

# Nº1 Carlisle

By Fortis



# BASK IN BEAUTY

On the cusp of Rose Bay village, just a few minutes' stroll to the sparkling harbour, No.1 Carlisle rises above. Set high on a corner site, the cascading residences bask in sunlit beauty. Sweeping views, house-like interiors, and deep, covered balconies born to entertain.

An open invitation, where family and friends can laze away the weekend... or stay a while. The perfect host – and home, right in the heart of beautiful Rose Bay.

*Welcome*







# AN OPEN EMBRACE

An homage to Art Deco with its thick masonry and curved walls, the building exudes grace, gravity and permanence. A canvas for nature in its element; where the exterior's textured and fluted natural stone is tickled by dappled shadows.

The deep, wraparound balconies are more than generous – and private, with large setbacks and mature landscaping. The ideal spot to indulge in some 'me time', or stretch out and socialise.







# NATURALLY AT HOME

From the outside in, everything is made to feel effortless. The exterior’s layered textures flow into the sunlit interiors where a calm ambience prevails. Contemporary details come with hints of the traditional –

a fireplace with stone mantle, soft-fluted details, archways and curved corners. Open shelves in the living room and bedrooms – places to keep parts of your life, not put them away. A true home in every sense of the word.









# MORNING MOMENTS

Here, everything is well and truly at your door. Just a two-minute flat stroll down leafy Dover Road and you're in the heart of Rose Bay village, passing the local food hall, chemist, and fish and chip shop on the way. A little further along – past the post office, supermarket, cafés, restaurants, bakeries and banks – your toes touch the sands of Rose Bay beach. All minutes from home, yet just far enough to feel you're in your own world.

Whether it's an early rise or late start, mornings are simply that much more pleasurable at No.1 Carlisle – no matter which direction you take. With its village feel and harbour backdrop, Rose Bay never fails to deliver on delightful moments.



8am

Walk along beach

















GENEROUS  
 SERVINGS



Miele cooktop



11 AM

Open and light, the kitchen makes smart use of its space. Integrated appliances and sleek fittings create a streamlined aesthetic with optimal functionality. There is extensive storage throughout each apartment – including a concealed walk-in pantry to select residences. With its flowing design, the kitchen is also a place where family and friends can gather and connect around the marble island bench.

The palette is tranquil and layered with texture. Neutral marble matched with laminate timber, the light finishes are in contrast to the bronze metallic rangehood.

The facades texture is subtly referenced throughout – with reeded glass shower screens and linear tiles, which repeat in the routed pattern of the kitchen island stone; a clever reference to the fluted stone façade.







2pm



# BAY, BEACH AND BEYOND

Afternoons are full of options at No.1 Carlisle. Two streets away you'll find The Royal Sydney Golf Club, along with its tennis and squash courts, and croquet lawn. Woollahra Golf Club is also nearby and a pleasure to play.

The 15-minute walk to Rose Bay wharf hugs the harbour foreshore. On route, you'll pass the Woollahra Sailing Club, Lyne Park and Sydney Seaplanes with flights to Palm Beach, should you be so inclined. From the wharf, it's 13 minutes to Circular Quay

and the CBD, or a 10-minute ride in the other direction to Watsons Bay.

And if the mood strikes to spend the afternoon closer to home, simply stay in the village. It has everything for everyday shopping needs, along with specialty fashion and homeware boutiques such as For Artists Only, Zjoosh, Elitra and By Kim.









# GROUND IN BEAUTY

Designed by Wyer & Co., the landscape’s refined palette reflects the building’s clean form and materiality, while simultaneously complementing its curved, continuous lines. Canopy planting and a combination of elegant palms respond to the vertical lines, while flowering deciduous trees instil unity; all the while cleverly maintaining privacy and enhancing views from within.

Paved terraces and layered planting on the ground floor set the scene for outdoor

entertaining and lazy Sunday lounging. On the upper level, balcony window planters are softened by trailing plants with views over established trees. On the rooftop, a private terrace and garden softens the architecture while framing views of Rose Bay. Dressed in layers of green, it offers a year-round outlook.











# EVERYDAY REVERIE

Calm and spacious, the bedrooms soothe with a natural palette and rich wool carpet underfoot. Large wardrobes with ample shelving ensure plenty of storage space.

In the master bedroom, a masterstroke of textural play with featured grasspaper walls. An extra layer of detail that also gives a subtle nod to the seaside surrounds.









## BATHED IN ARTISTRY

The bathrooms are a study in artistry. In the master, the same stone is repeated in various ways; in tiles to the floor and walls, slabs to the benchtops, and linear mosaics to the vanity. All illuminated by the curved mirror that thoughtfully references the archway.

The other bathrooms continue the theme, with fluted wall tiles, marble floors and large vanities. Marble-surrounded baths

provide a ledge to sit on, place a candle, rest a book, or perch a glass of wine. Full-height niches in every shower keep personal care products tucked out of sight.

The powder room is, by contrast, a little surprise to the rest of the home. Moody and unexpected, its walls are lined in dark joinery, with a dark marble floating vanity and large mirror. A luxurious take on tradition.





DINING AT YOUR  
DOORSTEP



*Hotel Rose Bay*

From casual bites to take-your-time courses, Rose Bay serves up delicious options. During the day, Sugar and Spoon Café is an ideal brunch/lunch spot set amongst park views and a rooftop courtyard. Nearby, Bake Bar, Sonoma, and The Bagel Company tempt with bespoke breads and pastries to take away or dine in.

Being so close to the ocean, fish is always ‘du jour’. Fish at the Bay, just two minutes’ walk away, has a great selection. Elsewhere, the newly renovated Hotel Rose Bay menu runs the gamut from oysters to intricate sharing

plates, to pub classics with a contemporary twist. For Italian dishes, Mangia e Bevi is the place to go.

And if the occasion calls for world-famous views and dining, reserve your place at Catalina or Empire Lounge, where front-row harbour views and people-watching make an unmissable experience.











Kitchen

- 1

Flush threshold to outdoor balcony
- 2

Aluminium-framed sliding doors with heritage bar detailing
- 3

Fisher & Paykel integrated fridge
- 4

Adjustable feature spotlights
- 5

Natural stone island, benchtops and splashback
- 6

Astra Walker tapware
- 7

Rangehood feature panel
- 8

Timber laminate joinery
- 9

Miele cooktop, rangehood, oven, microwave and dishwasher
- 10

Butler's pantry to select apartments
- 11

Engineered timber floorboards to general living areas



Bathroom

- 1

Robe hook
- 2

Sliding door with fluted glass
- 3

Heated towel rails
- 4

Natural stone floor and wall tile
- 5

Built-in bathtub
- 6

Feature wall lights
- 7

Timber laminate joinery
- 8

Timber laminate shelf with recessed LED strip lighting under vanity
- 9

Tumbled mosaic stone tile
- 10

Astra Walker tapware





Living

- 1 Engineered timber floorboards to general living areas
- 2 Natural stone fireplace hearth and entry credenza
- 3 Grasspaper backing to open shelves and entry credenza wall
- 4 Timber laminate joinery
- 5 Adjustable feature spotlights
- 6 Powdercoated air-conditioning grille
- 7 Glass-fronted gas fireplace
- 8 Roller blind and curtain track pelmet
- 9 Irrigated built-in planters

Fixtures

- 1 Miele 5 Burner Gas Cooktop
- 2 Miele Built-In Rangehood
- 3 Miele Built-In Microwave Speed Oven
- 4 Miele Integrated Dishwasher
- 5 Miele Built-In Oven
- 6 Fisher & Paykel Integrated French Door Fridge
- 7 Iron Bronze Astra Walker fittings and fixtures
- 8 Miele 7kg Front Load Washing Machine
- 9 Miele 7kg Front Load Dryer





Finishes

- 1

Engineered timber floorboards  
General flooring
- 2

100% wool carpet  
Bedrooms
- 3

Natural stone  
Kitchen and bathrooms
- 4

Timber laminate  
Joinery
- 5

Natural stone  
Master ensuite
- 6

Grasspaper  
Select joinery elements
- 7

Natural stone  
Powder room
- 8

Natural stone  
Entry credenza and fireplace hearth
- 9

Iron bronze tapware throughout

Landscaping

- 1

Gardenia Augusta  
'Florida'
- 2

Rosmarinus Officinalis  
'Prostratus'
- 3

Cycas Revoluta
- 4

Rhaphiolepis Indica  
'Snow Maiden'
- 5

Podocarpus Macrophyllus  
'Maki'
- 6

Aloe  
'Fairy Pink'
- 7

Oenothera Lindheimeri  
'Belleza White'
- 8

Trachelospermum Asiaticum  
'Japanese Star Jasmine'
- 9

Lomandra longifolia  
'Tanika'







# FORTIS

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

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

We understand that our purchasers are placing a huge amount of trust in us, and we take that with a huge sense of responsibility. To make sure that what we envisage is what we ultimately deliver, our architects, engineers, and interior designers check that every single element is being built in accordance with the plans, from a completely objective point of view.





# MHNDU + LAWLESS & MEYERSON

Founded nearly 20 years ago, the MHNDU philosophy remains unchanged: to provide skilled, nuanced designs that respond to client requirements, are aesthetically appealing, and contribute to the community in which they are situated. They understand the real desire for authenticity and sense of repose – creating homes as a retreat from the stresses of modern life. In conjunction with their interiors partner, Lawless & Meyerson, the firm strives to provide over-generous spaces for calm living, with natural finishes that provide a requisite stage for this.

Award-winning Lawless & Meyerson (Jo Lawless and Brian Meyerson) share a passion for quality, detailed design. Known for their monochromatic spaces, the team harnesses natural materials and textures to create calm, clean, layered interiors that use glamorous materials in an informal way. Combining a clean, ‘big picture’ sense of design with a softer, human scale, they create homes that not only look good: they feel good to be in.

# LORDS GROUP

Established in 2016 by Founder and Director, Jad Maroun, Lords Group delivers some of Sydney’s most bespoke, luxurious homes. A Sydney-based construction company, the team is dedicated to transforming residential and commercial spaces. Committed to providing excellence at every level, they pride themselves in producing buildings of the highest quality and performance.

Having strong relationships with construction partners underpins the Lords Group philosophy. For them, success is not only determined by

quality of the end product; it’s also determined by the status of relationships developed over the life of a project. It’s also one of the main values the company seeks to identify and verify when bringing new people into the organisation. Whether that be a sub-contractor, supplier, client or the owner a finished property, Lords Group fosters strong working relationships with all stakeholders to facilitate high-quality outcomes.









## Notes



## Enquiries

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Or visit [fortis.com.au/carlisle](http://fortis.com.au/carlisle)





