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Exciting,  
sustainable  
lifestyles.

**THE ART OF URBAN LIFE.**

The Chelsea by Psaros

Life is one big canvas for your own masterpiece.  
 It's about inspiration and experience! It's about colour and  
 movement! It's what you make of it!  
 At The Chelsea, all this comes together in an architecturally  
 designed address that is as much about aesthetic appeal, as it is  
 about liveability and future-proofed design.

# It begins with the easel.

PG 2.



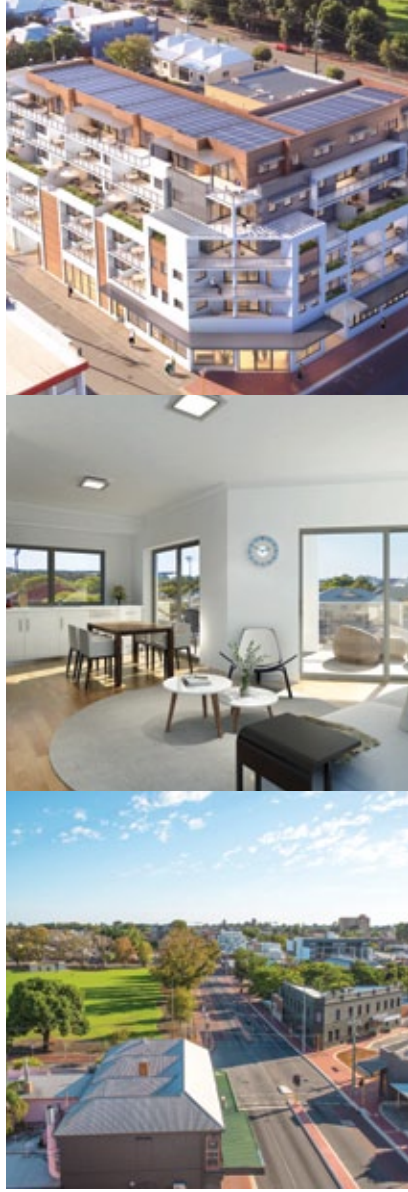
**E** THE EASEL

**PG 3. THE BUILDING**  
**PG 5. DEVELOPMENT OVERVIEW**  
**PG 6. FIND HAPPY PG 10. ART**  
**PG 14. ABOUT PG 16. SUSTAINABILITY**  
**PG 22. LOCATION PG 27. MAP**  
**PG 30. Q&A 1 PG 32. Q&A 2 PG 35. Q&A 3**  
**PG 36. LEVEL PLANS**  
**PG 52. APARTMENT TYPES**  
**PG 88. SPECIFICATIONS**

The Chelsea is an exciting exhibition of eclectic energy and refined apartment living. Offering you an address that puts you on the doorstep of the Mt Lawley lifestyle, these quality boutique apartments make for an inspired investment like nothing else in Perth.

THE ART OF URBAN LIFE.

ARTIST'S IMPRESSION



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**The inspiration for The Chelsea comes from the sophisticated apartment lifestyle of New York. Here, apartment living is the go-to lifestyle for those whose revel in the opportunities and excitement of city living.**

- 41 one and two bedroom apartments over six levels
- Boutique size development
- Stunning architectural design incorporating public art
  - Emerging Beaufort Street location - a short walk to both Northbridge and Mt Lawley
  - A range of industry leading sustainable initiatives built-in

In Perth, Beaufort Street has become the go-to social hub for the successful, young city types. It's a vibe that is contagious and embracing. Each year around 150,000 people descend on the strip for the Beaufort Street Festival, Perth's biggest street party of fashion, music, food and entertainment. On any other day, restaurants, bars and cafes line the iconic strip offering up urban escapes for those who live, work and play in Perth's inner-city.

**At Psaros, we create happy through exciting, sustainable lifestyles. After all, happiness is that one place you find when everything feels just right. That happy place is here, with Psaros.**

### **Happy on the outside...**

- Low maintenance means more time to enjoy life
- Security systems and enclosed basement parking ensure you feel safe and provide the ultimate in 'lock-up and leave' living
- Save on the cost of commute by living close to everything you love – the cafes, restaurants, bars, shops and the CBD
  - A sense of community with communal areas to relax and engage
- Long term investment potential to beat the urban sprawl

**1** ARTIST'S IMPRESSION BALCONY



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PG 10.

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## Happy on the inside, too!

- Psaros has set the benchmark for space, spoiling you with 2.7m ceilings!
- Designed for living, built for life with architectural quality and structural integrity
- Quieter and safer living space with commercial grade windows and solid 'Party Walls'
  - Bigger balconies with commercial-grade glass balustrading
- The option to integrate lighting and entertainment through your personal smart devices
  - Quality finishes, including bamboo floors and stone benchtops

ARTIST'S IMPRESSION

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**In a first for Western Australia, one of Australia's acclaimed artists is collaborating with The Chelsea to create exclusive original artwork for your apartment.**

Immerse yourself in contemporary style. Make your new apartment uniquely yours with exclusive original wall art.

You can choose from a range of wall art options or Leanne can work with you to produce your own unique piece.

Please speak to a Sales Agent about the cost for this unique optional upgrade.

1 GEOMETRIC 2 FLORAL  
3 ORGANIC



**African born and thus richly inspired - Australian influenced and thus deeply connected. Leanne Bray's work (inspired by our wild surrounds) has always encompassed the patterns, textures and colours of diverse and exciting experience.**



Psaros is committed to meaningful public art to create an iconic architectural statement and to add vibrancy to the urban landscape.

**Immersive:  
From the outside through to the  
inside, let The Chelsea immerse you  
in contemporary art and style.**

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PG 16.

**Psaros has been helping the people of Western Australia find their Happy Place for over 30 years.**

As one of the first developers to recognise the growing demand for apartment living, Psaros has been pivotal in the rejuvenation of Perth. Having developed over 25 projects – 100% on time – Psaros understands their success is not just about buildings, but exciting, sustainable lifestyles.

- 1 EDGE BY PSAROS
- 2 SELLENGER BY PSAROS
- 3 FLORE BY PSAROS

B



**When it comes to sustainable building and lifestyle benefits, no one delivers like Psaros. Over the life cycle of our eTool® certified developments to date, the expected carbon savings is equivalent to a massive:**

1,442,387 Native trees planted  
 32,486 Houses powered for a year  
 66,777 Cars off the road for a year

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At The Chelsea, the concept of sustainability influences all aspects of your life. Here, sustainable living is about feeling positive about how you live. It's realising the financial benefits of innovative design.

**That's Happy, Wealthy and Wise.  
And that's why more and more  
homebuyers are finding their Happy  
Place with Psaros.**

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**Happy comes naturally when you know The Chelsea is designed from the ground up with sustainability in mind. It's architectural innovation that integrates sustainable design seamlessly into your apartment.**

Outside your home, you'll be living better, too. A great location, means less time commuting. And when you do commute, The Chelsea offers bike racks, car share, and easy access to public transport. There's also Psaros Connect, the integrated lifestyle app that makes the most of how you live every day.

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PG 21.

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ENERGY EFFICIENT LIGHTING



ENERGY MONITORING



SOLAR HOT WATER (GAS BOOSTED)



WATER EFFICIENT FIXTURES



ENERGY EFFICIENT APPLIANCES

THERMAL PERFORMANCE GLASS



FSC CERTIFIED BAMBOO FLOORING

ARTIST'S IMPRESSION ONLY





## All this is and more is why The Chelsea is the wise choice for modern, sustainable living.

With Psaros, what you invest in today, is future-proofed for tomorrow.

Our locations and superior sustainability initiatives will help to combat increasing congestion and rising energy prices, as well as provide maximised capital growth potential.

 PERTH TRAIN STATION





PG 24



PG 26



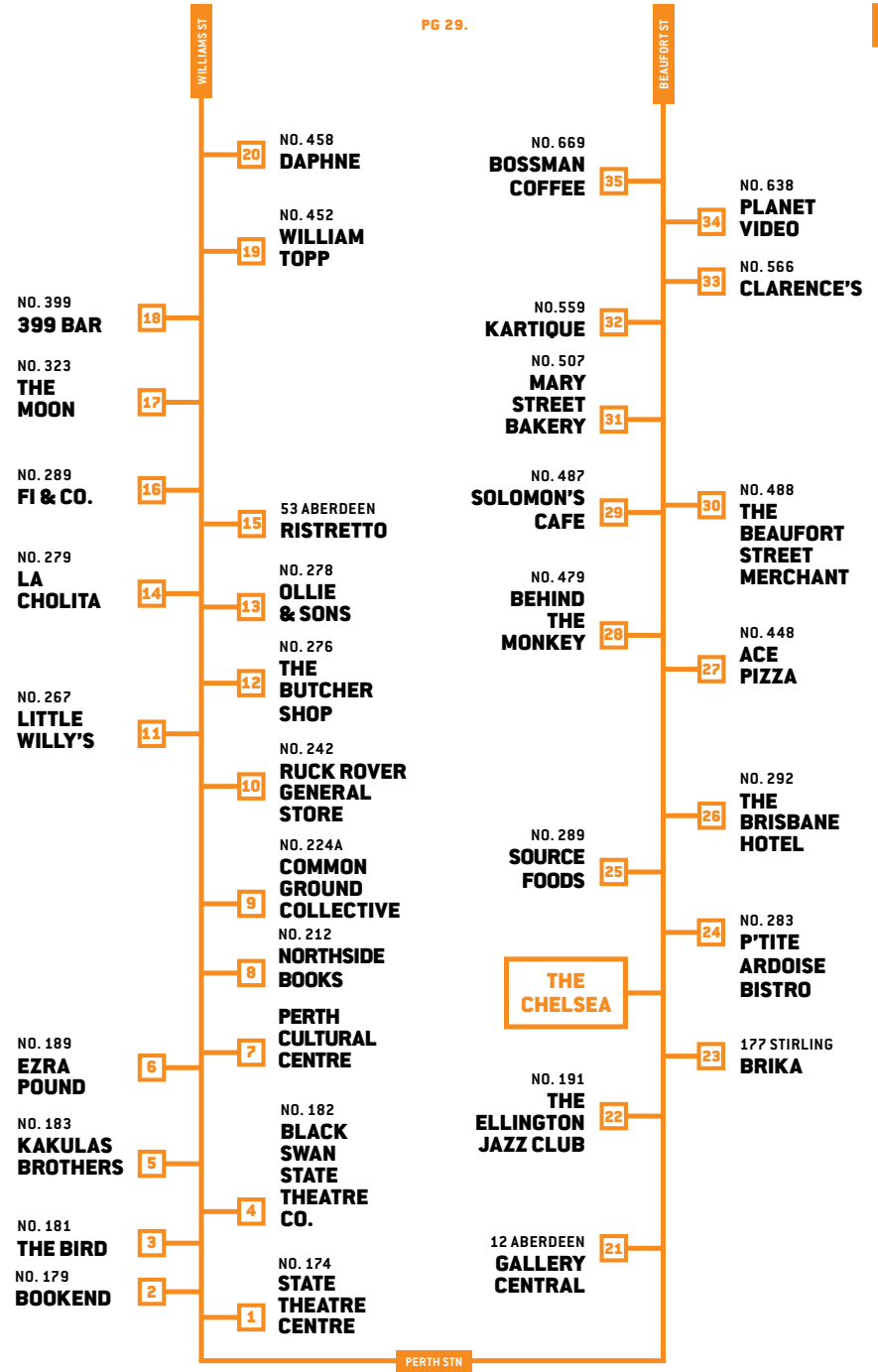
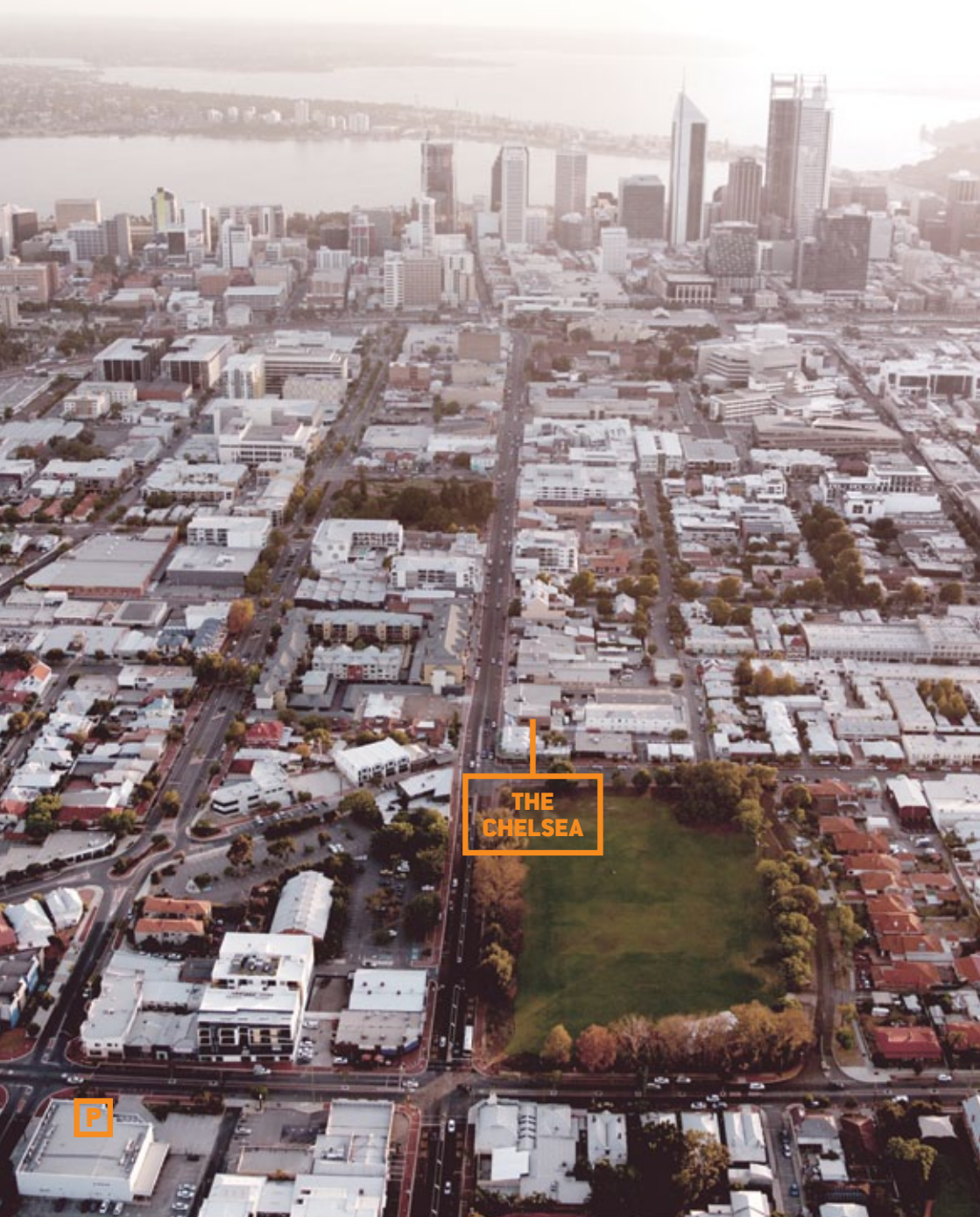
**The Chelsea puts you at the epicentre of Perth's eclectic and ever-changing hub of food, shopping and socialising.**

To the North is Perth's iconic Beaufort Street precinct; home to some of the city's most recognised establishments, including new bars, traditional pubs and an array of popular restaurants. Not just that, you'll find fashion retailers, home furnishings, bookshops and more. And you'll find it all at your doorstep.



Here, Northbridge has evolved into a melting pot of its Chinatown roots, popular culture and the arts, and bold new dining establishments. Home to any number of festivals and events throughout the year, you're never far from a whole new experience.

## Between The Chelsea and the city you'll experience one of Perth's most exciting transformations.





Ezra Pound is a small bar tucked amongst a cloistered William Street laneway. To enter, you must pass the hanging plants and local street art adorning the laneway's walls.



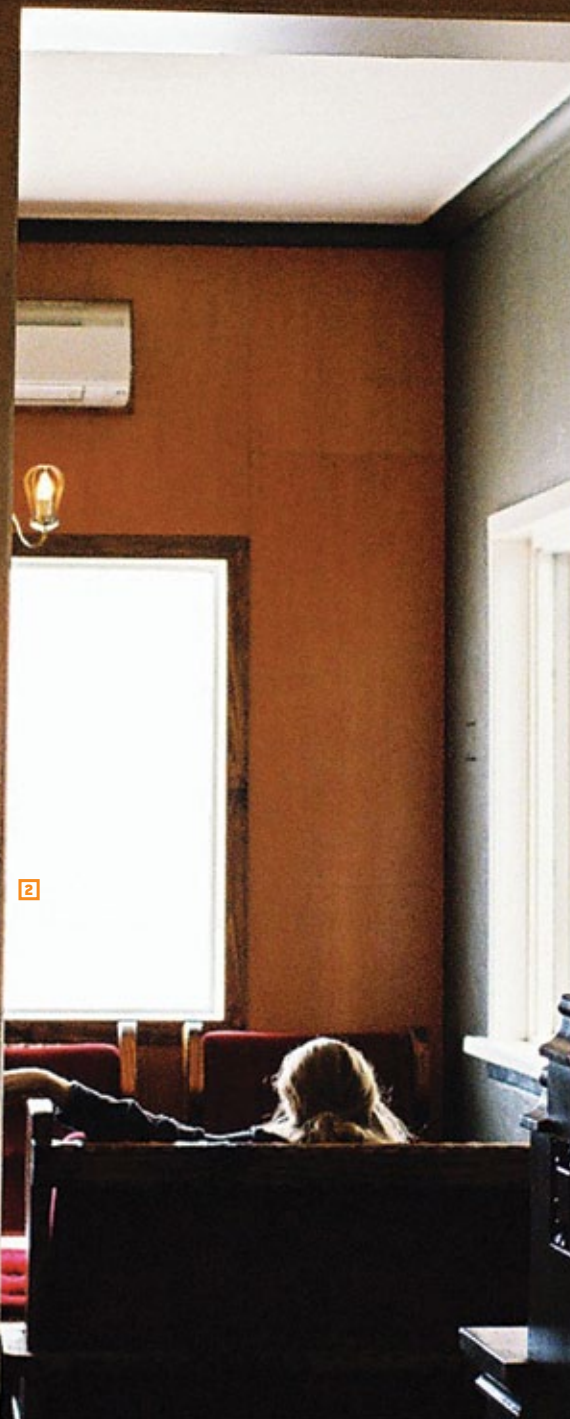
**When inside, you're greeted with an old world charm and the inherent coolness of bartender with a handlebar moustache.**

**E** EZRA POUND, NORTHBRIDGE



F6 31.





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## Jan, Owner, Ezra Pound, Northbridge

### Q & A

Ezra Pound is a small bar tucked amongst a cloistered William Street laneway. To enter, you must pass the hanging plants and local street art adorning the laneway's walls (currently @muralist). When inside, you're greeted with an old world charm and the inherent coolness of bartender with a handlebar moustache.

**WHEN DID YOU START EZRA POUND?** I was living in the US when I heard Perth was changing its liquor licensing laws to allow smaller venues. I always thought Northbridge had this Fitzroy feeling, except without the bars, and so the opportunity to be at the beginning of its renewal was too good to pass up. The suburb has gone from strength to strength, and it will get even better.

**WHAT DO YOU LIKE ABOUT WORKING IN NORTHBRIDGE?** I really like the mix of the traditional and multicultural with the up and coming, trendy scene of shops, bars and cafes. It has everything you could ask for.

**CAFES? WHAT'S YOUR COFFEE?** Ah, I drink a short macchiato with cold milk. I like it drink it straight away. I usually get them from Little Willys up the road, or Kosta's on James Street.

**YOU WALK THERE?** I walk everywhere. I only just got my driver's license; I just never needed it before now.

## Brody, Owner, Behind the Monkey, Highgate

### Q & A

Behind the Monkey is a locally owned icon of the Beaufort Street retail scene. Offering an eclectic array of fashion, accessories and curiously beautiful things, the ever-evolving space is a delicately curated experience.

**WHO'S BEHIND THE MONKEY?** In 2007, my mother Elaine had a jewellery label called Monkey Shine and she was looking for a studio space. She found this and it was too big for a studio space and too good to cut off from the public, so she started 'behind' the Monkey. I took over the shop a little while ago.

**DOES THAT MEAN YOU HAVE SPENT A LOT OF TIME ON BEAUFORT STREET?** So much! I am a true Mt Lawley local - the furthest I've ventured is probably Bulwer Street! Over the years I've gotten to know the locals and seen how such an eclectic mix of people and faces help to define what is great about this place - it's everything and everyone coming together on one street.

**AS A LOCAL, DO YOU EVER DISCOVER NEW THINGS HERE?**

Always. Mt Lawley is an arts driven suburb; there's a cool, underground arts scene on the street and they don't stop creating. I'm often finding a random new artwork on a brick or a crack in the wall ... Or even last night, I stumbled across a long-table dinner stretching down a laneway a few doors up. This place continues to surprise me with its energy and diversity.





## Tom, Owner, Bossman, Mount Lawley

### Q & A

**BOSSMAN IS A CALMLY LIT AND PASSIONATELY MANNED CAFE SEMI-THEMED ON A 1970S RECORDING STUDIO. SET BACK FROM THE RHYTHM OF BEAUFORT STREET, THE CAFE IS AN ALMOST SOUND-PROOFED PLACE TO ENJOY LOCALLY-ROASTED BEANS ON INCREDIBLY COMFORTABLE DRUM STOOLS.**

**YOU OWN A COFFEE SHOP. YOU DRINK A LOT OF COFFEE?** Some days. 5 or 10 a day, but they're mostly sips.

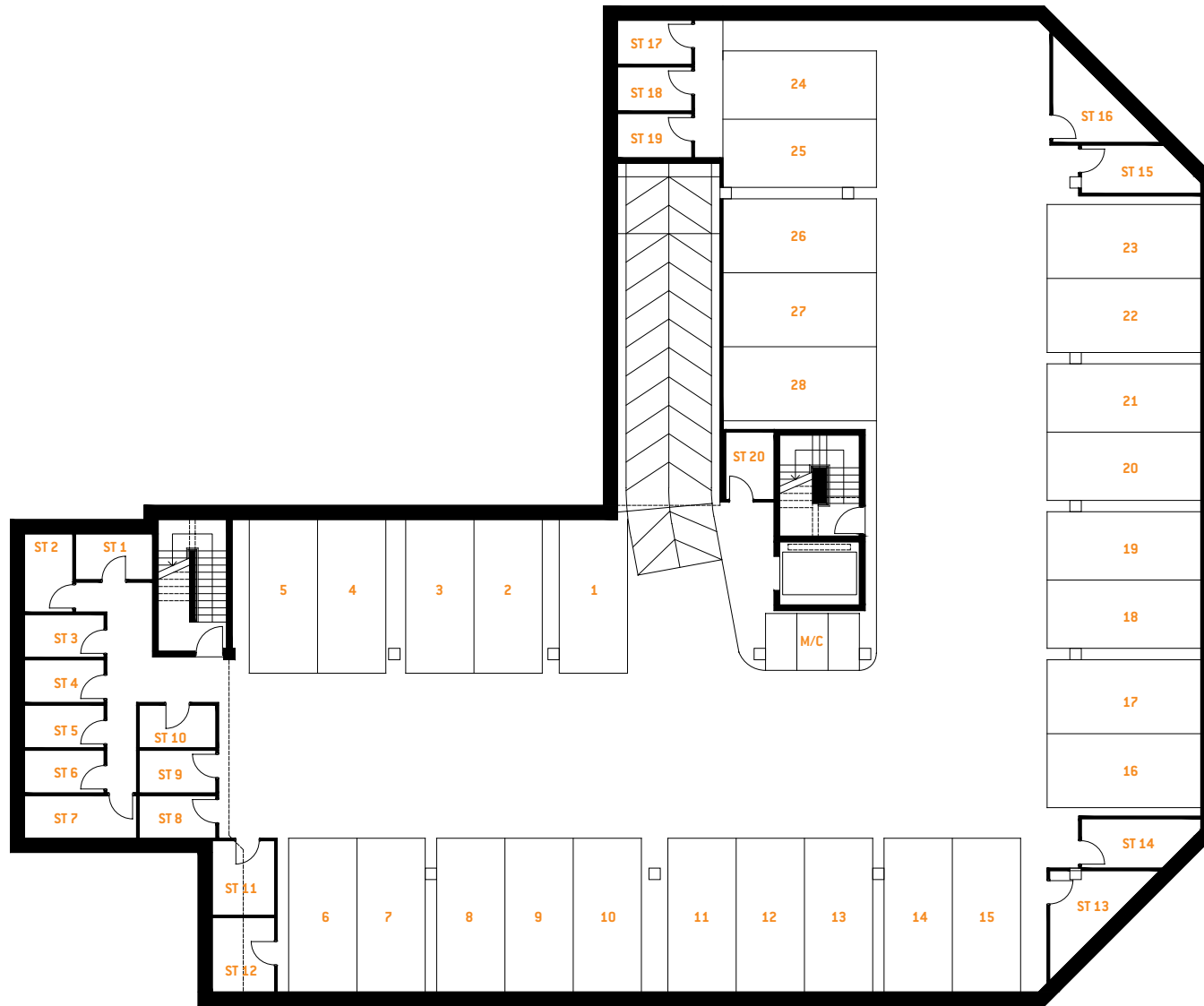
**WHERE DID THE NAME BOSSMAN COME FROM?** Bossman is a classic Fender amp. The name stemmed from there and then guided the style and fitout of the cafe.

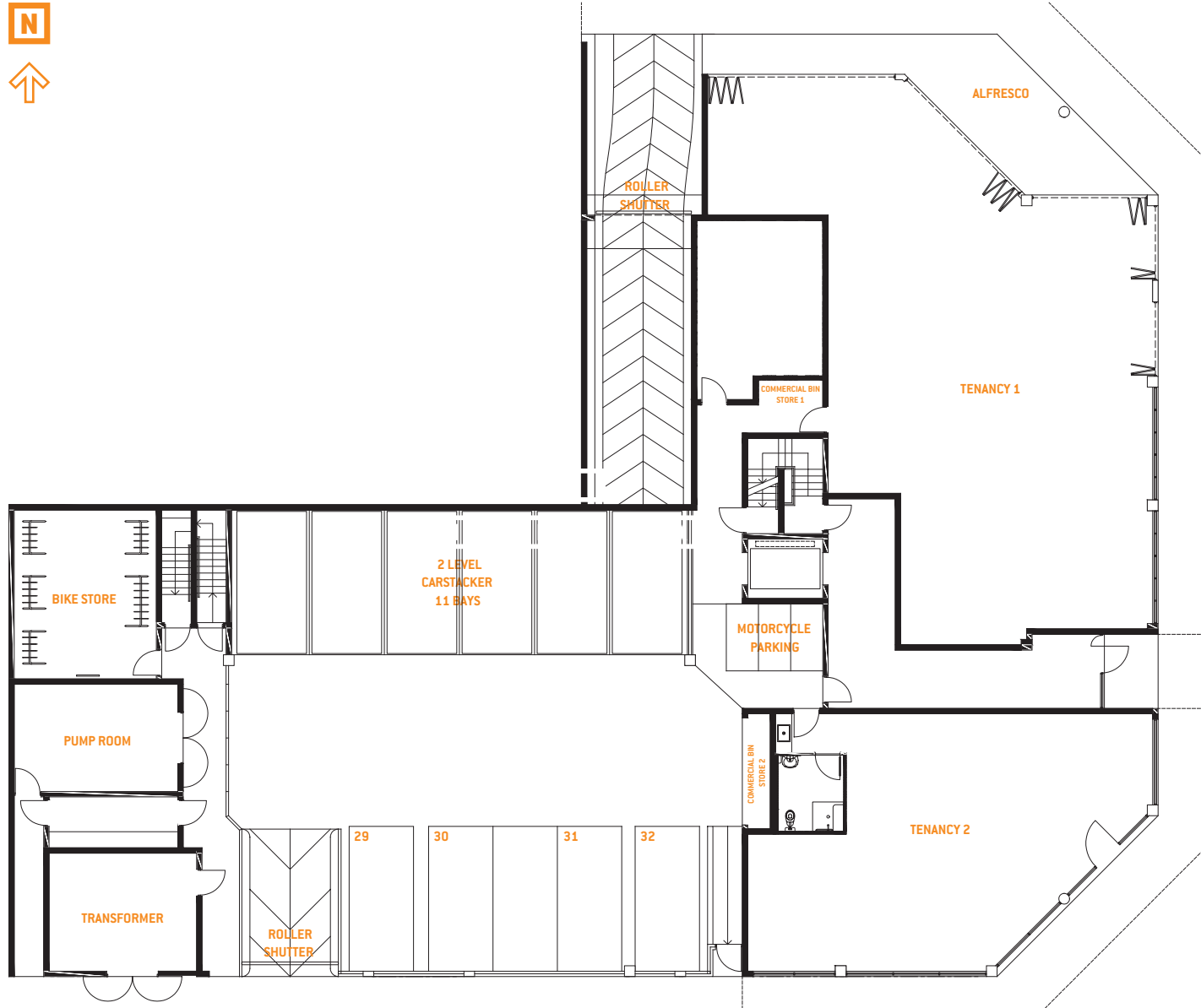
**HOW DOES THE CAFE FIT WITHIN THE MOUNT LAWLEY SCENE?** There are a lot of people in this area with a creative mind wanting to do and start things in their own backyard. I hear people in the shop spawning new ideas and I think the cafe is a great place for it.

**YOU'VE DONE THAT, TOO - NOT JUST BOSSMAN (AND BOSSMAMA) BUT YOU NOW ROAST YOUR OWN BEANS?** Yes, that's right. We started the TwinPeaks label, it's roasted in our small warehouse in Victoria Park. I really enjoy being a part of the whole process. We even thought about getting a cow.

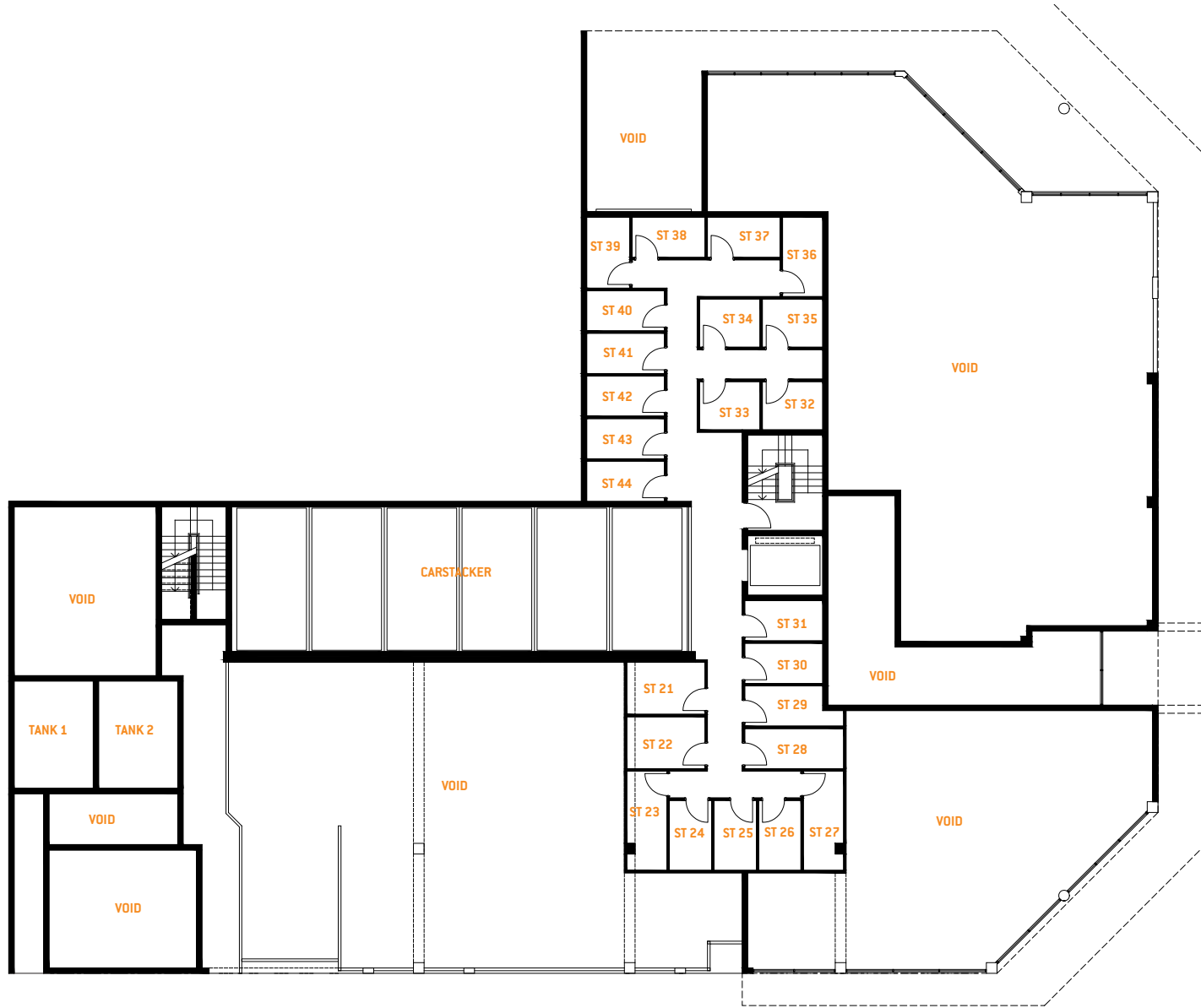
**IS IT THESE TYPES OF PEOPLE, LIKE YOU, THAT HELP TO DEFINE MOUNT LAWLEY?** Similar minded people are important, but I think the vibrancy from 8am to 10pm at night is what really defines the place.

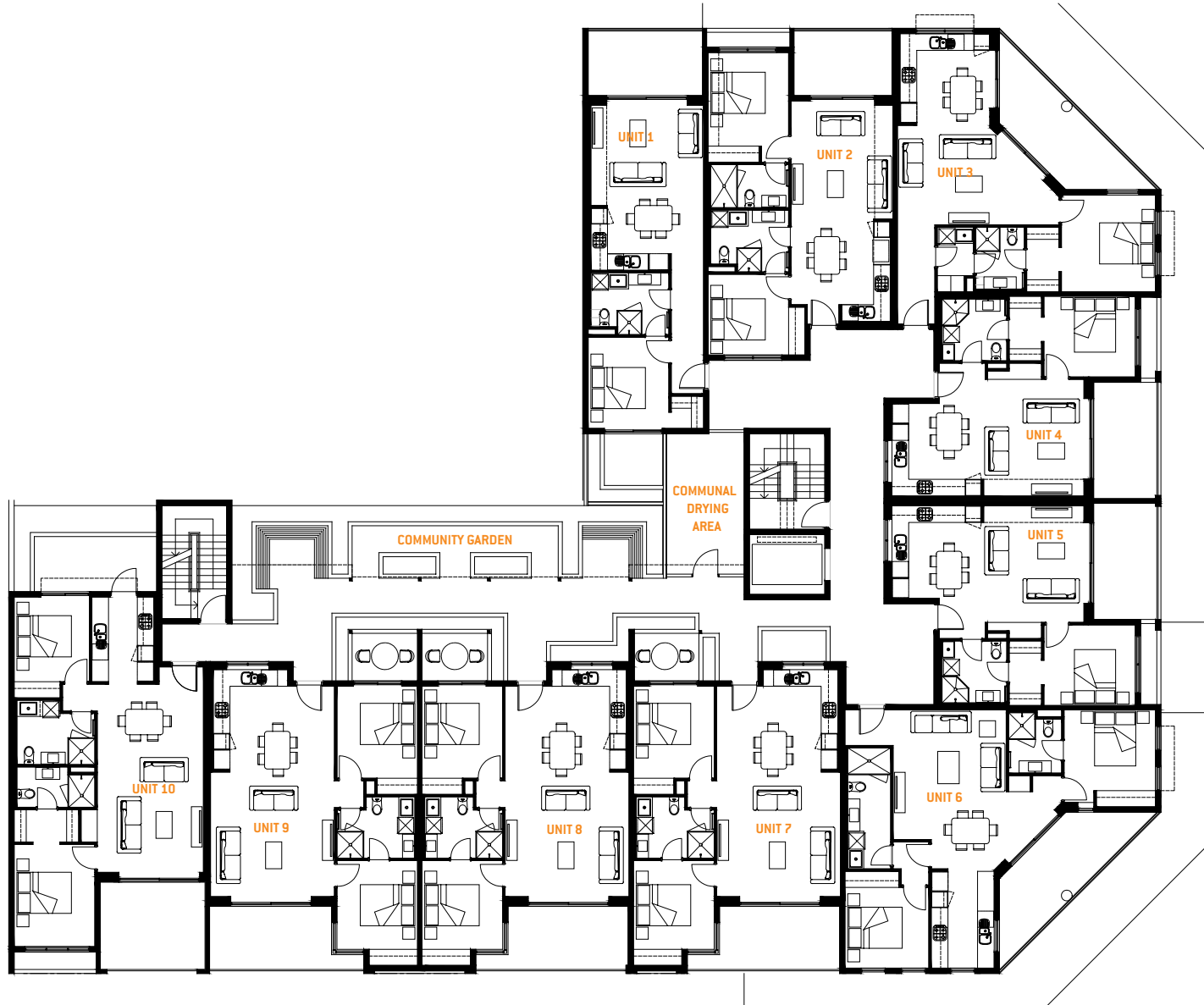


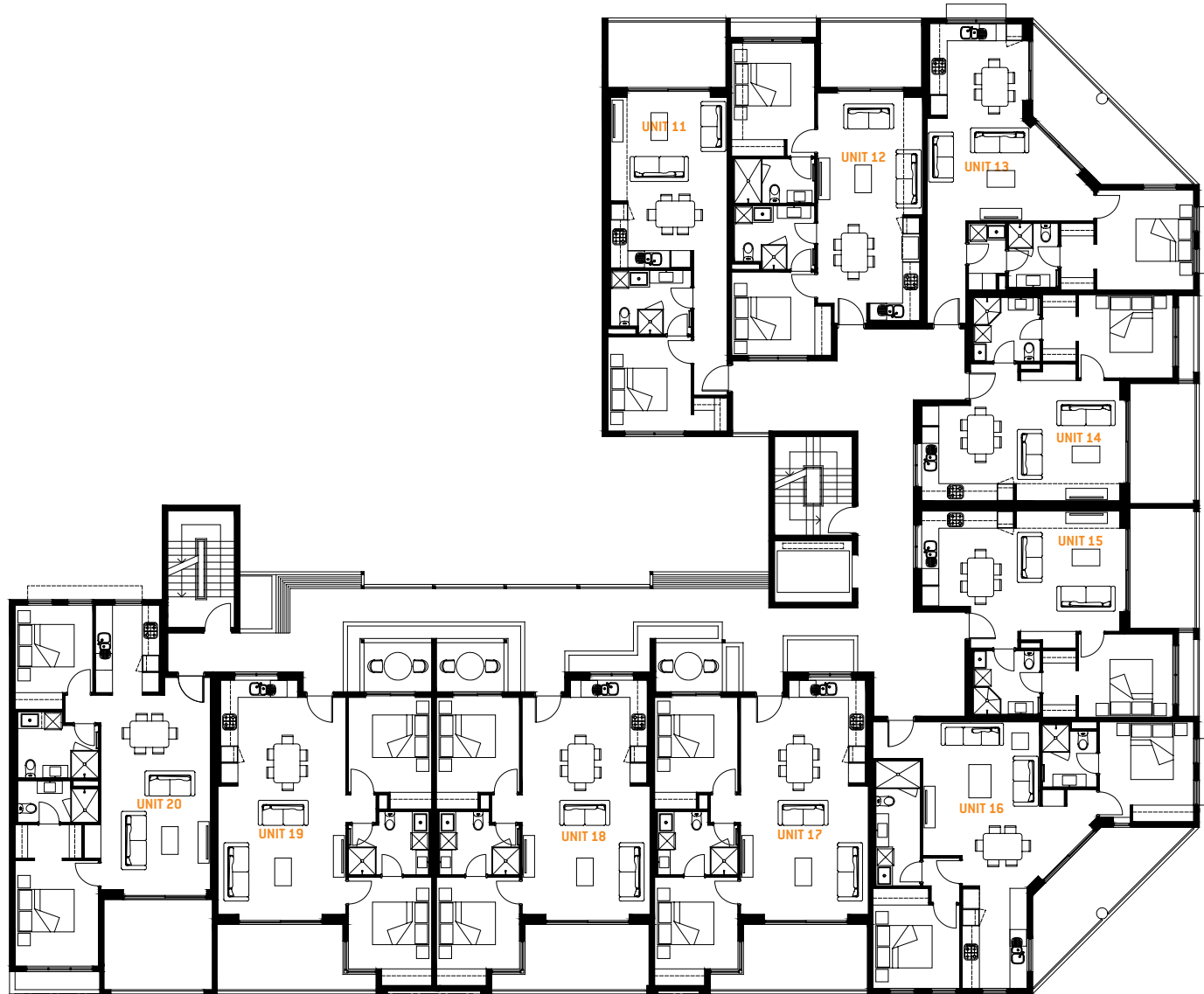




Beaufort Street













# Apartment Layouts

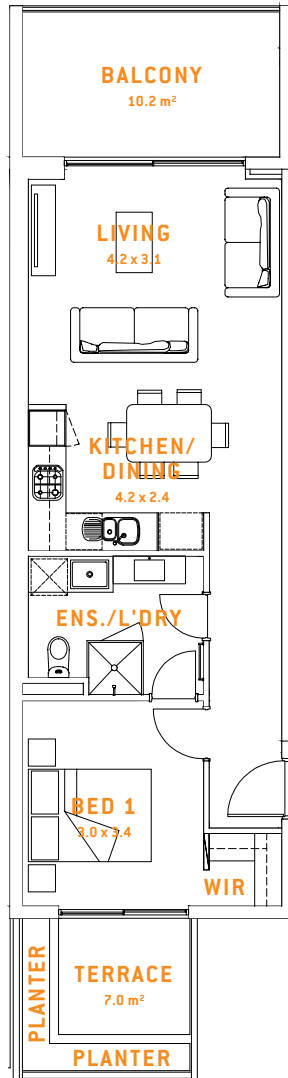
PG 54.



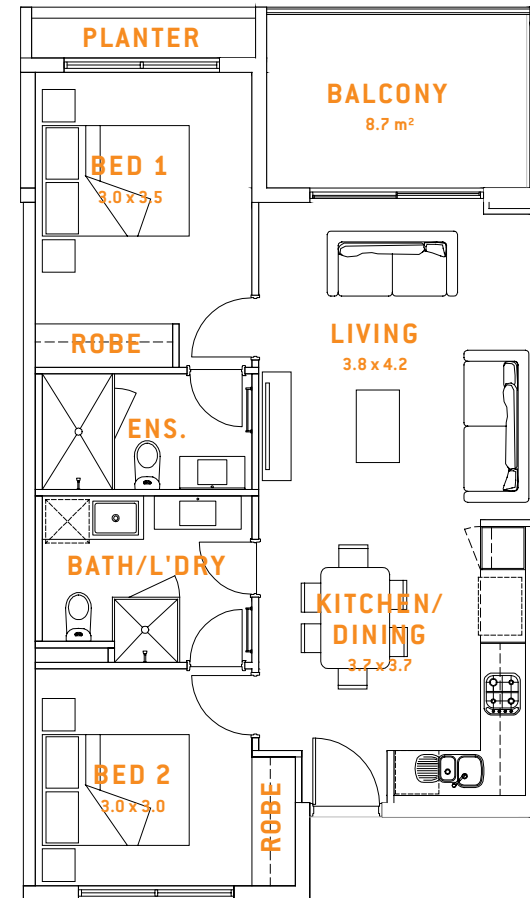
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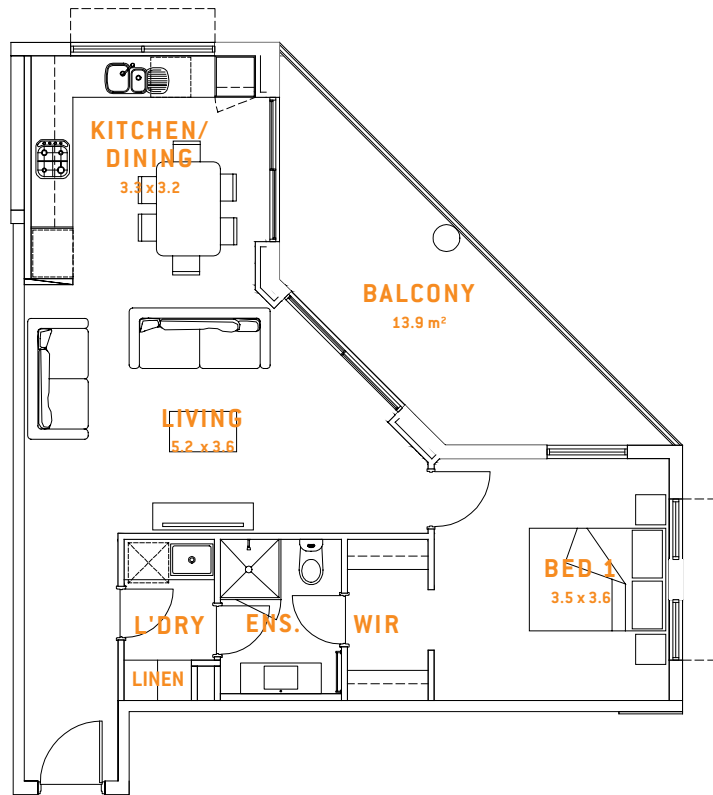
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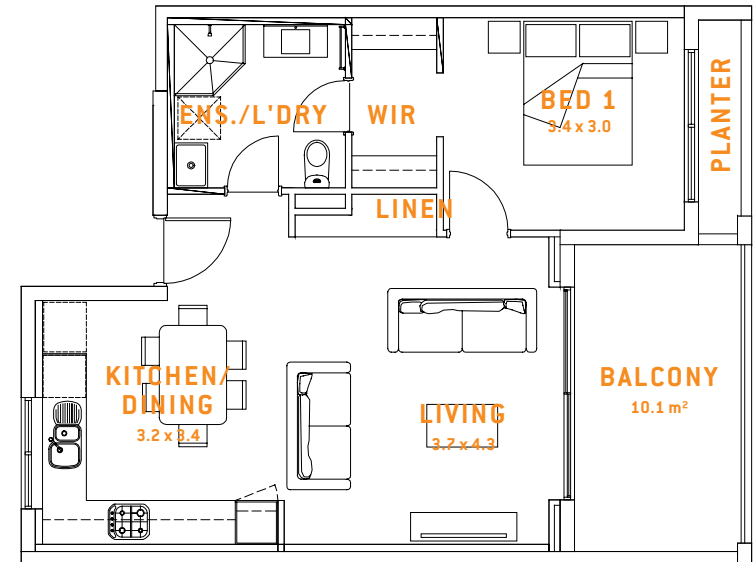
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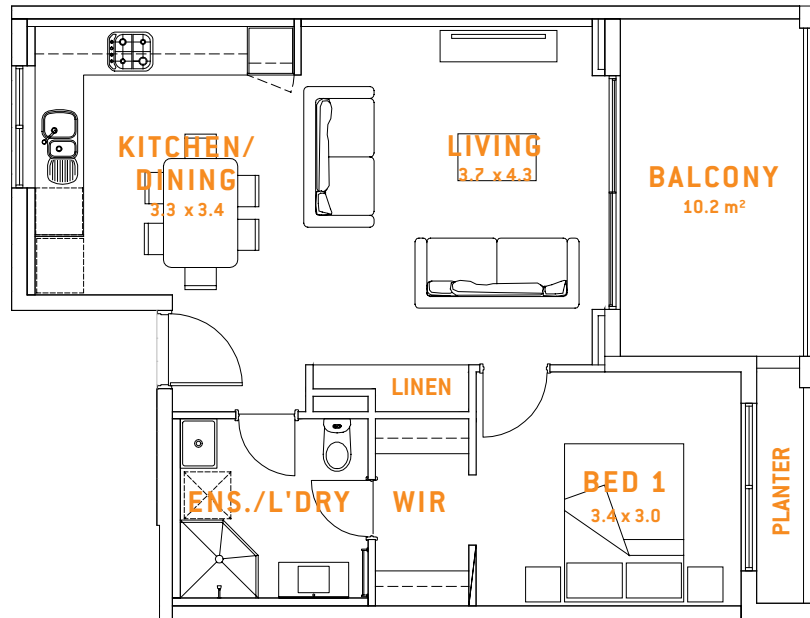
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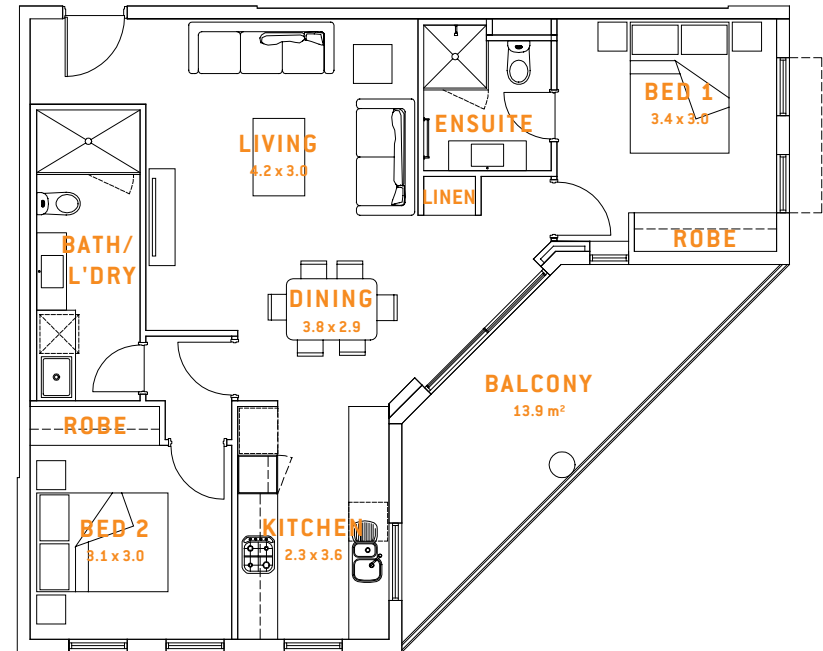
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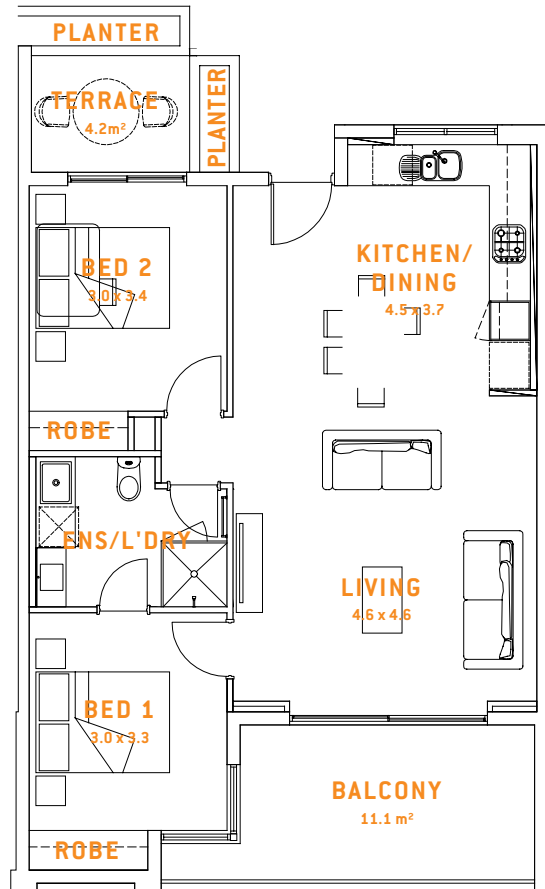
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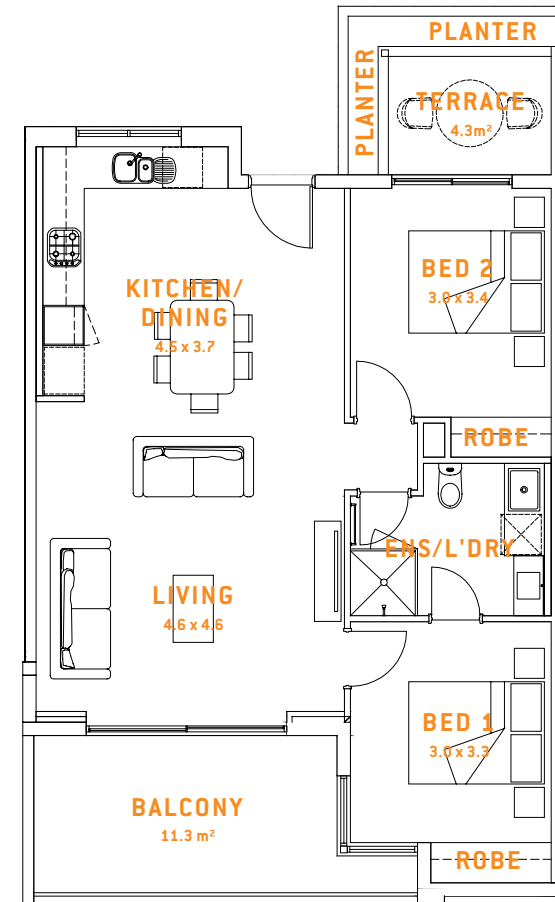
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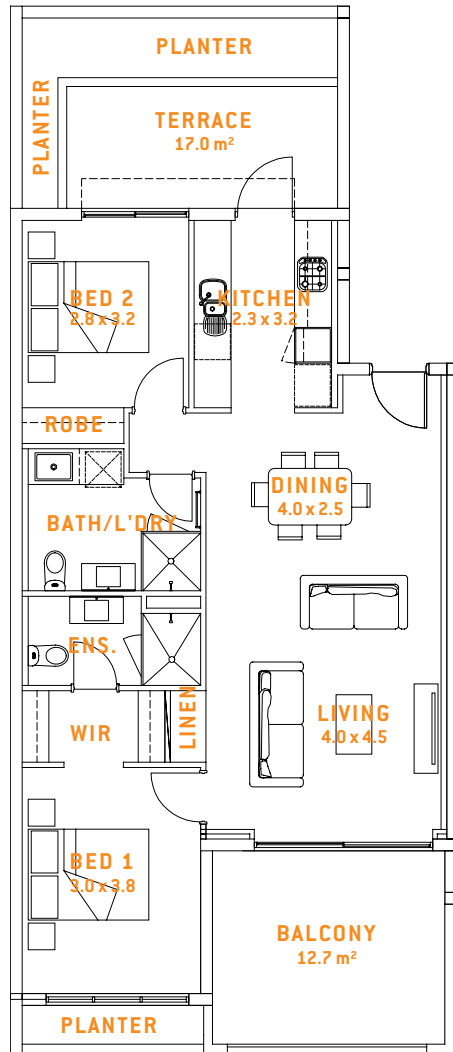
### APARTMENT 7, 8, 17 & 18



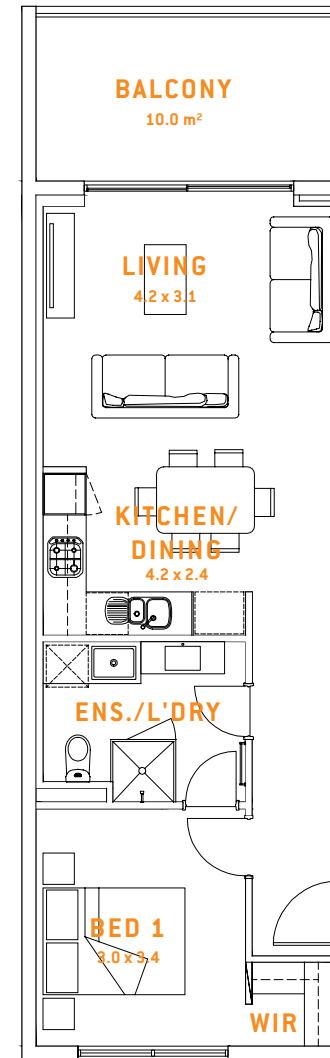
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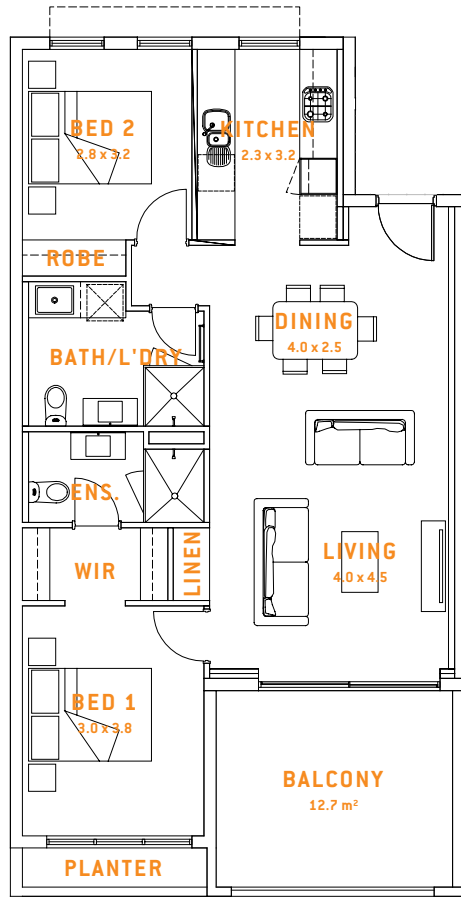
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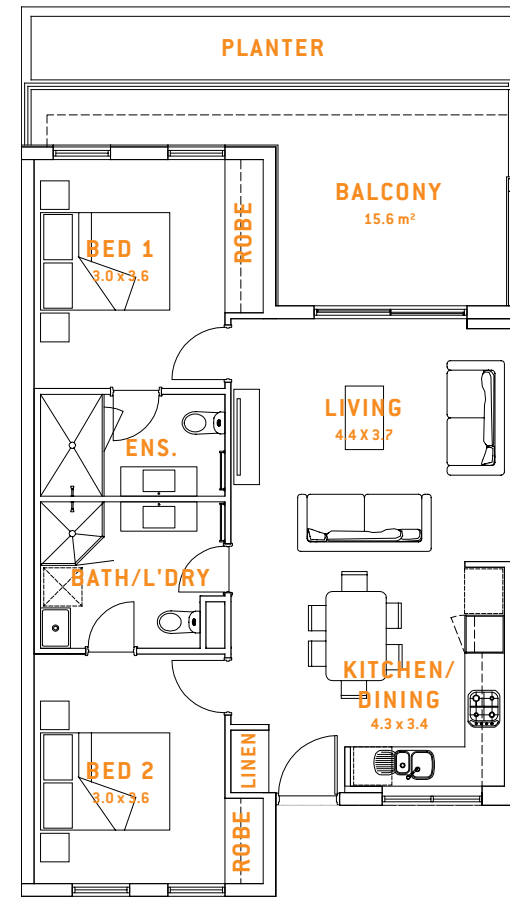
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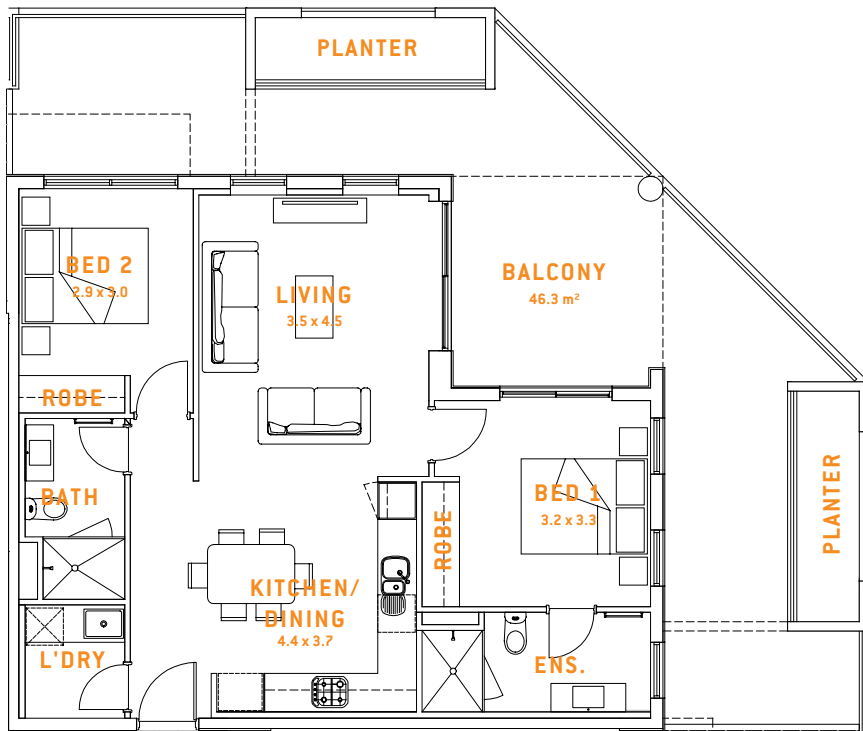
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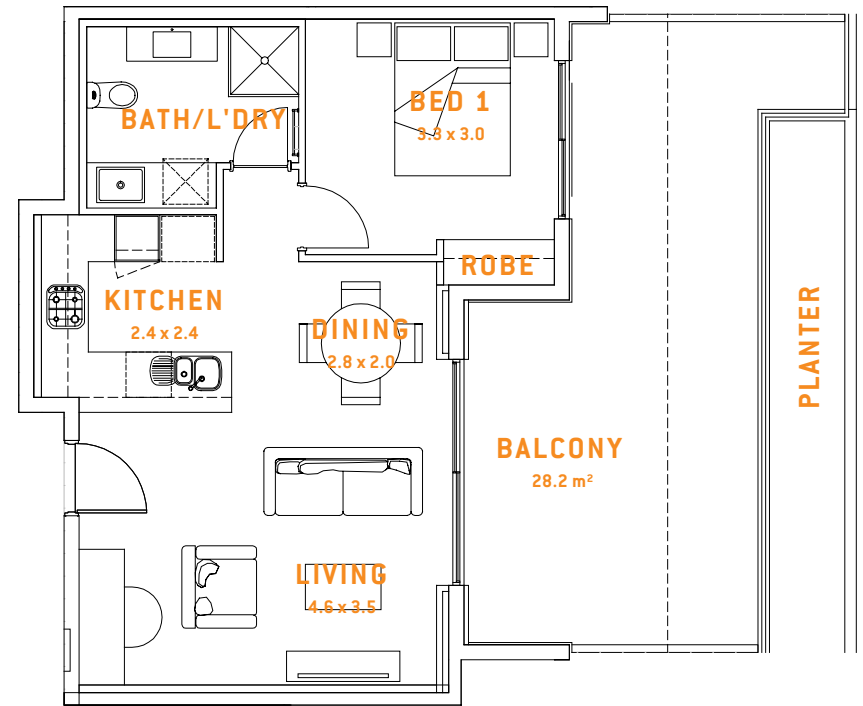
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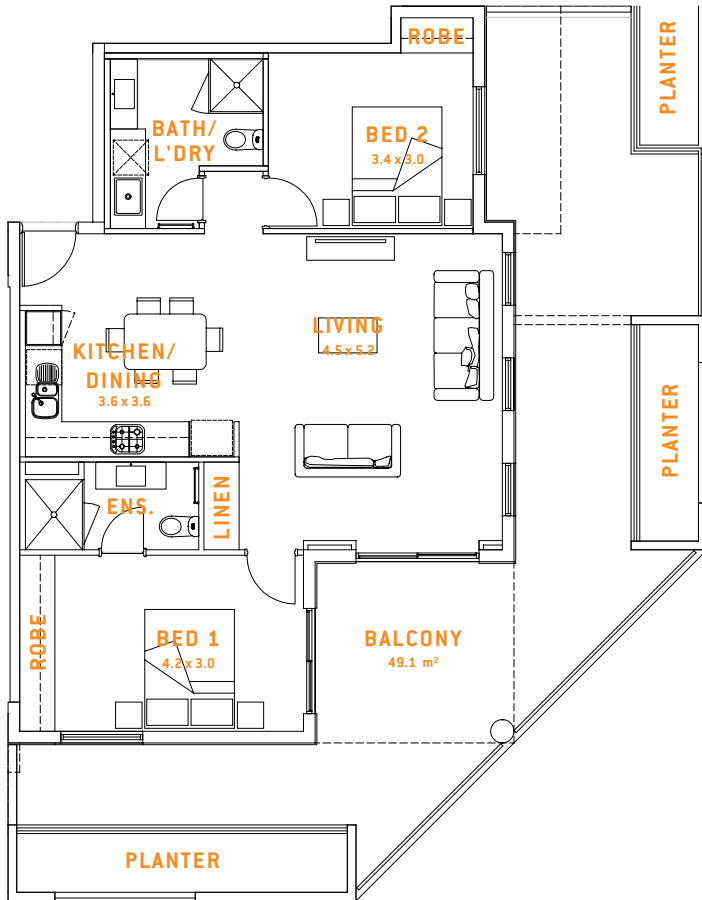
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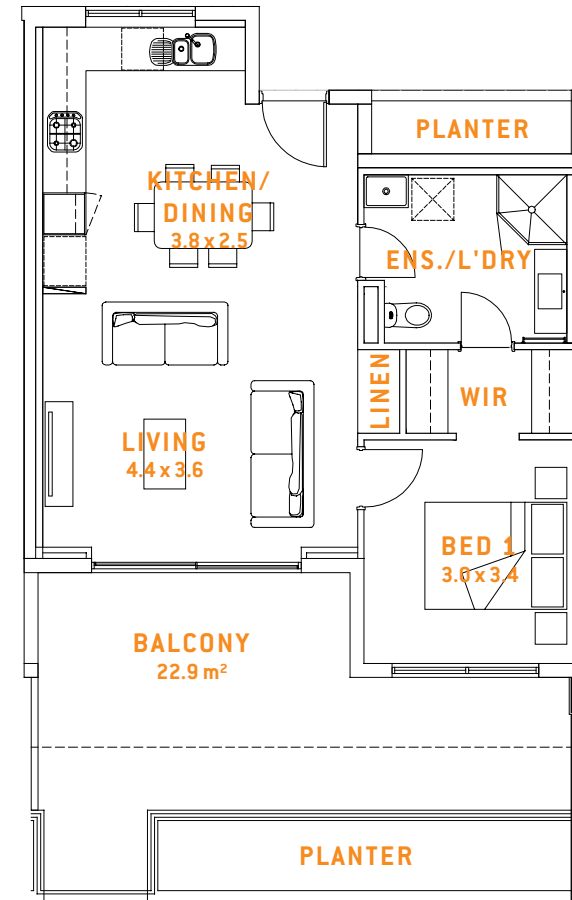
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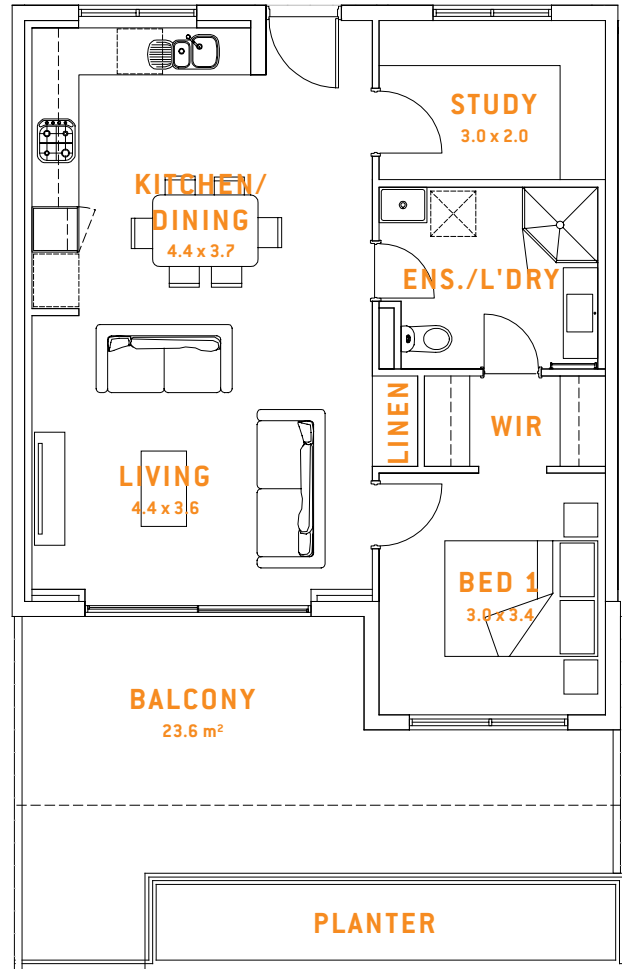
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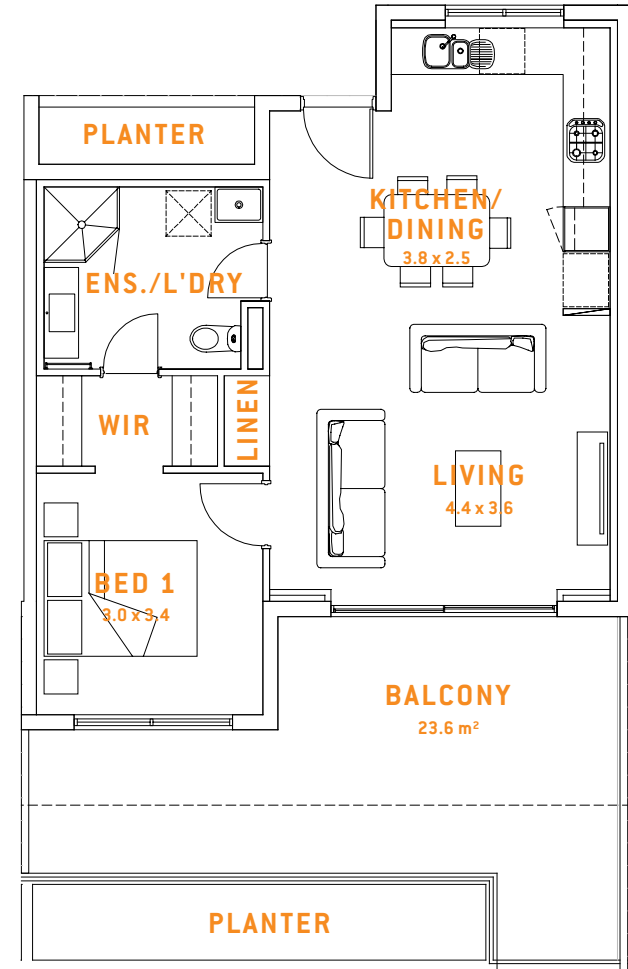
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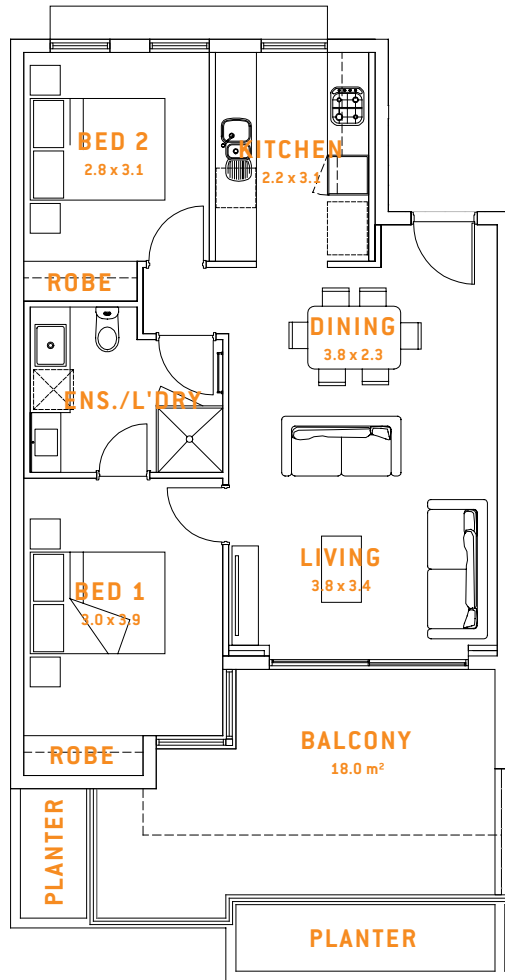
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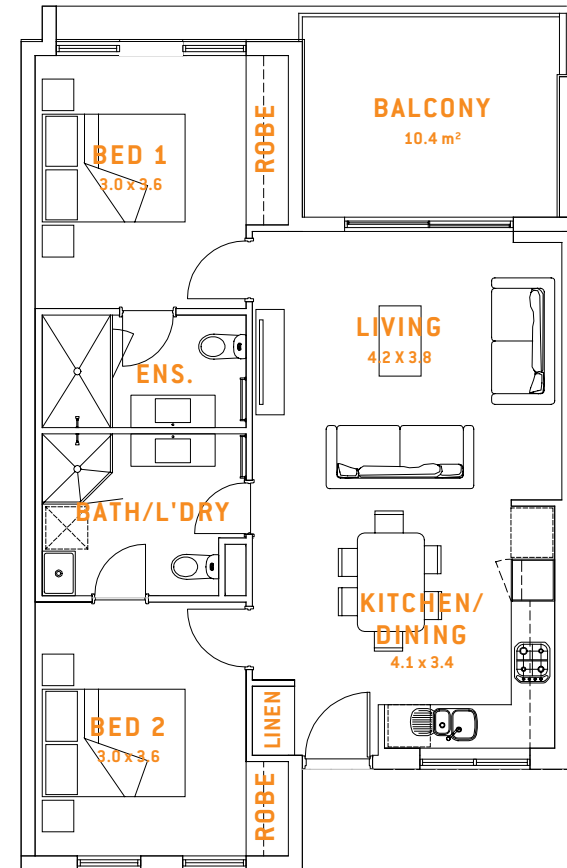
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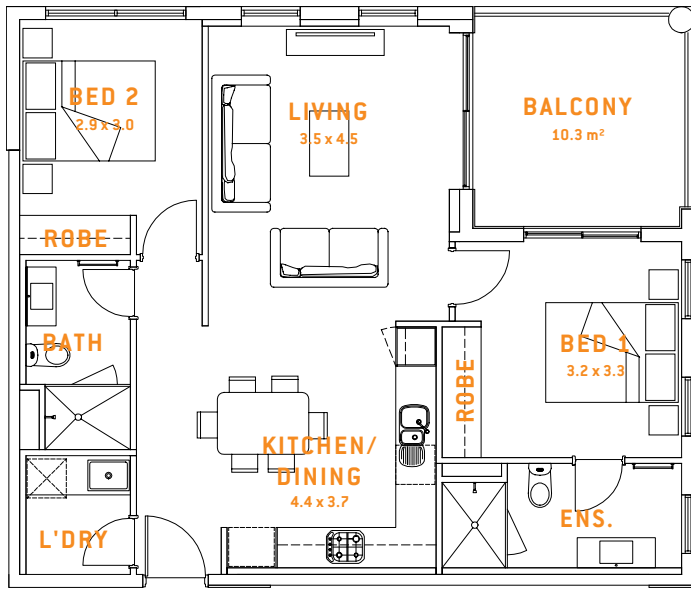
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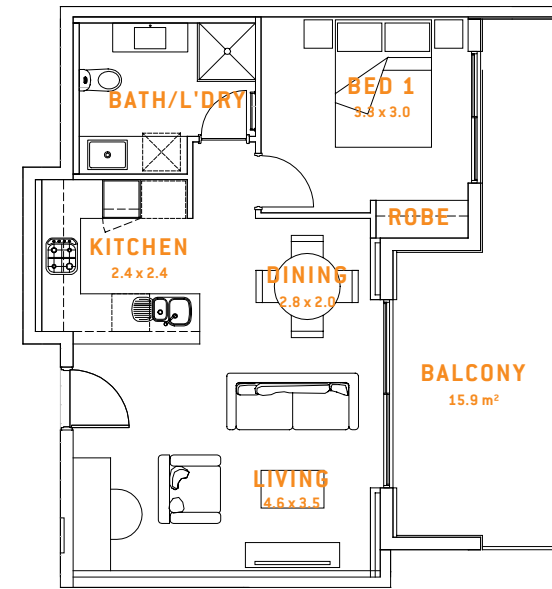
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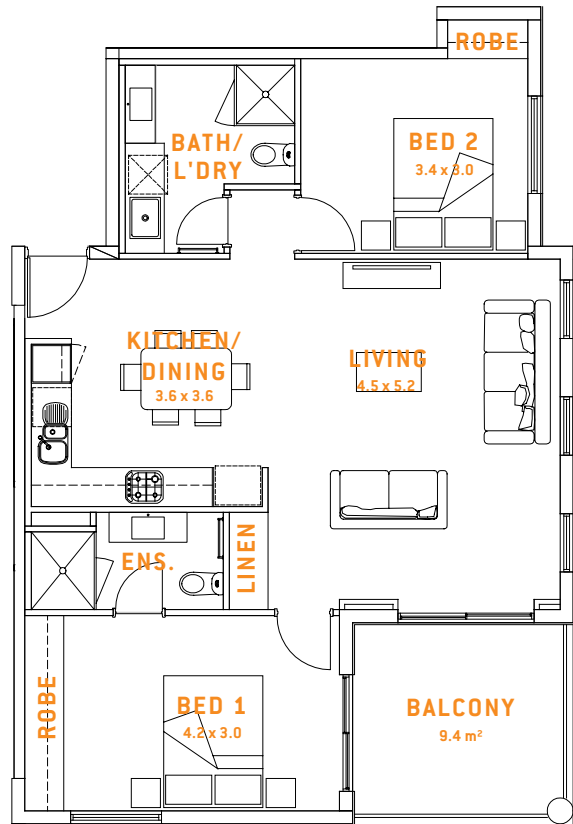
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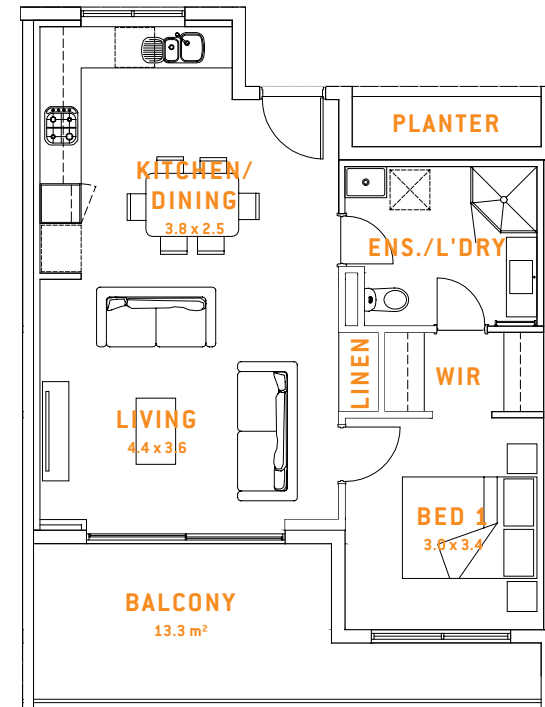
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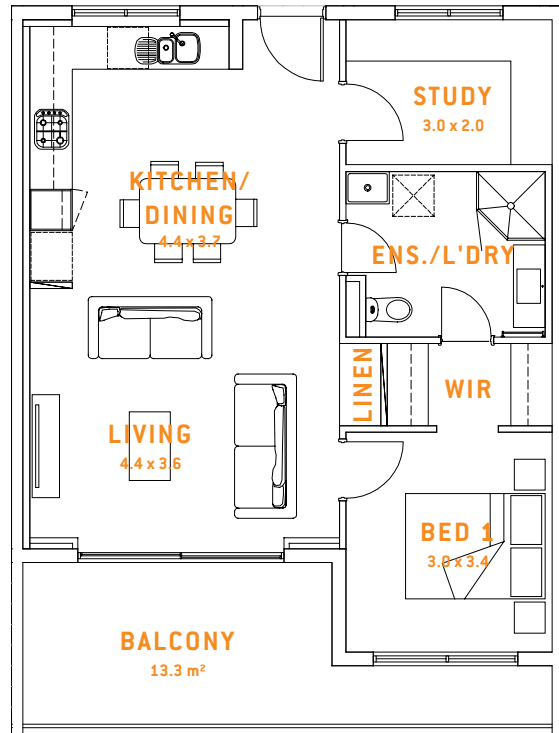
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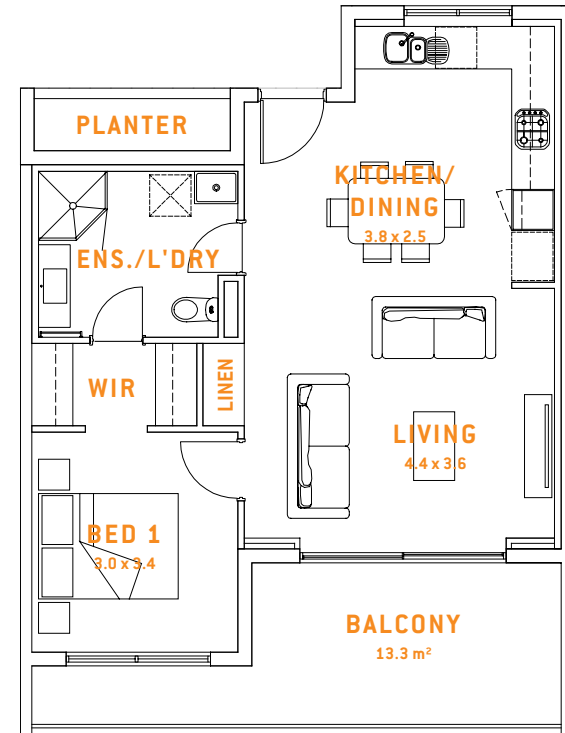
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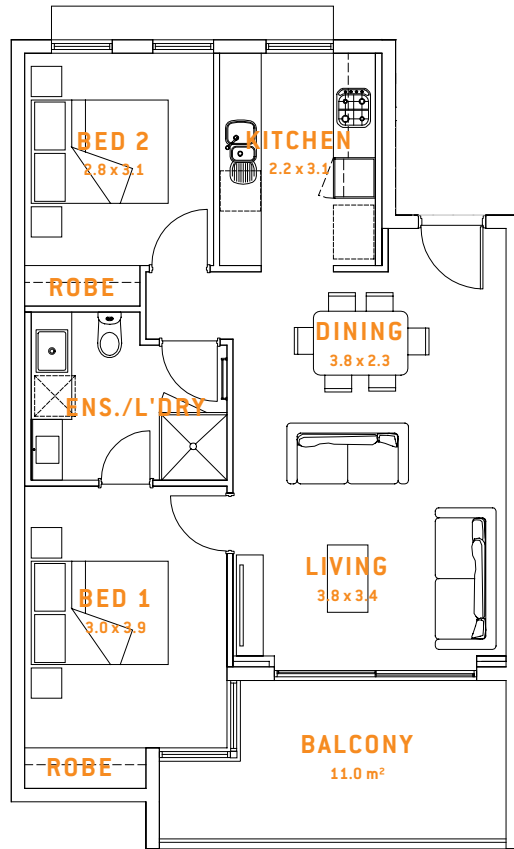
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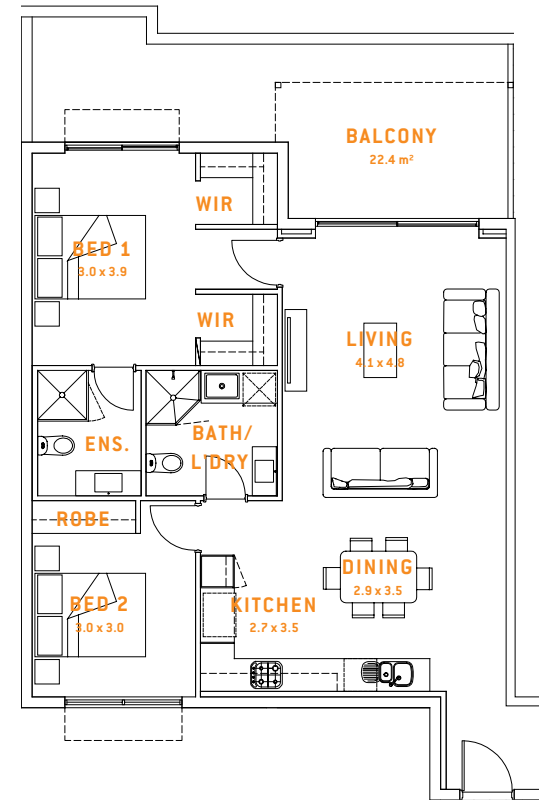
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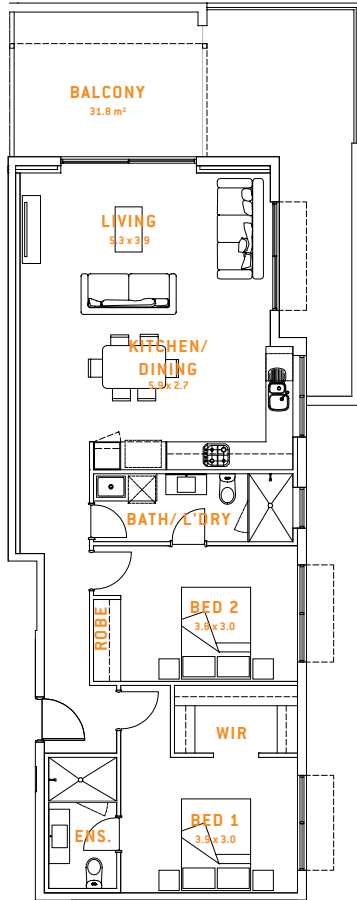
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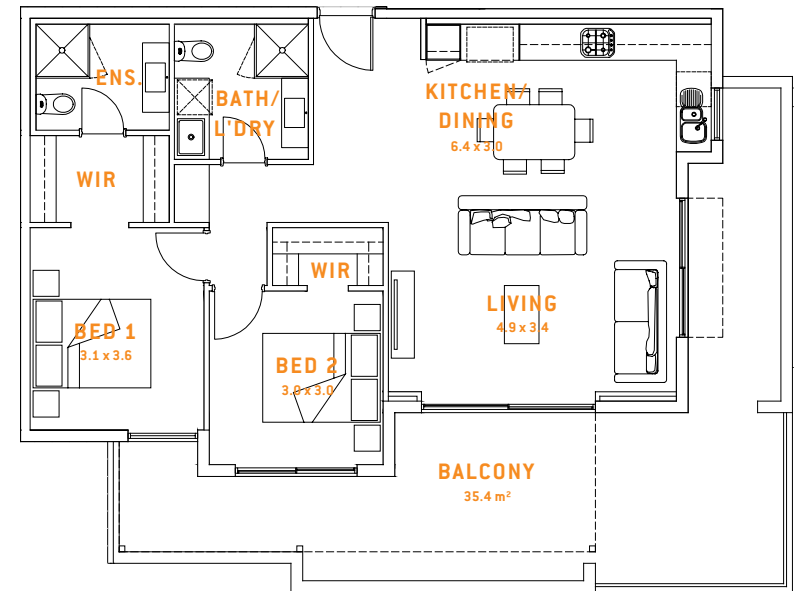
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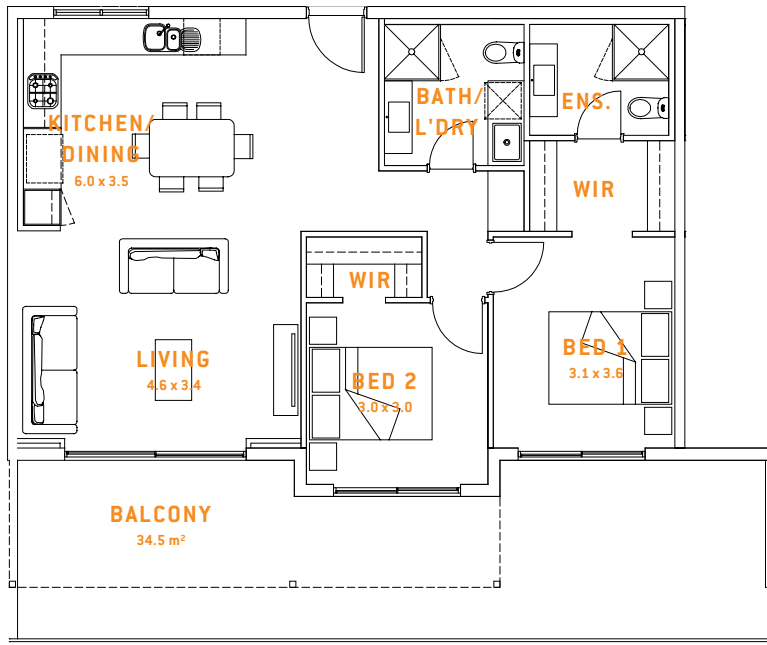
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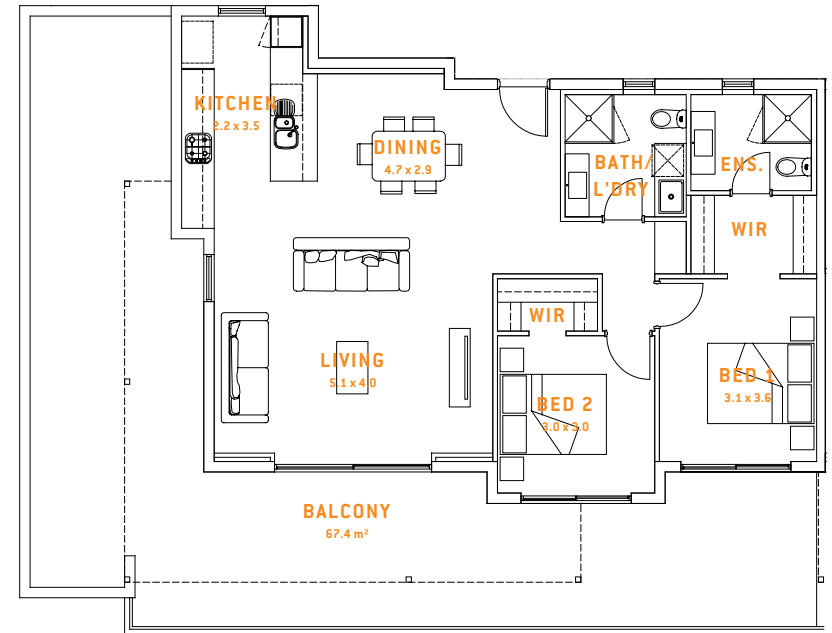
### APARTMENT 39



### APARTMENT 40



### APARTMENT 41



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# Specifications

## EXTERIOR BUILDING

**External Walls:** Solid structural concrete wall system with acrylic textured painted finish.

**Windows and Sliding Doors:** Powder coated commercial aluminium framed doors and windows for improved external noise reduction.

**Flyscreens:** Powder coated aluminium framed fly screens.

**Balustrades:** Frameless structural glass balustrading with stainless steel handrail or solid low level wall with stainless steel handrail as per architectural drawings.

**Roofing:** Profiled colorbond roof sheeting or similar approved, including insulation to underside of sheeting. Roof space Batt insulation above ceilings.

**Balconies:** Slip resistant ceramic floor tiles.

**External Stairs and Landings:** Concrete with monolithic finish to stairs and landings. Powder coated aluminium balustrading.

**Security Gates / Roller Shutter:** Remote controlled garage doors to extent as shown on Architectural drawings.

**Store Room:** Secured store rooms provided to each apartment.

**Letterboxes:** Powder coated aluminium letterboxes with locks.

**Visitor Bike Rack:** Eight visitor bicycle racks located along Beaufort Street.

## ENTRANCE LOBBY

**Ground Floor Lobby:** Entrance Lobby with Quality floor tiles and wall finishes internally as noted on the architectural drawings.

**Main Entry Doors:** Aluminium and glass pivot entry door with security key card swipe entry and security digital override key pad.

## SECURITY

**Intercom:** Audio intercom system for controlling access to the Ground Floor and to all apartments from the main entry from Beaufort Street.

**Remote Control Driveway Gates:** 1 Remote control per car bay.

**Security Access Reader System** to the Ground Floor Lift Lobby. Keyless electronic entry to the Ground Floor Lobby. Controls lift access to your individual floor. This system is integrated with the carpark gate remote control.

PG 90.



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PG 91.

## ON SITE PARKING

**Car & Motorcycle Parking:** Secure Car Parking provided as per Strata Plan. Secure motorcycle bays and visitor motorcycle parking as per strata plan. Communal and Visitor parking provide as per strata plan.

**Bike Store Room:** Secure bike store room for 28 bikes located on the ground level with direct access from street level.

## LIFTS & CORRIDORS

**Lift:** Passenger lift to accept ambulance stretcher in case of emergency.

**Lift Lobby Floors:** Tiles to Ground Floor entry, Quality Carpet tiles to all other levels.

**Lift Doors:** Stainless steel doors.

**Lift Interior:** Feature lift interior with selected laminate walls, LED lights, mirror and handrails with tiled floor to match ground floor lobby.

## SUSTAINABILITY

**Energy Monitoring:** Energy monitoring system to each apartment allowing convenient monitoring and ability to evaluate their individual usage.

**Renewable Energy:** Solar PV allocated to all apartments.

**Common Lighting Control:** Motion sensors to carpark, common corridors and storerooms to reduce energy consumption.

**Hot Water System:** Energy efficient central hot water system reticulated to apartments.

## APARTMENTS INTERIORS

**Party Walls:** Solid Structural wall system with acoustic walls to NCC requirements as required.

**Internal Walls:** Painted flushed plasterboard over steel framed partitions, including insulation batts.

**Ceilings:** 2700mm high ceilings generally to Living areas and Bedrooms except where dropped ceilings and bulkheads are required. Selected cornice to remainder. Painted skim coat to concrete ceiling and flushed plasterboard drop ceilings,

where required.

**Entry Doors:** Fire rated self-closing door with keyless remote control electronic lock. Painted finish.

**Internal Doors:** Flush panel hollow core door with painted finish.

**Built-in Robes:** Sliding 2400mm high mirrored doors to built-in robes complete with shelf and hanging rail.

**Internal Door Furniture:** Designer chrome lever handle.

**Skirtings:** Quality MDF painted skirting throughout.

**Floors:** Quality carpets to bedrooms, Bamboo flooring to entry, kitchen, living & dining on acoustic underlay as per Interior Designers colour scheme boards.

## KITCHEN

**Cupboards:** Reconstituted stone bench tops from Developer's selected range. Prefinished board to cupboards. Overhead cupboards over cooktop with integrated range hood. Soft close hinges.

**Splashback:** Large format ceramic tiled splashbacks as per Interior Designers colour scheme boards. Extent as per architectural drawings.

**Cooktop:** Quality European glass electric cooktop.

**Oven:** Quality European stainless steel electric under bench oven.

**Range Hood:** Quality European stainless steel under mount rangehood ducted to outside.

**Sink and Mixer:** Stainless steel one & half bowl sink with chrome mixer.

**Fridge Recess:** Fridge recess with power point provided as per architectural drawings.

**Dishwasher:** Quality European stainless steel Dishwasher provided.

**Microwave:** Microwave recess with power point provided.

**Floor:** Bamboo flooring on acoustic underlay as per Interior Designers colour scheme boards.

## ENSUITES, BATHROOMS AND LAUNDRIES

**Vanities and Basins:** Integrated vitreous china top and basin with prefinished

boards to cupboards.

**W.C.:** Close coupled vitreous china W.C pan and china cistern with soft close seat & lid.

**Basin Mixer:** Selected chrome mixer

**Shower Mixers:** Selected chrome mixer with chrome shower rail.

**Laundry:** Built in stainless steel laundry trough with chrome mixer or stainless steel trough with metal cabinet under as per architectural drawings.

**Clothes Dryer / Washer:** Combination Washer / Dryer provided.

**Toilet Roll Holders:** Selected designer chrome range.

**Towel Rail:** Selected designer chrome range.

**Shower Screens:** Aluminium semi frameless clear laminated glass pivot doors to shower compartments where provided.

**Mirrors:** Frameless Mirrors included

**Floor Tiles:** Ceramic floor tiles as per Interior Designers colour scheme boards.

**Wall Tiles:** Glazed ceramic wall tiles as per Interior Designers colour scheme boards. Extent as per architectural drawings.

## ELECTRICAL

**Common Area Lighting:** Included.

**External Security Lighting:** Included.

**Smoke & Fire Alarms:** Included.

**Light Fittings:** Energy efficient lighting including LED fittings.

**T.V. Point:** Provided to the Living and Master Bedroom.

**Pay T.V. Point:** Provided to the Living and Master Bedroom at T.V positions.

**Provision Only**

**Power & Switch Outlets:** Included.

**Data Outlets:** Provided to Living and Master Bedroom at T.V. positions.

**Telephone Outlets:** Provided to Living and Master Bedroom at T.V. positions.

**Exhaust Fans:** Provided to bathrooms and ducted to outside.

**Air-conditioning:** Multi split reverse cycling air conditioning to the living room and master bedroom.

**THE ART OF URBAN LIFE.**

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**SVEN ROBERTSON**

**0419 984 368**

**CARISSA KANAKIS**

**0487 123 444**

**ANNIE LI**

**0435 627 946**

**THECHELSEABYPSAROS.COM**

**273 BEAUFORT ST, PERTH.**

**HEAD OFFICE**

**6380 3030**

**LEVEL 3**

**50 OXFORD CLOSE**

**WEST LEEDERVILLE, 6007**

**PSAROS.COM.AU**



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