



CAPITOL

- GRAND -

SOUTH YARRA

MELBOURNE, AUSTRALIA



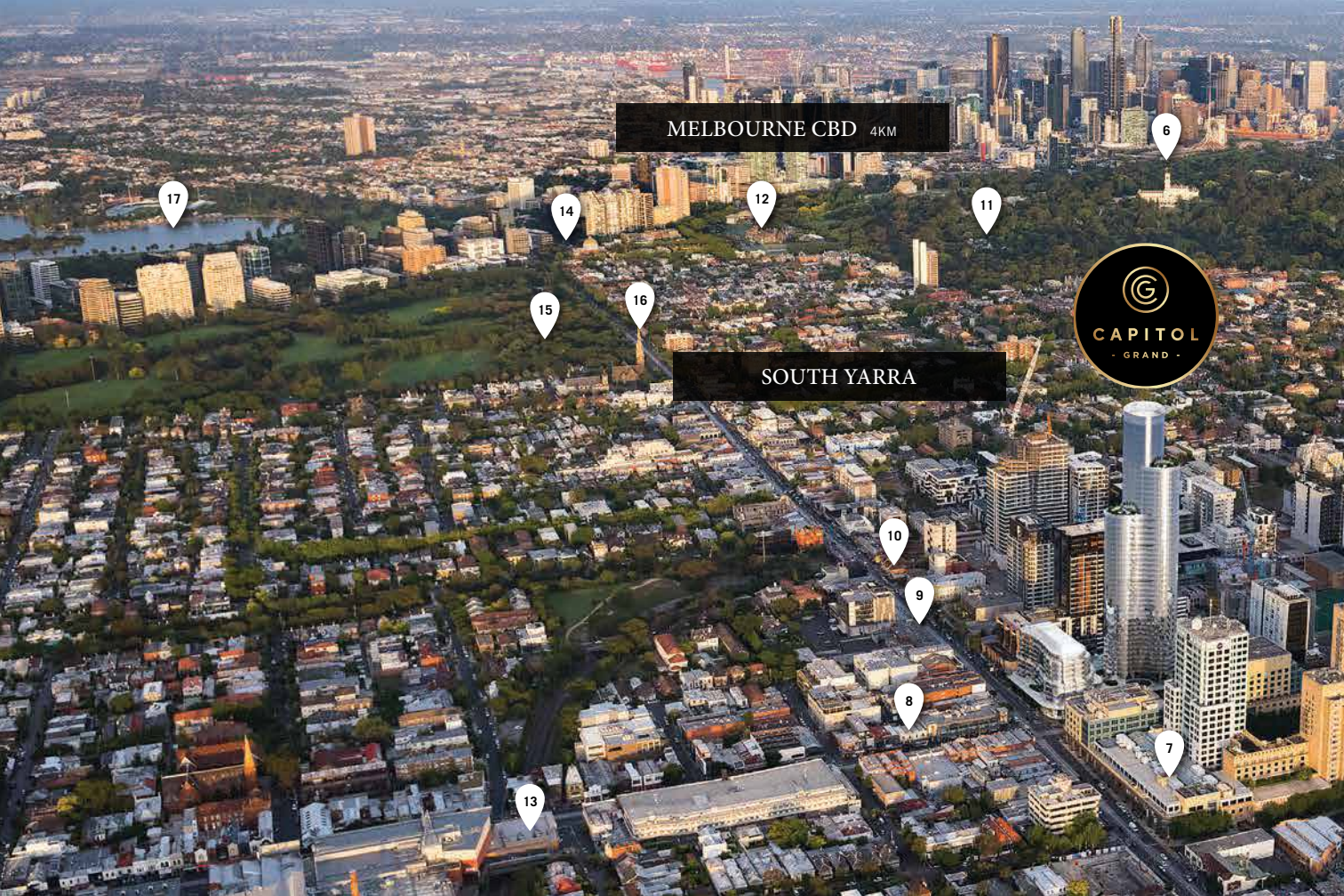


ARTIST IMPRESSION

CAPITOL GRAND, MELBOURNE'S FIRST SIX-STAR LIFESTYLE DESTINATION

Enter an era of opulence. Setting an unprecedented benchmark in luxury living, six-star residential and retail destination Capitol Grand heralds a Melbourne first. An address like no other, an iconic statement in architectural innovation, a world-class precinct redefining the lifestyles of the global elite.

Designed to indulge every desire.



- 1 MCG
- 2 SPORTS PRECINCT
- 3 YARRA RIVER
- 4 MELBOURNE HIGH SCHOOL
- 5 MONASH FREEWAY
- 6 GOVERNMENT HOUSE
- 7 COMO CENTRE
- 8 CHAPEL STREET
- 9 TOORAK ROAD
- 10 SOUTH YARRA TRAIN STATION
- 11 ROYAL BOTANIC GARDENS
- 12 MELBOURNE GRAMMAR SCHOOL
- 13 JAM FACTORY & VILLAGE CINEMAS
- 14 ST KILDA ROAD
- 15 FAWKNER PARK
- 16 CHRIST CHURCH GRAMMAR SCHOOL
- 17 ALBERT PARK



THE ARCHITECTURE

Capitol Grand, incorporating LK Tower, will be the tallest landmark building outside of the Melbourne CBD.

Reaching the hedonistic heights of luxury, Capitol Grand and LK Tower embody the pinnacle of architectural achievement. Realised through the pioneering vision of LK Property Group and world renowned architects Bates Smart, elliptical forms of elegant simplicity create an unmistakable vision of beauty.

Home to the fortunate few, admired by all.

Rising above the iconic crossroads of Toorak Rd and Chapel St, two landmark structures celebrate the sculptural splendour of geometry and form.

The stylish curves of Capitol Grand house 3 levels of luxury retail, matched by a suitably sophisticated collection of residences above.

Set back from Toorak Rd, the landmark LK Tower soars skyward with luxury residences, tapering as the tower rises towards its breathtaking summit.



THE VISIONARIES



KRISTEN WHITTLE
DIRECTOR

ROGER POOLE
FORMER CHAIRMAN & CONSULTANT

JEFF COPOLOV
DIRECTOR OF INTERIOR DESIGN

BATES SMART

Behind the architectural brilliance of Capitol Grand is a remarkably talented team dedicated to consistently delivering the extraordinary. Established in 1852, multi-award winning architecture and interior design practice Bates Smart execute a rigorous and highly creative design process.

With a focus on the environmental performance and timeless design, Bates Smart have devised many of Melbourne's premier residential and hospitality projects, including 35 Spring Street, The Melburnian, 150 Clarendon Street East Melbourne, Freshwater Place and Crown Metropal. Their contemporary residential architecture is simultaneously iconic and personal, aligning form and function to capture a serene environment within the ever-changing fabric of the city.

Adding to their impressive credentials is Capitol Grand, the tallest building outside the Melbourne CBD. Bringing together a series of slender elliptical floorplates, light and shadow will play across its surfaces to create a unique perspective from every viewpoint.

"The combination of reflective high performance glass and a fine metallic finish is divided into graduated groupings that draw the eye upwards, bringing pattern and variety to the façade. The façade works to modulate the view, affording a unique perspective from each residence and an ephemeral presence for those viewing the building externally." – Roger Poole, Former Chairman & Consultant at Bates Smart.

"At the upper levels of the LK Tower, the penthouses occupy a singular ellipse that allows for unobstructed panoramic views of the CBD through to Port Philip Bay, the Dandenong Ranges, leafy Toorak and down the historic spine of Chapel Street." – Kristen Whittle, Director at Bates Smart.

"The apartments, lobbies and residential amenity areas feature timeless, contemporary interior design. Schemes are comprised of modern restrained colour palettes able to provide a neutral backdrop to residents' varied furniture and artwork collections. The finishes are rich, layered and textural. The detailing is crafted and bespoke. Materials are high quality with a luxurious feel." – Jeffery Copolov, Director of Interior Design at Bates Smart.



ARTIST IMPRESSION

*Capitol Grand will change the face
of Melbourne*



LARRY KESTELMAN
EXECUTIVE GROUP CHAIRMAN

LK PROPERTY GROUP

Underpinning a faultless ability to deliver properties of distinction, LK Property Group's dedication to quality, collaboration, and design excellence, consistently delivers results exceeding all expectations.

With over 20 years of experience in residential and commercial property development, founder Larry Kestelman brings an enviable wealth of knowledge and experience to all his projects.

"Working with a dedicated team of in-house design, trade, and sales professionals, we are proud of the impact we've made in Melbourne, adding to the aesthetic of this wonderful city we live in." - Larry Kestelman, Executive Group Chairman of LK Property Group.

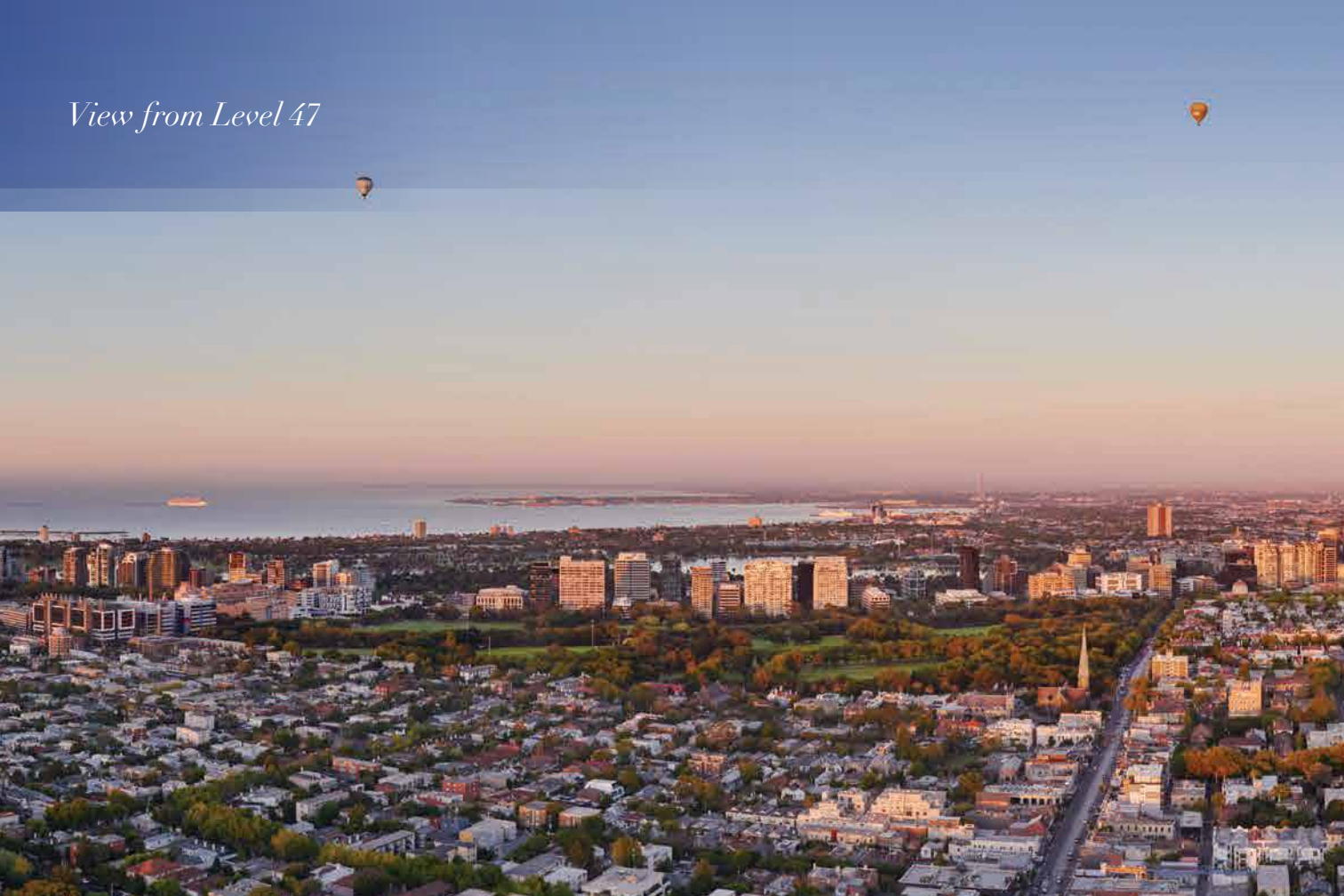
Capitol Grand is the jewel in an impressive portfolio of Melbourne's most notable developments. Just moments from Capitol Grand on Toorak Road is the commanding Gisele, South Yarra, offering 76 prestigious residences. Beautiful bayside living has been realised at The Marc, St Kilda, while The Opus Tower, Southbank, consists of 37 stories of luxury, which complement Melbourne's iconic CBD skyline.

With Capitol Grand certain to become an internationally acclaimed landmark, Larry Kestelman and the team at LK Property Group are focused on delivering the destination development that South Yarra and the wider Melbourne community has long deserved.

"Capitol Grand will change the face of Melbourne. We are thrilled to partner with Bates Smart to bring this six-star lifestyle destination to life. The jaw-dropping views, state-of-the-art exclusive facilities and flagship retail precinct are one of a kind."

"The exclusivity and sheer luxury of Capitol Grand will set a new benchmark in Australia."

View from Level 47

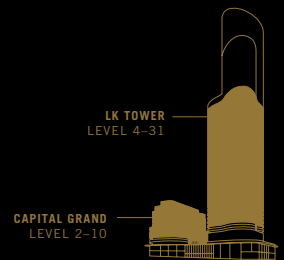


Enjoy quiet contemplation or evening celebrations, with the glittering city skyline, lush green Botanic Gardens and the shimmering Yarra River as a breathtaking backdrop.



THE CLASSIC

Be a voyeur of the main parade from luxury surrounds overlooking the desirable South Yarra vista. Floor-to-ceiling windows entice the imagination and compliment luxurious wide-open spaces inviting the horizon into your home.





Where dreams are made

A sublime space to relax and rejuvenate against the spectacular backdrop of Melbourne's alluring surroundings. Architecturally designed to take advantage of the natural light, perfect for indulging in weekend breakfasts in bed while lounging in the sunlight, and watching the stylish streetscape below.

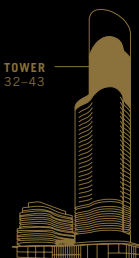
Embodying a new modern sophistication, slip into something more comfortable in a bed framed by seductive surroundings and plush broadloom carpet under foot. A plentiful floor-to-ceiling wardrobe ensures a place for everything – and everything in its place.



THE DELUXE

Embrace the beauty of the changing seasons, above the crowds, above the city, above it all. A view for the privileged few. A view to enjoy. A view well earned.

LK TOWER
LEVEL 32-43



All in impeccable taste



ARTIST IMPRESSION



ARTIST IMPRESSION

Expansive views over Australia's food and wine capital will inspire you to create in your luxury European-feel kitchen. Timber flooring is complimented by natural stone finished benchtops & splashbacks, as well as Gaggenau appliances to ignite the elegant chef within.

Expertly concealed dishwasher and fridge, luxurious soft-close drawers and expansive storage allow for effortless entertaining with family and friends. Here, family traditions of the past are continued, but created amid modern luxury.

Step into indulgence

ARTIST IMPRESSION



ARTIST IMPRESSION

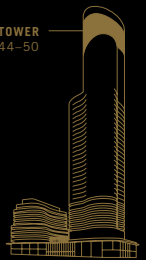
Where dreams are made

THE SUPERIOR

Reach beyond the realm of the senses and escape to a state of utter bliss. The LK Tower residences are the ultimate private sanctuary. With spectacular views and exquisitely refined interiors, each beautifully appointed residence is a haven of rest and relaxation.

While away the hours in unsurpassed style.

LK TOWER
LEVEL 44-50





Be inspired by Melbourne's gourmet culinary culture to effortlessly entertain family and friends.

In your luxury European-feel kitchen, timber flooring is complimented by natural stone benchtops, Gaggenau appliances, concealed dishwasher and fridge, luxurious soft-close drawers and expansive storage.

A place for pampering



ARTIST IMPRESSION

A private place of escape, where body and soul are instantly rejuvenated. Senses are strengthened and respond to the touch of luxury materials, the scent of beauty, the sight of natural stone and bronze.



ARTIST IMPRESSION



Where dreams are made

ARTIST IMPRESSION

*Rest for the mind and rest for
the body*

A private sanctuary where timeless materials of timber, bronze-framed glass doors and fine fabrics have been crafted to create modern luxury. Sunrise will arrive for you before those below, and the day begins as only yours.



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CONCIERGE

New York-style luxury will suffuse even the small details of daily life thanks to the discreet services offered by Capitol Grand's 24-hour Concierge. With this service effortlessly taking care of the small things, days will flow with a gloriously uninterrupted rhythm. Simply sit back and enjoy a life less ordinary.

VALET PARKING

Your time is precious, you're never standing still. Capitol Grand's valet parking service will mean you'll never be delayed. Located on Almeida Crescent, the service will park your vehicle and retrieve it at your convenience.

ONSITE CAR WASH

With an onsite car wash just one of the many extra services offered at Capitol Grand, your car will always sport a pristine showroom shine.

ROOM SERVICE

Luxury abounds but few things cast you into a state of utter bliss like the knock on the door of Capitol Grand's first-class room service. Whether you're planning a quiet night in or holding a lavish dinner party, Capitol Grand's room service will wow by delivering food from any restaurant located within the Capitol Grand precinct. It's just one more heavenly way to indulge the senses at Capitol Grand.

Disclaimer: The amenities mentioned herewith are aspirational and indicative only. Maybe subject to change. The final list of amenities and their respective functionalities will be dependent upon final building design and subject to best practice, relevant laws and regulations.



New York-style comes to Melbourne with Capitol Grand's 24-hour Concierge.



AMENITIES

THE DECK Level 2

The Deck offers residents exclusive access to an array of members only amenities and privileges.



SPA / POOL

Invigorate the body, relax the mind and find your rhythm in The Deck's architecturally designed 25-metre lap pool. Glare control blinds will help you relax and take in the beauty of the pool's stunning glazed tiled feature wall. For further relaxation skip across the natural stone tiles surrounding the pool and lower yourself into the Jacuzzi-style spa.

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ARTIST IMPRESSION



ARTIST IMPRESSION

THE DECK Level 2



LIBRARY

A haven for relaxation and contemplation; the perfect place to lose yourself in the beauty of the written word. Featuring a natural stone fireplace with bronze metal canopy and luxurious seating, the library at The Deck has been carefully designed to encapsulate the beauty of a slower-paced world. On a cold winter's day, feel the warmth of the fire as it softly illuminates the stone bench top bar, timber flooring, and custom designed rug and polished plaster columns. With page-turner in hand or not, you'll be enthralled.



COMMUNAL LOUNGE

The place to meet cherished friends before embarking on a day's shopping or taking your seats at one of South Yarra's famed restaurants. The Communal Lounge, which extends between Capitol Grand and LK Tower, possesses a deeply relaxing quality stemming from beautiful stone walls, a large fireplace, custom designed carpet, and metal and timber veneer wall panelling.

The communal room also features large floor to ceiling windows through which to admire the splendid Jack Merlo designed elevated gardens.

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THE DECK Level 2



MEDIA ROOM

Sit back and relax in one of 18 luxurious seats and watch the action unfold on a 100 inch integrated cinema screen in The Deck's boutique media room. With eighty ounce broadloom carpet providing an excellent acoustic environment, this is the ultimate private cinema experience.



MEETING / DINING ROOM

The scene is set for joyous, unforgettable evenings to unfold. Friendships will deepen and cherished memories will be made as warm conversations are struck over and stimulated by gourmet food and wine in The Deck's dining rooms, which can seat 10 and 12 people. On warm spring and summer nights, slide back the doors and let the night continue in the graceful Jack Merlo designed gardens.





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THE DECK Level 2



ELEVATED GARDENS

The Deck brings a slice of South Yarra's famous curated greenery right to your doorstep with this stunning elevated garden by award-winning Melbourne landscape designer Jack Merlo.

Around the edge of the expansive garden, a number of elliptically shaped pavilions will provide the perfect spot for catching up with friends and relaxing with neighbours on a sun-drenched afternoon.

The striking landscaped space will also feature carefully chosen trees and plants, stone paving, barbecue facilities and a spectacular glassed area, which will shimmer like a pristine lake and provide view lines down to Capitol Grand's luxury retail precinct.

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THE AZURE CLUB Level 33

Exclusive privileges for apartments on level 32 and above. Azure Club is LK Tower's sanctuary in the sky, offering a place of solace among the sparkling lights of Melbourne's city skyline.



INFINITY POOL

Both mind and body will gloriously drift in one of Melbourne's most spectacular infinity pools. This incredible pool will be a dramatic elliptical showpiece that will amaze with its jaw-dropping vistas of the Melbourne skyline and Port Phillip Bay.

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THE AZURE CLUB Level 33



GYM

Tone the body beautiful and focus the mind in the Azure Club's state-of-the-art gymnasium. Stride out, stretch and increase your strength while looking out through glorious floor to ceiling windows at Melbourne's stunning skyline and Port Phillip Bay.

ARTIST IMPRESSION



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THE AZURE CLUB Level 33

MEETING / DINING ROOM

A view to inspire, a view to delight, a view to savour. From this spectacular room situated on Level 33, dinner parties will soar with joie de vivre, while meetings will flow with a greater sense of perspective.

Featuring a central table that can seat 12, timber veneer panelling, polished plaster columns, sheer linen curtains, and custom designed broadloom carpet, this luxurious space will embolden all who enter.

KITCHEN

This kitchen is splendidly designed to create gastronomic wonders for your every gourmet desire. Situated adjacent the Dining/Meeting Room and featuring Gaggenau appliances and reconstituted stone bench tops, this kitchen – which can be used by external catering staff – will prepare many a sumptuous meal.

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THE AZURE CLUB Level 33

LOUNGE

An exclusive lounge that will amaze and relax in equal measure. From the balcony and through floor to ceiling windows, you'll enjoy an amazing vista out over the spectacular Melbourne skyline. With seating for 30 people (including lounge and table seating) the Azure Club Lounge will be an elegant setting to meet friends and relax in comfort.

This high-class lounge will also feature stunning embellishments including a stone fireplace, timber veneer panelling, polished plaster columns, sheer linen curtains and custom designed broadloom carpet.

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CAPITOL GRAND | SOUTH YARRA 59





THE RETAIL

Poised to become the epicentre of style, Capitol Grand will be a premier destination for some of Melbourne's flagship stores. Discover a sublime mix of high-end designers and emerging game-changers right on your doorstep at Melbourne's new go-to for glamour.



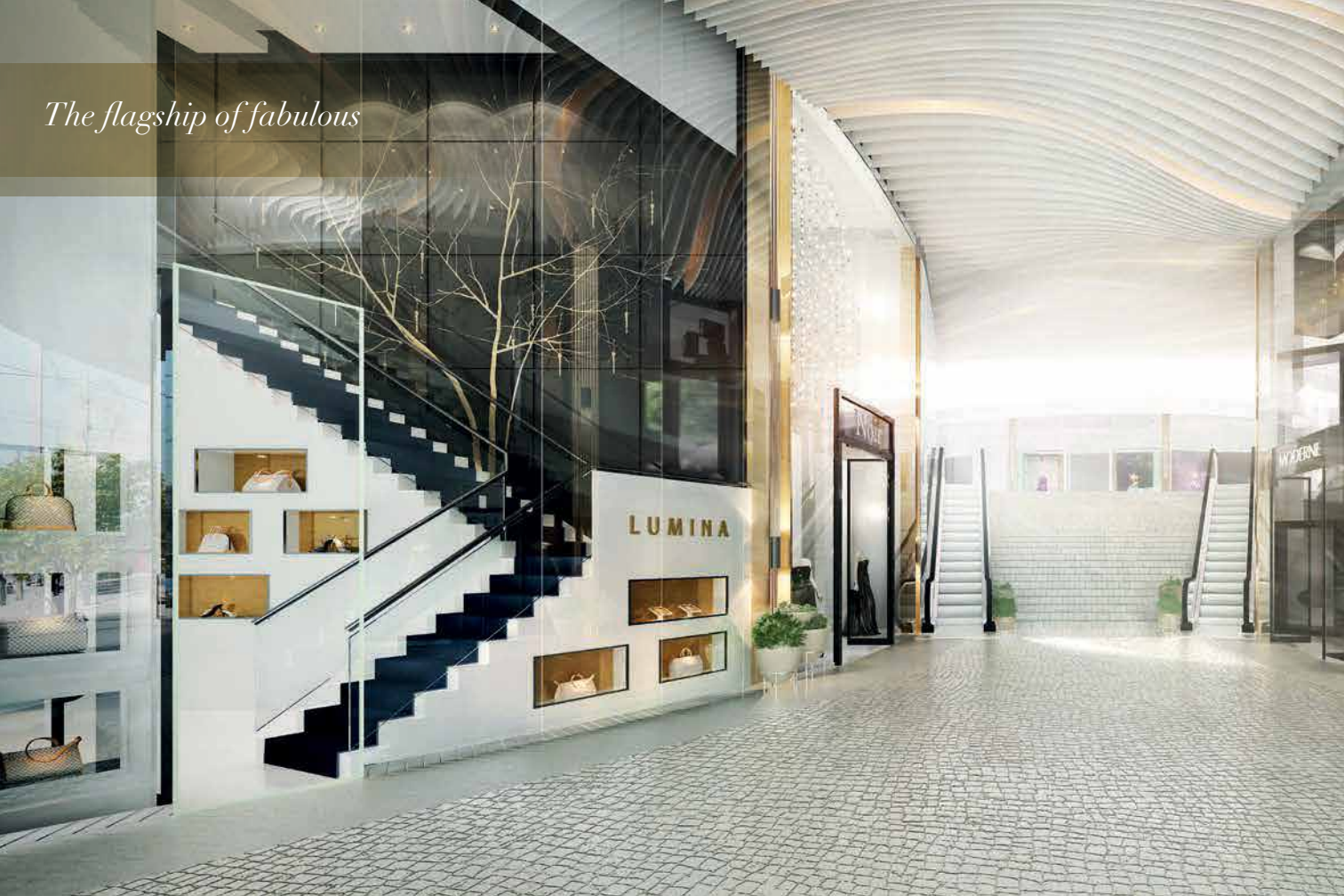
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Melbourne's new landmark



ARTIST IMPRESSION

The flagship of fabulous



Be captivated by the world's most desirable brands showcased over three floors of pure indulgence. Capitol Grand's retail precinct promises a high-end shopping experience with fabulous boutiques tempting at every turn. Expansive windows let the outside in, while the undulating ceiling motif and architectural curves of the precinct's fluid ribbon-like design create a calming ambience. Step into a climate controlled world of natural light and flow and lose yourself in luxury.



THE LOCATION

Live the enviable lifestyle of South Yarra's urbane sophisticates. Capitol Grand offers an opportunity to secure a highly desirable residence in one of the city's most sought-after suburbs.



Whether running The Tan, brunching with friends, or shopping on Chapel St, all of South Yarra's charms are right at your fingertips.

The place to be and to be seen.

IN GOOD COMPANY

NOTEWORTHY NEIGHBOURS

FASHION & BEAUTY

- 1 Aesop 4 minute walk
- 2 A-Esque 2 mins
- 3 Bailey Nelson 8 mins
- 4 Christensen Copenhagen 17 mins
- 5 Green with Envy 4 mins
- 6 Husk 21 mins
- 7 King's Domain Barber Shop 3 mins
- 8 Le Louvre 3 mins

FASHION & BEAUTY (CONT.)

- 9 LIFEwithBIRD 2 mins
- 10 Mecca Cosmetica 4 mins
- 11 P. Johnson Tailors 22 mins
- 12 Sass & Bide 3 mins
- 13 Shakuachi 2 mins
- 14 Scanlan Theodore 1 min
- 15 White Suede 4 mins
- 16 Zimmerman 1 min

PARKS & RECREATION

- 17 Albert Park Lake & Golf Course 32 mins
- 18 Capital City Trail 7 mins
- 19 Como Park 12 mins
- 20 Fawkner Park 13 mins
- 21 Prahran Aquatic Centre 15 mins
- 22 Royal Botanic Gardens 20 mins
- 23 Royal South Yarra Lawn Tennis 17 mins
- 24 St Kilda Beach 50 mins

RESTAURANTS & BARS

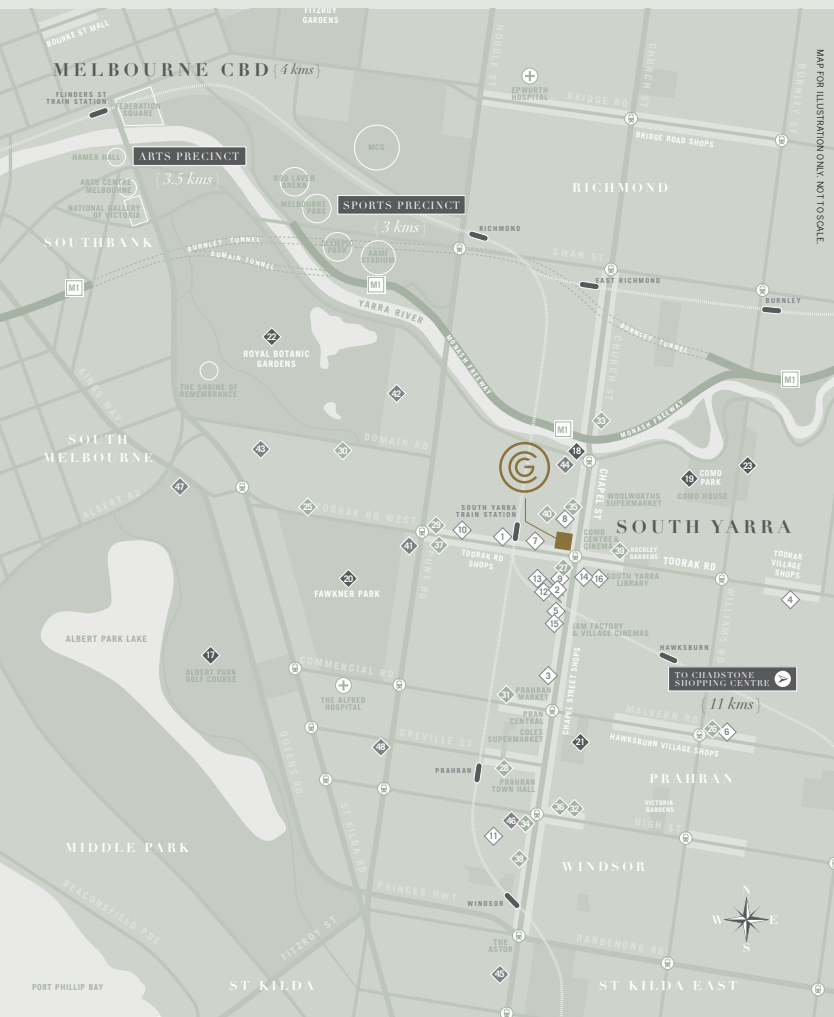
- 25 Bistro Gitan 18 mins
- 26 Bistro Thierry 20 mins
- 27 Caffè e Cucina 1 min
- 28 FOG 17 mins
- 29 France-Soir 10 mins
- 30 The Botanical 21 mins
- 31 The Emerson 13 mins
- 32 The Smith 20 mins

RESTAURANTS & BARS (CONT.)

- 33 Baby 9 mins
- 34 Borsch, Vodka and Tears 18 mins
- 35 Burch & Purchase Sweet Studio 2 mins
- 36 Huxtaburger 19 mins
- 37 LuxBite 9 mins
- 38 Mr Miyagi 20 mins
- 39 Tivoli Road Bakery 3 mins
- 40 Zumbo 4 mins

EDUCATION

- 41 Christ Church Grammar School 10 mins
- 42 Melbourne Girls Grammar School 24 mins
- 43 Melbourne Grammar School 25 mins
- 44 Melbourne High School 5 mins
- 45 St Michaels Grammar School 29 mins
- 46 Swinburne University 20 mins
- 47 Mac Robertson Girls High School 28 mins
- 48 Wesley College 25 mins





CAPITOL

- GRAND -

AN UNRIVALLED OPPORTUNITY

*The epitome of elegance, an iconic landmark,
a destination of desire at the stylish crossroads of
Chapel St and Toorak Rd, where the city's style
aficionados meet and mingle.*

*Experience a lifestyle beyond comparison
at Melbourne's new premier six-star address,
Capitol Grand South Yarra.*

**CAPITOL GRAND
CNR CHAPEL STREET & TOORAK ROAD
SOUTH YARRA, VICTORIA 3141, AUSTRALIA**

FOR MORE INFORMATION

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CAPITOLGRAND.COM

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