

Futuristic apartment development continues Mascot's residential revival



An imaginative \$300-million apartment development at Mascot featuring a series of breakthrough architectural and technological elements is continuing the residential renaissance of this former industrial suburb.

Called *Avantra*, the eye-catching complex crystallises many ecological principles, including solar access, natural light, cross ventilation, thermal mass, shading, privacy and generosity of space.

But its design goes much further, turning traditional architecture on its head by creating translucent atria open to the sky, as well as suspended walkways linking each of the four buildings. On alighting from a lift, residents will access their apartments via the open-air walkways, sheltered from rain by a glass rooftop 'lid'.

The full-height atria will act as 'windpipes' that capture and circulate cool air to apartments, reducing the need for artificial air-conditioning. The 'windpipes' will also naturally illuminate each building, and allow views to show through.

The 310-apartment *Avantra* is thought to be the world's first high-density complex to deliver 100% natural ventilation and natural light to every habitable room.

Architect Brent Marvin of MD+A describes the overall design concept for *Avantra's* 'Streets In The Sky'.

"We've created a world first in duplicating the concept of the small suburban street and reassembling its elements vertically," Mr Marvin said. "We have six metres between front doors which is typical of a small lane, and we have pocket parks at each level where residents can sit in the sun.

"Within the building we have areas to work as well as communal socialising and entertaining zones with full-scale pools and barbecue areas. But instead of these being spread out at ground level we have designed them in the sky."

Avantra has four multi-level buildings – one crowned with a spectacular swimming pool. Each building is interlinked by an atrium and has a rooftop communal garden with impressive views.

Rainwater will be collected on each roof, used to nourish the gardens, and then trickle through a series of gravel filters to different levels of each building, forming a visually soothing water feature.

Avantra is being developed by Longton on an 8,762m² site at 669 Gardners Road, just three minutes walk from Mascot train station. Longton set tongues wagging last year when it launched another futuristic development at Mascot, *Futra*, which offered a living environment in the spirit of 'The Jetsons'.

Avantra is even more technologically advanced.

It will include an electronic concierge service called *iButler*, a social media network called *iCommunity*, and home automation software.

"*Futra* sold very quickly because professional people, in particular, want the resources to be as productive at home as they are at the office, and purchasers were prepared to pay a premium for the latest technology and inclusions," said the CEO of Longton, Steven Yu.

"We strive to set trends not follow them, so we create Australia's most advanced apartment buildings. That's the basis of our company slogan: 'No respect to status quo'. We are not satisfied with what the local industry is delivering so we are setting new standards.

"The last thing we want is to offer a similar style of development to the run-of-the-mill, so we search the world to source the best technology and services. If we can't find what we want then we create it ourselves."

Mr Yu describes Mascot as a "suburb in transition", moving from its industrial roots into a trendy, lifestyle-orientated centre as has happened in nearby Waterloo, Alexandria and Zetland.

"There is a vibrancy in the air at Mascot which comes from expectation, and those who buy here will appreciate the benefits even more in years to come as the suburb evolves," said Mr Yu.

"Mascot has more than 50 cafes, restaurants and shops, and is handy to many of Sydney's best recreational attractions, including parklands, sporting stadiums, golf courses, Randwick Racecourse and world famous beaches.

"It is an ideal base for workers, being near large-scale employer groups such as the airport, hospitals and Fox Studios, while students are well catered for by universities and private colleges."

Apartments at *Avantra* come in a wide variety of layouts, including 'flex' units which have large, dedicated studies that are flexible enough to be used as a bedroom. There are:

- one-bedroom apartments from \$499,000
- two-bedroom apartments from \$629,000
- three-bedroom apartments from \$849,000
- four-bedroom apartments from \$999,000, and
- four-bedroom penthouses from \$1.49-M

The interiors have been designed by Archer + Wright in two dramatic colour schemes that can best be described as 'urban luxury'. Premium finishes include European tiles, plush broadloom carpet, wide-plank timber floorboards, Delonghi kitchen appliances, Grohe tapware, marble features in bathrooms, heated towel rails, wine cabinets, and integrated joinery.

"Our clientele is astute, so we have to give them top quality appointments and finishes, which we do at excellent value," said Mr Yu.

Avantra purchasers will also have the option of buying furniture packages from Italy to complement the light and dark interior schemes.

"We have worked closely with Poliform to craft unique furniture solutions worthy of our prestigious projects," said Mr Yu. "If a buyer has existing furniture then we'll offer to buy it from them and donate it to a charity.

The *Avantra* display centre is at unit 7, 7-9 Kent Street, Mascot (corner of Church Street). It features two replica apartments, and from August 3 it will be open for inspection from Tuesday to Sunday, 10am to 5pm. Further information is on www.avantracommunity.com.au or 1300 669 667

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