

Nº1

# COMO

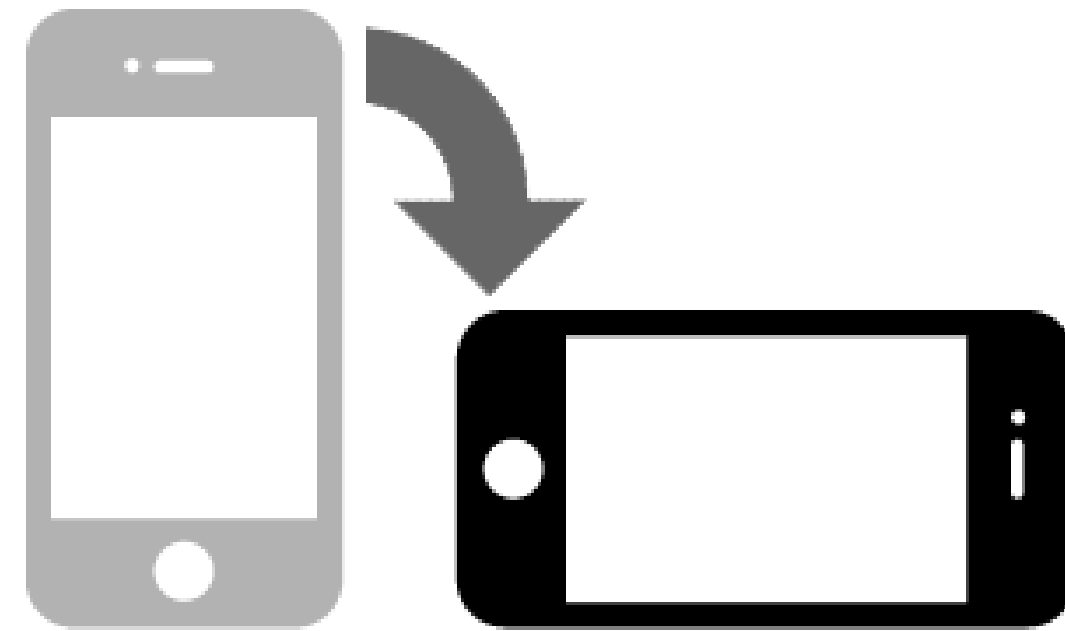
PRIVATE RESIDENCES  
MALVERN

LANDIS

SINCE 1982

# A NEW ICON FOR MALVERN

No.1 Como is a boutique collection of 34 designer residences for modern living, inspired by the location's rich architectural history. Right on the edge of Armadale, it is a rare opportunity moments from charming Malvern Village, train station, trams, shops and Malvern Central.



FROM LEFT  
MALVERN TOWN HALL  
1251 HIGH STREET  
SINCE 1885  
FORMER HATTAMS STORE  
104-106 GLENFERRIE ROAD  
SINCE 1889  
MALVERN TRAM DEPOT  
COLDBLO ROAD  
SINCE 1910  
STONINGTON MANSION  
336 GLENFERRIE ROAD  
SINCE 1890  
NO.1 COMO  
1 COMO STREET  
SINCE 2018







DANDENONG ROAD

CBD



GLENFERRIE ROAD

MALVERN CENTRAL

MALVERN STATION

HIGH STREET



The unique façade of brick and glass is a moving symphony of different textures and patterns.

TIM CLARKE  
PRINCIPAL, TELHA CLARKE

Celebrating a robust material palette, the brick podium is an expression of solidity and strength, textural and rich with variations in form and pattern. Layered to create a sense of movement, it evokes a new appreciation for brickwork. The curving glass tower rises above the podium, showcasing a contrast between earthy and crystalline forms.







DESIGN FEATURE  
EXTENSIVE GLAZING BRINGS  
IN STUNNING CITY VIEWS

ARTIST IMPRESSION

No.1 Como presents an interesting silhouette against the skyline, a new landmark for Malvern.

TIM CLARKE  
PRINCIPAL, TELHA CLARKE

Nº1 COMO STREET

14-15





ARTIST IMPRESSION



## A SENSE OF ARRIVAL

Curving walls sweep you into the hotel-like lobby foyer. An open fire-place, marble finishes and feature lighting deliver a warm ambience, connected to a café space that embraces the streetscape. It is the perfect place to meet guests or organise your day.

## DESIGN FEATURE

LUXURIOUS CONTRAST OF HARD AND SOFT FINISHES FROM A NATURAL MATERIAL PALETTE



THOUGHTFUL DESIGN

A meaningful collaboration between Telha Clarke and Studio Tate brings to life well-planned spaces that are liveable, useable and stunning all at once. Merging practicality and aesthetics, each residence has been designed to elevate the highest benchmarks of comfort, function and beauty.

DESIGN FEATURES

- NEUTRAL COLOUR PALETTE WITH METALLIC ACCENT
- FULL HEIGHT GLAZING TO BALCONY AND VIEWS



MADE FOR LIVING

Spacious open plans deliver an atmospheric ambience with cosy and zoned living. Quality finishes and timber floorboards add a sense of warmth in your modern home.

DESIGN FEATURES

TIMELESS FREESTANDING JOINERY WITH 3-SIDED FIREPLACE  
FLUTED GLASS DETAIL REFLECTS GLASSHOUSE COLLECTION





SEAMLESS ELEGANCE

The contemporary entertainer's kitchen features stone benchtops, Miele appliances and streamlined joinery with an integrated Fisher & Paykel fridge and freezer. Exquisite attention to detail highlights modern tapware, glass and bronze detailing, while generous sculleries or butler pantries complete selected residences.

DESIGN FEATURES

PELMET DETAIL FOR SEAMLESS WINDOW FURNISHINGS

INTEGRATED FRIDGE FREEZER AND WALL OVENS CREATE SYMMETRY AND REAR ISLAND BENCH.







No.1 Como really thinks about how people will use these spaces, offering a real sense of home.

ALEX HOPKINS  
PRINCIPAL, STUDIO TATE

Nº1 COMO STREET

DESIGN FEATURE  
CONCEALED STORAGE  
AND FUNCTIONAL SPACE  
DROP ZONE FOR ADDITIONAL  
STORAGE AND DISPLAY  
HIGH LEVEL OF AMENITY  
WITHIN DESIGN

ARTIST IMPRESSION



DEFINE YOUR STYLE

Residents enjoy freedom of choice with wider selection of colour schemes and finishes to suit individual tastes. Generous storage and amenity also deliver the pleasures of a real home within a modern apartment.

DESIGN FEATURE

2-BEDROOM KITCHENS  
FEATURE INTEGRATED  
ISLAND WITH DINING

INTEGRATED FRIDGE  
AND PULL OUT PANTRY  
LUXURIOUS NATURAL  
STONE BENCH







Setting high  
benchmarks for new  
thinking. No.1 Como  
has been beautifully  
planned for its  
discerning residents.

ALEX HOPKINS  
PRINCIPAL, STUDIO TATE

DESIGN FEATURES  
BESPOKE BUILT-IN ROBE  
AND JOINERY  
SOFT WINDOW FURNISHINGS  
TO LET IN NATURAL LIGHT  
PLUSH HIGH PILE CARPET



TRANQUIL RETREAT

Dressed in luxurious stone, beautiful bathrooms have been designed to calm the senses, featuring double vanities, large mirrors and freestanding baths, softly finished with elegant tapware. Concealed, integrated systems and generous storage deliver exceptional amenity for linen and toiletries.

DESIGN FEATURES

- STORAGE BEHIND
- MIRRORED CABINETS WITH
- INTEGRATED LIGHTING
- INTEGRATED SHOWER NICHE





The hotel-inspired bathrooms  
have been designed to deliver a  
high level of amenity and luxury.

ALEX HOPKINS  
PRINCIPAL, STUDIO TATE



ARTIST IMPRESSION





VIEW FROM ROOFTOP



VIEW FROM LEVEL 6



LOCATION



#### LOCATION

A highly desirable suburb less than 10km from the Melbourne CBD, Malvern offers the coveted inner-Melbourne lifestyle and unparalleled connectivity.

AN ESTABLISHED  
NEIGHBOURHOOD



FOOD & DINING

1. +39 Pizzeria
2. Amaru Armadale
3. Aunt Maggies
4. Bistro Thierry
5. BOY & Co.
6. Coin Laundry Cafe
7. Coles
8. Dan Murphys Malvern
9. Glass Merchants
10. Hobba
11. Millstone Patisserie
12. Moby Armadale
13. Master of None Cafe Malvern
14. Neon Tiger
15. Sagra Malvern
16. Sissi & Co
17. Sugo
18. The Beatt
19. The Distributor Cafe
20. The Mossgreen Tearooms
21. Toscano's of Toorak
22. Walk Don't Run
23. Wall Two 80
24. Woolworths Malvern

RETAIL

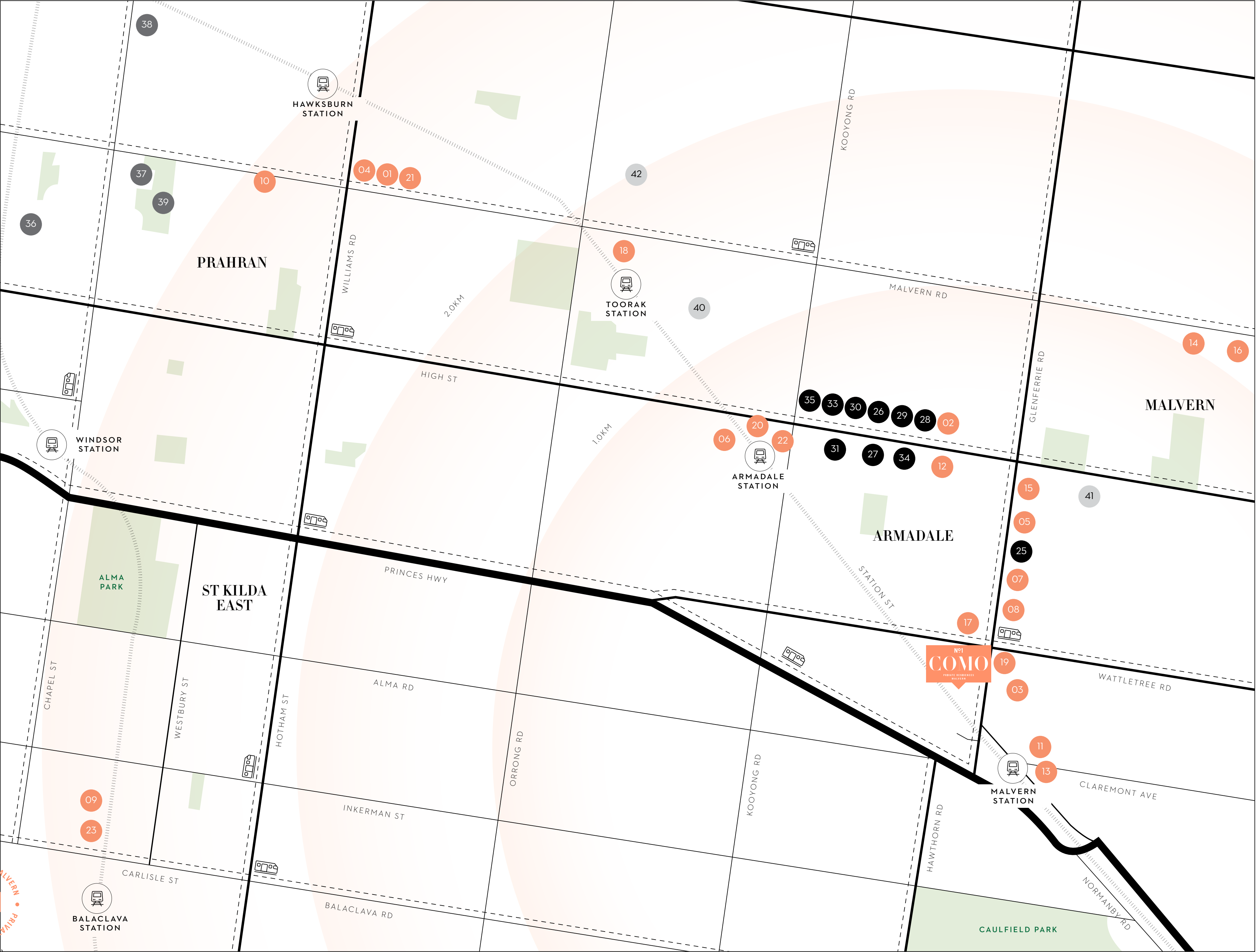
25. 2XU
26. Acne Studios
27. Assembly Label
28. Búl
29. Camilla & Marc
30. Cos
31. Dion Lee
32. Malvern Central
33. Scanlan Theodore
34. Skin & Threads
35. Zimmerman

ENTERTAINMENT

36. Artboy Gallery
37. Chapel off Chapel
38. Jam Factory
39. Prahran Aquatic Centre

EDUCATION

40. Armadale Primary School
41. De La Salle College
42. Loreto Mandeville Hall



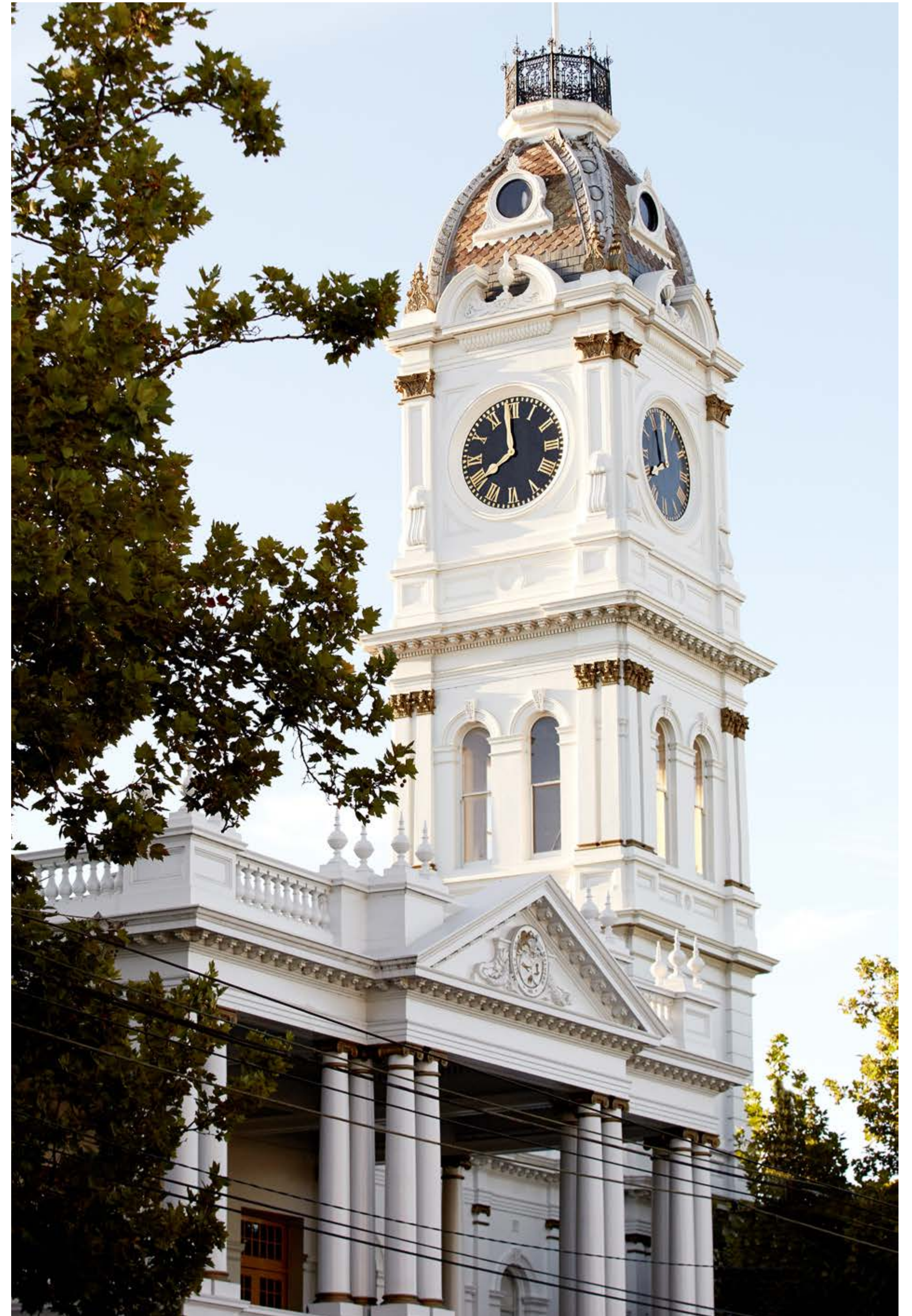


# HISTORIC MALVERN

Stroll down the charming streets of Malvern and you will see iconic heritage buildings, prestigious period homes and picturesque parks, brimming with history and palpable charm.



LEFT  
GLENFERRIE ROAD  
RIGHT  
MALVERN TOWN HALL







THE HIGH STREET LIFESTYLE

For generations, Malvern residents have congregated along the shopping village along vibrant Glenferrie Road. Today, it offers a wide range of modern retail, cafés, restaurants and entertainment, as well as the Malvern Central shopping centre.

Located just off Glenferrie Road, No.1 Como offers easy access to exceptional establishments for a truly Melbourne lifestyle, with every convenience at its doorstep.



LEFT  
MOBY CAFE  
TOP RIGHT  
MALVERN CENTRAL  
SHOPPING CENTRE  
BOTTOM RIGHT  
ACNE STUDIOS

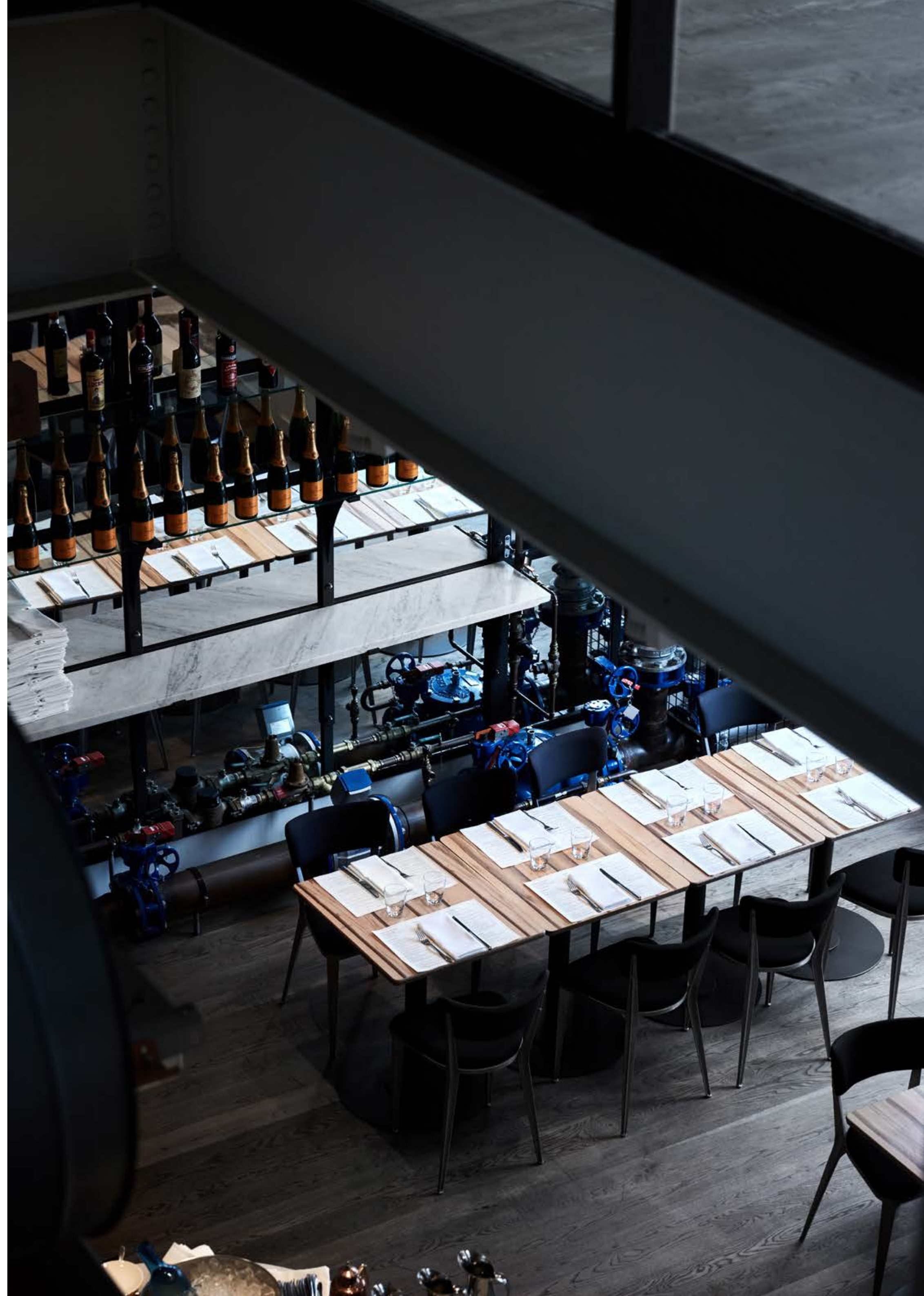




LEFT  
LIDO CINEMAS  
BOTTOM  
CAULFIELD PARK  
RIGHT  
SAGRA

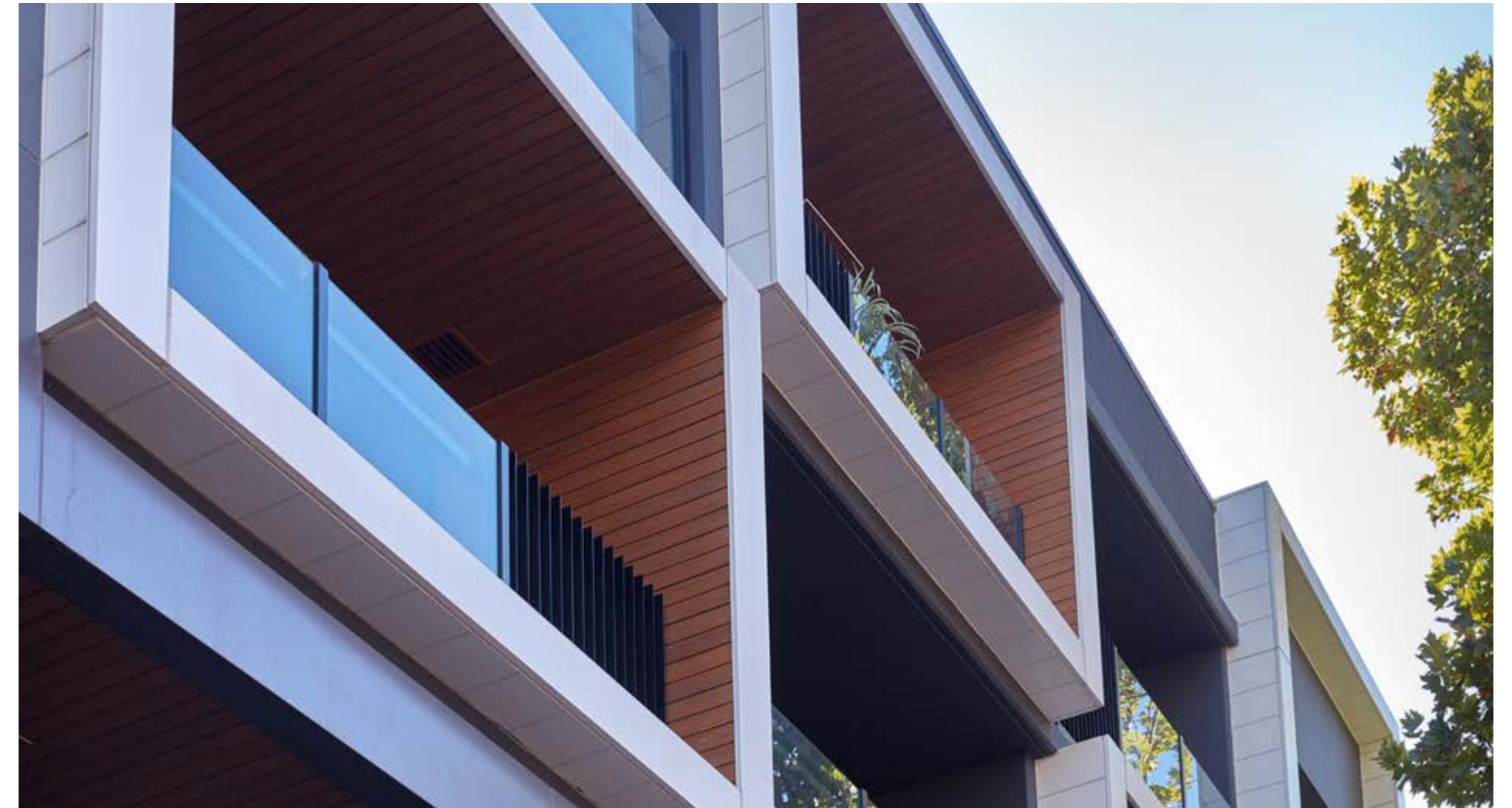


Nº1 COMO STREET





# PROJECT TEAM



## LANDIS

Landis Property is one of Australia's leading boutique apartment and House & Land developer. Known for combining highly sought-after locations with stunning and clever designs, Landis projects appeal to both owner-occupiers and investors alike. From concept to completion, Landis Property provides professional, strategic and innovative services that continue to transform the Australian real estate market into real investment opportunities.

Our focus is on design, location and price, enabling us to engage with projects that provide secure long-term returns. Having been involved with property development over the last 30 years, Landis has delivered over 3,000 quality boutique apartments, townhouses and full turnkey house and land properties to a value of \$700 million.

**LANDIS**  
SINCE 1982





#### MARSHALL WHITE

For over 50 years, Marshall White has been a leader in the Australian real estate industry, underpinned by honesty, integrity, experience and customer service. This philosophy continues to set us apart from the rest. We are committed to demonstrating honesty and transparency in all interactions with our clients, inspiring trust as we focus on building relationships for the long term.

Our team is united in the common aim of serving clients to the best of their ability. A unique blend of youth and experience provides a great framework for creative thinking and solution seeking. With a promise of diligence and precise communication, we work efficiently with a sense of urgency and a commitment to timelines. A focus on exceptional communication underscores our desire to meet and exceed expectations.



#### STUDIO TATE

Studio Tate is a Melbourne based interior architecture practice committed to intelligent design. From bespoke and multi residential, to hospitality, retail and workplace projects, Studio Tate's dynamic approach is grounded in energised curiosity, a highly considered methodology, and a refined, polished finish.

Led by the ingenuity of Principal Interior Designer Alex Hopkins and the strategic thinking of business partner Carley Nicholls, Studio Tate consistently delivers beautifully resolved, solutions based outcomes that inspire.



#### BARACON

With extensive development, project and construction experience, Baracon is continually expanding its operations, building a brand known for its quality, service and the delivery of optimal results.

At Baracon, we apply innovative skills to solve problems, capture opportunities and find new and better ways to meet challenges. Our hands-on approach from concept to completion offers total control of all aspects of project delivery, understanding issues, minimising risk, coupled with providing undisputed professionalism, outstanding client service and making vision become reality.



#### TELHA CLARKE

Founded by Stuart Telha and Tim Clarke following 17 years experience across various projects, Telha Clarke provides a hands-on approach with experience covering a range of residential developments from high-end luxury homes and retirement living to multi-residential communities.

Our architectural vision is based on three key beliefs - healthy living, design integrity and innovation. We ensure our designs promote positive human interaction and encourage healthier, happier lifestyles, while our design aesthetic considers client needs, the site context, and the future residents. While we see technology as a tool and innovation as an integral part of our process, we believe in driving creativity with a human touch.