

Akin  
35 Merivale St, South Brisbane  
A luxurious collection of  
2, 3 & 4 bedroom residences,  
sub-penthouses and penthouses.

# Akin

A reflection of you  
[akinresidences.com.au](http://akinresidences.com.au)



Located in one of Brisbane's most convenient and culturally diverse neighbourhoods, Akin introduces elevated apartment living to the ever-evolving contemporary South Bank precinct.

At Tallis Property Group, we craft quality residences that integrate seamlessly within their surroundings and enable you to make the most of every day.

Akin is an elegantly designed and carefully considered future-forward residence that anticipates and delivers the lifestyle of the future, offering a rich connection to the very best of Australia's new world city and freeing you up to enjoy life to the fullest.

ANGUS GAO

Executive Director  
Tallis Property Group



Living at Akin is like residing within an intuitive & peaceful inner-city oasis with a personal all access pass to everything chic, cultured, cutting-edge and exciting right on your doorstep.

With its iconic cascading entrance, soaring lines and integrated greenery, Akin makes a striking addition to the South Brisbane streetscape.

Ascending thirty stories above Brisbane's most sought-after precinct, Akin offers discerning inner-city residence-seekers a premium selection of one, two, three and four-bedroom apartments, along with sub-penthouses and penthouses boasting world-class design with intuitively integrated smart home functionality. Generous living spaces combine with quality craftsmanship to deliver an ultra-chic urban resort aesthetic.

Five-star features like the resident's lobby, business hub, rooftop terrace, gym, resort pool, wellness centre and outdoor dining deliver all the benefits of inner-city resort living along with lock-up-and-leave convenience.

**Make an entrance**

From the moment you step through the grand entrance to Akin, you know you've arrived somewhere special. The beautiful and secure lobby space offers a welcome transition between the dynamic South Brisbane precinct and the privacy of home. This cool, double height space delivers a welcome sense of calm. A hand-woven carpet, deep, comfortable lounge setting and lush sub-tropical plantings encourage residents and guests alike to stay a while and enjoy the peace.

**Getting down to business**

The Akin business hub provides a quiet spot for concentration, important conversations, meetings and presentations. The hub features free high-speed wifi, AV technology for video conferencing, a boardroom with seating for 10 and the opportunity to book hot desks via the onsite manager.

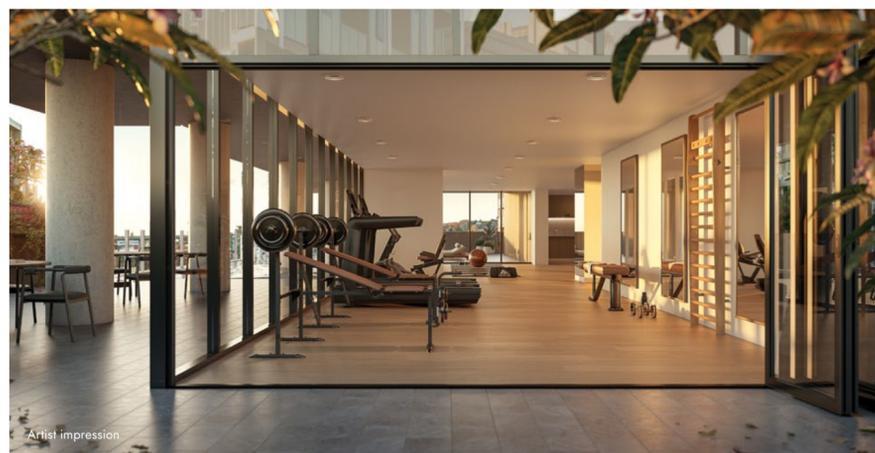


02



01

03



04

**A new level of wellbeing**

The stunning recreation deck on level three takes inner city wellbeing to a whole new level, offering a choice of leisure opportunities and acting as an extension of the owner's home on the floors above.

Nearly an entire floor has been designed to appeal to both heart and mind. The expansive gymnasium, home to the latest world-class Techno gym equipment, and yoga facility complete with mats and bolsters are perfectly matched with a full wellness facility offering a steam room, sauna and both men's and women's locker rooms with a generous allocation of showers. The Akin app empowers you to book classes and personal training sessions, making it easy to set and meet your fitness goals.

The pool deck with 22 metre resort pool, heated spa and sun loungers looks out across West End and provides residents with a variety of aquatic activities, from early-morning workouts to gentle afternoon swims.

- 01. Akin building facade
- 02. Lobby
- 03. Wellness centre
- 04. Pool deck
- 05. Private dining
- 06. Rooftop terrace
- 07. Rooftop terrace



Artist impression

05



Artist impression

06



Artist impression

07

A reflection of you

**High above the world**

Akin's rooftop terrace offers residents a peaceful and relaxing haven high above it all, with breathtaking panoramic views over the Brisbane river, cultural precinct and the city. Residents can reserve the rooftop dining space for up to 40 people and have both celebrations and smaller intimate functions catered via the full commercial-grade kitchen. Access to Akin's wine cellar and wine lockers is all effortlessly organised via the building app.

The resident's cinema features the latest Bluetooth technology for easy streaming from any personal entertainment device right to the screen with no loss of quality.

The greatest luxury is to be taken care of when you come home, and through the intuitive addition of smart home technology, Akin does this superbly well.

#### Home smart home

Through the use of number plate recognition technology, residents enjoy seamless access to their underground car park. Forgetting your keys becomes a thing of the past with facial recognition access to both the lobby and the lifts, along with the passcode, fingerprint (and optional key) access to your apartment. For visitors, house guests or tradesmen, you can assign a temporary code with limited duration.

#### Designed to obey your every command

Each residence at Akin is linked to its own private central control hub, allowing you to customise, personalise and coordinate your home from your choice of device, including smart phone, smart watch or tablet. Your Akin hub also allows you to integrate Apple Homekit, Google Home and Amazon Alexa into your smart home. This gives you both digital and voice control over everything from lights to security, entertainment, smart locks, blinds and air conditioning. You can customise your home environment from the comfort of your sofa, in bed, across the city or across the world, offering complete convenience and peace of mind.

- 08. Living room
- 09. Kitchen
- 10. Bathroom
- 11. Penthouse bedroom & walk in wardrobe



08

**Artful interiors**

Akin is a blend of graceful architecture and cutting-edge design; a sophisticated contemporary aesthetic that has been carried through into each interior. The design team have taken traditional, natural materials such as sustainably sourced timber and luxurious natural stone and applied them in distinctively modern ways. In each residence, they have focused on maximising space and emphasising views, whether the residence looks towards the Brisbane river and city, the bustling South Brisbane streets or the hinterland.

**Light-filled spaces**

Every residence is conceived as an extension of the outdoors enabling sunlight to stream through open-plan living areas year-round. Featuring the finest of finishes, each room comprises considered detailing and sophisticated materiality, creating an elevated living experience.



09



10

**Sophisticated bedrooms**

Bathed in natural light, the bedrooms at Akin are spaciouly designed with built-in wardrobes designed to support a calming minimal aesthetic. A peaceful colour palette and plush carpeting underfoot enhance the sense of natural tranquility found throughout.

**Kitchens to share**

When it comes to entertaining in style, the kitchens at Akin cater to every gourmet experience. Contemporary culinary spaces feature high-end appliances and abundant storage. The timber floors imbue the kitchens with a sense of warmth, while LED downlights illuminate the detailing and elegant finishes.

**Luxurious bathrooms**

Akin's bathrooms convey a sense of understated luxury with a soothing palette of handcrafted natural materials and finishes.

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# A spectacular neighbourhood right on your doorstep

## CAFÉS & RESTAURANTS

01. Gauge  
gaugebrisbane.com.au
02. Julius Pizzeria  
juliuspizzeria.com.au
03. Maeve Wine Bar  
maeve.wine
04. El Planta  
elplanta.com
05. Maker  
@maker.bne
06. The Fox Hotel  
thefox.com.au
07. Hello Please  
helloplease.co
08. Chu The Phat  
chuthephat.com.au
09. La Lune Wine Co  
lalunewineco.com.au
10. Wandering Cooks  
wanderingcooks.com.au
11. Grassfed  
grassfedvegan.com.au
12. Punjabi Palace  
punjabipalace.com.au
13. Jo-Jo's Restaurant & Bar  
jojos.com.au
14. Billykart  
billykart.com.au
15. Bird's Nest  
birdsnestrestaurant.com.au
16. Getta Burger  
gettaburger.com.au
17. Siam Samrarn Thai Restaurant  
siamsamrarnthai.com.au
18. The Three Monkeys  
thethreemonkeyscoffeeteahouse.com
19. Tai Tai  
taitai.com.au

## RECREATION

20. Musgrave Park
21. Park Avenue at South Bank
22. Streets Beach

## EDUCATION

23. Brisbane State High School
24. West End State School
25. South Bank TAFE

## CULTURAL PRECINCT

26. Gallery of Modern Art  
qagoma.qld.gov.au
27. State Library of Queensland  
slq.qld.gov.au
28. Queensland Museum  
qm.qld.gov.au
29. Queensland Performing Arts Centre  
qpac.com.au
30. Brisbane Convention & Exhibition Centre  
bcec.com.au
31. Queensland Theatre  
queenslandtheatre.com.au

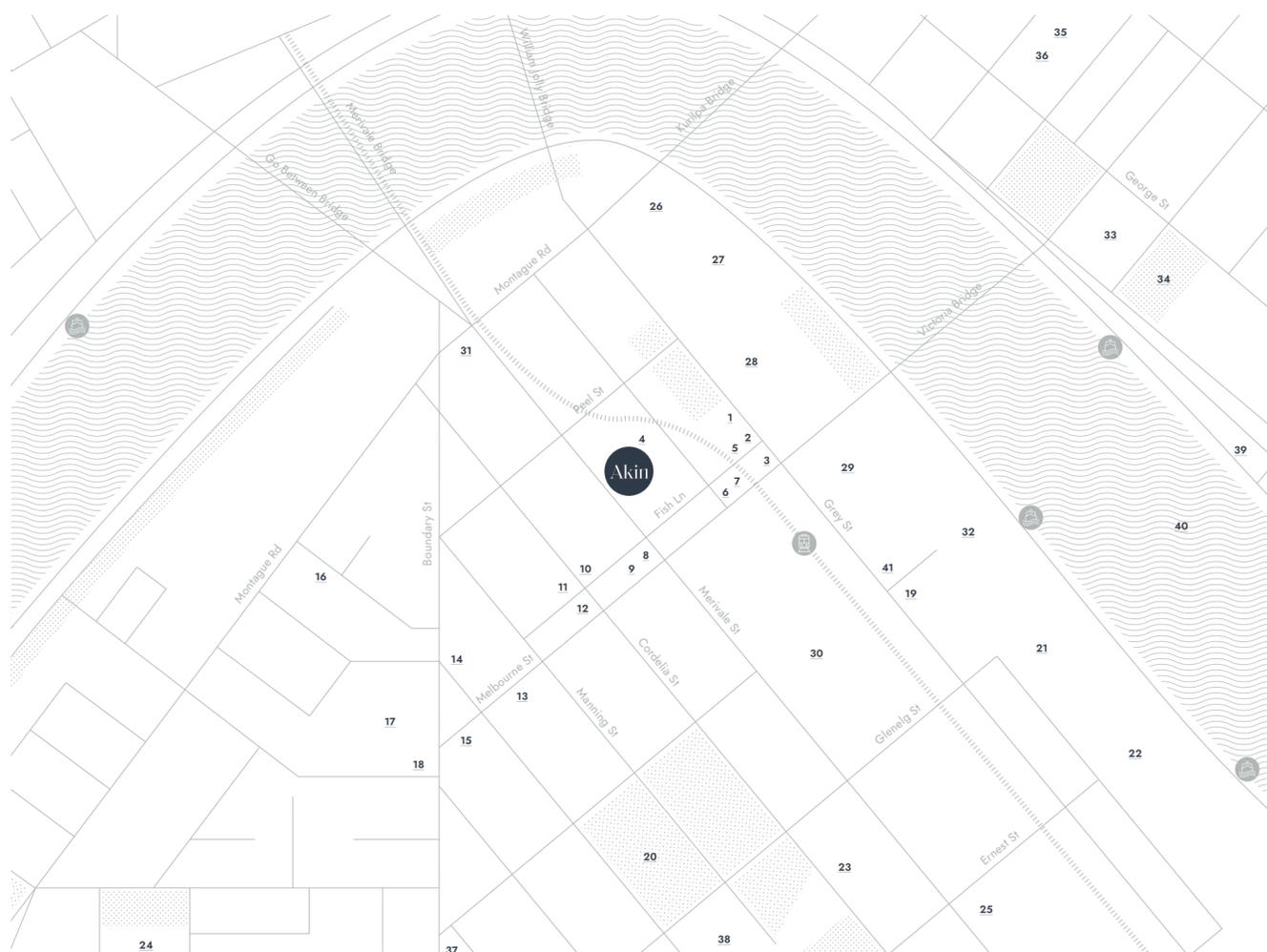
## PLACES OF INTEREST

32. The Wheel of Brisbane
33. Treasury Casino and Hotel Brisbane
34. Queens Gardens
35. Museum of Brisbane
36. Brisbane City Hall
37. West End Vegan Market
38. Musgrave Park Swim Centre

## UNDER DEVELOPMENT

39. Queen's Wharf Brisbane
40. Neville Bonner Bridge
41. New Performing Arts Venue (NPAV)

The ever-evolving South Bank precinct, Brisbane's cultural and contemporary hub, is one of the river city's most sought-after places to live. Home to Fish Lane, just around the corner from Akin, this activated laneway connects you to Brisbane's most diverse and delicious smörgåsbord of art, culture and entertainment along with 16 restaurants, 11 bars and 6 cafés. Your favourite neighbourhood barista will know both your name and your daily coffee order in no time at all; join friends for lunch or dinner at Julius Pizzeria, Gauge or Hello Please; sip on a glass of sparkling at Maeve Wine Bar or indulge in an epic hand-crafted cocktail at Maker. With exceptional amenity including supermarkets, greengrocers, farmers markets, delis and an array of cuisines to suit every taste, everything you need is right on your doorstep at Akin.





Culture

X

Lifestyle



7:33 A.M.  
West End market



8:50 A.M.  
Naim on Melbourne



8:05 A.M.  
Queensland Performing Arts Centre



9:40 A.M.  
Cliffs Park, Kangaroo Point

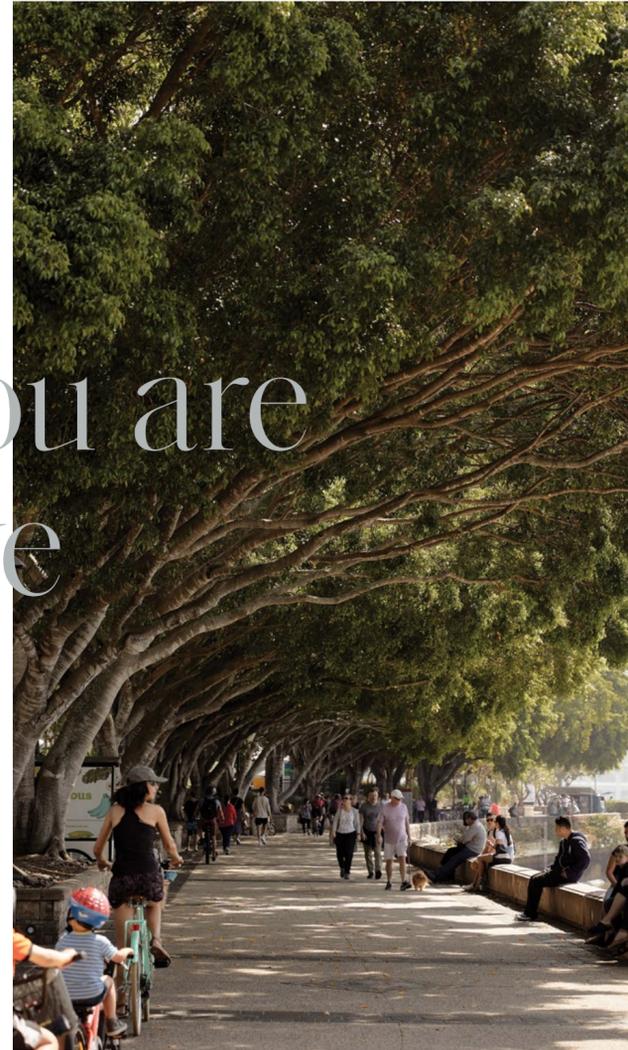


9:40 A.M.  
Goodwill Bridge

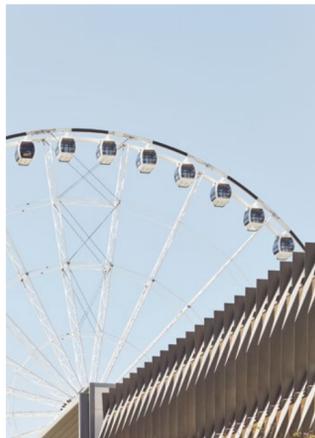
**The finest active lifestyle under the sun**

Whether you're into cycling, dancing, pilates or gardening – South Brisbane is full of activities to suit any age, interest, ability and background. Walk, run, cycle or rollerblade along more than 20km of the Riverwalk, abseil at Kangaroo Point cliffs, do yoga, Tai Chi or Zumba in the park or take advantage of the many outdoor gyms.

# A reflection of who you are and what you love



11:45 A.M.  
Clem Jones Promenade, South Bank



8:36 A.M.  
The Wheel of Brisbane, South Bank



10:15 A.M.  
South Bank Arbour

"So much to see and do, and most of it is free. The displays and exhibitions change regularly and there is always something new. I like to go there on my own and just wander around at my own pace."

Leigh W.



11:00 A.M.  
Queensland Art Gallery

"It's a very chilled out area, perfect for relaxing along the river with beautiful views of the city. There are so many restaurants, cafés shops and lots of green outdoor space a short walk away. I love it at night too when it's all lit up."

Lisa R.



12:50 P.M.  
South Bank

**So well-connected you can walk everywhere**

Located just a short walk from the CBD over Victoria Bridge, Akin offers a superbly well-connected address. Multiple transport options offer quick and easy access to work, universities and all that Brisbane has to offer. Trains, ferries, buses and major roads including the M3 are all close by. The new Neville Bonner green bridge will add an additional river crossover, ideal for active lifestyles. It will feature shared use paths for cyclists, runners and walkers. The new bridge will be bordered by wide riverside walkways, the inner-city beach, green spaces and dog friendly areas of South Bank.



1:50 P.M.  
Clem Jones Promenade, South Bank

"This is such a treat. So much to feast your eyes upon. It caters for all tastes."

Penzer D.



2:47 P.M.  
Julius Pizzeria



2:15 P.M.  
Brisbane Streets Beach

"Plenty of restaurants and cafés. Parks and pools are nice if you want a swim or to relax."

Simon A.



4:29 P.M.  
The Cliffs Boardwalk, Kangaroo Point

**A superb education**

Located close to some of Brisbane's most prestigious schools and tertiary institutions, Akin is an ideal address for students of high-school age with Somerville House, St Laurence's College, Brisbane State High School, Brisbane Grammar School and All Hallow's School all in easy reach. For further study, QUT, UQ, ACU and Griffith University are all conveniently accessible.

"You can enjoy a stroll in the sunshine any time of year, and there's plenty of shade to stay cool in the summer."

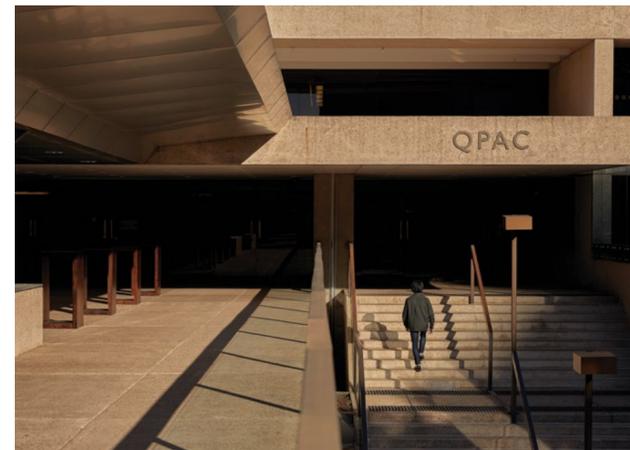
Edward A.



4:15 P.M.  
Brisbane Convention & Exhibition Centre

**A cultured lifestyle**

For connoisseurs of the arts, events, festivals and celebrations, Akin is enviably close to the Gallery of Modern Art, Queensland Art Gallery, Queensland Performing Arts Centre, State Library of Queensland, Queensland Museum and Science Centre, and Brisbane Exhibition Centre.



5:05 P.M.  
Queensland Performing Arts Centre

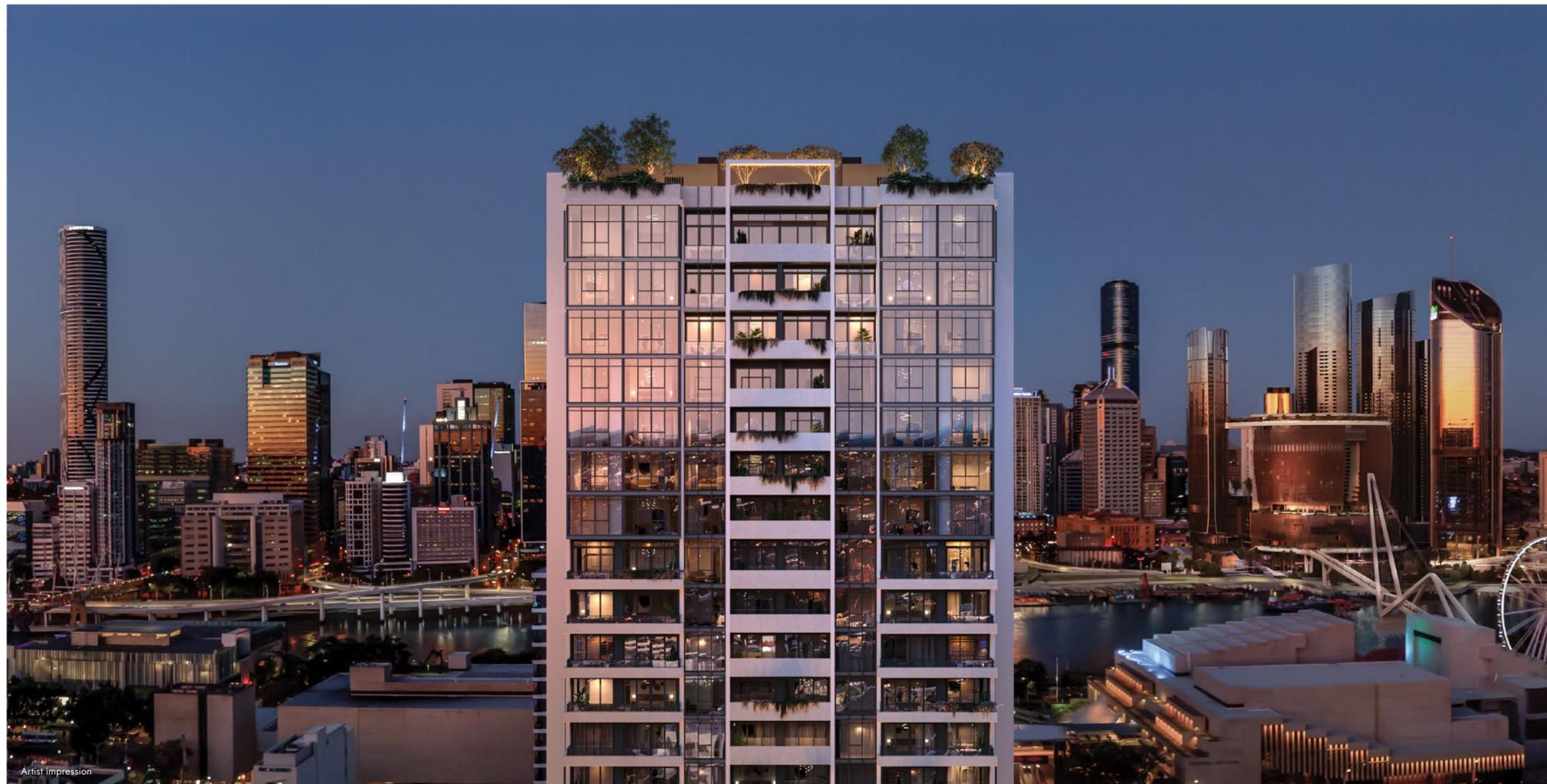


5:30 P.M.  
Culture Centre Bus Stop



6:10 P.M.  
Maker





# At the heart of Australia's New World City

Brisbane is rapidly transforming into Australia's most liveable and sought-after residential destination, and South Brisbane is unquestionably the city's most cultured, creative, exciting and on-the-move neighbourhood. Akin offers both homeowners and investors the opportunity to own and capitalise on premium future-proof residences within this rapidly appreciating precinct.

For all enquiries, please contact:

1300 35 2546  
hello@akinresidences.com.au

## FUTURE DEVELOPMENTS

### Queen's Wharf Precinct

Queen's Wharf Brisbane is a \$3.8 billion Integrated Resort Development that will put Brisbane firmly on the map as a global tourism, leisure and entertainment destination.

### Cross River Rail

Cross River Rail is a \$5.4 billion public transport infrastructure project that will cut travel time on south-east Queensland train lines by delivering an extra 18,000 seats on Brisbane trains.

### Neville Bonner Bridge

Spanning more than 270 meters across the Brisbane River, The Neville Bonner Bridge will be a focal icon and the pivotal link between South Bank and the Queen's Wharf precinct.

### New Performing Arts Venue

The new \$150 million theatre will amplify the thriving performing arts precinct in South Brisbane.

### Brisbane Live

Brisbane Live, at Roma Street, will be a new world class arena and the city's new home of entertainment right in the CBD.

### Brisbane Metro

This high-frequency busway project includes 60 new electric bi-articulated buses. Intended to supersede the Northern and Southern busways, this \$944 million project will also include a new busway tunnel connecting to the central busway near King George Square.

## TEAM

### Tallis Property Group

Tallis Property Group is a boutique property development company based in Brisbane. They build projects in well-established high-growth areas and are well regarded for their considered designs, always keeping the needs of both owner-occupiers and the wider community in mind.

### Icon

Icon Co is one of Australia and New Zealand's largest construction providers with over 80 projects ranging in size from \$0.5 million to \$400 million and annual revenues in excess of \$1.7 billion. With some of the industry's greatest breadth of sector capability they have an unrivalled ability to deliver a fully diversified range of construction services across projects of any size, any scale, anywhere.

### DBI

DBI is a multi-disciplinary company in which the skills of all disciplines collaborate to deliver a coherent and holistic design solution. It is one of the largest design companies in Australia, and employs some of the leading professionals in their respective fields.

### Tallis Living

As an award winning property management team, Tallis Living ensures your properties are in safe hands. Tallis Living is a boutique end-to-end leasing, management and maintenance team. We are committed to delivering service excellence to maximise your property returns.

### MOTIV

MOTIV is a boutique agency that offers a unique multi-disciplinary approach to strategy, sales and marketing solutions. They work with developers that are willing to do things differently in order to achieve the best possible outcome for their projects. Their specialist team has sales and marketing expertise across some of Australia's most iconic developments, so they understand the challenges developers, consultants and buyers face. MOTIV's philosophy is that there is no longer space for a cookie-cutter approach to development and place.