



ALIA

MCKINNON

240-250 MCKINNON ROAD





ALIA

MCKINNON

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ARRIVE HOME AT LAST

## A VISION

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**“At B Central, we take great pride in completing exceptional built environments that consistently exceed expectations. We believe our responsibility extends beyond the creation of exemplary homes to the delivery of beautiful residential buildings that harmonise with and enhance their surrounding neighbourhoods. In bringing together the skill of Perkins Architects, Bruce Henderson Architects, Zunica’s design innovation and our renowned commitment to quality, we know Alia exemplifies this philosophy.”**

TAL GOLDMAN  
Director, B Central





ARTIST IMPRESSION McKinnon Road Facade



ARTIST IMPRESSION Level 3 Terrace

## THE ARCHITECTURE

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**“Busy modern lifestyles require an architectural response that prioritises flexibility, functionality but above all, spaces that can restore and revive, environments that are a pleasure to return home to, time and again. With Alia, we designed the building form to be simple, bold and textural, responding to the area’s period heritage whilst providing open, light filled and airy domains that preserve peace, privacy and a sense of sanctuary.”**

**HILBRAND DE SMIT**  
Senior Architect, Perkins Architects



Middle Brighton Beach 5km

Southland Shopping Centre 6km

Elwood Beach 5.3km

McKinnon Village 450m

McKinnon Station 350m

McKinnon Hotel 50m

McKinnon Secondary College 500m

Melbourne CBD 12km

Chadstone Shopping Centre 2.5km

Ormond Station 900m



## THE INTERIORS

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**“With the pace of life growing faster and tougher every day, the interiors at Alia are designed to provide a home sanctuary of total comfort. Layered, textured and soothing, our aim was to connect residents to nature’s calming influence. Considered planning solutions reveal functional and sophisticated spaces that allow for an effortless living experience. A selection of two colour palettes draw inspiration from nature’s changing seasons with all apartments afforded the natural beauty and integrity of stone and timber, balanced with warm textiles and finishes to set a tone of restrained yet uncompromising luxury.”**

ANDREW ZUNICA  
Director, ZUNICA



ARTIST IMPRESSION Master Suite Ensuite and Robe

Alia's exclusive boutique living environments are available in a range of one, two and three-bedroom floor plans with a whole floor four-bedroom penthouse, all offering an equal level of supreme luxury and first-class amenity. Expansive layouts are available in a choice of two interior palettes, affording an instant sense of calm and tranquillity throughout. Premium appointments, excellent natural light and private outlooks feature in every domain with upper floors offering the added excitement of never to be built out neighbourhood views. Superbly smart living and entertaining areas and effortless outdoor zones are catered to by state-of-the-art natural stone kitchens equipped with quality two pack cabinetry and a full complement of the latest Asko and Fisher & Paykel appliances. Opulent ensuites and beautiful bathrooms with freestanding baths add hotel panache to your sky-high sanctuary alongside the comfort and convenience of abundant built in storage, lift access, comprehensive security, bike storage and basement parking.





ARTIST IMPRESSION Living Room



ARTIST IMPRESSION Kitchen Autumn Scheme

**An exclusive collection of beautifully bespoke living environments / exquisitely designed to set a new area benchmark in style, luxury and amenity / indulgently sized terraces invite private relaxation and effortless entertaining / expansive, light filled floorplans offer supreme comfort and functionality / a range of premium appointments, allocated car parking and perfectly private outlooks / upper floors boasting never to be built out views of the City skyline, Bay or Ranges / nestled within one of Melbourne's most sought after inner urban areas / ideally positioned to access all the amenities that have made Melbourne's South East a coveted address for generations / sophisticated, timeless, luxurious, functional, quiet yet quintessentially convenient /**  
Alia is modern living as it should be.

## A SEASONAL INFLUENCE

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**Expansive layouts are available in a choice of two interior palettes, each drawing inspiration from nature's favourite seasons for an instant sense of **calm and tranquillity** no matter what the furniture selection. Premium appointments, exquisite finishes and timeless style are all a feature of each colour way.**

"Spring" in fresh, warm, elemental tones, "Autumn" offering a more moody, dramatic experience. In each, rich Oak floorboards balanced by the beauty of natural stone benchtops and splashbacks, antique brass or brushed rose gold tapware and superbly soft, sensual wool carpets. Quality two pack cabinetry and smart feature joinery add a lavish finishing touch to these enviable spaces.

*Right: An indulgent soaking tub graces the penthouse and selected Prestige apartments.*



ARTIST IMPRESSION Indulgent Soaking Tub

## AUTUMN SCHEME

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- 01 & 02. Kitchen Cabinet Joinery
- 03. Bedroom / Walk-In-Robe Carpet – 04. Engineered Timber Flooring
- 05. Kitchen and Bathroom Benchtop and Splashback Natural Stone
- 06. Antique Brass Tapware – 07. Frameless Showerscreen
- 08. Bathroom Floor & Wall Tile – 09. Walk-In-Robe Joinery
- 10. Window Dressings



## SPRING SCHEME

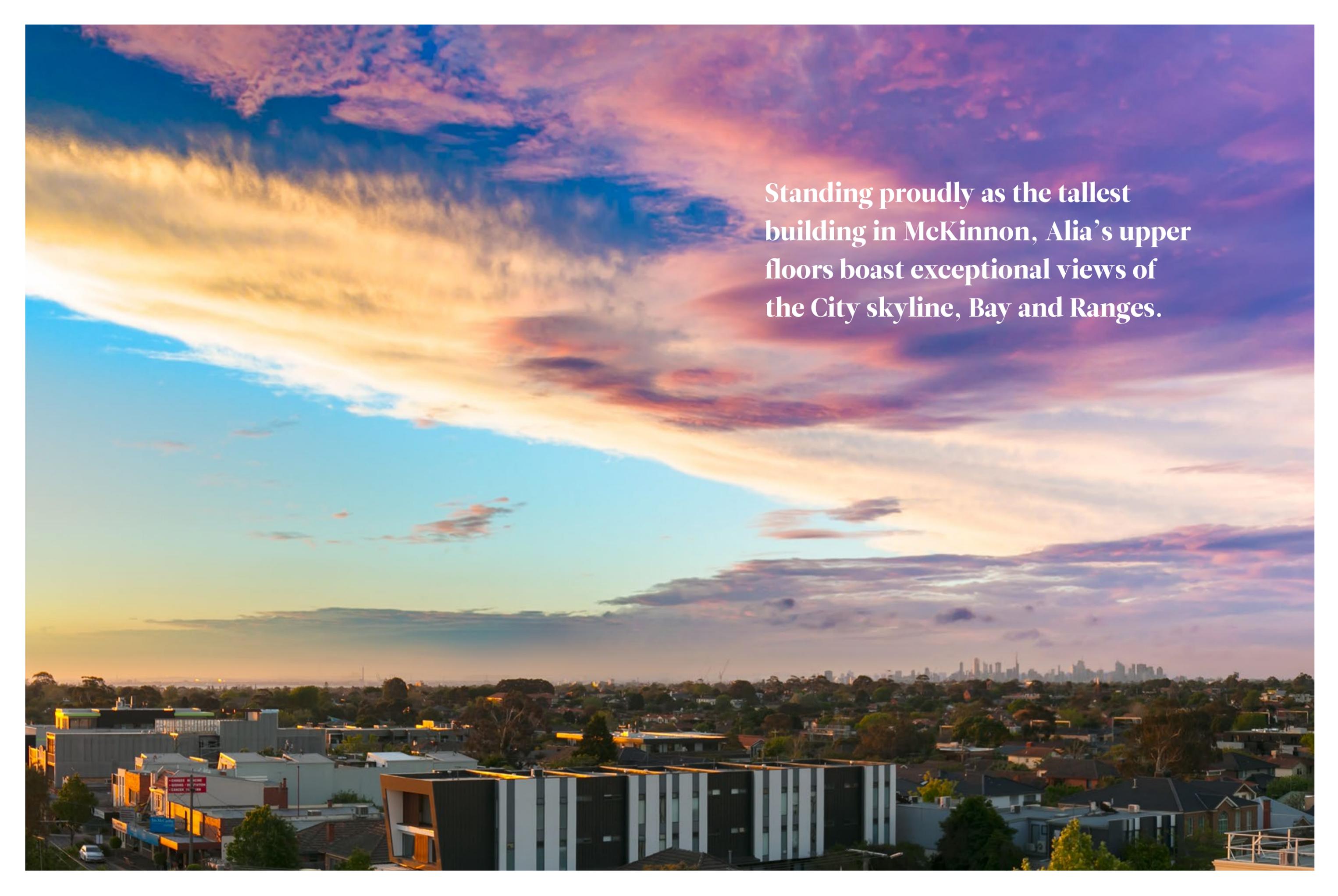
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- 01 & 02. Kitchen Cabinet Joinery
- 03. Bedroom / Walk-In-Robe Carpet – 04. Engineered Timber Flooring
- 05. Kitchen and Bathroom Benchtop and Splashback Natural Stone
- 06. Brushed Rose Gold Tapware – 07. Frameless Showerscreen
- 08. Bathroom Floor & Wall Tile – 09. Walk-In-Robe Joinery
- 10. Window Dressings





ARTIST IMPRESSION Level 3 Terrace

A panoramic view of a city at sunset. The sky is filled with dramatic, colorful clouds in shades of purple, pink, orange, and blue. In the foreground, a modern building with a dark facade and white vertical accents is visible. The middle ground shows a residential area with various houses and trees. In the distance, a city skyline with several tall buildings is visible against the horizon. The overall scene is a mix of urban architecture and natural beauty.

**Standing proudly as the tallest building in McKinnon, Alia's upper floors boast exceptional views of the City skyline, Bay and Ranges.**



ARTIST IMPRESSION Master Suite

**Premium appointments,  
excellent natural light  
and private outlooks  
feature in every domain**



ARTIST IMPRESSION Bathroom Autumn Scheme



ARTIST IMPRESSION Penthouse Bathroom Autumn Scheme

## THE TEAM

**An exemplary team brings together industry experts in project management and construction, multi residential design and interior architecture.**

### B CENTRAL

With over 20 years experience in property development and construction, B Central boasts an enviable reputation for delivering projects that enhance the way we live, our lifestyle and the built environment.



### PERKINS ARCHITECTS

Perkins Architects have over 25 years experience in the design and delivery of quality residential, multi-residential, community, tourism and commercial projects. While every project is unique, all projects employ a proven design philosophy to ensure a successful outcome.



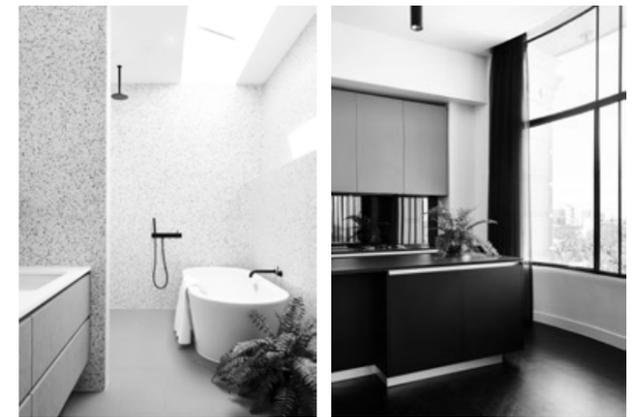
### BRUCE HENDERSON ARCHITECTS

Bruce Henderson Architects is a highly diversified design company with a significant portfolio of built work worldwide. With an international base in Melbourne and three offices in London, Dubai and Hanoi, Bruce Henderson Architects boast an impressive record delivering enduring and sustainable architecture of quality and innovation.



### ZUNICA

Zunica create rewarding and engaging spatial experiences by employing a design process which engages a blend of creative expression, lateral thinking, grounded research, and pure design sense to reveal practical and efficient solutions realised in the built form.





## THE LOCATION

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**Alia's ideal location, positioned in the coveted McKinnon Secondary College zone, in friendly McKinnon Village ensures familiar faces will always greet you at its vibrant cafés and restaurants, shops, health and community services with the newly upgraded station whisking you away to the CBD in no time.**

*Facing page: Allnut Park, McKinnon*

Enjoy a quiet local neighbourhood, offering effortless everyday convenience with the added advantage of nearby Ormond or Bentleigh shopping precincts, and still more cafés, restaurants and bars all available within a short stroll.

MCKINNON

- 01. Miss Ladybird Cakes
- 02. McKinnon Hotel
- 03. Son of a Burch Café
- 04. McKinnon Village Bakery
- 05. Mr Burch Café
- 06. McKinnon Secondary College
- 07. McKinnon Primary School
- 08. Elster Creek Trail
- 09. Joyce Park
- 10. McKinnon Reserve
- 11. Allnutt Park
- 12. Wattle Grove Reserve

ORMOND

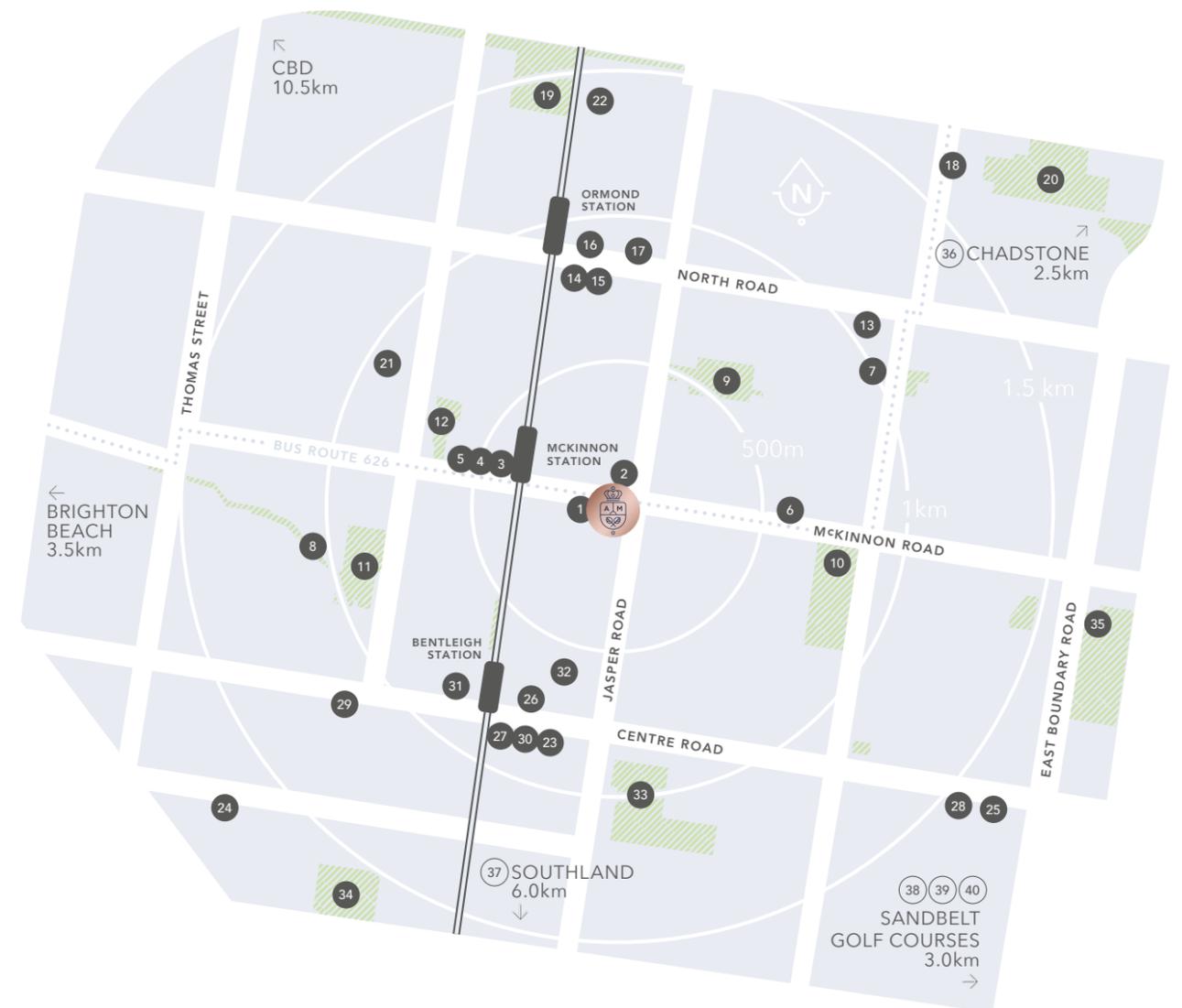
- 13. Common Ground
- 14. Jimmy Grants
- 15. Mountain of Bears
- 16. Gauge Espresso
- 17. Tea & Rice Restaurant
- 18. Left Field
- 19. EE Gunn Reserve
- 20. Packer Park
- 21. Ormond Primary School
- 22. Kilvington Grammar School

BENTLEIGH

- 23. Little Tommy Tucker
- 24. District Brewer
- 25. Boosa
- 26. Bent Espresso
- 27. Noisette
- 28. The Merchants Guild
- 29. Sumalee
- 30. Mr Burger
- 31. The Owl and the Baker
- 32. Coles Bentleigh
- 33. Bentleigh Reserve
- 34. Victory Park
- 35. Glen Eira Sports and Aquatic Centre

BEYOND

- 36. Chadstone Shopping Centre
- 37. Southland Shopping Centre
- 38. Yarra Yarra Golf Club
- 39. Metropolitan Golf Club
- 40. Huntingdale Golf Club





*Clockwise from above:*  
The Metropolitan Golf Club  
McKinnon Secondary College  
Coles Bentleigh  
Son of a Burch Café  
McKinnon Village  
McKinnon Cellars

## VENTURE A LITTLE FURTHER

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### Explore the South East's thriving café and dining culture, designer boutiques and bustling shopping precincts.

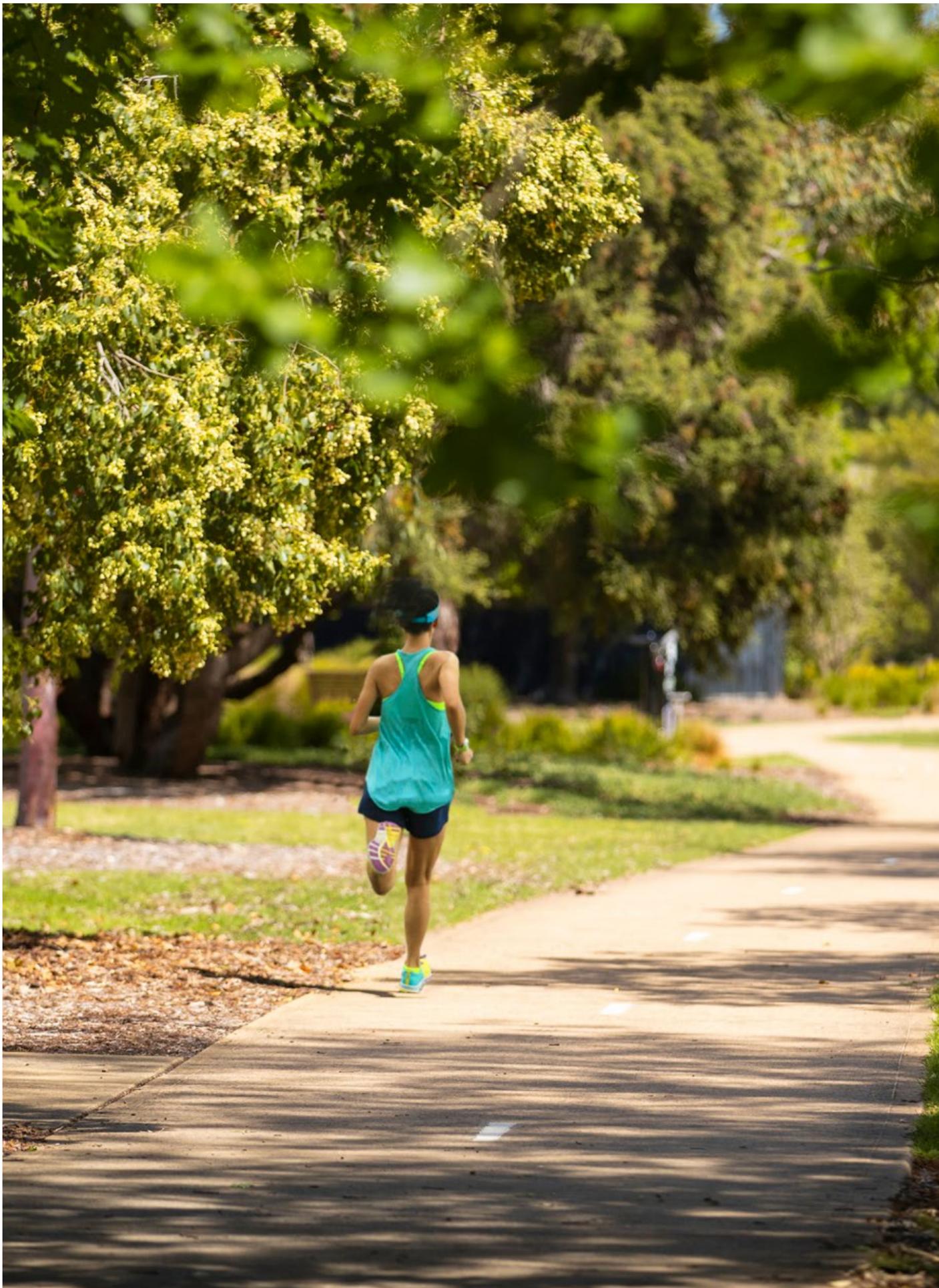
Iconic Chadstone Shopping Centre awaits together with an endless array of sporting clubs and lifestyle attractions including golf courses, fitness centres, farmer's markets and even the beach. Reliable transport options abound alongside quality schools, world class Universities and the pristine parkland which combine to make this such a coveted address.



*Clockwise from above:*  
Chadstone Shopping Centre  
Glen Eira Sports and Aquatic Centre  
Caulfield Farmers Market  
Common Ground Coffee



Elwood Beach



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*Facing page:* Elster Creek Trail

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