



KIORA

BY ST LOUIS

INSPIRED INDEPENDENT LIVING



*ALL IMAGES ARE INDICATIVE ONLY

IMAGINE A NEW WAY OF LIVING

Kerry Hill Architects

Kiora is redefining independent living with a new luxury development designed by award-winning Kerry Hill Architects.

Now more than ever, wellness and strong sense of community are integral to living our best lives, and Kiora by St Louis offers just that. Perched on the highest point in historic Claremont, Kiora is a rare collection of 16 modern and luxurious apartments featuring passionate and considered design, quality materials and stunning outlooks. Above and beyond the usual standard of multi-residential retirement living, these well-placed apartments exude modernity and comfort. With full access to the exceptional health and wellness facilities and services of St Louis Estate, everyday life at Kiora is a full and invigorating experience.

For over four decades, Perth family-run company Continuing Health Care has been trusted by generations to provide the very best in retirement living with the highest quality care. Now they invite you to reimagine how you move, eat, sleep, and live your every day.

Kia ora, the Māori-language greeting for have life and be healthy, encapsulates all Kiora by St Louis stands for. It is a place to form friendships, and live your healthiest and happiest life.

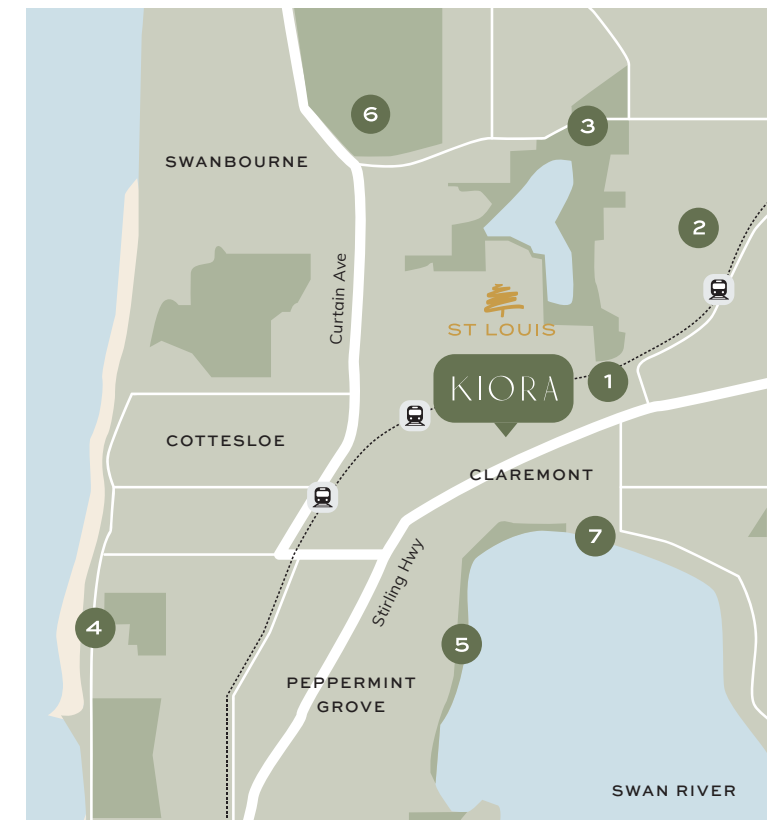
Architect-designed apartments, luxury interiors, superb wellness facilities, lush greenery, and high-quality care are the foundation stones of Kiora.

WELCOME HOME.

INSPIRED INDEPENDENT LIVING



AN OUTSTANDING LOCATION



KIORA BY ST LOUIS
13-15 DEAN ST, CLAREMONT WA 6010

ST LOUIS ESTATE
10 ALBERT ST, CLAREMONT WA 6019

- 1 CLAREMONT QUARTER
- 2 CLAREMONT SHOWGROUNDS
- 3 LAKE CLAREMONT GOLF + LAKE CLAREMONT
- 4 COTTESLOE BEACH
- 5 FORESHORE RESERVE
- 6 COTTESLOE GOLF CLUB
- 7 CLAREMONT YACHT CLUB

Nestled hillside in leafy Claremont, Kiora is located just off the Stirling Highway near the picturesque neighbourhoods of Dalkeith, Cottesloe, and Peppermint Grove.

This private and exclusive property provides a sense of tranquillity, connection to community and like-minded neighbours, exceptional lifestyle precincts, all whilst being perfectly positioned between the city and coastline. Just 10km from the Perth CBD and Fremantle, Kiora is ten minutes' drive to Kings Park and a quick five-minute trip to the Swan River, Cottesloe Beach and Claremont shopping precincts.

Set within the 30,000sqm of St Louis Estate, Kiora is surrounded by established landscaped gardens, mature trees and sweeping sun dappled grounds. Whether taking your dog for a stroll, practising yoga with friends, or swimming laps in the pool, you will find inner calm, wellness, and community right where you live.

DISTINCTIVE BY DESIGN

Drawing inspiration from the character of old Claremont and its coastal location, award-winning Kerry Hill Architects brings a holistic approach to the concept of luxury retirement living.

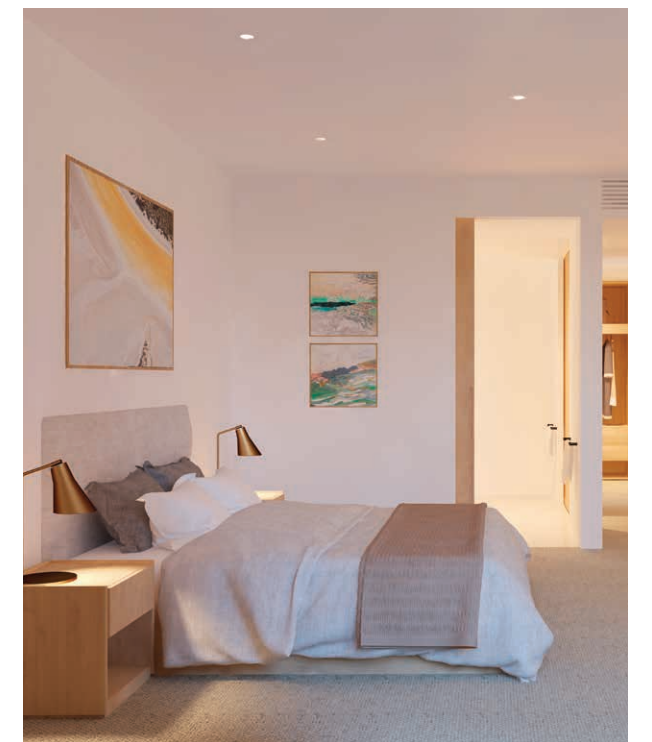
Old meets new in this outstanding development with a design symmetrical in nature that ties in seamlessly with surrounding heritage homes and stunning garden spaces.

16 dwellings nestle within the new master planned community capturing sweeping views across the Indian Ocean and Perth city skyline. Due for completion late 2021, each apartment is designed for rest and revitalisation. Composed of 2 bedrooms, 2.5 bathrooms, study nook, secure storage, and basement carparking, residents share a stunning communal roof deck with a wrap-around observation terrace spanning 360-degree views inviting residents to fully take in the magnificence of the Indian Ocean and the Perth cityscape. It is the ultimate setting for long lunches, relaxation, and sunset soirees.

EVERY LAST DETAIL CAREFULLY CONSIDERED

Kiora is more than a residence with access to first-class wellness and lifestyle facilities. It's a considered and impeccably designed forever home.

Designed to evoke a sense of wellbeing and rejuvenation, clean linearity, ultra-modern amenities, and natural materials combine to offer the very best of luxury living. Interior finishes are achieved through a combination of high-quality materials and unique design details. Lavish open-plan living allows clever use of the space, whilst keen attention to detail and focus on quality craftsmanship perfectly underpin the ethos of Kiora.



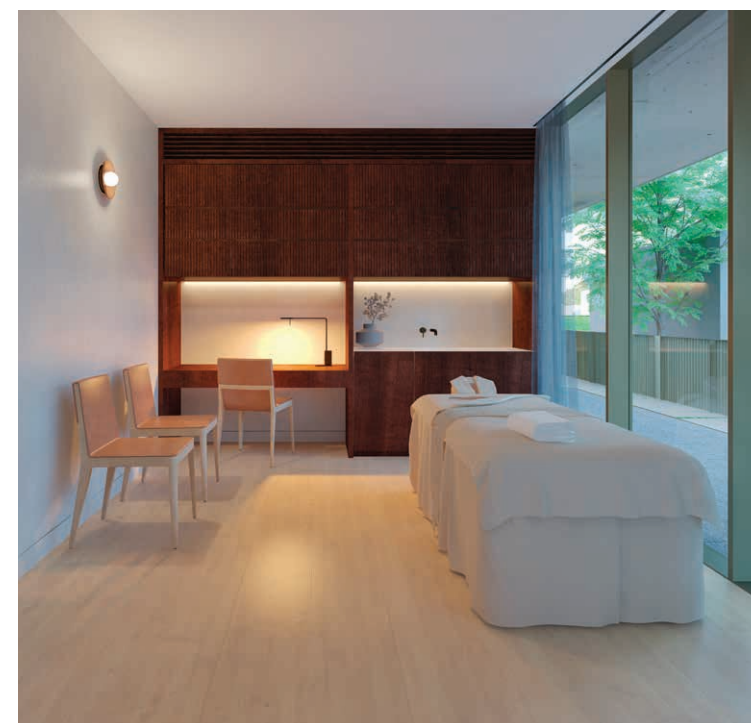
LIVE WELL EVERYDAY

“At St Louis, we ensure residents have a supportive environment where a holistic approach to wellness is prioritised, whilst still respecting the need for independence and privacy.”

TEELIA PEPLOE,
Director of Care Services

Beautifully attuned to long-term modern living, Kiora apartments are complemented by high quality health and lifestyle facilities. St Louis Estate luxury amenities are a considered extension of Kiora, allowing residents exclusive access to state-of-the-art wellness facilities, exclusive amenities, and high-quality care.

At Kiora, you choose how you want to spend your day. Take a dip in the pool, grab lunch at the café with friends, or spend time walking in the gardens. It's all conveniently right here within your own neighbourhood. Residents can work out, socialise, or simply relax on the rooftop deck which affords expansive views over the city and coastline.



YOUR DAILY WELLBEING

Regular stretching and movement are key to feeling mobile, steady and strong, which is why in addition to the nearby facilities of St Louis Estate, Kiora offers a comprehensive wellness program at its in-house wellness centre. Situated on the ground floor, it offers well-equipped treatment rooms, a yoga studio, a multi-function room, and infra-red sauna pod for the very best in physical and emotional fitness. Keeping well at Kiora is simple, social and enjoyable. Traditional fitness classes led by professionals include yoga, sound healing, aqua aerobics, and fitness training. The private gym provides all the necessary space and equipment for residents to work out alone or with a personal trainer – and an adjoining treatment room can be booked for personal use.

WE CARE

Whilst our apartments offer independent living, we are here to offer you support and care whenever you need it. Make use of St Louis Estate's home care program that provides on-site carers 365 days of the year and a registered nurse on-site Monday to Friday and on the weekends when required. Care is provided on a pay-as-you-go basis or under a government-funded home care package.

EFFICIENT & SUSTAINABLE

Great care has been taken to ensure Kiora is efficient and sustainable, with apartments crafted in natural materials that are green and efficient, redesigned public spaces, and seamless facilities for a modern, sustainable lifestyle.

A COMMUNITY TO CALL HOME

A sense of community is essential to the ethos of Kiora. We offer a warm and welcoming community setting buzzing with life. Join weekly social events next door at St Louis Estate, and enjoy Kiora's diverse cultural program. Take in an exhibition at the WA Art Gallery, ballet performance at His Majesty's Theatre, or enjoy live jazz or opera in the grounds at Kiora.

Kiora is a place to watch your children grow and thrive, where neighbours become close friends, and where families establish and build their lives.

SEA, SKY & SOPHISTICATION

Within your sophisticated interiors, framed by stunning scenes of the ocean and bustling Claremont below, life becomes serene, special and well lived.

The residents' roof garden is one of two landscaped communal outdoor spaces, suitable for enjoying the warmer days and evenings. Lush green grounds create a serene haven of nature in the city.

CONCIERGE & SECURITY

The concierge and service staff are here to provide 24/7 peace of mind and make things happen for every resident. Transportation, wellness, lifestyle experiences, private events, and deliveries – our concierge is ready and able to cater to your needs.



INVEST IN YOUR BEST LIFE

An area steeped in history, the building's location in leafy Claremont will guarantee its enduring appeal as a premium real estate investment. Step into the street and you're surrounded by classic homes just moments away from iconic Cottesloe Beach and the Swan River. All of this adds up to a unique and desirable investment with enduring appeal.

“Kiora by St Louis is dedicated to adding life to years, not years to life, with a shift towards more holistic, personalised, and multidimensional care and wellness.”

TEELIA PEPLOE,
Director of Care Services

MOVE IN TODAY AND SEE FOR YOURSELF

An icon of clean lines, natural materiality, and bespoke detail, Kiora is modern yet crafted, established yet unpretentious — an exclusive enclave of sophistication and community in one of Perth's most sought-after suburbs.

LEVEL	APARTMENT NO.	DESCRIPTION	INTERNAL (m²)	BALCONY (m²)
1	1	MIDDLE-EAST	116	41
1	2	NORTH-EAST	116	41
1	3	NORTH-WEST	115	15
2	4	MIDDLE-EAST	118	26
2	5	NORTH-EAST	119	26
2	6	NORTH-WEST	118	18
2	7	MIDDLE-WEST	114	19
2	8	SOUTH-WEST	117	18
3	9	MIDDLE-EAST	118	26
3	10	NORTH-EAST	119	26
3	11	NORTH-WEST	118	18
3	12	MIDDLE-WEST	114	19
3	13	SOUTH-WEST	117	18
4	14	NORTH PENTHOUSE	119	20
4	15	MIDDLE PENTHOUSE	117	20
4	16	SOUTH PENTHOUSE	119	15

APARTMENT LIST

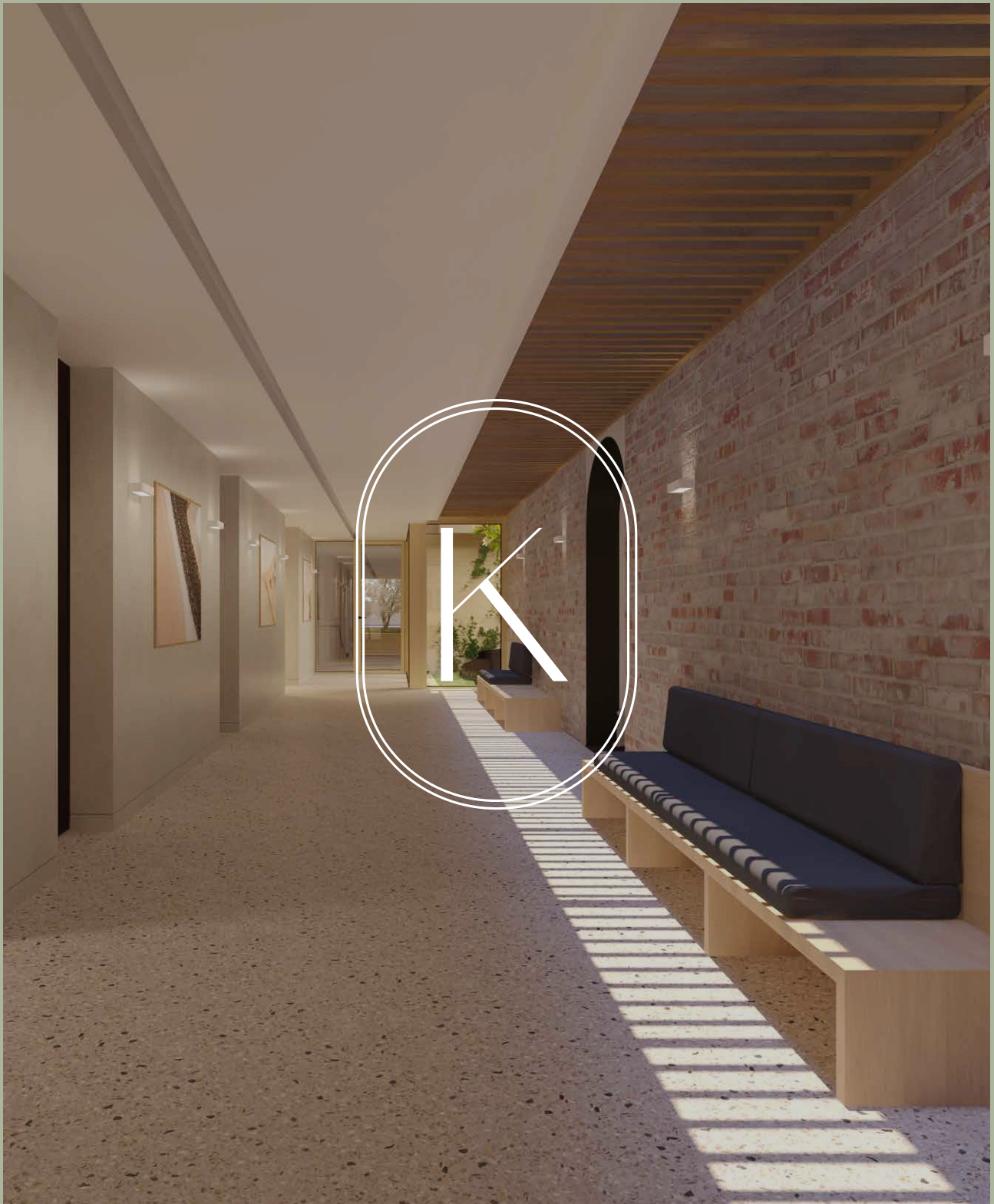
FOR ALL SALES ENQUIRIES;
PLEASE CONTACT ED WILSON
EWILSON@STLOUISESTATE.COM.AU
08 9384 6537

WWW.STLOUISESTATE.COM.AU/KIORA



TOTAL	ASPECT
157	VERY LARGE OUTDOOR TERRACE
157	VERY LARGE OUTDOOR TERRACE
130	DISTRICT VIEWS
144	CITY VIEWS
145	CITY VIEWS
136	DISTRICT VIEWS
133	DISTRICT VIEWS
135	DISTRICT VIEWS
144	CITY AND RIVER VIEWS
145	CITY AND RIVER VIEWS
136	DISTRICT AND WATER VIEWS
133	DISTRICT AND WATER VIEWS
135	DISTRICT AND WATER VIEWS
139	DISTRICT AND WATER VIEWS
137	DISTRICT AND WATER VIEWS
134	DISTRICT, RIVER AND WATER VIEWS





08 9384 6536

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