


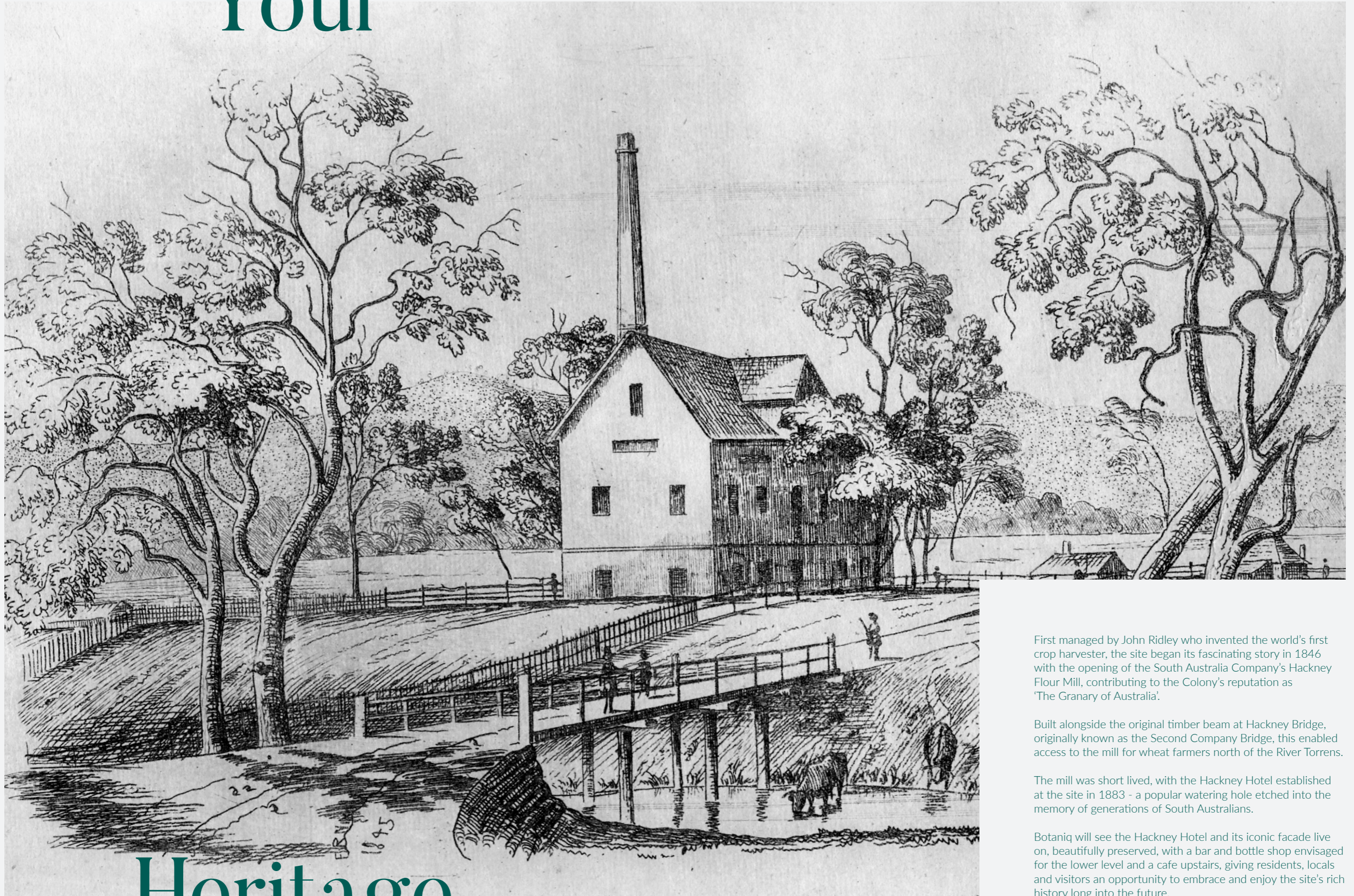


BOTANIQ  
BY V THREE



Your  
Gateway  
to the  
Gardens

# Your



# Heritage

First managed by John Ridley who invented the world's first crop harvester, the site began its fascinating story in 1846 with the opening of the South Australia Company's Hackney Flour Mill, contributing to the Colony's reputation as 'The Granary of Australia'.

Built alongside the original timber beam at Hackney Bridge, originally known as the Second Company Bridge, this enabled access to the mill for wheat farmers north of the River Torrens.

The mill was short lived, with the Hackney Hotel established at the site in 1883 - a popular watering hole etched into the memory of generations of South Australians.

Botaniqu will see the Hackney Hotel and its iconic facade live on, beautifully preserved, with a bar and bottle shop envisaged for the lower level and a cafe upstairs, giving residents, locals and visitors an opportunity to embrace and enjoy the site's rich history long into the future.



# Your Home

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Designed by award-winning local architects, JPE Design Studio, the vision for Botaniq has been driven by a strong sense of place, responding to the site's layered industrial heritage and its stunning location on the edge of the River, opposite the Parklands.

The use of red brick, natural timber and stone complement the Heritage Hotel, with patterned steel screening and angled glass facades providing a contemporary contextual response and dynamic contrast between old and new.

Each building is distinctively different - reinforcing the diversity and identity of its residents - resulting in a rich urban fabric knitted together with high quality outdoor spaces, plazas and landscapes.

An exclusive partnership with JamFactory reinforces the developer's commitment to craftsmanship and quality, with unique urban art and design elements infused throughout the precinct.

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Jam Factory



# Your Lifestyle

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Envisioned for the future, your home at Botaniq will deliver significant lifestyle benefits through a range of strategic smart technology partnerships.

Your home will be brought to life through an exclusive partnership with Legrand, renowned for technological innovation and inspirational design. You can stay connected to your home from anywhere in the world through mobile apps - allowing you to manage everyday comfort and security whether you're at home or away.

Be part of a sustainable community, with exclusive access to an electric share bike and electric share car system that will form part of the precinct, not to mention a number of other green energy initiatives in the works that will evolve as the project unfolds.

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# Limited First Release

FLOUR MILL RESIDENCES





Adelaide Botanic Garden



# Your Backyard

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With the sprawling Botanic Park and Adelaide's celebrated Botanic Garden just three minutes from your front door, and the meandering River Torrens closer still, Botaniq promises the perfect urban sanctuary surrounded by nature.

Begin your day with a stress-free bike ride to your city office and end it with a sunset stroll through the Botanic Garden with local flora and fauna to keep you company.

Botaniq delivers a backyard like no other - Adelaide's world-renowned Botanic Garden on your doorstep. The lifestyle benefits don't end there, with an exclusive partnership in the making with the Adelaide Botanic Garden set to transform the everyday experience of the city's most exciting new community.

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# Your Leisure

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A leisurely walk away from the CBD, your work day and leisure day convenience is second to none.

Catching up with friends at Adelaide's best cafes, strolls through Rundle Street's retail heaven and dining out at top eateries will become part of your everyday.

Live in the heart of the city without losing the tranquility of the suburbs.

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Hey Jupiter





# Your Education

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Botaniq will be conveniently located between Adelaide's most esteemed schools and universities.

Just a six minute walk from your door, St Peters College offers more than 170 years of the highest standards. A five minute drive in the other direction, and you'll arrive at the Wilderness School - founded in the belief of unlimited kindness and the joy of learning.

Not so much further afield, is the prestigious campus of the University of Adelaide - giving the next generation an opportunity to follow in the footsteps of five Nobel Laureates and 109 Rhodes Scholars.

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# Edge of the City



*Leisure*

1. FIX Specialty Coffee 400m 5min walk
2. The Kentish Hotel 900m 12min walk
3. The Lion Hotel 900m 12min walk
4. Adelaide Botanic Garden 800m 10min walk
5. Bicentennial Conservatory 1km 13min walk
6. Amazon Waterlily Pavilion 1.2km 15min walk
7. Palm House 1.4km 18min walk
8. St Peters Cellars 1.5km 4min drive
9. Tell Henry 1.8km 3min drive
10. Hey Jupiter 1.9km 4min drive
11. Exchange Specialty Coffee 2.1km 5min drive
12. Mr. Goodbar 2.1km 5min
13. NOLA 2.1km 6min
14. East End Cellars 2.2km 5min drive
15. The Colonist 2.7km 6min drive
16. The Velo Precinct 2.8km 5min drive

*Fine Dining*

17. Botanic Restaurant 1.5km 19min walk
18. Golden Boy 1.5km 3min
19. Giallo Wine Bar 1.6km 3min drive
20. Africola 1.7km 3min drive
21. Orana 1.9km 3min drive

*Retail*

22. Melbourne Street 650m 8min walk
23. Rundle Street 1.7km 3min drive
24. Norwood Parade 2.1km 4min drive
25. Rundle Mall 2.4km 6min drive
26. O'Connell Street 3.2km 6min drive

*Entertainment*

27. Adelaide Oval 3.7km 6min drive
28. HOYTS Norwood 3.3km 6min drive
29. Adelaide Festival Centre 2.7km 7min drive
30. Adelaide Convention Centre 4.6km 8min drive
31. Riverbank Precinct 4.8km 9min drive

*Arts & Culture*

32. Adelaide Zoo 950m 12min walk
33. National Wine Centre 1.2km 3min drive
34. Santos Museum of Economic Botany 1.6km 4min drive
35. Art Gallery of South Australia 2.1km 5min drive
36. South Australian Museum 3.2km 9min drive

*Green Spaces*

37. Botanic Park 290m 3min walk
38. St Peters Oval 450m 6min walk
39. Bunday's Paddock 900m 11min walk
40. Twelftree Reserve 950m 11min walk
41. Rymill Park/Murlawirrapurka 1.5km 2min drive
42. St. Peters Billabong 1.6km 3min drive
43. Dunstan Adventure Playground 1.7km 3min drive
44. Park 10 Warnpangga 1.8km 3min drive
45. Norwood Oval 2.8km 5min drive
46. Elder Park 2.9km 5min drive
47. Victoria Square 3.1km 8min drive

*Education*

48. Hackney Kindergarten 550m 2min drive
49. St Peters College 900m 2min drive
50. Prince Alfred College 1.5km 3min drive
51. University of Adelaide 1.8km 3min drive
52. East Adelaide School 2.1km 4min drive
53. The Learning Sanctuary Norwood 2.4km 5min drive
54. University of South Australia 2.6km 8min drive
55. Norwood Primary School 3.1km 6min drive
56. Wilderness School 3.2km 5min drive

*Medical*

57. The Memorial Hospital 2.9km 5min drive
58. Women's and Children's Hospital 2.9km 6min drive

*Transport*

59. Bus Stop 3 (West Side) 160m 2min walk
60. Bus Stop 3 (North East Side) 170m 2min walk
61. River Torrens Linear Bike Trail 400m 6min walk
62. Botanic Gardens Tram Stop 1.7km 4min drive
63. Adelaide Railway Station 2.7km 7min drive

*Convenience*

64. North Adelaide Foodland 4km 7min drive
65. Norwood Foodland 3.2km 5min drive
66. Coles Norwood 3.4km 6min drive
67. Adelaide Central Market 3.5km 8min drive
68. North Adelaide Foodworks 4.1km 7min drive

..... RAIL TRACKS    ——— CYCLING PATHS    ——— TRAM LINES

# Your Locale



Giallo Wine Bar



# Your Date Night

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Adelaide is a city of culinary delight and Botaniq places you right in the thick of it, with a smorgasbord of options to suit every fancy.

With Melbourne Street, the Parade and Magill Road all within easy reach, you'll find moreish eateries and cafes in every direction.

And for those special occasions, you're a mere stone's throw away from Africola and Orana, two of Australia's finest restaurants.

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Adelaide Oval

# Your Game Day

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Nestled between the soaring spires of St Peter's Cathedral and the ever-changing Riverbank precinct, you'll find one of the world's finest sports and entertainment facilities. The Adelaide Oval offers unforgettable experiences with sports, music and corporate events all year-round.

Watch Australia's cricket elite take on their rivals in the summer, lose your voice cheering on Eddie Betts and Robbie Gray at the footy in the winter, and enjoy the stage antics of superstars who venture Adelaide's way on world tours throughout the year.



# Your Festival

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Life at Botanic offers arts, culture and music at your fingertips, with some of Adelaide's most celebrated festivals held in Botanic Park, the Gardens and the East End throughout the year.

The internationally-acclaimed WOMADelaide attracts music lovers from around the world, as do the Fringe and Adelaide Festival, with performers and visitors flocking to sunny South Australia for Mad March every year.

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WOMADelaide



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Sales Team

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Edge of the river, opposite  
the parklands in Adelaide's  
prized inner east.

95 HACKNEY ROAD