



NESUTO. STAY REAL.

DEVELOPER : AsheMorgan
MAIN CONSTRUCTION COMPANY : Hacer
ARCHITECT : Fender Katsalidis
DEVELOPMENT VALUE : \$100 million
TYPE : Serviced Apartments

The Nesuto Docklands Apartment Hotel comprises 211 incredibly designed serviced apartments over 13 levels featuring fully equipped kitchens, separate bedrooms, open plan living, dining spaces, plus internal laundry facilities and car park targeting a 5 Star Green Star rating.

AsheMorgan is the owner of The Docklands Precinct in Docklands, Melbourne and the real estate development firm that partnered with Nesuto to build the \$100 million Project.

This apartment-hotel in Melbourne has redefined hotel living with its industrial design and feel.

The 211 key Nesuto Docklands features 58 one bedroom, 20 two bedroom and 133 studio apartments. Nesuto Docklands offers a range of benefits over traditional hotels including fully equipped kitchens, separate bedrooms, open plan living and dining spaces, plus internal laundry facilities.

The development was designed by Melbourne based Fender Katsalidas Architect and also features a well equipped gym, ample parking onsite for guests and is located amongst the entertainment precinct.

“The unique aspect of this development, from a construction point of view, is the adaptive reuse of an existing car park structure,” said Director of Development, Andrew Whiteside. “The building sits in the airspace above the car park.”

The lower level of the car park was stripped out to make way for a everyday needs precinct

to service locals and the hotel, leaving 1,500 car park spaces to service the building.

“Another unique feature of the building is the natural, authentic and durable finishes,” said Andrew. “Nesuto is not another glass tower and it has amazing views of the port on one side and the city on the other.”

AsheMorgan’s vision for and continued investment in infrastructure and regeneration of The District Docklands is to ensure the evolution of the precinct into a seamless extension of Melbourne’s CBD with a complete offering that attracts both leisure and corporate visitors.

The creation of this urban village had multiple stages.

“We invested in the entertainment precinct with HOYTS, new look restaurants and a pub,” said Andrew. “And then we built a everyday convenience precinct to accommodate the daily needs of people who are living or staying in the precinct.”

During the COVID period, AsheMorgan converted 11,000m² of retail space into office space, most of which was quickly snapped up.

“The latest element was the apartment style hotel,” said Andrew. “We saw there

was a gap in the market for this kind of accommodation and Nesuto includes two bedroom apartments with sofa beds that can accommodate up to six people easily. It’s fantastic for families and business groups.”

AsheMorgan tendered for this project in late 2020. “Like everyone else we had procurement and labour issues,” said Andrew. “It’s a real credit to Hacer and the design team that this project was completed in the timeframe. It truly was a collaborative effort.”

AsheMorgan acquired the 10 hectare Docklands asset in December 2014 as a discount outlet shopping centre with a high concentration of fashion, footwear and apparel retailers. Since then, AsheMorgan has invested over \$250 million for the transformation and repositioning of The District into a high quality, vibrant, mixed-use urban precinct

Future opportunities for more traditional style rental accommodation and more office space are in the works for The District Docklands.

AsheMorgan invests in quality real estate with value add opportunities based on rigorous analysis of risk adjusted returns. The company is actively involved in the delivery and management of investments and understand the power of repositioning, refurbishment and the value of maintaining strong relationships with participants across the property and financial industries.

For over 40 years AsheMorgan has focussed on commercial and mixed-use assets in metropolitan Sydney, Melbourne and Brisbane, especially in deep value strategic locations with specific value add catalysts and defensible downside protections.

For more information contact AsheMorgan, Level 13, 131 Macquarie Street, Sydney NSW 2000, phone 02 9240 1000, email admin@ashmorgan.com.au website www.ashmorgan.com.au



Below Profix Windows installed preassembled windows to all 211 apartments, on the project.

Below Link Stone used reconstituted stone to craft the Nesuto Docklands Apartment Hotel's kitchen benchtops.



Images: Profix Windows at the 46 story tower, 303 Latrobe street.



Profix Windows is an aluminium window and glass installation company based in Melbourne that was engaged to install the offshore window package as well as supply and install the toughened glass entryways throughout the Nesuto Docklands project.

Profix received pre-assembled windows from China and installed them across all 211 apartments. The company also supplied and installed the automatic front entry doors and glass.

“It was a great project to work on, the site team was very helpful in resolving issues we had on the project” said Project Manager, Matthew Dean. “Everything ran very smoothly, the team pulled together and finished the project on time. The project took around seven months for Profix to complete, with a team of eight onsite.

Profix Windows pride themselves on finishing every project on time and on budget.

“We pride ourselves on our attention to detail and efficiency, we are always there to assist our clients from the early design stage right through to practical completion” said Owner and Director, Geoff

Oliver. “We get the job done right the first time, every time with minimal fuss.”

Established in September 2011, the company has grown from a 2-man band doing schools and high-end houses to now employing in excess of over 25 guys and working alongside Melbourne's most reputable builders on Highrise towers in and around Melbourne's CBD.

Profix Windows has just completed work on Icon's 303 Latrobe Street, Calvary Bethlehem in Caulfield, along with Hacers Nightingale Village in Brunswick, they have just commenced working on 21 Bangs Street in Prahran. They are also tendering projects as far away as Fiji and in Queensland and have established themselves as one of Melbourne's most reputable window companies. They are most certainly making a name for themselves in Melbourne's very demanding construction industry and will be great to see what is in stall for the future.

For more information contact Profix Windows, 8/8 Kearney Street, Bayswater VIC 3153, email geoff@profixwindows.com.au

As a market leader in Melbourne stonemason work, Link Stone Works was the clear choice for the Nesuto Docklands project.

Link Stone supplied and installed all of the stone benchtops in the kitchens, as well as vanity benchtops, and all of the thresholds for the living rooms and bathrooms.

Link Stone used reconstituted stone for this job and despite being a high risk product if used with the correct safety precautions, it is definitely a great choice of stone works.

“The safety standards are really high in order to get a job like this done,” said the Project Manager. “At Link Stone we work within stringent regulations to eliminate or minimise the amount of silica dust being generated and released into the air. With all procedures and policies in place to ensure the safety of our staff, holding our Engineered Stone license.”

Added to the tight time frame – two months – to get the job done, Link Stone did a lot of planning in consultation with the builder and prefabricated all of the benchtops offsite in order to have a smooth installation.

“Reconstituted stone can take a lot more wear and tear than natural stone. Natural stone is high maintenance and needs to be constantly resealed when used in benchtops as it stains easily,” explained the Project Manager. Reconstituted stone is also a cheaper product to manufacture, even with the strict licensing rules around its use.

Link Stone Works was established in Melbourne in 1997 by two brothers from Portugal. It wasn't long before it became a generational effort and those same two brother's and their sons have been assisting Commercial and residential clients for over 20 years with no end in sight.

Link Stone was born on a foundation of variety. Whether you need a Kitchen Benchtops, Vanities, Waterproofing, Leveling, Tiling, External and internal stone cladding, retaining wall, or anything else, this team can manage it.

For more information contact Link Stone Works, 42-44 Jessica Way, Truganina VIC 3029, phone 1300 546 578, email sales@linkstone.com.au, website www.linkstone.com.au