



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.

### **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 unfaltering 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.



# 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.





# RUBY RUBY

MILTON



# A life less ordinary

For those who seek to never follow.  
Fearlessly stepping into tomorrow.

# Seek Culture

Heralding a new age for the neighbourhood,  
Milton honours its past embedded in  
cotton farming and celebrates its future to  
create a new icon from every angle.

# 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.

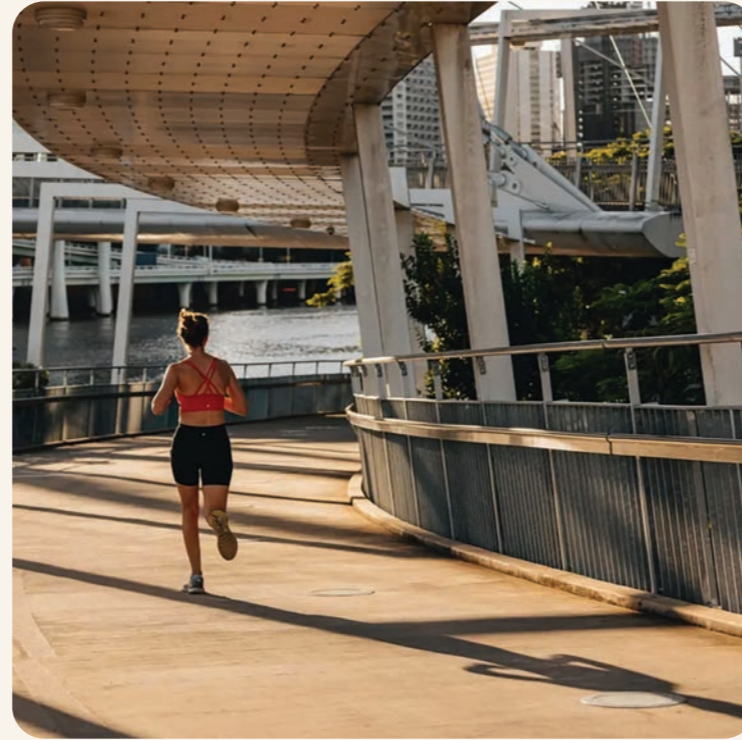
Brisbane has it all, a livable city, elite universities, indulgent palettes and an unparalleled outdoor lifestyle with flowing rivers, estuaries and mountain sides to explore. Make Ruby Ruby the most enviable addresses in Australia's most in-demand city.



# 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.





# 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



Signature lines in the facade wrap the building and overlook the beauty of the Brisbane River, the cityscape and looking back at the pink hues of Mount Coot-tha.



# Seek Adventure

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

# Step out of the ordinary

Boasting Brisbane's first outdoor café strip on Park Road, Petrie Terrace, and a new wave of modern dining and shopping. Surrounded by an abundance of green space and bikeways.

Step out and explore what's on offer.





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





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.



**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 Miskin 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**

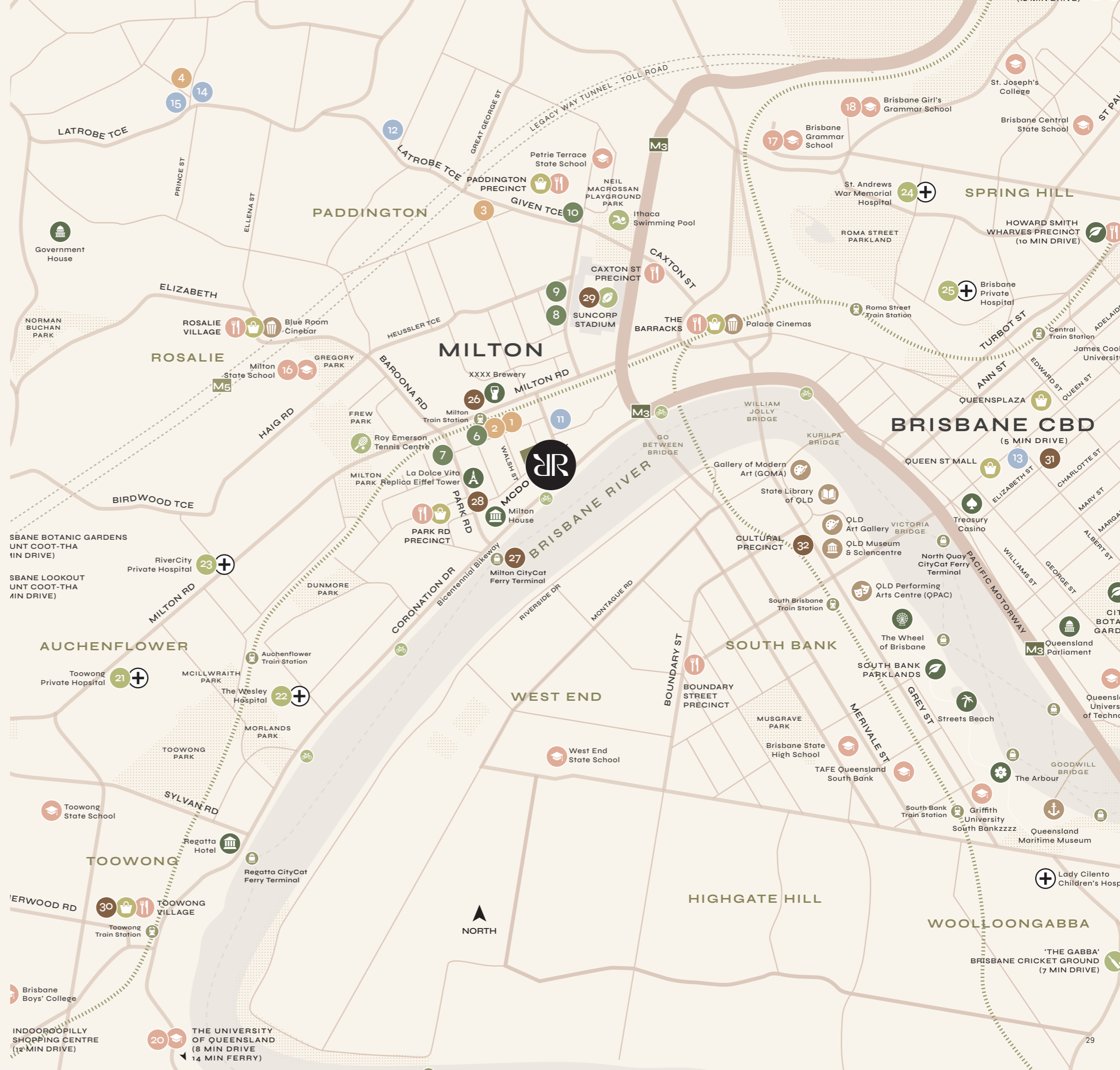
- 16 Milton State School..... 4 min drive
- 17 Brisbane Grammar School ..... 5 min drive
- 18 Brisbane Girl's Grammar School ..... 6 min drive
- 19 Brisbane Boys' College..... 7 min drive
- 20 The University of Queensland ..... 8 min drive

**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

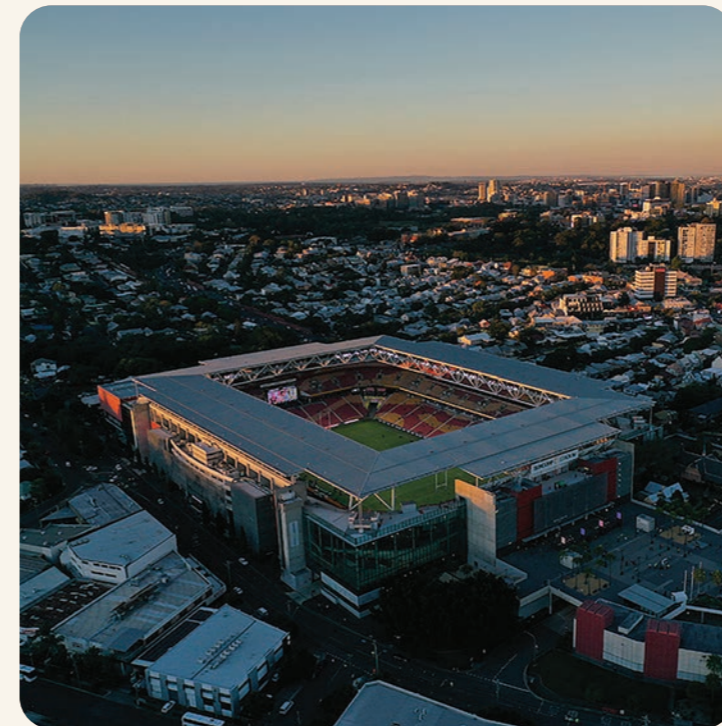
**KEY DESTINATIONS**

- 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





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.







Shopping at the Milton Markets, taking a stroll down the river, or just catching up with friends at the many bars down at Howard Smith Wharfs, there is no time to be boring in Brisbane.





# Set the standard

Make your mark in Milton with so much to discover, yet still so much to define.

# Seek Wonder

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



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RUBY RUBY



Welcome

Greeted with luxury and warmth the moment you arrive with a welcoming concierge and an elegant entrance.

ARTIST IMPRESSION



ARTIST IMPRESSION

# Happy Hour

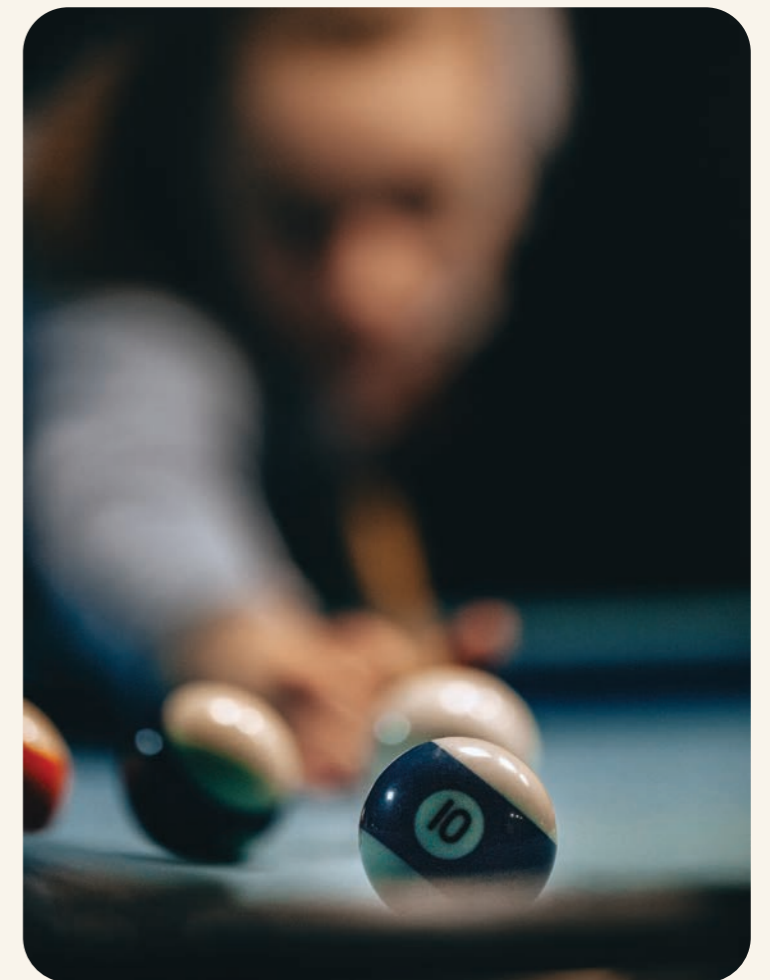
Elevate your after-work drinks to a whole new level with a happy hour at home at your very own bar and lounge.



ARTIST IMPRESSION

## Shoot to thrill

Have a night in and bond with friends while showing off your trick shot skills.





ARTIST IMPRESSION

A life less ordinary

Where Gold Class meets a First Class  
cinematic experience in luxurious comfort.





ARTIST IMPRESSION

# Take control

Take control of your work and life, land the deal, look after your pooch and charge your car all from your doorstep.



ARTIST IMPRESSION

# Seek Luxury

Style and elegance define the luxurious spaces within Ruby Ruby, from the impressive facade to the flawless resort-style service, an unrivaled experience throughout.





Let the light shine through your living room and take in the backdrop of the Brisbane river and city skyline. Ruby Ruby a home with a view.

ARTIST IMPRESSION



ARTIST IMPRESSION

# Modern Gourmet

Modern curves and lines wrap the kitchen bench with delicate marble countertops, premium appliances and warm soft finishes.



## Cosy Up

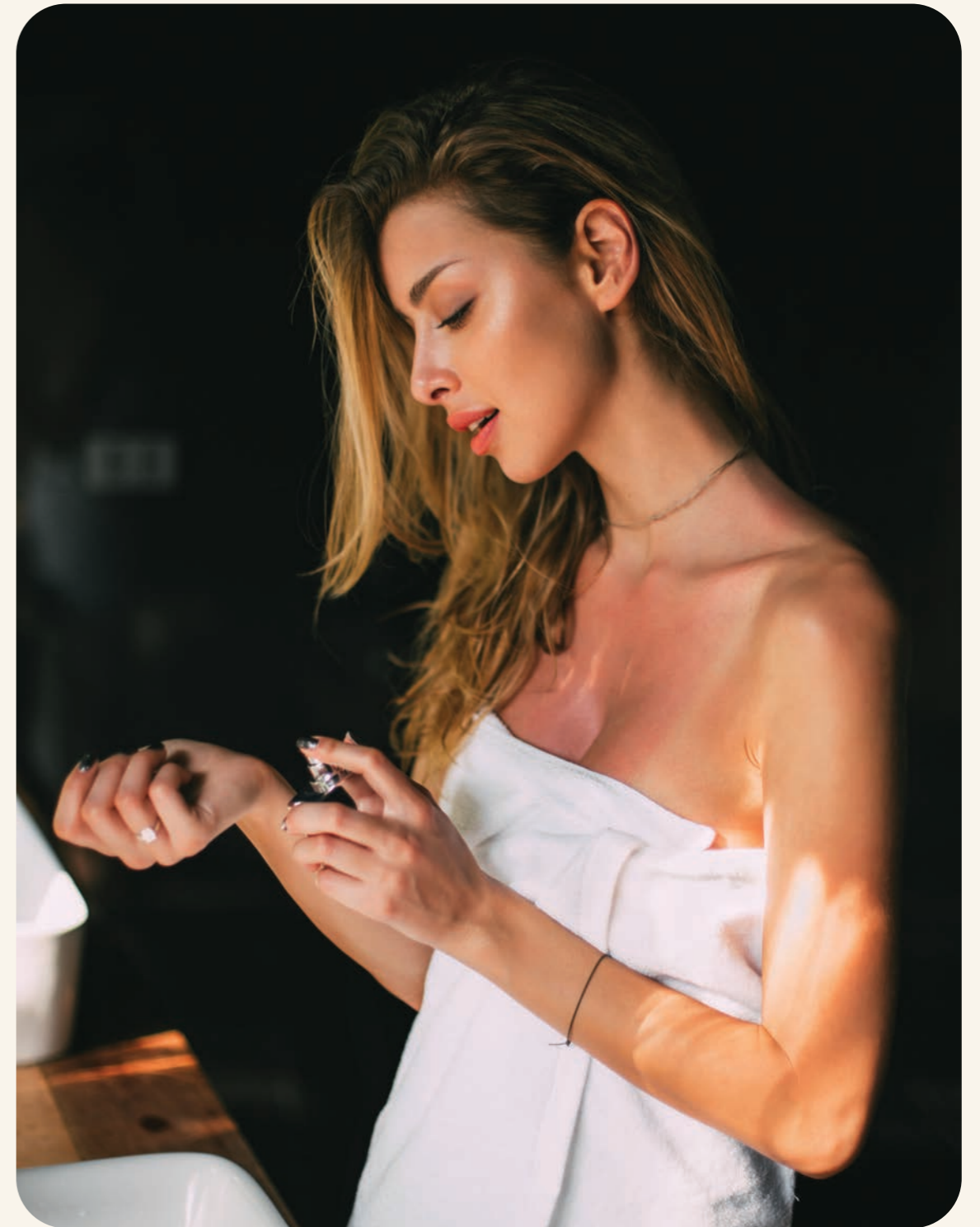
Enjoy the morning sleep-ins and start the day in a light-filled room. Your private space.



ARTIST IMPRESSION



ARTIST IMPRESSION



## Uber Luxe

The bathroom is perfectly positioned for you to get ready for a night out or your perfect night-in.





# Seek Sanctuary

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



# Self-indulgence accepted

Today's residents make time for self-care,  
Ruby Ruby is there for your pleasure.



ARTIST IMPRESSION

# Higher Ground

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



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ARTIST IMPRESSION



SHOWER  
SAUNA  
PLUNGE POOL

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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.

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ARTIST IMPRESSION



# 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.





# RUBY RUBY

MILTON



ARTIST IMPRESSION

# Body, Mind & Soul

A gym and yoga studio with exclusive membership – You. Build the body, mind and soul in our purpose-built studio – no equipment needed.



# The ultimate body

Take your fitness goals up a notch  
- the ultimate couple goals.

# Seek Pleasure

Set the standard in entertaining and be  
the envy of your friends as the best host  
at the most sought after address.



# Dinner on High Rotation

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

ARTIST IMPRESSION



RUBY



Pop the champagne, toast to life-long friendships, and dine on-high with a curated dinner.

# Take in the View

An afternoon BBQ is in tall order at Ruby Ruby, sip and take in the golden sunsets Brisbane has to show.



Your friends will do almost anything to be on the guest list to enjoy Ruby Ruby.



RUBY





# Seek Design

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



THE AMBROSE, MILTON,  
BRISBANE

# 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.

CHESTER & ELLA  
NEWSTEAD,  
BRISBANE



MALVERN COLLECTIVE, MALVERN, MELBOURNE

# Interiors by Carr

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.



# Architecture & Interiors by Cottee Parker

COTTEEPARKER  $\Phi$

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.





# RUBY RUBY

MILTON

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**KK** KOKODA  
PROPERTY