

MARKET  
ST.

## From Our Family, To Yours.

67 Market Street is more than a development – it is a generational milestone for the Filipovic family.

After decades of shaping Melbourne's skyline through I&D Group, the family has created a flagship project that houses both their own headquarters and an exclusive collection of 25 residences. Every decision, from the architecture to the smallest detail, has been made not for profit but for posterity.

This is a building with a name on it. A place where family values, craftsmanship and uncompromising quality converge.

By choosing to live here, you share in a legacy built on resilience, hard work and pride – homes created with the same care the Filipovics apply to their own.



Artist's Impression only\*

“South Melbourne is one of the city’s most vibrant corridors of food, drink and activity. It’s home to the bustling South Melbourne Market, and blossoms in the warmer seasons as the tight-knit community opens its doors and spills onto the streets between Southbank and the grassy expanses of Albert Park.”

BROADSHEET, SOUTH MELBOURNE





67 Market Street is for those who appreciate a high standard of living and the very best of urban culture and community, in a prestigious city edge location.

Set at the edge of the iconic South Melbourne Market, the building rises within one of the city's most authentic and vibrant precincts. Heritage shopfronts and eclectic laneways meet independent boutiques, cafés, wine bars and eateries – a cultural energy that has long made the suburb a favourite among locals.

Beyond its culinary reputation, South Melbourne is a community of connection and character. Green spaces, galleries and theatres are moments away, while Albert Park Lake and the Bay offer space to breathe. With the CBD minutes from your door, this address blends the warmth of village life with the convenience of the city.

An exercise in contemporary architecture, 67 Market Street is a building of considered contrasts – monolithic in presence yet finely detailed in expression. The stepped façade responds to the heritage streets nearby – the contemporary rhythms of the ground and mid-level form designed to mirror Clarendon Street’s traditional Victorian terrace homes.

Rising above the urban eclectic groundplane, the architecture balances strength with lightness, anchoring itself in place while lifting its residents above it. Expressed balconies are set back – the lightweight delicate battening making them appear like nests floating in the sky.



Artist's Impression only\*



“The facade presents a fresh vision of city living, rising above South Melbourne’s Victorian charm. The stepped structure and terraced design responds to its surroundings, capturing soft light and protected views to ensure that each residence enjoys a singular outlook of its own, while seamlessly connecting to the tree-lined heritage streets below.”

KIM LOWMAN - PARTNER, ROTHELOWMAN



Residential Lobby

Artist's Impression only\*

Arrival at Market Street is an experience in itself. A generous entry sequence sets the pace to luxury, layering stone, timber and bronze with soft lighting to create a sense of calm from the moment you step inside. Spaces are kept simple but never sparse – carefully detailed to celebrate materials rather than overwhelm.



Residence Lounge

Artist's Impression only\*

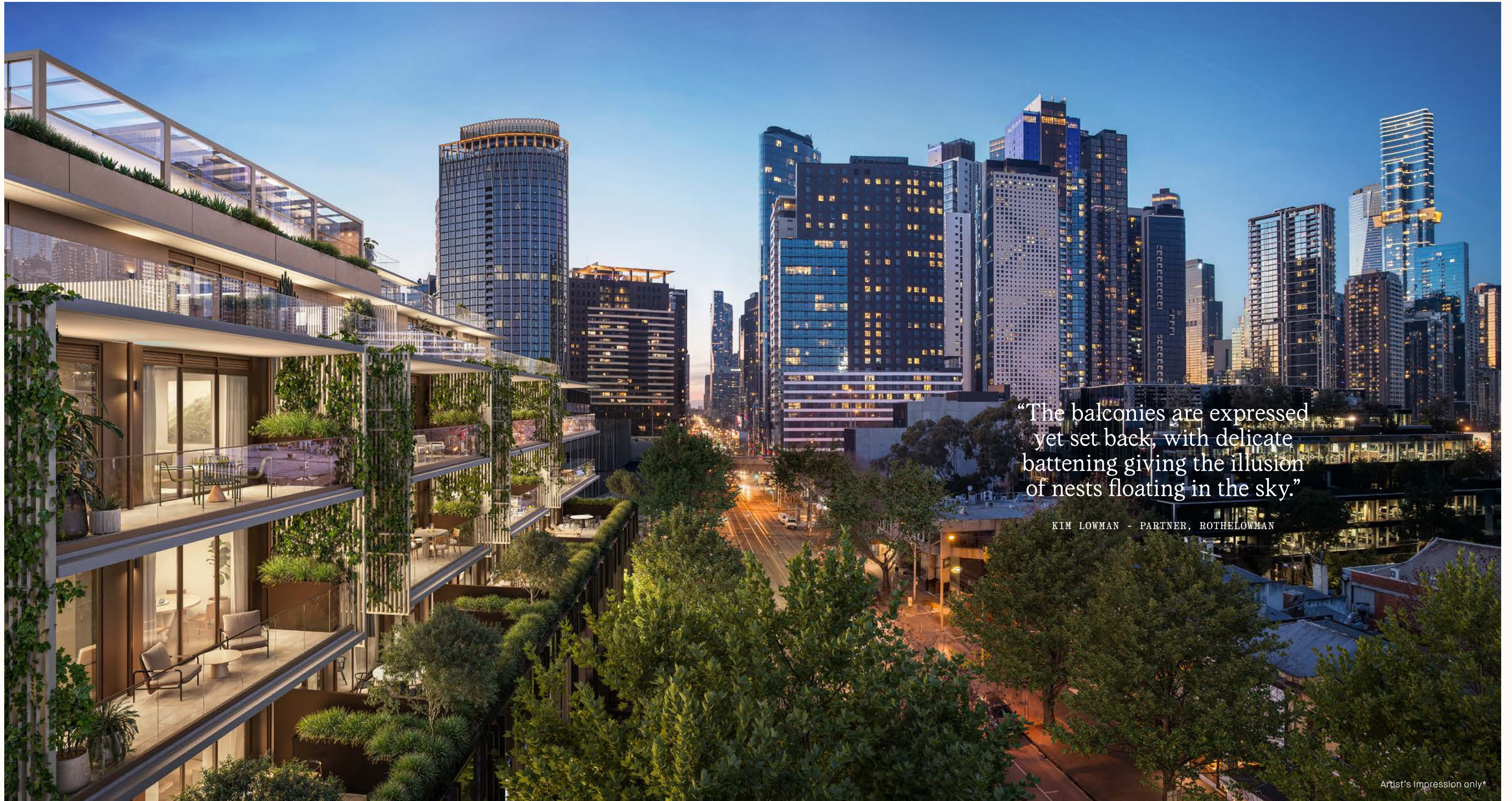
The residential lounge is a social threshold – a place to pause for a coffee, wait for a car, or greet a neighbour. Warm finishes, curated furnishings and a subtle fireplace set the tone for the residences above: sophisticated yet welcoming, understated yet refined.



Artist's ImpresSion only\*

Every residence opens to a private terrace, conceived as an essential living space. With an aspect towards the city, these terraces are true extensions of the home – outdoor rooms that capture the shifting light and expansive views of Melbourne's skyline.

The exterior battening filters light and creates privacy, while spacious layouts allow for entertaining or quiet retreat. From breakfast in the sun to evenings under city lights, these terraces bring daily life outdoors.



“The balconies are expressed yet set back, with delicate battening giving the illusion of nests floating in the sky.”

KIM LOWMAN - PARTNER, ROTHELOWMAN

Artist's Impression only\*



Inside, living spaces are warm, textured and timeless  
– designed to feel familiar from day one. Shaped to maximise  
both aspect and atmosphere, floorplans wrap around the  
building, ensuring every home has a unique outlook  
– to the city, the Bay or the treetops beyond.

A restrained palette of timber, stone and textured finishes form  
a calm canvas, ready to be layered with personal expression.  
The smallest details are considered, from bespoke light fittings  
to the enveloping pause of the arrival space, which creates  
a calm threshold before entering the residence.

Full-height glazing draws in natural light by day and frames  
the drama of Melbourne's skyline by night.



Residence  
Kitchen & Living

Artist's Impression only\*



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## A Home Built on Legacy. A View Built for You.

A cinematic view where the changing colours of the sky narrate the day.  
From dawn to dusk, this is your personal viewing platform — a private  
performance of light and shadow, reserved for you.

Residence  
Kitchen

Artist's Impression only\*

A lesson in quiet glamour, moments of opulence and sparkle are offset with understatement: the textured glass of the rangehood and striking bespoke lighting are balanced with soft matte cabinetry and a neutral palette.

Top-tier appliances are included as standard, while dining areas flow seamlessly from the kitchen and out to terraces, promising meals that feel as relaxed or as refined as the occasion calls for.



Residence  
Kitchen & Living

Artist's Impression only\*

Residence  
Master Bedroom

Artist's Impression only\*

The embodiment of quiet luxury, comfort and warmth, generous master suites provide retreat. Softly toned finishes and full-height glazing create spaces that are light-filled by day yet cocooning at night. Views are always prioritised, with layouts oriented to maximise both outlook and privacy.

Thoughtful joinery and lighting – including fully-fitted, glass-fronted robes – ensures everything has its place, while giving moments of elevation. It is a setting designed for life's quiet rituals done right.

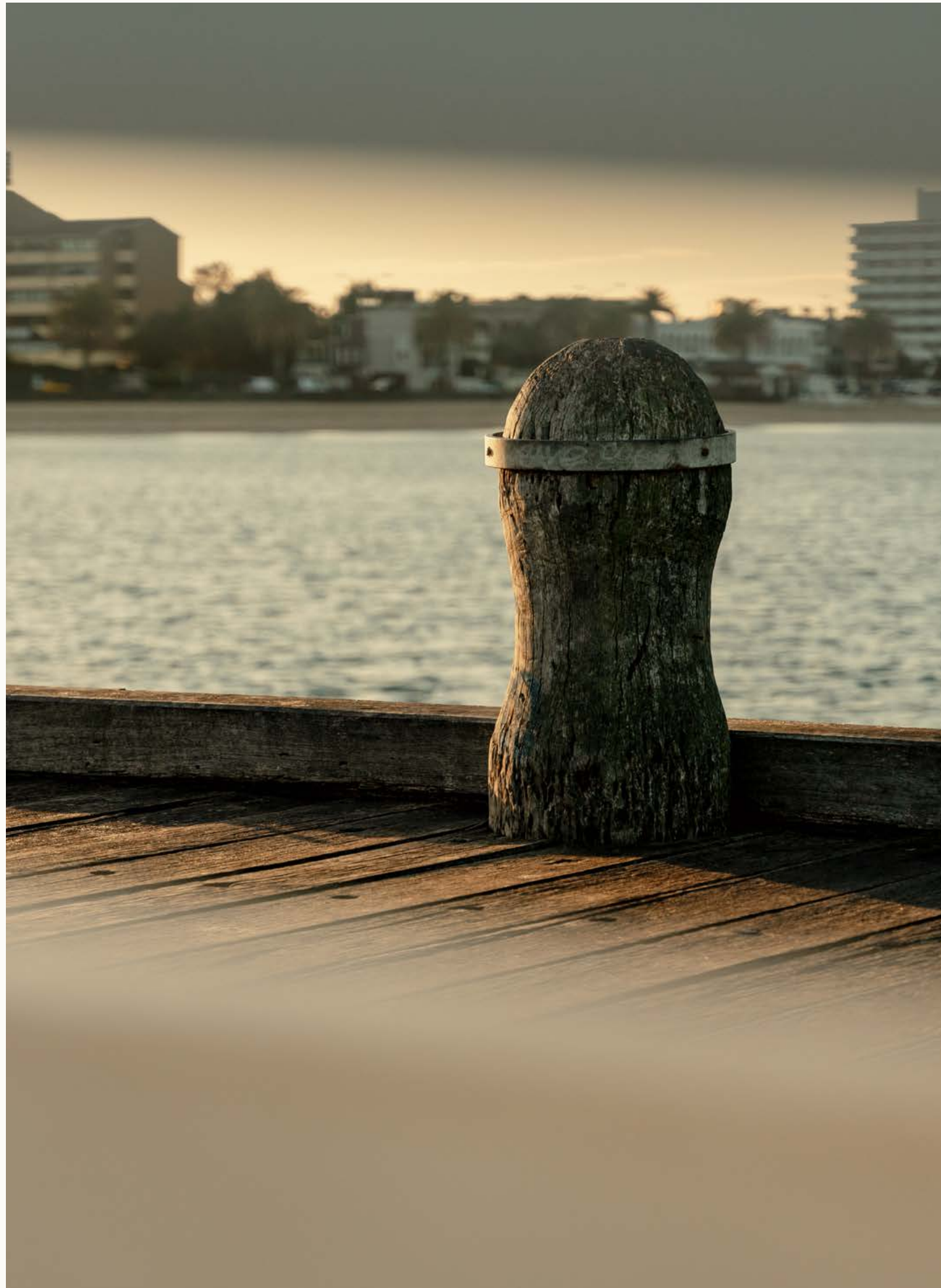
Master ensuite are crafted with the same philosophy of quiet luxury. Expanses of stone, bespoke vanities and integrated lighting combine to create a spa-like atmosphere.

Double showers, bronze fixtures and clever storage add practicality without compromise. It's a space that balances indulgence with function – a private sanctuary for everyday renewal.



Residence  
Master Ensuite

Artist's Impression only\*



South Melbourne surrounds you with places to move and recover. Albert Park Lake, the bay, tree-lined streets and local studios all sit minutes away. At 67 Market Street, that same commitment to wellness continues inside. The Lower Ground houses private facilities designed for daily use, supporting the routines that ground your week without needing to leave.

These aren't spaces you visit occasionally. They're built into your routine, integrated into the rhythm of how you move through your day. Recovery, strength and stillness become accessible practices rather than scheduled exceptions.



Ice Bath and Sauna

Artist's Impression only\*

Wellness is woven into the everyday as residents enjoy access to luxurious private amenities on the Lower Ground. A bespoke gym, fitted with professional-grade equipment, is complemented by infrared saunas and a cold plunge for restorative recovery.



Gym

Artist's Impression only\*

Every element is designed to encourage balance: gently lit spaces, feature stone walls, textural plaster finishes and quiet zones that invite reflection. It is a considered retreat where health and wellbeing are treated as integral parts of everyday life.



DEVELOPED BY

# POMALO™

Built by people who build

Pomalo is the development brand of the Filipovic family. Thirty years in construction. Every project built as if the name on it matters. Because it does.

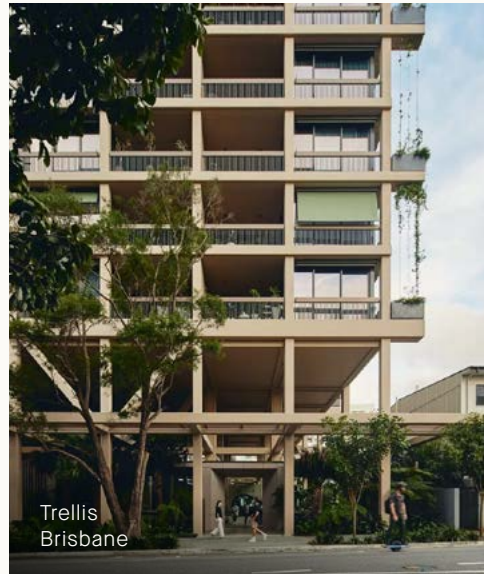
The Filipovic family have spent three decades delivering some of Australia's most complex built form: large-scale structures, demanding programmes, uncompromising standards. Pomalo is what happens when that depth of experience is applied to the places people call home.

This is development led from the site, not the boardroom.

ARCHITECTURE BY

**rothelowman**

BUILT BY



Trellis  
Brisbane



Treehouse  
Brisbane



Bank & Mollison  
Brisbane



Four Three Seven  
437 St Kilda Road



Holme  
Collingwood



Richmond Square  
Richmond

Rothelowman is a design practice built on thoughtful innovation, deeply attuned to both context and craft.

With studios across Australia, their work spans mixed-use, commercial, multi-residential and hospitality projects – always with a focus on delivering architecture that balances form, function and place.

Every project by Rothelowman begins with listening: to the client’s vision, to the site’s potential, and to the culture of its community. Their architecture is marked by clarity of purpose – generous light, material authenticity, and spatial intelligence – making homes that are not just built well, but feel deeply belonging.

Hacer Group is a Melbourne-based construction company built on precision and innovation, delivering projects that balance design, functionality, and lasting impact.

Over the past 25 years we’re proud to have completed landmark buildings for some of Australia’s best-known corporations and enterprises, and winning multiple awards for building excellence. These projects have been delivered on time, on budget, and to the most stringent standards.

Hacer Group continues to grow a reputable portfolio of work across a diverse range of sectors. With a strong emphasis on quality, we deliver long-standing developments as well as long-standing relationships.

DISCLAIMER

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