

Grandview





# Naturally Brighton

A collection of only ten exquisite two and three-bedroom residences,  
Grandview is impeccably crafted for fine living. Nestled in a lush  
enclave, it is moments from Bay Street and the best of Brighton.  
Everything you love about Bayside is within easy reach.



Chapter No.1

# Architecture



# Natural Beauty

Exuding a sense of calm and balance, Grandview celebrates the resurgence of the Art Moderne aesthetic, imagined for the contemporary lifestyle. Clean lines and grand proportions define these light-filled residences, in harmony with nature from the inside out.







Artist Impression

## Masterful Craftsmanship

A quiet arrival experience welcomes you home. The glorious foyer makes a grand statement, drenched in abundant sunlight. A three-storey feature light hangs from the soaring ceiling, accompanying your journey on the foyer staircase.





Gentle curves and elegant asymmetry,  
inspired by Art Moderné ideas.

Carpe, Icon | Kajima Group and Warren & Mahoney  
have come together to create an address that inspires  
sophisticated calm. A culmination of clever thinking, design  
and determination, Grandview is a collection of residences  
to love and live in today, a timeless legacy for the future.







## Effortless Lifestyle

Spacious interiors flow seamlessly into landscaped outdoor terraces, made for entertaining. Austere exteriors feature full height glazing and lush balconies, creating sun-drenched spaces with natural outlooks.

Artist Impression



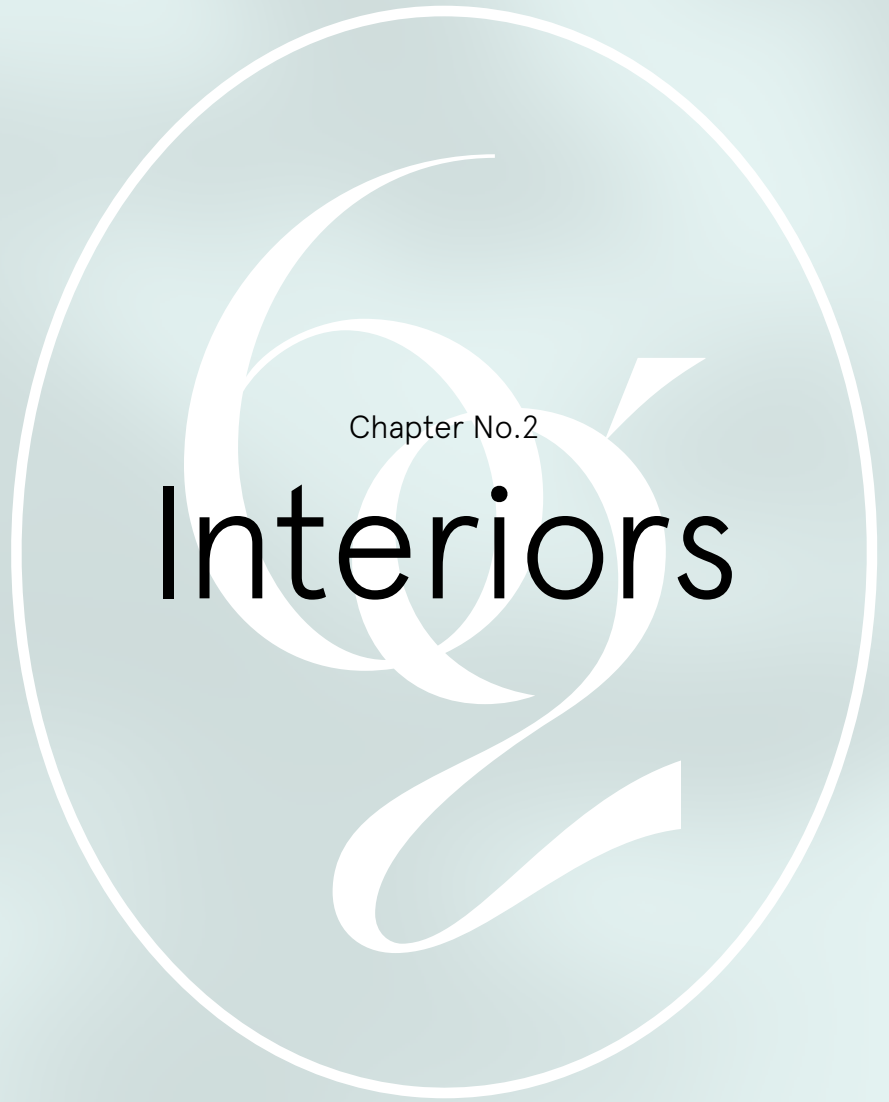
With precision and meticulous attention to detail, each curved balcony is sculpted to perfection. These corner positions embrace their verdant surrounds, spacious yet warm and intimate.

Artist Impression



Chapter No.2

# Interiors





# Intuitive Flow

Streamlined open plan layouts create generous, flowing spaces, maximising views, sunlight and cross ventilation. A discrete butler's pantry, as well as abundant storage offer a place for everything.





Wonderfully tactile and textured, a material palette of warm timber tones and stone options respond to Brighton's natural surrounds. The entertainer's kitchen is complemented by Miele appliances, an integrated Fisher & Paykel refrigerator, and a versatile bar unit. The expansive island bench echoes the soft curves of the building, a bold centrepiece in the heart of the home.





Full-height glazing illuminate each space with natural light, while providing curated outlooks to landscaped terraces and leafy treetops. An optional fireplace unit with integrated TV joinery add warmth and enjoyment through every season.







## Purposeful Spaces

Each space has been thoughtfully designed for its purpose, ensuring exceptional amenity and function. From integrated appliances to smart joinery that keeps it all tidy, our considered approach is sure to please the senses.





Escape into your indulgent sanctuary. The fully-tiled ensuite and bathrooms offer a tranquil place to unwind or prepare for a new day.



# Private Sophistication

Dressed in beautiful large format tiles in neutral tones, the hotel-style master ensuite boasts a standalone bath, twin vanities, mirrored LED-backlit cabinets and a rain shower.







Artist Impression

## Retreat into Comfort

Wake up to lush vistas and bask in the light of the sun. The beautifully crafted timber-look walk-in-robe with Art Deco-inspired detailing add character to your comfortable oasis.



Dwell in the privacy of your own sun-kissed terrace or gaze into the starry sky on balmy nights.





# Specifications

## Living

- 1 Flush threshold transition from living room to outdoor terrace
- 2 Recessed curtain and blind pelmet
- 3 European oak engineered timber flooring
- 4 Full-height double glazed windows
- 5 Optional upgrade - Fireplace with stone surround and built-in entertainment joinery





# Penthouse Kitchen Option 1

- 1 Artedomus Grigio Orsola limestone island benchtop and surround
- 2 Artedomus Grigio Orsola limestone splashback
- 3 Mirror
- 4 Miele 5 burner gas cooktop
- 5 Miele slimline built-in rangehood
- 6 Miele fully integrated dishwasher
- 7 Miele pyrolytic oven
- 8 Miele speed oven or steam oven with microwave
- 9 Fisher & Paykel integrated French door fridge
- 10 Butler's pantry / scullery
- 11 Textured timber laminate
- 12 Astra Walker tapware with pull-out spray
- 13 Adjustable can light to island bench
- 14 European Oak engineered timber flooring
- 15 Bar with textured timber laminate joinery, silver mirror splashback and LED feature lighting



Artist Impression — Penthouse Kitchen Stone Option 1

# Penthouse Kitchen Option 2

- 1 Volakas Haemus marble island benchtop and surround
- 2 Volakas Haemus marble splashback
- 3 Mirror
- 4 Miele 5 burner gas cooktop
- 5 Miele slimline built-in rangehood
- 6 Miele fully integrated dishwasher
- 7 Miele pyrolytic oven
- 8 Miele speed oven or steam oven with microwave
- 9 Fisher & Paykel integrated French door fridge
- 10 Butler's pantry / scullery
- 11 Textured timber laminate
- 12 Astra Walker tapware with pull-out spray
- 13 Adjustable can light to island bench
- 14 European Oak engineered timber flooring
- 15 Bar with textured timber laminate joinery, silver mirror splashback and LED feature lighting



Artist Impression — Penthouse Kitchen Stone Option 2



# Kitchen Option 1

- 1 Artedomus Grigio Orsola limestone island benchtop with textured timber laminate surround
- 2 Artedomus Grigio Orsola limestone splashback
- 3 Mirror
- 4 Miele 5 burner gas cooktop
- 5 Miele slimline built-in rangehood
- 6 Miele fully integrated dishwasher
- 7 Miele pyrolytic oven
- 8 Miele speed oven or steam oven with microwave
- 9 Fisher & Paykel integrated French door fridge
- 10 Butler's pantry / scullery
- 11 Textured timber laminate
- 12 Astra Walker tapware with pull-out spray
- 13 Adjustable can light to island bench
- 14 European Oak engineered timber flooring
- 15 Bar with textured timber laminate joinery, silver mirror splashback and LED feature lighting



# Kitchen Option 2

- 1 Volakas Haemus marble island benchtop with textured timber laminate surround
- 2 Volakas Haemus marble splashback
- 3 Mirror
- 4 Miele 5 burner gas cooktop
- 5 Miele slimline built-in rangehood
- 6 Miele fully integrated dishwasher
- 7 Miele pyrolytic oven
- 8 Miele speed oven or steam oven with microwave
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# Bedroom

- 1 Textured timber laminate
- 2 Feature handles
- 3 Dresser with textured timber laminate joinery, Artedomus Grigio Orsola limestone benchtop (Option 1) or Volakas Haemus marble benchtop (Option 2), mirror and LED feature lighting (if applicable)
- 4 LED strip lighting to master bedroom robes
- 5 Soft grey coloured laminate internal lining
- 6 100% Wool loop pile carpet
- 7 Double glazed windows
- 8 Recessed curtain and blind pelmet
- 9 Flush threshold transition from bedroom to outdoor terrace



# Bathroom

- 1 600x600 textured tactile wall and floor tiles
- 2 Artedomus Grigio Orsola limestone benchtop (Option 1) or Volakas Haemus marble benchtop (Option 2)
- 3 Textured timber laminate
- 4 Astra Walker tapware
- 5 Custom built wall vanity with mirror
- 6 Feature LED strip lighting
- 7 Freestanding bath (if applicable)





Chapter No.3

# Location

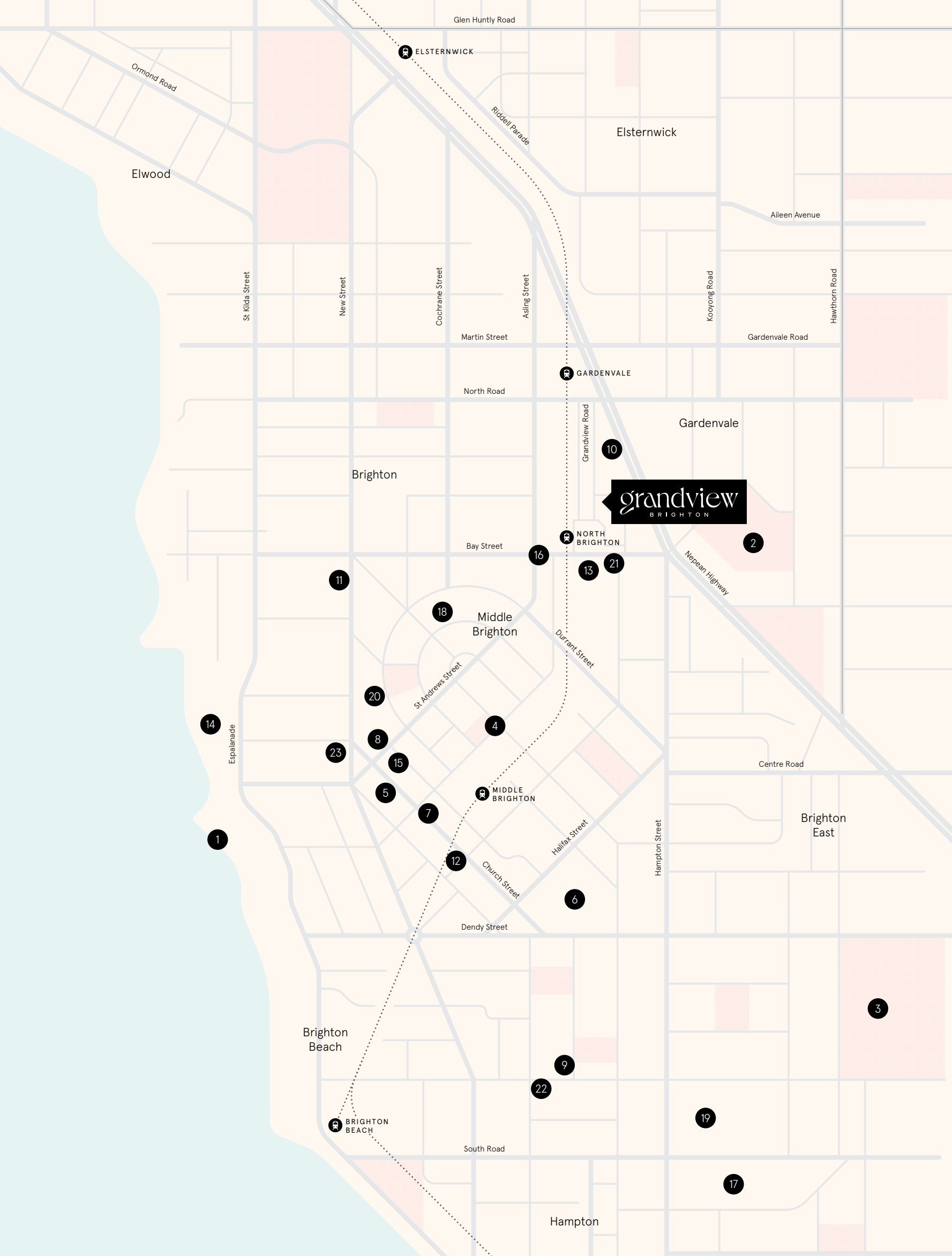


Melbourne's most exclusive Bayside suburb, Brighton needs no introduction. Only 11km from the Melbourne CBD, it is home to the iconic bathing boxes, picturesque local beaches, and majestic homes on leafy streets.





# A Taste of Brighton



Enjoy a quiet position in an enviable neighbourhood, moments from vibrant shopping, cafes and dining on Bay Street. Well-connected by major arterials and a train station, a number of reputable schools including Firkbank and Brighton Grammar are within close proximity.

- 1 Brighton Beach

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- 2 Landcox Park

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- 3 Brighton Golf Course

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- 4 Brighton Theatre Company

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- 5 Palace Dendy Cinemas

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- 6 Billilla Historic Mansion

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- 7 Church Street Shopping Precinct

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- 8 Brighton Schoolhouse

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- 9 Olie & Ari

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- 10 Sons of Mary

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- 11 Cucina & Co.

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- 12 Half Moon

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- 13 Mr & Mrs P

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- 14 The Baths at Middle Brighton

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- 15 Pantry Dining Room

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- 16 Bay Street Shopping Precinct

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- 17 Haileybury College

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- 18 Firkbank Grammar School

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- 19 St Leonards College

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- 20 Brighton Grammar School

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- 21 Coles Bay Street

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- 22 Brighton Grocer

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- 23 Cabrini Hospital Brighton

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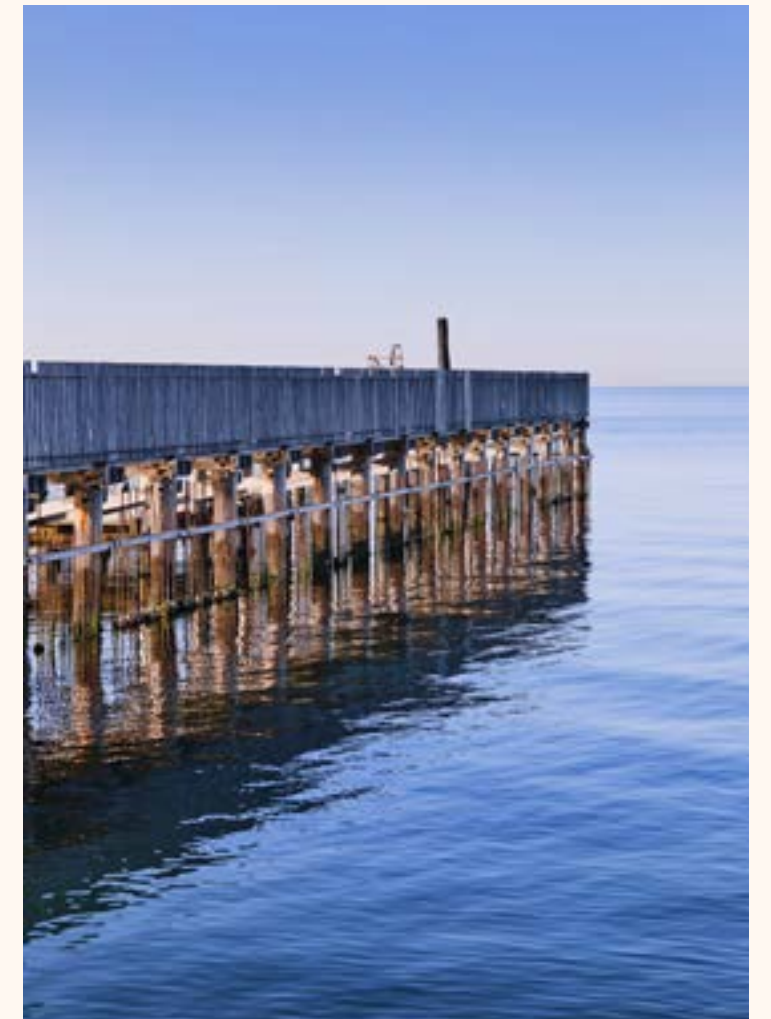




An effortless lifestyle

Right  
Brighton Baths  
Left  
Brighton Beach

The allure of the water never wanes. Take in the captivating sunsets as the ocean soothes your mind, body and soul. Or perhaps enjoy a seawater swim at the Brighton Baths, originally built over 138 years ago.







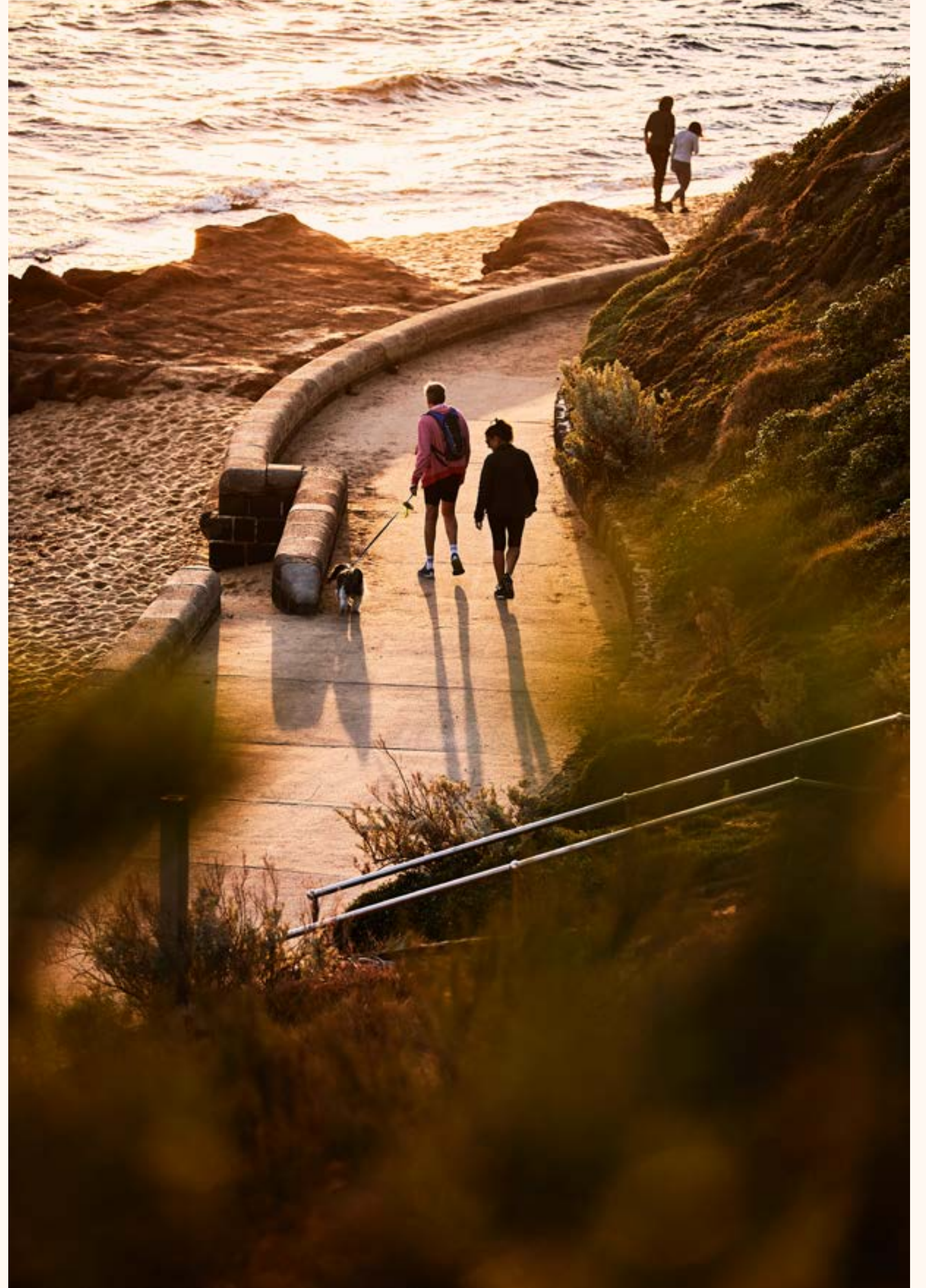


# Life in Motion

Brighton is perfectly placed for an active lifestyle. Whether you're exploring the walking trails or walking the dog, Brighton is full of natural surprises.



Left Sandringham Beach  
Right Sandringham Beach





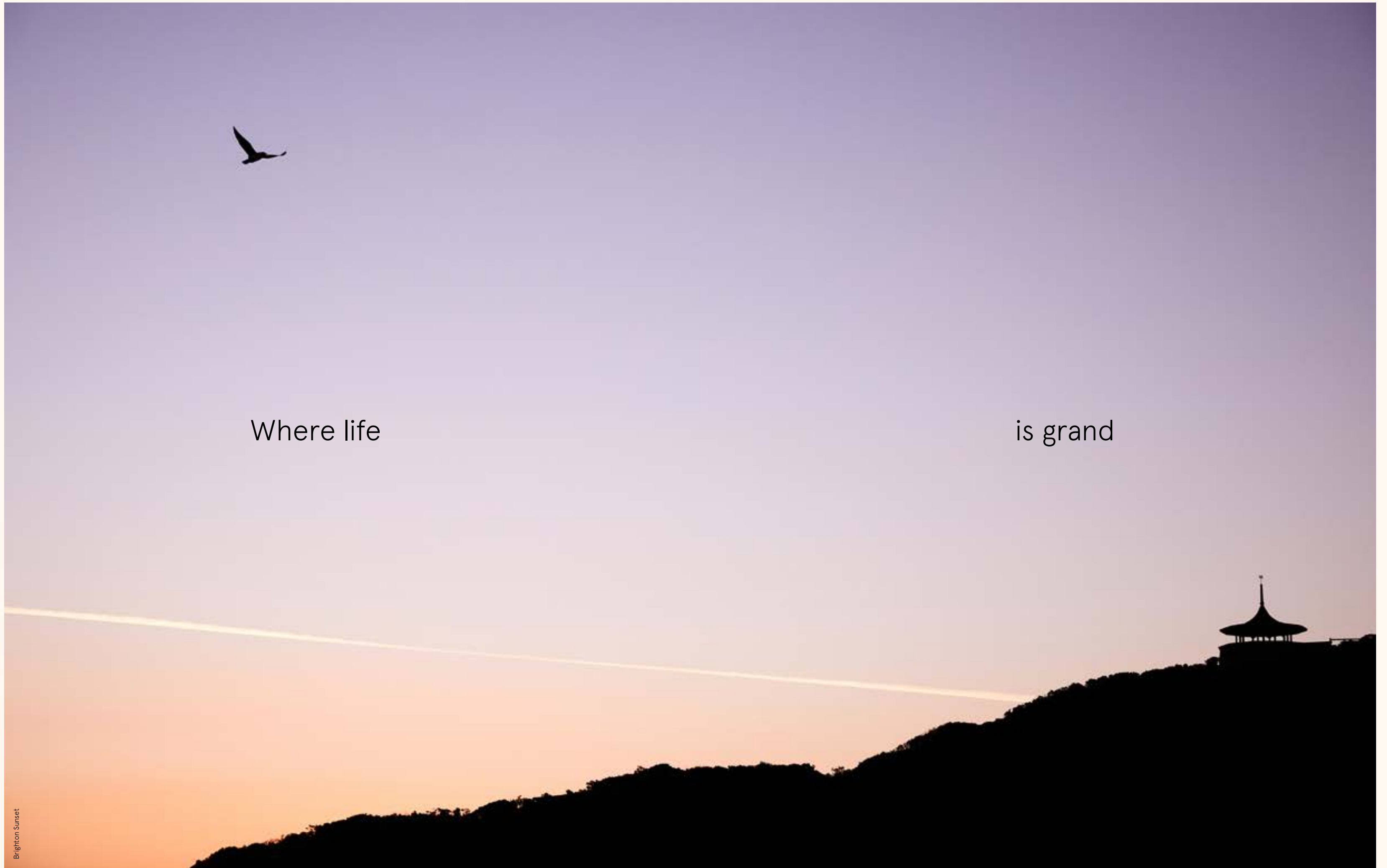


## Spoilt for choice



Discover a laid-back, elevated lifestyle, where every day is a pleasure, and every moment a treasure.





Where life

is grand



Chapter No.4

# Project Team





Development Partner

## Carpe Group



At Carpe Group, we are passionate about creating liveable art and a legacy of enduring beauty. Our focus is to evoke a sense of effortlessness, creating a harmonious balance between form and function.

There is a sense of purpose in everything we do, with a strong emphasis on craftsmanship, details and finishes. We seek to enhance the living experience, delivering high end, quality spaces without compromise.

Founders Tim Campbell and Stuart Kacir have represented some of the largest projects within Australia and the UK. Inspired by the elegance of simplicity, Carpe Group endeavours to make the impossible possible for each and every project.



Tim Campbell & Stuart Kacir



Development Partner

# ICON | Kajima Group

For over 20 years, ICON Developments has become a leader in crafting and delivering a diverse range of residential and commercial projects across Australia and New Zealand.

The team takes pride in ensuring our developments create value and exceed in design excellence, becoming iconic projects that will stand the test of time.

ICON is unique with its capabilities spanning three pillars; direct development, strategic joint ventures with well-regarded partners, and finance solutions, together forming a portfolio of medium to large scale projects. ICON's Australasian operations are backed by the expertise of Kajima Group, one of Japan's largest real estate and construction companies.







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Architecture & Interior Design

# Warren & Mahoney



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Our practice is guided by one central principle: our belief that capturing and reflecting identity is key to making places. Identity is the understanding of self, grounded in place, culture, heritage and sense of purpose. We know from long experience that the most authentic, successful and enduring projects are those that reflect the shared identity of the community.

We employ nearly 300 people across seven studios throughout New Zealand and Australia. As a high performance team, we strive for excellence across our organisation. Our people are our most valued contributors. Celebrating their diversity, in every dimension, allows us to truly reflect the communities we design for and ultimately enhance.

We are creators, makers and enablers. Performance is a cultural attribute that defines our customer and user-focused approach. We take pride in delivering outcomes that exceed expectations.

by Carpe Group & Icon | Kajima Group



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**carpe.**  **ICON** |  **KAJIMA GROUP**