MEDIA RELEASE

Above the harbour, a $203 million Vaucluse estate is finished

Eight years after Luigi Rosselli first stood on the ridge, his four houses for Moshav Financial are complete. Terreno, the largest, comes to market at circa $80 million.

From the top of Hillside Avenue in Vaucluse, the harbour runs the whole way to the bridge. In the morning the water is hard silver. By late afternoon it has gone deep blue, the yachts are working back toward Rose Bay, and the city towers turn gold against the western sky. Until now the only way to see it has been through a render.

Hillside, the estate Luigi Rosselli designed for developer Moshav Financial, is complete. Two of its four houses will be released to the market in October this year. Terreno, six bedrooms across 1,628 square metres, is priced at circa $80 million. Cielo, four bedrooms across 600 square metres, is circa $30 million. The four houses together carry a value of $203 million.

The estate occupies a 2,586 square metre cul-de-sac consolidated by Moshav in 2018, at the highest point of the street. The outlook runs north over the spires of historic Kincoppal and across Rose Bay to the skyline. Very little of this part of Vaucluse comes up for sale, and the suburb sees almost no speculative development of any size.

Rosselli was born in Milan, Italy and trained under Mario Botta, Álvaro Siza, Umberto Riva and Aldo Giurgola before establishing his Sydney practice in 1984. The site took him straight back. “My first impression was the joy of seeing a hillside,” he says. “It reminded me of manor houses perched on a steep hill, with imposing ramparts and antique columns becoming part of the landscape of Italy. I felt that this hillside deserved to have a portrait as wonderful as my memories.” The four houses are named for the elements they sit between. Terreno and Mare, earth and sea, are the freestanding pair of six bedrooms each. Cielo and Luce, sky and light, are semi-attached, of the four.

The houses are built in solid masonry, lime rendered, punctuated with rammed earth, with tall columns and walls running the full height of the elevations and the sediment banding left visible. Handmade terracotta screens shade the western face. The roofs are Colorbond in a copper finish, with copper gutters and downpipes that will patina over time. Inside there are curved walls, double-height steel French doors onto limestone terraces, and elegant, sinuous stairs. Bougainvillea has already covered the pergolas.

Terreno, the largest of the four, holds six bedrooms, seven bathrooms, two powder rooms and garaging for four cars, across 788 square metres of internal space and a further 840 square metres of balcony and terrace. A private lift serves every level. There is a year-round heated pool, a temperature-controlled cellar and terraces that step down through the garden. Cielo has four bedrooms, four bathrooms, a powder room and garaging for two, across 285 square metres internally and 315 square

metres of balcony and terrace, with its own lift and a plunge pool. Both sit within a secure gated estate.

Interiors are by Tania Handelsmann and Gillian Khaw of Handelsmann + Khaw, who have worked with Rosselli for years. Kitchens run Gaggenau appliances behind fluted glass, with marble benchtops and aged brass hardware, and a butler's pantry sits behind sliding doors layered with a micro-cement finish. Powder room vanities are cut from single blocks of stone, and Kaldewei baths stand free beneath the windows. Control4 automation, Daikin climate control and heated flooring run throughout. The gardens are by Dangar Barin Smith, subtropical in planting with a Mediterranean looseness to the composition, and bougainvillea runs the length of the estate. Rosselli, Handelsmann + Khaw and Dangar Barin Smith were all named to Vogue Living's VL50 list of Australia's best architects and designers in 2024.

Moshav Financial was founded by Tal Silberman in 2012 and has built through Sydney's east for more than a decade, delivering Aqualine and AYA at Bondi Beach and Verdical at Bondi Junction, the last of these also a Rosselli design. Hillside is its largest project to date. "A house at this level is not bought from a drawing," Silberman says. "We took the view that Hillside had to be finished, planted and standing before anyone walked through it, and that is what we have delivered." Lords Group built the estate, as it did Aqualine and Verdical.

Eddie Mansour, Managing Partner, Ray White Projects said, "Hillside really is in a league of its own. Vaucluse has a long history of buyers finding a site and building bespoke homes for themselves, but Hillside offers something incredibly rare: that same level of considered design, detail and quality, with all the hard work already done. Now that buyers can walk through the completed residences and experience them firsthand, we're excited for people to see what makes Hillside so special, and we're incredibly proud to be bringing it to market."

Enquiries are through Ray White Projects. Further detail is at

www.hillsidevaucluse.com

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Notes to editors

Project Hillside, Hillside Avenue, Vaucluse NSW

Developer Moshav Financial (Tal Silberman)

Architect Luigi Rosselli Architects

Interiors Handelsmann + Khaw

Landscape Dangar Barin Smith

Builder Lords Group

Site 2,586sqm, consolidated 2018

Houses Four. Terreno and Mare (6 bed), Cielo and Luce (4 bed)

Terreno 6 bed, 7 bath, 2 powder, 4 car. 788sqm internal, 840sqm balcony and terrace, 1,628sqm total. Circa $80m

Cielo 4 bed, 4 bath, 1 powder, 2 car. 285sqm internal, 315sqm balcony and terrace, 600sqm total. Circa $30m

Collection value $203 million

Completion Late September 2026

Launch October 2026

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