

A white circle is centered on a black background. Inside the circle, the text "The Park", "18 Martin St", and "St.Kilda" is written in a white, serif font, stacked vertically.

The Park
18 Martin St
St.Kilda



**We make our
apartment
developments
great places
to live —**

The Park is a place to contemplate and relax,
to sit and read, to enjoy the sun and the fresh
air – right in the heart of busy St.Kilda.



The Park





**Our projects
are unique &
distinctive**



**All our projects
have character
& considerations
that make them
unique —**

Outlook & Natural Light

The aspect and natural light is essential in apartment living and we ensure this by developing sites that allow unrestricted access to light and views.

Acoustics

We will exceed the basic requirements by including concrete slab floors and walls and double glazing to ensure private apartment living.

Efficient Layouts

Great design is critical to the way our spaces work and our apartments are always functional, practical and efficient.

Build Quality

We don't cut costs and we don't cut corners. We only use the highest quality materials and appliances. We manufacture everything locally so there is great back up support if ever required.

Sustainability

We're committed to sustainability. Solar panels, LED lights, ceiling fans, double glazing and water tanks are all features that improve the liveability of the building and reduce the ongoing operational costs for both the owner and the tenant.

Liveability

The liveability is enhanced by the private park, 20 individual vegetable gardens, ample bicycle and scooter storage along with individual secure storage spaces.





**We do things
differently**



**Our developments
are carefully
considered
& built with
integrity —**

**“I love St.Kilda and the fact
that I can live in a beautifully designed
and built apartment only enhances that
for me. There isn’t one aspect of my
apartment or the development that doesn’t
work for me, I feel a lot of thought and
planning has gone into it.”**

—— Graeme Wolf, Occupier

**“Our solid, uncompromising approach to
building and development has delivered
consistent results for both us
and buyers.”**

—— Rod Smith, Builder

**“I have purchased two properties
from Alan and Paul – I was so impressed
and delighted with the finished product at
Alliance in Robe Street, I also purchased
an apartment at their development on
Chapel St. The rental return at Alliance
is excellent, I’m looking forward
to settling on Chapel St.”**

—— Alan Porter, Investor

**Our developments
are carefully
considered
& built with
integrity —**

“We have recommended our clients purchase properties in Paul and Alan’s developments for 15 to 20 years. Their commitment to creating excellent quality property is a great credit to them. From external and internal design and function, to ensuring a standard of excellence at the point of settling each property; no detail is overlooked.”

——— John Hopkins, Executive Chairman
John Hopkins Group

“An avant-garde reinterpretation of multi-residential living, The Park brings art, architecture, landscaping and lifestyle together in an urban setting. With a high benchmark in sustainability, innovative use of light and space combined with industrial exteriors and warm, contemporary interiors, Ascui Edwards Architects have developed a site that boasts both functionality and timeless aesthetic vision essential to modern residential living.”

——— Gonzalo Ascui, Architect





**We get the
basics right**



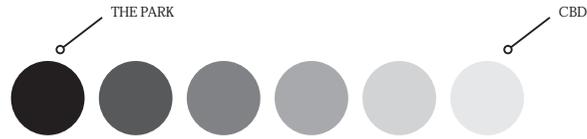
**We don't
compromise
on anything —**

Location, layout, aesthetics, amenity and quality are key considerations that make our developments unique. These elements also create a lasting legacy for the area and create improved capital growth. We understand that it needs to be a development that people want and love to live in.



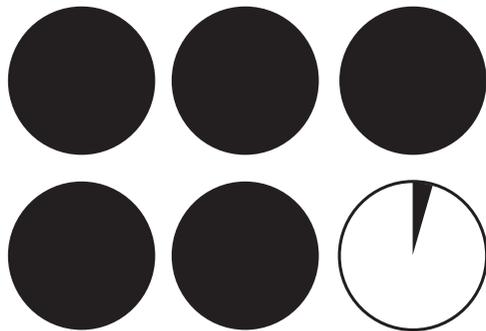
The Park

PROXIMITY



Situated 6km from Melbourne's CBD.

53.9% CAPITAL GROWTH



53.9% capital growth for apartments
in St.Kilda over the last 5 years.

Source — REIV

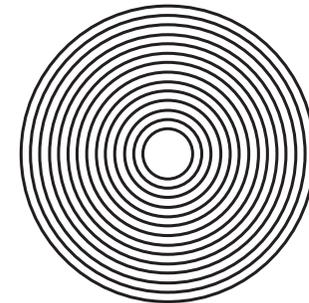
CAPITAL GROWTH



15.9% capital growth for apartments
in St.Kilda over the last 12 months.

Source — RP DATA

LOCATION



St.Kilda is one of Melbourne's high-demand
suburbs, with a young population,
predominantly in the 25 – 34 year age group,
leading to a huge demand for rental property.



**We care about
St.Kilda**



**We genuinely
are about the
impact of our
developments —**

We work collaboratively with our neighbours and with Council to ensure the project is sympathetic to its surroundings. The development itself is approached from a potential investors, as well as owner occupiers point of view, always focussed on what would make a better investment.

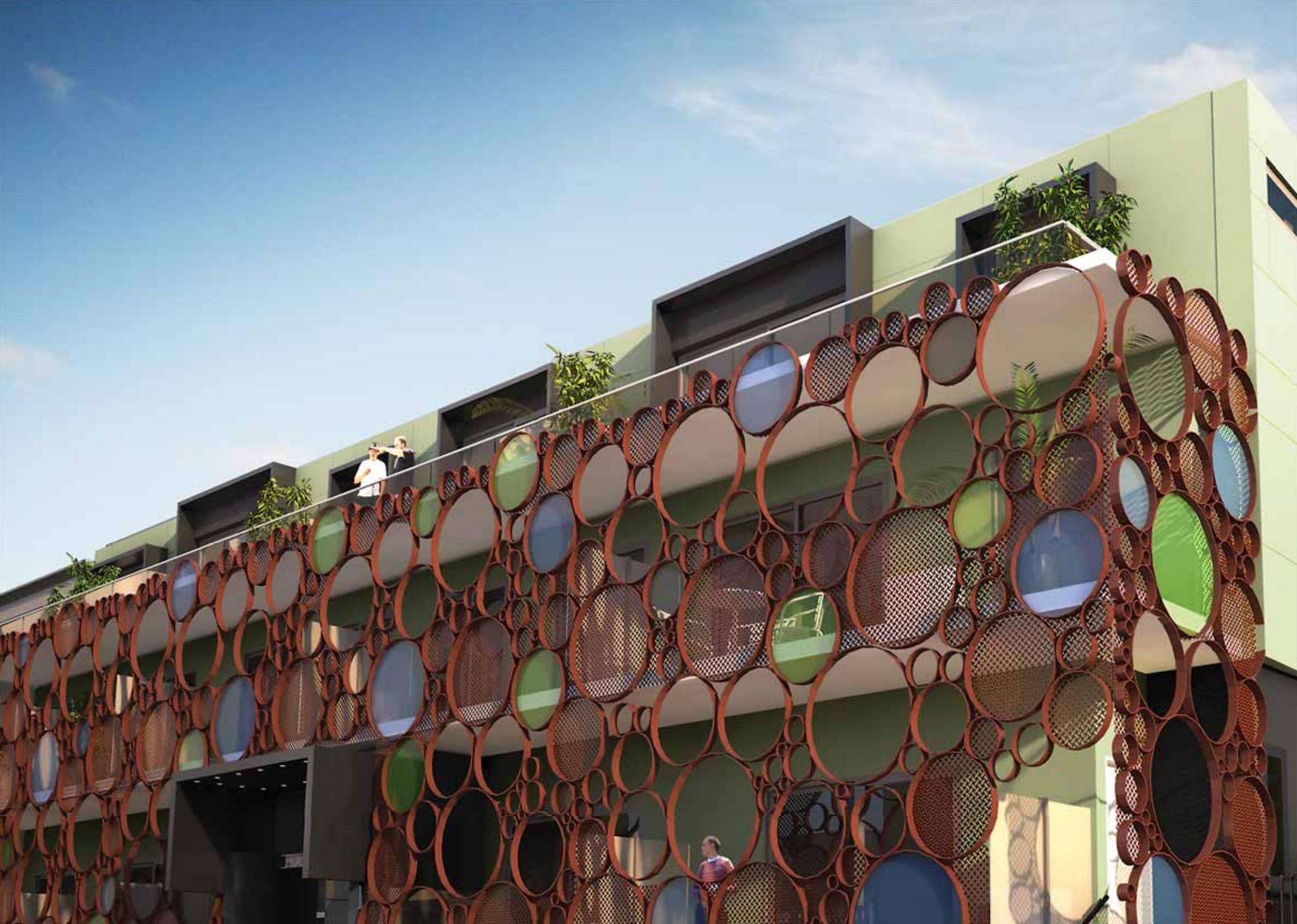


The Park

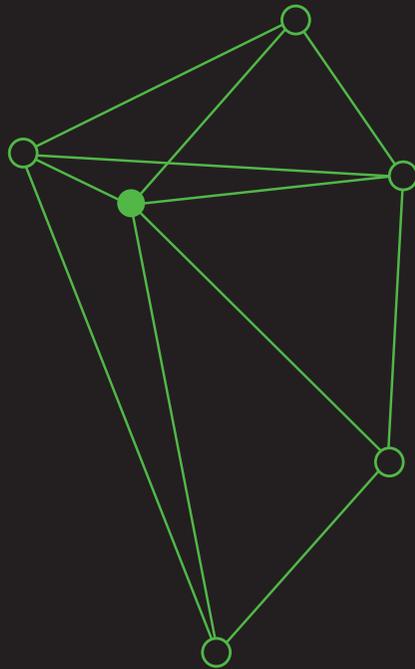




**We understand
our market place**



We only develop in St.Kilda —



Recent Developments

Linear — 141 Chapel St, St.Kilda

Alliance — 17 Robe St, St.Kilda

Waldorf — 155 Fitzroy St, St.Kilda

Vasari — 12 -14 Fitzroy St, St.Kilda

Medina — 157 Fitzroy St, St.Kilda

We're St.Kilda centric. Both founders of the business live and work in St.Kilda, so our knowledge and instinct come together to create well-researched developments.



The Park

**The Park
18 Martin St
St. Kilda**



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