

RUBY  
RUBY

MILTON



# Penthouse Collection

Welcome to Ruby Ruby where every moment is an experience to remember. Nestled high above the Brisbane city skyline with breathtaking panoramic views. This exclusive residence is a testament to architectural finesse - you don't just reside at Ruby Ruby; it's a sensorial experience to savour.

With unmatched resort-style amenities, meticulously crafted interiors by renowned firm Carr. Ruby Ruby is a sanctuary of luxury designed with your lifestyle in mind.

Prepare to experience refined living at its best.



# RUBY RUBY

MILTON



# Seek Wonder

A celebration of contemporary living where you can experience luxury living at Milton's newest address with the finer things in life.





RR

RUBY RUBY



# Make an Entrance

Experience a grand arrival where luxury and comfort converge, thanks to a welcoming concierge and a gracefully designed entrance that exudes sophistication.

ARTIST IMPRESSION

This project presents an opportunity to create wonderful spaces connecting indoors and out with a focus on family living executed with bold interior forms.

Chris McCUE  
Managing Director  
Carr Design

# Welcome Home

Step inside your new home, where luxury and sophistication greet you at every turn.





Luxe Living

Enjoy the stunning Brisbane River and city skyline views from your living room, basking in a tranquil sense of calm.



# Elevating Tastes

Step into a contemporary masterpiece, featuring precise lines, crowned by luxurious marble counters, European Miele and Liebherr appliances, and a harmonious blend of rich textures.

ARTIST IMPRESSION

# Beyond Compare

Indulge in sunrise breakfasts accompanied by your exclusive panoramic view of the city, or savour enchanting twilight dinner parties with your friends and family.



# Comfort Zone

Indulge in leisurely morning sleep-ins and start your day in a room filled with an abundance of natural light. Welcome to your personal oasis.

ARTIST IMPRESSION



## Dress to impress

Step into a realm of style with a luxury walk-in wardrobe designed to leave a lasting impression.





# Refined Serenity

Experience everyday opulence with natural stone, rich timbers and exquisite hardware creating the perfect retreat for relaxation.

# View lines



Level 21



Level 19



Level 17

# 3C

APARTMENTS

17.01, 18.01, 19.01

3 Bed 3 Bath  
1 Mpr 2 Car

**AREA**

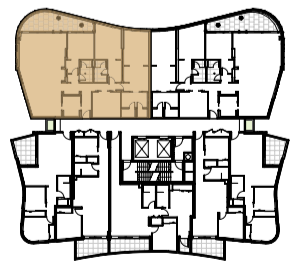
Interior:	171m <sup>2</sup>
Exterior:	18m <sup>2</sup>
<b>Total:</b>	<b>189m<sup>2</sup></b>

**LEGEND**

DW	Dishwasher
D	Dryer
F	Fridge
OC	Outdoor Condenser
R	Robe
S	Storage
WM	Washing Machine
WR	Walk-In-Robe
O	Oven & Steam Oven

**KEY PLAN**

CROMBIE ST



Indicative only. Dimensions, design features, floor areas, specifications and room configurations subject to change without notice. Any furniture shown is not included. The development is not completed and so the final product may differ from that depicted in this floorplan. Buyers should refer to and rely on the Disclosure Document and the plans forming part of the Contract.

SCALE 1:50



# 3C (M)

## APARTMENTS

17.02, 18.02, 19.02

3 Bed 3 Bath  
1 Mpr 2 Car

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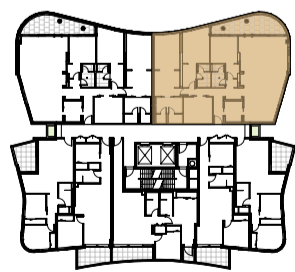
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SCALE 1:50



# Midnight

A homage to the timeless allure of night, where velvety textures and rich contrasts envelop every detail. Opulent Galaxy Marble and cubit plaster form the backdrop, while rich timber, joinery, and wall accents are bathed in dark, captivating tones. Brushed black hardware adds a hint of luxury.



- ① Feature Joinery - Nero
- ② Feature Tapware
- ③ Carpet - Tufted Broadloom
- ④ Bathroom Tile - Porcelain
- ⑤ Kitchen Island - Galaxy Marble
- ⑥ Feature Wall and Ceiling Finish
- ⑦ Kitchen and Laundry Benchtop
- ⑧ Laundry Joinery
- ⑨ Flooring - European Oak

# Chalk

A celebration of purity and grace, where each detail bathes in soft, ethereal radiance. Featuring luxurious ocean-blue travertine stone, rich timbers echo the beauty of bleached European oak and exquisite brushed hardware infuses opulence into this serene ambience.



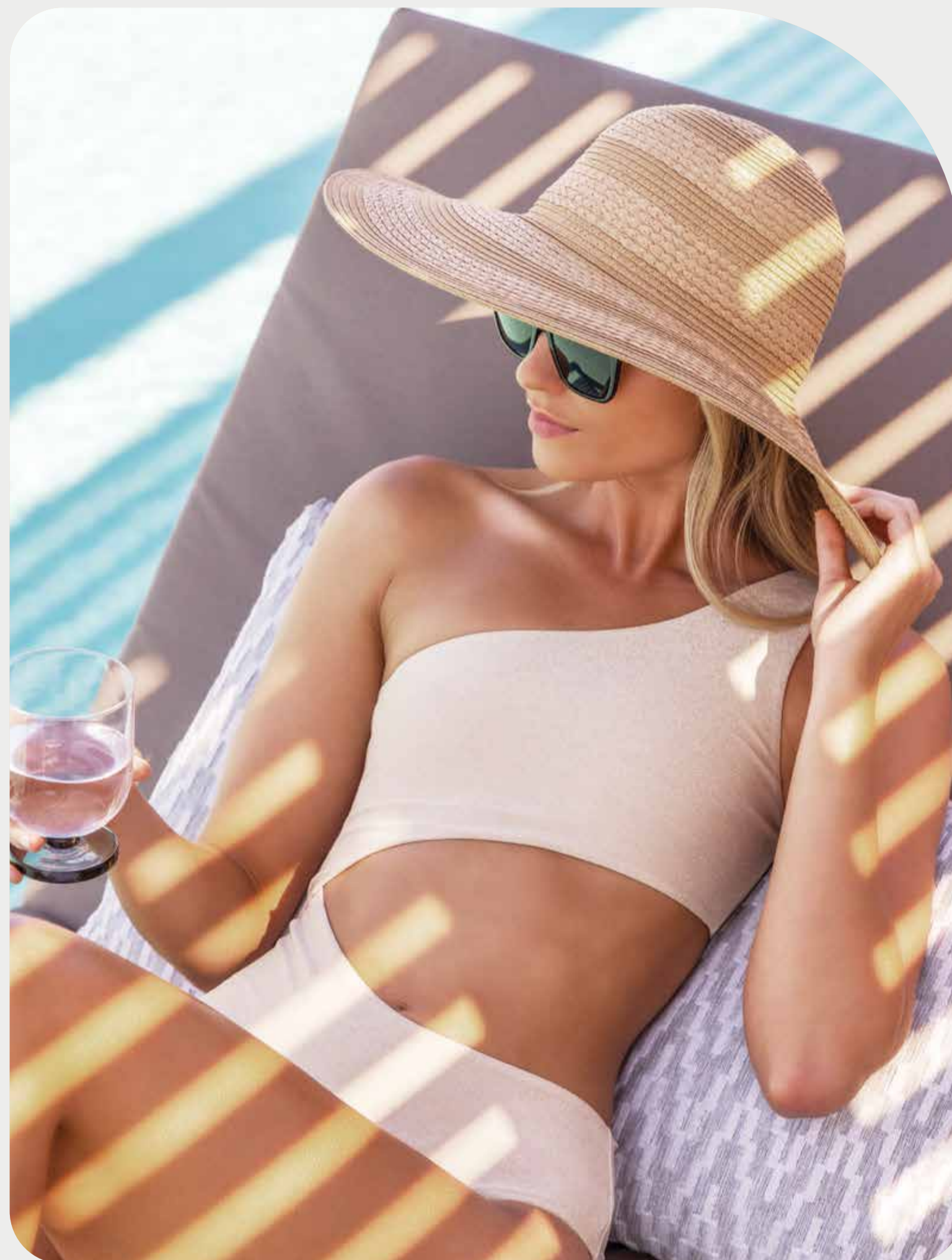
- ① Feature Joinery - Pale Oak
- ② Feature Tapware
- ③ Carpet - Tufted Broadloom
- ④ Bathroom Tile - Porcelain
- ⑤ Kitchen Island - Ocean Blue Travertine
- ⑥ Feature Wall and Ceiling Finish
- ⑦ Kitchen and Laundry Benchtop
- ⑧ Laundry Joinery
- ⑨ Flooring - European Oak





# Seek Sanctuary

A stunning urban oasis. Revel in the  
sanctuary created for you to indulge in.





ARTIST IMPRESSION

## Resident's Lounge

Elevate your after-work drinks to a whole new level with a happy hour at your very own bar and lounge.



ARTIST IMPRESSION

# Rooftop Pool

With a view worth an insta-moment, a stunning backdrop atop of Ruby Ruby is unrivaled.



SHOWER  
SAUNA  
PLUNGE POOL



ARTIST IMPRESSION



## Sun, Soak, Steam

Create your own spa rituals with our deluxe sauna, a cold plunge pool and spend the day bathing in the infinity pool.

RIR



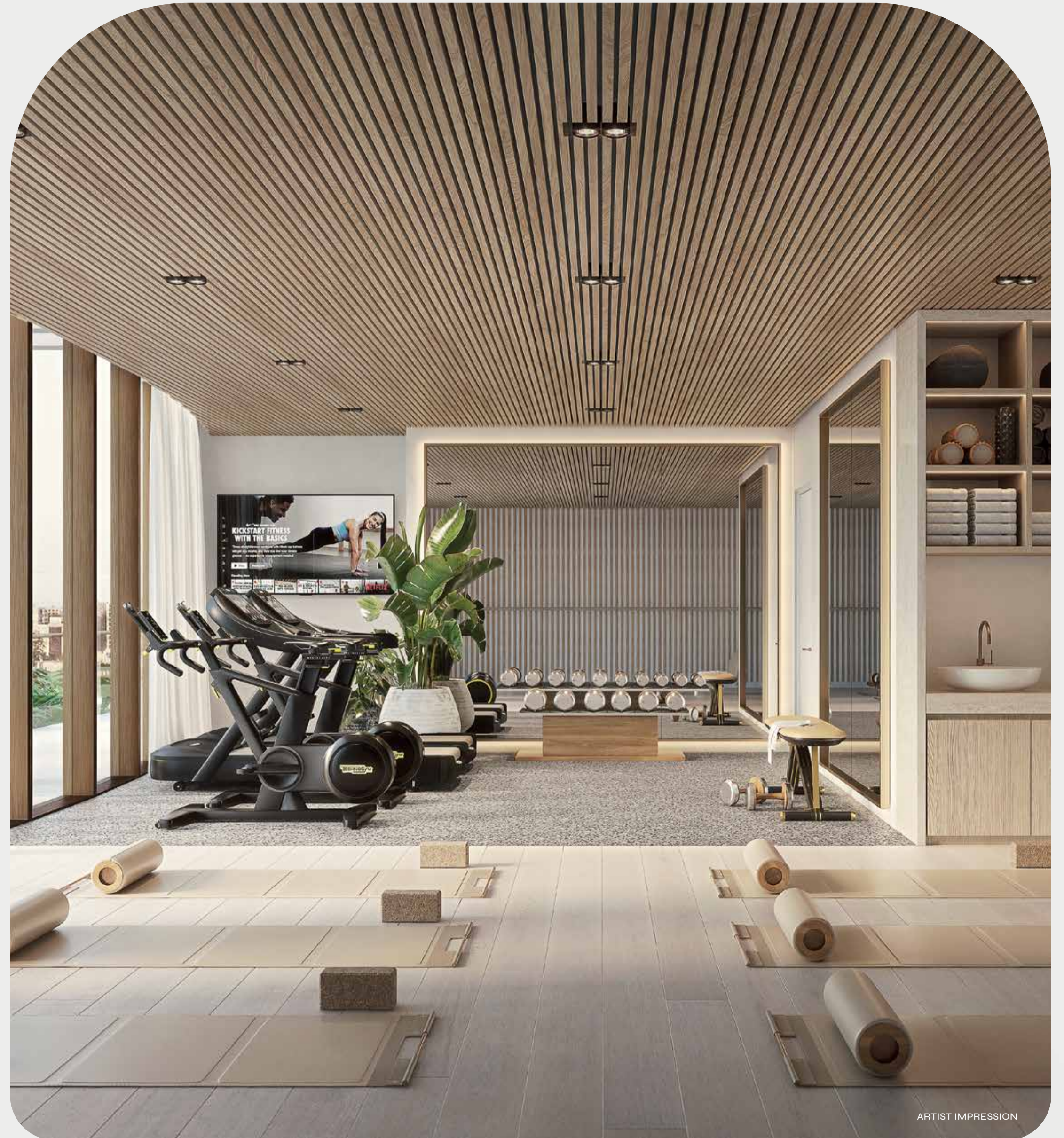
ARTIST IMPRESSION



ARTIST IMPRESSION

## Body, Mind & Soul

A gym and yoga studio with exclusive membership – You. Build body, mind and soul in our purpose-built studio. After your workout, rejuvenate your senses in the rooftop spa.



ARTIST IMPRESSION



ARTIST IMPRESSION

RJR



Elevate life's moments with a toast to lifelong friendships, followed by an exquisite curated dinner high above the city lights —an unforgettable celebration.





# Dinner on High Rotation

With a view from high above deciding on where to have dinner with friends is easy.

# Seek Golden

A view unlike any other transporting you away from the everyday. Ruby Ruby will be the envy of many with a rooftop pool worthy of a sunset so golden.



ARTIST IMPRESSION



# Seek Adventure

The Milton neighborhood is the perfect place to meet: a bubbling hub full of food, drink and entertainment, right at your doorstep.



# Brisbane

A rising metropolis. Ruby Ruby is set amongst the sun-drenched stage that is Brisbane. Locals know her secrets, travelers seek to explore the vibrant arts scene and the progressive culture all set within an enviable climate.

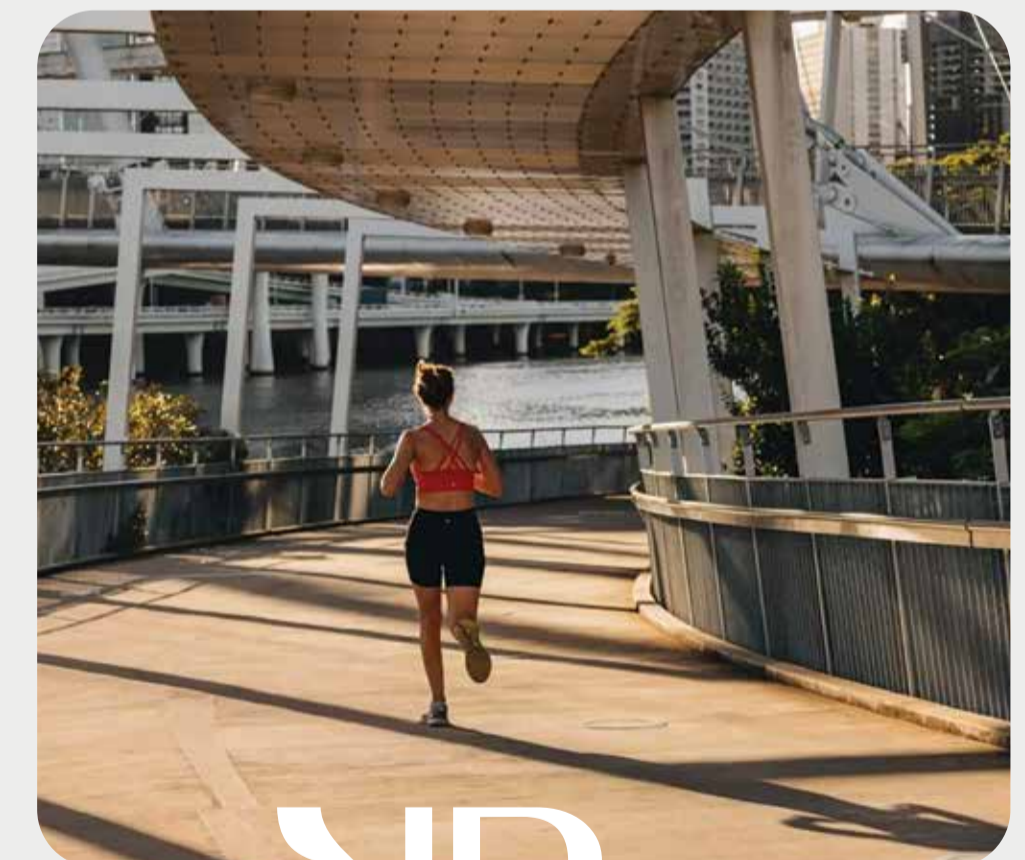
Brisbane has it all, a livable city, elite universities, indulgent palettes and an unparalleled outdoor lifestyle with flowing rivers, estuaries and mountain sides to explore. Make Ruby Ruby the most enviable addresses in Australia's most in-demand city.



# Milton

Milton offers a great lifestyle with a cultural melting pot of entertaining, Park Rd retail and dining, Rosalie Village, The Barracks at Petrie Terrace, Caxton Street entertainment precinct and all within easy reach of Brisbane CBD.

Leading educational facilities are a short commute from Crombie Street, Milton with Queensland University offering world-class education on the river. Connect with nature and gather with friends in the immediate surrounds of popular parks and playgrounds including Frew Park, Milton Park, Perrin Park, Banksia Park, Robertson's Park, Jack Speare Park and Guyatt Park on the waterfront.



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# RUBY RUBY MILTON

SUNCORP STADIUM

CAXTON STREET

THE BARRACKS

GALLERY OF MODERN ART (GOMA)

STATE LIBRARY

QUEENSLAND ART GALLERY

QLD PERFORMING ART CENTRE (QPAC)

BRISBANE CBD

BRISBANE RIVER



MILTON TRAIN STATION



The night is young and the weather is barmy, which means bar hopping is made easy. From boutique distilleries to grand establishments you can make a night on the town go all night long.



RUBBY





Ruby Ruby is perfectly placed to enjoy the hidden delights of Milton and neighbouring CBD, Paddington and Toowong. Scoot down to The Bunker for Brisbane's best coffee and meet up with friends for lunch at Anouk's.

RUBY



**CAFES & RESTAURANTS**

- 1 Bunker Coffee..... 3 min walk
- 2 Two Wheels and a Handlebar ..... 4 min walk
- 3 Anouk Cafe..... 17 min walk
- 4 Naïm..... 7 min drive
- 5 85 Misikin St..... 9 min drive

**BARS & NIGHTLIFE**

- 6 Aether Brewing ..... 4 min walk
- 7 The Scratch Bar..... 5 min walk
- 8 Newstead Brewing Co..... 9 min walk
- 9 The Malecón ..... 10 min walk
- 10 Darling & Co..... 14 min walk

**SHOPPING**

- 11 Milton Markets ..... 2 min walk
- 12 Brown's General Store..... 5 min drive
- 13 Double Double..... 6 min drive
- 14 Empire Revival..... 6 min drive
- 15 Hummingbird The Shop..... 6 min drive

**EDUCATION**

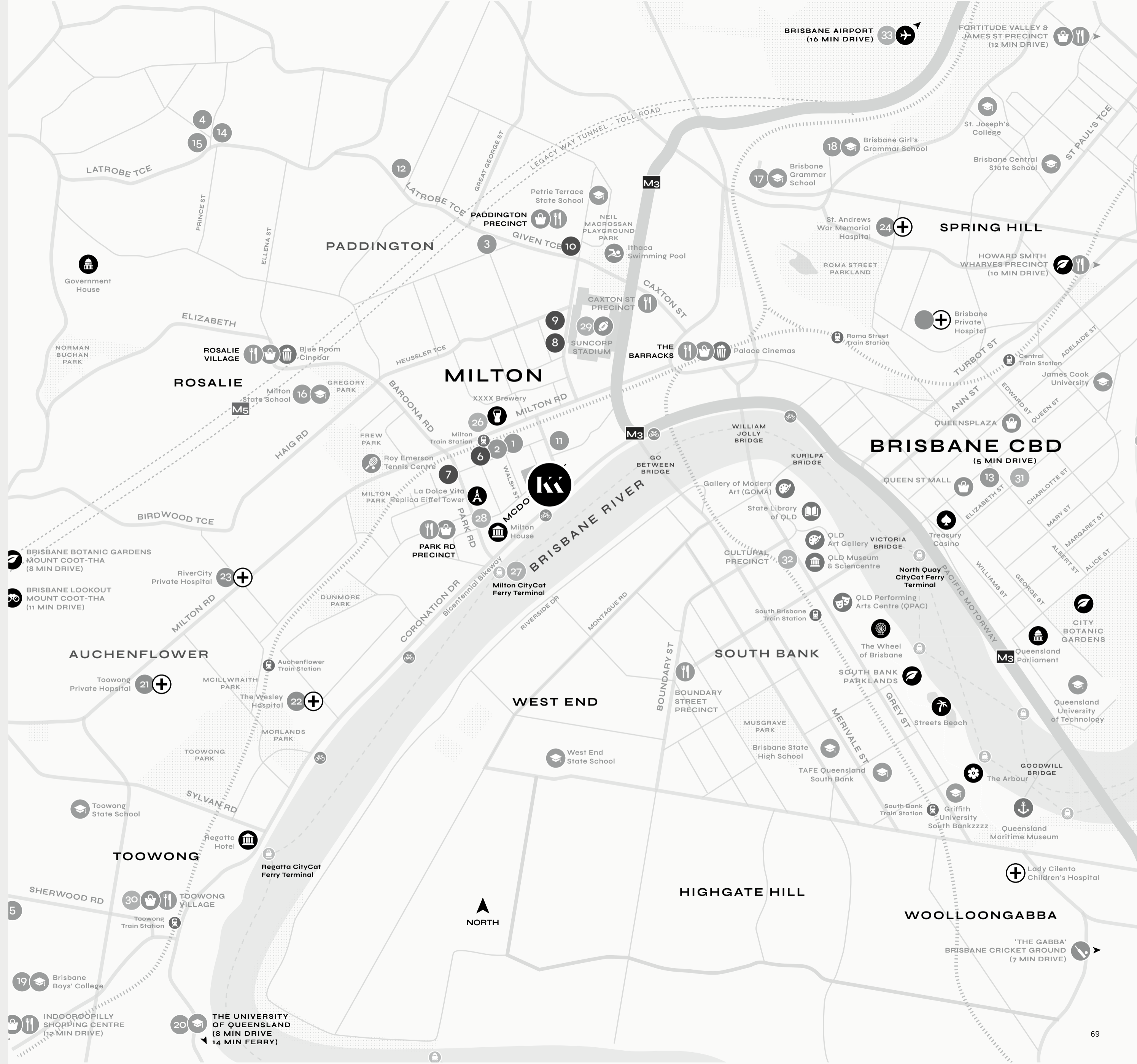
- 16 Milton State School..... 4 min drive
- 17 Brisbane Grammar School ..... 5 min drive
- 18 Brisbane Girl's Grammar School ..... 6 min drive
- 19 Brisbane Boys' College..... 7 min drive
- 20 The University of Queensland ..... 8 min drive

**HEALTH & WELLBEING**

- 21 Toowong Private Hospital ..... 4 min drive
- 22 The Wesley Hospital..... 4 min drive
- 23 RiverCity Private Hospital ..... 4 min drive
- 24 St Andrews War Memorial Hospital ..... 6 min drive
- 25 Brisbane Private Hospital..... 7 min drive

**KEY DESTINATIONS**

- 26 Milton Train Station ..... 4 min walk
- 27 Milton Ferry Terminal..... 8 min walk
- 28 Park Road Precinct..... 4 min walk
- 29 Suncorp Stadium..... 10 min walk
- 30 Toowong Village..... 4 min drive
- 31 Brisbane CBD..... 5 min drive
- 32 South Bank Cultural Precinct..... 5 min drive
- 33 Brisbane Airport ..... 16 min drive

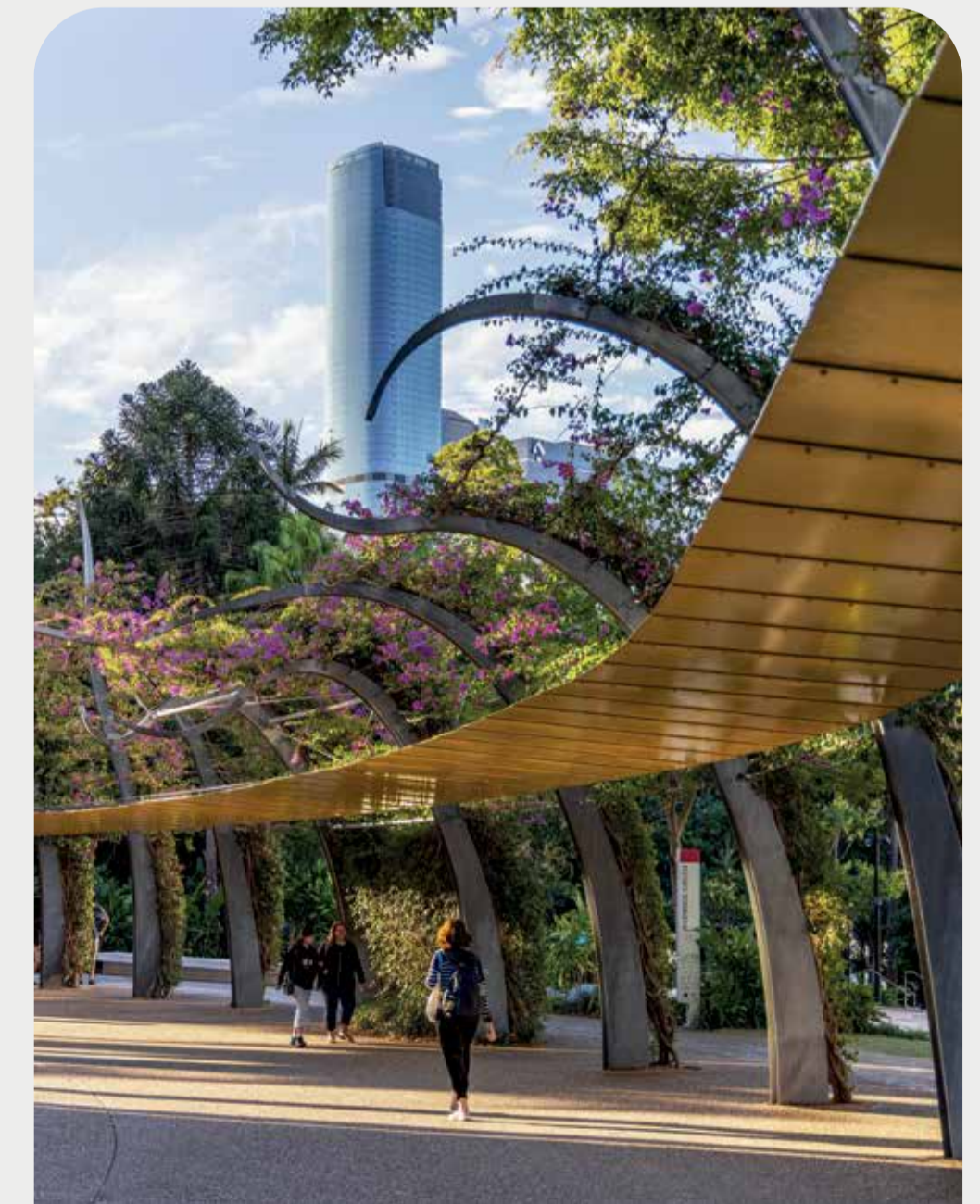




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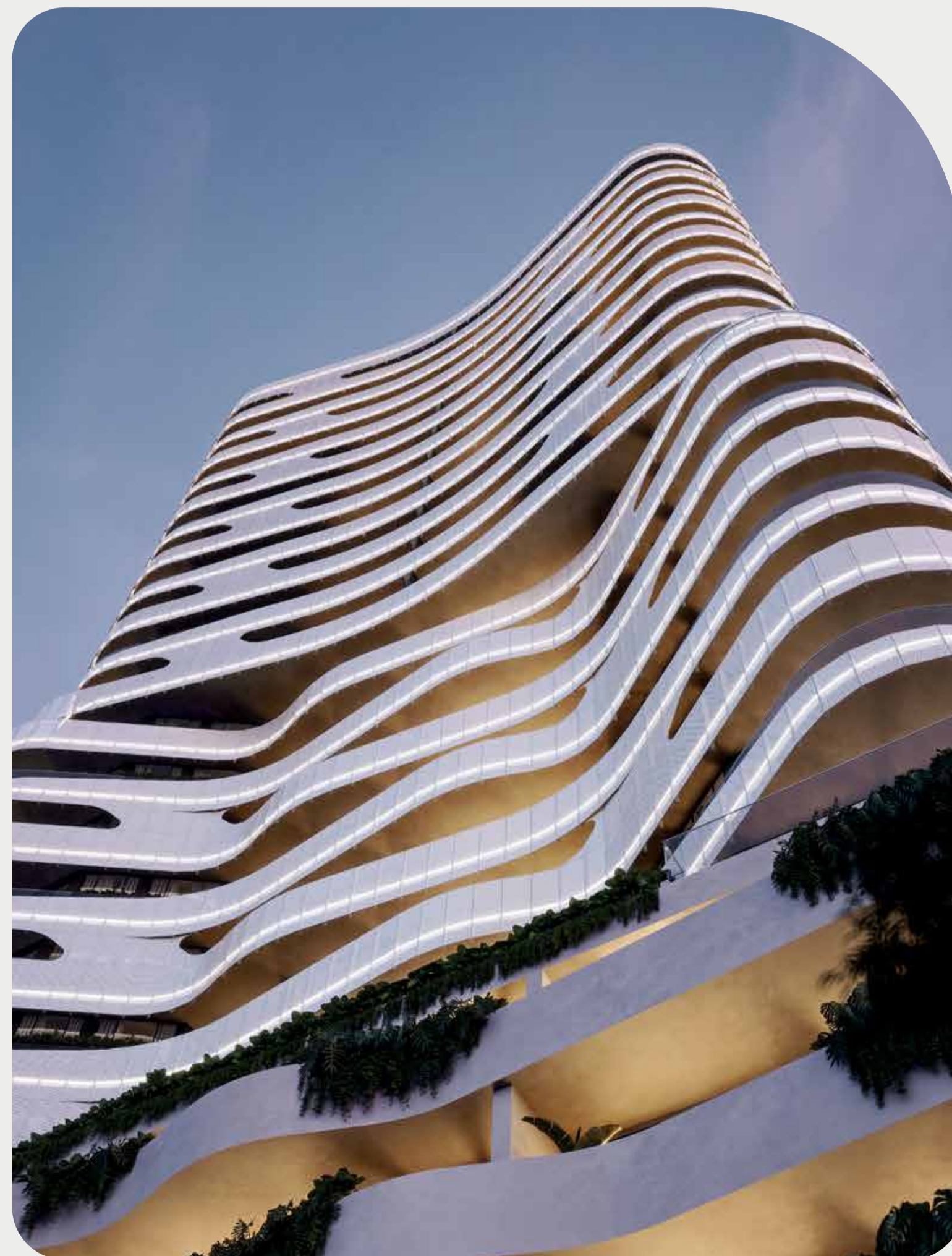
Explore the eclectic treasures of Milton and the surrounding neighbourhood with home-grown favourites like The Plant Bunker or catch a game at Suncorp Stadium. One thing is certain you don't have to venture far to have a great time.





# Seek Design

Kokoda have partnered with some of the most renowned names in the property industry to develop this prestigious address.



Presented by



"We create addresses of distinction that people are proud to call home."

*M. Stevens*

**Mark Stevens**  
Managing Director & Founder  
Kokoda Property

Founded with a passion for architecture and a proud pioneering spirit, Kokoda Property creates living landmarks of craftsmanship, superior quality and thoughtful design.

Over the course of 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.

Ruby Ruby is Kokoda's second venture into

the blossoming neighbourhood of Milton in Brisbane, following the success of our previous project, The Ambrose.

Our vision for Ruby Ruby is to create a standout collection of prestigious residences that will not only offer a truly extraordinary Brisbane lifestyle for those fortunate enough to call it home, but also positively contribute to the evolution of Milton and its vibrant community.

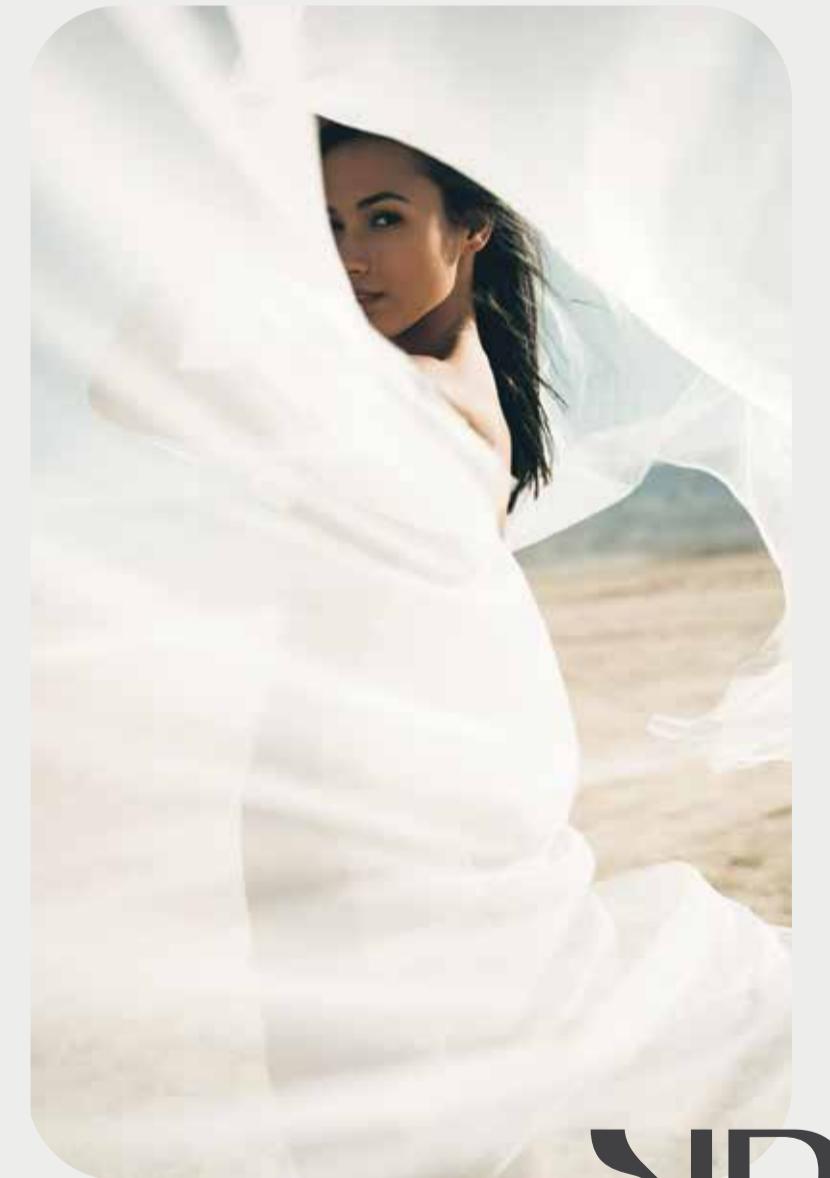
# Live beyond expectation

Live within a sub-tropical conscious world where form and function meet. An oasis to match the lifestyles of today's health-conscious residents. Sweeping fluid forms representing organic voile with fine soft lines envelops the building, inviting you to call 12-18 Crombie Street, Milton yours.

The building design has been carefully curated to deliver a residence which is thoughtful and

impressive. The balance of form providing a resort-style grand entrance, welcoming and luxurious with the residential club amenities to deliver the ultimate livable, breathable experience.

A distinctive design collaboration between Cottee Parker and Kokoda Property destined to be another notable - Address of Distinction.



# Addresses Of distinction

Ruby Ruby is a prestigious address developed in partnership with Kokoda property and renowned names in the property industry.

With the support of our major partners, Kokoda Property has established a track record of delivering over \$1.5 billion worth of luxury residential real estate projects over the past 25 years, with a strong emphasis on luxury in every project.



THE AMBROSE, BRISBANE



CHESTER & ELLA, BRISBANE



MALVERN COLLECTIVE, MELBOURNE



FABRIC, BRISBANE

## COTTEEPARKER

### Architecture & Interiors by Cottee Parker

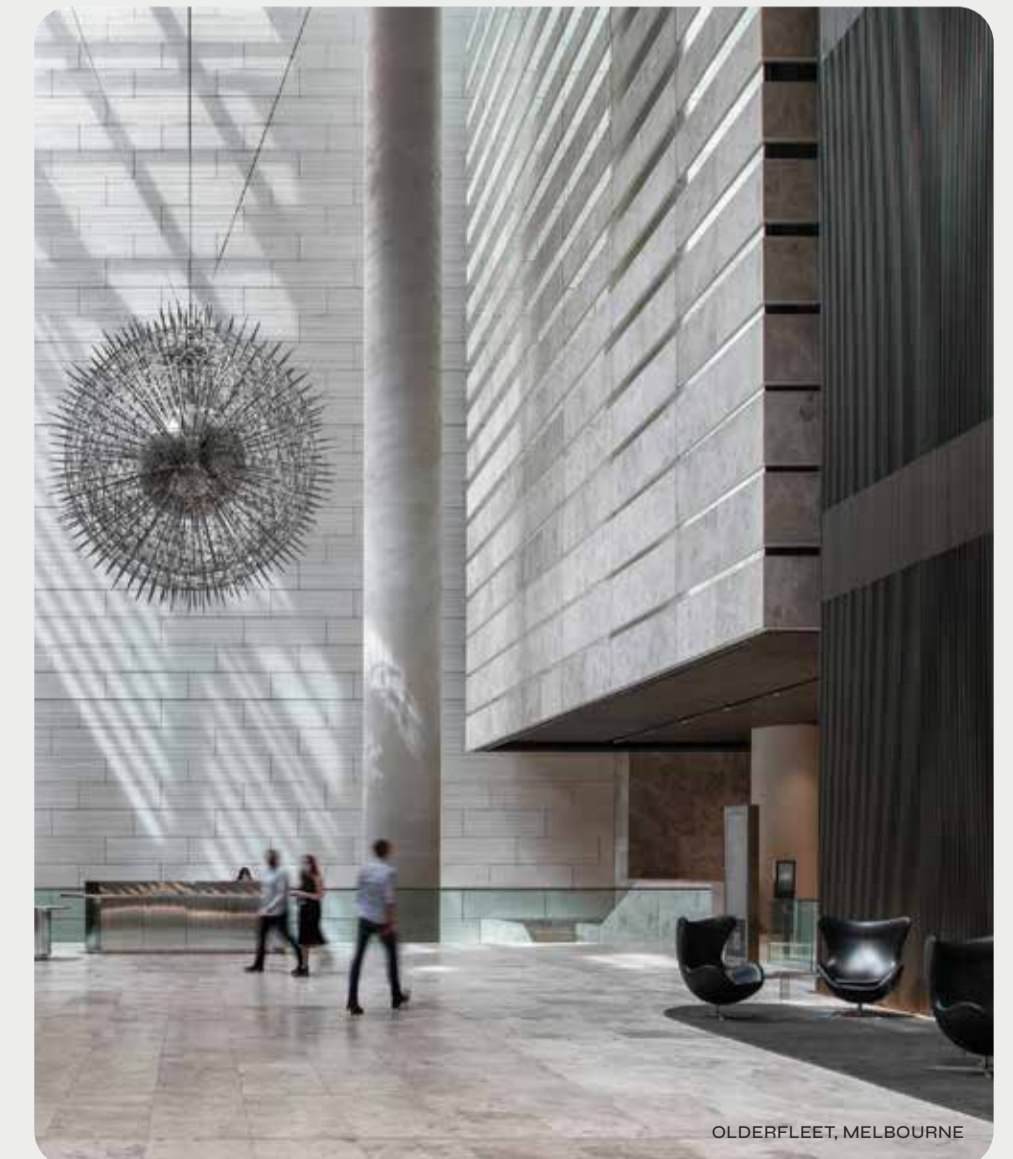
Founded in 1989, Cottee Parker combine intellect and creativity with a skillful, sensitive approach to design to deliver exceptional spaces and unique architectural outcomes.

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

## carr

### Interiors by Carr

Carr is an architecture and interior design studio based in Melbourne with a timeless approach that fosters connection. Every detail is thoughtfully considered, coalescing in work that forges new ground while remaining true to our philosophy and vision.



OLDERFLEET, MELBOURNE



# RUBY RUBY

MILTON

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