

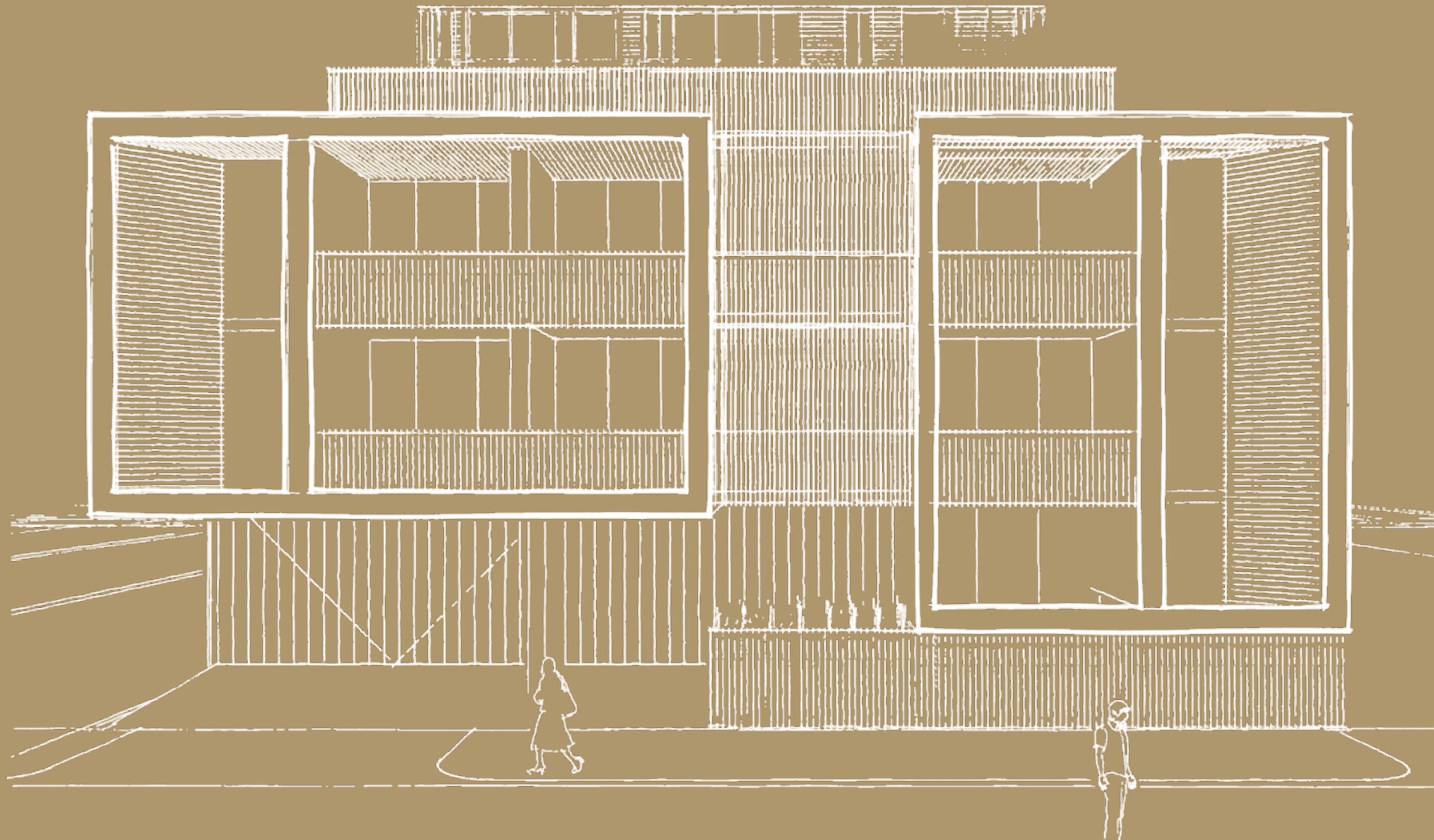
# LUAR

ST KILDA





Introducing Luar, a unique opportunity in eclectic St Kilda. These spacious residences present sophisticated design in a desirable precinct renowned for its cosmopolitan retail, dining and recreational amenity. Aspire to a lifestyle of urban diversity and bayside pleasures at Luar.





Refined and contemporary design is apparent in this boutique collection of residences. The modernist façade features a blend of warm natural timbers and metallic finishes that create an intuitive complement to the immediate streetscape.

The choice of a warm or cool tonal palette in living zones, create an enviable experience of luxury and on-trend styling. Unique floorplans have been created with functional living in mind, through innovative and dynamic design. Gardens are set within a number of residences that enrich the living experience. Double-storey, residences are also available, delivering a high level of design excellence.





Serene living with  
outdoor connection

Natural light streams through full-height windows and doors of the spacious living and dining spaces. Living areas flow out to expansive balconies, complete for private entertaining and outdoor connection. Oak flooring and white walls create the perfect backdrop for personal accentuation in spaces designed for relaxed living.







Living - Artist Impression



Kitchen - Artist Impression

Luar's leading-edge design is one of a kind, created with functional and luxurious living in mind. Boasting on-trend styling and quality finishes, each residence inspires bespoke and personal touches throughout.







Residences

Classic styling with  
utmost functionality

Meticulous design is showcased in the kitchen area. Timber grain 2-Pac joinery and Japanese-inspired feature tiling to splashbacks juxtapose with stone benchtops in this sleek culinary offering. Integrated Smeg appliances are sure to satisfy the most discerning chef. The central attraction is the stunning island bench, that includes a bespoke integrated bench seat for casual communal dining in several residences.



Standard Kitchen - Artist Impression





Bedroom - Artist Impression

## Residences

Ambient comfort  
in serene havens

Sink your feet into pure wool carpets in bedrooms designed for retreat. Full-height windows fill bedrooms with natural light, while white joinery and neutral tones throughout allow for a mellow space of comfort. Customised full-height robes will house an extensive clothing collection with retail precision.



## Bathrooms of understated elegance

Indulge in bathrooms that highlight quality craftsmanship, with impressive honed terrazzo tiling to floor and walls, signature Japanese-inspired white matt tiling and natural timber vanities with full-height mirrors. Wall mounted stone basins accentuated with metal tapware also feature in the elegant bathrooms.



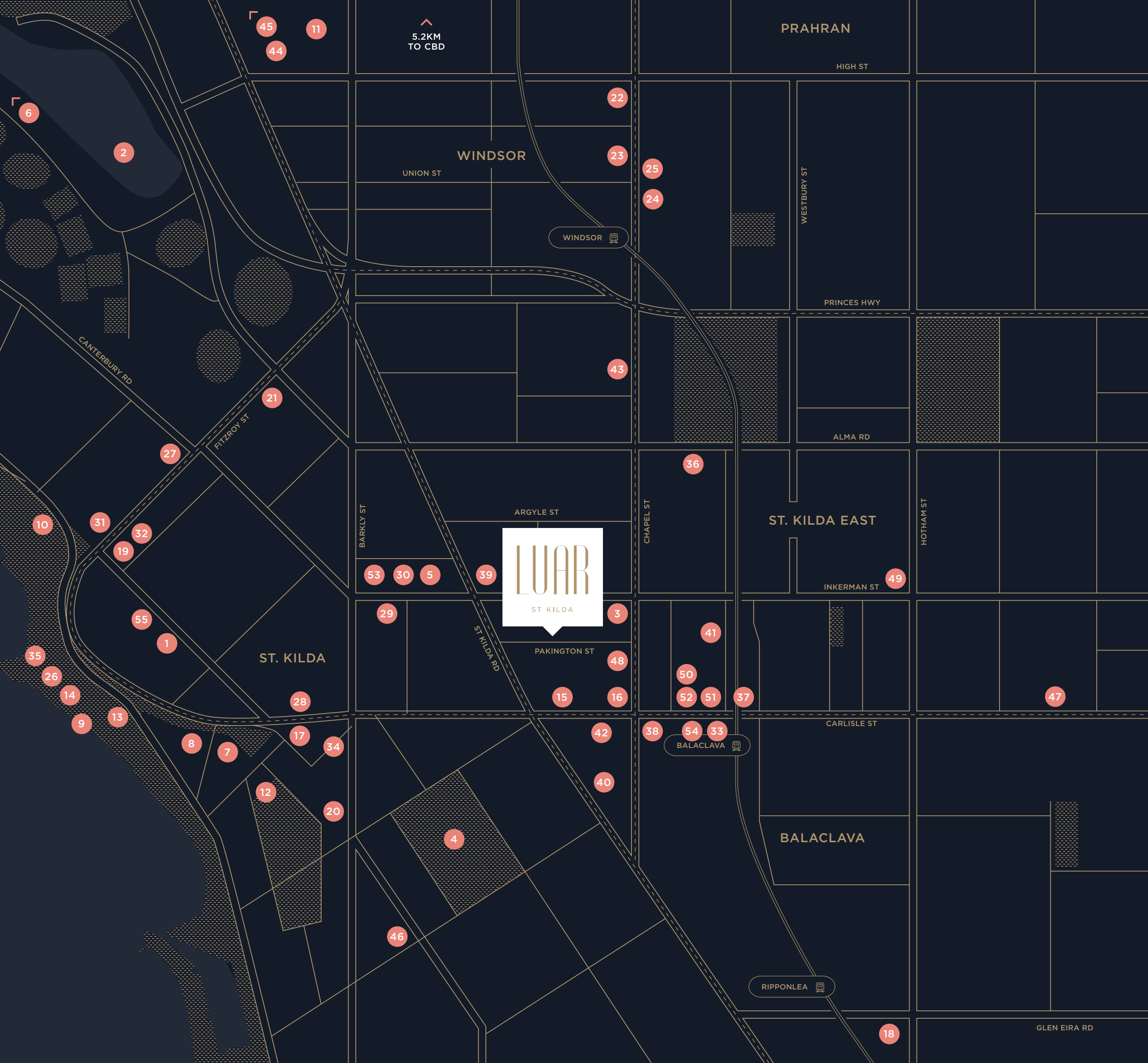




Location

PERFECTLY  
POSITIONED  
FOR ST KILDA'S  
BEST





Location

**LANDMARKS/PLACES OF INTEREST**

- 1. Acland Street Village
- 2. Albert Park Lake
- 3. Chapel Street
- 4. St Kilda Botanical Gardens
- 5. Jackman Gallery
- 6. Melbourne Sports and Aquatic Centre
- 7. Luna Park
- 8. Palais Theatre
- 9. St Kilda Beach
- 10. Catani Gardens
- 11. Linden New Art
- 12. Veg Out Community Gardens

**EAT & DRINK**

- 13. Stoke House
- 14. Republica St Kilda Beach
- 15. Vegilicious
- 16. Uncle Restaurant
- 17. Rococo Acland Street
- 18. Attica
- 19. Circa, The Prince
- 20. Claypots Seafood Bar
- 21. Milk the Cow
- 22. Journeyman
- 23. Mr. Miyagi
- 24. Tokyo Tina
- 25. Hawker Hall
- 26. Captain Baxter
- 27. St Hotel
- 28. Radio Mexico
- 29. Olive Garden
- 30. Newmarket Hotel
- 31. Pelican
- 32. Cantina
- 33. Las Chicas

**RECREATION**

- 34. Ihana Yoga
- 35. St Kilda Sea Baths
- 36. Fitness First St Kilda

**TRANSPORT**

- 37. Carlisle Street trams
- 38. Chapel Street trams
- 39. Inkerman Street trams

**EDUCATION**

- 40. St Kilda Primary School
- 41. St Kilda & BalACLAVA Kindergarten
- 42. Bubup Nairn Children's Centre
- 43. St Michael's Grammar School
- 44. Wesley College
- 45. Melbourne Grammar School

**MEDICAL/HEALTH**

- 46. St Kilda Day Hospital
- 47. Masada Private Hospital
- 48. Chapel Street Medical Centre
- 49. Inkerman Medical Group

**SHOPPING - FOOD**

- 50. Coles BalACLAVA
- 51. The Little Hen
- 52. Woolworths BalACLAVA
- 53. Earth Nut
- 54. Baker in the Rye

**OTHER RETAIL**

- 55. Acland Street Shopping Precinct



Location

Endless lifestyle possibilities in St Kilda



01

Luar is perfectly positioned to experience a dynamic lifestyle in St Kilda. Residents will enjoy the benefits of this seaside playground with its diverse retail, dining and café offerings. Vibrant night life and abundant recreational opportunities are all on your doorstep. Access the CBD with a quick 10-minute drive via Nepean Highway or from Balaclava Station, less than a kilometre from Luar.

Enjoy effortless connection to surrounding suburbs from regular tram services on Nepean Highway, Chapel and Carlisle Streets. Bayside pleasures await at St Kilda Beach, just a 5-minute drive from Luar.

Scenic Albert Park Lake, one of Melbourne's most popular walking, cycling and sailing venues is less than 4kms away. Golfing enthusiasts will relish the close proximity to the Albert Park Golf Course, only 10-minutes drive from Luar.



02

03



- 01 — Albert Park Lake
- 02 — Balaclava Station
- 03 — St Kilda Tram
- 04 — Albert Park Golf Course

04







01

- 01 — Baker In The Rye
- 02 — Baker In The Rye
- 03 — The Little Hen
- 04 — Melbourne Grammar School
- 05 — Chapel Street



04

02



03



Take an easy 10-minute walk to The Little Hen, your local organic food store to stock up your pantry with the freshest produce. For St Kilda's eclectic retail offering, head to the iconic Chapel Street, the cutting-edge fashionista's haunt, just 5-minutes drive from Luar.

Some of Melbourne's most admired schools are on the doorstep of Luar with St Michael's Grammar, Wesley College and Melbourne Grammar all less than 6kms away. With St Kilda and St Mary's Primary Schools nearby, and easy tram access to the University of Melbourne, all educational levels are accessible.

05









## Create your amazing St Kilda lifestyle



01

Make Las Chicas on Carlisle Street your next destination for a delicious seasonal breakfast or brunch fare with signature ST ALi coffee. Join the hive of activity anytime of day with a walk, cycle or jog along the foreshore, taking in the panoramic views of Port Phillip Bay and the city skyline.

For a more energetic workout, head to Melbourne Sports and Aquatic Centre for state-of-the-art sporting and fitness facilities.

With an abundance of buzzing eateries to choose from, the choice of a rooftop lunch of authentic Asian fusion at Uncle is sure to satisfy. Just because you can, pop into Milk the Cow for delicious imported and local cheeses expertly matched with choice wines. As the sun sets over the calm bay waters, gather friends to share the culinary excellence and coastal atmosphere of the fine dining landmark Stokehouse. Alternatively, kick up your heels at the fabulous bar and cocktail lounge at the St Hotel, where Friday and Saturday nights rock with in-house DJs and the ultimate party vibe.



02

03



04



- 01 — Stokehouse
- 02 — Las Chicas
- 03 — St Kilda Boardwalk View
- 04 — St Hotel



Luar St Kilda

ASPIRE TO AN ECLECTIC  
ST KILDA LIFESTYLE WHERE  
CONTEMPORARY DESIGN  
MEETS LUXURY LIVING.







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## ADDARC

ADDARC is a boutique market-leading architectural practice in Melbourne. ADDARC operates across three industry sectors - residential, lifestyle and workplace.

Each project is viewed as a unique opportunity to ADD value, detail and design. ADDARC are passionate about creating spaces that reflect the needs of the inhabitants, offering both practicality and luxury. The team specialises in multi-residential and bespoke single dwellings.

## Marshall White Projects

Marshall White Projects have rapidly become one of Melbourne's leading project marketers of residential developments. Their unmatched, complete and premium service encompasses everything from site selection and negotiation, product design and development, application of current market research and management of your project through to organising a successful delivery of each and every development.

The team distinguish themselves through their meticulous analysis and proven capability to maximise the sale results for their high density residential development clients, financial institutions, opportunity funds, as well as a number of private investors. Marshall White Project Marketing has managed thousands of successful residential apartment sales and has assisted Marshall White Residential to become Australia's largest privately-owned residential sales and marketing agency.

## Parsons Property Development

PPDM is a specialist development and construction management firm with over 25 years' experience managing some of Melbourne's most iconic projects, including the Park Hyatt and the Espy apartments. Property development is complex and multi-dimensional. PPDM ensures that the various elements of a project - design, compliance, performance, efficiency, marketing and construction - are fused together in a complementary way to ensure the best outcome for all stakeholders.





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