

Samuel.



About Us

Combining passion, experience and professionalism to deliver considered property developments.

Samuel Property is a family-owned, Melbourne-based property developer, specialising in the high-end multi-residential sector. In less than a decade, the company has quickly emerged as one of Melbourne's progressive new contributors to the contemporary residential landscape.

Through diligent research and rigorous processes, Samuel Property interprets market trends and economic influences then applies this knowledge to develop 'ahead of the market' projects. An agile and dedicated team bring together impressive backgrounds in property, construction, engineering and design, as well as extensive experience in major projects across the fields of residential, retail, industrial and commercial property.

A people-centric philosophy informs their approach that gives purpose to aesthetics. Each new project is an individual and considered offering, created to provide meaningful experiences at every turn by anticipating the current and future needs of the resident while forging a deep connection with each unique neighbourhood.



The Team

We follow a people centric philosophy that informs our approach, maintaining consideration of the end-users at all times.



Illan Samuel
Managing Director

Founder and Managing Director of Samuel Property, Illan's passionate approach is evidenced by his hands-on nature through all aspects of the development process. He hopes to leave a lasting impression on the Melbourne property landscape, producing high-quality buildings that can be enjoyed for generations to come.



Romy Jackson
Development Director

Leading the development team with his meticulous and methodical approach, Romy's attention to detail is a testament to the dedication it takes to produce high-calibre projects, that are both elegant and timeless. Romy works closely with the entire project team, expertly delivering each development with precision and finesse.



Benedict Crowe
Project Director

Ben leads the project management team and has extensive experience delivering complex projects across various industry sectors. A sound understanding of the design and construction process enables Ben to proactively engage with consultants and contractors to manage risk through all phases of the project life cycle.



THE
Samuel.
STANDARD

The Samuel Standard represents our benchmark for excellence. Our projects are meticulously planned and managed, ensuring a high calibre of finish through considered design and quality craftsmanship.

Premium Design Inclusions

- Water, gas and power provision to all courtyards and terraces
- Seamless transition to outdoor spaces, hobless tracks
- Recessed pelmets for window furnishings throughout
- Fully integrated premium kitchen appliances
- No heating/cooling condensers in courtyards or terraces
- No visible downpipes in courtyards or terraces
- Linear slot heating/cooling diffuser with no exposed split system units
- Soft closing draws, inbuilt bins, adjustable shelves
- Natural stone benchtops
- Generous electrical and power provisions
- Ample storage areas

Safety & Security

- Reputable consultants, designers, builders and engineering input
- Video intercom connected to all entry points
- Secure swipe card access to each floor
- Secure, lockable mailbox facilities
- CCTV security to all main entry points
- MFB remote fire monitoring
- Private, secure underground parking

Acoustics & Insulation

- Solid concrete ceilings and floors
- Wool carpets with premium underlay
- Solid entry doors to each residence with soft close
- Insulated, fire rated party walls
- MFB and VBA approved materials and design

Environmental

- Solar panels and water tanks
- Rain recycling for irrigation and toilet flushing
- LED energy efficient lighting to all areas
- 6-star green building rating as minimum
- Low viscosity paints
- Non-flammable cladding
- MFB and VBA approved materials and design
- Double glazed windows

Buyers Guarantee

Non-combustable facade materials

All vertical facade material has been fully certified in accordance with MFB regulations.

Builder Guarantee

Defects period extended to 52 weeks post completion of building contract and up to 10 year building warranty.

Appliance Warranty

Up to 7 year appliance warranties and guarantees available.

Accreditations



Environment,
Land, Water
and Planning

Better Apartment
Design Standard



Six Star
Energy Rating



Six Star
Water Rating



Locally Sourced
Materials



Full Height Double
Glazed Windows



Cross-flow
Ventilation



Samuel.

AFTER CARE



Introduction of After Care

1

To ensure a seamless transition from purchase to settlement, a dedicated representative will be assigned to help guide you through this process. We provide on-going support, exclusive offerings, and regular updates on the progress of your new home.



Builder Appointed

2

From here we will begin communicating with you regularly via email, providing detailed updates on all the latest progress on-site. This begins upon announcement of the builder appointment, opening the doors to ongoing 'behind the scenes' access.



Customisation Briefing

3

At this stage in the process, we allow the opportunity to customise your new residence to best suit you. The project team will assist in making this a simple and smooth process, ensuring all your desired modifications are appropriately considered.



Pre-Settlement Inspection

4

Prior to settlement, you will be invited to your pre-settlement inspection where you and a Samuel representative can review all aspects of your new home, including any customisation that has been incorporated. This occurs once the project team has completed their extensive internal defecting procedures.



Construction Completed

5

A representative will be in contact with you to organise a handover of your owners manuals, keys, swipe access and any associated paperwork that will be made available for your collection. At this point, a scheduled move-in date will be confirmed, which will occur once settlement has taken place.



Welcome Home

6

Congratulations and welcome to your beautiful new home. From here a chosen and reputable Owners Corporation will take over management of the building, including any move-in support that you require. Please don't feel like you've left us though, we'd love to stay in touch.



Our Recent Projects

Turner

Address
**1565 Malvern Road,
Glen Iris**

Total residences
31 Apartments

Project value
\$40m

Builder
**Figurehead
Construction**

Architect
**Bruce Henderson
Architects**

Interiors
**Bruce Henderson
Interiors**

Landscape Architect
John Patrick Landscape

Status
Completed March 2018

A collection of all things beautiful.

The absolute benchmark for luxurious, bespoke living set amongst the leafy surrounds of Glen Iris, Turner Residences represents a lifestyle of opulence and sophistication, matched only by its considered architectural design, customised attention to detail, and a stunning location to truly cherish.

Surround yourself with space and light.

Graceful, inviting, and overflowing with natural light, each Turner apartment has been designed to maximise space, while superior materials, luxe finishes, and brilliant bespoke features meld together to create a living experience like no other.

Surround yourself with the good things in life.

Steps away from public transport and a wealth of bustling Malvern Road cafes, Turner defines Glen Iris convenience. Gardiners Creek and surrounding parklands is your scenic setting for Sunday morning strolls, while an abundance of renowned primary and secondary schools and the famed Kooyong Lawn Tennis Club means you have all your bases covered.





Actual Photo

Saint George

Address
**11 St Georges Avenue,
 Bentleigh East**

Total residences
15 Townhouses

Project value
\$15m

Builder
Carelli Constructions

Architect
**Bruce Henderson
 Architects**

Interiors
**Bruce Henderson
 Interiors**

Landscape Architect
ACLA

Status
Completed March 2019

Tucked away in one of Bentleigh East's most sought-after pockets, Saint George affords residents a tranquil village lifestyle while also being a stone's throw to some of the area's liveliest amenities and attractions. Saint George delivers luxury, space and sophistication on top of a friendly community feel.

More than just a collection of ultra-modern and architecturally inspired townhouses, Saint George is a genuine community. Lush landscaped gardens and considered design and planning creates a serene and friendly village feel. Enjoy the quiet surrounds, yet be afforded the opportunity to embrace the surrounding Bentleigh East lifestyle which places a premium on active and social living. Make the most of the abundance of open parklands for leisurely weekend strolls and after work runs, while the popular Glen Eira Sports and Aquatic Centre is one of Melbourne's premier activity venues.

From renowned Bruce Henderson Architects, each exquisite Saint George townhouse has everything you could possibly want from a home. Stunning light and beautiful leafy views define each dual level dwelling, while flexible and open floorplans, high-end fittings and fixtures both inside and out, and the advantage of a double lockup garage for each residence separates Saint George from the rest.



Actual Photo



Actual Photo



Actual Photo

Caspian

Address
**43 Crisp Street,
Hampton**

Total residences
18 Apartments

Project value
\$35m

Builder
**Figurehead
Construction**

Architect
BayleyWard

Interiors
BayleyWard

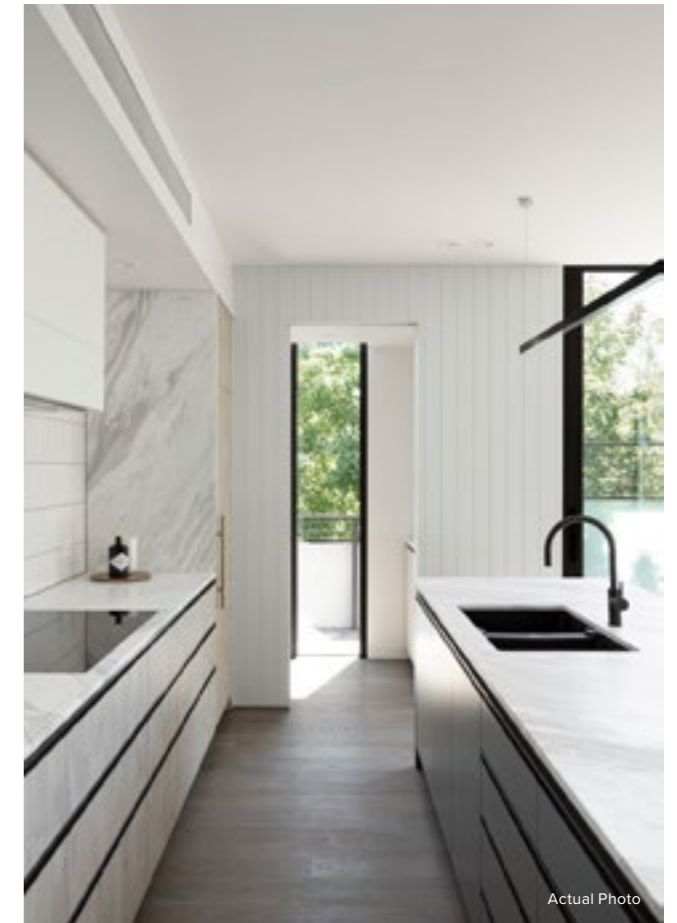
Landscape Architect
Jack Merlo

Status
**Completed
November 2020**

An uncompromised collection of two and three bedroom residences. Elegantly designed, generously proportioned, and set right in the heart of Bayside, Caspian stands as the newest high quality, boutique development from Samuel, crafted in close collaboration with BayleyWard and Jack Merlo.

With the exclusive offering of eighteen oversized residences, Caspian has set the benchmark for contemporary and intelligent living – in an impeccable Hampton location, close enough to the action yet still stunningly peaceful. Defined by graceful and flawless attention to detail, the development will offer residents an uncompromising living experience in one of Hampton’s most exclusive and desirable positions.

Discreet, functional design effortlessly harmonises with generous proportions and high quality details to create these inspired Caspian residences; offering less maintenance and more freedom. Careful consideration has gone into each and every residence, with the aim of taking residents on an enticing journey of true unity from outside to in. Matched by an elegant selection of fittings and fixtures, including market leading appliances by Wolf and Liebherr, Caspian has been crafted for locals who desire a home that surpasses expectation.





Actual Photo

Edition

Address
**65 Lansell Road,
 Toorak**

Total residences
3 Apartments

Project value
\$27m

Builder
Flux by Figurehead

Architect
Cera Stribley Architects

Interiors
Cera Stribley Architects

Landscape Architect
Jack Merlo

Status
**Completed
 March 2021**

An expression of three distinctly individual homes established over four levels, with all the hallmarks of a high-end, stand-alone residence. Samuel Property, Cera Stribley Architects and Jack Merlo have captured the attention of the design industry with their art inspired approach to high-end residential design.

Edition sits graciously with the pedigree heritage of the neighbourhood, its unique spaces are conceived for modern life yet display the craftsmanship and depth of character found in buildings created a century ago.

A single building envelope encompasses three individual residences of varying size and philosophy. Architecture and Interiors by Cera Stribley Architects rethinks conventional apartment design to present a residence distinguished by size, intimate detail and grand statements of liveability.

Edition invites you to live within Melbourne's most exclusive residential enclave, in what has become one of Toorak's most compelling new architectural statements.



Actual Photo



Actual Photo



Actual Photo

Willow

Address
**74 Well Street,
Brighton**

Total residences
14 Apartments

Project value
\$46m

Builder
Minicon Construction

Architect
BayleyWard

Interiors
BayleyWard

Landscape Architect
Acre

Status
Completed February 2023

A Private Haven, A Place of Calm. A distinctive collection of two, three and four bedroom residences.

Inspired by nature, Willow presents a harmonious, elemental approach, delighting your senses in every moment. Its biophilic design is the culmination of thoughtful research and innovative thinking, imagined for your health and wellbeing.

Willow embraces a peaceful, tree-lined side street, close to the beach and vibrant Church Street. Soft arches and the brick façade are reminiscent of Brighton's most charming residences, echoing the neighbourhood's unique character. Beautifully landscaped to the foreground, there is a sense of journey even as you approach your front door. Step inside your private haven and into a place of calm.

A sanctuary that lives and breathes,
Willow is a life-form of its own.





Louise

Address
**8 Louise Street,
Melbourne**

Total residences
104 Apartments

Project value
\$120m

Architect
Cera Stribley

Interiors
Cera Stribley

Landscape Architect
Acre

Builder
Hamilton Marino

Status
**To be completed
by mid-2025**

Designed by Cera Stribley, LOUISE evokes a sense of place, a soft billowing tower inspired by its surrounding heritage and contemporary buildings. Its biophilic design brings you a place that lives and breathes, a building that considers the well-being of its occupants and visitors.

Imagined as a new legacy in this extraordinary neighbourhood, LOUISE offers elevated living, ready for the future. Every detail has been considered to create a robust landmark that will last for generations. From sunrise to sunset, it enables a lifestyle that embraces the outdoors and life's many pleasures, great and small. Every aspect of Louise has been designed to epitomise quality of life. Curated interior palettes around the themes of sunrise and sunset, offer a blank canvas to cultivate your own sense of style.

With the best of Melbourne just moments from your doorstep, living your best life is easy at LOUISE. From sun-kissed mornings by the water to vibrant evenings in the city, every moment enriches and inspires.



Artist Impression

Cato

Address
**17 Cato St,
Hawthorn East**

Total commercial
4,500m² of NLA

Project value
\$60m

Architect
Cera Stribley

Interiors
Cera Stribley

Status
In Progress

17 Cato St in Hawthorn East aims to revolutionise office spaces by providing a flexible and healthy ecosystem for collaboration, growth, and learning. It acknowledges the changes society has undergone post-COVID and the need for flexible working environments.

The design pays homage to Hawthorn East's historical ties to brick and clay, blending natural landscapes with an earthy-toned design. The street-facing ground plane is rich with lush vegetation and permeable street walls for the public.

Above the ground level, tenants will have access to large, flexible spaces with a focus on user well-being. The building's facade allows fresh air intake and views of the CBD from landscaped terraces.





Artist Impression



Artist Impression

Cowes

Address
**8 Warley Ave,
 Cowes**

Total residences
91 Apartments

Project value
\$70m

Architect
Bruce Henderson Architects

Interiors
Bruce Henderson Interiors

Landscape Architect
John Patrick

Status
In Progress

8 Warley Ave is located in the beachside setting of Cowes, on Phillip Island, offering a serene escape from the hustle and bustle of the city. Its central corridor draws the eye to surrounding landscaping, while the vaulted canopy entry links the buildings, adding to the great location of Cowes.

Large terraces take advantage of surrounding views, featuring planters for a landscaped link. The built form features screening battens and articulated facades that offer a true sense of human scale and individual identity, while also paying homage to the natural environment.

The materials used in construction add fine-grain detailing and visual interest to the property.

Experience the beauty of Cowes at 8 Warley Ave, the perfect place to relax and unwind.



Hali

Address
**111 Point Nepean Rd,
Dromana**

Total commercial
70 Townhouses

Project value
\$100m

Architect
Cera Stribley

Interiors
Cera Stribley

Landscape Architect
Tract

Status
In Progress

Hali, located across from Dromana beach, draws inspiration from the iconic architectural style of 1960's kit-homes.

It features 70 boutique townhomes that pay homage to the era's framing aesthetic, utilising natural materials such as brick and timber, and blending the natural environment both inside and outside.

The design aims to capture the essence of the surrounding natural environment, resulting in a modern and stylish take on a beloved architectural style.

Hali's fantastic location in the Mornington Peninsula, only one hour from Melbourne, where the hills meet the water, makes it the perfect place to enjoy natural beauty and modern comforts.



Artist Impression



Artist Impression



Samuel Property

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