

VITAE



BY LUXMILE
GROUP.

VITAE

563 DANDENONG ROAD
ARMADALE

| | |
|----------------|----|
| Preface | 6 |
| The Building | 8 |
| The Residences | 16 |
| Collaborators | 28 |

“Vitae” – representing life, living and the natural world – is a small, boutique development of one, two and three-bedroom garden-focused apartments by Luxmile.

The building’s soft and sweeping curves and attention to landscaping create an environment for living that prioritises a feeling of light and airy spaciousness where residents will be surrounded by greenery. Luxmile’s core values are reflected in the quality of the building and the residences’ design; its priority is to enhance lives through living spaces, floorplans, textures and details that provide perfect spaces for living in. The development’s size is conducive to a personalised community feel. And its opportunities for customisation mean residents have access to packages and services that will enhance their day-to-day.

These apartments offer layouts and outlooks that make the outdoors part of the homes. Services, generous bedrooms, wide corridors, garden terraces and smart storage solutions make the living easy and enjoyable at Vitae. And because all apartments are corner residences, light, ventilation and views are a striking feature of each home.



ARTIST IMPRESSION



DETAILED
BOUTIQUE
VERDANT
BOLD
MODERN
QUALITY
LUSH
PANORAMIC





The Architecture.

This is not a typical geometric block-shaped building. Its façade has sweeping curves – a streamlined art-deco form – that define private balconies and terraces, which are dressed in vertical stacked and subtly contrasting horizontal brickwork, creating a rich and textural surface.

The entrance to the building is through a landscaped black metal-framed arbour wrapped in plants. At night the way is lit with discreet, other-worldly concealed lighting.

Apartments are placed in corners of the building and have at least two frontages. This offers abundant natural light, cross-flow ventilation and views from all interior spaces.

Internally, too, some corners have been softened, bringing continuity from the striking façade into the homes, and installing organic forms and materials that will connect residents to their surroundings. Floorplans are uncluttered. Wide corridors and softened corners create an effortless airy feel and a flow of light and space.

The Gardens.

Through considered landscaping the outdoors at Vitae has been made an integral and seamless part of the residences. The greenery, balconies and terraces at Vitae offer the benefit of a home with a garden, but in an apartment context.

The building's grounds and gardens are verdant visual backdrops to the living spaces, and the balconies and terraces have been designed so that the apartments can be opened up for outdoor entertaining within lush surrounds.

The landscaping uses natural stone and granite paving – real materials that have an enduring and natural quality to them. The landscaping is designed to mature over time and throughout the course of the seasons will change colour and flower, ensuring the gardens will be interesting and flourishing all year round.

The Location.

This part of Armadale is known for its down-to-earth community atmosphere and its proximity to cafés, shopping, dining and retail options and leafy streets. 563 Dandenong Road is surrounded by transport connections that make getting to Melbourne's CBD and the rest of the city convenient.

Vitae is an eight-minute walk to Malvern train station, and trams to the CBD and the city's south-eastern suburbs are at the building's doorstep. Caulfield Park is a 15-minute walk away, as are the boutique shopping and dining options offered by High Street, Armadale.

Supermarkets.

- 1. Armadale Shopping Precinct
- 2. Coles Malvern
- 3. David Jones
- 4. Malvern Central
- 5. Malvern Shopping Precinct
- 6. Woolworths Malvern

Education.

- 7. Caulfield Junior College
- 8. Malvern Central School – Spring Road Campus
- 9. Melbourne Grammar School
- 10. Malvern Library
- 11. Only About Children
- 12. Oakwood School, Caulfield Park Campus
- 13. St Joseph's Primary School
- 14. The King David School

Café's and Restaurants.

- 15. 8 Days
- 16. Amaru
- 17. Coin Laundry Café
- 18. Cooper & Milla's
- 19. Cubbyhouse Canteen
- 20. Frank & Ginger Café
- 21. Gardiner and Field
- 22. Le Petit Prince
- 23. Moby
- 24. Okami Caulfield
- 25. Otter's Promise
- 26. Phillipa's
- 27. The Orrong Hotel
- 28. Walk Don't Run

Health and Fitness.

- 29. Cabrini Health Malvern
- 30. Caulfield Park Tennis Club
- 31. Goodlife Health Clubs
- 32. Happy Melon Studios
- 33. KX Pilates Malvern
- 34. Snap Fitness

Recreation.

- 35. Caulfield Park
- 36. Malvern Public Gardens
- 37. Malvern Town Hall
- 38. Penpraze Park



Tram Stop



Train Station





AIRY
WELCOMING
PREMIUM
BEAUTIFUL
COMFORTABLE
TAILORED
EASY LIVING



ARTIST IMPRESSION

Kitchen.

The kitchen is the heart of the home and at Vitae it is designed for warmth and solace with organic materials and an abundance of light and air. The building's curved forms are carried into the design of the joinery and island benches. Fixtures and fittings are top quality: appliances, gunmetal chrome tapware, quartzite benchtops and feature pendant lighting. There is textured timber battening under the island benches. A luxury kitchen package is available, as is the option to customise aspects of the kitchen's fittings.

Living.

Vitae's living spaces are designed for openness and for a sense of space. Abrupt edges have been avoided, opening up the space with light flowing around the interior's curves for visual comfort. Balconies and terraces seamlessly become extensions of the living areas, as do the grounds and foliage beyond. The apartments are fitted with Smart Home technology, which uses voice control and devices for air-conditioning, lighting and power. Textured timber joinery, stone, oak floors, large windows and warm-white walls all promote natural warmth and organic textures in both neutral and contrasting colour schemes, which can be chosen to suit individual interior-décor tastes.

Wall space is set aside for artwork, and because every apartment is situated in a corner position the apartments have outlooks and view lines from every space, through windows to the tree tops outside, or a curved wall or joinery detail of the building's streamlined, architectural façade.

Outdoor.

The apartments have maximum glass exposure to capitalise on the garden views available from every residence. Curves from the inside flow to the outside for uninterrupted space. The living room and balcony are a continuous space, and curved planter boxes are integrated into the building for a tree-top view canopy-living feel. The top floor apartments have large landscaped terraces for outdoor entertaining.

The balconies and terraces use simple and natural materials: light grey brick, bluestone tiles, charcoal metal panelling and glass provide a perfect foil for the lush landscaping. Lush landscaped courtyards and large balconies free of air-conditioning units provide an uninterrupted interface between indoor and outdoor.

Bedroom.

Bedrooms are generously sized and have sophisticated smart storage systems. They offer sanctuaries for relaxation that take into account a flow of light and space and materials from the rest of the apartment. All have natural textured wool carpets and fantastic outlooks through large windows.

Bathroom.

The bathrooms in Vitae are luxe, and the continuity of the design language from the rest of the building and apartment make them practical spaces you can also indulge in. Similar to the kitchens they incorporate natural finishes and premium touches: gun-metal chrome tapware, dull metallic finishes, and curved stone counter tops and mirrors. There are no corners or sharp edges, and some have windows to the building's exterior for extra light and a sense of space.







ARTIST IMPRESSION





EXPERT
CONSIDERED
EXPERIENCED
KNOWLEDGEABLE
PROGRESSIVE
INNOVATIVE
HIGH QUALITY
CARING

ASCUI & CO. ARCHITECTS

Over the past 20 years Ascui and Co. Architects have established a legacy as highly regarded designers of quality apartment projects with successful development outcomes. Central to their design approach is the motivation to make original architecture with the best use of light, form, texture and colour, and to create inspirational and functional places to live.



JACK MERLO

Jack Merlo takes pride in bringing a unique architectural approach to landscape design, creating spaces that people will appreciate for years to come. Each new project is an individual and considered response to the vision of Jack Merlo's clients, bringing an ordered and organic form to the built environment. Merlo approaches every job as a unique and different challenge. In the past he has exhibited at the Melbourne Flower and Garden Show and at the world-renowned Chelsea Flower Show.

LUXMILE GROUP

Luxmile believes that a home should make life better, and that the everyday can be enhanced by considered living spaces. Its core value is providing homes that are perfectly suited to residents' needs and lives. Luxmile was founded in 2009 and is an expert boutique residence developer. Its ethos is expressed through the details it knows turns living spaces into homes: quality materials, considering residents at every step, thoughtful design and a commitment to producing homes to be passed down through generations.



MONTO PROJECTS

Monto Projects is an independent project and development manager. Its team delivers projects from conception to completion, and the firm has architecture, design and construction in its DNA. Its client-focused collaborative approach delivers outstanding results. With its attention to detail Monto Projects takes time to fully understand a client's and project's needs to ensure fee calculations are fair and reasonable.



Ascui & Co.
Architects

**JACK
MERLO**

MONTO

Disclaimer; The information contained in this promotional material is for illustration purposes only and is subject to change. Statements, figures, calculations, plans, still images, and representations are indicative only. Images may include artists impressions and computer generated images. Changes may be made during the further planning or development states of any development and dimensions, fittings, finishes and outgoing costs and specifications and representations are subject to change without notice. Whilst all reasonable care has been taken in providing this information the Developer and its related companies and their representatives, consultants and agents accept no responsibility for the accuracy of any information contained herein or for any action taken in reliance thereon by any party whether purchaser, potential purchaser or otherwise. Prospective purchasers must make their own enquiries to satisfy themselves as to all aspects of the project and further should seek independent legal and financial advice in relation to all of the information contained herein. The information in this material is a guide only and does not constitute an offer, inducement, representation, warranty or contract.

