

## 99 SPRING STREET LEVEL 5

99 Spring Street is an important and prestigious residential tower in Melbourne's CBD. Dating from the early 1970s, its classic modernist style is referenced in a high end design upgrade to the Level 5 facilities for the exclusive use of residents. Careful architectural design and selection of quality finishes, furniture and fittings ensures that new elements complement and enhance the strong architectural style of the existing building, while providing a contemporary edge.

A minimal palette and refined and subtle detailing reflects the building's origins and prestige. A reconfiguration of the layout and addition of new and improved amenities ensures that the level 5 upgrade will provide tenants with an inviting and functional space for relaxation, socialising, and collaboration into the future.





LEVEL 5 FLOOR PLAN

Bathroom facilities include high end fixtures and fittings, with feature tiles and timber cladding. A new sauna provides a place to relax and revitalise.

A fully fitted gym provides a well equipped space for exercise and wellbeing.

Interconnected lounge and meeting areas provide a flexible space to meet and relax. Amenities include a bar area, built in joinery and functional meeting room. Walnut wall panelling, timber blinds and feature floor carpets provide a sense of warmth.

A continuous floor finish provides a connection and flow between indoor and outdoor spaces.

The outdoor pool deck provides a zoned and welcoming space for residence to relax and socialise. Natural finishes of timber and stone complement the existing building materials. Extensive planting provides screening and a sense of softness.



The lift lobby area reflects natural and refined finishes and creates a sense of quality and warmth.

The stone floor provides continuity of space and connection to the ground floor lobby.



LOUNGE ELEVATION NORTH

Timber Venetians



Bar Joinery Unit

Detailed timber wall paneling

Designer Furniture & Lighting

Feature glazed and timber sliding doors and screen divides meeting room and lounge

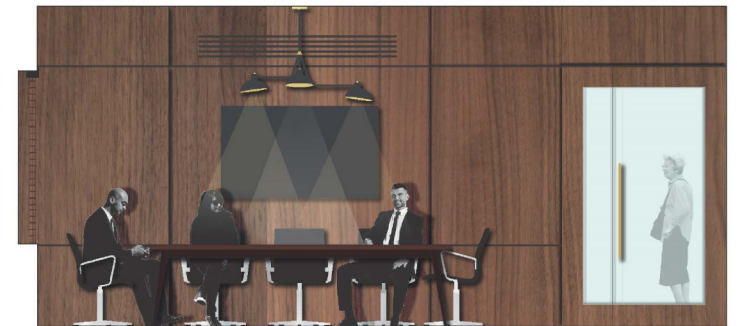
LOUNGE ELEVATION SOUTH



Glazed doors to pool deck

New Bar

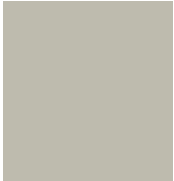
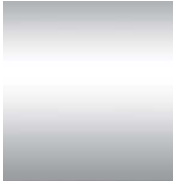
BOARDROOM ELEVATION



Meeting room with built-in audio visual

Door towards lift lobby

LOBBY



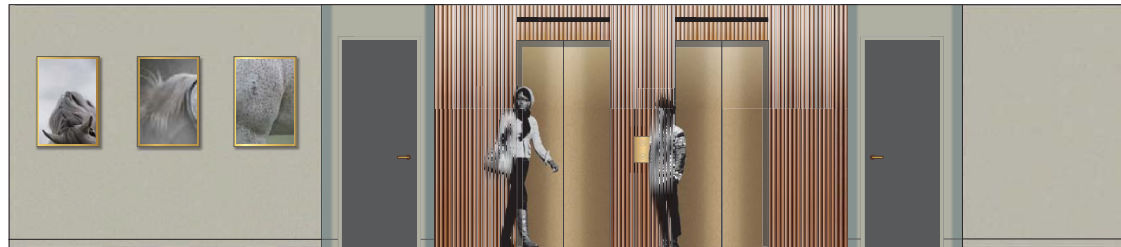
Corridor through to pool deck

Feature timber wall battening

Custom timber joinery  
Feature framed mirror wall

Corridor through to Lounge and amenities

LOBBY



Selected artwork

New finish to lift doors

Feature timber wall battening around lifts

BATHROOM ELEVATION NORTH

Full wall tiling

Vanity with custom designed mirror



BATHROOM ELEVATION EAST

Timber slat feature  
To bathroom doors



Sauna with timber slat  
wall cladding

GYM ELEVATION SOUTH



Glazed doors and fixed  
windows to gym entry

GYM ELEVATION WEST

Mirrored finish to main  
gym wall



FINISHES BOARD

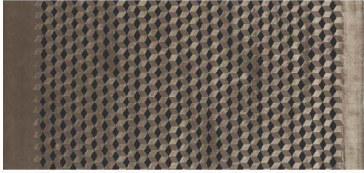
LOUNGE & BOARDROOM



BOARDROOM RUG



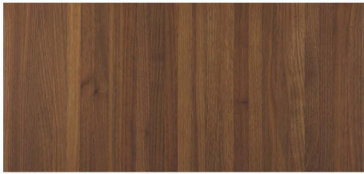
TIMBER SLATS



LOUNGE RUG



WALL PAINT



JOINERY and WALL PANELLING



LOUNGE UPHOLSTERY



FLOOR TILES

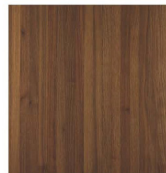


CHAIR UPHOLSTERY

OFFICE

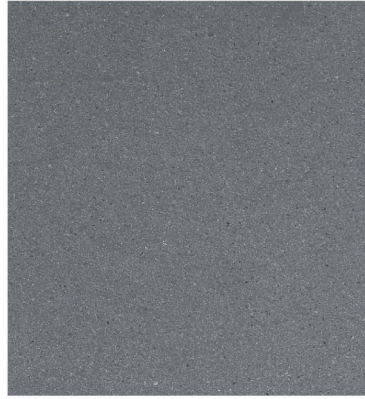


CARPET



JOINERY

LIFT LOBBY



STONE FLOOR TILES



FEATURE TIMBER PANELLING



WALL PAINT



MIRRORED WALL

BATHROOMS



WALL TILES



WALL TILES



WALL RENDER

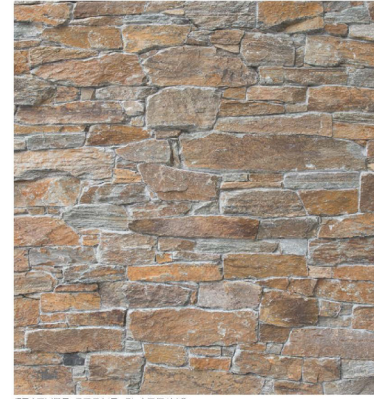


FLOOR TILES



TIMBER CLADDING

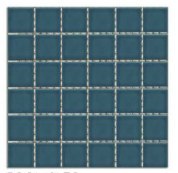
POOL DECK



FEATURE STONE CLADDING



POOL EDGING



POOL TILES



TIMBER DECKING



EXISTING BRICK

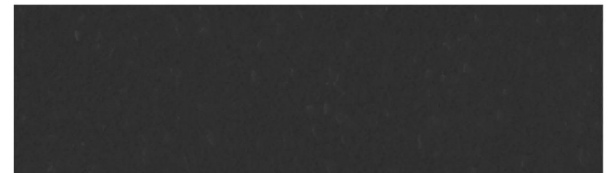
GYM



WALL PAINT



MIRROR



RESILIENT FLOORING

FF+E & LOOSE FURNITURE BOARD

LOUNGE



CASUAL SEATING



LOUNGE SEATING



LOUNGE SEATING



FLOOR LAMP



COFFEE TABLE



TABLE LAMP



STOOL

BOARDROOM



BOARDROOM CHAIRS



FEATURE PENDANT LIGHT



BOARDROOM TABLE

BATHROOM / GYM



TOILET SUITE



LEATHER GYM HOOK



PUSH BUTTON



BATHROOM FAUCET



BATHROOM BASIN

POOL



OUTDOOR COFFEE TABLE



UMBRELLA



OUTDOOR LOUNGE CHAIR



OUTDOOR DINING TABLE



OUTDOOR PLANTERS



OUTDOOR DINING CHAIR