

**2404/1 Almeida Crescent, South Yarra, Vic 3141**



**Apartment For Sale**

Friday, 17 May 2024

2404/1 Almeida Crescent, South Yarra, Vic 3141

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Expressions of Interest

Expressions of Interest Closing Tuesday 11th June at 5:00pm (Unless Sold Prior) Truly breathtaking, you'll be mesmerised by the spectacular panorama that provides an inspiring backdrop to this 24th floor luxury apartment within the opulent Capital Grand complex. A stunning vision enjoyed through a long, seamless wall of floor-to-ceiling glazing, your eyes will travel along the length of Chapel Street and then out to the sparkling blue horizon of Port Phillip Bay. The vista continues across Toorak to the Dandenong Ranges and around to the Yarra River and Kinglake Ranges. Soak up the view from the expansive balcony or inside where the vast open-plan living and dining room is complemented by a large stone island where your friends will socialise while you cook in the Gaggenau kitchen with a butler's pantry and walk-in pantry. A substantial three bedroom design where the two bathrooms and powder room are fully dressed in marble, the master bedroom features a walk-in robe and dual-vanity ensuite with a smart toilet. For absolute comfort, there's central heating/air-conditioning, rich European Oak floors, full-length automatic curtains, two storage cages and two basement car spaces. The pinnacle of service, there's a 24-hour concierge desk that helpfully monitors the secure lobby while also facilitating the extensive list of hotel-style benefits including dry cleaning, an onsite dog wash, car wash and room service provided by Omnia, a two-hat restaurant within the complex. Stay fit in the fully-equipped gym, 25-metre heated pool, spa, sauna, steam room and massage room, or host your friends in the deluxe lounge, private dining room, function rooms, library, cinema and BBQ alfresco. On the iconic corner of Toorak Road and Chapel Street, this precinct features high-end retail and acclaimed restaurants. Step out to the train and tram, run around The Tan or walk along the Yarra River.