



PARK QUARTER

SKY MANOR & PENTHOUSES

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 AND 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

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 park lands 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 the CBD.



VIEW TO LAKE - ARTIST IMPRESSION



EXTERIOR VIEW TO CITY - ARTIST IMPRESSION





MARRIOTT
EXECUTIVE
SERVICED
APARTMENTS

OUTSTANDING SERVICE &
AN EXTRAORDINARY EXPERIENCE




Marriott.
EXECUTIVE
APARTMENTS
MELBOURNE
ST KILDA ROAD



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 traveling 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 studio, 1 bedroom and dual key hotel rooms offer separate sleeping, living and working areas, gourmet kitchens, housekeeping, and security services alongside 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 Sunnlyland Investment Group Pty Ltd ATF Sunnlyland Investment Unit Trust, an affiliate of the developer and Sunnlyland Investment Group Pty Ltd ATF Sunnlyland 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.



HOTEL LOBBY - ARTIST IMPRESSION



HOTEL LOUNGE - ARTIST IMPRESSION

THE FIRST IN AUSTRALIA



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

Marriott Executive Apartments Melbourne will take 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 traveling.

These beautiful, spacious studio, 1 bedroom and dual key hotel rooms offer separate sleeping, living and working areas, gourmet kitchens, housekeeping, and security services alongside state-of-the-art fitness centre, pool and sauna. From the entry set down zone to useful places for personal belongings, custom-built desk joinery, and ledges for artwork. Equally, the kitchen has designed 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.



HOTEL ROOM BEDROOM – ARTIST IMPRESSION



HOTEL ROOM LIVING – ARTIST IMPRESSION



LOCATION
& LIFESTYLE

POSITIONED TO ENJOY
THE VERY BEST OF MELBOURNE

MELBOURNE GRAMMAR SCHOOL

FUTURE ANZAC STATION

MACROBBINSON GIRLS SCHOOL

FAWKNER PARK

CHAEPL 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'll 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

TRANSPORT & WALKABILITY



FLINDERS STREET STATION



WALK SCORE

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

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.



ST KILDA ROAD TRAMS



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.

Source: www.walkscore.com/score/474-st-kilda-rd-melbourne-vic-australia

WORLD CLASS LOCATION & EVENTS



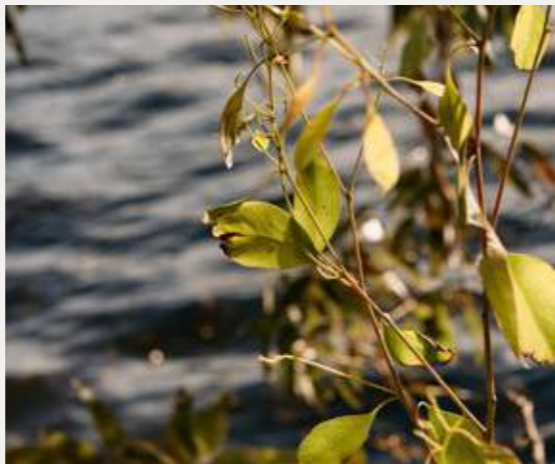
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Home to the Melbourne Sports & Aquatic Centre, one of the finest golf course and driving ranges in Australia, and also Australia's F1 Grand Prix, Albert Park is a world-class location.

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
WITH VIEWS TO THE CBD



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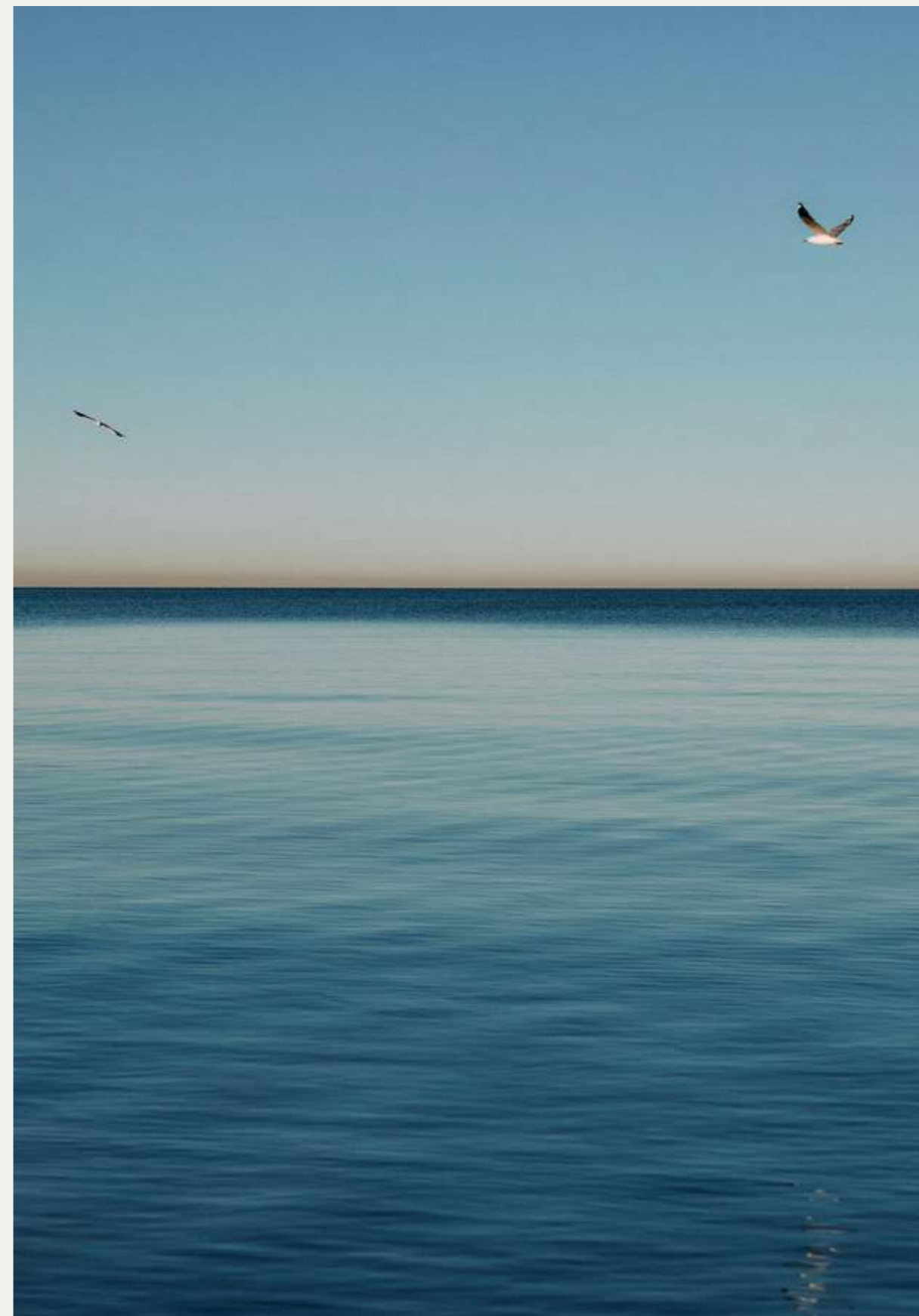


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ST KILDA BEACH & THE BAY

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



03. PORT PHILLIP BAY, ST KILDA



FAWKNER PARK, SUNSET

YOUR QUARTER OF MELBOURNE WITH
FAWKNER PARK MINUTES FROM YOUR DOORSTEP



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01. ROYAL BOTANIC GARDENS
02. THE TAN WALKING TRACK



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

- 01. PORT PHILLIP BAY, ST KILDA BEACH
- 02. ROYAL BOTANIC GARDENS
- 03. FAWKNER PARK OFF-LEAD AREA



ROYAL BOTANIC GARDENS, MELBOURNE GARDENS

NURTURING THE VERY BEST OF EDUCATION & LEARNING



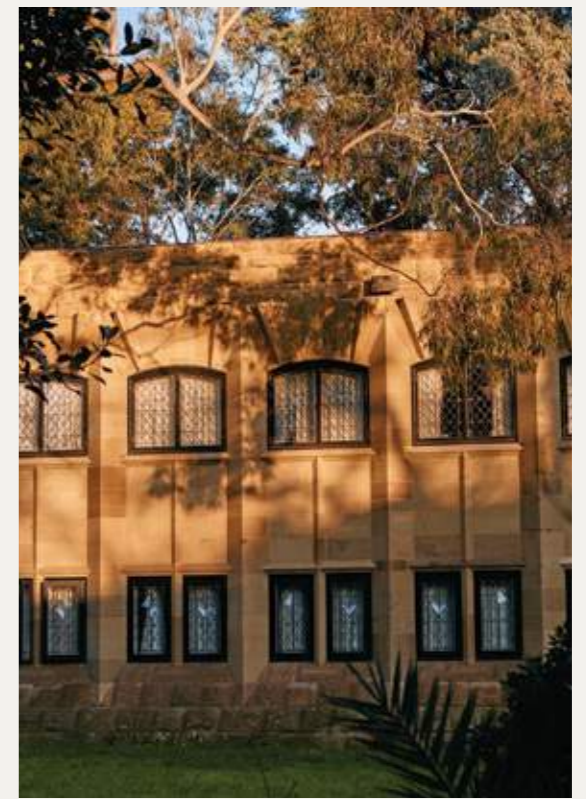
MELBOURNE GRAMMAR SCHOOL

Victoria's most prestigious and elite schools are situated within close 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.



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



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 health care services.

THE ALFRED HOSPITAL, COMMERCIAL ROAD

A LANDMARK LOCATION



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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. FEDERATION SQUARE



THE ARTS CENTRE, ST KILDA ROAD



COLLINS STREET SHOPPING PRECINCT



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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 Hermès, 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



VIEWS OF THE CBD FROM SOUTHBANK



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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 & 02. LUME, SOUTH MELBOURNE
 03. SOUTH MELBOURNE MARKET
 04. CROWN CASINO, SOUTHBANK

FOR A LIFE FILLED WITH MORE



FRANCE-SOIR, SOUTH YARRA

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.



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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

1. The Royal Botanic Gardens
2. Albert Park Lake
3. Fawkner Park
4. Fitzroy Gardens
5. Treasury Gardens
6. Birrarung Marr
7. Shrine of Remembrance

ARTS, CULTURE & ENTERTAINMENT

8. National Gallery of Victoria
9. Arts Centre of Victoria
10. The Princess Theatre
11. Federation Square
12. Crown Casino
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' 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

CONSIDERED BEAUTY



LANDSCAPED GARDENS – ARTIST IMPRESSION

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 adding a specific character to the feel of the building.



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

HAVE WHAT YOU
DESIRE MOST



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.

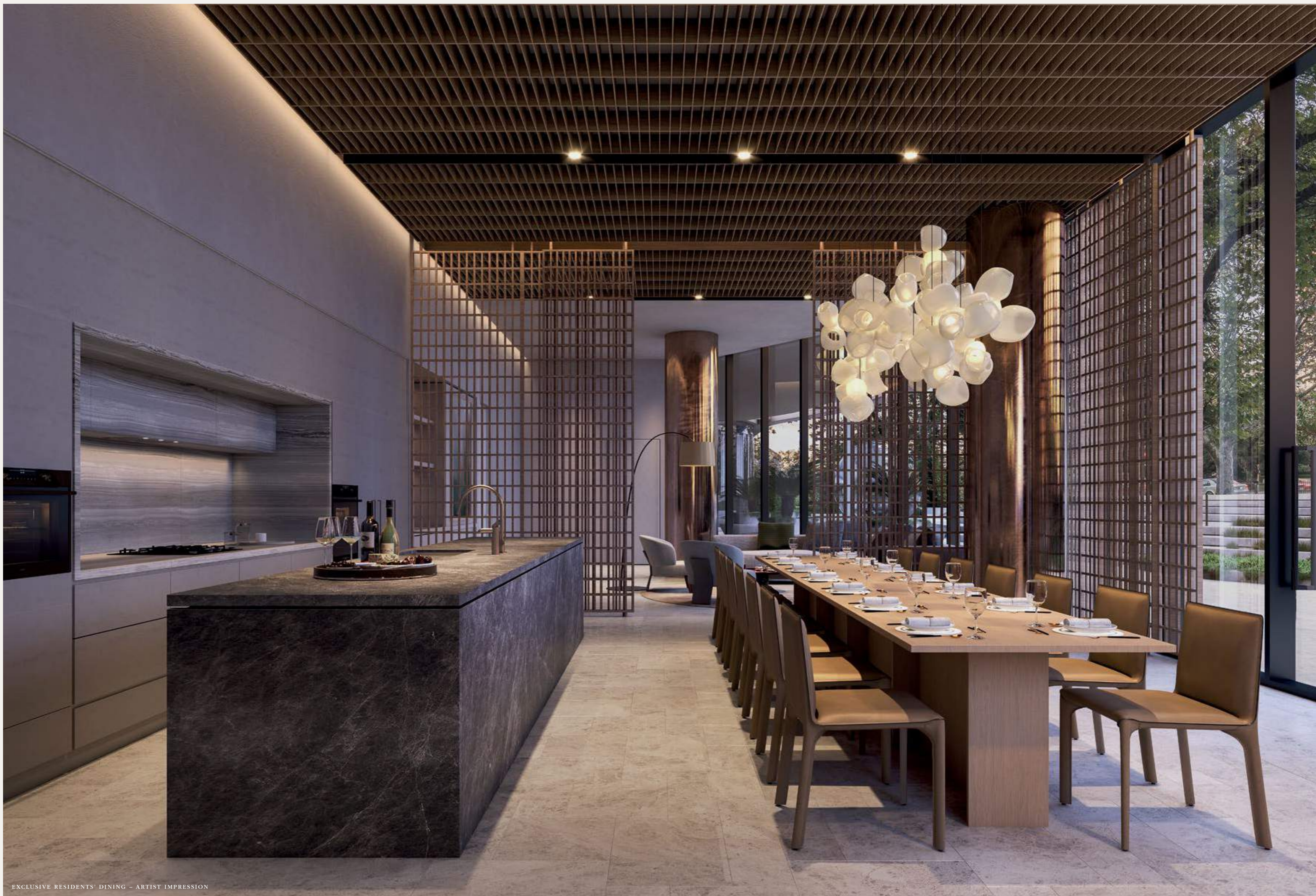
Truly designed with people at its heart, Park Quarter's esteemed concierge services offers an extensive range of assistance to ensure residents' every need is met. From daily conveniences like parcel and mail services, to in-home assistance such as nannying, housekeeping, private chefs and catering, the concierge service is there to enhance your daily living.

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

- | | | | | | |
|---|---|---|---|---|---|
|  |  |  |  |  |  |
| Parcel & mail service | In-home private chef & catering | In-home health & massage | Golf coaching | Routine cleaning | Fresh flower delivery |
|  |  |  |  |  |  |
| Restaurant booking | Car wash & detailing | Plant watering & pet feeding | Chauffeur services | Routine maintenance | In-home training & coaching |
|  |  |  |  |  |  |
| Nanny Service & babysitting | Pet grooming & dog walking | In-home beauty treatment | House keep & laundry | Doctor on call | Grocery delivery |





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.

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

5 STAR AMENITY EXCLUSIVELY FOR RESIDENTS



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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.

- 01. RESIDENTS' PRIVATE DINING
- 02. E-BIKES FOR HIRE
- 03. RESIDENTS' LOBBY
- 04. DOG WASH FACILITIES

For a space to study, read or work, Park Quarter's exclusive co-working space and library, is 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, you can 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.

- 05. GOLF SIMULATOR
- 06. CINEMA ROOM
- 07. CO-WORKING SPACE & LIBRARY
- 08. MUD ROOM

Images used above are reference images for marketing purpose only.

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*

- **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.



LIVING – ARTIST IMPRESSION

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.



S K Y
M A N O R

REFINED
SOPHISTICATION



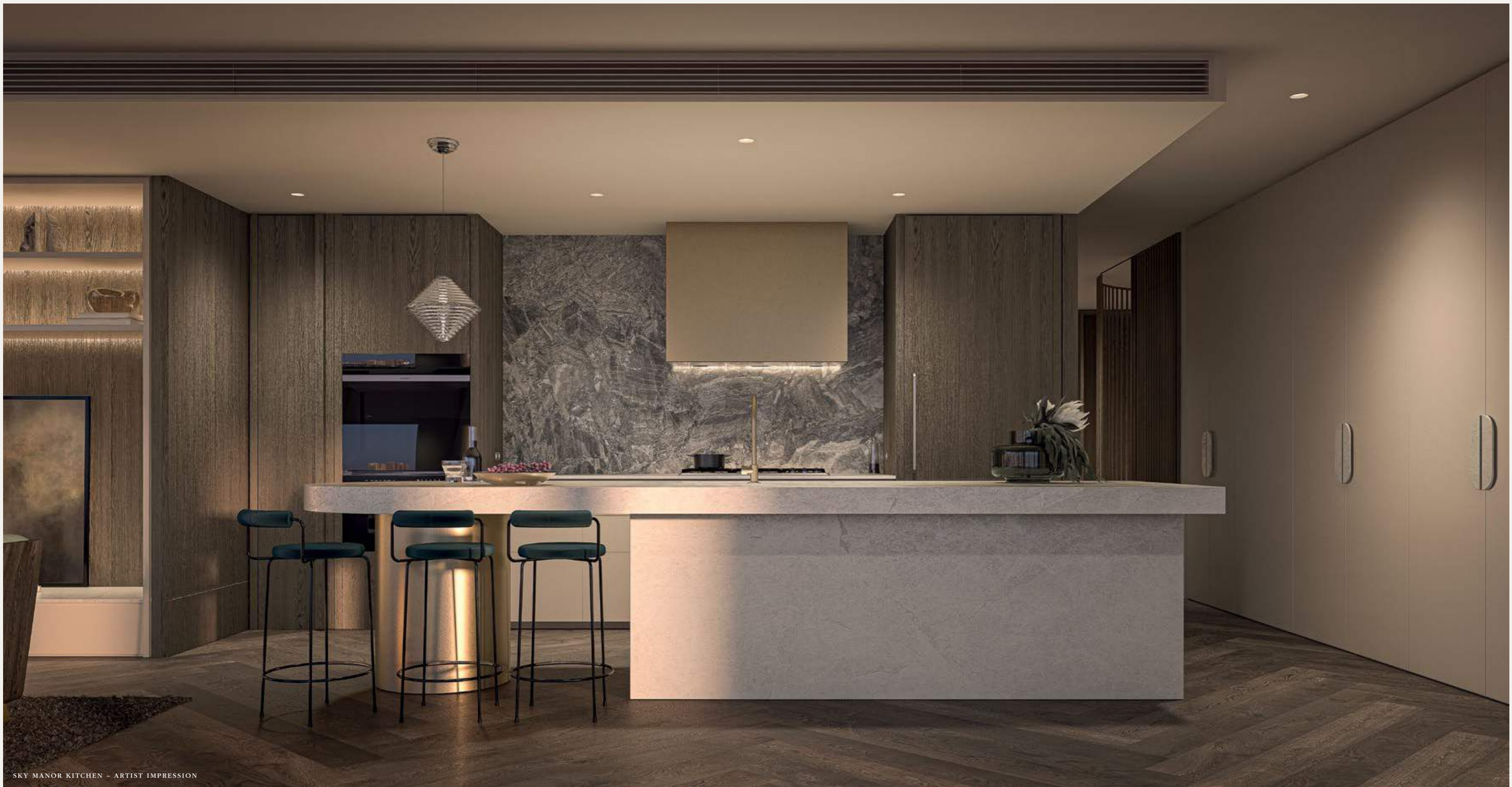
WINE STORAGE/CELLAR, OPTIONAL UPGRADE - ARTIST IMPRESSION

A PROMISE OF UNRIVALLED DESIRE

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.

Whilst the entry joinery, creates a warm sense of welcome and entrance, the timber and metallic accents also provide the setting for residents to cellar their wine collections in the optional sophisticated wine room. Adjacent to the lounge and dining area – perfect for uncorking bottles or preparing cheese platters for your next cocktail party.

*The wine room is an optional upgrade of the standard study room for Sky Manor residences.



SKY MANOR KITCHEN – ARTIST IMPRESSION

A SHOWCASE OF MODERN EXCELLENCE

Just as impressive as the finely detailed joinery and surfaces in the kitchen is the intelligent design behind the scenes. Elegant and practical spaces at the heart of each home have been curated for real life, offering generous amounts of storage, quality appliances and luxurious materiality with 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.



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01. SKY MANOR LIVING – ARTIST IMPRESSION
 02. SKY MANOR ENSUITE – ARTIST IMPRESSION
 03. SKY MANOR BEDROOM – ARTIST IMPRESSION



SKY MANOR KITCHEN – ARTIST IMPRESSION

GRACEFUL LIVING WITH A VIEW

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.

Prioritised for the master bedrooms with walk-in-robos that flows into the ensuite, Sky Manor homes are distinguished through elevated features and finishes such as premium built-in living room joinery, kitchen scullery, quality appliances and a 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.







SKY MANOR ENSUITE – ARTIST IMPRESSION
(OPTIONAL UPGRADE – NATURAL STONE
SPLASHBACK BEHIND BATH)



SKY MANOR ENSUITE & BEDROOM – ARTIST IMPRESSION



PENTHOUSES

YOUR SANCTUARY IN
THE HEART OF ST KILDA ROAD



PENTHOUSE VIEW TO LAKE – ARTIST IMPRESSION

CAPTIVATING VIEWS IN EVERY DIRECTION

Every element has been carefully considered and thoroughly thought through. From the entry, featuring a welcome bench, key drop area and concealed coat cupboard, to the abundant storage with custom handles incorporated throughout. The material palettes reflect the changing seasons inspired by the nearby parks, with a multi-layered and deep palette – Nuance.



PENTHOUSE ENTRY - ARTIST IMPRESSION





PENTHOUSE KITCHEN - ARTIST IMPRESSION

CRAFTED AND CURATED FOR LIFE

The Wine Cellar is a central design element in the Penthouse apartments. Timber and stone detailing with integrated lighting create a hospitality like ambience. It is a space that can be appreciated in passing or used as a complimentary entertaining area.



PENTHOUSE LIVING - ARTIST IMPRESSION

AN OPULENT AND SOPHISTICATED AESTHETIC

Spacious and elegant, the living zone reflects a sense of warmth and expansive space whilst flowing into a generous sized balcony, offering flexibility to define how you want to live.

A continuous timber finish across walls and joinery, artfully conceals the cabinetry while delivering a distinct design flow throughout. Polished marble and metal finishes offer a lustrous backdrop to a captivating kitchen island presented as an impressive circular plinth crafted to anchor within the space while adding a contrasting layer of pattering over the floors.



PENTHOUSE KITCHEN – ARTIST IMPRESSION



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01. PENTHOUSE EXTERIOR BALCONY – ARTIST IMPRESSION
 02. PENTHOUSE WINE ROOM (OPTIONAL UPGRADE) – ARTIST IMPRESSION
 03. PENTHOUSE ENSUITE – ARTIST IMPRESSION

AN OASIS OF TRANQUILLITY

DESIGNED FOR CALM AND RELAXATION

Bathrooms are spacious and feature large-format porcelain tiles, natural stone, metallic detailing and fluted-glass screens. Ensuites offer generous freestanding baths and feature lighting that creates a spa like experience, uplifting everyday bathing rituals. Stone shelves and ledges provide space for display and personalisation.



ELEVATED ENTERTAINING

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 spa pool.

With stunning views across Melbourne each private terrace has plenty of space for entertaining and relaxing. The terrace is connected to the Penthouse with a sculptural stair that is open to the sky. Glazed partitioning allows natural light that spills from the stairwell in to the apartment providing a secondary function as a skylight to further enhance the natural light opportunities within the Penthouses.

A life of luxury and beyond can truly be found at Park Quarter.





THE
COLLABORATORS

A DEFINING TEAM
OF LEADERS IN THEIR FIELDS

A COLLABORATION OF EXCELLENCE



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.

carr

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.

DKO

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 AUSTRALIA



As leaders in real estate services, our experts are more than project managers.

We provide independent end-to-end development advisory and project management services to unlock asset value across Office, Retail, Industrial, Hotels, Health, Retirement Living, Education, Residential and Hospitality, Sports & Leisure.

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