

COLINDIA

5 Colindia Avenue, Neutral Bay



By Fortis

Inspired by nature’s organic shapes and raw textures, Colindia presents as a sculpted artform, one that echoes its surroundings while embracing assured self-expression. Soft and unassuming from the street, the curves open out to expansive terraces with panoramic views at the rear; the ideal spot to unwind, lap up the sunlight, and breathe in the fresh ocean air.

Intimate in nature, Colindia comprises six half-floor residences crowned by a full-floor penthouse at the end of a quiet cul-de-sac. Nestled in the hills of Neutral Bay, this is the best of both worlds: harbourside bliss with the world at your door.
Awash with beauty. Anchored in the exceptional. Open to it all at Colindia.



Site-responsive, Colindia’s design shares a deep affinity with the local environment. From the energising beauty of Sydney Harbour with its dynamic ebb and flow; to the organic, curved foreshore that threads into Kurraba Point, Mosman Bay and out to Cremorne Reserve.

The site sits on a sloping block that allows for sweeping views across Sydney Harbour, the Harbour Bridge and on to the city itself.







The natural sandstone, timber and rendered masonry of the surrounding houses serve to inspire the design and materiality of Colindia.

A timeless mosaic of organic textures and finishes, Colindia is a richly tactile reflection of the local sandstone and rock formations that frame the world's most beautiful natural harbour.



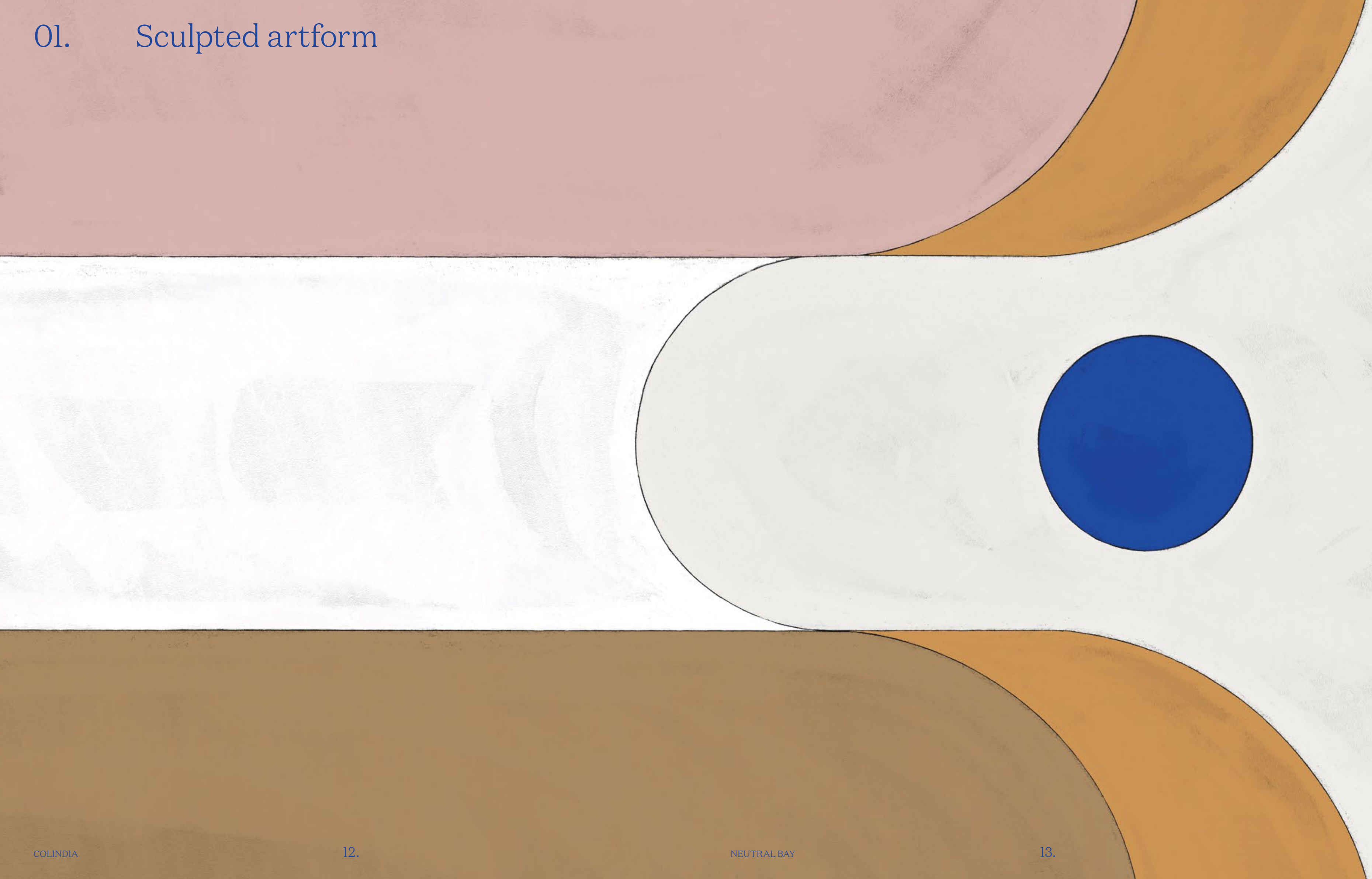


COLINDIA



NEUTRAL BAY







“We approached these residences as a sculpted artform, inspired by natural, organic fluid forms and materials. The use of curved walls creates a soft and inviting spatial experience, with masonry elements that accentuate verticality.”

Paul Buljevic, PBD Architects

From the ground up, every aspect of Colindia has been meticulously considered to make the most of its location and outlook. Enhanced by textured render, bronze coloured accents and hand-laid stone paving, the architecture’s flowing, unfussy lines are a study in contemporary elegance; while the use of rich, natural materials throughout produces a beautiful home and habitat connection.

Light-flooded interiors, elegantly-curving balconies and manicured private terraces reach out towards the tranquil waters of Sydney Harbour. Every day, a new vista, just waiting to be revealed.

Wrapped around the entire building, the balanced composition of two angular forms, curved at each end, creates a slow, organic rhythm.



02. Private and secluded



Here, privacy is a given on every level. Located at the end of a quiet cul-de-sac, Colindia is accessed via intercom or security swipe. Separated from nearby buildings, its discreet street frontage opens up to just two residences per floor, and a sweeping whole-floor penthouse.

A singular address in every sense, this is uncompromised living for the fortunate few.





The feature balustrades on the balconies also serve to create added privacy between residences.

Framed by natural beauty, Colindia’s series of stepping planter garden beds have been designed to soften, not dominate, the surroundings.







There's a genuine feeling of openness to Colindia, and this light, bright, airy feel resonates in both plan and architectural form. With dual aspect and multiple frontages, these residences are bathed in year-round natural light and cross-ventilation.

From front to back, each residence extends the full length; the open-plan living designed to maximise the space, light and views, with full-height windows creating a connection to the terraces and courtyards beyond.



The open-plan kitchen and living areas flow out to oversized terraces that overlook the water and cityscape in privacy.



“Light, fresh and calm. Inspired by the harbourside, we’ve used materials and textures that nod to the local area. The interior spaces are an extension of the architecture, drawing harmonious parallels in form and materiality, captured in natural textures and tones.”

Simone MacGinley, Ewert Leaf

From the outside in, Colindia exudes harmony on every surface, and in every detail. Here, nature is in its element – a showcase of simple, monolithic profiles that bring raw beauty, tone and texture to the fore. Natural stone and textured panels give a subtle nod to the exterior, with the latter adding depth to the joinery. Fresh, warm, calm tones are incorporated throughout, including light-oak flooring and pure-wool loop pile for lasting practicality and luxury underfoot. Finessed and fuss-free, light and relaxed. The ideal canvas in which to express yourself.





The kitchen's bespoke joinery and scalloped details create a point of difference and simultaneously resonate with key architectural features.



Beautiful and practical from loungeroom to bedroom. Colindia's open-plan design takes everything into account, including discrete storage for maximised use of space.

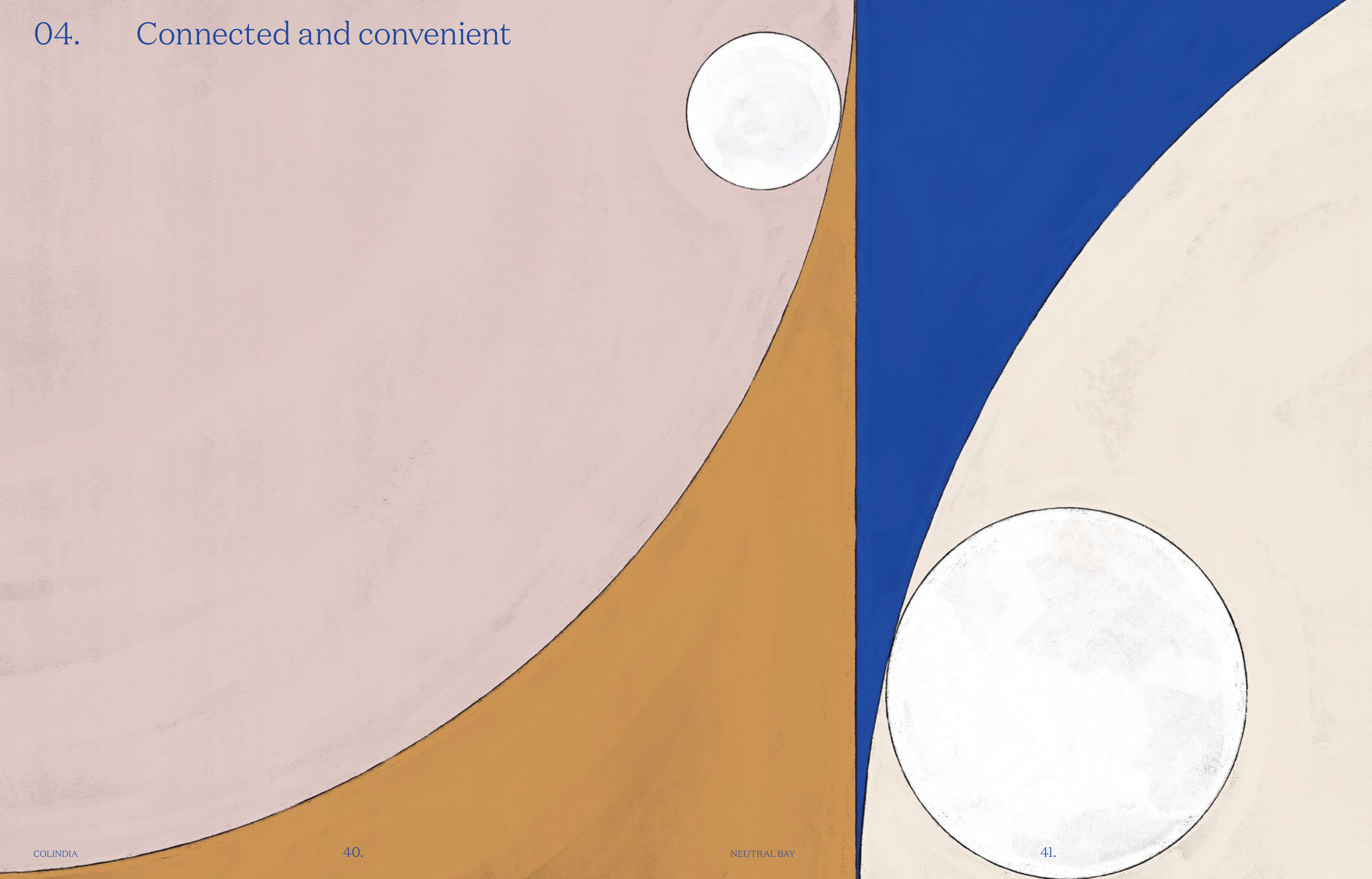
Bathed in natural light, immerse yourself in a private oasis of calm. Signature bathroom touches include underfloor heating, double-heated towel rails and bronze framed shower screens, tying into the hero elements of the facade.

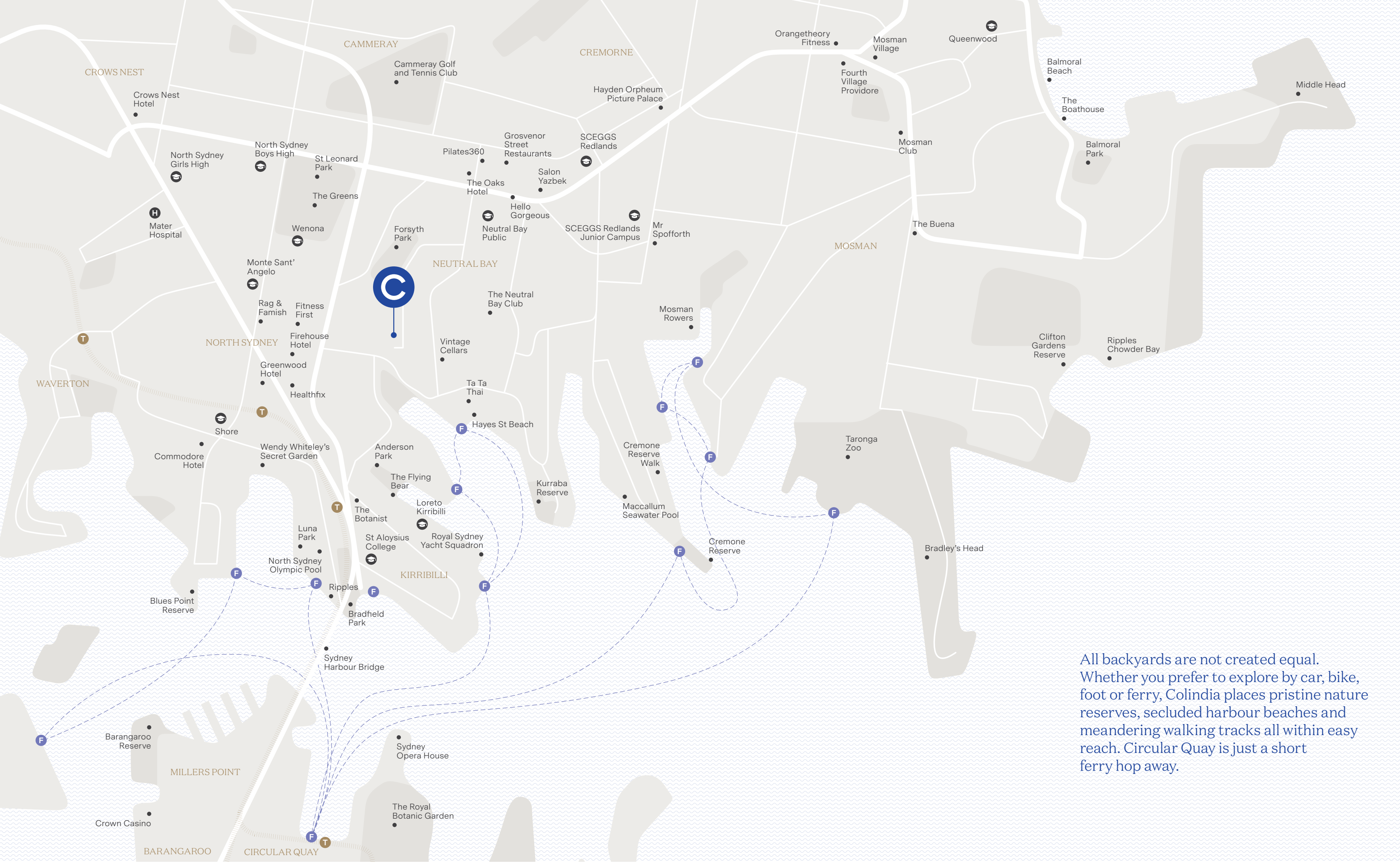


In the master ensuite and second bathroom, underfloor heating and double-heated towel rails provide warm comfort during the cooler months.



Awash with natural light, the bathrooms provide ample eye-level and under-bench storage, with indirect ambient light integrated into the joinery.

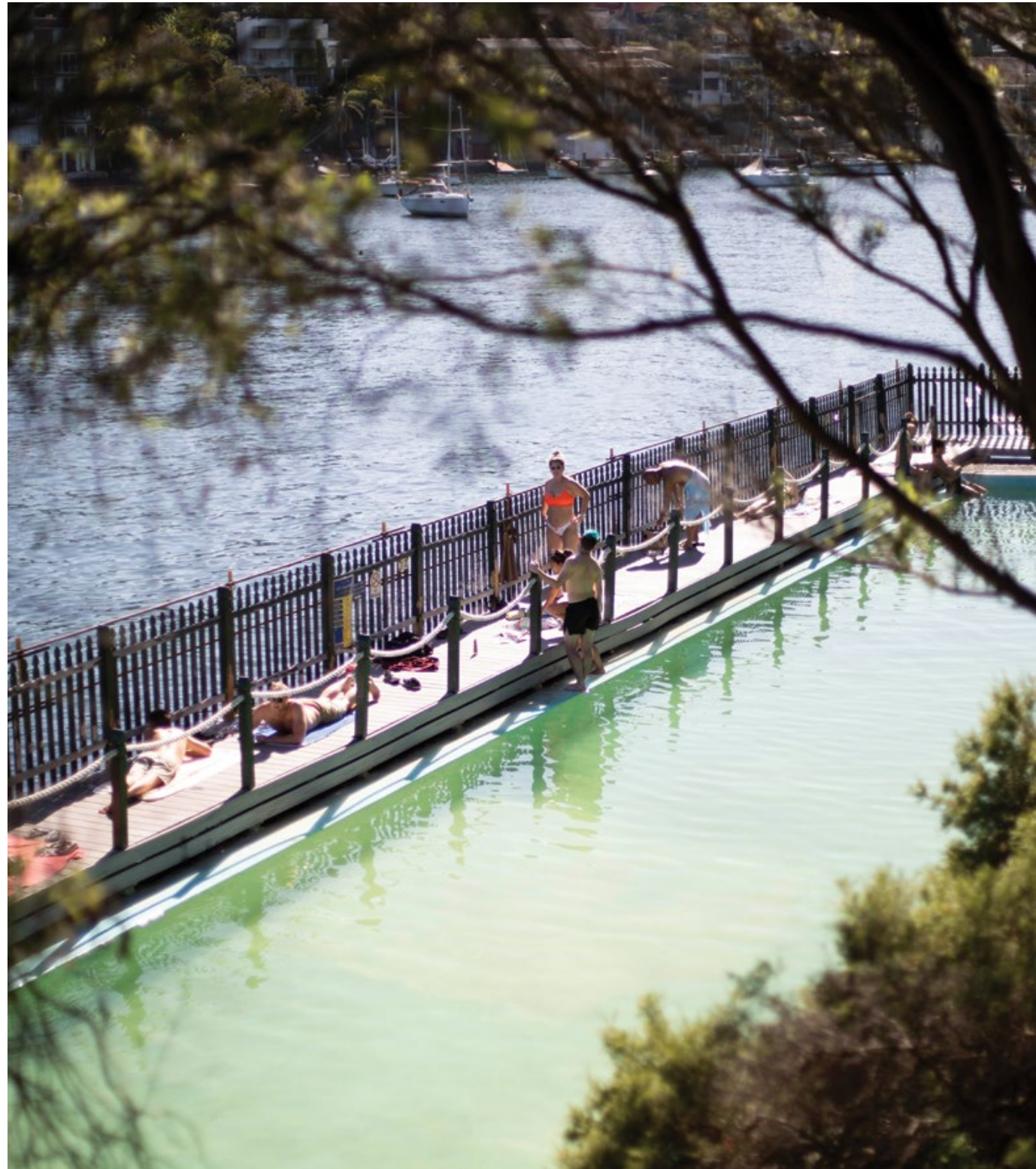


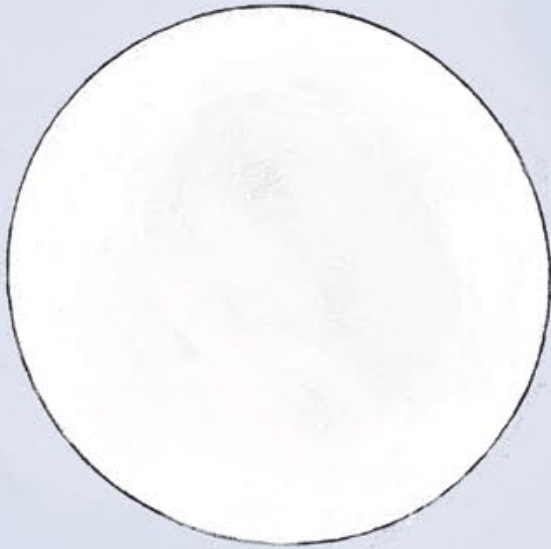


All backyards are not created equal. Whether you prefer to explore by car, bike, foot or ferry, Colindia places pristine nature reserves, secluded harbour beaches and meandering walking tracks all within easy reach. Circular Quay is just a short ferry hop away.



Whatever you need. Whenever you need it. The Lower North Shore has it all. Effortless connections to the Sydney CBD by road, ferry or water taxi. Endless choices of bars, restaurants and cafes. Boutique high street shopping in Neutral Bay and nearby Mosman. Together with world-class recreation facilities and the natural delights of Bradley’s Head, Cremorne Point and Balmoral.





Inherently intelligent by design, Colindia strikes the balance between quality, efficiency and innovation. In other words, living as it should be: smart and easy.

Single-floor living with direct lift access, the building is flexible to meet modern needs, with thoughtful inclusions that mean little-to-no maintenance. Among them: robust natural stone, ground-level thresholds, and separate storage enclosures for each residence. Environmentally, electric-vehicle charging points and harvested rain make for greener, less costly living. Reverse-cycle air-conditioning and floor-to-ceiling performance glazing are also included. With pets welcome, Colindia is practically perfect in every way.



Living

- 1 Engineered timber floorboards
- 2 Natural stone
- 3 Textured PureGrain joinery
- 4 Brushed metal panel
- 5 Gas fireplace
- 6 Aluminium-framed sliding doors
- 7 Flush thresholds to outdoor balcony
- 8 External porcelain pavers



Kitchen

- 1 Natural stone
- 2 Brushed metal panel
- 3 Feature pendant
- 4 Astra Walker tapware
- 5 Miele cooktop, rangehood, oven, speed oven and dishwasher
- 6 Engineered timber floorboards
- 7 Textured PureGrain joinery



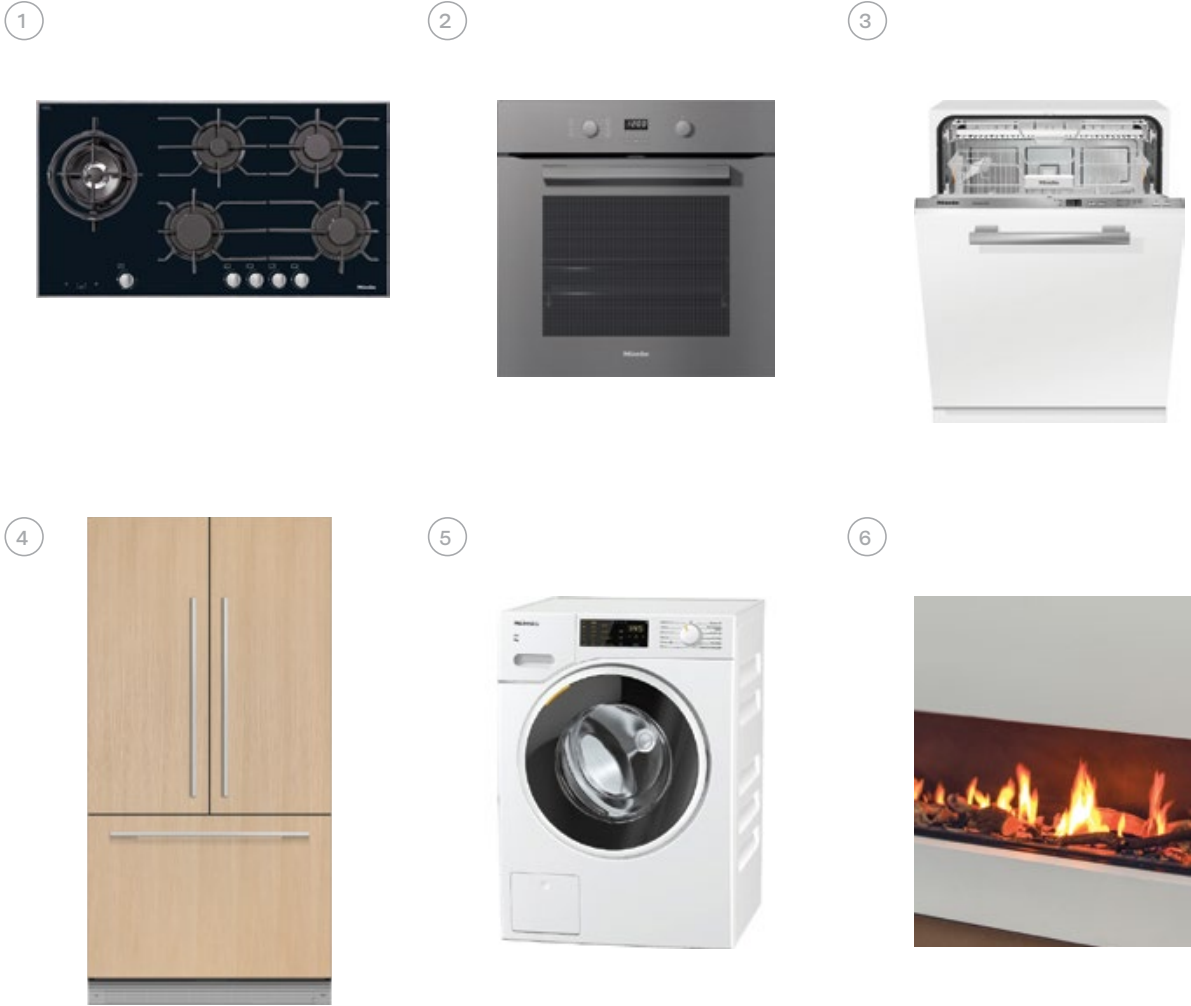
Bathroom

- 1 Feature wall lights
- 2 Natural stone
- 3 Textured PureGrain joinery
- 4 Heated towel rails
- 5 Mosaic porcelain tile
- 6 Porcelain floor tile
- 7 Astra Walker tapware



Fixtures

- 1 Miele 5 Burner Gas Cooktop
- 2 Miele Built-In Oven
- 3 Miele Integrated Dishwasher
- 4 Fisher & Paykel Integrated French Door Fridge
- 5 Miele Front Load Washing Machine
- 6 3 Sided Gas Fireplace



Finishes

- 1 Natural stone
Kitchen and bathroom
- 2 100% wool carpet
Bedrooms
- 3 Porcelain tile
Balcony and terrace areas
- 4 Textured PureGrain finish
Joinery throughout
- 5 Textured PureGrain finish
Master wardrobe internals
- 6 Engineered timber floorboards
General flooring

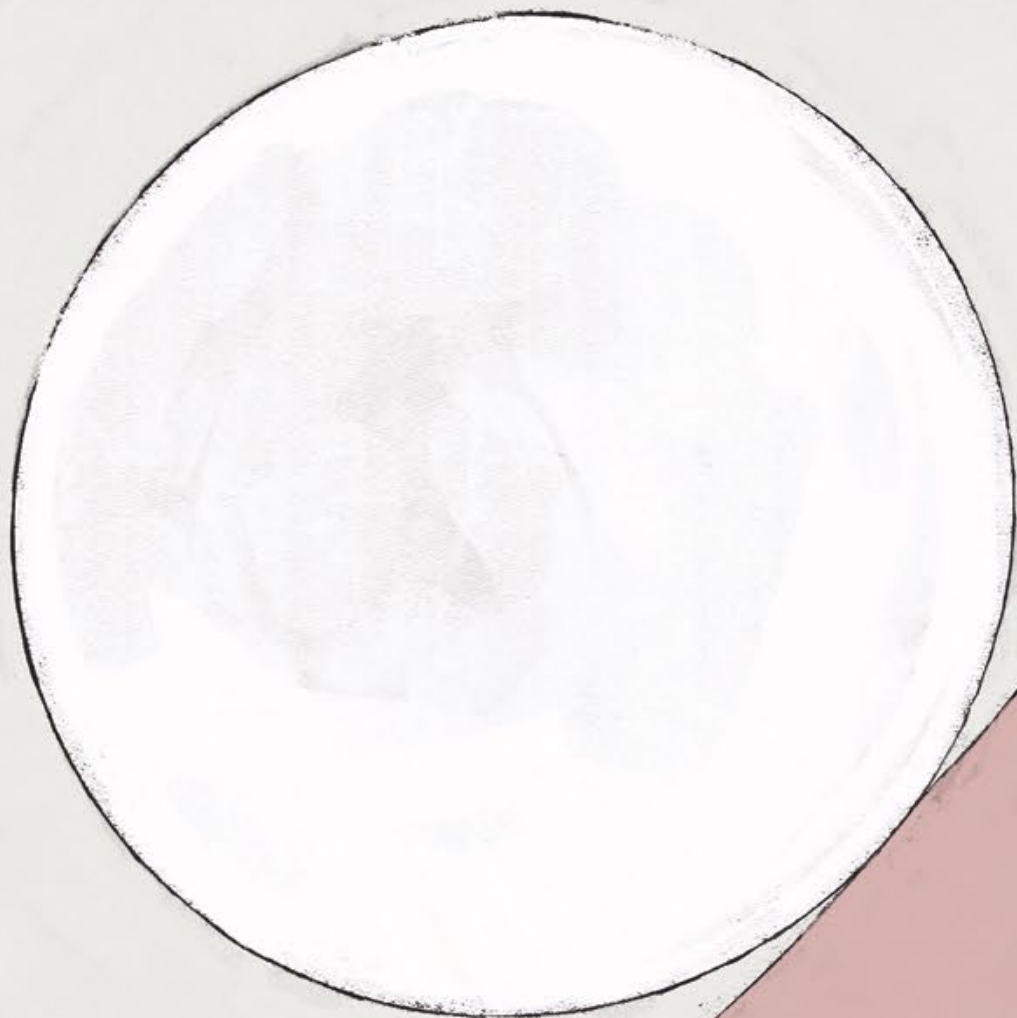


Landscaping

- 1 Betula Nigra 'Tropical Birch'
- 2 Doryanthes Excelsea 'Gymea Lily'
- 3 Pennisetum 'Nafray' Fountain Grass
- 4 Ligularia Reniformis 'Tractor Seat Plant'
- 5 Blechnum Gibbum 'Silver Lady Fern'
- 6 Acanthus Mollis 'Oyster Plant'



06. Crafted to perfection





The Fortis story began in 2016. Inspired by a shared passion for excellence, it was built through the intersection of three like-mind professionals: Patrick Keenan, Dan Gallen and Charles Mellick, and their collective expertise in law, finance, development and construction.

Fortis

Today we continue to grow, partnering exclusively with Australia’s best architects, designers, project managers and builders. Our portfolio already includes more than \$120 million in successfully completed projects, and our future is just as bright, with new developments valued at over \$1.3 billion due for completion in the coming years.

Above all, we understand that our purchasers place a huge amount of trust in us, and we take that on with unwavering responsibility. To this end, we ensure the architects, interior designers and engineers are novated throughout the entire construction process. By doing so, what we’ve sold to purchasers – and what we envisaged at the beginning with our designers – is what is ultimately realised.

A huge part of this process are sample sign-offs – making sure that what the builder is delivering is in accordance with our design documents. This means that week in and week out, our architects, interior designers and the development team at Fortis sit down to go through multiple samples, to make sure we’re on the right track and that we’re delivering the quality our purchasers expect. At Fortis, we’re committed to delivering quality and using our expertise in the field so that no stone is left unturned, and that your new home is exactly how you imagined it would be.



PBD Architects

Established in 2009, PBD Architects is a multi-disciplinary design practice based in Sydney. Over the years, we’ve developed a holistic, rigorous approach to the design process. At its heart, the desire to strike the ideal balance between pragmatic and efficient spatial planning, and truly innovative architecture.

One of the most critical factors in establishing a healthy, successful relationship between client and architect is mutual trust and regular interaction. Working collaboratively and drawing from the experience of all senior team members is critical in achieving an outcome that responds to the brief and minimises project risk.

There’s a reassuring level of understanding in the way Fortis and PBD Architects collaborate. Fortis is extremely conscious of the benefits good design can bring to a development, insisting that every detail must purposely add to the living experience. It’s also what we believe. This, coupled with our ability to ensure the original concept is carried through to the end product, makes for a highly successful, symbiotic partnership.

Ewert Leaf

Ewert Leaf is a dynamic, multi-disciplinary design firm based in South Melbourne. Our design philosophy is ‘Art vs. Commerce’. This means we distinguish ourselves through a very commercial approach to design, managing the balance between creativity and practicality to create innovative design solutions that are also pragmatic, contemporary and enduring.

We’re big believers in testing, too. We see design constraints as opportunities for innovation, employing rigorous problem-solving and investigative techniques to explore a variety of

solutions from different viewpoints. It’s quite an analytical approach, one that results in bespoke concepts that are highly sophisticated and respond directly to each project’s specific requirements.

We also share a deep understanding with Fortis. It’s a very synergistic relationship that’s been proven over multiple successful projects. Our mutual honesty, transparency and passion are always evident, as is a like-mindedness in achieving projects that meet all client-architect objectives.





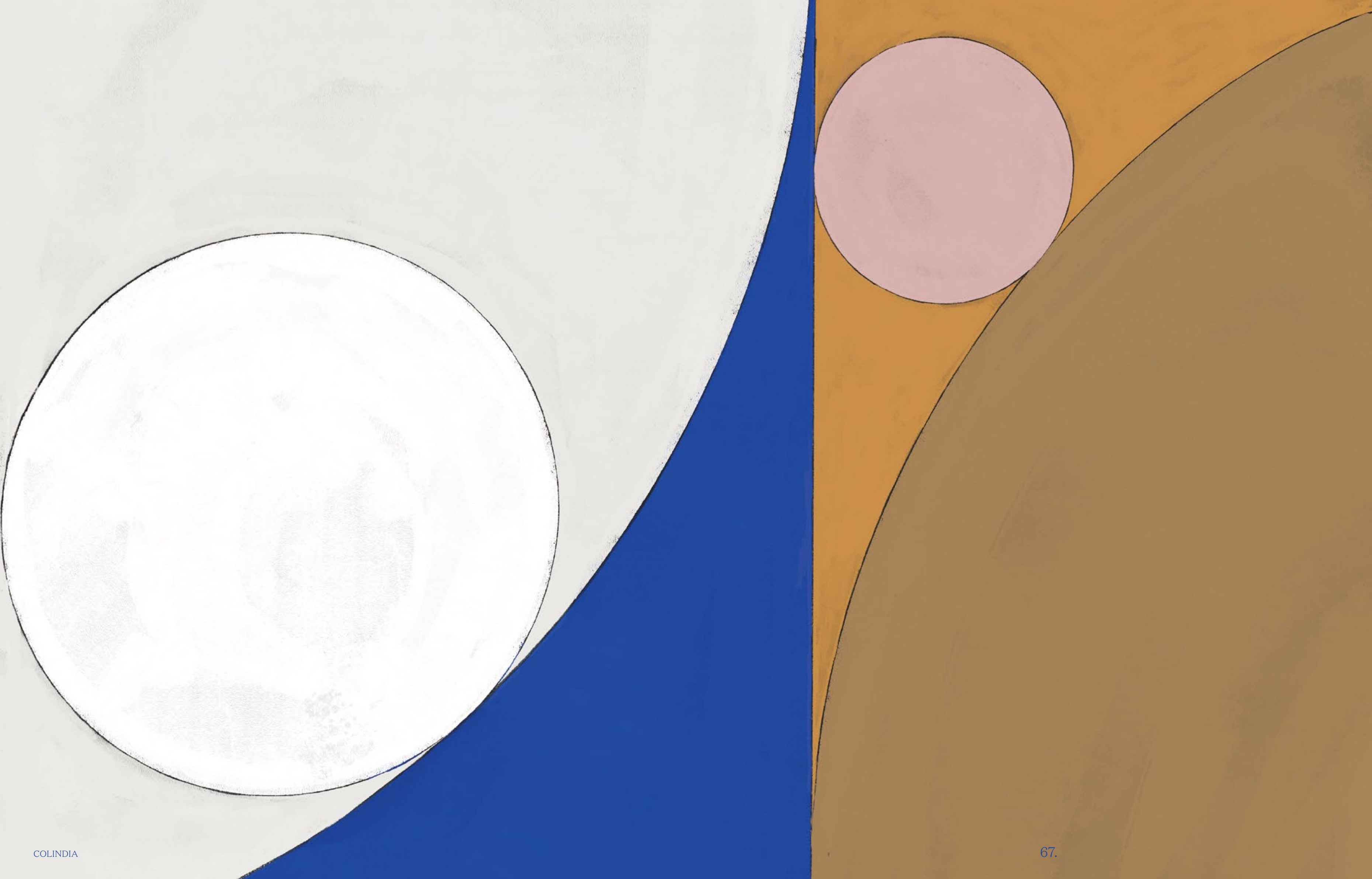
Wyer & Co.

Wyer & Co. is one of Sydney's leading landscape-architecture businesses, consisting of designers, landscapers, horticulturalists and construction specialists who create and deliver truly exceptional gardens.

Founded in 2005, our outstanding landscapes are more than simply beautiful – they're designed to enhance the lifestyle needs of our clients. The Wyer & Co. philosophy is powerfully simple: to inspire contribution that pushes the boundaries of landscape design.

For us, the most important stage of a project is the initial conception – identifying the vision, then staying true to it throughout the process. Seeing the landscape complement, soften and embrace the level of design and architecture produced by our collaborators is very rewarding, and it's why look to align ourselves with businesses that hold similar values to our own. With Fortis, we share a focus on design and quality – a dedication to detail that leads us to create beautiful, bespoke landscapes for every project.







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Fortis

Designed by

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Interiors by

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Construction by

LORDS

