

# ONE OVAL

S U B I E A S T



# THE STORY



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YOUR PLACE



TICKETS

VISION





## A NEW CHAPTER FOR SUBIACO

On the historic grounds of Subiaco Oval, a bold new chapter begins. One Oval is more than a name - it's a statement of place, legacy, and lifestyle. Set on a site etched in local memory, this new development comprises two striking buildings that invite a new generation of residents to make Subiaco their own. Here, heritage meets contemporary design as this characterful community continues to evolve.



## THE SPIRIT OF SUBI

Subiaco Oval holds a special place in Perth's story, remembered for the moments and memories it gave to generations. That history now paves the way for something new, as Subi East takes shape as one of the city's most dynamic precincts. Envisioned as a connected and cosmopolitan neighbourhood, it combines the character and charm of Subiaco with the excitement of a vibrant new future.



# SHAPED BY HISTORY, DESIGNED FOR TODAY

Rising above the redeveloped oval, two distinctive buildings take shape with flowing architecture and gentle curves inspired by the original Subiaco Oval grandstands. Designed as an extension of the surrounding landscape, the buildings are framed by considered planting and green spaces that connect seamlessly with the neighbourhood.

Within the buildings, a collection of thoughtfully designed residences is complemented by an array of amenity spaces, creating a place where residents can relax, connect, and enjoy every aspect of home.





YOUR RHYTHM



LOCATION



# ONE OVAL

SUBI EAST



OPTUS STADIUM  
10 MIN DRIVE

PERTH MODERN  
SCHOOL  
12 MIN WALK

MUELLER  
PARK  
5 MIN WALK

BOB HAWKE  
COLLEGE  
3 MIN WALK

PERTH CITY  
5 MIN DRIVE

KINGS PARK  
3 MIN DRIVE

SUBIACO  
TOWN CENTRE  
9 MIN WALK

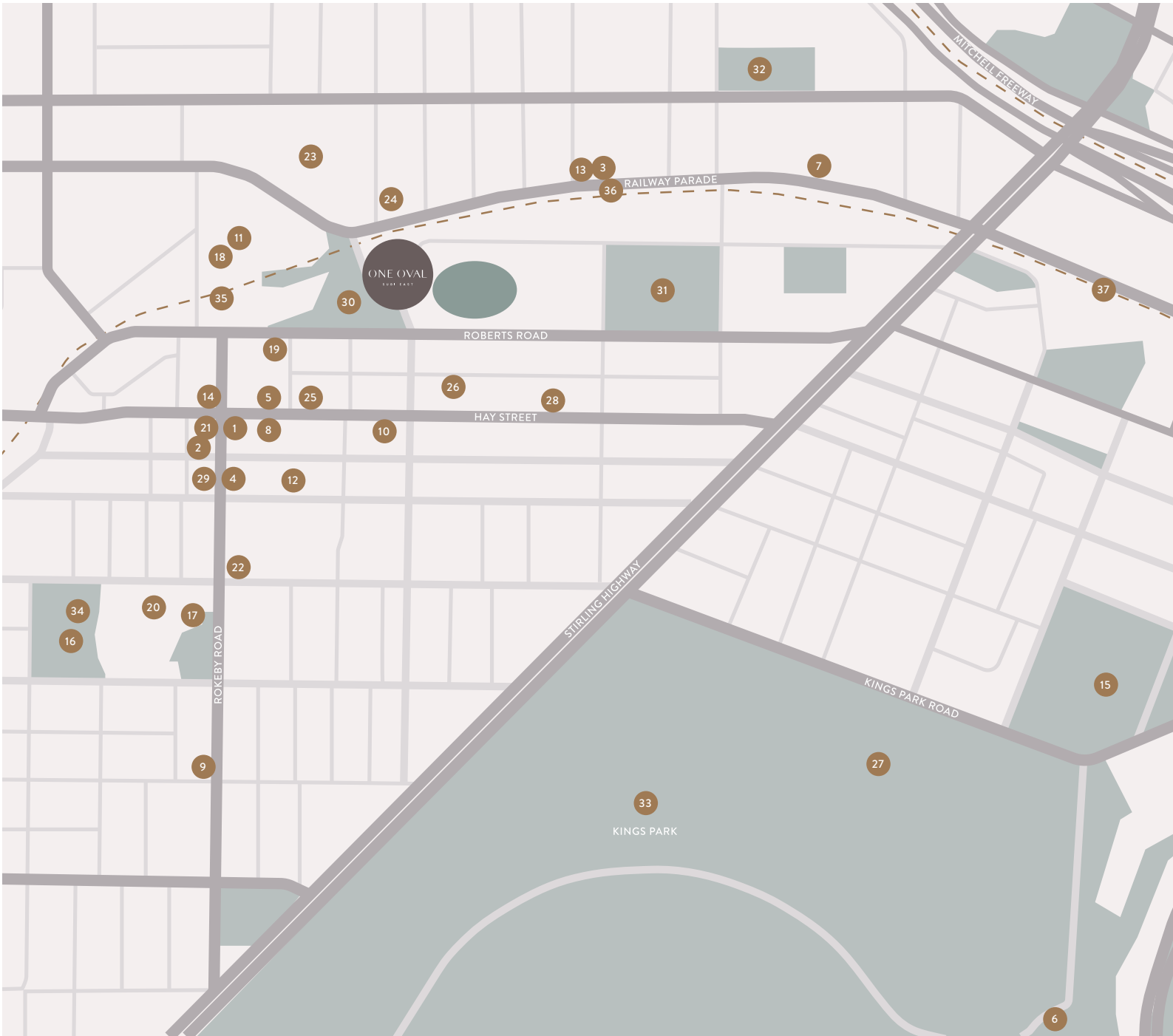
SWAN RIVER

ROBERTS ROAD

HAYDN BUNTON DRIVE

ROKEBY ROAD





## COSMOPOLITAN CONVENIENCE

### DINING & BAR

- 1 SUBIACO HOTEL
- 2 LULU LA DELIZIA
- 3 BESK
- 4 BAR AMELIE
- 5 TOMO JAPANESE
- 6 FRASERS RESTAURANT

### CAFES

- 7 HYLIN
- 8 BLACKLIST COFFEE ROASTERS
- 9 CHEZ JEAN-CLAUDE PATISSERIE
- 10 HANGOUT ON HAY
- 11 LAYERS BAKERY
- 12 COMMUNITY COFFEE CO
- 13 MARY STREET BAKERY

### ARTS & CULTURE

- 14 THE REGAL THEATRE
- 15 THE OLD OBSERVATORY
- 16 SUBIACO ARTS CENTRE
- 17 SUBIACO MUSEUM

### RETAIL & SHOPPING

- 18 WOOLWORTHS SUBIACO SQUARE
- 19 GOLDEN CHOICE FRESH MARKET
- 20 SUBI FARMERS MARKET
- 21 SUBI PLAZA
- 22 CROSSWAYS SHOPPING CENTRE

### HEALTH & WELLBEING

- 23 ST JOHN OF GOD SUBIACO HOSPITAL
- 24 WEST LEEDERVILLE PRIVATE HOSPITAL
- 25 GOODLIFE HEALTH CLUBS SUBIACO
- 26 BODYWORKS SUBIACO
- 27 NEXT GEN KINGS PARK
- 28 SOHO SKIN CLUB
- 29 OPULENCE SERENITY WELLNESS SPA

### PARKS & RECREATIONS

- 30 MARKET SQUARE
- 31 MUELLER PARK
- 32 LEEDERVILLE SPORTING CLUB
- 33 KINGS PARK
- 34 SUBIACO THEATRE GARDENS

### TRANSPORT

- 35 SUBIACO TRAIN STATION
- 36 WEST LEEDERVILLE TRAIN STATION
- 37 CITY WEST TRAIN STATION



## AT THE HEART OF IT ALL

Ideally positioned between the city and the coast, One Oval places you at the heart of one of Australia's most liveable neighbourhoods. Subiaco has always held a unique appeal, where leafy streets, walkable charm, and a cosmopolitan rhythm create a lifestyle that feels both vibrant and village-like.

## SUSTAINABLE BY DESIGN

Through its Urban Forest Strategy, Subiaco is actively expanding and protecting its canopy. With more than 15,000 street, park, and reserve trees and annual planting programs, the city is steadily growing its 21% canopy cover while promoting biodiversity and resilience.

As the suburb evolves, this commitment ensures greenery remains a defining feature - cooling summer streets, supporting wildlife, and enriching daily life. It's a living investment in a future that balances progress with preservation.



15,000  
street, park and reserve trees

66ha  
of irrigated garden beds and turf

12.7ha  
of green corridors



## EVERYDAY RHYTHM

Tree-lined avenues and green open spaces make every day feel connected to nature. Whether it's a morning run around the oval, a cycle through Subiaco's quiet streets, or an afternoon stroll beneath the canopy, the neighbourhood offers countless ways to stay active while enjoying its relaxed, leafy character.



( YOUR RITUAL )





## MOMENTS FROM EVERYTHING

From your morning coffee to casual dining, everything is just moments away. Subiaco's cafés and eateries bring a sense of ease to everyday life, while the convenience of having so much within walking distance means the rhythm of the week flows effortlessly.

## SUBI STYLE

Fashion, cosmetics, hair and beauty are all part of the Subiaco experience. The neighbourhood's walkability makes weekend errands and indulgences a pleasure, with boutiques, specialty stores and services creating a vibrant and connected lifestyle.



( YOUR VIBE )







## EVENINGS COME ALIVE

As the day winds down, Subiaco comes alive. From casual bars and local favourites to fine dining destinations, there are options for every occasion - whether it's after-work drinks, dinner with friends, or an impromptu night out. It's a social scene that is both relaxed and refined.





YOUR SPACE



ARCHITECTURE



## A RARE PERSPECTIVE

Designed by award-winning Cox Architecture, the buildings take on an organic form that feels both contemporary and enduring. Exterior finishes have been chosen to harmonise with the surrounding context, ensuring a timeless presence within Subiaco's evolving character.

From this remarkable vantage residents enjoy sweeping views across the city skyline, Lake Monger, Kings Park and the Swan River.

These perspectives are rare and captivating in this part of Perth.







Ground floor perspective of South Tower from Subiaco Road



South Tower Residents' Lobby

## A WELCOMING ATMOSPHERE

The ground floor retail precinct feels like a natural extension of home — seamlessly woven into the architecture to bring everyday convenience just beneath the residences above. It's a design that connects daily life to the vibrancy of the street while maintaining a sense of ease and comfort for residents.

Two intimate residential lobbies provide a sense of arrival for each building at One Oval. Crafted with rich natural materials and thoughtful lighting, they establish an atmosphere of quiet sophistication - a welcoming prelude to life within the community.

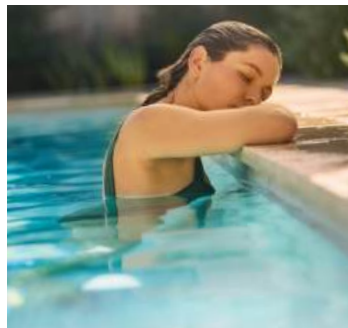


YOUR SANCTUARY



AMENITIES

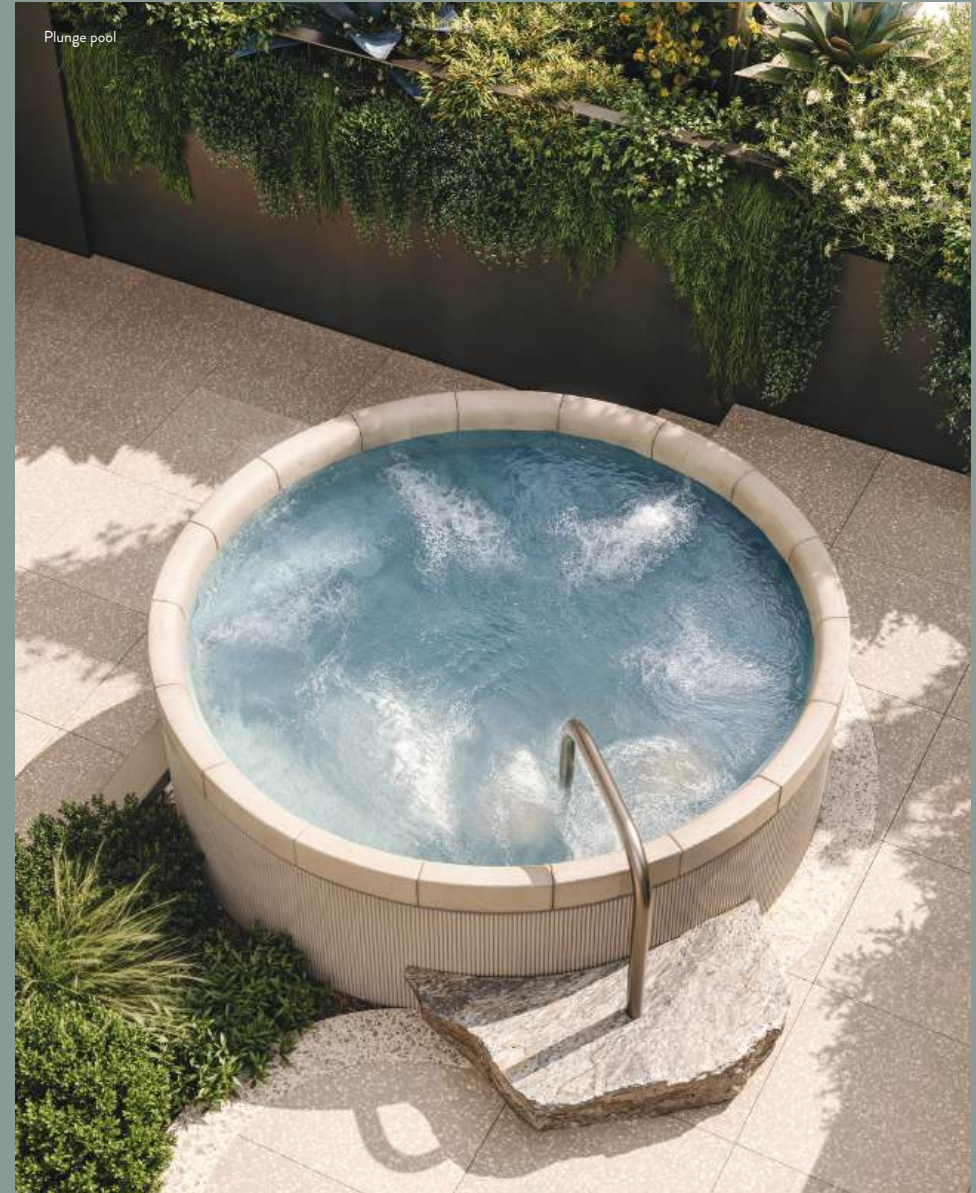




## SPACE TO RECHARGE AND CONNECT

The podium is conceived as a private retreat, blending wellness, leisure, and calm in one elevated setting. Thoughtfully designed, it offers residents a place to move, breathe, entertain, and unwind - a sanctuary that feels far removed from the pace of daily life.

The wellness offering includes a 25m lap pool, fully equipped gym, yoga and pilates zone, hot and cold plunge pool, steam room and sauna. These are complemented by quiet spaces designed for reflection and rest, creating an environment where health, relaxation, and renewal come together in harmony.



( YOUR SANCTUARY )



## IMMERSE YOURSELF

The residents' lap pool is a sanctuary for movement and relaxation. Luxurious daybeds and private cabanas frame the water, offering spaces to pause, unwind, and take in the outlook. Whether it is an invigorating morning swim or an afternoon in the sun, this is a place to be savoured.





## THE GREAT OUTDOORS

Beyond the wellness facilities, the amenities also extend into generous outdoor spaces designed for relaxation and connection. Lushly planted gardens and landscaped planters create a sense of greenery and calm, while dedicated barbecue areas provide the perfect setting for casual gatherings with family and friends. Whether entertaining or simply unwinding in the fresh air, these spaces offer residents a relaxed, welcoming atmosphere that feels both social and serene.







Sky Club Lobby

# CALM ABOVE IT ALL

Entertaining extends beyond the gardens, with residents able to host in elegant lounges and private dining spaces on the Sky Club — elevated spaces designed for connection, celebration, and panoramic views. Thoughtfully composed amenity zones balance the social with the serene, creating a lifestyle that both restores and enriches.





Sky Terrace



Sunrise Lounge

## AN ELEGANT RETREAT

The residents' lounges offer an atmosphere of warmth and refinement, conceived as a space to be enjoyed from day through to night. Rich natural materials and bespoke joinery establish a tone of quiet luxury, creating a setting that feels both elegant and enduring.

A statement fireplace forms the heart of the room, inviting moments of relaxation as well as gatherings with family and friends. Welcoming yet sophisticated, the lounge is a place residents will naturally gravitate to — whether to unwind in comfort or connect with others.



YOUR HOME



INTERIORS



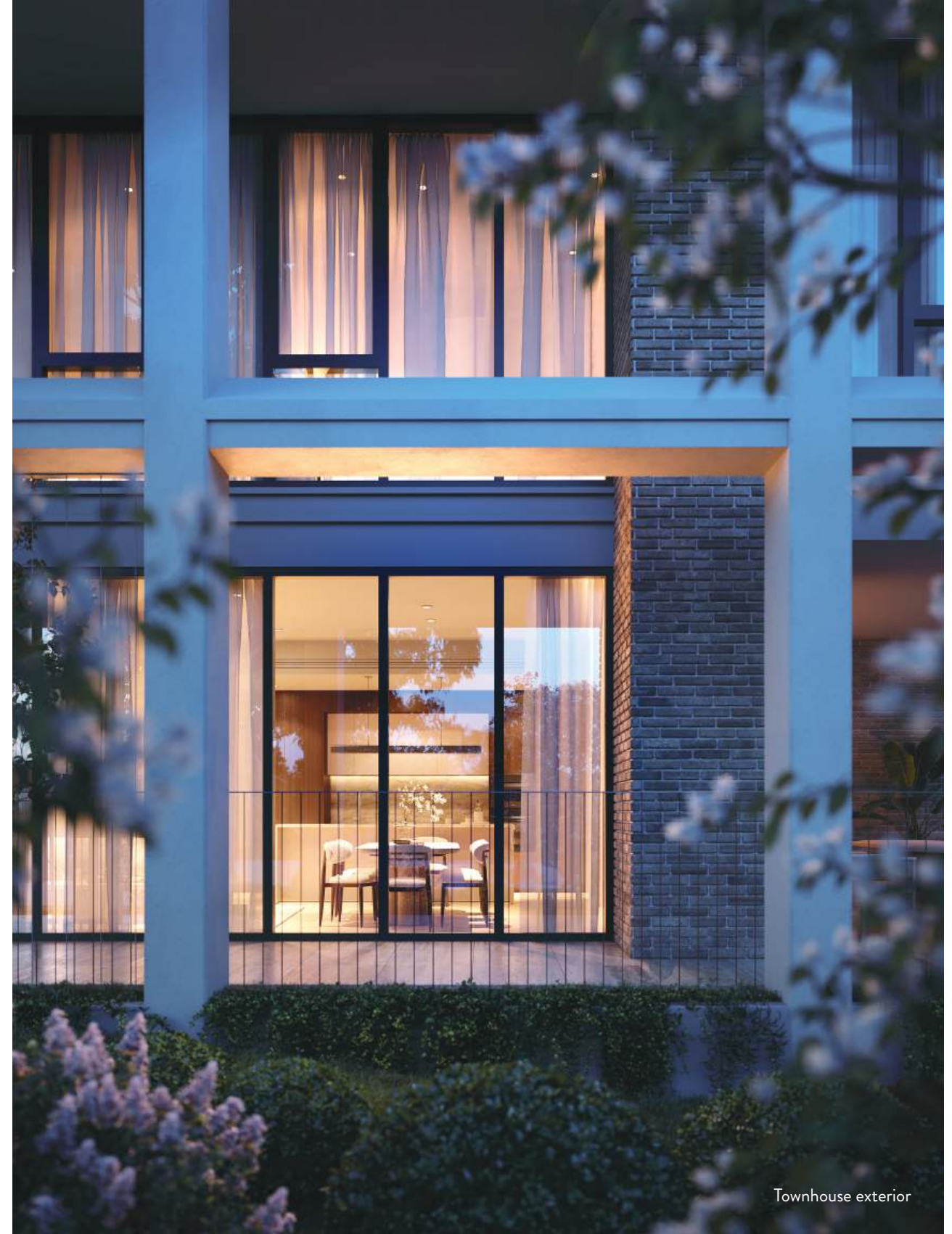
## TOWNHOUSE COLLECTION



Townhouse ground floor terrace

The collection of townhouses at One Oval offers a light-filled and private way of living, with every residence designed to feel self-contained and independent. Generous layouts flow easily from indoors to out, creating bright spaces equally suited to everyday life and effortless entertaining.

With a sense of privacy rarely found in such a central location, the townhouses combine space, style, and comfort in homes that feel both welcoming and refined.



Townhouse exterior



# RESIDENCE COLLECTION



At One Oval, every residence has been designed for refined yet effortless living. From the calm of the Garden and Horizon Homes to the elevated style of the Sky Homes, and the luxury of the stunning Penthouses, there is a home to suit every lifestyle.

Expansive layouts, premium materials, and sweeping views define each residence, creating spaces of enduring quality and timeless appeal. To further personalise their home, residents can choose from a selection of curated colour finishes, ensuring interiors that feel both individual and timeless.





## THE HEART OF THE HOME

The kitchens are designed as the heart of each residence, combining elegance with effortless functionality. Premium finishes, refined detailing, and generous layouts provide abundant space for cooking, dining, and entertaining. In the Garden and Horizon Homes, kitchens are appointed with beautifully crafted porcelain benchtops and fully integrated European appliances, including dishwashers and ovens, delivering both performance and sophistication.

The Sky Homes elevate the experience further with natural stone benchtops, pendant lighting, and integrated wine fridge. In the Penthouses, kitchens reach the height of refinement with butler's pantries, premium wine fridge, and an expanded palette of finishes — transforming them into gourmet spaces that blend beauty with absolute functionality.



# FROM THE OVAL TO THE OCEAN

Every residence is framed by full-height glazing, flooding interiors with natural light. From here, sweeping views take in the oval, the city, Kings Park, the Swan River, and Lake Monger - extending to the coast from the upper levels.







## PRIVATE SPACES, ELEVATED MOMENTS

Expansive balconies extend the living spaces, drawing in natural light and framing the views. Finished with glass balustrades and premium floor finishes, they feel both open and refined. In selected residences, built-in barbecues elevate the experience of entertaining, while every balcony offers generous proportions for gatherings or quiet moments in the open air - a seamless expression of lifestyle at One Oval.



## A SANCTUARY TO CALL YOUR OWN

The bedrooms are conceived as private sanctuaries, with soft finishes, refined materials, and considered design, creating spaces that feel inviting by day and restorative at night. In the master bedrooms, walk-in robes feature custom joinery and shelving, combining abundant storage with sophistication.

For the other bedrooms, generous proportions and built-in robes with mirrored doors deliver both comfort and practicality, while maintaining a sense of elegance.

At the Penthouse level, master suites are distinguished by expansive layouts, dressing rooms, and bespoke joinery that elevate everyday living into an experience of luxury.







SOFT LIGHT,  
RICH TEXTURES,  
AND SPACE TO EXHALE.



## EVERYDAY INDULGENCE

The bathrooms are designed as serene retreats, defined by clean lines, refined materials, and a timeless palette. Beautifully crafted porcelain or natural stone benchtops, frameless glass showers, quality European tapware, and freestanding baths in selected residences set a tone of understated luxury, while wall-hung vanities with mirrored cabinets add both elegance and practicality.

The Penthouses refine this experience even further with bespoke finishes and expanded layouts - every element curated to transform the bathroom into a restorative sanctuary.



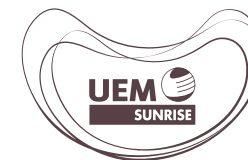


Aurora, Melbourne Central



## BUILDING COMMUNITIES OF THE FUTURE

UEM Sunrise is committed to shaping the communities of tomorrow. With extensive experience delivering over 1,700 apartments in Australia and a strong portfolio spanning residential, commercial, and retail developments, we create spaces that inspire joy and foster connection. Our mission is to craft liveable, sustainable communities embraced by homeowners, acclaimed by investors and recognised by the industry.



Conservatory, Melbourne



## COX ARCHITECTURE

COX is an international architectural practice built on collaboration - with clients, stakeholders, and communities. Guided by their ethos

By the Many, For the Many, they create places that are adaptable, sustainable, innovative, and connected to context and culture.

Their approach to One Oval continues this philosophy, drawing on over 60 years of experience to craft residences that balance timeless design, refined detail, and a deep understanding of lifestyle and setting.

COX



( YOUR SUBI )

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# ONE OVAL

SUBI EAST

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