

NOUVEAU

NEDLANDS



Enjoy a vibrant lifestyle, in a place that is new.
Sophisticated, stylish, a place that is you.
Where the river flows gently and culture is strong,
Contemporary, classy; a place you belong.



A feeling of belonging on Broadway

Introducing Nouveau, a bespoke art deco apartment development on iconic Broadway in Nedlands. Inspired by the graceful curves of the Swan River, Nouveau is the epitome of vibrant urban living. Featuring 17 spacious 2 and 3 bedroom apartments over 6 levels, Nouveau beautifully harmonises contemporary chic with retro art deco.

Exclusive views reserved just for you

Superior architectural design with stunning views to match, life at Nouveau is reserved for a sophisticated few; those who appreciate the finer things in life.

Immerse yourself in the sights and sounds of your stunning neighbourhood from the comfort of your living room.

Sweeping views to the east stretch across the majestic Swan River to the CBD and up to the Perth hills. To the west, watch the sunset over the coast as golden hour fills the sky with warm amber rays.



Design



Imagine a life of luxury and leisure



Indulge in a lifestyle that oozes contemporary sophistication. A feeling of peaceful pleasure will wash over you as you walk through the front door of your home at Nouveau.

Your spacious open plan living area flows seamlessly from the entryway, through the heart of the home to your modern kitchen. Large floor to ceiling windows allow for an abundance of natural light to fill your living room.

Relax and breathe in the fresh air from your private balcony or entertain in style with an elegant sundowner.



Welcome to chic, contemporary living

Presenting the heart of the home. Your large open plan living space is perfect for entertaining guests or enjoying a quiet night in.

Each apartment features premium stone benchtops, textured finishes, elegant tiling, and contemporary oak flooring.

High ceilings and large windows provide an abundance of natural light.

Private balconies offer amazing views either across the Swan River, up to Kings Park, or towards the coast.



Awaken your mind, body and spirit

Wake up each morning to beautiful city views from your luxurious master bedroom. Plan your activities for the day while gazing out of your wide window, which fills the room with revitalising sunshine. Plush carpet underfoot and soft-toned finishes create a calming energy throughout your spacious bedroom.



Indulge in the
finest things in life



3 BEDROOM APARTMENT

Designed for those who crave ultimate luxury living, Nouveau features three exclusive three-bedroom apartments. These exquisite homes are the epitome of sophistication. Expansive open plan living areas provide plenty of room for entertaining, and a large private balcony is perfect for a scenic soiree.

PENTHOUSE

Reserved for those who seek a lifestyle of pure elegance, we present Nouveau's prestigious penthouse, which sits glamorously on the sixth floor. As you enter from the private lobby, the Penthouse greets you with a stunning, sweeping living area and a large central kitchen with a scullery. A wide balcony extends across the entire southwest side of the home, offering stunning views of the Swan River and Perth City.



Gallé Colour Scheme



Gallé is elegant and soothing, creating a sense of calming Zen throughout your home.

Your luxurious organic vein quartz island bench stands gracefully in the centre of your kitchen, complemented by light oak cabinetry and oak timber flooring.

The ambience continues to trickle into the bathrooms, with delicately veined tiling offset by crisp, cream cabinetry.

Vallin Colour Scheme



Vallin is bold, contemporary and sophisticated. Cool grey stone benchtops are perfectly contrasted with charcoal cabinetry, bringing a feeling of balance to your kitchen. Driftwood timber flooring ties the colour scheme together and creates a feeling of warmth in the heart of your home.

Modern floor tiles in the bathroom feature delicate smoky veining and are complemented by classic clean white cabinetry.

Lifestyle



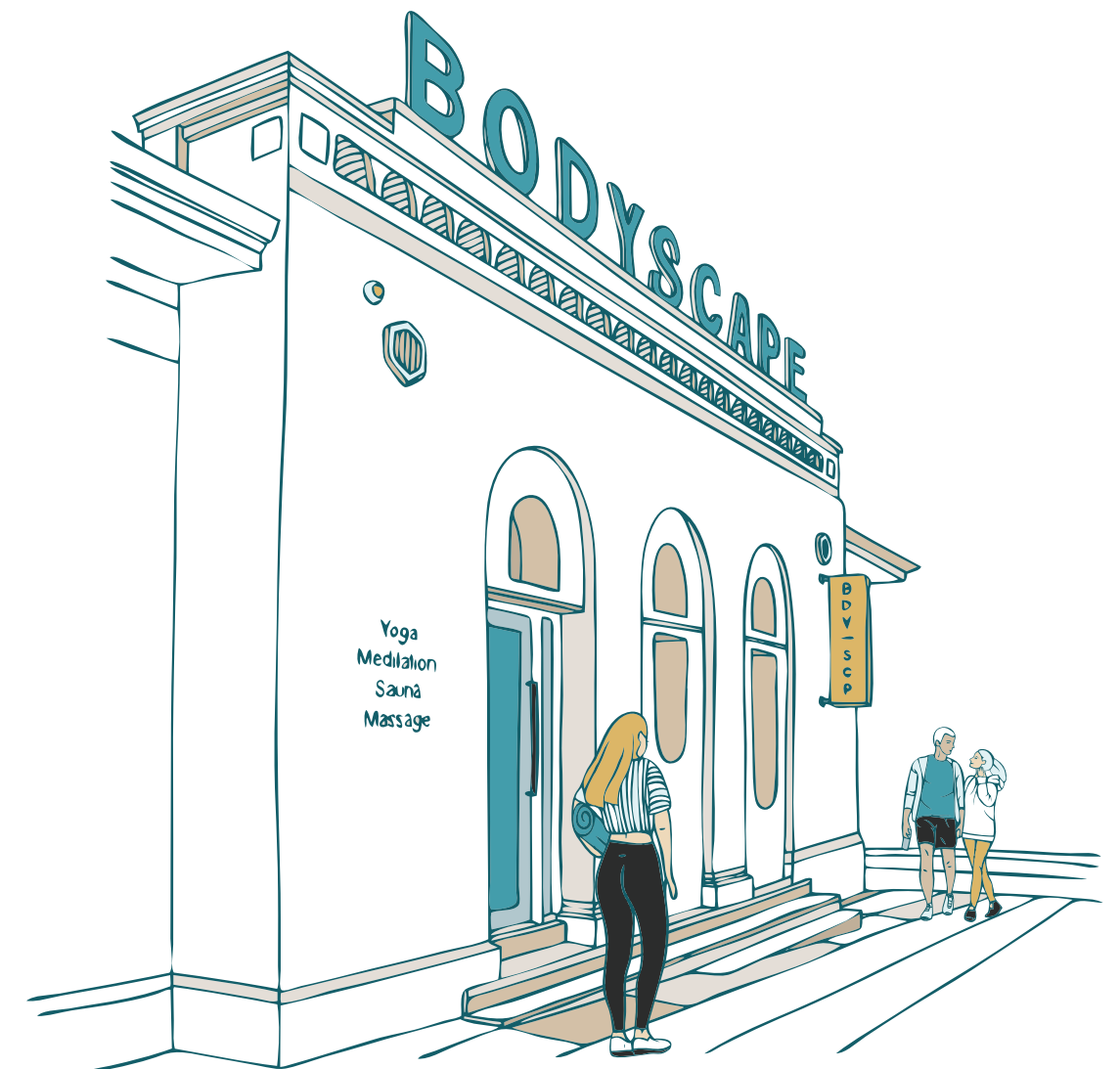
Embrace the vibrant Nedlands lifestyle

Iconic Broadway offers a myriad of boutiques and premium dining options for you to explore.

Spend your days browsing through high-end clothing stores like Since I Found You and Doff's Boutique. Sample the many culinary delights on offer at the cafés, bars and restaurants dotted along Broadway down to Matilda Bay Reserve. Little Way is a charming café & restaurant with a Mediterranean-inspired menu and a luscious outdoor dining area. Steve's Bar & Cafe has been a neighbourhood favourite since the 30s and serves modern Australian cuisine and fine wine.

Enjoy an active weekend by getting out on the water at Royal Perth Yacht Club or Mounts Bay Sailing Club. Find balance and your inner Zen at a nearby elite fitness club such as Bodyscape or Nedlands Yoga Studio. Or breathe in the fresh air and take in the picturesque views during a peaceful bicycle ride along the river.

Nestled between Broadway and the Swan River foreshore stands the prestigious University of Western Australia (UWA), the only global top 100 tertiary institute in the state. UWA is also home to Somerville Auditorium which features a vibrant outdoor cinema in the warmer months.



Location



A neighbourhood synonymous with style and sophistication



With Broadway stretching from Stirling Highway to the Nedlands foreshore, life at Nouveau means you're just a stone's throw away from stylish boutiques, high-end restaurants, elite fitness clubs and all of life's conveniences.

At Broadway Shopping Centre you will find fresh produce, boutiques, specialty stores, medical services and numerous dining options.

Close to the freeway, hospitals, schools and the prestigious UWA, all the necessities in life are nearby at Nouveau.

Nedlands sits next door to some of Perth's most iconic natural beauties like Matilda Bay and Kings Park & Botanic Garden, which comes to life in spring with over 3000 of the State's unique flora in bloom.



NOUVEAU

Nedlands Golf Club
1.5km

Melvista Park
1.4km

The University of
Western Australia
400m

Broadway Fair
Shopping Centre
150m

Matilda Bay Reserve
1.4km

Kings Park
4.4km

Perth CBD
6.5km

Elizabeth Quay
6km

Royal Perth
Yacht Club
1.4km

Optus Stadium
10.9km

Swan River



All of life's pleasures are at your fingertips

EDUCATION

01. The University of Western Australia

ACTIVITIES, PARKS & SIGHTS

02. Blue Boat House

03. Bodyscape Yoga

04. Kings Park

05. Lawrence Wilson Art Gallery

06. Lotterywest Federation Walkway

07. Melvista Park

08. Nedlands Golf Club

09. Nedlands Tennis Club

10. Royal Perth Yacht Club

SHOPPING

11. Broadway Fair Shopping Centre

12. Empire Lane Store

13. Poppy's

CAFES, BARS + RESTAURANTS

14. Bayside Kitchen

15. Matilda Bay

16. Steves

17. The Broadway Eatery

18. Little Way

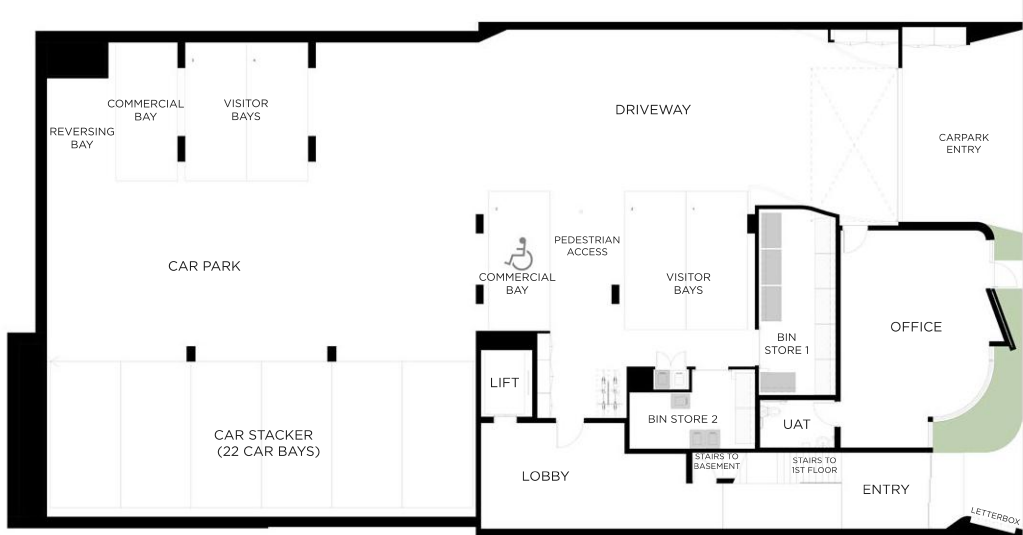
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NOUVEAU

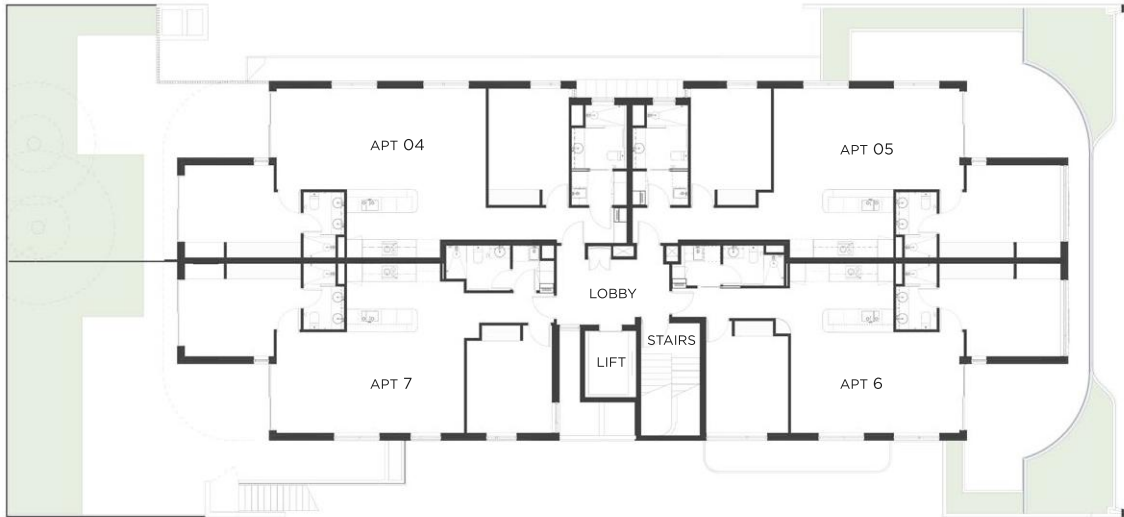


Building Plans

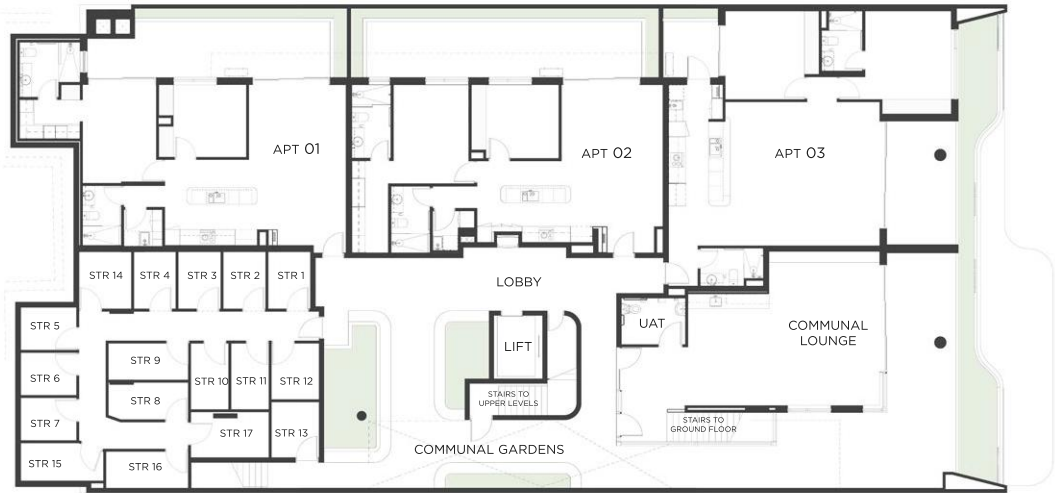
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GROUND



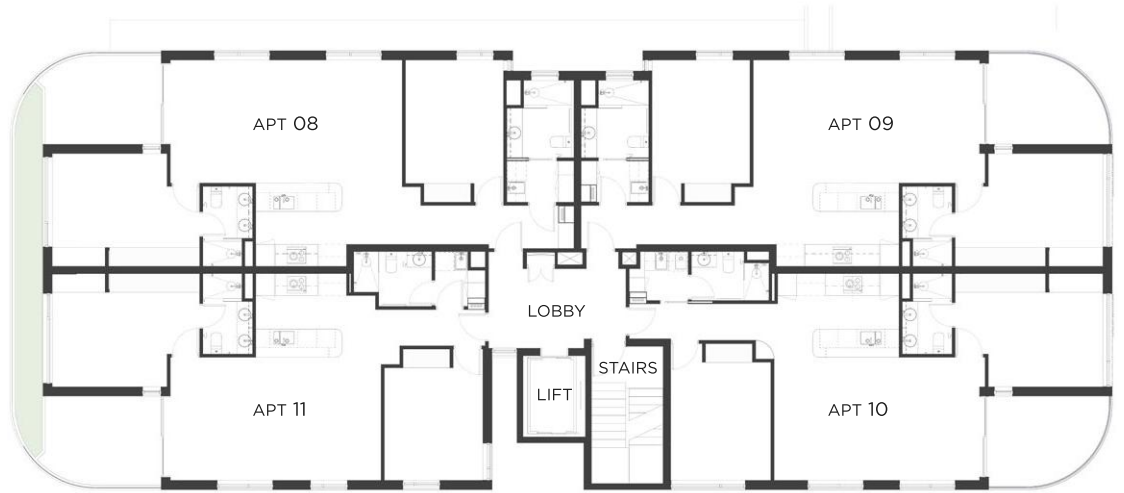
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LEVEL 2



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LEVEL 1

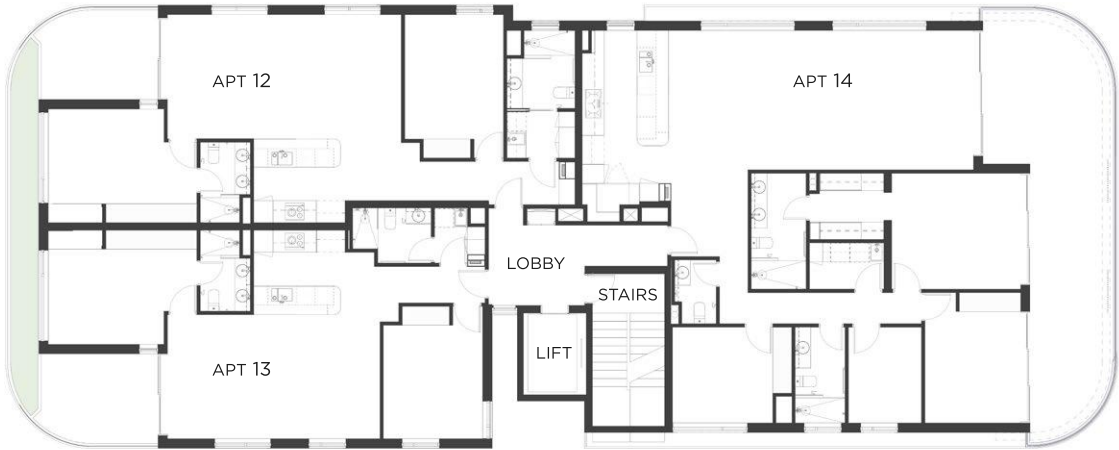


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LEVEL 3



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LEVEL 4



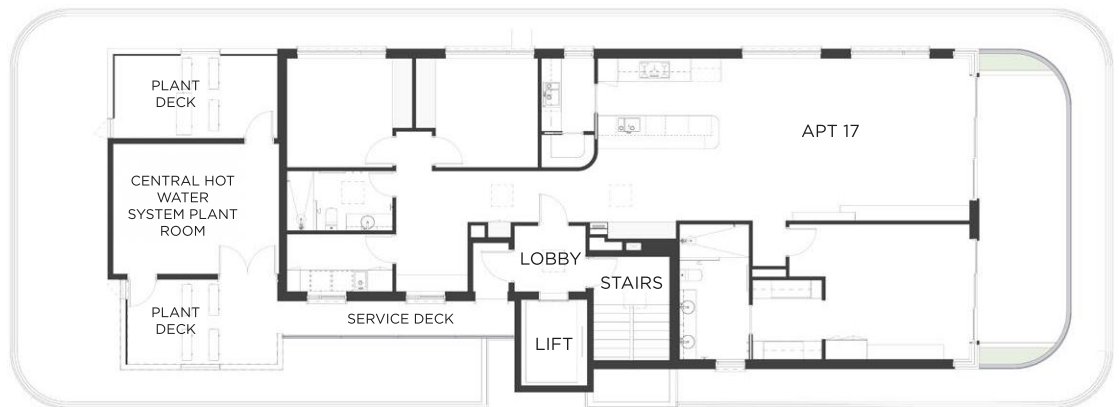
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LEVEL 5



6

LEVEL 6



Development Team



ASSET MANAGER

Griffin Group

Griffin Group is a Western Australian based specialised asset development manager focusing on the residential and commercial property sectors. From project selection, acquisition, through to the build phase and sale of the finished assets, Griffin Group has a track record in delivering high quality projects that are highly sought after in inner city locations throughout Australia.



ARCHITECTS

Maarch Architects

Founded by Mark Aronson in 2012, maarch* is a dynamic team of industry professionals with a wealth of experience across multiple regions, including Australia, Asia, and Europe.

Leveraging their extensive experience, maarch* have a commitment to delivering exceptional quality architectural projects.

Disclaimer: All images are prepared before commencement of construction and are only an artist's impression. The seller, its officers, service providers and its employees make no representation or warranty regarding the accuracy of the images. Changes may be made to all aspects of the development in accordance with the seller's standard sale conditions. Interested parties should only rely on the terms of the seller's standard sale conditions and the plans and specifications included in it. (Subject to the seller's rights to vary those plans and specifications).

Griffin Group Projects



COMPLETED

- Butler Medical Centre, Butler WA
- Parkview, Como WA
- Hamilton Hill Medical Centre, Hamilton Hill WA
- Loft Haus, Leederville WA
- Embankment, Martin WA
- 204 Walcott, Menora WA
- Reside on Money, Perth WA
- The Residence, Scarborough WA
- One54 Tuart, Tuart Hill WA

IN DEVELOPMENT

- Flourish, Camberwell VIC
- Abode, Como WA
- Lucida, Como WA
- Coastal Edge, North Coogee WA
- Howard St, Paddington QLD

COMING SOON

- Manhattan, Applecross WA
- Cube on Canning, Attadale WA
- Coterie, Como WA
- Evergreen, Como WA
- Beach Road, Coolum QLD
- Calibre, Glenelg SA
- Hastings, Hawthorn East VIC
- Tweedale Rd, VIC
- Brighton VIC
- Musgrave St, Mosman NSW
- Nouveau, Nedlands WA
- Westwood, Nedlands WA
- Liberty, Perth WA
- The Henry, Plympton SA
- Sukha, Scarborough WA
- Stone St, South Perth WA
- 191 Mill Point Rd, South Perth WA
- 193 Mill Point Rd, South Perth WA

91 Broadway, Nedlands

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