



WINDSOR

WINDSOR

Section One

THE BEST OF WINDSOR

04 → 19

Section Two

LUMA

20 → 31

Section Three

LIVING SPACES

32 → 39

Section Four

THE TEAM

40 → 41



The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions only and are intended as a guide only. Loose furniture, white goods and planters and any items depicted are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Vendor, KG High Pty Ltd ACN 180 577 088 and KG Windsor Developments Pty Ltd ACN 001 399 526, or their respective agents, and are subject to change at any time. Images may not identify adjacent structures, features or landscaping. The area, layout and dimensions depicted in images of apartments and common property in the Development are not to scale and may differ from actual areas and measurements upon completion. Measurements are not of floor areas and may be based upon any methodology determined by the Vendor or Developer.

All prospective buyers are advised to carry out their own investigations in order to satisfy themselves as to all aspects of the development and should seek independent legal and financial advice in relation to all information contained in this brochure before entering into a contract of sale to purchase an apartment in the Development. All prospective purchasers rely on their own enquiries in relation to the Development, including areas and dimensions of apartments (it being acknowledged that there are different methodologies of measurement) and common property, having regard to the Architectural Plans, the Specifications, the Plan of Subdivision and any other information in the Contract and the Vendor's Statement. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure has been relied upon and that the Contract of Sale contains the only representations upon which the Purchaser relies.

ILLUMINATING WINDSOR



Bold, bright and inspired by its culturally eclectic locale, Luma will be an exhilarating living experience. Situated between St Kilda and Prahran, Windsor is a bustling cultural precinct close to the CBD, Albert Park Lake and St Kilda Road. Windsor blends a contemporary, independent spirit with heritage gardens and modern urban amenities. Award winning restaurants, gallery spaces and bars are just moments away. With culture alive on your doorstep and unparalleled convenience, life is vivid at Luma.



EVERYTHING YOU NEED

When everything you need is close by, the shift from work to play is effortless. From Luma it's a short walk to Chapel Street or Prahran Railway Station, with the CBD just 4kms away on trams that run past your front door.

St Kilda Junction and Fitzroy Street are moments away from Luma, as is the diverse range of sporting and cultural activities at Albert Park Lake and St Kilda Road.

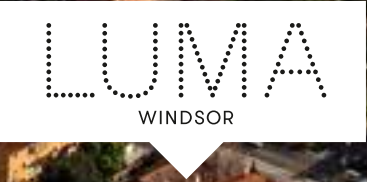
Albert Park Lake

Docklands

St Kilda Road

Melbourne CBD

Wesley College





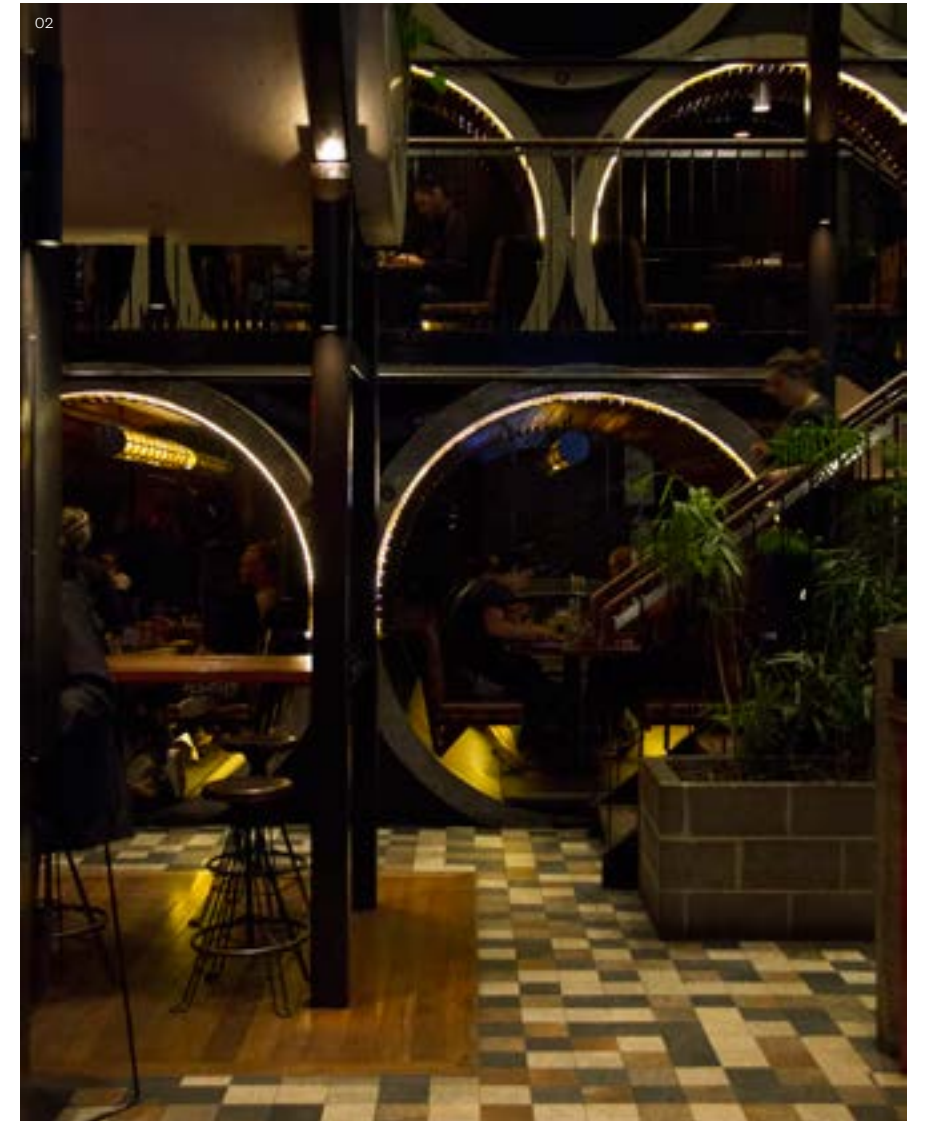


01

LIVE VIBRANT

Windsor is a neighbourhood full of life and colour. Enjoy dinner and drinks with friends at the Prahran Hotel or sail a boat around picturesque Albert Park Lake on long summer evenings.

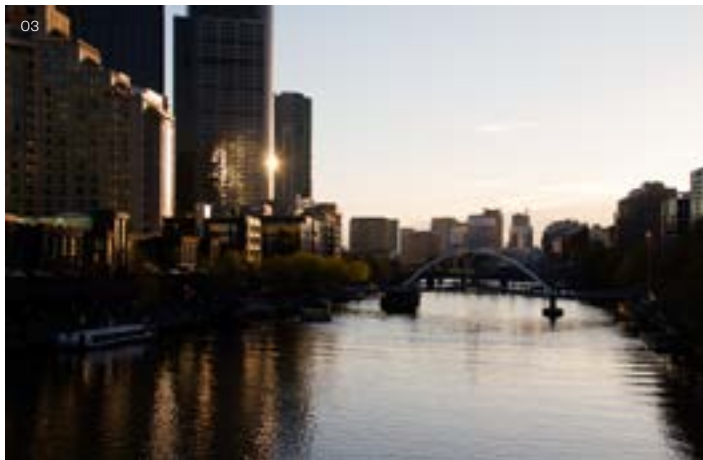
The best of Prahran is only a short distance away, where you can browse in the eclectic boutiques of Chapel Street, or enjoy dinner and drinks with friends.



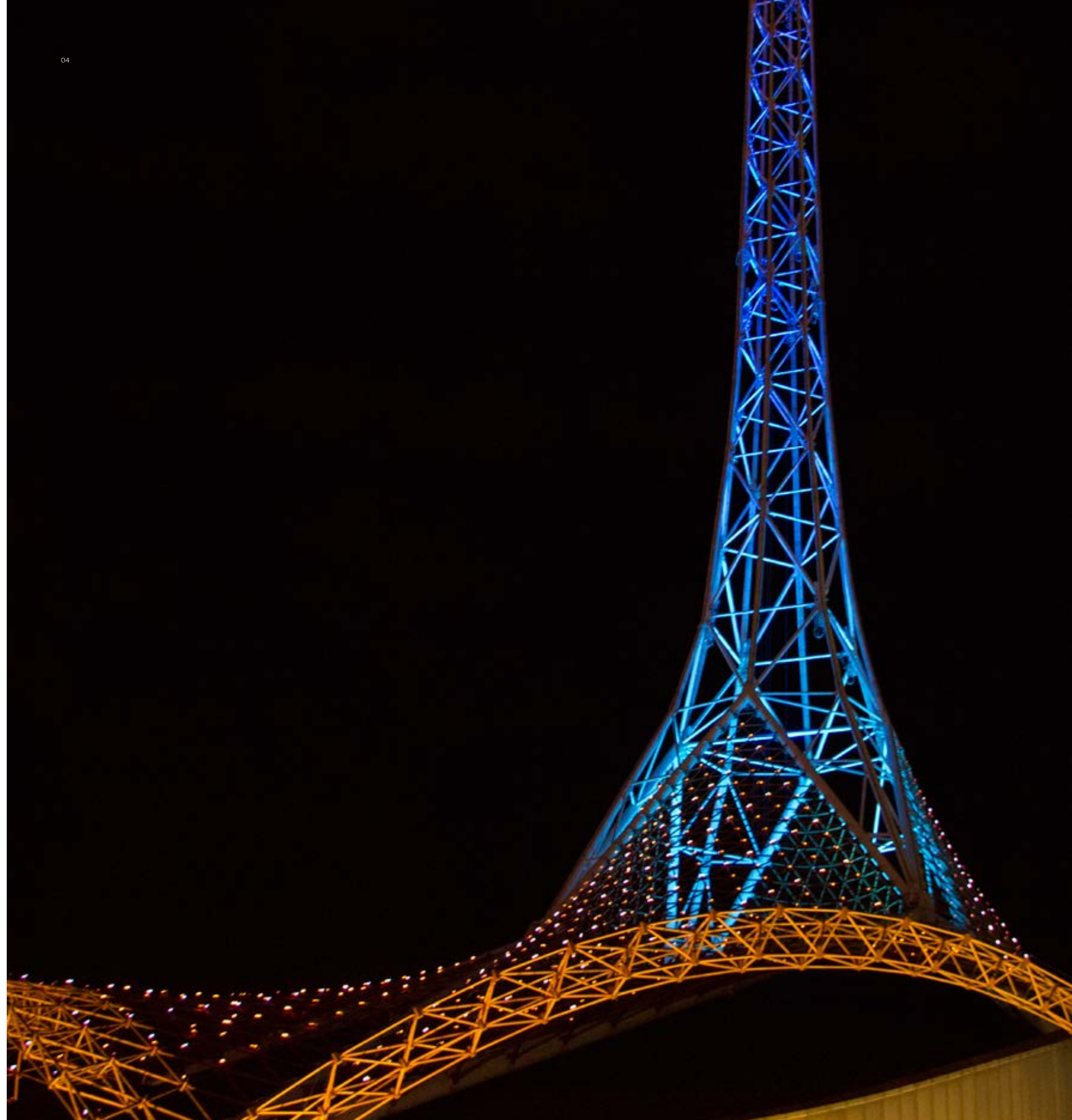
01 Albert Park Lake
02 Prahran Hotel
03 Charlie Dumpling Restaurant

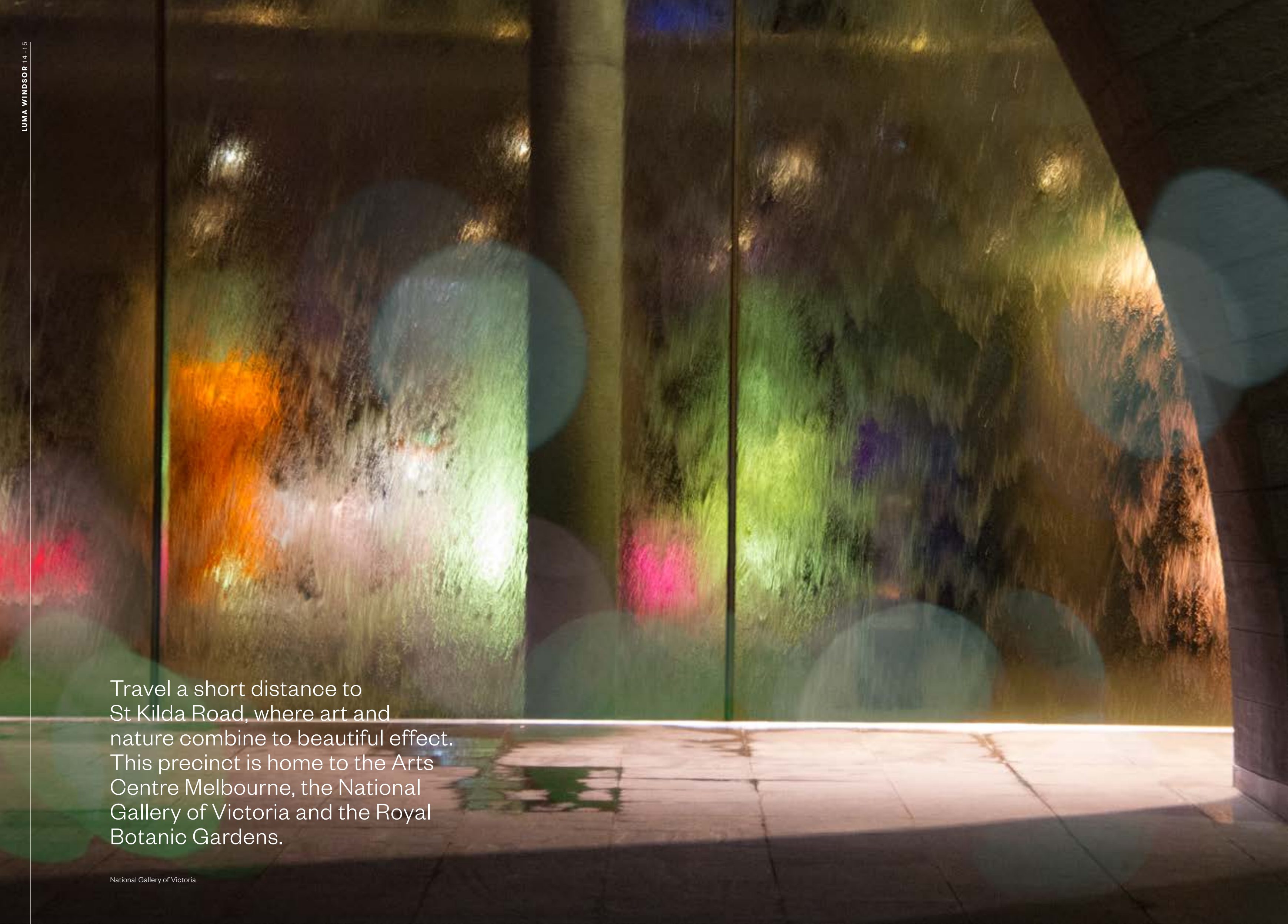


**CULTURALLY
CONNECTED**



01 Melt Café
 02 Wesley College
 03 South Gate, Melbourne
 04 Arts Centre, Melbourne





Travel a short distance to St Kilda Road, where art and nature combine to beautiful effect. This precinct is home to the Arts Centre Melbourne, the National Gallery of Victoria and the Royal Botanic Gardens.



FOOD AND RETAIL



Located within the popular Chapel Street precinct, Windsor has become the destination of choice for dining and fashion. Browse through the eccentric antiques and industrial design at Tarlo and Graham or wander along Artists Lane and Chaotic – a laneway and gallery dedicated to street and mainstream artists.



A CONNECTED LOCATION

● Cafes & Restaurants

- 01 Fonda Windsor
- 02 Dukes Coffee Roasters
- 03 Plenty of Windsor
- 04 Prahran Hotel
- 05 Mr Miyagi
- 06 Charlie Dumping
- 07 Saigon Sally
- 08 The Point

● Shopping

- 09 Chapel Street Retail
- 10 Prahran Market
- 11 Jam Factory
- 12 Collins Street
- 13 South Melbourne Market

● Entertainment & Recreation

- 14 Albert Park Lake
- 15 St Kilda Beach
- 16 Melbourne Arts Centre
- 17 Fawkner Park
- 18 Southbank
- 19 Crown Casino

● Transport

- 20 Windsor Station
- 21 Prahran Station
- 22 St Kilda Rd Tram Hub

● Sports

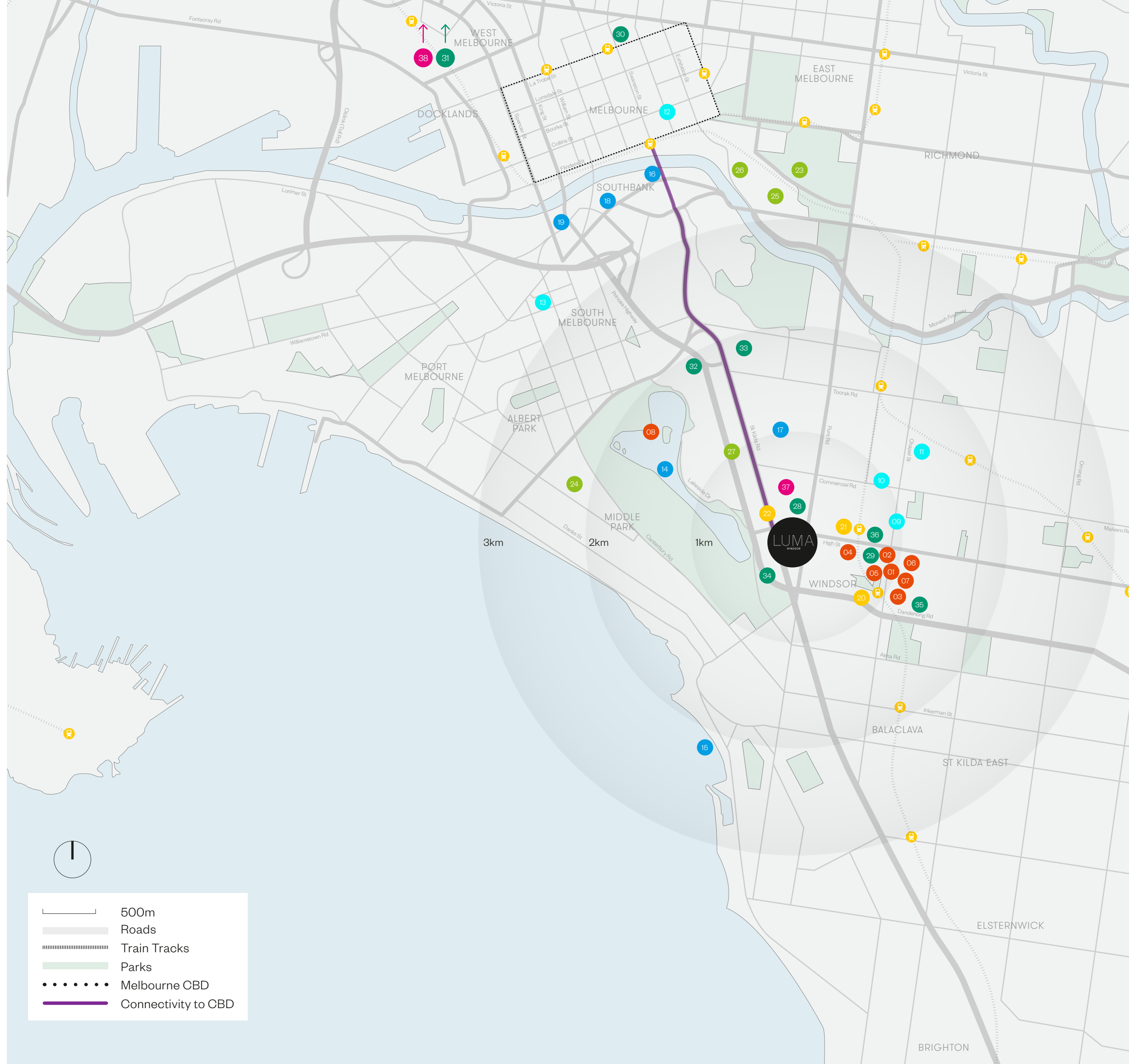
- 23 MCG
- 24 MSAC
- 25 Hisense Arena
- 26 Rod Laver Arena
- 27 Albert Park Golf Course

● Education

- 28 Wesley College
- 29 Swinburne University
- 30 RMIT
- 31 Melbourne University
- 32 Mac.Robertson Girls' High School
- 33 Melbourne Grammar
- 34 The Australian and New Zealand College of Anaesthetists
- 35 Presentation College
- 36 NICA

● Hospitals

- 37 Alfred Hospital
- 38 The Royal Melbourne Hospital



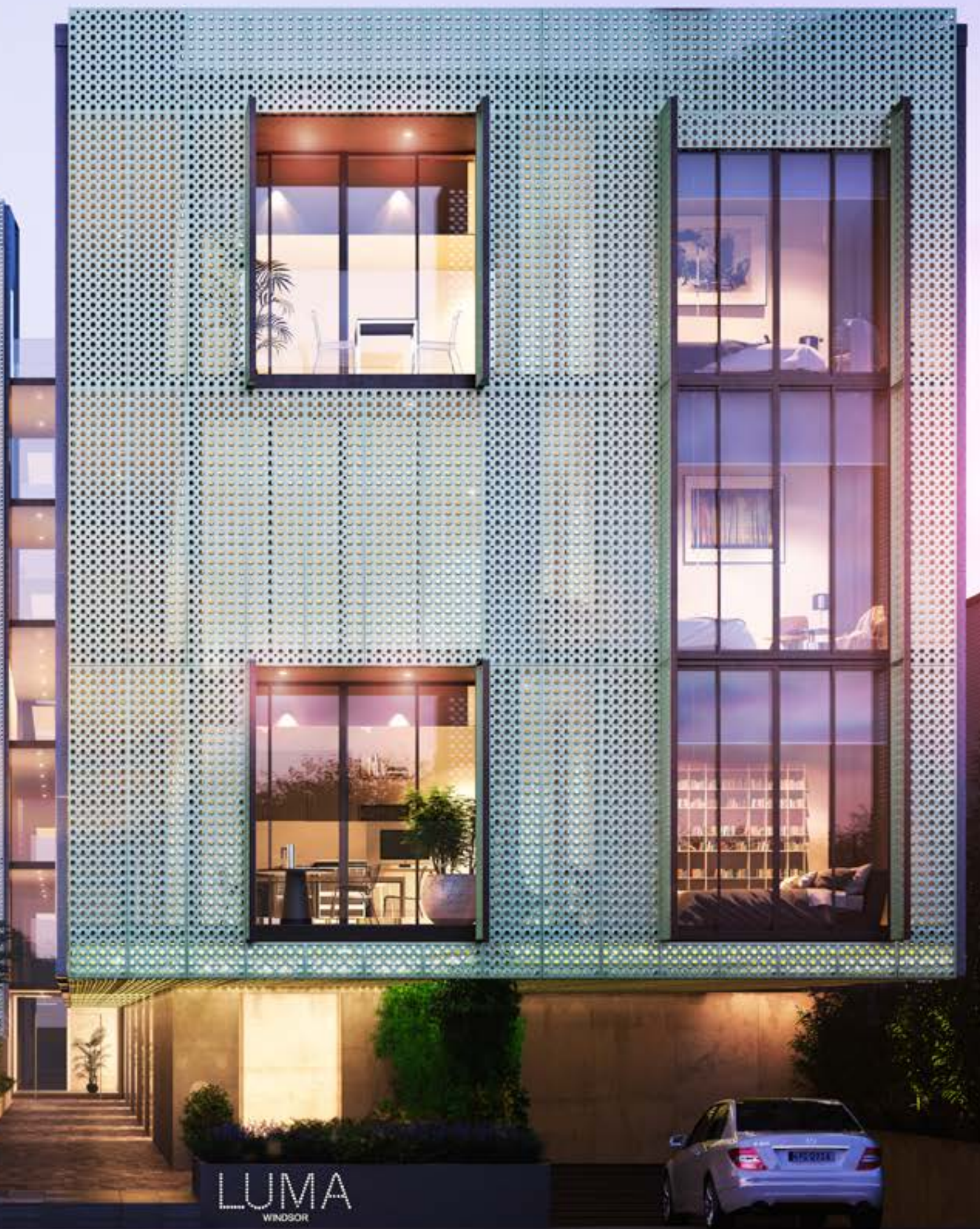


ILLUMINATE YOUR LIFE

Architects Jackson Clements Burrows have conceived a striking and radiant landmark for Windsor. Wrapped in perforated mesh, this iconic building brings together architecture, lighting design and outdoor spaces to redefine 21st century living.

Ribbons of vividly coloured mesh will envelop three distinct architectural components, with operable bi-fold screens creating an ever-changing façade. An elongated walkway creates a grand sense of entry with lush landscaping, a prelude for the magnificent roof garden.

These elegant apartments will be a dynamic expression of both the people who live at Luma, and the culturally eclectic locale of Windsor.





PLAY OF LIGHT

Luma will be both a pixelated work of art and a bold statement in urban luxury.

The distinctive exterior with pre-cast façade by Matthew Johnson will provide an artistic edge to this boutique development – a living urban canvas that glistens in the sun during the day and glows through the night.

MATTHEW JOHNSON

Johnson, a renowned Australian artist, is creating a series of apertures over the expansive Luma walkway. Coloured lenses housed within an abstract grid will backlight the façade, creating a vibrant installation.



COMMUNAL SPACE

Apartment living at Luma extends to a sculptured rooftop garden – an opulent space in which to unwind and enjoy the spectacular views of the city and bay. This private facility features a broad expanse of lawn, decking and lush landscaping to provide separate areas to entertain or relax.

A focal point of the roof garden will be a fire pit surrounded by lounges and day beds, with an adjacent table tennis and barbecue area. Also on level six, a beautifully furnished dining and kitchen area is yours to share or book for dinner parties or gatherings.







LIVING SPACES

Luma is a modern living experience inside and out with stunning interiors crafted by Jackson Clements Burrows. Their thoughtfully considered design is reflected in everything from the clever use of space to the selection of quality materials.

Everyday luxury comes standard with each home featuring the finest fittings

and finishes including beautiful stone bench tops and integrated Miele appliances. A contemporary black and white colour scheme and louvred glass screens allow for personal styling and configuration of each space, and the striking bi-fold screens allow residents to control their levels of shade and privacy.







THE DEVELOPER

Established in 1995, Cutting Edge Developments is a unique property development company with a strong focus on crafting boutique apartment blocks in Melbourne's most prized locations. Cutting Edge Developments deliver to the highest standards providing Melbourne's growing population with quality apartment style living.

cuttingedgedevelopments.com.au

CUTTINGEDGE
DEVELOPMENTS



01
Luxe Residential
155-157 Balaclava Road
Caulfield North

02
Edenvale Apartments
216 Station Street
Edithvale

Previous projects include:
Luxe residential
Caulfield North
30 Apartments
Project value \$20m

Aqua Port Melbourne
14 Apartments + 1 Commercial
Project value \$12m

Edenvale Apartments Edithvale
11 Apartments
Project value \$5m

Blessington
St Kilda
6 Apartments
Project value \$4m



02



THE ARCHITECTS

Jackson Clements Burrows Architects (JCB) is a design focused studio committed to the delivery of exceptional architecture and design. JCB was established in 1998 by Tim Jackson, Jon Clements and Graham Burrows to form a collaborative team with a shared commitment to the exploration of innovative architecture driven by environmentally sustainable design principles. JCB currently employ approximately 40 architects and interior designers with a diverse range of project experience.

JCB's projects have been widely recognised through extensive coverage in leading Australian and International design journals and publications. Their work has also been acknowledged through the receipt of numerous Australian Institute of Architects and industry awards for an extensive portfolio of residential, commercial, institutional, interior and urban design projects.

jcba.com.au

Upper House
518 Swanston Street
Carlton

jacksonclementsburrows

SALES AND MARKETING

Colliers International Melbourne Project Marketing team are market leaders, specialising in the development and implementation of sales and marketing campaigns for large scale residential development projects. Over the last 24 months, Colliers International have sold over \$5 billion of Melbourne property. The Colliers team prides itself on having an exceptional understanding of market drivers and has assisted Cutting Edge Developments working with the greater project team to create Luma Windsor.

colliers.com.au





LUMAWINDSOR.COM.AU

CUTTINGEDGE
DEVELOPMENTS

