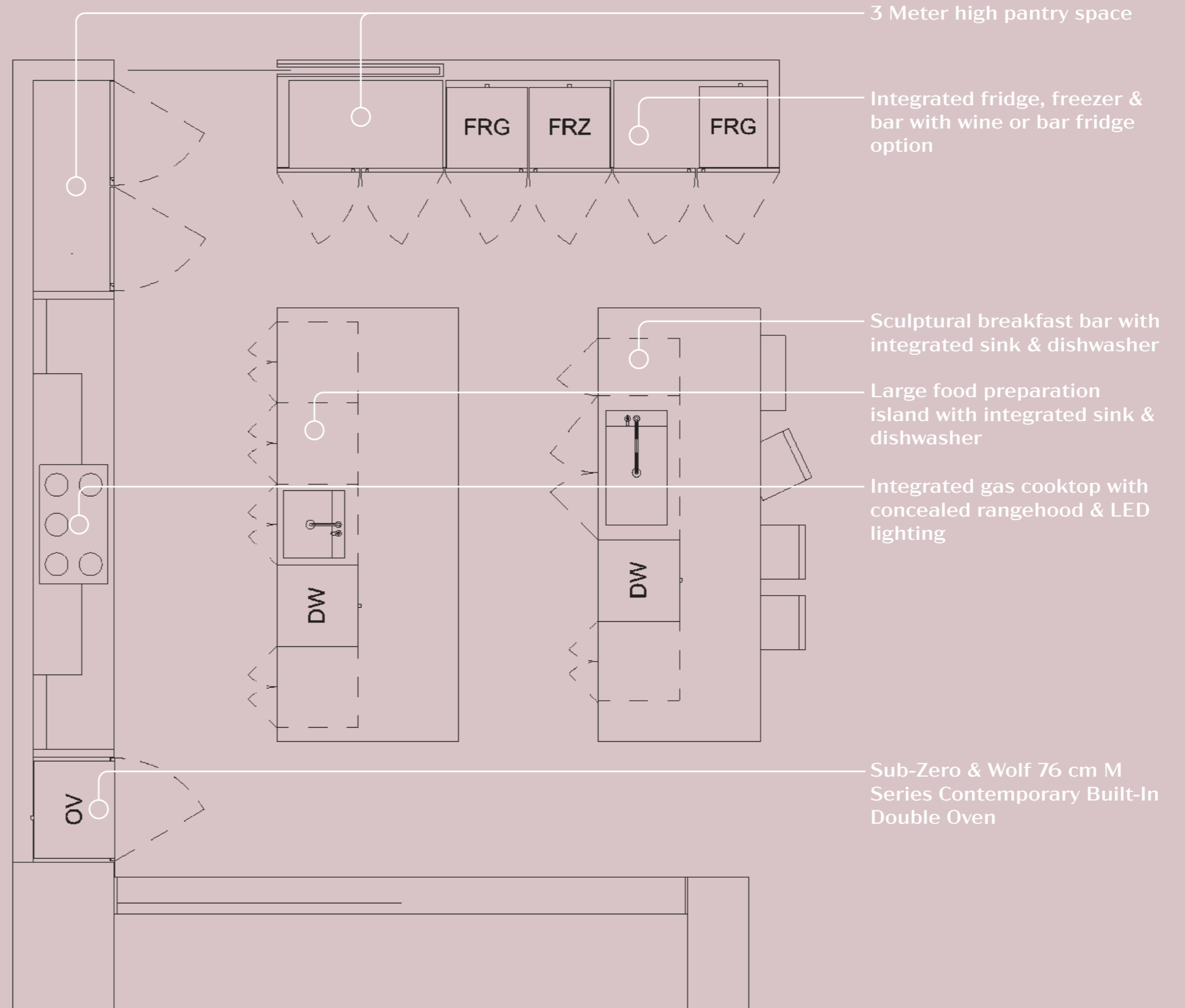
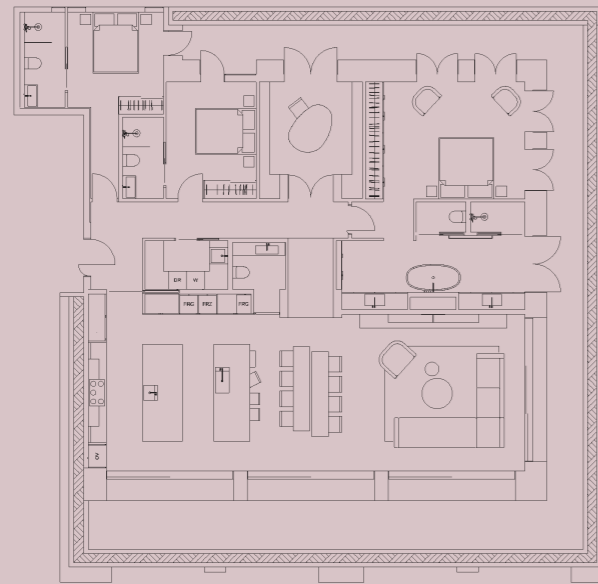
A deep consideration has been taken in designing bespoke, sculptural kitchens that effortlessly function with high-end appliances and flowing layouts. Valentina's Penthouses have two islands, with one acting for food preparation and the other as an entertaining, serving area & breakfast bar

VALENTINA

PENTHOUSE TWO

KITCHEN FLOOR PLAN

STUDIO BRENT LEE









Collaborating with the world's finest designers and suppliers of the highest quality materials and finishes. Including fixtures from Cocoon by John Pawson & Piet Boon that are complemented with bespoke designed Bianco Rhino Marble bathrooms from the exotic coastline of Namibia





The Master Bedroom is a sun-drenched haven with bronze French doors opening out to a corner balcony lined with greenery and flowers reminiscent of a luxury hotel in Paris

VALENTINA

RESIDENCE FIVE

GROUND FLOOR

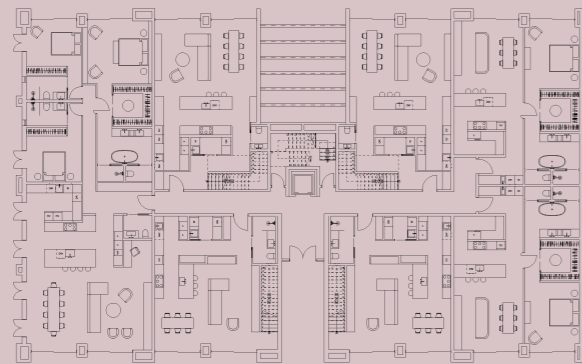
01 | Kitchen. 02 | Butler's Pantry & Laundry. 03 | Dining.
 04 | Living. 05 | Office. 06 | Bar. 07 | Powder.
 08 | Master Suite. 09 | Walk-In-Robe. 10 | Master
 Ensuite. 11 | South Terrace. 12 | West Garden.
 13 | North Terrace. 14 | Bedroom Two. 15 | Ensuite Two.
 16 | Bedroom Three. 17 | Ensuite Three. 18 | Foyer.

Bedrooms Bathrooms Car Spaces

3 3.5 2

Internal Area External Area Total Area

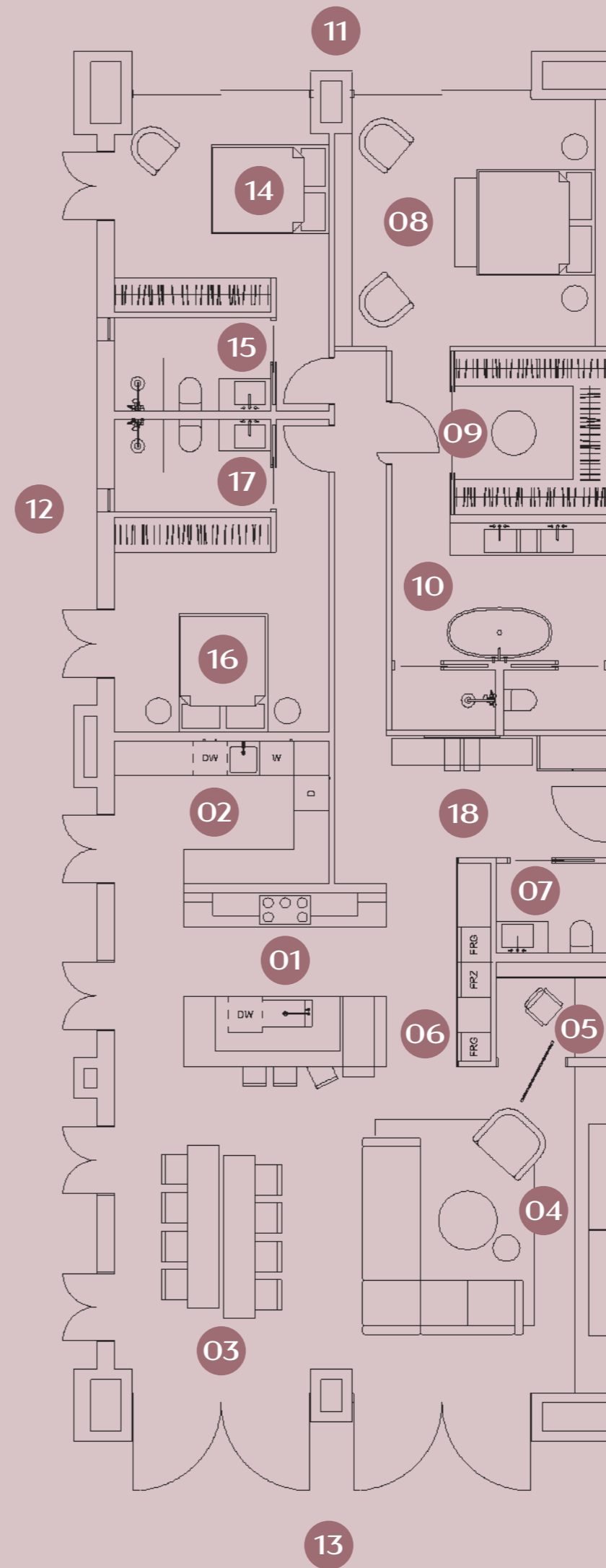
189 m² 209 m² 398 m²



STUDIO BRENT LEE



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NORTH





Valentina's residences combine open-plan living and subtle segregation of spaces. Every area flows seamlessly into the next as soon you enter each one, two or three bedroom apartment. Bespoke imported marble kitchens, clever floor plans and floor-to-ceiling bronze doors elegantly form the ultimate living experience. Complemented with a warm, neutral palette that has been meticulously completed with the highest quality materials, fixtures and finishes

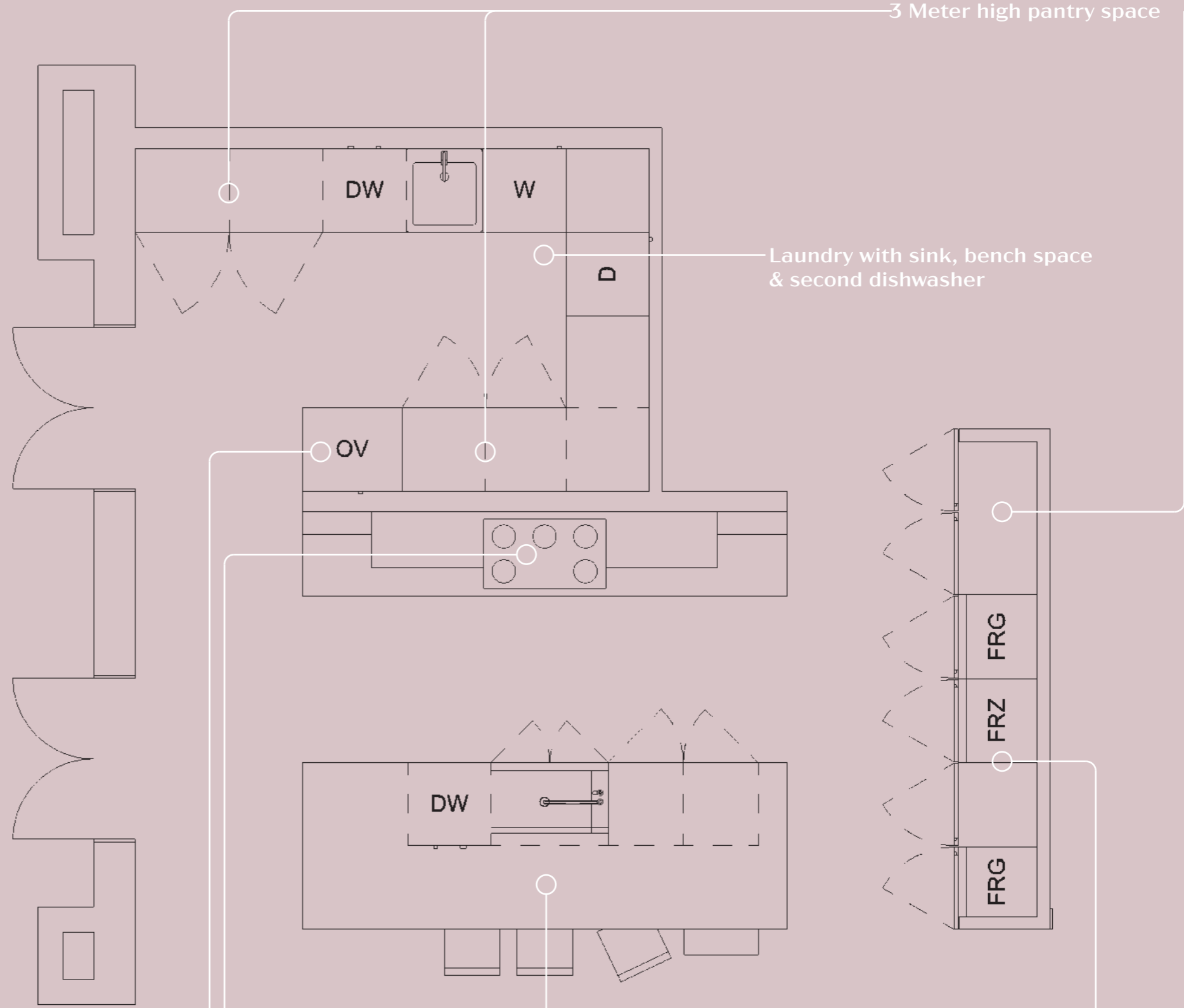
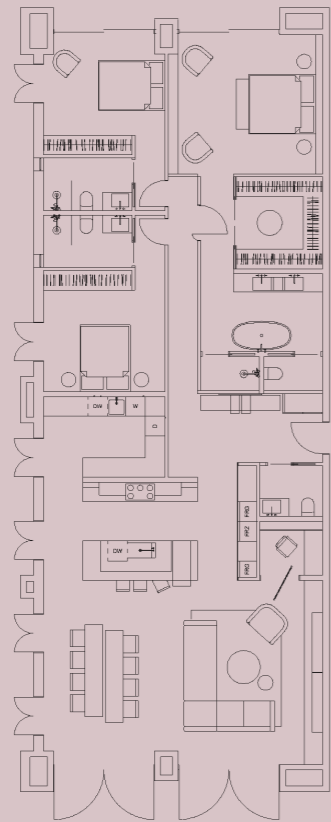


VALENTINA

RESIDENCE FIVE

KITCHEN FLOOR PLAN

STUDIO BRENT LEE



3 Meter high pantry space

Laundry with sink, bench space & second dishwasher

Integrated gas cooktop with concealed rangehood & LED lighting

Sculptural breakfast bar with integrated sink & dishwasher

Integrated fridge, freezer & bar with wine or bar fridge option

Sub-Zero & Wolf 76 cm M Series Contemporary Built-In Double Oven





LOCATION





The Royal Sydney Golf Course

Sonoma Bakery

Rose Bay Beach

Catalina Restaurant



CATALINA RESTAURANT

Perched on the waterfront in stunning Rose Bay, Catalina is a fixture on Sydney's romantic dining scene. The daily-changing menu keeps diners on their toes, although a celebration of the freshest seafood can always be expected. Whether it's said dynamic menu, the impressive wine list, or the spacious dining room with stunning water views that keep diners flowing through the doors, the Catalina team have struck gold with the combination of all three





ROSE BAY BEACH

Rose Bay Beach, located just moments from Catalina and an array of shops & cafes, has stunning views of Sydney Harbour Bridge. The beach is often flooded with happy dogs running around while their owners wade knee-deep in the blue waters. Kayak hire is available, or relax and enjoy the view of this unique beach



SONOMA BAKERY


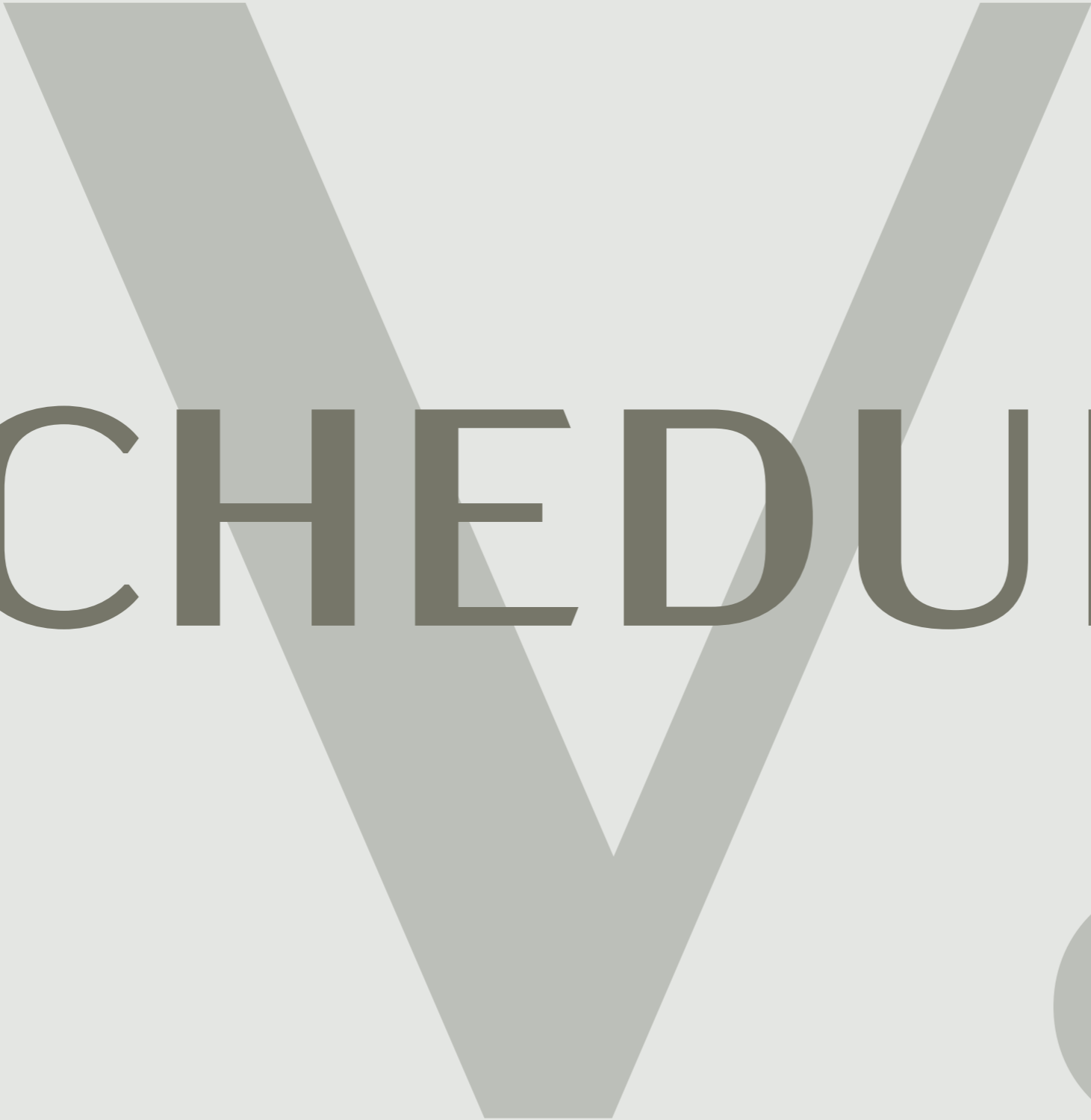
Sourdough in Sydney is synonymous with Sonoma Bakery Rose Bay. Aside from the signature artisanal bread you can buy by the loaf, Sonoma also has quiches, muesli and handmade pastries to eat in or take away. Dine over a slice of the good stuff with eggs or as a sandwich and a coffee. The bakery and cafe are beautiful on the corner of New South Head Road and Newcastle Street. A sleek palate of black, white and brass is present in the chequered floor, painted brick walls and leather banquette seating, giving a classy edge to Sonoma's raw, industrial brand

THE ROYAL SYDNEY GOLF COURSE

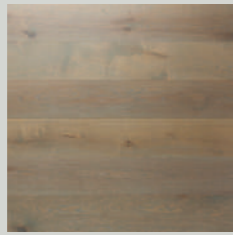
Royal Sydney Golf Course is more than just a golf club. With over five thousand members, it caters to the tennis, bowling, croquet fraternities and the golfing community. And the majestic harbour-side clubhouse, lawn tennis courts, bowling greens, croquet lawns and championship golf course all give Royal Sydney the well-earned reputation of a centre for sporting excellence in New South Wales



SCHEDULES



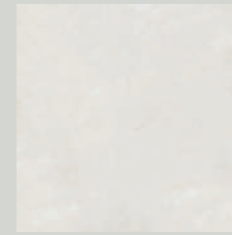
FINISHES



**French Grey
European Oak
Engineered Timber
Flooring
260mm Wide
UV French Grey Oil
Finish**



**Off-White Plaster
Dry Areas
Walls & Ceilings
Smooth Finish**



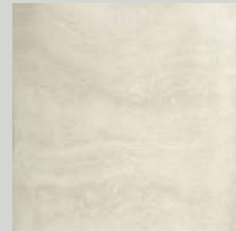
**Off-White Plaster
Dry Areas
Skirting Boards
Smooth Finish**



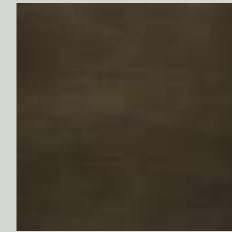
**Bianco Rhino
Marble
Natural Stone
20mm Slab
Honed Finish**



**Tadelakt
Off-White
Powder & Ensuites
Smooth Finish**



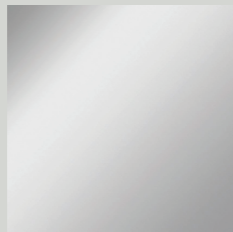
**Porcelain Tile
Travertine Look
Balcony & Exterior
Walls
Matte Finish**



**Oil Brushed
Bronze
Matte Clear Sealer
Door & Window
Frames
Door Hardware**



**Oak Veneer
Laminate
French Grey
All Joinery**



**Clear Mirror
All Bathrooms
10mm**



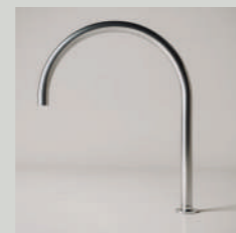
**Clear Toughened
Glass
All Bathrooms
12mm**



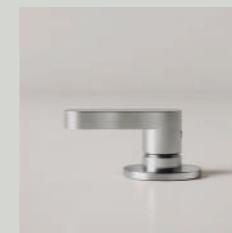
FIXTURES & FITTINGS



Deck Mounted
Faucet
400mm Spout
Entertaining
Kitchen Island
Brushed Gold
Finish



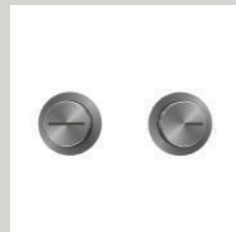
Deck Mounted
Faucet
280mm Spout
Preparation
Kitchen Island &
Bathrooms
Brushed Gold
Finish



Deck Mounted
Mixer
All Deck Mounted
Faucet Locations
Brushed Gold
Finish



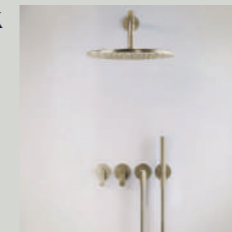
Wall Hung Toilet
Pan & Soft Close
Lid
All Bathrooms &
Powder Rooms
Argilla Finish



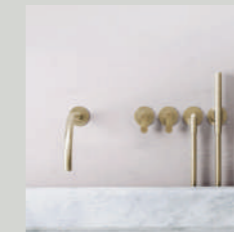
Remote Twin
Accessible Raised
Button Set
All Toilet Locations
Brushed Chrome



Heated Towel Rack
All Bathrooms
Bronze Finish



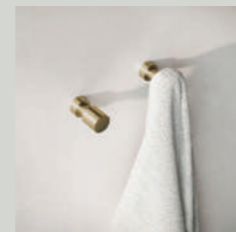
Wall Mounted
300mm Rain
Shower with
Thermo Mixer,
2-Way Diverter &
Hand Shower
All Bathrooms
Brushed Gold
Finish



Wall Mounted
Bath Spout with
Thermo Mixer,
2-Way Diverter &
Hand Shower
Master Bathroom
Brushed Gold
Finish



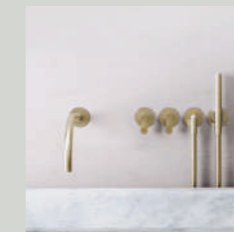
Pop-Up Basin
Waste Plug
All Bathrooms,
Kitchen & Powder
Room
Brushed Gold
Finish



Clothing Hooks
All Bathrooms
Brushed Gold
Finish



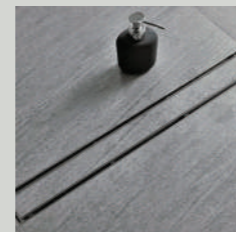
Toilet Roll Holder
All Bathrooms &
Powder Room
Brushed Gold
Finish



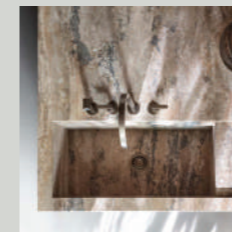
Wall Mounted
Bath Spout with
Thermo Mixer,
2-Way Diverter &
Hand Shower
Master Bathroom
Brushed Gold
Finish



Wall Mounted
Toilet Brush
All Bathrooms &
Powder Room
Brushed Gold
Finish



800mm Stainless
Steel Tile Insert
Drain
All Showers &
Master Bathroom
Bathtub Area



Integrated Natural
Stone Sink
All Bathrooms,
Kitchen & Powder
Room
Bianco Rhino
Marble
Honed Finish



Stainless Steel
Sink with Tap
250mm Deep
Laundry



APPLIANCES & HARDWARE



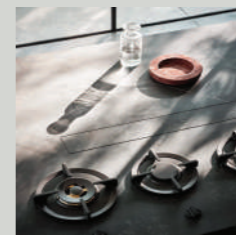
**Miele 9KG
Front Load
Washing Machine
Laundry**



**Miele 9KG
Heat Pump Dryer
Laundry**



**Sub-Zero & Wolf
76CM Double Oven
Built-In
Kitchen Area**



**PITT Integrated
Gas Burners
Kitchen Area**



**Gaggenau 86CM
200 Series
Under Cupboard
Rangehood
Finished with
Natural Stone**



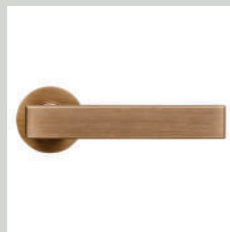
**Gaggenau Vario
Series 200
Refrigerator
289 Ltr
Integrated**



**Gaggenau Vario
Freezer 200 series
212 Ltr
Upright Freezer
Integrated**



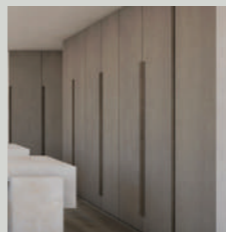
**Gaggenau 200
Series
Fully Integrated
Dishwasher**



**Bronze Door
Hardware
All Internal Doors
& Balcony French
Doors**



**Bronze Entry Door
Bar
Front Entry Door**



**Bespoke Bronze
Cabinet & Powder
Room Door
Handles**



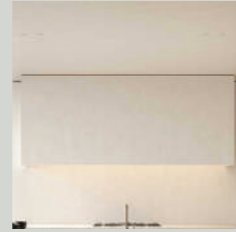
**Bronze Oval Door
Pull
Kitchen & Lobby
Pocket Door**



ELECTRICAL



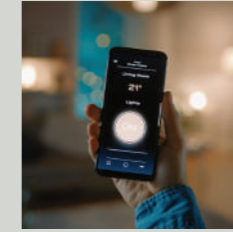
**Recessed Trimless
Downlight
Finished in
Off-White Plaster
as Per Ceiling**



**Recessed LED
Strip Lighting
Kitchen Area**



**8G Two Way
Dimmer Switch
Panel
Bronze Finish**



**Home Smart Tech
Lighting & AC
System**



