

WEST
KARRINYUP
VILLAGE

WEST VILLAGE

Positioned in the heart of the Karrinyup, West Village presents a combination of natural tranquillity and tailored modernity. A collection of luxury residences across two unique buildings, adorned with highly curated resort-style amenities.

Awaken to panoramic ocean views over North Beach and Trigg, where unimpeded views of sprawling greenery and the magnificent coastline cultivate serene mornings.

Adjoining Karrinyup's vibrant leisure and lifestyle precinct, West Village sets the benchmark for unrivalled luxury convenience where world-class culinary dining is paired with exclusive leisurely delights and various gourmet grocers and delicatessens.

An epicurean's paradise, West Village offers a once in a generation opportunity to reside in a coastal oasis, striking the perfect balance between tranquillity and connectivity.



Artist Impression – Entry at Dusk

WEST VILLAGE

KARRINYUP

PERTH CBD

LAKE GWELUP

STIRLING
TRAIN STATION

SCARBOROUGH

LAKE KARRINYUP
COUNTRY CLUB

KARRINYUP
SHOPPING CENTRE

ST MARY'S
ANGLICAN SCHOOL

KEVAN LANGDON
RESERVE

HAMERSLEY
GOLF COURSE

TRIGG BUSHLAND
RESERVE

TRIGG BEACH

METTAMS POOL

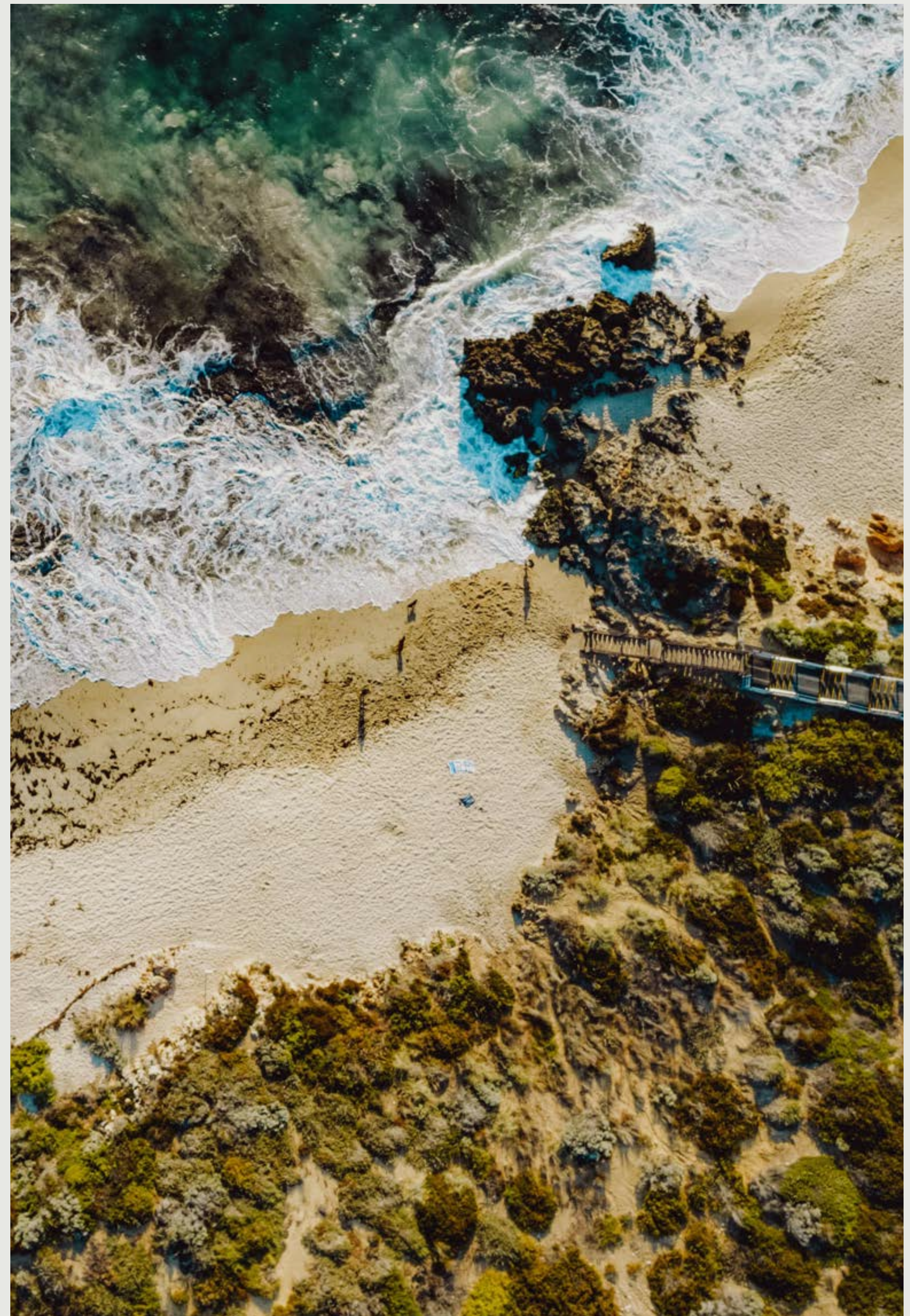
A thriving natural landscape on your doorstep.

In a coastal town that thrives off its natural landscape, Karrinyup's warm character has long been a favourite among city-dwellers who crave for a holistic lifestyle without compromising on the finer luxuries in life. Residents are gifted to an unrivalled abundance of natural landscape where verdant parklands and reserves provide an interactive outdoor lifestyle.

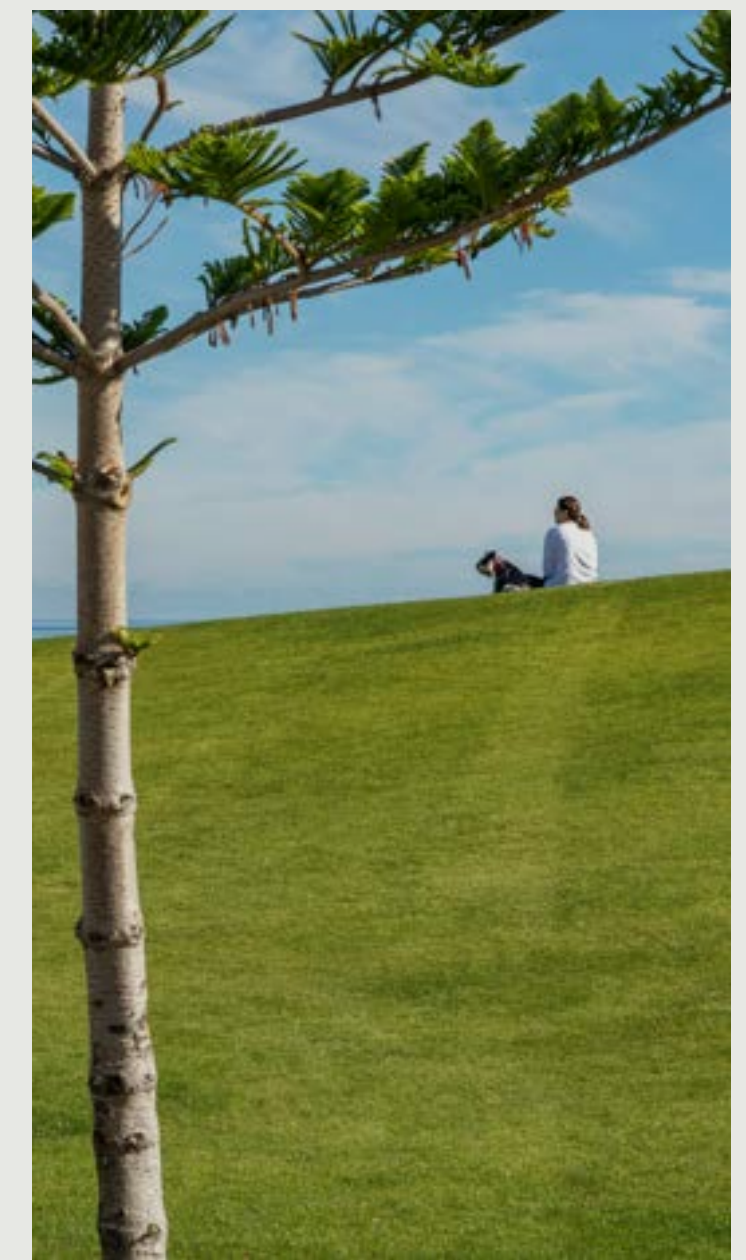
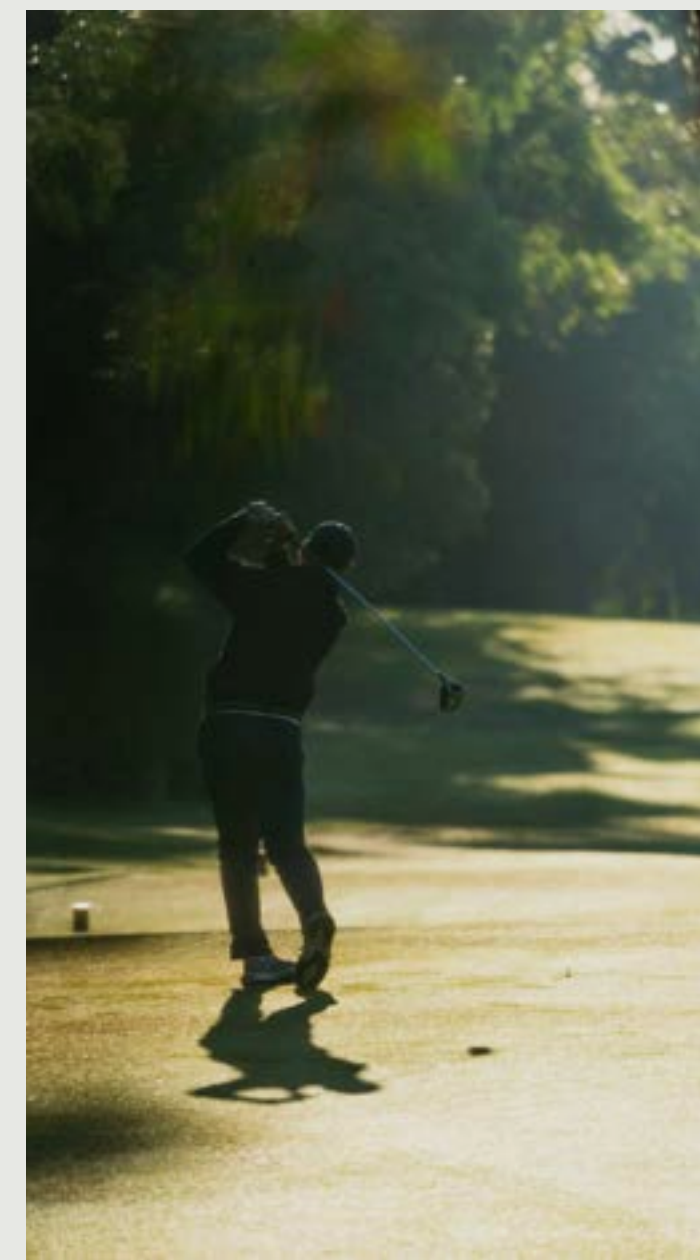
A brisk walk will find residents on the golden shores of some of Western Australia's most renowned beaches whilst a few minutes in the opposite direction, the enchanting sound of native birdsong within nature reserves is a beloved pastime. Surrounded by an enviable selection of walking trails that connect to reserves and parklands, immerse yourself

within the therapeutic benefits that nature can bring.

Community is at the heart of West Village. More than just homes, it is a sustainable village environment for all ages where residents are in harmony with their natural surroundings. Undeniable passion creates the foundation to West Village where its dynamic design process has produced more parklands, vast open spaces, increases in setbacks to allow room for more deep soil and has optimised the building's orientation to reduce demands on artificial heating and cooling. Complete with an exemplar rating, residing in West Village means never having to compromise between luxury and sustainability.



Panoramic views of the coastline overlooking
North Beach and Trigg are quite simply unparalleled.



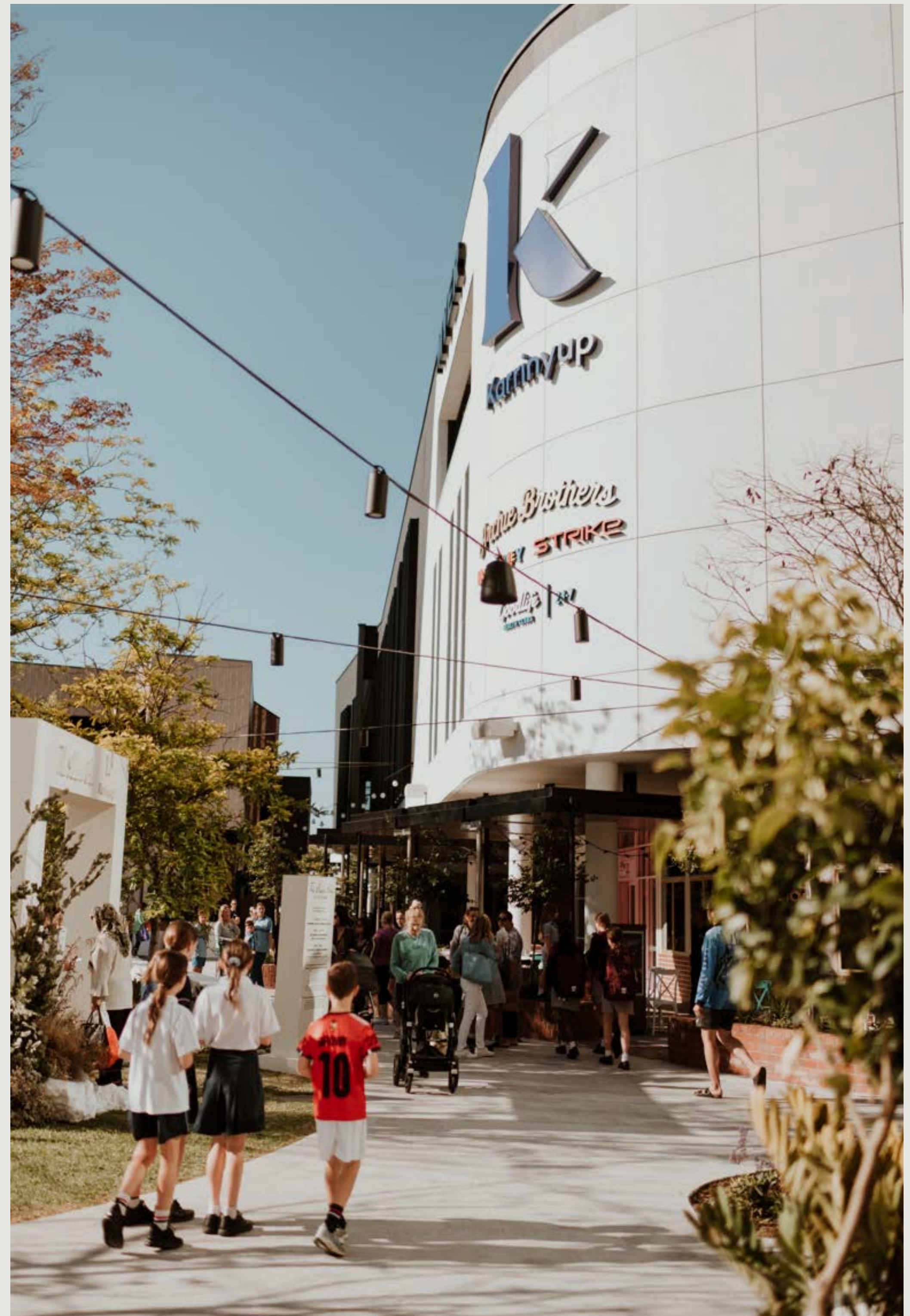
Setting the benchmark for an unrivalled lifestyle experience.

A flourishing community abounding with award-winning eateries, plentiful amenities and hubs of social interaction, Karrinyup is experiencing an unprecedented emergence. With the newly redesigned Karrinyup Shopping Centre on your doorstep, West Village residents are privy to endless opportunities for connectivity. Fostering a lifestyle of unrivalled convenience from gourmet grocers to high-end luxury brands and state-of-the-art entertainment facilities, you'll never have to venture far. Stroll down the leafy boulevards for catch-ups with friends, of old or new, over mouthwatering dishes that proudly marry locally-sourced produce with generational expertise.

For those with a penchant for the finer things in life, Karrinyup sets the benchmark for unrivalled

luxury convenience where world-class culinary wining and dining is paired with exclusive leisurely delights and high-end global fashion brands. With a focus on lifestyle and leisure, the precinct's prominent feature is an integrated entertainment and culinary hub, The West Deck, which encompasses a range of exquisite bars with renowned alfresco dining and is paired with entertainment facilities including the cinemas and bowling for the little ones.

For your day-to-day errands, various gourmet grocers and delicatessens allow you to tick off your list all in one place. And, if all the browsing tires you out, stop by one of the health and wellness facilities where a moment's peace is a delightful reprise.



With the award-winning Karrinyup Shopping Centre at your doorstep, West Village residents are afforded a lifestyle of endless convenience.

- 1. Fashion and Beauty Loop
- 2. West Deck Alfresco Dining Precinct
- 3. Homewares and Technology
- 4. Cafes and Restaurants
- 5. Main Street Food Precinct



A culinary haven of world-class eateries and exquisite bars, experience a new calibre of coastal luxury for every appetite.

- 1. Homewares and Technology
- 2. Fresh Food Market
- 3. Fashion and Beauty Loop
- 4. West Deck Alfresco Dining Precinct
- 5. West Deck Alfresco Dining Precinct





Artist Impression – Main Street Food Precinct

Stroll down the leafy boulevards for catchups with friends, of old or new, over mouthwatering dishes that proudly marry locally-sourced produce with generational expertise.

Presenting a union of natural elegance and tailored modernity.

Intertwining principles of sustainability and design, the architecture is defined by a contemporary form and sculpted from natural materials. Embedding seamlessly into the fabric of its surrounds, this collection of luxury residences provide an innovative yet confident addition to the rich heritage of Karrinyup. The form of West Village presents a modest and visually cohesive exterior, with curved edges softening its striking linear form. Reflecting an outstanding level of craftsmanship and consideration, the building's architecture pays homage to its iconic coastal surrounds through robust and refined materials.

Unparalleled in its vision, the building changes throughout the day from first light through to the 'golden hour' and to dusk. An expression of coastal refinement and modern elegance,

the considered interiors designed by the award-winning team at MJA Studio become an extension of the facade itself, where the building's textural materiality is flawlessly incorporated throughout the living spaces. The interiors of West Village are inspired by a calming aesthetic, a reprieve from the bustle of urban life. A masterful balance between luxurious finishes and thoughtful durability come into play and are executed with expertise.

Composed of organic materials and earthy textures, residents are provided with three interior schemes, inviting residents to apply their own tastes and experiences. Tactile and enduring, these carefully curated spaces provide endless opportunities for sensory delight where luminosity is at the helm.



Artist Impression – Detailed Exterior



Artist Impression – Detailed Exterior of Burroughs Building



Artist Impression - Exterior Facade With Views to Trigg Beach

West Village presents an unobtrusive and visually cohesive exterior, with curved edges softening its striking linear form.

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Artist Impression - Entry

Artist Impression - Main Street Food Precinct

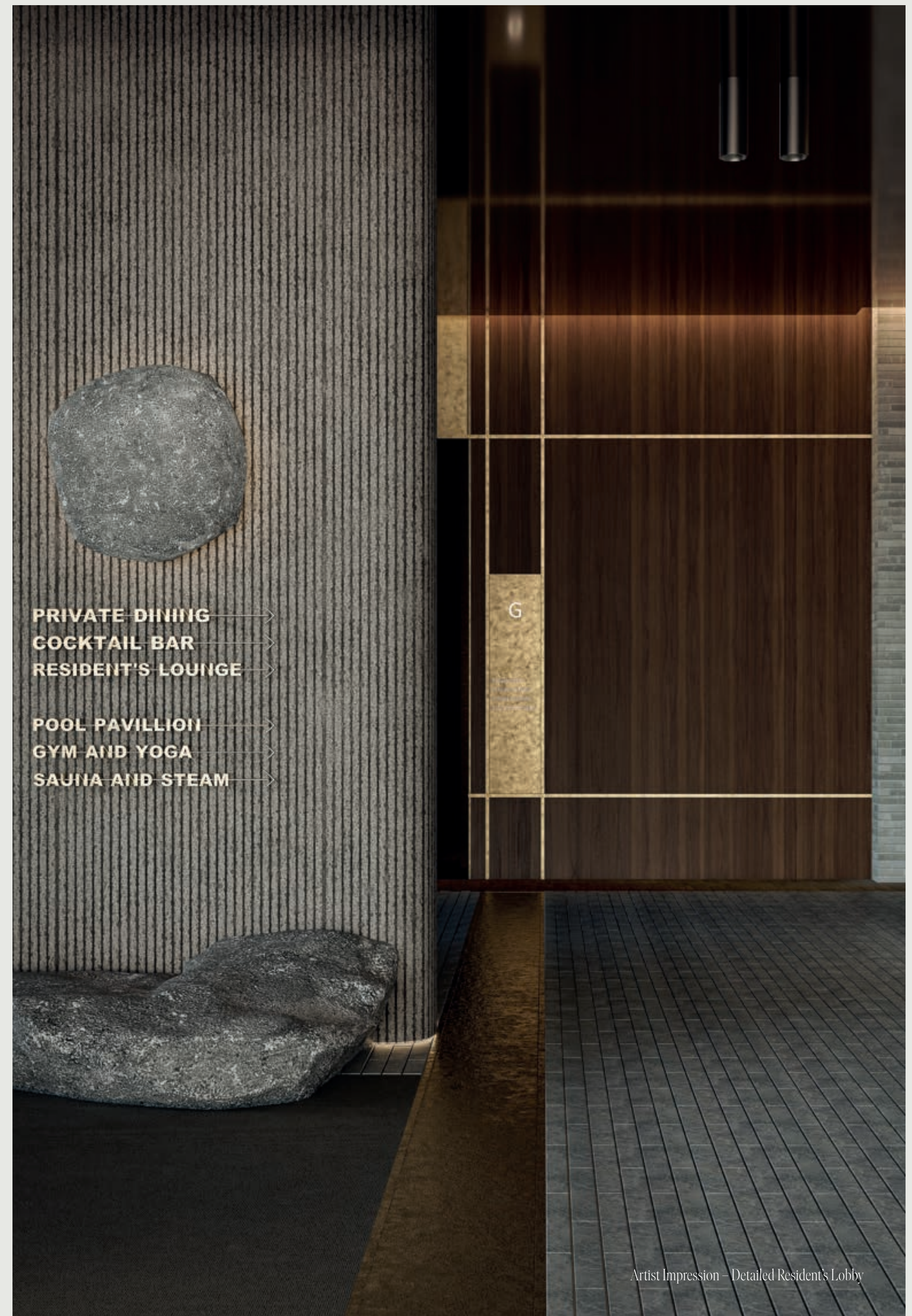
Residents are adorned with a collection of exclusive resort-style amenities.

Set to establish a new calibre of luxury residential apartment living, West Village residents are adorned with a collection of exclusive resort-style amenities.

A place to gather, connect and unwind, West Village invites residents to its sophisticated leisure amenities which makes entertaining friends and family an inspiring event. Here, residents are privy to a private

dining room with chef's kitchen, elegant residents lounge, wine lounge and poolside alfresco dining evoking leisurely opulence.

Inspired by a close proximity to the premier Karrinyup Country Club, here, a state-of-the-art golf simulator is highly-anticipated by discerning golfers searching for unsurpassed luxury without travelling far from their domain.



Artist Impression – Detailed Resident's Lobby



Artist Impression – Resident's Lobby

Embedding seamlessly into the fabric of its surrounds, the resident's lobby welcomes you back home.

A nurturing space to retreat and revitalise amongst the manicured gardens, abundant landscaping and access to a sauna, steam room, yoga studio and state-of-the-art gym.

- 1. Outdoor Shower, Steam Room & Sauna
- 2. Yoga & Pilates Studio
- 3. Swimming Pool & Private Poolside Cabanas
- 4. Gymnasium







Artist Impression - Swimming Pool at Dusk



Artist Impression – Private Dining with Chef's Kitchen

Residents are privy to a private dining room with chef's kitchen and wine lounge.

Residents are invited to enjoy the sophisticated entertaining spaces including a private dining room with chef's kitchen, elegant residents lounge, wine lounge and poolside alfresco dining.

- 1. Private Lounge
- 2. Alfresco Dining
- 3. Outdoor Barbecue & Fire-pit
- 4. Wine Lounge



An expression of coastal refinement and modern elegance.

Composed of organic materials and earthy textures, residents are provided with three interior schemes, inviting residents to apply their own tastes and experiences. Tactile and enduring, these carefully curated spaces provide endless opportunities for sensory delight where luminosity is at the helm. Through vast windows, the external landscape interacts with the interiors ensuring that a coastal essence is continually felt. From early morning radiance through to the last rays in the afternoon, the floor-to-ceiling windows impart ample sunlight to the living rooms at every hour. The well-appointed kitchen is gifted with high-end, European appliances and features breathtaking stone surfaces with plentiful storage — presenting a most inspiring setting for

experimenting with new recipes or concocting old favourites.

After a day spent exploring Karrinyup's vast lifestyle offerings, retire to your splendidly oversized master suite. These spaces are just as much about comfort as they are luxuriance. Complete with plush woollen carpets and adjoining walk-in wardrobes, this refined space embodies the height of luxury living. Rejuvenate after the day's end in your own private sanctuary. Adorned in sophisticated porcelain tiles and flooded with natural sunlight, here, a free-standing bath, generous shower and stylishly integrated storage elevates routine tasks into a therapeutic moment of rest.



Artist Impression - Living Room





Artist Impression – Dawn Kitchen

Dawn

A curated selection of naturally organic and sophisticated finishes grace the dawn scheme. Referencing the fresh and bright light of the beginning of the day, the pale stone harmonises seamlessly with the timber accents. Calm and serene, the dawn scheme provides a perfect canvas to style to your heart's desire.



Artist Impression – Dawn Bathroom





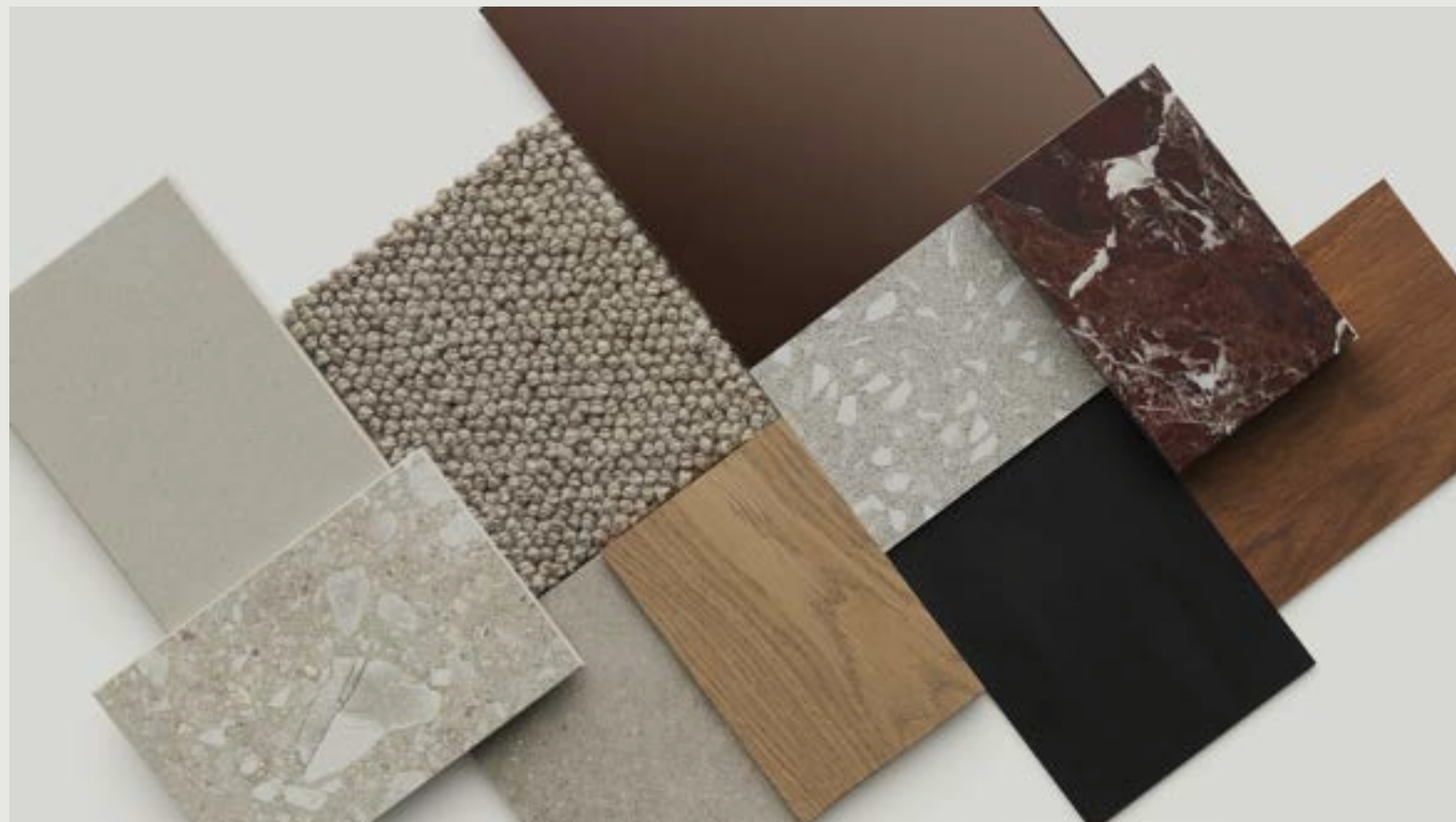
Artist Impression – Dusk Kitchen

Dusk

Inspired by the colourful hues of the sky after the sun sets, the dusk scheme features a luxurious and subtly dramatic space where texturally rich surfaces are paired with warm toned finishes. Dynamic yet timeless, the bespoke scarlet stone creates an opulent ambience for years to come.



Artist Impression – Dusk Bathroom





Artist Impression – Dark Kitchen

Dark

The dark scheme cultivates a sophisticated designer aesthetic and moody ambience by implementing cool toned finishes where black accents combine with striking stone. Exuding a refined elegance, the dark scheme embraces self luminance and casts a gentle glow on deep textures.



Artist Impression – Dark Bathroom





Artist Impression – Dusk Views to North Beach

Unparalleled in its vision, the facade changes throughout the day from first light through to the 'golden hour' and to dusk.

An exclusive collection of platinum suites sculpted from uncompromising luxury and natural beauty.

A result of intuition, inspiration and immense attention to detail, West Village presents an exclusive collection of Platinum suites sculpted from uncompromising luxury and natural beauty. An air of sophisticated grandiosity is harmoniously balanced between distinguished proportions and panoramic views of the ocean. It champions a refined palette and a timeless suite of materials, ensuring the immediate impression is one of sophistication.

These expansive suites are appointed to exude affluence. Upon first entry into your residence you will notice every detail has been meticulously selected to leave you with a lasting impression. The kitchen features an enhanced suite of Miele cooking appliances encased by finely detailed cabinetry which extends seamlessly from the floor to ceiling. Carefully designed LED feature lighting makes a sophisticated statement throughout the apartment whilst establishing a warm and ambient glow in the evenings. Oak timber flooring expands through the living spaces, complementing the interior designer's vision.

The Penthouses

Nestled within the Platinum Collection, The Penthouses embody an exceptional sense of generosity to create an aura of comfortable luxury.

These three Penthouse designs all feature elements that will resonate immediately with their intended owner; expansive living spaces, palatial master suites and perfectly apportioned kitchens and scullery.

Curated to perfection, the striking array of finishes and elevated accents are seamlessly interwoven with organic textures of the joinery. The spellbinding marble finishes pair perfectly with the chevron-laid oak timber flooring. Floor-to-ceiling windows ensure each space is gloriously light-filled, while also facilitating a smooth inter-flow of indoor and outdoor living.

A carefully selected suite of upgrades complement these spectacular residences.



Artist Impression - Exterior Facade With Views to Trigg Beach



Artist Impression – Penthouse Executive Suite



Artist Impression – Penthouse Living



Artist Impression – Penthouse 3 Master Suite

An Award Winning Team

West Village is the vision of long-established local developer Blackburne. Since Blackburne's inception in 2003, every year of that journey has allowed us to gain greater insight, expertise and understanding of our client's needs. As curators and cultivators of luxury space, our collection is built for the future, today. Our sites are carefully selected, taking into consideration the location and the historical significance, we pride ourselves in being the custodians of legacy and paying tribute to those who came before us.



BLACKBURNE **MJASTUDIO** See Design Studio



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