

Buyers set to enjoy the high life at 1788 Residences in Double Bay



Marissa Gordon
First published 24 Nov 2018, 12:00am

The Daily Telegraph



Excavation has started on the site where this luxe development will be built.

A ritzy hotel-like development in the popular eastern suburbs enclave of Double Bay is piquing the interest of buyers from near and far.

Worth more than \$100 million, 1788 Residences is an approved six-storey project designed to include ground floor retail, luxe lobbies, private lifts and lavish bedroom suites.

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It will also have a fully integrated home automation system in each of its 28 apartments, allowing residents to use voice commands when at home or remotely turn off appliances and gain access via a smart phone.

The project combines these high end features with a top location, which is attracting many overseas home seekers. One of the projects sub-penthouses has already sold for a whopping \$13.75 million.



Residents can live in the lap of luxury.

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Managing director of Ray White Projects Eddie Mansour told the Daily Telegraph a number of international buyers wanted to secure some of the apartments as their "Sydney boltholes".

"Those that know Double Bay love that it has a real cosmopolitan vibe, with all of the best restaurants, cafes and shops around," Mr Mansour said.



The project will have ground floor retail.

"You also are near iconic buildings in Circular Quay, it is a couple of minutes from Sydney Harbour and also the CBD — it is also the gateway to various hot spots."

Excavation has started on the 1258sqm site at 20-26 Cross St, which developer SJD Property acquired for \$54.6 million in late 2016, according to CoreLogic records.



An artist impression of a 1788 Residences lobby.

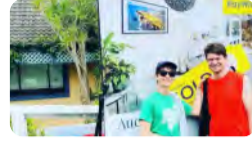
With the help of architecture firm Bates Smart, the project is set to be completed in 2020.

Showcasing a 1930s style, the homes and lobbies will have dark marble pieces, stone benches and splashbacks, wool carpets and multi-zoned ducted airconditioning.

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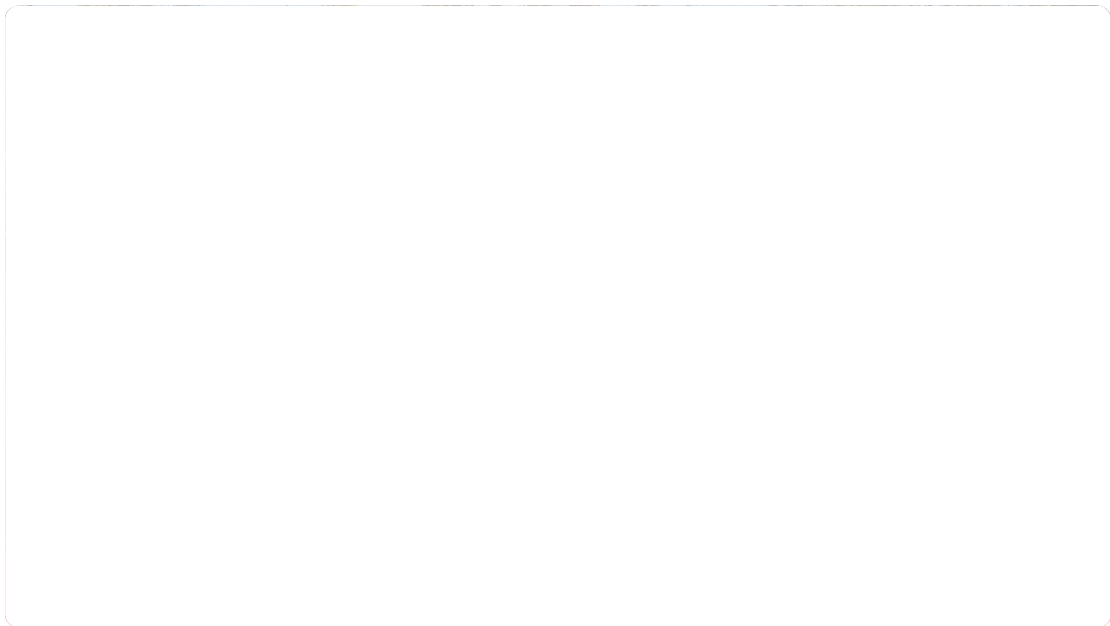
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One-bedroom units are about \$1.55 million; two-bedders about \$3.5 million; and the three bedroom apartments start at just under \$4 million.

“We have worked with clients ... to create mega apartments with three to four bedrooms and 250-320sqm of internal space,” the selling agent said.

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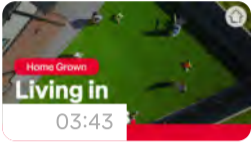
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TIMELESS LIVING IN THE HEART OF DOUBLE BAY

Posted on 21st February, 2023

Author: Eddie Mansour

Inspired by 1920s art deco design, with sculpted curves and grand proportions, the building has reset the benchmark for the harbourside suburb.

As reported by Jessica Golding | [Full story here](#)

Double Bay residents are used to the best. The best shopping, the best dining, and footsteps away from what can arguably be described as one of the best harbours in the world.

It's no surprise they expect the same when it comes to their homes. For the owners of the 26 apartments at [1788 Residences](#), what they want is what they get.

"Anything you can imagine, they request it and it has to be provided, you can never let them down," says Fred Alam, managing director of Cavil Group, which manages the property on Cross Street in the heart of the suburb.

Completed in December 2020, the luxury development by SJD was designed by celebrated Australian architecture firm Bates Smart and set new price records for the suburb when it commenced selling off the plan in 2017.



plants on their spacious balconies.

“All the legwork is taken care of by our team,” he says. “They just sit back and enjoy life.”

When it comes to enjoying life in Double Bay, there is no shortage of options. A short walk can get residents to the popular cafe Indigo, Neil Perry’s Margaret, artisan bakery Baker Bleu, the high-end fashion and homewares boutiques of Transvaal Avenue, and the new Woolworths. “Everything’s literally at your doorstep,” says Alam.

“It’s a great location,” agrees Adrian Sicari, managing director of Ultra Building Co. “They can walk to the shops, to the beach, to the ferry, it’s very close to the city.”

Sicari’s team were the builders behind 1788 and says no expense was spared in bringing Bates Smart’s vision to life. Inspired by the jewellery design, industrial design and fashion of the 1920s, 30s and 40s, he describes the overall feel as one of “modern grandeur”.

“You’re talking about high-class, high-detail, high-finish, luxury apartments,” he says. “All the detailing, construction and behind-the-scenes of how the apartment building operates is industry-leading.”



Each of the apartments is tastefully appointed with house-like proportions and ample natural light.

Classic slimline Spanish bricks were used on the exterior, while the large apartments feature marble, timber veneer, ornate metalwork and high-end appliances. A finished basement provides a secure place for residents to park their luxury vehicles.

Despite the building’s central position, set-back windows and planter boxes on the outer edge of the balconies create a sense of privacy. “You feel very comfortable that no one is looking in,” says Sicari.

While the development has proven particularly popular with eastern suburbs downsizers, residents aren’t compromising on size, with some choosing to merge two apartments to create one large, house-like space.

“You’ve got all the qualities of a house in an apartment that you can lock up anytime, fully secured ... and have no problems with security or maintenance,” says Sicari, whose team also worked with buyers to customise their homes to suit their individual needs and tastes.



The residences are inspired by the jewellery design, industrial design and fashion of the 1920s, 30s and 40s.

Ultra Building Co is now in the process of constructing part two of the project, Encore 1788, next door. Consisting of just 15 apartments, which are currently for sale off the plan, the Bates Smart-designed building is inspired by 1920s art deco design with curves, marble, wide timber flooring and rounded coffered ceilings.

While Double Bay has always been renowned for its “glitz and glamour”, Alam says the harbourside suburb is in the midst of a renaissance.

“I think you’re going to find in the next two or three years, Double Bay is going to explode again,” he says. “It’s going to be the go-to destination for food, entertainment, everything.”

Both he and Sicari believe that 1788 Residences has set a new standard for the sought-after neighbourhood.

“It has reset the benchmark for Double Bay and other developers are trying to emulate it,” says Sicari. “It hasn’t been done yet.”



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