



The  
Cullinan



## Luxury awaits

Located in the heart of the Adelaide CBD, The Cullinan takes style, amenity and convenience to luxurious new heights. Live in stunningly designed apartments and experience unsurpassed levels of service that make daily life a breeze. Relax in leisure and entertainment spaces designed to complement your modern lifestyle.

Discover The Cullinan.





Restaurant

fine food

wine bar

SPOKE  
Central

cafe



## Local flavours

The Cullinan will be the perfect place for you to start and end your day. With a selection of ground floor retail, it seeks to provide you with gourmet groceries, perfect coffee and tasty meals. It is the perfect place to grab food on the go or to enjoy a relaxed morning breakfast with friends just steps away from your new home.



## Unique outlook

Stylish open plan living areas integrate with practical balcony, 2.7 meter floor to ceiling windows opens out to the never to be built out extraordinary panoramic tree canopies. Gaze out to views of lush landscaping of Light Square.

One, two or three bedrooms apartment, all bedrooms with full width floor to ceiling windows to maximise natural light. Most of the two and three bedrooms apartments have dual aspect to promote cross ventilation.



Living area



## Inner city living

You'll love how effortless life can be. Step through your front door and explore fabulous relaxation, entertainment and health spaces. Start your day with a yoga session or a jog at the parkland viewed gym followed by breakfast on the cafe terrace. Or grab a quick coffee and get stuck into your day in the residents' co-working space. For the ultimate convenience, The Cullinan's prime location ensures you're always close to the things you need.





Swimming Pool



Rooftop Garden



Deck with BBQ

Enjoy fresh air and luscious scenery in beautifully landscaped rooftop garden spaces all without leaving your home. Savour a wealth of natural benefits with luxurious gardens & open spaces from the nearby parkland.

Stretch out on the expansive lawn with a good book, or enjoy the shade provided by welcoming clusters of trees throughout the lush landscaped garden. Breathe in the fresh air of gorgeous garden spaces quite literally at the heart of your daily life.

Artists impression





## Welcome home

Experience European flavoured interior design. Upon entering, It is immediately clear that The Cullinan has drawn inspiration from its surrounds. The design somehow manages to encapsulate the peace and harmony of the area, and a sense of space only enhances this feeling.

Come home to luxury residential design that delivers outstanding quality. Standard features include Smart LED, intercom and air conditioning, and optional home automation including electric curtain/blind, audiovisual system.



Kitchen - European style





Living and dining

## Apartment features



Timber  
Floorboards



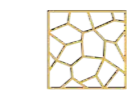
Miele  
Appliances



Frameless  
Shower Doors



City  
Views



Caesarstone  
Bench Tops



Floor to Ceiling  
Windows



## Smart features

The Cullian boasts the most hi-tech automated car parking system in Adelaide. Known as the Horizontal Puzzle Park, you'll be able to access your car with the press of a button.

A long-range RFID reader that automatically senses your access fob and transforms the building into a "Touchless Building". From the time you enter at the main entrance go from getting into the lift and going up to your apartment level without touching a single button.

Each apartment is fitted with a fully integrated smart home system where you can control the lighting, air conditioning and intercom using your mobile phone.



Automated  
Car Park



Touchless  
Building



Mobile Enabled  
Control



High Speed  
Internet







SAHMRI

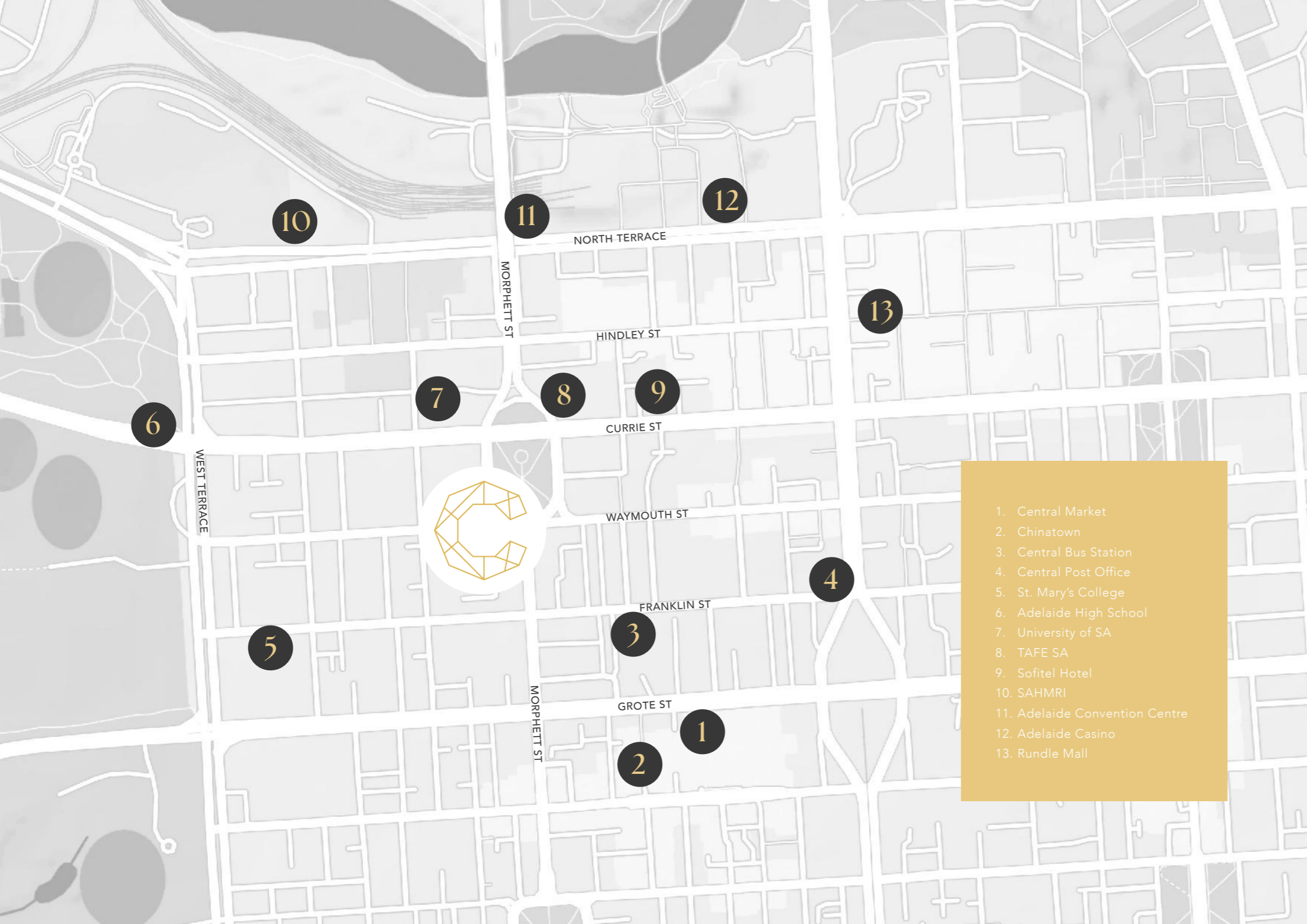
## Parkland Vista

The Cullinan is situated on the southern side of the Light Square, with never to be built out parkland vista. Moments from everywhere, miles from the rush. The city of Adelaide is at your fingertips. Lush parklands, schools and public transport are all within walking or cycling distance.



Rundle Mall





1. Central Market
2. Chinatown
3. Central Bus Station
4. Central Post Office
5. St. Mary's College
6. Adelaide High School
7. University of SA
8. TAFE SA
9. Sofitel Hotel
10. SAHMRI
11. Adelaide Convention Centre
12. Adelaide Casino
13. Rundle Mall



Parkland vista view

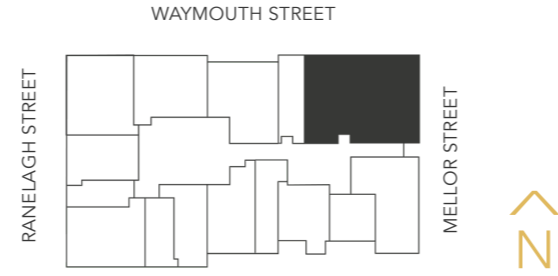
The views of Parkland Vista combined with the northerly aspect which maximise the amenity of the apartments in terms of sunlight and cross ventilation, it is the last major development that could possess such offering. Made for those of us who enjoy beautiful panoramic views.










Scale in meters, this drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.



-  3 Bedrooms    143m<sup>2</sup> Internal Living
-  3 Bathrooms    27m<sup>2</sup> External Living
-  2 Car Park    170m<sup>2</sup> Total Living







Established in 1987, Luks Investments PL is a property developer focus at the South Australian commercial/residential market. Partnered with reputable architect and building firms, we delivered Central Adelaide at 160 Grote Street, which is a green residential tower in downtown Adelaide. The building consists of 260 apartments and 5 commercial tenancy, valued at more than \$140 million AUD. The building is a landmark on the central boulevard of the city. It features a sky pool, together with a 12,000 square feet resident clubhouse.



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