




PARK  
QUARTER

GARDEN HOMES

An aerial photograph of a coastline. On the left, a rugged cliff face is visible, with a small, light-colored building perched on its edge. The ocean is a deep blue-green, with white foam from waves crashing against the shore. The sky is a pale, hazy blue.

PARK QUARTER WILL ENDEAVOUR  
TO REINSTATE AND REINTERPRET THE  
ARCHITECTURAL IDENTITY OF MANSION  
DESIGN AND PROPORTION THAT  
ONCE EXISTED ALONG  
THE ST KILDA ROAD BOULEVARD.

DRAWING ON ITS PAST, PARK QUARTER  
WILL REDEFINE APARTMENT LIVING TO  
HOME LIVING, CREATING A SENSE OF  
PURPOSEFUL SCALE, PROPORTION AND  
IDENTITY UNIQUE TO EACH VERTICAL HOME.



**THE VISION**  
COX ARCHITECTURE

DOCKLANDS

ALBERT PARK LAKE

SOUTHBANK

CROWN TOWERS

EUREKA SKYDECK

MELBOURNE CBD

FLINDERS ST STATION

THE ARTS CENTRE

FEDERATION SQUARE

YARRA RIVER

FUTURE ANZAC STATION

# PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

ROYAL BOTANIC GARDENS

MELBOURNE CRICKET GROUND

FAWKNER PARK

AAMI PARK STADIUM



POSITIONED TO  
ENJOY THE VERY BEST  
OF MELBOURNE



VIEW TO LAKE – ARTIST IMPRESSION



ST KILDA ROAD BOULEVARD VIEW – ARTIST IMPRESSION

The highly coveted tree lined boulevard of St Kilda Road, once famed for being lined with elegant mansions is now home to Park Quarter. This exclusive address exudes a natural grace and an inherent sense of life and style. St Kilda Road presides next to the lush green parklands of Fawkner Park and leads directly to Melbourne's most

prominent theatres, art galleries, and the city's finest shopping destination. A landmark addition to St Kilda Road, Park Quarter is an exemplar of striking architecture with unparalleled views to Albert Park Lake and Melbourne CBD.

## DESIRED LIVING

Inspired by the abundance of nearby parks, Park Quarter celebrates natural materials and refined simplicity to create a layered and luxurious experience of home that is welcoming and warm for residents and guests alike. An iconic position occupying the corner of St Kilda Road and Leopold Street, Park Quarter is a living and breathing building that beautifully responds to the surrounding parkland and breathtaking views.

Offering unrivalled access to the best of Melbourne, from gardens to shopping, and only moments from prestigious schools, hospitals and world-class sporting venues, cultural institutions and events, every imaginable desire is only a heartbeat from home.





MARRIOTT  
EXECUTIVE  
SERVICED  
APARTMENTS

BRINGING INTERNATIONAL  
LUXURY TO PARK QUARTER





MARRIOTT EXECUTIVE APARTMENTS – ARTIST IMPRESSION

## AN EXCEPTIONAL HOTEL EXPERIENCE



Located within this iconic address, will be Australia's first Marriott Executive Serviced Apartments. The renowned hotel on levels 1 to 5 will add additional heights of luxury to Park Quarter and a new destination of its own to St Kilda Road.

Whether working internationally, relocating or travelling with family, Marriott's 5-star executive serviced apartments will delight guests with space to unwind, relax and feel well rested with plush amenities and upscale décor. These beautiful, spacious, 1 bedroom and dual key studio hotel rooms offer separate sleeping, living and working areas, gourmet kitchens, housekeeping, and security services alongside a state-of-the-art fitness centre, pool and sauna.

There's a sense of arrival through the dramatic porte cochère entrance via Leopold Street leading to one's front door – and with the concierge service provided, the Marriott Executive Apartments offer the feeling of home and security away from home.

Marriott International, Inc. or its affiliates ("Marriott") have entered into an agreement with Sunnyland Investment Group Pty Ltd ATF Sunnyland Investment Unit Trust, an affiliate of the developer and Sunnyland Investment Group Pty Ltd ATF Sunnyland Investment Unit Trust, to manage the proposed hotel, the Melbourne Marriott Executive Apartment. This agreement may be terminated in certain circumstances such as default and in which case, the hotel will no longer be a Marriott branded hotel. Park Quarter is not owned, developed, marketed, sold, managed or serviced by Marriott.





MARRIOTT EXECUTIVE APARTMENTS, LOBBY - ARTIST IMPRESSION



MARRIOTT EXECUTIVE APARTMENTS, LOUNGE - ARTIST IMPRESSION

# THE FIRST IN AUSTRALIA



Marriott International is the world's largest hotel company, with 800,000 staff and 8,000 hotels and resorts operating under 30 global brands, in 139 countries.

Marriott Executive Apartments Melbourne will expand Marriott International's portfolio to 10 of Melbourne's very best hotels, with brands including Sheraton, Westin, W, Four Points by Sheraton, AC Hotels, Courtyard by Marriott, Element, and Marriott already well established in the city.

Upon private arrival via the porte cochère, guests will be greeted by a grand reception entry and clustered seating, the lobby is layered to create a biophilic effect, cocooning guests and offer a feeling of intimacy and comfort.

Continuing Marriott International's name as a premium hotelier, MEA will provide an elevated accommodation experience for business and leisure travellers looking for an extended stay. The 180 hotel standard serviced apartments are configured to optimise views to the surrounding landscape, while the interior detailing considers a guests' living habits and enables them to feel at home while travelling.

From the entry set down zone to useful places for personal belongings, custom-built desk joinery, and ledges for artwork. Equally, the kitchen has designated places for personal curation and a sense of belonging.

The natural material palette is layered with warm timbers and neutral tones, with contrasting darker stone accents in the bathrooms, all designed for a calming and restful stay.



MARRIOTT EXECUTIVE APARTMENTS, LIVING ROOM - ARTIST IMPRESSION



MARRIOTT EXECUTIVE APARTMENTS, BEDROOM - ARTIST IMPRESSION



MARRIOTT EXECUTIVE APARTMENTS, ENSUITE - ARTIST IMPRESSION



LOCATION  
& LIFESTYLE

POSITIONED TO ENJOY  
THE VERY BEST OF MELBOURNE

MELBOURNE GRAMMAR SCHOOL

FUTURE ANZAC STATION

MAC ROBERTSON GIRLS' HIGH SCHOOL

FAWKNER PARK

CHAPEL STREET

# PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

MONASH UNIVERSITY

ALFRED HOSPITAL

WESLEY COLLEGE

ALBERT PARK LAKE

PORT PHILLIP BAY



## AMONGST ALL THAT IS ICONIC MELBOURNE

### AT HOME ON ST KILDA ROAD

Taking a well-deserved place amongst some of St Kilda Road's most iconic buildings, Park Quarter is inspired by the verdant landscape of the adjacent gardens and established plane trees that line the central avenue of Melbourne's famous boulevard.

Step out your door and you will discover there's always a wealth of offering to surprise, delight and captivate at every corner and turn. The neighbouring Arts Precinct boasts a diverse annual arts calendar that brings this beautiful, city to life, located between the NGV, Federation Square and a host of other neighbouring cultural institutions, Park Quarter is truly located in Melbourne's most desired destination.



MELBOURNE CBD FROM FEDERATION SQUARE



FLINDERS STREET STATION

# TRANSPORT & WALKABILITY

## WALK SCORE

88

What better way to live in and experience the city than by foot – walk through tranquil parklands or wander along the Yarra’s edge, with a walk score of 88, Park Quarter affords fantastic walkability to some of the city’s best destinations.

## TRANSIT SCORE

92

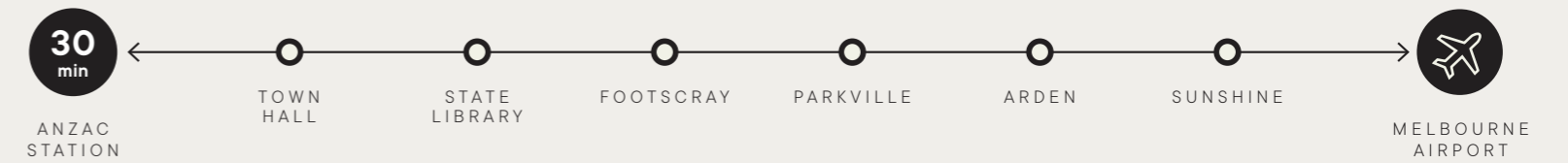
With trams at your front door linking you to notable locations and nearby stations, Park Quarter is incredibly well connected to Melbourne’s public transport network as well as enjoying easy access to Melbourne’s road network connecting you to the airport, the coasts and beyond.

## FUTURE ANZAC STATION & DOMAIN INTERCHANGE

With the future Anzac Station and Domain Interchange, access to Melbourne’s train network will be even easier – approximately 30 minutes travel time to Melbourne Airport via the new metro rail from Anzac Station and all round added connectivity to all corners of Melbourne and the surrounding suburbs, just moments from your door.



ST KILDA ROAD TRAMS



Source: [www.walkscore.com/score/474-st-kilda-rd-melbourne-vic-australia](http://www.walkscore.com/score/474-st-kilda-rd-melbourne-vic-australia)



# WORLD CLASS LOCATION & EVENTS

Home to the Melbourne Sports & Aquatic Centre, one of the finest golf course and driving ranges in Australia, and also Australia's F1 Grand Prix, Albert Park is a world-class location.

A sprawling oasis of beautiful trees, splendid lawns and winding walks only two kilometres from the CBD. Whether you're looking to beat your personal best in the water, play a round of 18 holes, or marvel at the high-speed spectacle of F1 racing, you'll hit your stride at Albert Park.

- 01. MELBOURNE SPORTS & AQUATIC CENTRE
- 02. ALBERT PARK GOLF COURSE
- 03. AUSTRALIAN GRAND PRIX, ALBERT PARK
- 04. ALBERT PARK LAKE



ALBERT PARK LAKE VIEWS TO THE CBD



01



02

ST KILDA BEACH  
& THE BAY

There are very few locations in Melbourne that offer both the best of the city and a bayside lifestyle. With St Kilda beach only moments away, there's every opportunity to walk along the bayside trail revealing the glittering ocean and beachside promenades of St Kilda foreshore.

01. PORT PHILLIP BAY, ST KILDA BEACH  
02. THE BAY TRAIL



PORT PHILLIP BAY, ST KILDA





01



02



03

YOUR QUARTER OF MELBOURNE  
WITH FAWKNER PARK MINUTES  
FROM YOUR DOORSTEP

- 01. FAWKNER PARK, SUNSET
- 02. ROYAL BOTANIC GARDENS
- 03. THE TAN WALKING TRACK



01

EXPLORE THE GARDEN STATE'S FAMOUS ROYAL BOTANICAL GARDENS. WALK ALONG THE TAN OR FAWKNER PARK. ALL ONLY MOMENTS AWAY FROM HOME.

- 01. YARRA RIVER WITH VIEWS OF THE MCG
- 02. ROYAL BOTANIC GARDENS
- 03. DOG MEET-UPS, FAWKNER PARK
- 04. ROYAL BOTANIC GARDENS



04



02



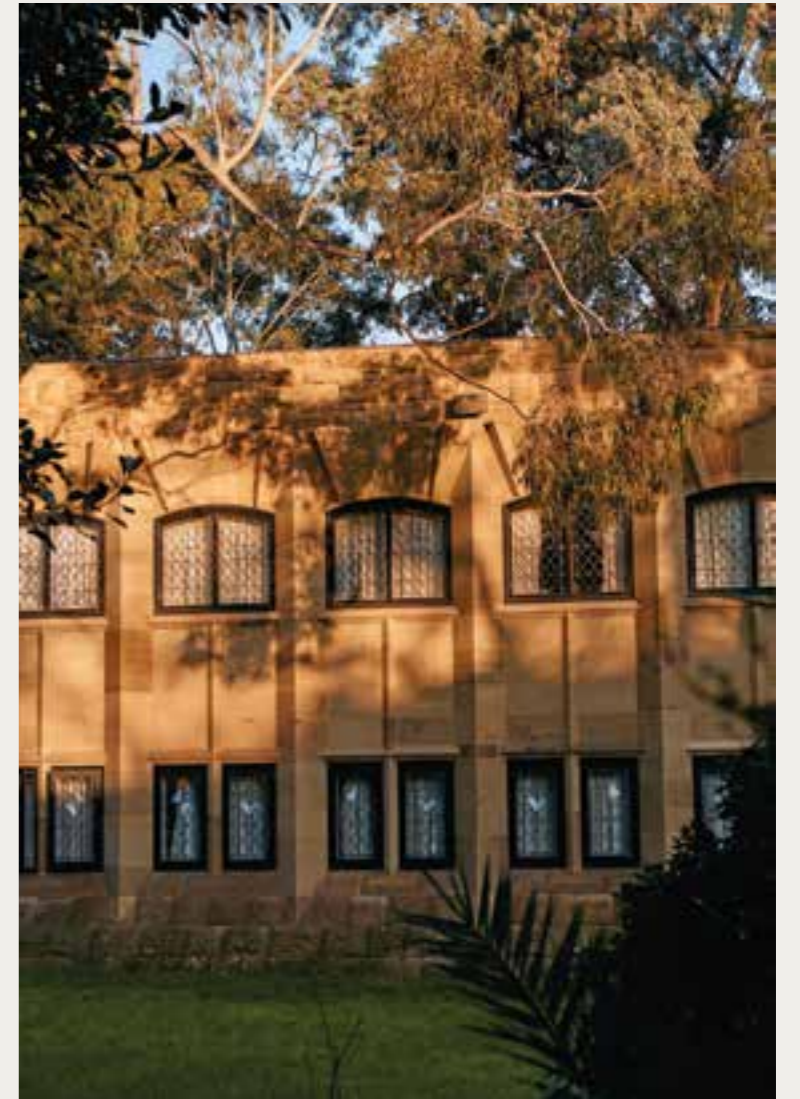
03



01



02



03



04



06



05

## NURTURING THE VERY BEST OF EDUCATION & LEARNING

Victoria's most prestigious and elite schools are situated within immediate proximity to Park Quarter, including Wesley College, Melbourne Girls Grammar and Mac.Robertson Girls' High School. The countries' internationally renowned higher education institutions are also moments away such as Melbourne University, Swinburne, RMIT (Royal Melbourne Institute of Technology) and for music and arts, the Victorian College of Arts is also only a tram ride away.

- 01. MELBOURNE GRAMMAR
- 02. MAC.ROBERTSON GIRLS' HIGH
- 03. MELBOURNE UNIVERSITY
- 04. MELBOURNE GIRLS GRAMMAR
- 05. WESLEY COLLEGE
- 06. RMIT UNIVERSITY



THE ALFRED HOSPITAL

# ONE OF THE WORLD'S BEST

## THE ALFRED HOSPITAL

Some of the country's best comprehensive care is only minutes away at The Alfred Hospital. Park Quarter's central location also ensures it's nearby an impressive range of specialists, other hospitals and healthcare services.



01



02

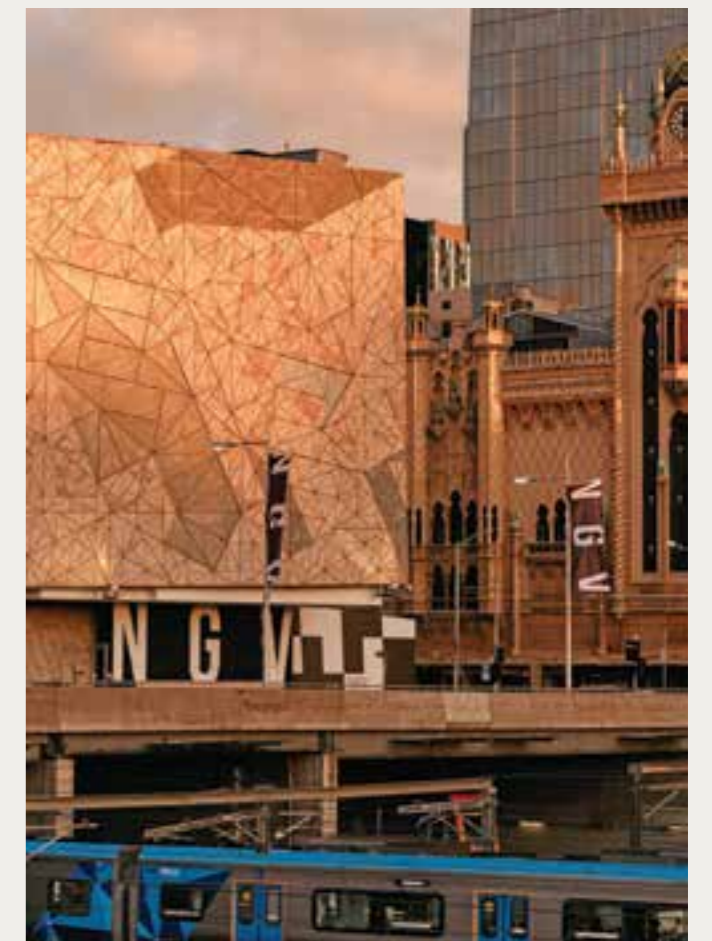
## A LANDMARK LOCATION

### THE ARTS PRECINCT

As Australia's cultural capital, Melbourne is not only home to the country's finest galleries, orchestras and theatre companies, the city also hosts a full calendar of events and festivals providing entertainment to suit everyone's taste.

From exhibitions, theatre, music recitals, cinema and ballet performances, there's an array of options in an ever-changing cultural feast that embodies the cultural atmosphere of those in London, Paris and New York.

- 01. NATIONAL GALLERY OF VICTORIA
- 02. THE ARTS CENTRE, SOUTHBANK
- 03. FEDERATION SQUARE



03



COLLINS STREET SHOPPING PRECINCT



01



02



03

COLLINS STREET & THE CBD

Find the world's best high-end retailers, contemporary dining, bars and entertainment, in the nearby Collins Street – An iconic part of Melbourne and the most prestigious within the CBD.

Often referred to as the "Paris-end" of town, the historic street hosts international luxury retailers – from Hermes, Chanel, Fendi to Celine. Collins Street holds an elegantly European ambience, with fine period buildings such as the Regent and Atheneum theatres, crowning it Melbourne's premier destination to shop, dine or take in the latest musical.

- 01. HERMÈS, COLLINS STREET
- 02. CELINE, COLLINS STREET
- 03. PRINCESS' THEATRE, SPRING STREET



01



02



05



04



03

SOUTHBANK & SOUTH MELBOURNE

Bursting with culinary hotspots, South Melbourne and the city's riverside promenade Southbank and Crown Casino offer a multicultural mecca of dining destinations and bars, bustling during the week but truly alive on the weekends and after hours when the city lights up.

01. VIEWS OF THE CBD FROM SOUTHBANK  
02 & 03. LUME, SOUTH MELBOURNE  
04. SOUTH MELBOURNE MARKET  
05. CROWN CASINO, SOUTHBANK



FRANCE-SOIR, SOUTH YARRA

# FOR A LIFE FILLED WITH MORE



01



02



03



04

## SOUTH YARRA & PRAHRAN

Some of Melbourne's best restaurants, bars and cafés can be found in South Yarra and Prahran. In South Yarra you will find long-established, multi-award winning restaurants, with fine French dining alongside new contemporary Australian cuisine and on-trend international fare.

Continue through to Prahran to find extended esteemed restaurants and lively bars to keep spirits soaring. Steeped in history and full of life, there's never a dull moment in this dazzling pocket of town, connected by Chapel Street – the definitive place to cultivate a lifestyle of luxury and stay abreast of the latest trends.

For fresh produce to satisfy every culinary taste, Park Quarter is also conveniently located close to the Prahran and South Melbourne Markets. Boasting some of the city's best providers, vendors and food stalls. While people travel from across the city to visit this historic, quintessential and ever-lively markets, you'll always have pride of place when selecting the finest produce.

- 01. FRANCE-SOIR, SOUTH YARRA
- 02. ENTRECÔTE, PRAHRAN
- 03. PRAHRAN MARKET
- 04. MARKET LANE COFFEE, PRAHRAN



**PARKS & GARDENS**

- 01. The Royal Botanic Gardens
- 02. Albert Park Lake
- 03. Fawkner Park
- 04. Fitzroy Gardens
- 05. Treasury Gardens
- 06. Birrarung Marr
- 07. Shrine of Remembrance

**ARTS, CULTURE & ENTERTAINMENT**

- 08. National Gallery of Victoria
- 09. Arts Centre Melbourne
- 10. The Princess' Theatre
- 11. Federation Square
- 12. Crown Casino Melbourne
- 13. Sea Life Melbourne Aquarium
- 14. Sidney Myer Music Bowl

**MARKETS**

- 15. South Melbourne Market
- 16. Prahran Market

**SPORTS & RECREATION**

- 17. Melbourne Sports & Aquatic Centre
- 18. Albert Park Golf Course
- 19. Albert Park Driving Range
- 20. Rod Laver Arena
- 21. Melbourne Cricket Ground
- 22. AAMI Park
- 23. The Tan Running Track
- 24. St Kilda Beach
- 25. Port Melbourne Beach
- 26. Southbank Promenade

**CAFES, BARS & RESTAURANTS**

- 27. Kettle Black
- 28. Slater St Bench
- 29. Kisumé
- 30. Entrecôte
- 31. Matilda 159
- 32. The Botanical
- 33. France-Soir
- 34. Bistro Gitan
- 35. Rockpool Bar & Grill
- 36. Nobu
- 37. Gimlet at Cavendish House
- 38. Whisky & Alement
- 39. Vue de Monde

**EDUCATION**

- 40. Melbourne Grammar
- 41. Melbourne Girls' Grammar
- 42. Melbourne High School
- 43. Mac.Robertson Girls' High School
- 44. Wesley College
- 45. South Yarra Primary
- 46. RMIT University
- 47. Christ Church Grammar
- 48. University of Melbourne

**MEDICAL**

- 49. Alfred Hospital

**MAP KEY**

- Trams
- Trains
- Future Anzac Station & Line
- Water
- Parks
- Shopping Precincts
- Walking radius





THE  
BUILDING

A NEW ERA  
FOR ST KILDA ROAD

LEVEL 17 - 18  
**PENTHOUSES**  
4 EXCLUSIVE RESIDENCES

LEVEL 15 - 16  
**SKY MANOR**  
3 BEDROOM PREMIUM RESIDENCES

LEVEL 06 - LEVEL 14  
**GARDEN HOMES**  
1 BEDROOM • 2 BEDROOMS • 3 BEDROOMS

LEVEL 01 - LEVEL 05  
**MARRIOTT EXECUTIVE APARTMENTS**  
THE FIRST IN AUSTRALIA

GROUND LEVEL  
**LOBBY & AMENITY**  
LOBBY ENTRANCE AND FIVE-STAR STANDARD AMENITY



LANDSCAPED GARDENS - ARTIST IMPRESSION



LANDSCAPED GARDENS - ARTIST IMPRESSION

## CONSIDERED BEAUTY

Landscaping plays an integral role for the inspiration of Park Quarter. Designed by the eminent landscape designer Paul Bangay, the gardens are grand and luscious in appearance but designed with human scale in mind. The terraced gardens, responding to the gentle gradient of the site, include a fine mesh of pedestrian paths that allow neighbours to have moments of interaction.

The building itself will also be adorned in lush greenery, carefully selected to break up the built form and create a vertical urban forest, aesthetically contributing to the balcony terraces and rooftop gardens but also creating a unique character for the building.



A M E N I T Y  
& S E R V I C E S

HAVE WHAT YOU  
DESIRE MOST



SHARED POOL, MEA/MEMBERSHIP - ARTIST IMPRESSION

## SHARED AMENITY WITH RESORT-STYLE INDULGENCE

Park Quarter's shared spaces are designed with a sense of escape for both residences and Marriott Executive Apartment guests.

The indoor swimming pool and gym framed by lush gardens, has been designed with the highest quality finishes and sophistication to evoke that sense of resort style living - what better way to start the day than with a swim or a work out session at the gym. The layered design of natural materials and soft, ambient lighting, accompanied by a darker palette with bluestone are used to create a sense of drama and atmosphere.



SHARED GYM, MEA/MEMBERSHIP – ARTIST IMPRESSION

## MARRIOTT EXECUTIVE APARTMENT MEMBERSHIP

Opt-in to a Marriott Executive Apartments membership to enjoy the shared amenities of the pool, gym and sauna. The fully equipped gym with state-of-the-art equipment caters to all fitness and wellbeing regimes and for the convenience of any time of day, there's everything here for those wanting a gentle workout on the treadmills to the gym buffs keen for a more serious challenge every day.

Following your workout, you can find a spa-like experience in the sauna to unwind and relax before retreating to your home.

01. Shared Gym access

02. Shared Pool access

03. Shared Sauna access

Disclaimer: Park Quarter residents require a subscription to the Marriott Executive Apartments Membership program to access the shared amenity. Terms & conditions apply.







01



02



03



04



05



06



07



08

## 5 STAR AMENITY EXCLUSIVELY FOR RESIDENTS

A further suite of exclusive resident amenities can also be found on the ground floor. Stepping off St Kilda Road, via Park Quarter's private resident's entrance, residents will be welcomed home by an inviting lobby with timber screening and soft, recessed ceiling lighting that runs the perimeter. Here residents can find opportunities to relax with their visitors or with other residents.

When you are looking to entertain, the adjacent private lounge and dining room continues to offer privacy and intimacy to a luxurious dining setting, without the need to leave the premises. When you do seek an adventure to the surrounds of St Kilda Road, you can hire an e-bike from Concierge, offering you every life convenience.

For a space to study, read or work, Park Quarter's exclusive co-working space and library are conveniently located for a quiet retreat. Elegantly designed with sophistication, privacy and flexibility in mind, you can choose from individual seating to communal tables for larger group settings.

If indulging in some personal time is required, head over to the comfort of the private cinema or practice your golf in Park Quarter's golf simulator room before heading off to Albert Park Golf Course, a short walk away.

When returning home from a rainy day out, the mud room offers you a place to remove and clean your boots or shoes before taking them home. You'll also find a dog wash facility available for your furry friend, whether for a wash or pamper session.

01. Residents' Private Dining

02. E-Bikes for hire

03. Residents' Lobby

04. Dog Wash Facilities

05. Golf Simulator

06. Cinema Room

07. Co-working Space & Library

08. Mud Room

Images used above are reference images for marketing purpose only.



RESIDENTS' LOBBY - ARTIST IMPRESSION

## AN ENVIABLE ARRAY OF CONCIERGE SERVICES

Park Quarter redefines apartment living in every way, through considered architecture and design, and lifestyle offerings, with world class concierge service that rival those of renowned hotels.

Truly designed with people at its heart, Park Quarter's esteemed concierge services offers an extensive range of assistance to ensure residents' every need is met.

From daily conveniences like parcel and mail services, to in-home assistance such as nannying, housekeeping, private chefs and catering, the concierge service is there to enhance your daily life.

Driven by people-centric values that emphasises the human experience of place, Park Quarter's enviable concierge service administers an inclusive and vibrant environment intended to enhance residents' well-being.

Fees and charges may apply to selective concierge services.

### CONCIERGE SERVICES EXCLUSIVELY AVAILABLE FOR RESIDENTS OF PARK QUARTER

- |                                       |   |                                      |
|---------------------------------------|---|--------------------------------------|
| 01. Parcel and mail service           | 07. In-home health and massage treatments | 13. Routine cleaning and maintenance |
| 02. Restaurant booking                | 08. Plant watering and pet feeding        | 14. Doctor on call                   |
| 03. Nanny and babysitting             | 09. In-home beauty treatment              | 15. Fresh flower delivery            |
| 04. In-home private chef and catering | 10. Golf coaching                         | 16. In-home training and coaching    |
| 05. Car wash and detailing            | 11. Chauffeur services                    | 17. Grocery delivery                 |
| 06. Pet grooming and dog walking      | 12. House keep and laundry                |                                      |

# SMARTER LIVING REDEFINED



## SMART BUILDING TECHNOLOGY

- **Smart parcel locker** with easy contactless parcel delivery.
- **Building Management App** for concierge services, amenity bookings, community notices, defect request, manual introduction and more.

## AUTO TECHNOLOGY

- **Number plate recognition** for car park access.
- **EV charge provisions** in car park for potential connection demand (optional upgrade).



## SECURITY AT HOME

- Building access via **swipe card/passcode**.
- **Smart keyless entry** lock allows remote access for large parcel deliveries or housekeeping services.
- Smart home systems can be programmed to trigger an inviting 'welcome home' scene once you've arrived home.

## SMART HOMES & VOICE CONTROL (OPTIONAL UPGRADE)

- **Smart home system** compatible with Google Home or Alexa.
- Customizable **scene control** including lighting, automatic curtains/blinds and smart GPO. Features are controlled via the App and can be programmed by residents (optional upgrade).
- Allow **virtual assistant experience** via voice control.



## SMART BUILDING TECHNOLOGY

Residents will feel a life of exceptional luxury and convenience from the moment they enter the building through to the sanctuaries of their private homes with the building's security and smart home technology systems. Return home via a swipe card/ pass code entry or via number plate recognition for carpark access. Use the building management app to book concierge services, resident amenities or check your parcel locker deliveries. A smart home system integration will also allow residents to use remote

smart entry lock access for large parcel deliveries or house keeping services. Via the smart home app, optional upgrade features also allow efficiency and convenience for the simple things like controlling lighting, drawing the curtains, setting temperatures or turning on the security system from your car, office or when you're simply away. Living an interconnected and efficient lifestyle has never been more simple.

Images used above are reference images for marketing purpose only.



GARDEN  
HOMES

A SANCTUARY OF CALM  
IN THE HEART OF ST KILDA ROAD



VIEW TO ALBERT PARK LAKE - ARTIST IMPRESSION

## STRIKING FORMS, DESIGNED WITH PURPOSE

Park Quarter embodies the history of St Kilda Road within its carefully crafted and highly detailed forms, designed by Cox Architecture, presenting an architectural statement of beautiful proportion, symmetry, scale, detail and landscaping that redefines luxury apartment living and returns grandeur to St Kilda Road.

The building's biophilic design integrates cascading greenery to draw verdant greenery deep into the building while maximising natural light, views and flexibility of space to facilitate individuality and promote long-term liveability.

The softened and curved nature of the towers and fluid nature of the façade draws the eye both horizontally and vertically across the building's form while allowing the building to sit tall and elevated whilst enhancing the streetscape and public realm of St Kilda Road Boulevard and welcoming home its residents and guests.



2 BEDROOM KITCHEN WITH BAR JOINERY, OPTIONAL UPGRADE – ARTIST IMPRESSION

## A VISION OF THOUGHTFUL DESIGN

Every detail in each residence has been carefully considered by Carr Architects, continuing the grandeur of the ground floor spaces through to each living retreat. Garden Homes are designed to authentically reflect the personalities of their occupants and facilitate the very best lifestyle, without compromise.

These homes include 1, 2 and 3 bedroom residences with spacious living areas opening out to adjoining terraces. Eschewing trends, these spaces are timeless, sophisticated and adaptable. Generous layouts, neutral tones and enduring materials ensure these interiors can accommodate residents' individual sense of style.



2 BEDROOM LIVING, LIGHT SCHEME - ARTIST IMPRESSION

## A HARMONY OF BEAUTY & PURPOSE

Clean lines and natural finishes flow through the spaces to deliver to a sophisticated, balanced sense of calm, differentiated by a choice of dark or light schemes. Large picturesque windows are designed to enhance views to the surrounding landscapes of parklands, Albert Park Lake or the CBD.

Each living space layout delivers ample natural light across the course of the day and to further the sense of connection to nature, all living spaces open and extend out to the adjoining terraces, widening the footprint of the living spaces and creating an inside/outside entertaining opportunity.



MASTER BEDROOM - ARTIST IMPRESSION



## A MASTERY OF MATERIALITY, FORM & DETAIL

Like waking up in a 5-star hotel, the main bedroom suites set a new benchmark in luxury. Although the day beckons, it is tempting to spend just few more moments in bed taking in the framed and curated views. A perfect balance of form and function, the interiors are guided by a distinguished material palette complemented by flexible layouts that enhance the enjoyment of everyday rituals.

Find tranquility in the neutral palette and soft lighting through the large sliding doors to your bathroom while you take in the views from the luxe bath tub.



# A NEW LEVEL OF FUNCTION & STYLE

Designed and engineered to a new level of sophistication, residents are encouraged to curate their home by offering a neutral interior, with dedicated details and spaces for their personal lifestyle. From stainless steel ASKO appliances to stone benchtops and designer lighting, each residence is a dedicated craftsmanship, elegance and function. Two timeless colour palettes are available to suite your every taste and style, otherwise as standardisation all Garden Homes will be available in the light scheme.



3 BEDROOM KITCHEN, LIGHT SCHEME - ARTIST IMPRESSION



3 BEDROOM KITCHEN, DARK SCHEME - ARTIST IMPRESSION

\*Light Scheme used for all Garden Homes apartments, unless specified otherwise.



S K Y M A N O R  
& P E N T H O U S E  
R E S I D E N C E S

A PERFECT BALANCE OF  
COMPOSITION & BEAUTY

# GRACEFUL ELEGANCE WITH A VIEW

Breathtaking in scale and unrivalled in beauty, Sky Manor residences offer a living experience unlike any other. The security and convenience of a contemporary apartment with the grandeur, elegance and spaciousness of the finest stand-alone home.

Impeccable, refined and utterly luxurious, these 3 bedroom homes designed by DKO are bathed in natural light and offer some of the best views Melbourne has to offer across the CBD, surrounding parklands and beyond. These vistas are prioritised for the master bedrooms, with walk-in-wardrobes

that flow into the ensuites. These Sky Manor homes are distinguished through their elevated features, finishes and views. Such as premium built-in living room joinery, kitchen scullery, premium luxury appliances and separate utilities room.

Whichever layout you choose, these residences are all beautifully appointed with stained oak parquet floors that seamlessly connect to your private terraces, perfect for alfresco dining and entertaining.







PENTHOUSE VIEW TO LAKE - ARTIST IMPRESSION

## REFINED SOPHISTICATION

Penthouse living reaches a new benchmark at Park Quarter with bespoke fittings and joinery found at every turn. An exclusive series of four penthouses by DKO offer unparalleled views and heights, each featuring its own rooftop terrace and pool. A life of luxury and beyond can truly be found at Park Quarter.



PENTHOUSE ROOFTOP AMENITY - ARTIST IMPRESSION



PENTHOUSE LIVING - ARTIST IMPRESSION

## LUXURY CURATED FOR REAL LIFE

The kitchens offer generous amounts of storage, Sub-Zero and Wolf appliances and luxurious materiality and design detailing. Utmost care has been taken when considering the different areas of preparation, cooking and serving.

The centrepiece is the kitchen island which features an impressive circular plinth and creates a beautiful moment for serving and gathering. A tailored and timeless space to stir, sip and savour.

Bathrooms are spacious and feature large-format porcelain tiles, natural stone, metallic metal detailing and fluted-glass screens. The result is an opulent and sophisticated aesthetic, appealing to a buyer who values attention to detail and craftsmanship. Befitting of its prestigious location, every detail has been carefully considered. With gallery-like moments of display, the Penthouse Residences are imbued with a sense of sophistication and class to match its façade and location.



THE  
COLLABORATORS

A DEFINING TEAM  
OF LEADERS IN THEIR FIELDS



# A COLLABORATION OF EXCELLENCE & EXPERIENCE



**PROJECT DEVELOPER**

**SUNNYLAND INVESTMENT DEVELOPMENT GROUP**

Creating diverse and timeless buildings to be enjoyed and admired. With a wealth of experience in property development, we specialise in large-scale land development, residential and commercial projects. Our combined knowledge and expertise employ across the entire life cycle of a project to deliver quality properties.

Driven by a strong commitment to deliver diverse living choices for future generations, we strive for timeless and contemporary designs. We believe in a modern lifestyle complemented by local surroundings.



**ARCHITECT**

**COX ARCHITECTURE**

COX is a design-focused contemporary architectural practice with studios located in every major Australian city and a history spanning 60 years.

Key to their ethos is supporting the public life of our cities. COX works within a collegiate framework allowing the best ideas to emerge – we are 'by the many, for the many.'



**INTERIOR DESIGN**

**CARR DESIGN**

Carr is an architecture and interior design studio based in Melbourne with a timeless approach that fosters connection.

Every detail is thoughtfully considered, coalescing in work that forges new ground while remaining true to our philosophy and vision.



**INTERIOR DESIGN**

**DKO**

Founded in 2000, DKO is a multidisciplinary team of more than 200 professionals working across six offices in Australia, New Zealand and South East Asia.

Such rapid expansion has meant constant adaptation to the changing needs of the market however the underlying principles that propel DKO have remained consistent since day one.



**LANDSCAPE ARCHITECT**

**PAUL BANGAY**

Paul Bangay's studio works on a range of luxury residential projects; High-end Homes in Australia's most sought after suburbs, Inner City Courtyards and Penthouse Terraces, large Coastal Estates, and of course Country Gardens with beautiful sprawling acres.

Their experience with commercial projects is equally as broad and their projects are regarded as being of the highest quality; featuring classic, timeless design.

**PAUL BANGAY**



**SALES AGENT**

**COLLIERS**

For over 20 years, Colliers Residential Victoria has been a leading force within the residential property industry, offering clients access to global networks and an unrivalled level of experience and knowledge. With expertise spanning Build-To-Sell (Project Marketing), Build-To-Rent, Development Site Sales, Research and Strategic Advisory, the business has been involved in Melbourne's largest, most defining projects. Colliers Residential Victoria has represented hundreds of developer clients, sold more than \$20 billion worth of apartments, helped pioneer the Build-to-rent sector and maintained the number 1 position in the Development Sites market with more than 30% market share.





PARKQUARTERMELBOURNE.COM.AU

474 ST KILDA ROAD • MELBOURNE

Sunnyland Investment Group Pty Ltd ATF Sunnyland Investment Unit Trust ACN [144 816 893] (SIDG) has endeavored to ensure the information in this brochure is correct, however it is to be used as a general guide only. All information, plans, dimensions, images, including artists impressions and computer-generated images used in this brochure (Property Information) are for illustrative purposes only and do not constitute any representation by SIDG, the vendor, agent or any other representatives. Statements, images and representations are indicative only and may not include all available comparable data on a range of variable factors. All area calculations of the apartment are based on the Property Council of Australia method of measurement guidelines and are estimates only. As a result, the Property Information is comparative only, may not represent all available market data and is subject to change without notice. Changes may be made at any time during the further planning or development stages of any development and any prices, dimensions, design features, views, areas, plans, photographs, fittings, finishes, ongoing costs and specifications and representations are subject to change without notice. Furniture and landscaping is shown for illustrative purposes only and are not included in the purchase price. Whilst all reasonable care has been taken in providing this information, SIDG and its related companies and their representatives, consultants and agents do not make any representations or give any warranties that the information set out in this brochure is or will remain accurate or complete at all times and they disclaim all liability for harm, loss, costs or damage which arises in connection with any use or reliance on the information. For the accuracy of any information contained herein or for any action taken in reliance thereon by any third party whether purchaser, potential purchaser or otherwise. The information contained in this material is a guide only and does not constitute an offer, inducement, representation, warranty or contract. You should understand the purchase process and associated legalities. We recommend that you undertake your own enquiries, seek independent financial and legal advice and confirm the current Property Information prior to entering into a contract of sale.

© Created by Savi Communications 2022

