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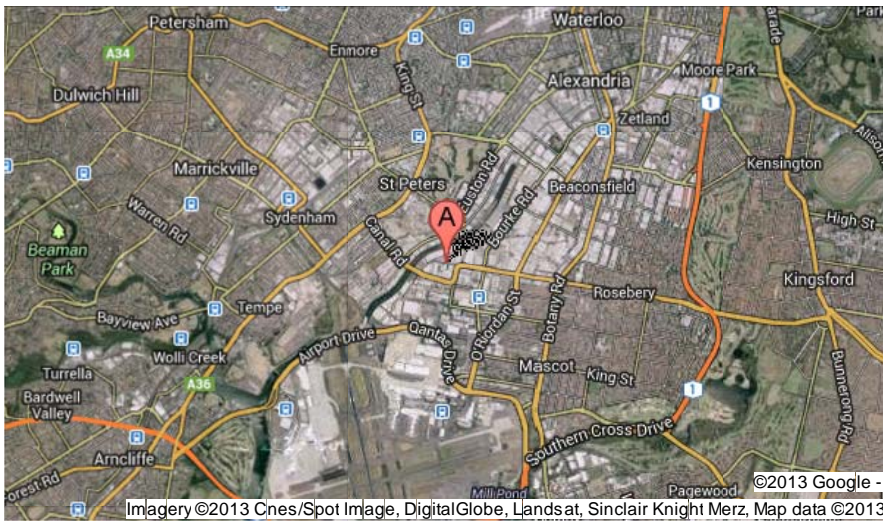
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An imaginative \$300-million apartment development at Mascot featuring a series of breakthrough architectural and technological elements is continuing the residential renaissance of this former industrial suburb.

Developed by [Longton Property Group](#), *Avantra* is an eye-catching complex of four multi-level buildings that crystallises ecological principles, including solar access, natural light, cross ventilation, thermal mass, shading, privacy and generosity of space.

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.

Avantra is being developed on an 8,762m² site at 669 Gardners Road, just three minutes walk from Mascot train station.



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Architect Brent Marvin of [MD+A](#) describes the overall design concept for *Avantra* as ‘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 four buildings are interlinked by an atrium and also feature a rooftop communal garden.

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

Longton Property Group CEO Steven 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

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appreciate the benefits even more in years to come as the suburb evolves,” said Mr 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.

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](#) and include European tiles, broadloom carpet, wide-plank timber floorboards, Delonghi kitchen appliances, Grohe tapware, marble features in bathrooms, heated towel rails, wine cabinets, and integrated joinery.



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.”

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