

VIC • 3145

MALÉA

ON CENTRAL PARK
MALVERN EAST



ENJOYING BEAUTIFUL SUMMER SUNSETS OVER
CENTRAL PARK TO THE WEST, MALÉA OFFERS
RESIDENTS INCREDIBLE PARK VIEWS IN ONE OF
THE LAST REMAINING HOMES TO BE REDEVELOPED
IN THIS ICONIC LOCATION.





CHAPTER ONE

PERFECTLY BALANCED

ARCHITECTURE

ARTIST IMPRESSION EXTERIOR

MALÉA ON CENTRAL PARK



“Maléa manifests a new direction of contemporary boutique living in coveted Malvern East. The stoic, enduring form unites with a rich palette, combining textural brickwork, layered concrete planes, and sleek metalwork. A suite of crafted details and subtle design cues unique to the project anchor the built form within the surrounding established architectural fabric. Expansive, full height glazing frames thresholds to private gardens and terraces. Verdant landscaping responds to, and softens articulation of the building form, while creating a visual connection to iconic Central Park.”

WILL LEAF
MANAGING DIRECTOR, EWERT LEAF

Set down from Burke Road, the lower elevation provides a more intimate formal entrance. With its double height arrival hall, Maléa is a striking example of contemporary architecture by renowned architects Ewert Leaf.

WITH A LIMITED OFFERING OF ONLY 7 LUXURIOUS RESIDENCES, MALÉA ESTABLISHES ITSELF AS AN EXCLUSIVE ENCLAVE CATERING TO DISCERNING INDIVIDUALS WHO APPRECIATE TOP-TIER ARCHITECTURE, INVITING INTERIORS AND SPACIOUS FLOOR PLANS, ALL SITUATED IN A HIGHLY DESIRABLE LOCATION NEAR THE VIBRANT MALVERN EAST VILLAGE.





CHAPTER TWO

DEFINED BY BEAUTY

INTERIOR DESIGN

ARTIST IMPRESSION KITCHEN

MALÉA ON CENTRAL PARK



ROOM TO GROW

“Our key design principle was to ensure each home has a high-quality amenity, which harnesses the sites aspect, optimises functionality, and maximises connection to the surrounding green spaces. We have curated a beautiful palette of materials, with a richness of quality and authenticity.”

SIMONE MACGINLEY
HEAD OF INTERIORS EWERT LEAF

The three garden terraces, expertly designed by John Patrick and Associates, seamlessly blend indoor and outdoor living. This thoughtful design approach brings the beauty of the garden indoors, allowing for abundant natural light and picturesque garden views. Positioned across from the lush pastures of Central Park, these garden terraces serve as a distinctive feature of the development, showcasing meticulous landscaping. The front garden beds are adorned with majestic Pine Oak trees, while rows of fragrant Magnolias grace the boundaries. With recycled water systems in place, maintaining these garden terraces is low maintenance, allowing residents to enjoy the beauty without the hassle.

EXPERIENCE THE SHEER PLEASURE OF COOKING AND ENTERTAINING IN A KITCHEN THAT EMBODIES MODERN SOPHISTICATION, ENHANCED BY THE SEAMLESS INTEGRATION OF BEAUTIFUL NATURAL STONE, ENGINEERED EUROPEAN OAK TIMBER FLOORS, AND TOP-OF-THE-LINE GAGGENAU APPLIANCES.





ARTIST IMPRESSION BATHROOM

Every element has been carefully considered, from the generous use of natural stone and floor-to-ceiling tiles to the incorporation of the latest fixtures and fittings. With a strong emphasis on functionality, ample storage solutions have been seamlessly integrated, ensuring that no detail has been overlooked in crafting these exceptional bathroom spaces.



GREEN CREDENTIALS

MALÉA IS DESIGNED WITH SUSTAINABILITY IN MIND, AIMING TO ACHIEVE A MINIMUM 6.5-STAR GREEN ENERGY RATING UPON COMPLETION.

This commitment to environmental responsibility is evident through various features such as double glazing, concrete walls and floors, limited gas usage for hot water services, rainwater harvesting, solar panels, and provisions for future electric vehicle battery storage in the basement. With these leading-edge environmentally sustainable initiatives, Maléa has been thoughtfully designed to cater to the needs of the future while prioritizing a greener lifestyle.



EXPERIENCE PURE LUXURY IN THE PENTHOUSE'S STUNNING MASTER KITCHEN, HIGHLIGHTED BY A REMARKABLE ISLAND BENCH SPANNING OVER FOUR METERS. IT'S AN ENTERTAINING STATEMENT THAT YOU'LL BE PROUD OF.





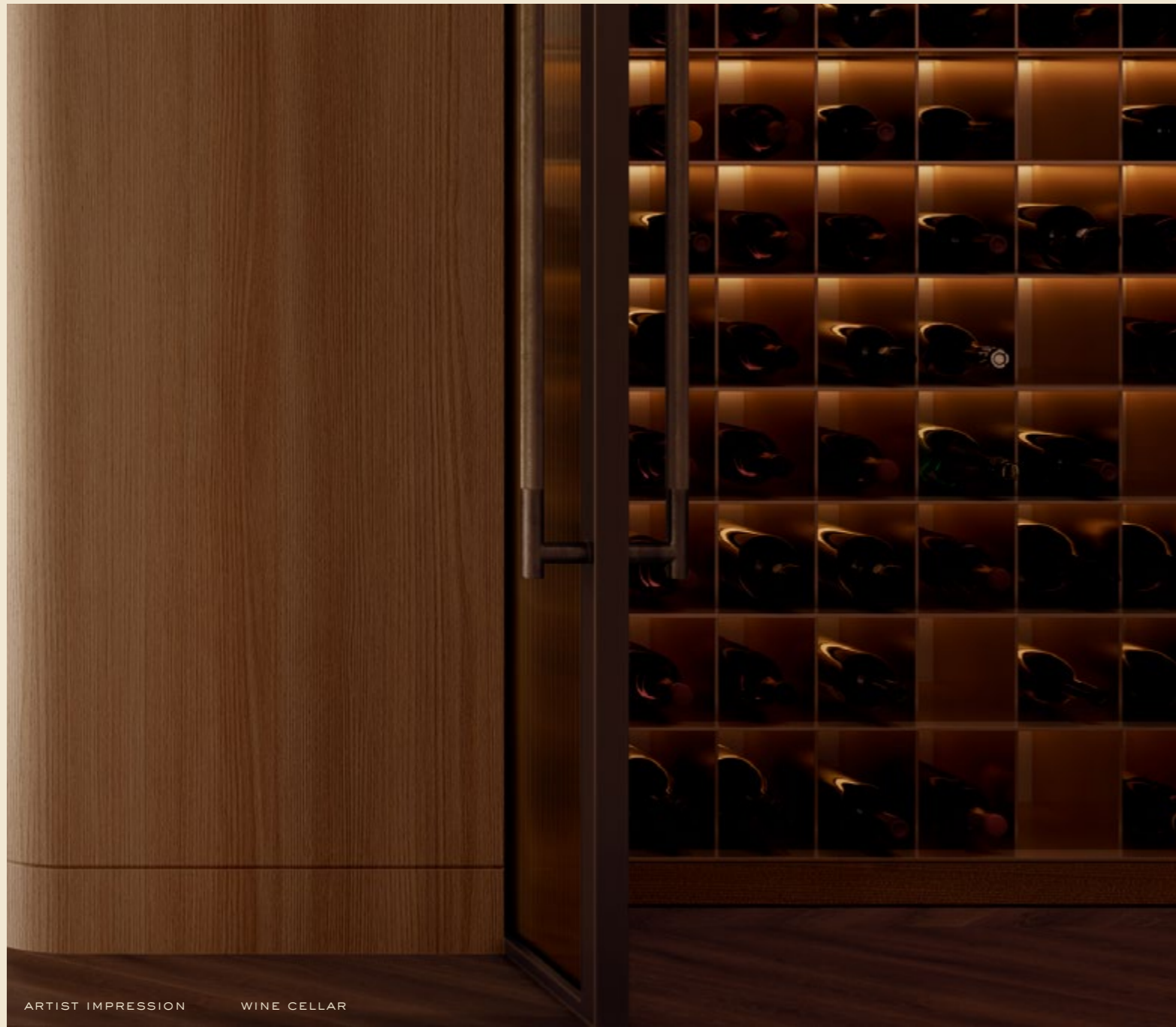
Experience a bright and inviting atmosphere in the Penthouse kitchen and living room, courtesy of the floor-to-ceiling northern windows. These expansive windows fill the space with an abundance of natural light, creating an atmosphere that emanates warmth and radiance.

DISCOVER THE UNPARALLELED LUXURY OF OUR PENTHOUSE, OCCUPYING THE ENTIRE TOP FLOOR OF MALÉA. EXPERIENCE SEAMLESS INDOOR-OUTDOOR LIVING WHERE THE EXPANSIVE KITCHEN AND DINING AREA EFFORTLESSLY FLOW INTO A SPACIOUS DOUBLE BALCONY. THIS VERSATILE OUTDOOR SPACE FEATURES A RELAXED LOUNGE AREA AND A DEDICATED AREA FOR OUTDOOR DINING AND BARBECUES. ENTERTAINING WILL BE A DREAM.



THE SCULLERY IN THE PENTHOUSE KITCHEN,
HAS BEEN METICULOUSLY CRAFTED BY EWERT
LEAF INTERIORS. IT SETS A NEW STANDARD
FOR STORAGE SOLUTIONS, ALLOWING YOU TO
ENJOY AMPLE STORAGE CAPACITY WITHOUT
COMPROMISING ON STYLE.





ARTIST IMPRESSION WINE CELLAR

“Each design element is crafted with a confident, tailored line, uniting the interior design with the architectural expression. The penthouse design distils a boutique aesthetic, distinguished by its unique tailored detailing, generosity in scale and bold materiality.”

SIMONE MACGINLEY
HEAD OF INTERIORS EWERT LEAF



ARTIST IMPRESSION DINING





ARTIST IMPRESSION STUDY

Experience the convenience and versatility of fitted studies, a feature found throughout the development. These thoughtfully designed spaces provide a dedicated area for work, study, or creative pursuits, ensuring you have a functional and organized workspace right within your home.

“The interior design philosophy for Maléa centres around the concept of boutique urban living. The collection of 7 residences have been meticulously detailed to promote a lifestyle of luxury and performance.”

SIMONE MACGINLEY
HEAD OF INTERIORS EWERT LEAF



ARTIST IMPRESSION PENTHOUSE POWDER ROOM







ARTIST IMPRESSION PENTHOUSE ENSUITE

The ultimate in opulent finishes, the Penthouse master bedroom ensuite is luxury redefined. The curved shower adds a touch of elegance and sophistication to this remarkable space. Complete with a convenient bench seat, the double shower creates a bathroom you'll truly treasure.



ARTIST IMPRESSION PENTHOUSE ENSUITE

THE PENTHOUSE BALCONY CREATES AN ENTERTAINERS PARADISE. FROM SETTING SUNSETS ON LONG SUMMER EVENINGS, TO HOSTING BBQ'S FOR FRIENDS IN SPRING THE EVER-CHANGING COLORS OF CENTRAL PARK PROVIDE A CAPTIVATING BACKDROP THAT REFLECTS THE BEAUTY OF EACH SEASON.





CHAPTER THREE

CENTRAL PARK

LOCATION

MALÉA ON CENTRAL PARK



A COVETED ADDRESS

TRULY THE JEWEL OF MELBOURNE'S EAST, THE BEST OF MALVERN EAST IS WITHIN WALKING DISTANCE. EVERYTHING YOU LOVE ABOUT THIS NEIGHBOURHOOD ARE MERE MOMENTS AWAY.

Convenience awaits just a short stroll away at the vibrant Malvern East village, where you'll find everything you need for your daily essentials. Indulge in a selection of exceptional cafés, relish in the culinary delights of two of the state's finest Italian restaurants, and discover the convenience of a corner store, newsagent and much more. For a wider shopping experience, a quick drive will take you to the bustling Glenferrie Road shopping strip or the stylish retail offerings on High Street Armadale. And if you're looking for a serious shopping spree, Chadstone is easily accessible via Dandenong Road. Plus, with the Mornington Peninsula just a convenient commute away via the Monash, you can easily escape to the coast whenever you desire.

A CELEBRATION OF MALVERN EAST

“APL Developments chose Maléa because of its incredible location opposite Central Park in the beating heart of Malvern East. We are committed to delivering a project of exceptional quality in this dynamic and thriving community across from one of the great heritage parks moments from all the very best that Melbourne has to offer.”

ANDREW LEONCELLI
MANAGING DIRECTOR, APL DEVELOPMENTS

CAFÉ

1. Cannoli & Co
2. One Little Place

FOOD

3. Central Park Pizza
4. Sami's Fish & Chips
5. Kerabu
6. Grazia
7. Press & Grocers
8. Nutty Latte

DRINK

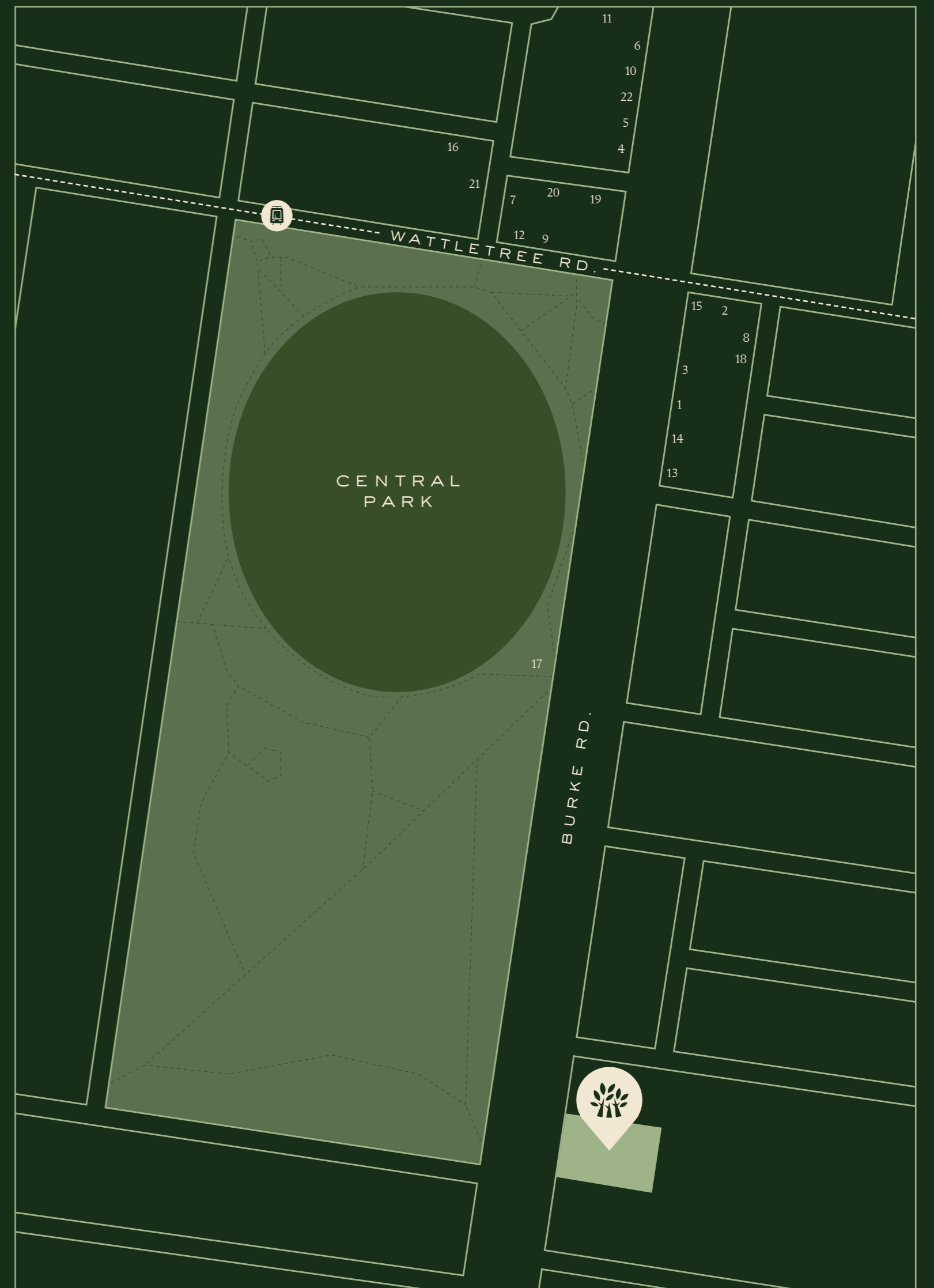
9. Riserva Wine
10. Tom Pockett Cellars
11. 161 Cellars Bottleshop & Providore
12. Grand Cru Wines

RETAIL

13. Australia Post Central Park LPO
14. Wattletree Child
15. Norsu Interiors
16. Gravel & Tar

HEALTH

17. Central Park Outdoor Gym
18. Central Park Dental
19. Central Park Optical
20. Myotherapy & Movement Clinic
21. Physio at Central Park
22. Heathershaw's Compounding Pharmacy



CAULFIELD PARK - 1.4KM

DANDENONG ROAD - 1.2KM

ST KILDA BEACH - 6.5KM

GLENFERRIE ROAD - 2KM

CENTRAL PARK - 20M

SOUTH YARRA - 5.75KM

CBD - 8.75KM

MCG - 7.8KM

HIGH STREET - 1KM

MONASH FREEWAY - 1.8KM



THE SPLENDOUR OF PARKSIDE LIVING

Discover the unmatched advantages of residing next to the iconic Central Park in Malvern. Offering a sanctuary from the bustling city, the park provides a serene environment right at your doorstep. Enjoy the perfect balance of urban convenience and natural beauty, as this idyllic setting seamlessly blends the best of both worlds.



CENTRAL PARK CONSERVATORY

07:00

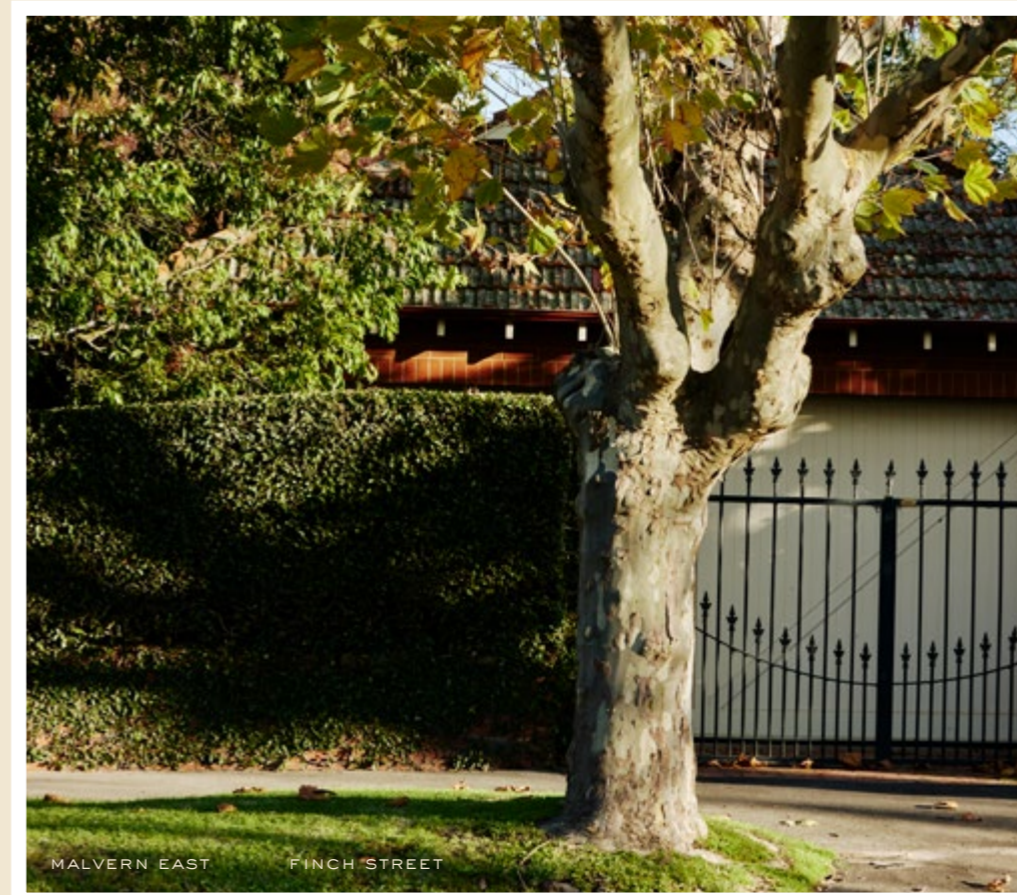
Start your day with a breath of fresh air as you step out into Central Park, just a stone's throw away from your doorstep.



CENTRAL PARK WALKING TRACK

07:15

Embark on a walk along the scenic Central Park walking track. Let the gentle rustle of leaves and chirping of birds serenade you as you soak up the atmosphere.



MALVERN EAST FINCH STREET

08:00

Take a leisurely stroll through the neighborhood, exploring the tree-lined streets and admiring the charming architecture that characterizes Malvern East.

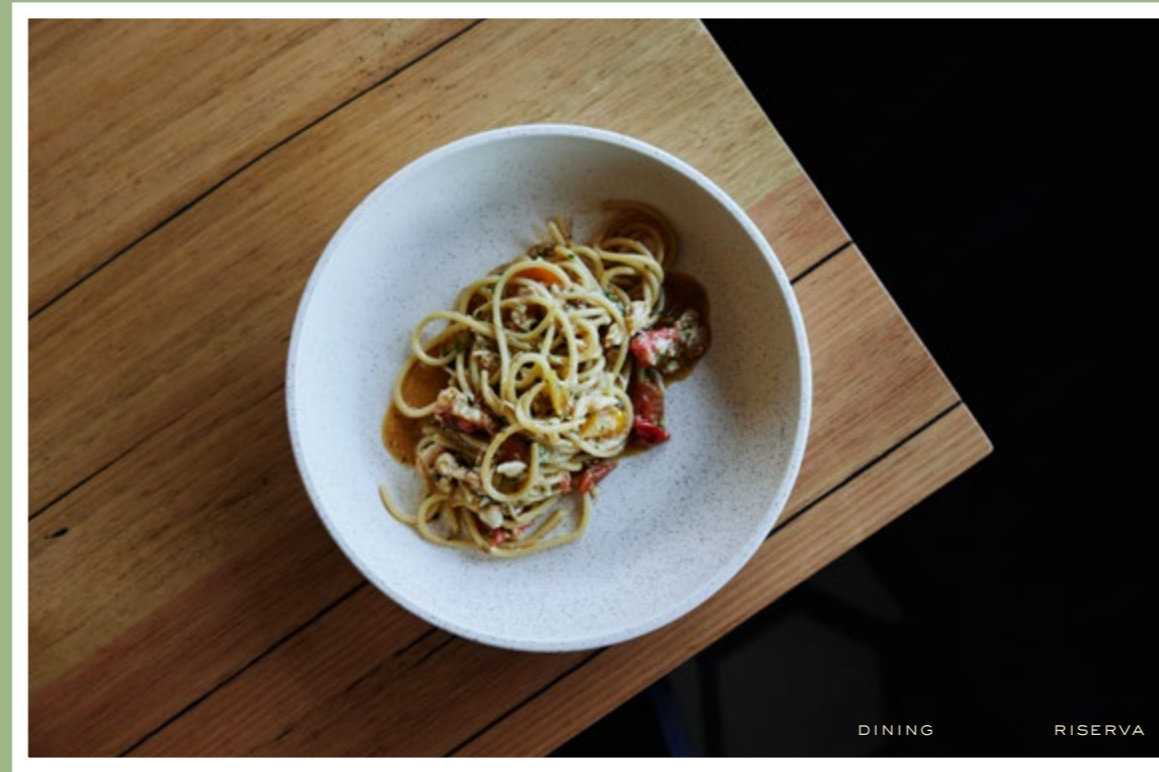




CAFÉ CANNOLI & CO.

08:30

Treat yourself to a delicious cup of coffee from Cannoli and Co. energising you for the day ahead.



DINING RISERVA

12:30

Relish in mouthwatering pasta dishes and scrumptious pizzas that will transport your taste buds.



DINING GRAZIA

12:00

As lunchtime approaches, take a pleasant stroll to Grazia, a local gem celebrated for its authentic Italian cuisine.



DINING GRAZIA

13:00

Take your time at Grazia, enjoying the welcoming ambiance and engaging conversations.



RESTAURANT RISERVA

18:30

In the evening, head to Riserva, a renowned dining destination.



RESTAURANT RISERVA

19:30

Immerse yourself in an exquisite dining experience, savoring each bite.



BAROLO RESTAURANT RISERVA

20:30

Pick up a bottle of your favorite wine before returning home to unwind in the comfort of your own space.



CHAPTER FOUR

CRAFTED BY THE BEST

PROJECT TEAM

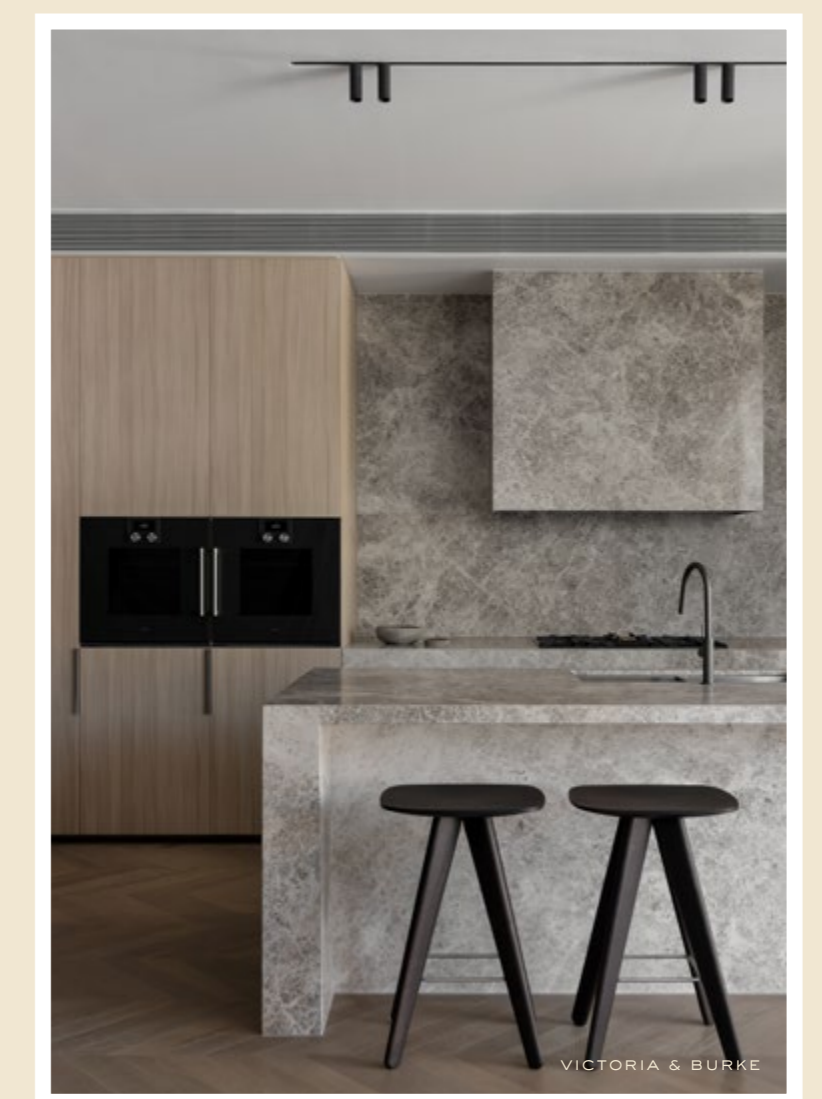
MALÉA ON CENTRAL PARK



DEVELOPED BY

APL DEVELOPMENT

APL Developments is the private development company of Andrew Leoncelli. With a career spanning twenty years Andrew is an accomplished developer and residential property professional. His most recent success is the benchmark for high end luxury apartment living Victoria & Burke also on Burke road at the top of Camberwell Junction. A very similar concept of single level basement with the three levels of large luxury apartments. Establishing record prices for Camberwell Victoria & Burke is a development of the highest quality



VICTORIA & BURKE

DESIGNED BY

EWERT LEAF

We are shaping the future of Design and the Built Environment. Ewert Leaf presents multi-faceted expertise, commercial ingenuity, and an authentically entrepreneurial spirit.

Our multi-disciplinary approach is informed by insights and crafted by creativity. Leveraging data and design thinking, we deliver measurable value. Designed 'Central Park' located two doors down from Maléa on the corner of Nyora, Central Park established the benchmark for high quality owner occupier large format apartments in Malvern East. They understand the local market like few others and are the best credentialed architect to deliver Maléa.



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