

PENTHOUSE COLLECTION

448 ————— **BRIGHTON**

A RARE
DISTINCTION
OF REFINED
ARTISTRY
AND MASTERY
OF PLACE.

LIFE IN ART.

THE ARTISANS

Visionary ambition meets
unerring attention to detail.

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THE MAKERS

Redefining the experience
of elegance and luxury.

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THE PENTHOUSES

Rare, majestic, and
never-to-be-repeated.

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LIFE IN LIGHT.

THE SURROUNDS

The best of bayside
Brighton and Elwood.

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LIFE IN



ART.

THE ARTISANS.

A singularly rare location requires an exceptional alchemy of artisans and visionaries to bring to life Bayside's most coveted new address.

Brought to you by renowned luxury property developer Sunkin Property Group and inspired by the natural vitality of its bayside location, 448 Brighton balances bold architectural confidence and meticulously crafted detail with perfectly proportioned spaces blessed with abundant natural light.

Impeccably realised by an exceptional design team — including SJB, Jack Merlo and Sunkin Property Group, every penthouse residence shares a flowing sense of space, style, and serenity thanks to house-like proportions, lushly landscaped rooftops, and commanding views across treetops to the city and bay beyond.

Refined yet unfussy, elegant yet relaxed, each home has been completed to an exacting standard with premium inclusions and a timeless style, all the while reflecting the energy and beauty of its bayside address.



JASON ZHU

Sunkin Property Group

sunkin.com.au

448 Brighton is a deeply personal project for me. I had lived many happy years on Brighton's Golden Mile, when the once-in-a-lifetime opportunity to own and redevelop a slice of it arose.

As someone enamoured with the beauty and cosmopolitan coastal heritage of the area, there was never any question that this would be the perfect expression of Sunkin Property Group's unwavering focus on design integrity, innovation, and prestige living.

Reflecting its never-to-be-repeated location and lifestyle potential, we've assembled an outstanding team to deliver the stunning parkside penthouses at 448 Brighton.

Today, when I look at what we've achieved here, there is one word that stands out: sanctuary. These homes are at harmony with the earth, sea, and sky that surround them, with an alluring sense of personal haven when you step inside.

TRISTAN WONG

SJB Architecture

sjb.com.au

A sense of light, airiness, and coastal connection was something we wanted to capture in the design of 448 Brighton.

The bold sculptural form of the exterior of the building is balanced by timeless and contemporary interiors that bear all the hallmarks of premium quality and extraordinary attention to detail. Generous and flowing spaces are flooded with natural light from large picture windows and balconies, while outside foliage creates

dappled light and the feeling of living in the treetops.

Understanding that many residents will bring substantial collections of art and personal style with them to 448 Brighton, we have created large wall spaces to showcase those pieces. With gracefully refined interior design, the residences are a blank canvas for each owner to truly make their own.

JACK MERLO

Jack Merlo Landscape Design

jackmerlo.com

Ascend to the private rooftop terraces atop each penthouse and you'll soon discover what makes life here so iconic. The city skyline glimmers over treetops while stunning bayside views make sundowners on the deck an everyday luxury to enjoy.

Perfect for alfresco entertaining on balmy summer nights, these expansive rooftop decks have been designed to create a harmony of indoor and outdoor living. The verdant yet hardy native plant palette has been chosen to create ample shade

and an easy-care oasis that's inviting all year round. For the ultimate sanctuary experience, Penthouse 203 boasts an all-weather heated infinity pool with ocean views — the largest rooftop pool in the Brighton locale.

Overall, our guiding ambition for 448 Brighton has been to create an oasis of beauty and calm that invites and inspires people to connect with the elements of nature that abound in every direction.

THE ART OF LIFE MIGRATION.

448 Brighton is intentionally designed as a blank canvas to allow you to layer your style and life stories within. Furniture and furnishings, artwork, precious memories, both indoor and outdoor. However, it's not always easy to curate your belongings to suite your new home.

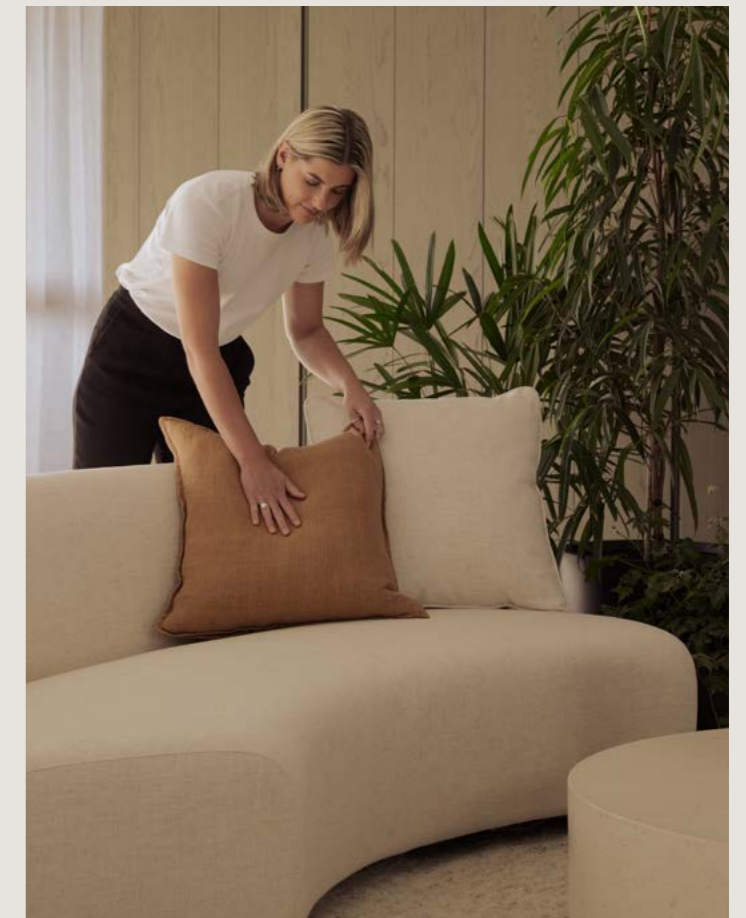
Join us in partnering with Coco Republic and The Plant Society to support your life migration with expert advice and consultation on styling and curating your new home at 448 Brighton.

COCO REPUBLIC Breathtaking Interiors

From a single room to an entire home, Coco Republic Interior Design is renowned for transforming spaces into innovative and stylish habitats.

With a keen eye for detail and a deep understanding of design principles, colour schemes, lighting, and soft furnishings, Coco Republic is here to help residents of 448 Brighton coordinate the style of their homes, curating an appealing aesthetic around much-loved personal pieces or by creating an entirely new and customised interior design.

cocorepublic.com.au



THE PLANT SOCIETY We Are All Things Green

As equally important as interior design and soft furnishings on the overall ambiance and enjoyment of a space, is the biophilic benefit of indoor plants. Apart from their calming effect, plants improve indoor air quality and create a welcoming oasis that's as beautiful as it is mood-enhancing.

The Plant Society's personally tailored plant curation service, not to mention their stunning range of homewares, are exquisitely designed to elevate indoor and outdoor living spaces.

theplantsociety.com.au



THE MAKERS.

448 Brighton is a rare masterpiece of design and craftsmanship delivering a unique blend of artistry and luxury living.

Built to exacting standards with premium inclusions never to be repeated, 448 Brighton is a blank canvas ready to make your own.

448 Brighton boasts state-of-the-art inclusions and materials from world-class makers and manufacturers. From the meticulously pattern-matched Travertine facade, sculptural stone benchtops and kitchen islands, top-of-the range cooking appliances by Gaggenau, tumbled brass tapware, and luxuriously deep Japanese-style freestanding bath tubs, every element has been painstakingly sourced, crafted and personally selected to create the ultimate in refined Brighton living.

OVEN & WALL APPLIANCES

Gaggenau

Long considered the last word in luxury home appliances, Gaggenau's reputation is built on more than three centuries of innovation and craftsmanship. Each 448 Brighton residence features a stunning horizontal bank of Gaggenau appliances including oven, steam oven, microwave, and coffee maker, effortlessly transforming the kitchen into an entertainer's delight and a home chef's inspirational creative space.

gaggenau.com.au



TUMBLED BRASS TAPWARE

AstraWalker

Tumbled brass tapware and railings by leading Australian manufacturer AstraWalker pair beautifully with 448 Brighton's natural palette of stone and wood. Slightly textured to the touch and evoking the art deco glamour of bygone days, tumbled brass will continue to deepen its patina over time, creating a unique and organic finish full of character and warmth.

astrawalker.com.au



COOKTOP

Bora

A preferred choice for those seeking a high-performing and stylish cooktop solution, Bora is renowned for its sleek design, innovative technology, and precision German engineering. Integrating seamlessly into your kitchen, the unique cooktop extractor system ventilates without the need for a separate hood, and with precision temperature for quick and efficient cooking and easy to clean surfaces it's not hard to understand why Bora is loved by home chefs and professional cooks alike.

bora.com/au

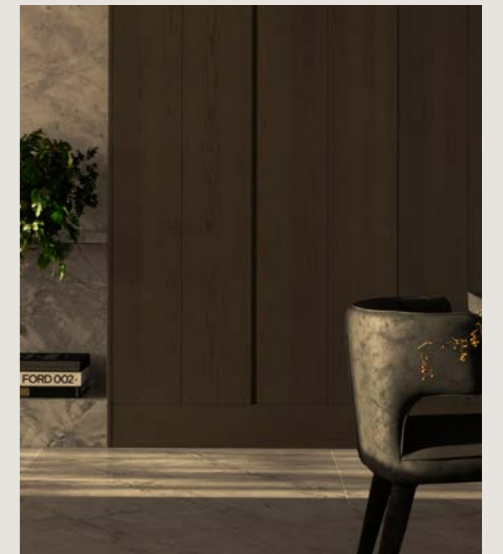


TIMBER JOINERY

Tabu

Cabinets, joinery, and wall panels are 100% timber, sourced from Italy and colour-dyed all the way through to the core (not just the surface) to create a long-lasting and durable effect that maintains all the beauty, texture, and natural appeal of timber for years to come. Founded in 1927, Tabu is the world's leading manufacturer of natural veneer dyeing technology, with timber products sustainably sourced from certified forests in Europe and North America.

tabu.it/en



BENCHTOPS & SPLASHBACKS

Super White Dolomite

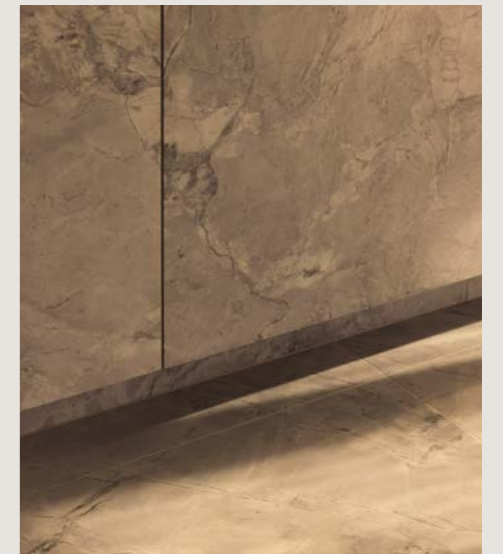
Perfect for heavy-duty areas of the home, Super White stone from Brazil has been chosen for kitchen benchtops and splashbacks. Harder than typical marble, Super White is a unique blend of Dolomite marble and Quartz, making for a strong and durable option that's less prone to staining, etching, porousness, or heat — without compromising on aesthetic appeal.



NATURAL STONE FLOORING

Damastas marble

Premium quality Damastas marble has been sourced from Europe then imported to Australia where it has been cut-to-size and meticulously vein-matched to create an elegant masterpiece of alluring beauty that connects living and entertaining spaces. With thousands of years of depth and character captured in its finely honed form, it's little wonder the natural appeal of stone has seen it featured in the Basilicas of Rome to the bayside penthouses of Brighton.



THE PENTHOUSES.

The penthouses of 448 Brighton demonstrate mastery of form and function, rhythm and balance. Each a testament to creative expression, every detail and nuance of these superb residences has been meticulously crafted to deliver a luxurious sense of sanctuary.

Blessed with house-like proportions, extra-high ceilings, and abundant natural light, the feeling of grandeur and generosity is unmistakable.

Earthy palettes and honest, natural materials such as timber, brass and marbled stone combine to create interiors of understated elegance and grace—the perfect foundation on which to build your own aesthetic and style.

Stretching out across two luxurious levels, each penthouse expands skywards to the private rooftop terraces above. Here you can gaze out over leafy canopies to the bright lights of the city and the gleaming waters of Port Phillip Bay.

Vanishingly rare and sublimely proportioned, the penthouses of 448 Brighton offer an extraordinary canvas for an extraordinary life.

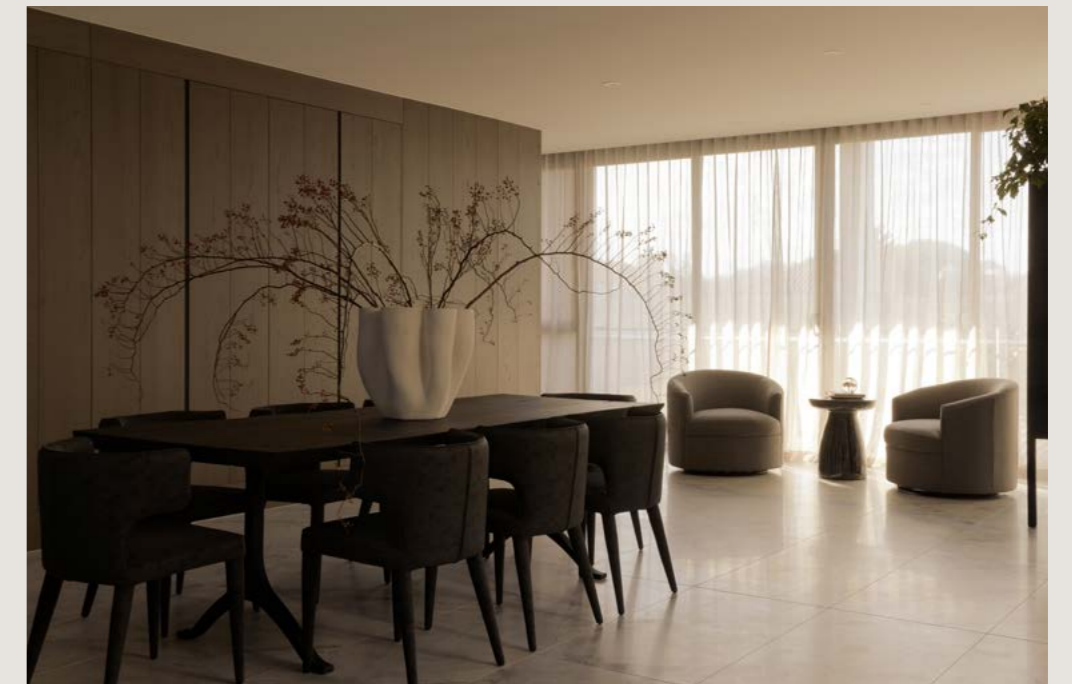




THE PENTHOUSES
OF 448 BRIGHTON
DEMONSTRATE
MASTERY OF FORM
AND FUNCTION,
RHYTHM AND
BALANCE.



















LIFE IN



LIGHT.

THE SURROUNDS.

From the golden hues of dawn illuminating the park to the rose-tinged sunsets settling along Port Phillip Bay, this is your place to step into the light and experience a more luminous life surrounded by nature.

448 Brighton is perfectly positioned to bask in the best of bayside living. Nestled at the junction of both Brighton and Elwood retail and dining villages and their golden beaches, with the lush green spaces of Elsternwick Park as your back garden — a cosmopolitan lifestyle awaits. From dawn to dusk, live a life that is brimming with possibility.

A playground for the senses and a sanctuary of wellbeing, this is Brighton lifestyle at its finest.









Elsternwick Park — 100m



Elwood Bathers — 700m





Elwood Beach — 448m



Kamesburgh Gardens — 1.5 km



LIFE & LEISURE

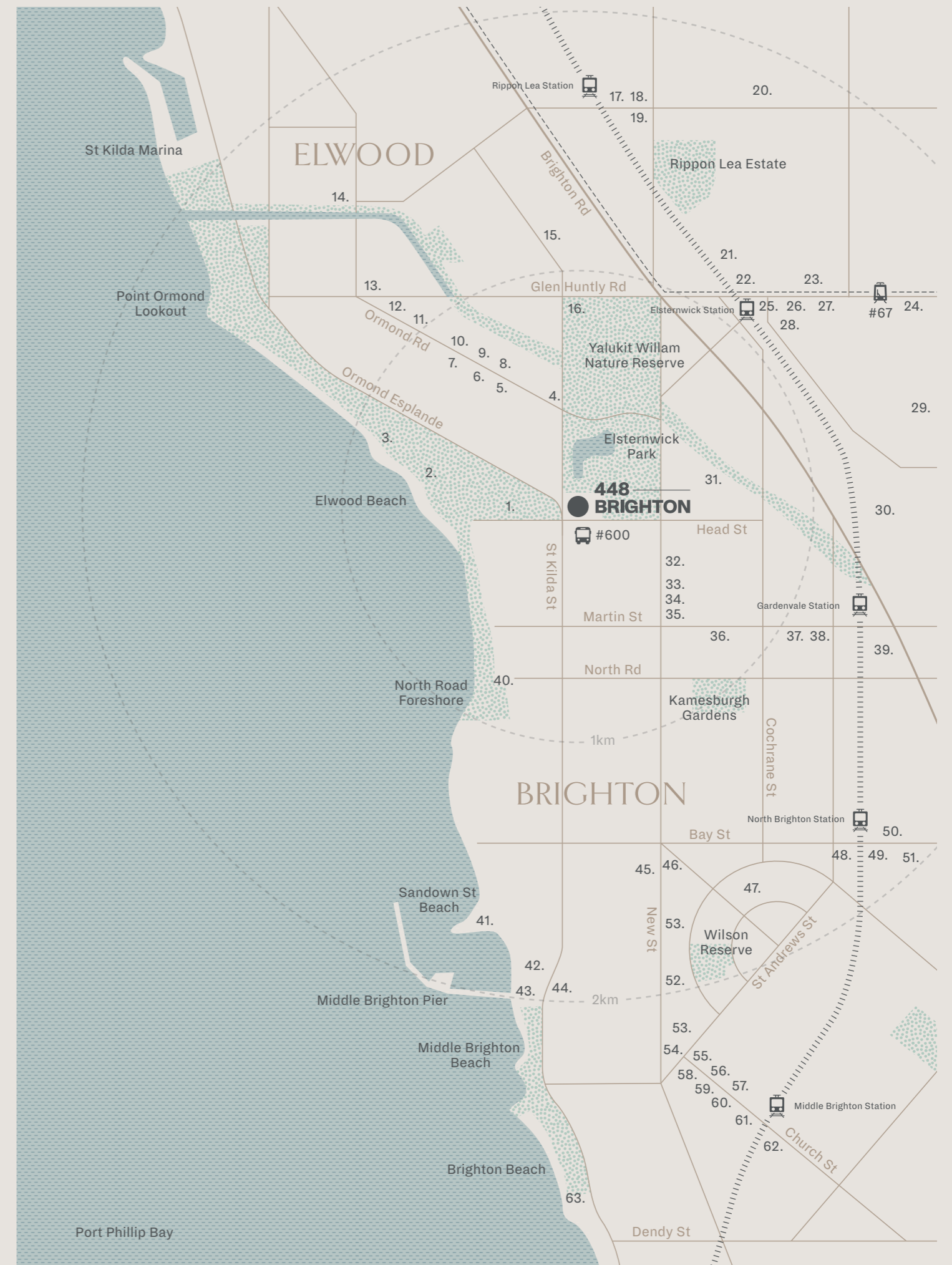
- | | |
|------------------------------------|----------------------------|
| 1. Elwood Croquet Club | 53. Brighton Schoolhouse |
| 3. Elwood Sailing Club | 54. lululemon |
| 16. Elsternwick Park Tennis Centre | 56. Gorman |
| 22. Classic Cinemas | 57. Scanlan Theodore |
| 35. Warrior One Yoga | 58. Palace Dendy Brighton |
| 41. Brighton Dog Friendly Beach | 60. Holloway Diamonds |
| 42. Royal Brighton Yacht Club | 63. Brighton Bathing Boxes |
| 48. Palace Brighton Bay | |

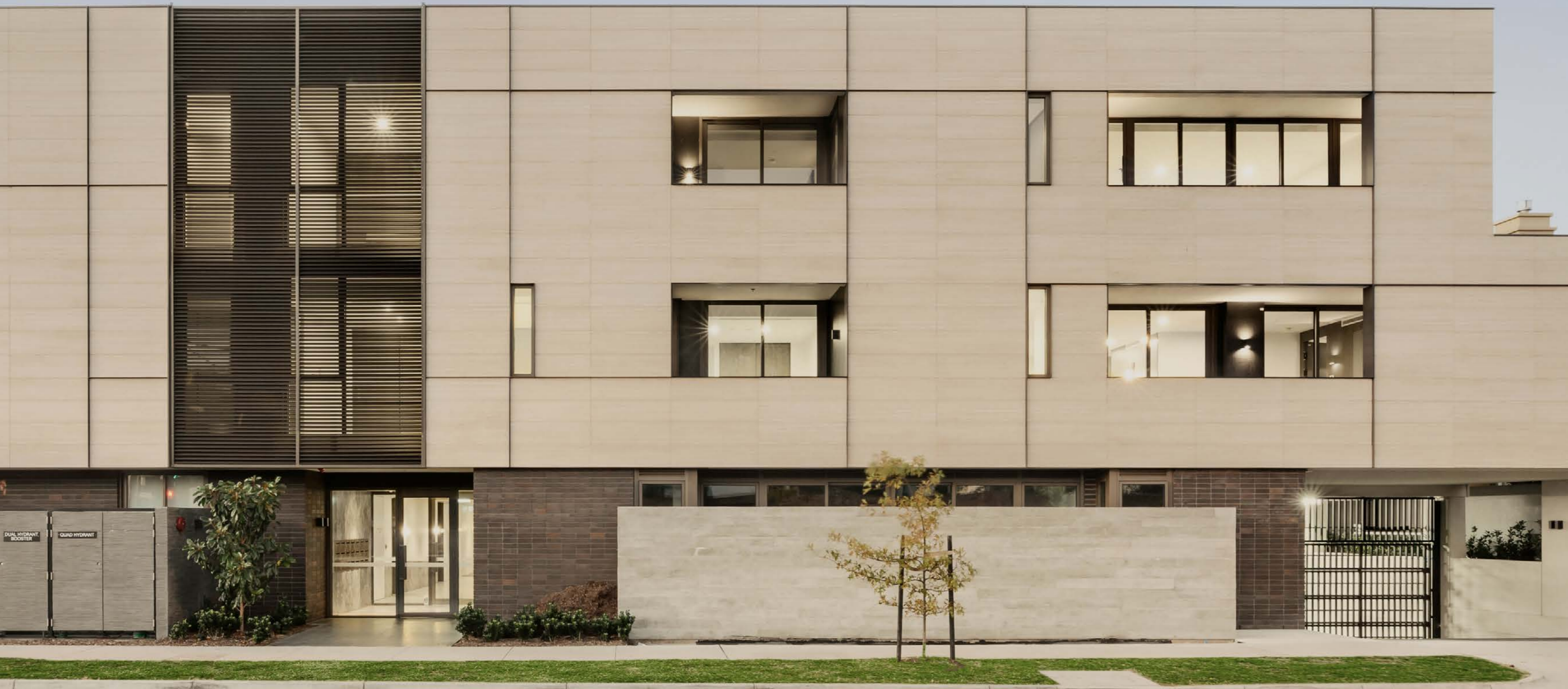
EDUCATION

- | | |
|---------------------------------------|---------------------------------------|
| 20. Caulfield Grammar School | 36. Star of the Sea College |
| 29. Wesley College Elsternwick Campus | 47. Firkbank Grammar School |
| 30. Leibler Yavneh College | 52. Brighton Grammar Secondary School |
| 31. Elsternwick Primary School | |

FOOD & WINE

- | | |
|--------------------------------|---------------------------------|
| 2. Elwood Bathers | 27. Aviv Cakes and Bagels |
| 4. Repeat Offender | 28. Hunter & Co Deli |
| 5. Plain Sailing | 32. The Little Ox |
| 6. Odyssey | 33. Ladygreen |
| 7. Blue Tongue Wine Bar | 34. Superrandom |
| 8. Anchor Restaurant | 37. Saint Martins Cafe |
| 9. The Leaf Store Elwood | 38. Bottarga |
| 10. Brooklyn Cocktail Bar | 39. Sons Of Mary |
| 11. Elwood Wines | 40. North Point Cafe |
| 12. The Turtle | 43. The Baths Middle Brighton |
| 13. Elwood Patisserie & Bakery | 44. Bistro La Provence |
| 14. Elwood Sourdough | 45. Cucina & Co |
| 15. Mr Tuppy | 46. Aromi Restaurant |
| 17. Ripponlea Food & Wine | 49. Mr & Mrs P |
| 18. Firebrand Sourdough Bakery | 50. Vivace |
| 19. Attica | 51. Coles Brighton |
| 21. Copycat Bar & Restaurant | 55. Pantry |
| 23. Luna Blu Gelato | 59. Botticelli Ristorante & Bar |
| 24. Coles Elsternwick | 61. Woolworths Middle Brighton |
| 25. Bang Bang RC | 62. Half Moon |
| 26. Will's Batch Ice Cream | |






PENTHOUSE COLLECTION

448 ——— **BRIGHTON**

448 St Kilda Street Brighton
448Brighton.com.au

SUNKIN  **JACK MERLO** **COCO REPUBLIC** **THE PLANT SOCIETY.**

Please note that the material contained herein, in regard, but not exclusively referring, the property known as 448 Brighton (the Property), has been produced prior to detailed design and construction work, is indicative only and does not constitute a representation by the Vendor, Agent, or Vendor's consultant in respect to the size, form, dimensions, specifications, features, views or layout of the Property (including apartments) or at all. The finished Property (including apartments) may change from that illustrated herein. Changes may be made by the Vendor during the development of the Property in accordance with the provisions of the contract of sale or the building and or planning requirements or for compliance with relevant standards or codes. Prospective purchasers must make and rely on their own enquiries, and satisfy itself regard all aspects of the Property. Furniture depicted herein is for illustration purposes only and will not be provided by the Vendor.

Designed by Grenade Studio.