



COAST
RESIDENCES



Welcome to your *luxury coastal* lifestyle.

19 RESERVE STREET
SCARBOROUGH BEACH

Situated a short walk from the soft sand and turquoise waters of Perth's iconic Scarborough Beach, this luxury apartment offers you an exclusive coastal lifestyle. Coast Residences is Scarborough's newest top-end development offering a secluded, north-facing high-rise lifestyle like no other along the Scarborough sunset strip.

High visibility, yet highly discreet.

When entering Scarborough from the north, Coast Residences creates a striking, architect designed addition to the built environment. Perched atop a north-facing hill, these luxury apartments will capture the views of the Trigg coastal strip while acting as an entry statement to Scarborough Beach.

Coast Residences are located in the quiet northern section of Scarborough close to the Trigg border. Vehicle access to 19 Reserve Street is quick and easy via West Coast Drive to the north and Pearl Parade to the east. The Residences also offer convenient freeway access via Karrinyup Road or Sackville Terrace. The project's architectural design draws inspiration from the local environment, referencing facets of some of Scarborough's key buildings.

Coast Residences are a reinvention of the coastal dream that's captivated Western Australians for generations, with a luxurious

modern styling. The cladding and external treatments are robust, capturing the patina of limestone and the contrasts of the reef, with an interplay of reflections. Coast Residences is a premium-quality building with a clear identity, carving out its place in Scarborough's urban story.

The podium level forms a strong base and has a sensitively landscaped interaction with the street. Entry to the Residence is via glazed sliding doors secured by a card reader opening into a spacious foyer a dramatic and cavernous area, with connection to the gymnasium, communal lounge, parcel locker and gallery area. The luxury Residences cantilever over the podium, providing a variety of apartment options that are open plan, flexible and extremely comfortable. These are modern Western Australian homes with the highest levels of exclusivity and practical lifestyle amenity.





EXTERIOR ELEVATION
LAYOUT AND FINISHES ARE INDICATIVE ONLY AND SUBJECT TO CHANGE.



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The high point of difference.

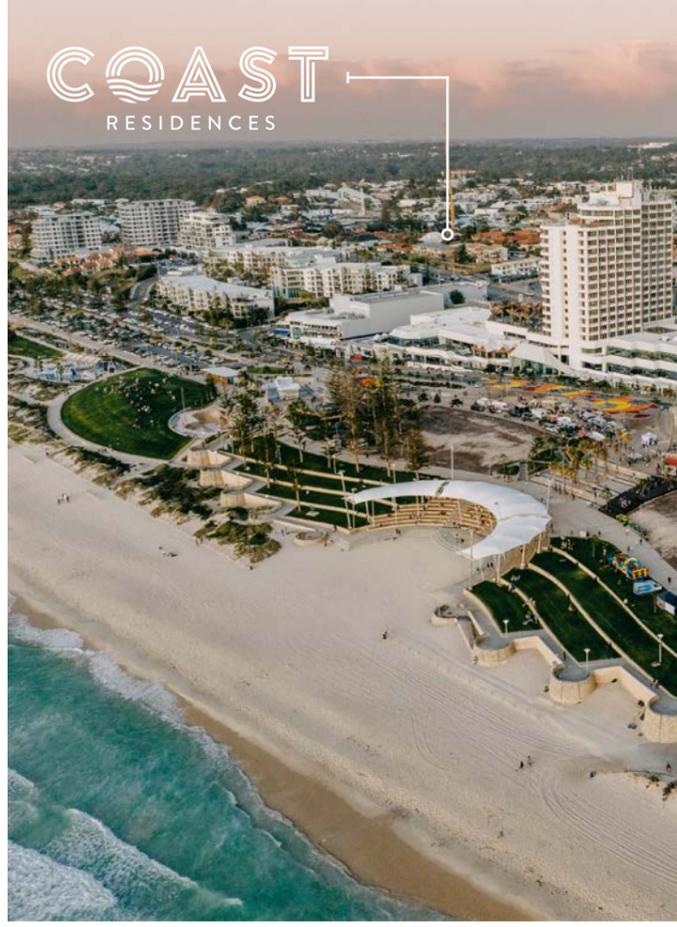
Coast is nestled in the most enviable pocket of Scarborough, on a north-facing street tucked behind the activity hub of the Sunset Coast.

The apartments are just a short walk to the reinvigorated Scarborough Beach foreshore, which has been crafted into a coastal precinct for all generations.

Some of the sought-after facilities include:

- » Wellbeing Centre, including sauna, yoga room and easy-to-access private gym;
- » Bike lockup and outdoor shower;
- » Private surfboard and sports equipment storage areas;
- » Secluded lounge area for residents including a private dining area;
- » Outdoor BBQ facilities on a shared balcony area with sweeping views;
- » Discreet, high-tech security and building surveillance systems;
- » Wine cellar;

- » North-facing views to capture the full sweep of WA's coastal panorama, creating large light-filled rooms across every season;
- » Architect-designed kitchens with quality cabinetry and fittings;
- » Customised layout choices (limited time only);
- » Options for high-end upgrade packages;
- » Natural light voids and ventilation in lift lobbies;
- » Parcel delivery room;
- » Embedded energy via Winconnect, including central hot water and solar power;
- » Shared electric vehicle;
- » Private EV charging facilities available;
- » Secure access to your apartment level, with CCTV around the building.





Lean into the weekends.



Choose your coastal life.

Immerse yourself in the revitalised Scarborough precinct surrounded by an array of entertainment choices, including beachfront restaurants, bars and cafes, clubs and recreational facilities. Enjoy a banquet of dining and entertainment options for all generations on the historic and internationally recognised Scarborough foreshore.

Soak up WA's most breathtaking sunsets from the comfort of your own home with ocean views from all levels.

Entertain guests on your private balcony, sharing some of the most enviable western views on the iconic Australian coastline.

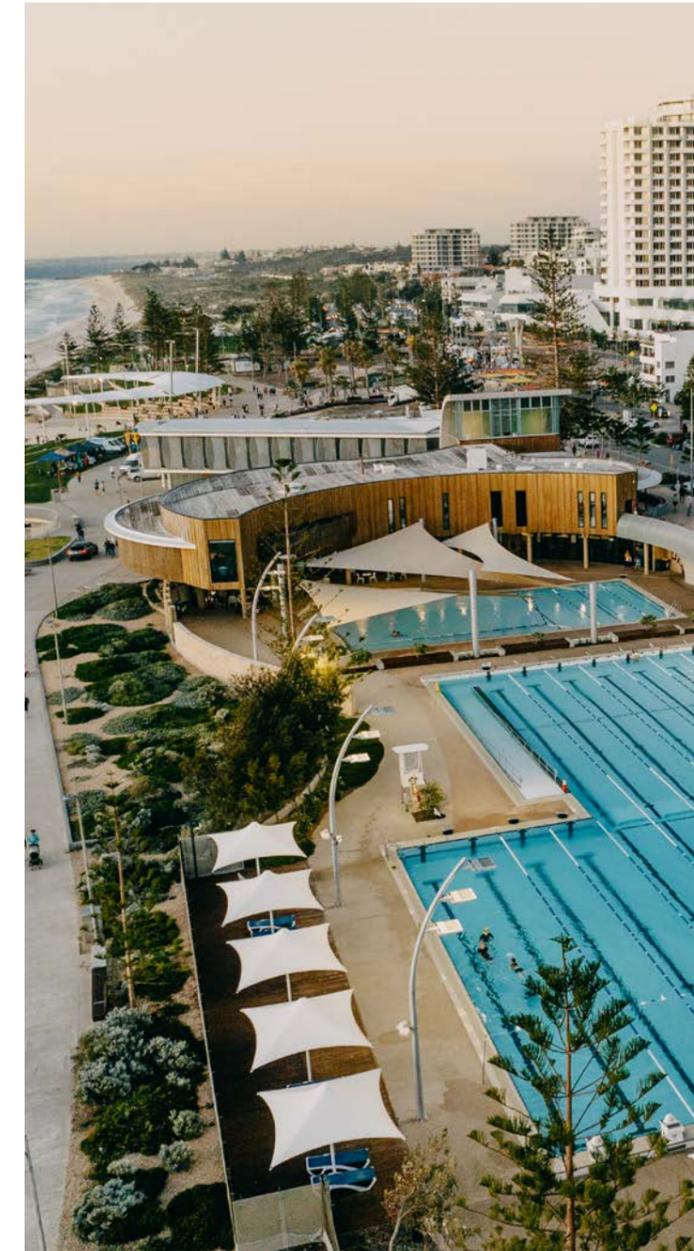
State and local governments have committed to the long-term revitalisation of the Scarborough foreshore precinct. Coast Residences sit at the heart of this long-term infrastructure investment project. More than \$100m has been spent by the public sector for the redevelopment of Scarborough Beach foreshore, complementing a secondary wave of private investment.

The new, world class, family friendly amenities include a 50m heated outdoor pool, intergenerational activity zone, sunset hill and a network of dedicated cycle pathways to connect Scarborough Beach with the major rail and transport routes.

Coast Residents can live amid the vibrant

energy of Scarborough's growing beachfront entertainment precinct.

- » 1km to Scarborough Primary School
- » 1km to Deanmore Primary School
- » 3.7kms to redeveloped Karrinyup
- » 800m to Coles, Scarborough
- » 850m to Jetts Gym, Scarborough
- » 400m to Sunset Hill
- » 800m to Scarborough Beach Pool
- » 250m to Scarborough Beach Bar
- » 500m to Scarborough surf breaks
- » 80m to Observation Rise
- » 13.4kms to Perth CBD





BALCONY VIEW | SUNSET
LAYOUT & FINISHES ARE INDICATIVE ONLY & SUBJECT TO CHANGE.

Amenities & that *iconic* view.

LET YOUR IMAGINATION BREATHE THIS IN.

The Coast Residences building is eight storeys consisting of 30 apartments with an array of high-end amenities and incredible ocean views. This small-scale development offers all the familiarity and exclusivity that comes with a resort-inspired architectural design.

Tucked away behind West Coast Drive, these Residences offer the perfect blend of coastal luxury and seclusion. After a long day, sit back and let yourself enjoy the breathtaking WA sunsets from your private north-facing balcony.

Lifestyle & wellness.

Residents can relax in the resort-inspired Wellbeing Centre, which includes a yoga studio, gym and sauna facilities.

Travelling into the future.

As a unique modern convenience, Coast Residents will have access to a shared electrical vehicle (EV), which can be booked through a simple online app.

This practical, emission-free transport option will augment the generous private parking bays and storage facilities. Using the shared EV can be an effective substitute for ride share apps, as well as reducing vehicle costs

for those who choose to downsize to a single car. With Scarborough's enviable lifestyle on your doorstep, Coast Residences presents an opportunity to live with more transport options and fewer ongoing costs. The Coast lifestyle is perfect for those who want to downsize their environmental footprint — or upsize their options for travel.





Your personal touch.

'SUNSET & SUNRISE' SCHEMES

Coast Residents are able to select from two colour schemes for their apartments: Sunrise and Sunset. The inspiration behind these design themes came from the enviable coastal location. 'Sunrise' is bright and light; while 'Sunset' offers darker, more luxurious tones.

Throughout the seasons, Coast Residents will have the benefit of enjoying beautiful sunsets over the coastal greenery towards the Indian Ocean and beyond. From an elevated position on the Western Australian coast, every evening is its own work of unique,

ever-changing visual art. Residents will enjoy incredible night skies, balmy days and glistening mornings with cooling breezes and natural ventilation. During winter, Residents can marvel at the sheer power of the Indian Ocean and her dramatic moods — all from the warmth and comfort of their secure, luxury apartment.

The corner apartments offer wraparound views from south-east to south-west. There is an option to customise appliances, fittings, and fixtures (for a limited time only).

The floor-to-ceiling windows with concealed curtain pelmets open onto generous balconies, allowing for a unique vista from every apartment. The cantilevered balconies are a luxurious addition that will make Coast Residences stand out from the crowd for decades to come.

Every Coast Residence will have a minimum of 3-Star WELS-rated fixtures, energy-efficient fittings and appliances.





RESIDENTS' LOUNGE
IMAGE IS AN ARTISTS IMPRESSION AND INDICATIVE ONLY

Shared spaces reimagined.



RESIDENTS' LOUNGE & SHARED WINE STORAGE
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The team behind the dream.

BBS PROPERTY DEVELOPMENT.

BBS Property has been building and developing premium projects along the WA coast for more than 35 years. We are very proud to present Coast Residences as a new, premium addition to the Scarborough skyline.

The BBS Property Team have a simple mantra: "We build and design properties that we want to live inside." Our team of property experts have been delivering premium projects together for 22 years. Our most recent coastal apartment project was the sold-out Vivid Blu Residences in Mindarie Marina.

The dream of Coast Residences was born when one of the BBS Property investors decided to downsize to Scarborough, taking advantage of the MRA's historic Scarborough Foreshore Redevelopment. Our long-term investment partner was seeking a premium, secure, secluded home with a panoramic north-facing ocean view. The BBS team began looking for a rare development site to fulfil this vision. Before we knew it, several other long-term investors decided they wanted the same thing. We initially set out to develop an 8-apartment complex for ourselves ... but small ideas have a tendency to grow into big things at BBS and here we are!

'Welcome to the premium Coast Residences development: where BBS chooses to live.'

Our brief to the design consultants was to create an integrated experience from inside the building to the outside environment. The architectural vision was to seamlessly connect residential comfort and luxury with the natural surroundings and the ocean, creating a sense of security, expansive spaces and belonging.

Andrew Spencer
DIRECTOR



VIVID BLU APARTMENTS MINDARIE



Disclaimer | Images are for illustration purposes. Some items may change due to the availability of materials and design updates. These images do not form part of the builder's specifications or contract.

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