

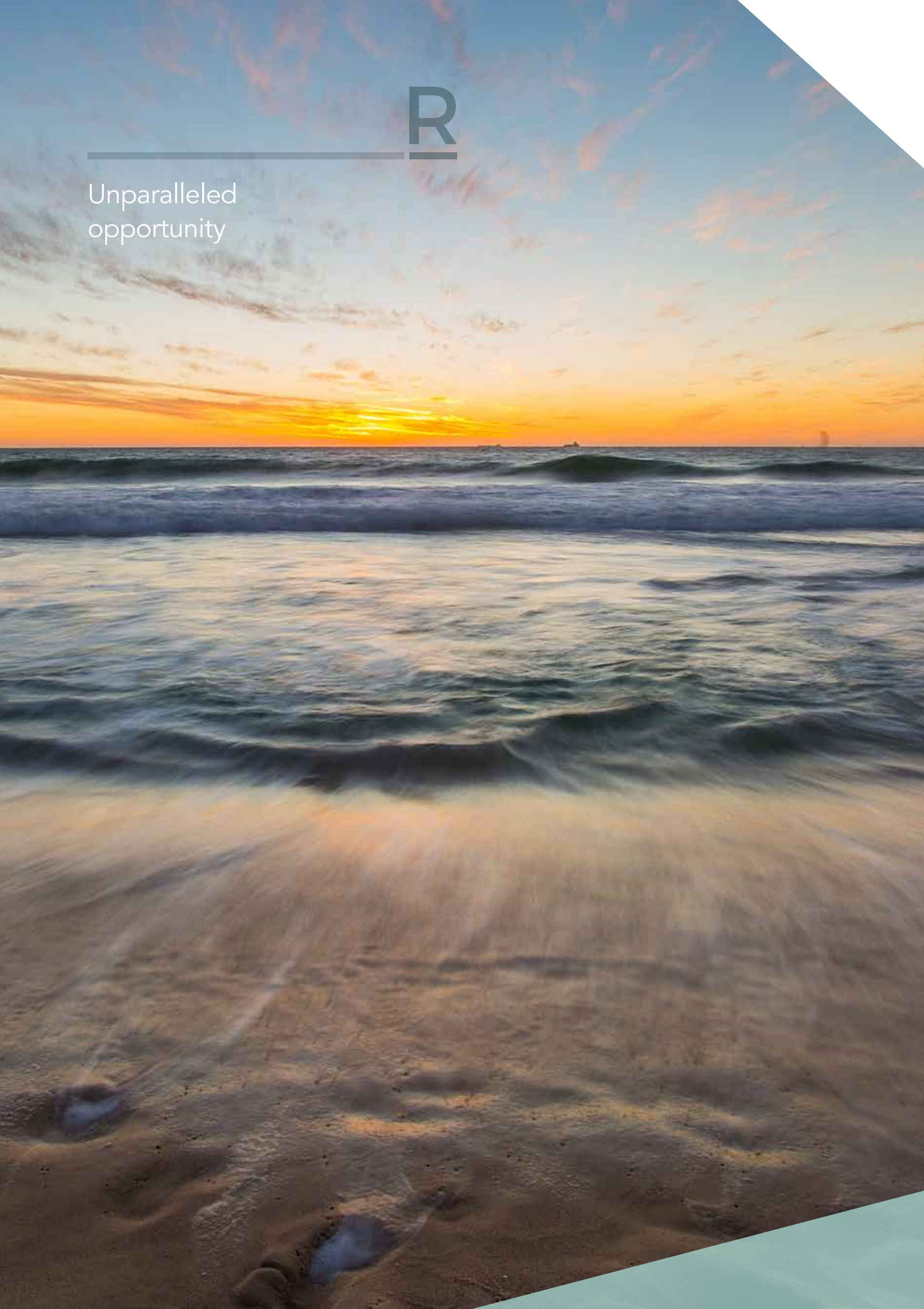


— THE —
RESIDENCE

152 Scarborough Beach Road, Scarborough

R

Unparalleled
opportunity



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Where dynamic design meets iconic beach culture.

Residing in the iconic beachside suburb of Scarborough, Western Australia, The Residence presents an exciting and unrivalled boutique offer to the market. Comprising 14 exclusive apartments designed by award-winning architects, Fratelle Group, The Residence combines the advantages of contemporary apartment living with the space and privacy afforded to a boutique development. Extensive landscaping and greenery create an inner sanctuary and natural light filters from the feature split roof design ensuring each apartment feels connected to its coastal location.

Leaders in boutique projects

Behind this unique development stands a team with a proven track record of development and construction excellence throughout Perth's premier suburbs and beyond. Leading development company, Griffin Group, have teamed up with Thomas Building to ensure The Residence project sets a new benchmark of boutique residential opportunity with unequivocal attention to detail, quality and style.

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Griffin 

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Built by

THOMAS
BUILDING

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Presenting The Residence

Designed to be grounded within its coastal location, The Residence will be formed from a contemporary combination of beachside inspired materials.

The building comprises 14 exclusive apartments over three floors topped with a spacious rooftop garden deck for the benefit and enjoyment of all residents. The striking peaked roof embodies the form of a wave breaking on the shore and is designed to maximise natural light flowing into the central courtyard and to encourage ventilation across the development.

Every architectural detail has been considered, from window orientation to the extensive landscaping throughout, ensuring residents in every apartment enjoy the beauty of coastal living.

The parking system is a Lift & Slide Car Stacker with private entry via the lower ground level floor, off Pingrup Lane. A total of 18 car parking spaces, comprising 16 residents' bays and 2 visitors' bays are available. Residents are assigned their own individual stacker bay and the system is fully automated.



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About The Architect

Fratelle Group is an award-winning Perth Architect firm committed to delivering excellence in every project. The Group's designs focus on creating layers of interest. Their design methodology is inspired by technology, leading design trends, and environmental responsibility to create the most aesthetically appealing spaces and designs. These principals are implemented throughout the external context of the structure to the internal detail ensuring a fluid transition throughout the building.

Development Highlights

- ▶ Unique, contemporary design with natural, coastal inspired colour palette and striking profile.
- ▶ 138sqm of landscaped private roof deck for all residents to enjoy the soft sea breeze and Scarborough Beach sunsets.
- ▶ Natural light spills through the centre of the building so each apartment feels grounded and connected with the calming Indian Ocean air.
- ▶ Lift & Slide Car Stacker system provides a dynamic space-saving solution.
- ▶ Unique and limited apartments. Each apartment offers something different: some have huge external courtyards or balconies for soaking up the coastal breezes, others with views of the Indian Ocean.
- ▶ Parking access via rear private lane.





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Where contemporary apartment living meets space and exclusivity.



What sets The Residence apart from the rest is its boutique number of residential-only apartments.

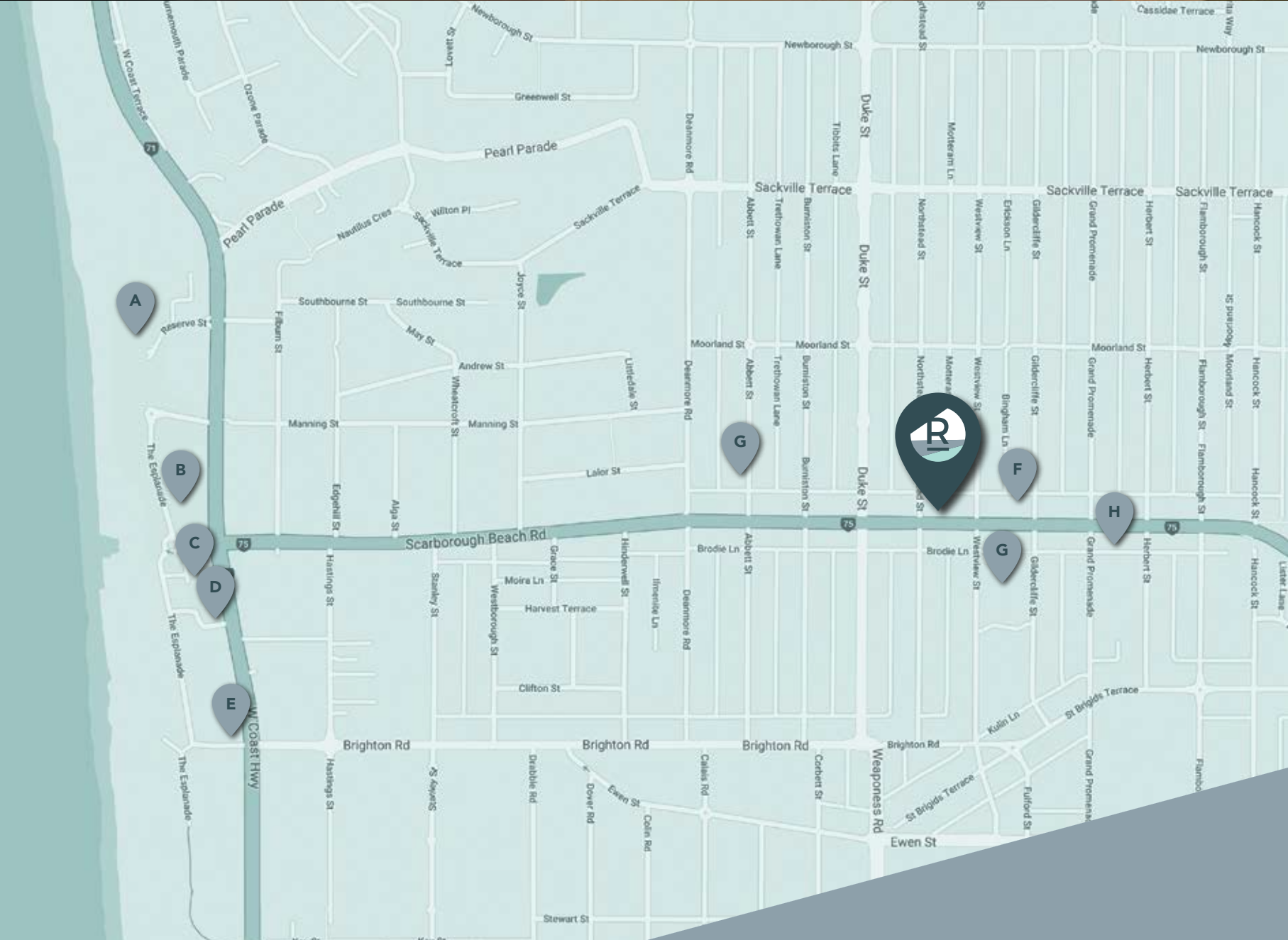
The Residence offers only 14 premium apartments comprising a mix of 1 bed, 2 bed and 3 bed configurations. No two apartments are the same, offering individual courtyard or balcony spaces, internal sizes, and layouts – adding to the unique appeal of the building.

Residents can expect premium materials and finishes including quality fixtures and fittings, high ceilings and stone bench tops.

Apartments will offer a choice of contemporary colour schemes and superior upgrade options.

APT#	FLOOR	BED	BATH	CAR BAY	INTERNAL (m ²)	OUTDOOR (m ²)	STORE (m ²)	TOTAL (m ²)
1	G	2	2	1	80	74	4	158
2	G	2	2	1	80	84	4	168
3	G	2	2	1	81	33	4	118
4	1	3	2	1	100	14	4	118
5	1	2	2	1	76	14	4	94
6	1	2	2	1	83	16	4	103
7	2	2	2	1	90	64	4	158
8	2+3	3	2	2	124	21	4	149
9	2+3	3	2	2	127	58	4	189
10	2	1	1	1	55	10	4	69
11	2	2	1.5	1	71	15	4	90
12	2	2	1.5	1	70	15	4	89
13	3	2	1.5	1	72	16	4	92
14	3	2	1.5	1	72	19	4	95





Locations of Interest

- A Scarborough Beach Reserve
- B The Esplanade
- C The Sandbar
- D Coles Supermarket
- E The Wild Fig
- F Pizzaca Café & Pizzeria
- G Scarborough Library
- H IGA and boutique shops



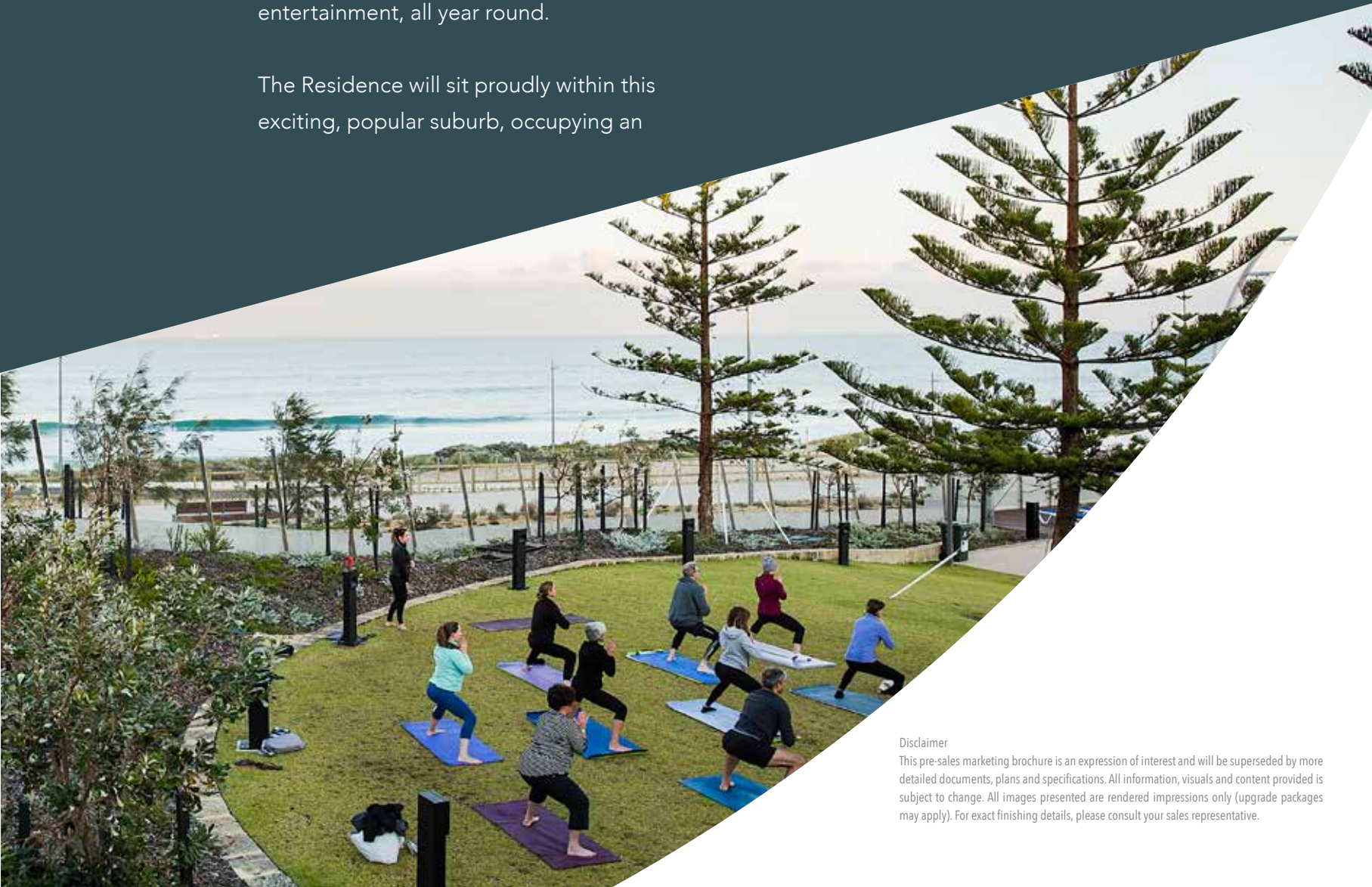
Everything you have ever wanted is at your doorstep.

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Scarborough Beach is a renowned beachside suburb, home to WA's famous beach culture and laid-back lifestyle, whilst offering all the latest amenities. A recent \$100 million revitalisation of Scarborough Beach has restored the area to its former glory, creating a vibrant all-ages hub of eateries, shops and entertainment, all year round.

The Residence will sit proudly within this exciting, popular suburb, occupying an

elevated position on the northern alignment of Scarborough Beach Road with views to the ocean. Located at 152 Scarborough Beach Road, the building will be approximately 11 kilometres north-west of the Perth Central Business District, and 1.5 kilometres east of the Indian Ocean.



Disclaimer

This pre-sales marketing brochure is an expression of interest and will be superseded by more detailed documents, plans and specifications. All information, visuals and content provided is subject to change. All images presented are rendered impressions only (upgrade packages may apply). For exact finishing details, please consult your sales representative.



THE RESIDENCE

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