

TRIBEKA

RESIDENCES

20 PAKINGTON STREET, ST KILDA, VIC 3182

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Ch.1
TRIBEKA RESIDENCES

Bayside Living, Urban Soul

Just a short stroll from the vibrant St Kilda foreshore and moments from Melbourne's CBD, Tribeka Residences delivers the best of both worlds, an urban lifestyle infused with the ease of bayside living. This boutique collection of 18 architecturally crafted 1 and 2 bedroom residences sets a new benchmark for contemporary living in one of Melbourne's most dynamic and sought-after suburbs.

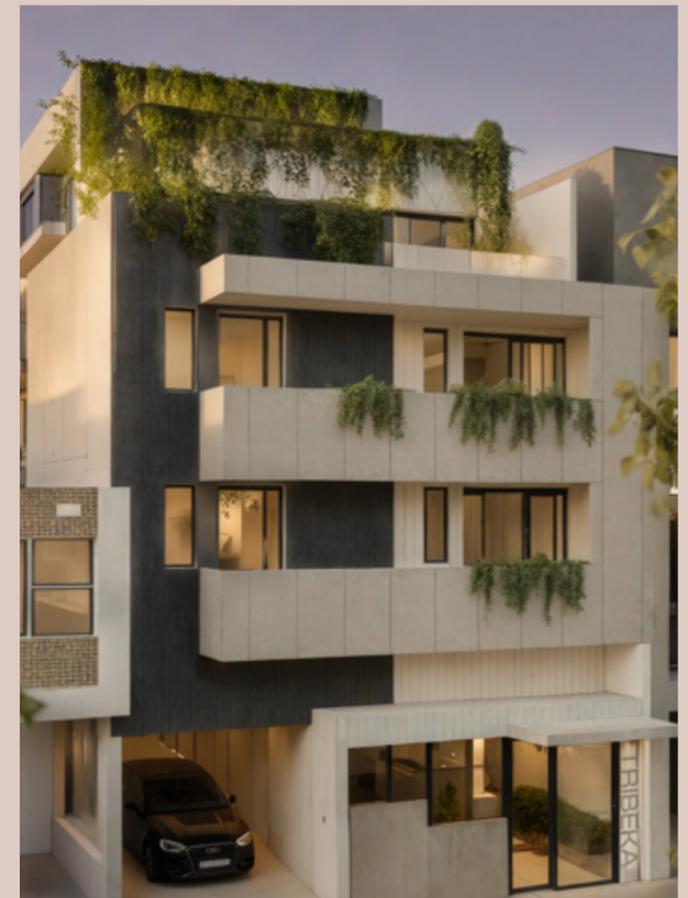
Each residence is thoughtfully designed with everyday living in mind, from the secure ground-floor garage that offers convenience and peace of mind, to private balconies that extend your living space outdoors, ideal for quiet mornings or evening sunsets. Tribeka combines location, design, and lifestyle all within one place.





Where Bayside Energy Meets Cultured Living

Every day invites you to embrace the best of St Kilda's vibrant bayside culture — from iconic dining hotspots and diverse local art to golden beaches and captivating entertainment. Tribeka Residences is more than a home; it's a contemporary haven designed for modern living.



Ch.2
RESIDENCES

Where Industrial Elegance
Meets Urban Charm

The facade makes a striking first impression with a blend of raw textures, monochromatic tones and climbing greenery. Inspired by industrial form, softened by strong linear lines and integrated balconies, Tribeka Residences brings refined energy to St Kilda's vibrant streetscape. Each residence is thoughtfully designed, with upper levels offering serene outdoor views, while lower levels offer a quiet sense of privacy and seclusion.



Designed for Modern Living

Inside, the interiors echo the bold exterior through a refined balance of tone and texture. A soft, neutral palette is paired with European oak timber flooring and plush wool carpets, bringing warmth and natural sophistication to the living spaces.

Brushed nickel fittings add tactile elegance, while floor-to-ceiling windows invite natural light, creating a seamless connection between indoors and out.

Private balconies are framed by architectural screening and greenery, offering moments of quiet retreat. Whether you're relaxing or hosting, these homes offer an experience of comfort, calm, and a lifestyle that feels instinctively yours.



Artist Impression

Natural Finishes & Effortless Living

The kitchen and living areas are the heart of each Tribeka residence, offering spaces to gather, share, and unwind. Open-plan layouts promote a seamless flow between cooking, dining and living zones, creating an environment that adapts effortlessly to both quiet moments and social occasions.

Premium quality stone benchtops anchor the kitchen with a refined, durable surface that complements the integrated Fisher & Paykel appliances, striking the perfect balance between form and function, ensuring every meal is prepared with style and ease.

European oak flooring introduces natural warmth and texture, enhancing the overall tone of the interiors. Clean-lined joinery and subtle detailing continue the architectural language and living spaces are not just beautifully finishes, but carefully considered to elevate the rhythm of everyday life.





A refined blend of form and function, the kitchen features premium stone benchtops, integrated Fisher & Paykel appliances, and sleek joinery — perfect for everyday living and effortless entertaining.



Artist Impression

Everyday Indulgence, Thoughtfully Designed

The bathrooms are designed to restore and rejuvenate. Large walk-in showers invite a daily ritual of indulgence, while brushed nickel tapware and premium finishes offer a sleek, modern aesthetic.

A palette of soft neutrals, ambient lighting, and curated textures creates an experience that feels serene and sophisticated.



Tranquil Spaces Designed for Everyday Ease

In the bedrooms, comfort is shaped by thoughtful design. Luxurious wool carpets provide warmth and softness, setting a calming foundation for every step. Floor-to-ceiling windows, where featured, invite natural light, enhancing the sense of space and retreat within.

Built-in wardrobes offer seamless storage, blending form and function to support a lifestyle of ease and organisation. Carefully considered finishes, tonal layering and ambient lighting work in harmony to create an atmosphere that is both warm and balanced — a personal sanctuary where you can recharge and truly unwind.

Ch.3
LOCATION





Luna Park

Palais Theatre

Acland St Shopping Strip

St Kilda Beach

St Kilda Esplanade

St Kilda Pier

Catani Gardens

St Kilda Cricket Ground

Albert Park Lake

Tram 3, 67

Goose Coffee

ALDI

CBD

Acland St

Carlisle St

Nepean Hwy

Pakington St



Retail

- 1 ALDI
- 2 Coles
- 3 Woolworths
- 4 BWS
- 5 Storehouse
- 6 Bohho Soul
- 7 Readings
- 8 Ghanda Clothing
- 9 Acland Shopping Centre
- 10 St Kilda Esplanade Market

Hospitality

- 11 Goose Coffee
- 12 Saigon Street Eats
- 13 Indus Specialty Coffee
- 14 MilkHead Beer Store
- 15 Dana Patisserie
- 16 All Things Equal Cafe
- 17 Flour Child
- 18 Rococo St Kilda
- 19 Abbey Road Cafe
- 20 Cicciolina
- 21 Piccolina Galateria
- 22 Monarch Cakes
- 23 Hotel Esplanade
- 24 Republica
- 25 Stokehouse
- 26 Donovans

Parks & Recreation

- 27 St Kilda Beach
- 28 Alma Park East
- 29 Marina Reserve
- 30 St Kilda Botanical Gardens
- 31 Town Hall Reserve
- 32 Veg Out Community Gardens St Kilda
- 33 South Pacific Health Club
- 34 Zap Fitness 24/7
- 35 Fitness First Balaclava
- 36 BFT St Kilda

Entertainment

- 37 The Jackman Gallery
- 38 St Kilda Memorial Hall
- 39 Sunset Cinema St Kilda
- 40 Palais Theatre
- 41 Luna Park
- 42 Theater Works

Education

- 43 St Kilda & Balaclava Kindergarten
- 44 Papilio Early Learning St Kilda
- 45 The Avenue Children's Centre and Kindergarten
- 46 St Michael's Grammar School
- 47 St Mary's Primary School
- 48 St Kilda Primary School
- 49 Ripponlea Primary School
- 50 Caulfield Grammar School
- 51 Mount Scopus Memorial College
- 52 St Mary's College

Health & Wellbeing

- 53 Chapel Street Medical Centre
- 54 Inkerman Medical Group
- 55 St Kilda Family Medical Centre
- 56 St Kilda Day Hospital
- 57 Chemist Warehouse Balaclava
- 58 Priceline Pharmacy Balaclava

Transport

- 59 Balaclava Station
- 60 Ripponlea Station
- 61 Tram 78
- 62 Tram 3, 67
- 63 Tram 16

A Taste of Local Life

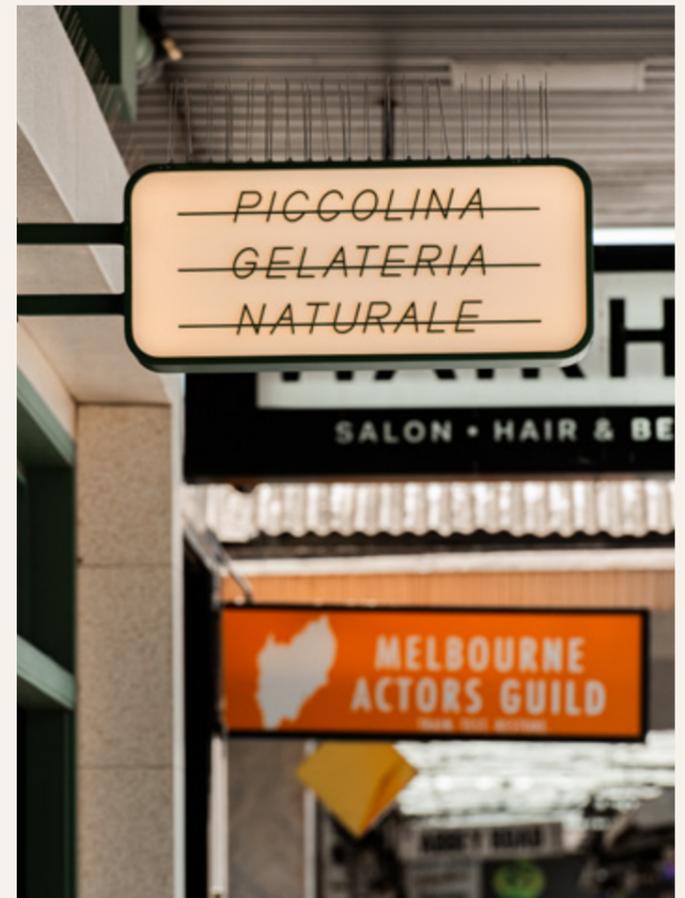
Imagine mornings beginning with the rich aroma of freshly brewed coffee next door at Goose Coffee, followed by sunlit brunches at Rococo where plates are shared and flavours take centre stage. Afternoons unfold with gelato from Piccolina in hand, strolling past the buzzing energy of local cafes and boutiques. As the day winds down, the iconic Hotel Esplanade invites you in with live music and ocean breezes. St Kilda offers not just a place to live, but a lifestyle steeped in flavour, culture, and coastal charm — a daily invitation to savour the best of Melbourne’s vibrant bayside.

(a)



(b)

(a) Hotel Esplanade
(b) Wall Coffee
(c) Piccolina Gelateria



(c)





(a)



(c)



(b)



(d)

- (a) Jode's Mediterranean Eatery
- (b) 95 Espresso & Bar
- (c) The Coffee Company
- (d) Dana Patisserie



BOTTLE

STORIE

MILK
HEAD
BEER
STORE

DEED

0

WINE

DAD

The Soul of Seaside Living

From sunrise strolls along St Kilda Pier to the salty breeze and golden sands of St Kilda Beach, life here moves to the rhythm of the coast. Watch families laugh beneath the famous face of Luna Park, or unwind in the mineral-rich waters of the historic Sea Baths. Weekends are made for wandering — whether it's a picnic under the palms of Alma Park or a quiet moment among the blooms in the St Kilda Botanical Gardens. In St Kilda, nature, nostalgia, and modern lifestyle come together to create a place that feels like every day is a holiday.

(a)

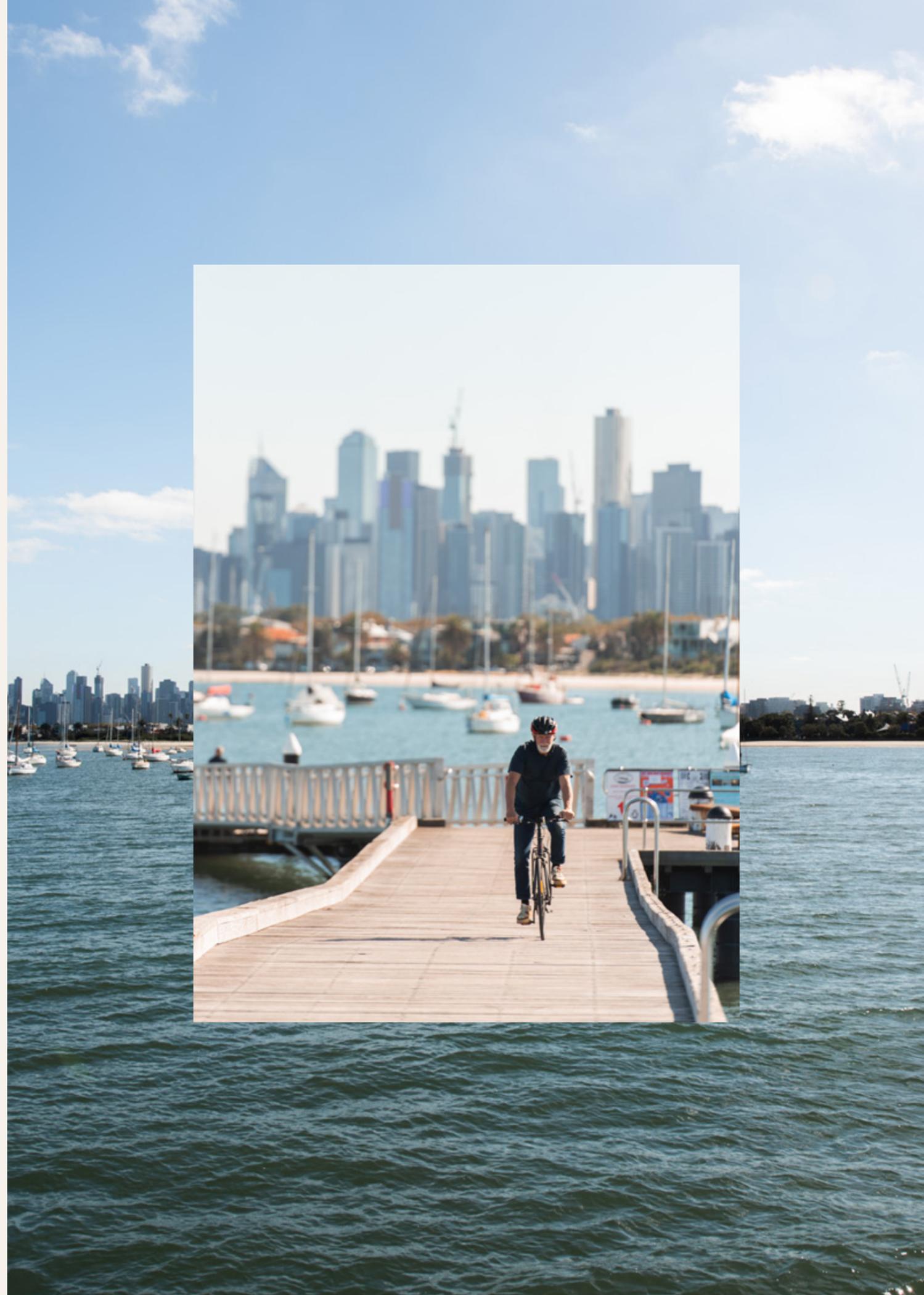


(b)



(c)

(a, b) St Kilda Pier
(c) St Kilda Sea Baths



Play, Perform, and Stay Active



(a)

(a) Palais Theatre
(b) Luna Park



(b)

Beyond its natural beauty, St Kilda is alive with culture and activity. Catch a world-class performance under the ornate ceilings of the iconic Palais Theatre, or take in a sunset film at the nearby art deco Astor. Fitness enthusiasts will feel right at home with a range of local gyms, yoga studios, and scenic cycling routes that hug the bay. Whether you're taking a moment to recharge or planning a night out with live music and laughter, St Kilda offers endless ways to move, connect, and be inspired.

- (a) St Kilda City Hall
- (b) Carlo Catani Memorial Clock Tower
- (c) St Kilda Botanical Gardens
- (d) St Kilda Skatepark



Connected with Ease, Surrounded by Charm

Whether you're commuting to the city or exploring the local gems, getting around is effortless with Balaclava and Ripponlea Stations just moments away, and trams 3, 16, 67, and 78 weaving seamlessly through the neighbourhood. Glide past leafy streets and bustling cafés, or take a scenic route to Melbourne's cultural heart. In this part of St Kilda, convenience meets character — offering a lifestyle where everything feels close, yet nothing feels rushed.



Ch.4
FINISHES AND FITTINGS



Finishes



CARPET
40oz 100% Wool
Quartz



FLOORING
Engineered Timber Oak Floor
Oslo



STONE BENCHTOPS & SPLASHBACK
Zero Silica Reconstituted Stone



BATHROOM FLOOR & WALL TILES
Canyon Stone Glacier Matt



COURTYARD & BALCONY TILE
Riverdale Shell



INTERIOR COLOUR SCHEME
Natural White



KITCHEN JOINERY
Sahara Blonde



BATHROOM JOINERY
Curved Wall Hung Vanity
White

Fittings



BATHROOM MIRROR
Shaving Cabinet



BATHROOM BASIN
Above Bench White Basin



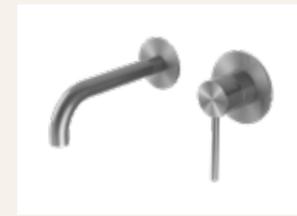
TOILET
White



BATH TAPWARE
Brushed Nickel



TOWEL RAIL
Brushed Nickel



BATHROOM MIXER
Brushed Nickel



KITCHEN MIXER
Brushed Nickel



KITCHEN SINK
Undermount



PYROLYTIC BUILT-IN OVEN
Fisher & Paykel
Black 60cm Contemporary Style
Model: OB60SD9PB1



INDUCTION COOKTOP
Fisher & Paykel
Black 60cm Induction Cooktop
with SmartZone
Model: CI604DTB4



INTEGRATED RANGEHOOD
Fisher & Paykel
Black 60cm Integrated Rangehood
Model: HP60IDCHX3



FREESTANDING DISHWASHER
Fisher & Paykel
Stainless Steel
Model: DW60FC4X2

Ch.5

ABOUT THE DEVELOPER



Luxor Property Group has been developing luxury residential projects for over 30 years. With a strong focus on Melbourne's inner southeast suburbs, including Caulfield, St Kilda, Elsternwick, Malvern, and Port Melbourne, Luxor are connected within their communities and expert in their approach to property, place and luxury living.

Partnering with renowned architects and suppliers to create distinctive, elegant properties that respect and complement Melbourne's unique architectural character, Luxor is committed to building distinction and service excellence. Luxor approaches each development with a creative and open mindset, balancing economic viability, design integrity, aesthetic appreciation and sustainable practices for future generations to come.

luxorgroup.com.au

tribekaresidences.com.au

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