



THE PENTHOUSE COLLECTION

| FOUR |

THE AMBROSE

| MILTON, BRISBANE |



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KOKODA

Founded with a passion for architecture and a proud pioneering spirit, Kokoda Property creates living landmarks of craftsmanship, superior quality and thoughtful design. Over 25 years our award-winning luxury residences have made the Kokoda Property name synonymous with quality and style, cementing our reputation as one of Australia's most respected developers.

KOKODA
PROPERTY

THE VISION

ADDRESSES OF DISTINCTION

Defined by award-winning design, superior quality and proud heritage, Kokoda Property creates luxury residences in Australia's most desired locations.



THOUGHTFUL, AWARD-WINNING DESIGN

We seek out the nation's premier locations and create bespoke residences to match, both in design and style. Offering unrivaled lifestyle and luxury, our homes live up to our promise, receiving multiple industry awards for design excellence.

SUPERIOR QUALITY & CRAFTSMANSHIP

Our standards are as high as yours. Every touch point of a Kokoda Property residence is carefully considered and cleverly designed. With meticulous attention to detail and luxury inclusions as standard, we aim to exceed your expectations every time.

BESPOKE, PERSONAL SERVICE

We understand that buying a new home is one of life's most significant investments. Kokoda Property is with you every step of the way to make the journey simple and seamless, and help you personalise your residence to suit your individual style.

PROUD HERITAGE IN LUXURY

We began 25 years ago, building luxury homes in Melbourne's most elite suburbs. Today our philosophy remains unchanged and our finished product serves as our proud legacy. Every Kokoda Property residence represents an unflinching commitment to quality.

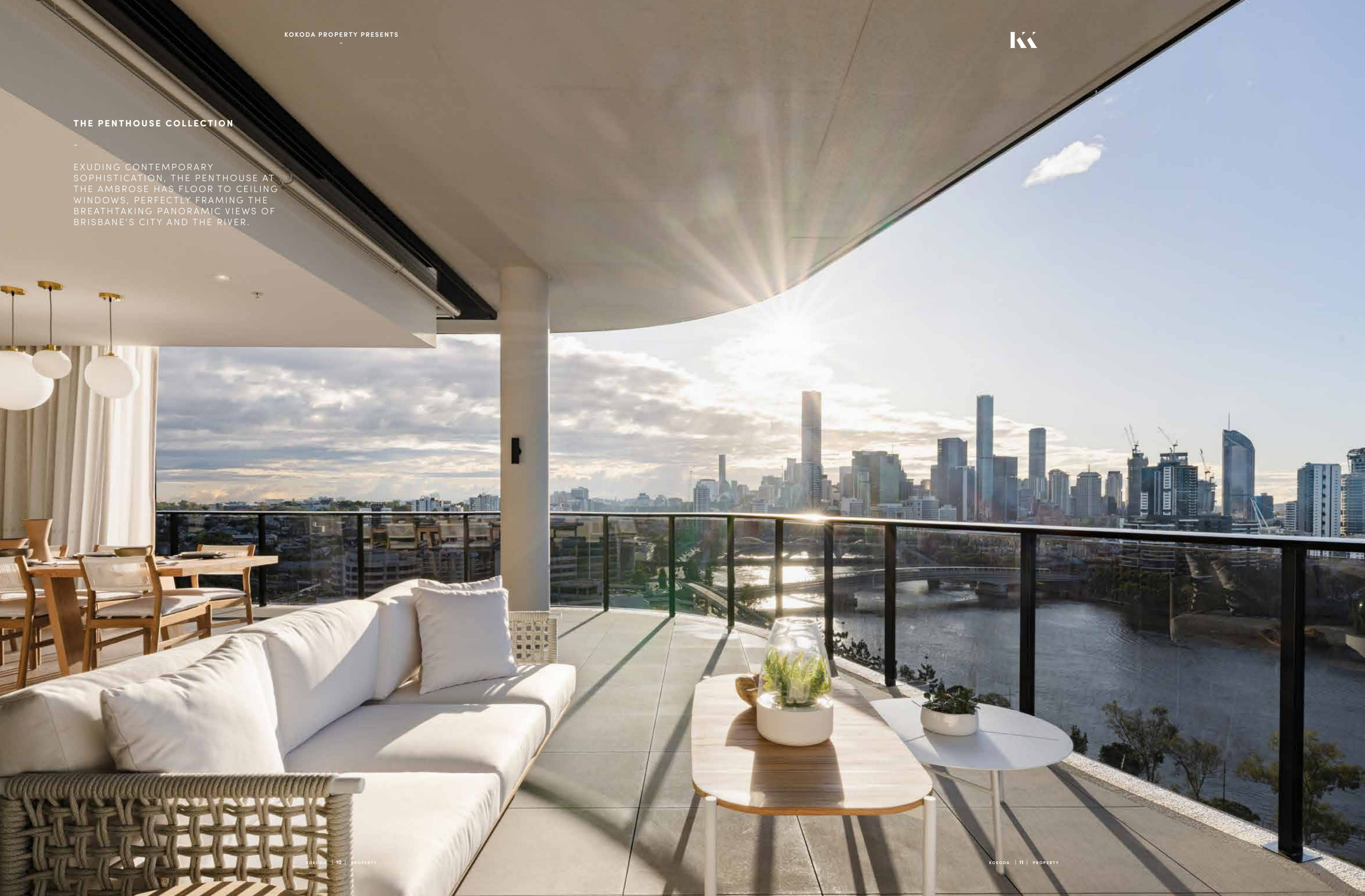
HOMES YOU'LL LOVE LIVING IN

Our ultimate satisfaction comes from creating homes you'll adore, inside and out. Where style and lifestyle meet in perfect harmony and happiness is effortless. Proven, trusted and respected, Kokoda Property creates homes that are not just livable, but lovable.

THE
milan
NEW
WAVE

THE PENTHOUSE COLLECTION

EXUDING CONTEMPORARY SOPHISTICATION, THE PENTHOUSE AT THE AMBROSE HAS FLOOR TO CEILING WINDOWS, PERFECTLY FRAMING THE BREATHTAKING PANORAMIC VIEWS OF BRISBANE'S CITY AND THE RIVER.





EMBRACE EFFORTLESS LIVING WITH CURATED SPACES
DESIGNED TO CALM AND BRISBANE'S PANORAMIC
BEAUTY TO INSPIRE.

A BUILT-IN BARBECUE MAKES ALFRESCO ENTERTAINING
EFFORTLESS. STONE PAVING AND SUB-TROPICAL
LANDSCAPING ENHANCE THE LUSCIOUS AMBIENCE.



WITH AN UNDERSTATED AESTHETIC,
MATCHED BY THOUGHTFUL
FUNCTIONALITY, THE PENTHOUSE
KITCHEN IS THE CORNERSTONE OF
YOUR RESIDENCE.

NATURAL STONE BENCHTOPS OFFSET
BY HINTS OF METALLIC GLAMOUR SET
THE SCENE FOR A KITCHEN OF
ELEGANT BEAUTY.

MIELE APPLIANCES INCLUDING INDUCTION COOKTOP, PYROLYTIC OVEN, MICROWAVE, DISHWASHER AND INTEGRATED LIEBHERR FRIDGE & FREEZER WAIT PATIENTLY FOR GASTRONOMIC INSPIRATION TO TAKE HOLD.



INFUSED WITH TACTILE
BEAUTY, CONSIDERED
MATERIALS & SEAMLESS
DESIGN EXTEND TO THE
BUTLER'S PANTRY
FEATURING NATURAL STONE
BENCHTOPS ALONGSIDE
HANDCRAFTED JOINERY.







WITH A FEATURE BEDHEAD EXCLUSIVE TO THE PENTHOUSE MASTER SUITE. DRIFT AWAY IN A COCOON OF PEACE & QUIET, BALANCING EFFICIENCY & ELEGANCE.





FIRST IN, BEST DRESSED.
THE DRESSING ROOM &
WALK-IN ROBE IN THE
MASTER SUITE MAKES
STYLING EFFORTLESS.





THE CURATED SELECTION OF
PENTHOUSE FIXTURES & FINISHES
EVOKE RESORT-STYLE LUXURY.

A NEUTRAL PALETTE OF
ORGANIC BEAUTY GROUNDED
WITH AN EARTHY SIMPLICITY.

ESCAPE FROM THE CHAOS IN THE CALMNESS OF THE LIBRARY. AN ADAPTABLE SPACE FOR YOUR LIFESTYLE IN LUXURY.





THE AMBROSE PENTHOUSE BATHROOMS REVEAL FLOOR TO CEILING PORCELAIN TILES FEATURING ROSE GOLD METALLIC ACCENTS.

LUXURY & FUNCTIONALITY
COMBINE, WITH NATURAL
STONE BENCHTOPS,
FEATURE JOINERY &
METALLIC ACCENTS.





ARRIVE IN STYLE.
THE PRIVATE PENTHOUSE
LOBBY EMBODIES PRIVACY
AND EXCLUSIVITY.



JUST MOMENTS FROM THE HEART
OF BRISBANE, THE AMBROSE
ENJOYS SUBLIME VIEWS OF THE
CITY SKYLINE, BRISBANE RIVER
AND MOUNTAINS BEYOND.

LITTLE
amenities
LUXURIES

THE AMBROSE AMENITIES

CONCIERGE

- Hours of operation: Monday to Friday 7am-7pm, Saturday and Sunday 9am-5pm

HEALTH & WELLNESS CENTRE (LEVEL 1)

- Fully Equipped Gym

RESIDENT AMENITIES (LEVEL 1)

- Private Dining Room
- Chef's Kitchen
- Private Lounge
- Outdoor Terrace

ROOFTOP TERRACE (LEVEL 20)

- Outdoor Kitchens with BBQ
- Outdoor Dining Areas
- Infinity Pool & Spa with city views
- 12 Cabana Daybeds
- Outdoor Cinema
- Integrated Seating, Nooks and Sun Loungers
- Pergola
- Podium Planter with Sub-Tropical Planting
- Chill Out Zone
- Yoga Area



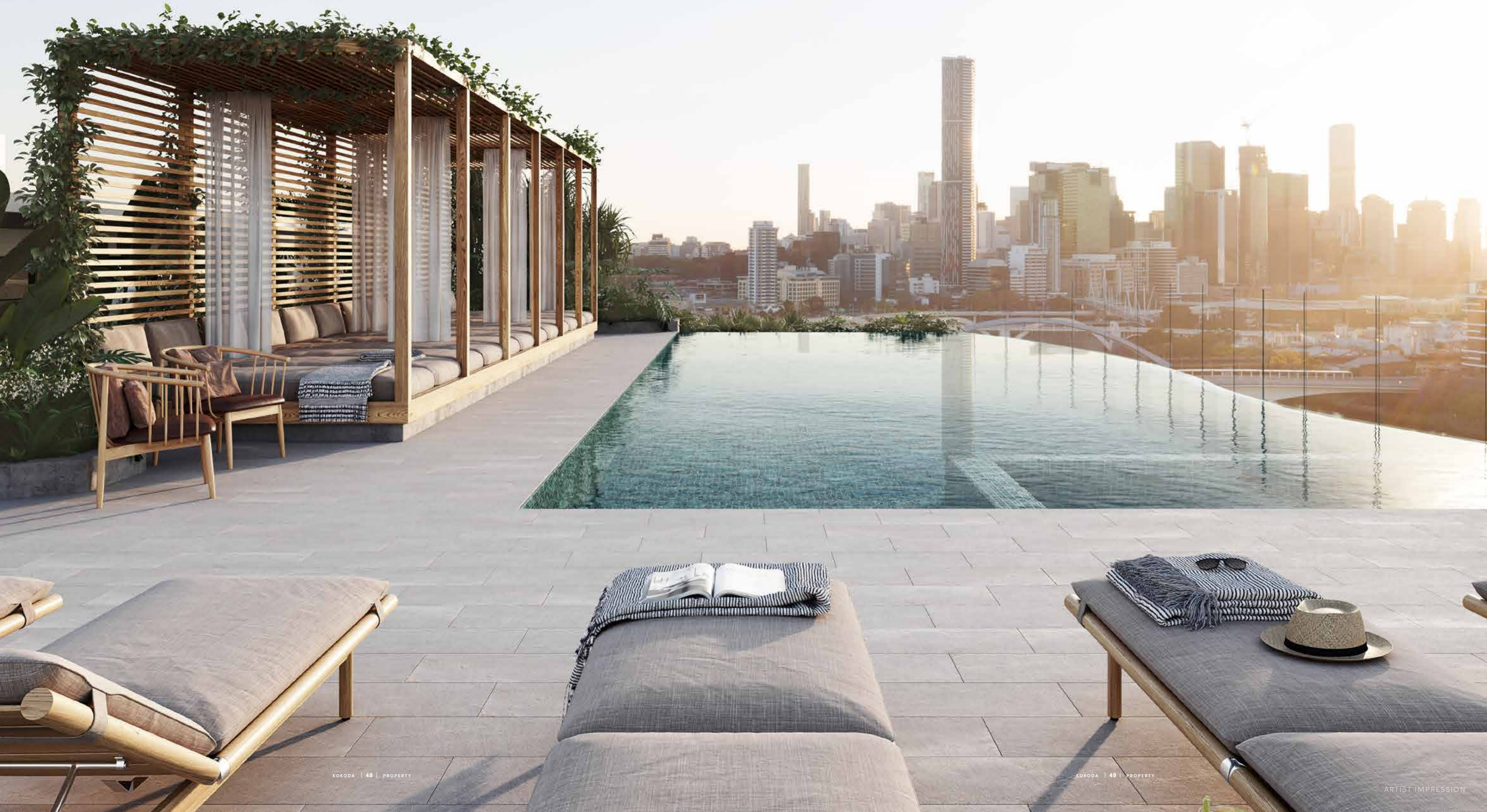


THE LOBBY WELCOMES YOU INTO A REFRESHINGLY MINIMAL SPACE, HERALDING AN ORGANIC VISUAL SIMPLICITY THAT MIRRORS THE ARCHITECTURE.

AN IMPRESSIVE BACKDROP FOR
INTIMATE GATHERINGS,
THE AMBROSE PRIVATE DINING
ROOM IS IMBUED WITH
UNDERSTATED ELEGANCE.



AS THE INSPIRED CENTREPIECE
OF THE AMBROSE ROOFTOP,
POOLSIDE PLEASURES BECKON
AGAINST A BACKDROP OF
SHIMMERING BEAUTY.



WHETHER IT'S A MORNING RUN OR
A LATE NIGHT WEIGHTS SESSION,
THE AMBROSE PRIVATE GYM HAS
EVERYTHING YOU NEED TO WORK
UP A SWEAT.





THE AMBROSE LOUNGE OFFERS A SERENITY & CALM LIKE NO OTHER. SIT BACK & RELAX WITH A GOOD BOOK OR ENJOY A GLASS OR TWO WITH FRIENDS.

THE AMBROSE ROOFTOP IS YOUR GO-TO FOR GOOD TIMES. LOSE YOURSELF IN A BOOK ON THE READING LAWN OR ENJOY A BBQ WITH FRIENDS AS THE SUN GOES DOWN, FOLLOWED BY A TWILIGHT MOVIE AT THE OUTDOOR CINEMA.





SOAK IT UP

Say hello to a new dawn with a rejuvenating dip in the rooftop infinity swimming pool and spa on Level 18. A place for solo escapism or to share with close friends. Settle in for sun-drenched skies and inspiring views.

Hotel luxuries come standard. As a connoisseur of cool, you deserve an unparalleled wealth of exclusive amenities and Concierge to look after life's little details.

CONCIERGE HOURS OF OPERATION

Monday to Friday 7am-7pm, Saturday and Sunday 9am-5pm



DOG DAY AFTERNOON

The royal treatment extends to your four-legged friends. Your Concierge can organise dog walking services for your pampered pooch, along with dog washing, pick-ups and drop-offs. Pats come complimentary.



DINNER PARTY, SANS DRAMA

Let your Concierge engage the personal chef and catering team to cater your next big celebration or intimate gathering.

a life less ordinary



ARRIVE IN STYLE

Pit stops from A to B. Road trips from city to coast. Your Concierge can organise suitably impressive transportation to get you there in style.



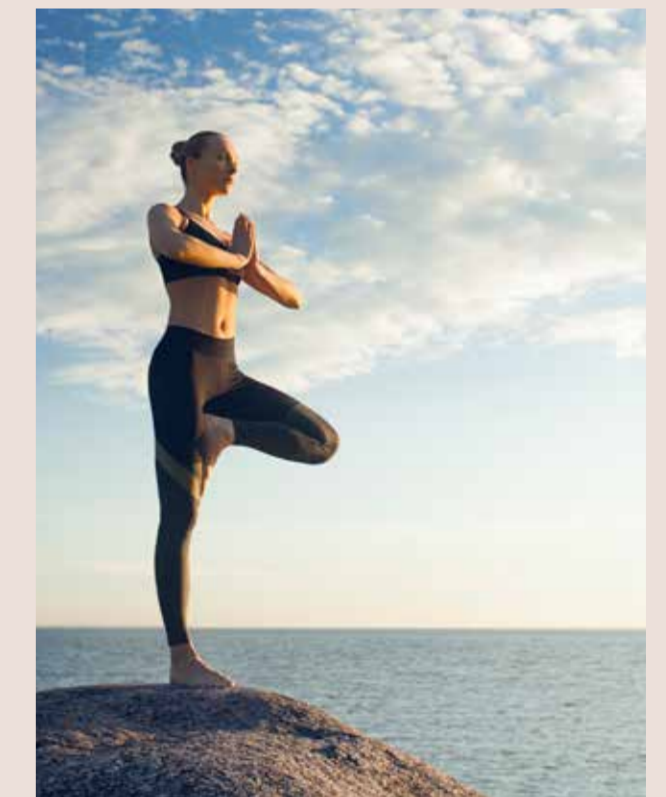
DO NOT WASH

From delicates to your favourite denim, your Concierge can organise your laundry to be dry-cleaned, washed or pressed and returned inside your door. Your Concierge can also escort your preferred cleaners to your residence in your absence, so your home looks equally beautiful.



STAND AND DELIVER

Limes for your margaritas, fresh flowers for the table, or that little late night net-a-porter.com session. Allow your Concierge to take delivery of all your precious items and online purchases (we won't tell anyone).



STRETCH IT OUT

A slow yin flow or an invigorating vinyasa session, The Ambrose offers the perfect chill out zone for any form of movement. Your Concierge can book the rooftop for a sunrise session to perfect your morning routine.

Please refer to the Management Engagement and Letting Authorisation Agreement (the Management Agreement) for all standard concierge services included within the body corporate levies. Additional services (such as arranging transportation, laundry, dry cleaning, dog walking, car washing, personal trainer, event planner and personal chef) can be requested by residents and will be charged as an additional cost to the requestor. Information contained in the Management Agreement is subject to change without notice. Concierge onsite hours of operation are subject to change.

HOT

IN THE CITY

BRISBANE, AUSTRALIA

A rising metropolis. A sun-drenched stage. Locals know her secrets and international guests are drawn to uncover them. The enviable climate, vibrant arts scene and freshest of flavours fuse with historic charm, and life moves at just the perfect pace.

Every palate, whim and want is catered for. Elite universities, globally revered restaurants and the unparalleled outdoor lifestyle are here waiting for you. Relax, celebrate and prosper when you call Australia's most in-demand city home.

This is Brisbane.





THE SETTING

SUNCORP STADIUM

THE AMBROSE

| MILTON, BRISBANE |

GALLERY OF MODERN ART (GOMA)

STATE LIBRARY

QUEENSLAND ART GALLERY

QLD PERFORMING ARTS CENTRE (QPAC)

THE WHEEL OF BRISBANE

BRISBANE CBD

PADDINGTON

CAXTON STREET

THE BARRACKS

SOUTH BANK

MILTON ROAD



BRISBANE RIVER

MILTON TRAIN STATION

MILTON

XXXX BREWERY

MILTON HOUSE

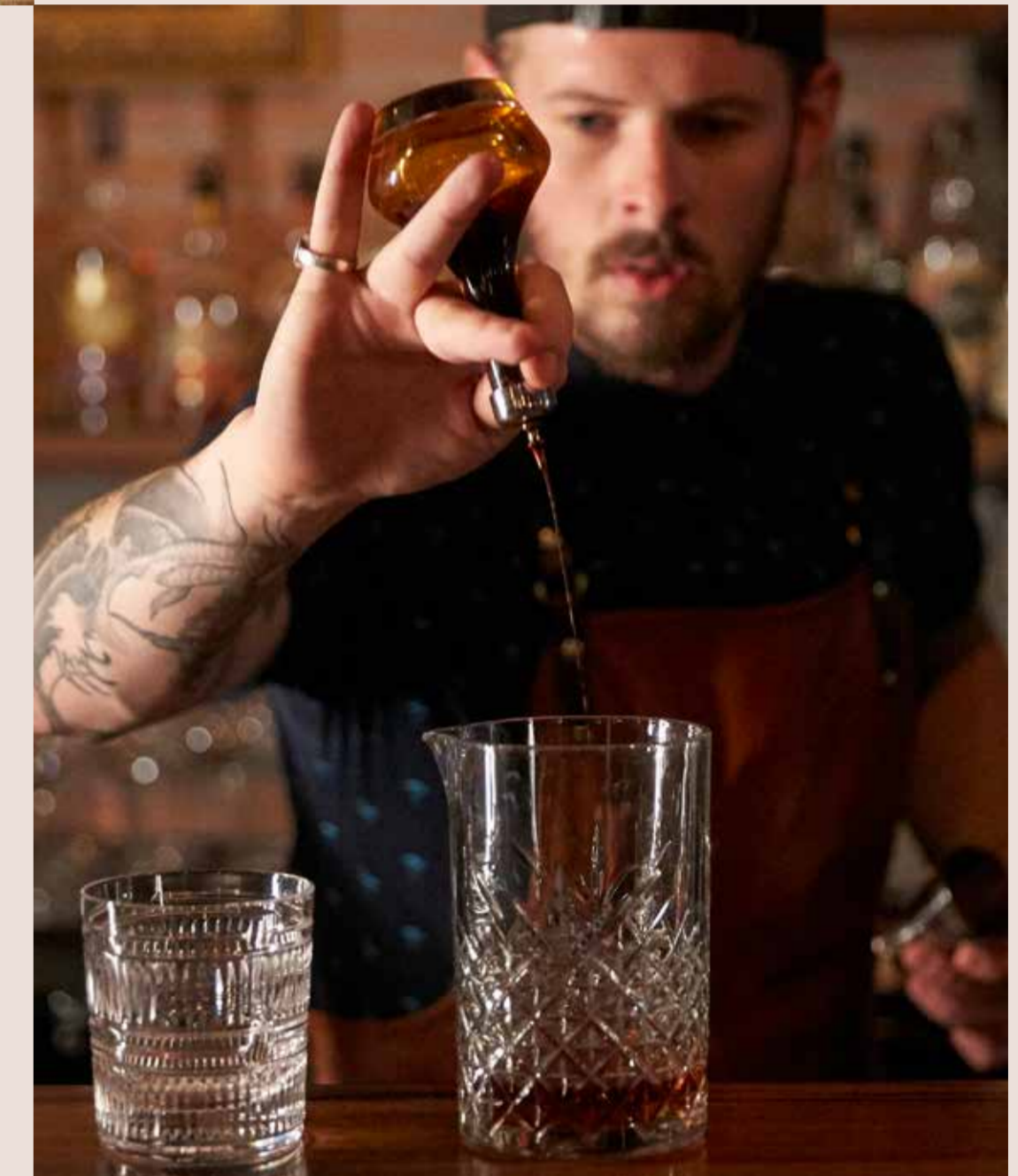
CORONATION DRIVE

PARK ROAD

MILTON CITYCAT FERRY TERMINAL



THE AMBROSE



The Ambrose is perfectly placed to enjoy the hidden delights of Milton and neighbouring CBD, Paddington, and Toowong.





THE WORD

KK



THE NIGHT IS YOUNG AND THE DRINKS ARE ON ICE. FROM BOUTIQUE DISTILLERIES TO GRAND ESTABLISHMENTS, BRISBANE'S FLOURISHING BAR & DINING SCENE AWAITS.



Indulging every urban sophisticate's whim, The Ambrose is your all-access pass to the best of Brisbane city.





KOOYONG ROAD - TOORAK, MELBOURNE



FABRIC - TENERIFFE, BRISBANE

**AN ADDRESS OF DISTINCTION
BY KOKODA PROPERTY**

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Over 25 years our award-winning luxury residences have made the Kokoda Property name synonymous with quality and style, cementing our reputation as one of Australia's most respected developers.



CHESTER & ELLA - NEWSTEAD, BRISBANE



**ARCHITECTURE & INTERIORS
BY COTTEE PARKER**

Founded in 1989, Cottee Parker combine intellect and creativity with a skilful, sensitive approach to design to deliver exceptional spaces and unique architectural outcomes.

Responding to culture, environment and the human condition, Cottee Parker are renowned for creating thoughtful and sustainable built environments with community-focused sensibilities.



WEST SIDE PLACE - MELBOURNE

COTTEEPARKER 



CHESTER & ELLA - NEWSTEAD, BRISBANE



ZAHRA - NEW FARM, BRISBANE

PENTHOUSE FOUR - SPECIFICATIONS

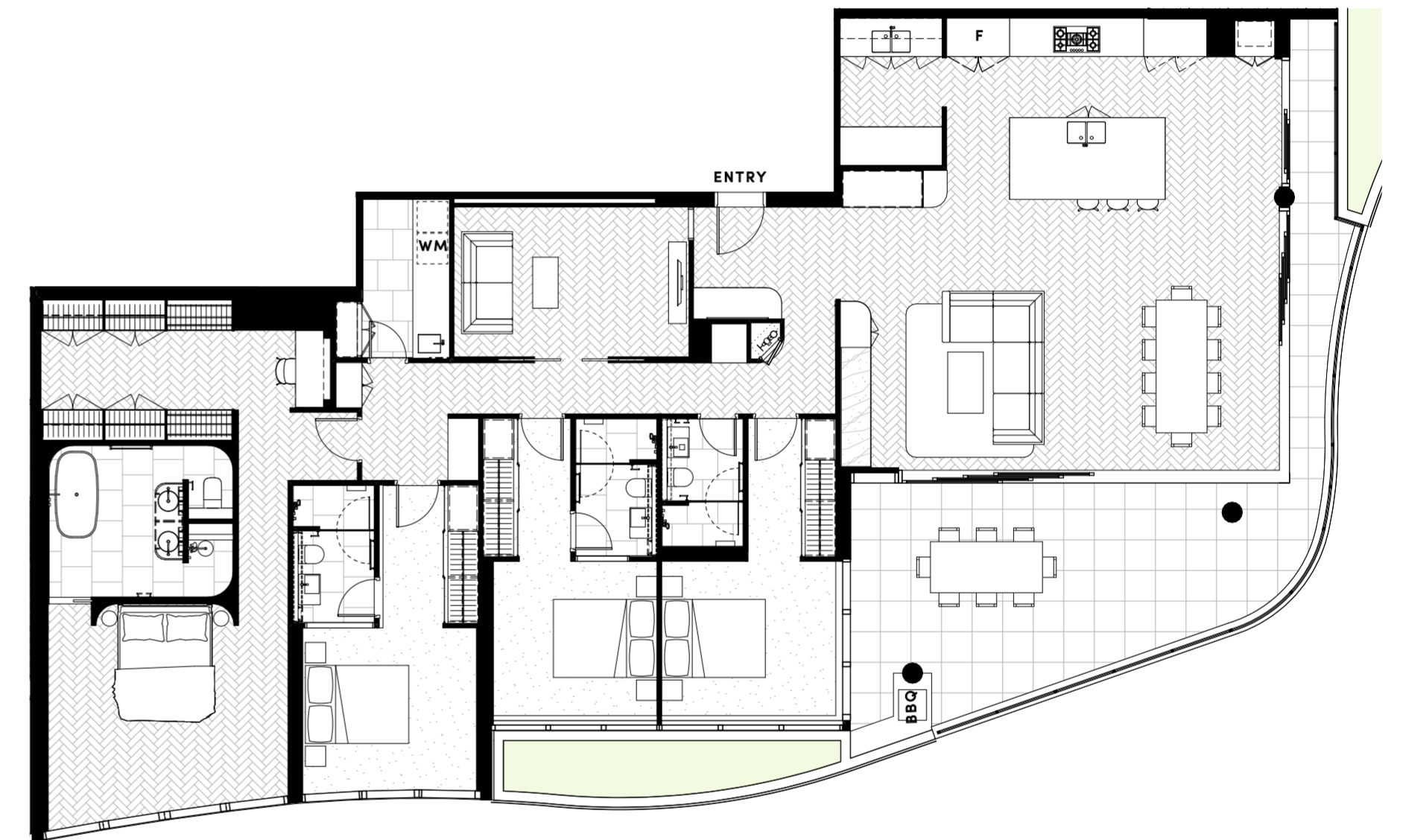


THE AMBROSE

PENTHOUSE 1904

| 4 BEDROOM | 4 BATHROOM | 3 CARPARK | 1 MEDIA / STUDY |

KITCHEN	
Sink	Double Sink
Mixer	Single Lever Mixer
Cooktop	Miele Induction Cooktop 900mm Nominal
Oven	Miele Pyrolytic Oven 600mm
Rangehood	Miele Rangehood 900mm Nominal
Dishwasher	Miele Fully-Integrated Dishwasher
Microwave & Steam Oven	Miele Integrated Microwave & Steam Oven
Refrigerator	Liebherr Integrated Fridge and Freezer (Side by Side)
Splashback	Natural Stone
Benchtop	Natural Stone
Tile	Feature Wall Ceramic Tile
Joinery	2 Pac Finish (Kitchen) / Laminate (Butler's Pantry)
Floor	Herringbone Engineered Oak Timber Floor
Lighting	Feature Pendant Light / Selected Downlights
BATHROOM & LAUNDRY	
Basin	Ceramic Basin (Bathroom / Ensuites) / Stainless Steel Trough (Laundry)
Basin Mixer	Mixer
Vanity	Laminate (Master Ensuite only)
Toilet Suite	Toilet Suite with Soft Close Seat
Shower Tapware	Single Lever Mixer, Rain Shower & Hand Shower (Master Ensuite) Single Lever Mixer & Hand Shower (Secondary Ensuites)
Shower Screen	Semi-Frameless Glass (Secondary Ensuites)
Mirror	Mirror & Shaving Cabinet
Accessories	Towel Rail, Hand Towel Holder, Toilet Roll Holder
Floor & Wall Tile	Selected Porcelain Tile / Feature Wall Ceramic Tile (Master Ensuite)
Bath	Selected Freestanding Bath (Master Ensuite only)
Lighting	Selected Downlights
LIVING AREAS & BEDROOMS	
Flooring	Herringbone Engineered Oak Timber Floor (Living, Kitchen & Master Bedroom) Carpet (Secondary Bedrooms)
Walls / Ceilings	Select Paint Finish to Plasterboard / Feature Wall French Wash (Master Bedroom only)
Skirtings & Architraves	Select Paint Finish to Skirtings and Architraves
Cornices	Square Set
Entry & Internal Doors	Flush Panel Door with Selected Door Furniture
Lighting	Selected Downlights
Joinery	2 Pac Finish, Natural Stone Shelf (Entertainment Unit)
Wardrobes to Bedrooms	Robes with Hanging Rail & Shelves (Laminate Finish) and Glass Doors, Vanity with Natural Stone Benchtop (Master Bedroom only) Sliding Mirror Doors (All Other Bedrooms)
Bed Head	Half Round Timber Panelling, Prefinished Board (Master Suite only)
Window Furnishings	Sheer Curtains (Living & Bedrooms), Block-out Blinds (Bedrooms)
GENERAL	
Windows	Aluminium Frame, Sliding Doors to Terraces
Walls / Ceilings	Select Paint Finish to Plasterboard
Courtyards / Terraces	Selected Tile
Security	Video / Audio Intercom
Laundry	Provision for Washing Machine and Dryer
Heating & Cooling	Zoned Ducted Air Conditioning throughout (Condensers on Roof)
Telephone / High speed Internet / Pay TV	One Point to Living Room & Master Bedroom
Barbecue	Built-In Gas Barbecue
Entry	Timber Wall Cladding, Laminate Joinery, Natural Stone Benchtop, Mirror

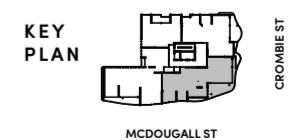


4 BED, 4 BATH
1 MEDIA / STUDY
3 Car park

TOTAL AREA **294m²**
Internal.....252m²
External.....42m²

THE AMBROSE
| MILTON, BRISBANE |

F - Fridge
WM - Washing Machine Cavity



The Seller may substitute items contained in the schedule at any time without notice in accordance with the contract. The location of fixtures and fittings may also be changed. Communications and TV points are for access to the relevant service, but individual connection charges and ongoing usage charges will apply. All stainless steel products are susceptible to scratching and should be treated with care. This is not a fault; it is a character of the product. Any marks must be identified in the pre-acceptance inspection in order to qualify as a defect. The Seller is not obliged to remedy defects in chattels where there is a manufacturer's or supplier's warranty. As stone is natural, there may be variations in colour and consistency. Reconstituted stone is manufactured from natural aggregate materials therefore variations in colour, consistency and shading can occur. Stone should be cared for in the manner recommended by the Manufacturer. Information herein is subject to change without notice. No responsibility is accepted by the Seller or its agents for any other information contained herein or for any action taken in reliance thereon. Architectural and artist impressions are indicative only. Whilst all information in relation to this development has been prepared with the utmost care and attention to its accuracy, no warranty can be given and therefore interested parties should rely on their own enquiries.

This plan is indicative, not to scale and for illustrative purposes only. This representation is intended as a guide only and interested parties should refer to the specific apartment floor plan for further information and dimensions. The final product may differ from that illustrated, including changes to orientation, floor plan and layout. Furniture depicted is provided as a guide only and is not sold pursuant to the contract of sale. To the extent of any inconsistency between this floor plan and the building format plan, the building format plan prevails. These plans are subject to variation as set out in the contract of sale including resulting from design changes, approvals and final survey following completion of construction. Changes, including dimensions, specifications and fittings (including colours), will occur as the development progresses.



THE PENTHOUSE COLLECTION

THE AMBROSE

| MILTON, BRISBANE |

19-23 McDougall Street,
Milton, QLD 4064, Australia

THEAMBROSE.COM.AU

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