



Nestled between bushland and ocean
is a place where tranquillity and design
come together naturally.

We invite you to explore the story of Zamia -
a vision shaped by its surroundings and
brought to life through thoughtful design.

Inspired by the natural beauty of City Beach

Zamia is deeply connected to many of City Beach's most celebrated destinations. Life flows easily here - along winding, tree-lined streets that guide you from bush to beach, café to coastline.

From day one, this project has been inspired by City Beach's character - the dunes, tuart trees and timeless ease. Our goal has always been to complement what already exists, offering a refined new address that feels unmistakably at home in the neighbourhood.

Soft, sandy tones and natural textures reflect the coastal palette of City Beach, grounding Zamia in its local identity.

Two worlds



CITY BEACH



BOLD PARK

One place

At Zamia, you are perfectly placed between Bold Park and the Indian Ocean - two of Western Australia's most cherished natural landscapes. Start your day with a walk beneath the canopy, and end it with your toes in the sand. It's rare to find a place that offers this proximity to both bush and beach.



Serenity is calling

Here, tranquillity is more than a mood - it's part of the architecture, the landscaping and the rhythm of everyday life.

From elevated terraces to shared green spaces, Zamia is designed to embrace quiet moments and calm perspectives.



Elevate your expectations

Set on one of the highest ridges in City Beach, Zamia takes full advantage of the elevation.

The residences offer sweeping views that take in everything from the city skyline and neighbouring golf course to the surrounding bushland and ocean horizon. The elevation enhances not just the outlook, but the sense of privacy and peace.

From the moment you arrive, the lobby delivers a quiet sense of grandeur. Crafted with natural materials and refined detailing, it's a daily reminder that coming home should always feel special.



Welcome luxury

Every line, surface and material has been chosen with intent - to deliver a seamless sense of calm and cohesion.

Drawing on the natural curves of the coastline and informed by expert collaborators, the design prioritises light, flow and connection to the outdoors.

ZAMIA CITY BEACH



Zamia has been carefully crafted for a refined way of life, complete with architectural curves, layered planting and coastal materials, selected for their durability and beauty.

A fluid architectural staircase anchors the building around a legacy Tuart tree - merging built form and native ecology in one moment of arrival.



Spaces to retreat

Zamia's dual-aspect residences are positioned to maximise light and treetop outlooks, with generous layouts that create moments of quiet retreat. Perched amongst the trees, most residences offer an elevated sense of stillness and escape.



Coastal curves, considered design

The sculptural facade and layered planting respect the scale of the surrounding streetscape, offering an address that integrates effortlessly into the City Beach environment.

ZAMIA CITY BEACH

Designed with a sense of scale and sensitivity,
Zamia sits comfortably within the fabric of City Beach.





A sense of community,
shaped by nature

The heart of Zamia is its central garden - a shared space that encourages connection and cultivates calm. Designed for both quiet reflection and neighbourly gatherings, it reflects the balance between privacy and community that sits at the core of the project.

Shared outdoor spaces have been curated to host everything from peaceful coffee mornings to long lunches with friends and family.

Maximise light and space

Wide openings and expansive windows invite in natural light and breeze from every angle. With thoughtful orientation and elevated positioning, you can enjoy striking views of the Perth skyline.

Privately perched above it all

Zamia offers a quiet sanctuary - a place to unwind, reflect and savour the day. Whether entertaining or enjoying a morning coffee, the sense of retreat is ever-present.



Relax or entertain at home in style, with modern comforts that exude everyday luxury

More than just well-appointed, the interiors at Zamia have been curated. Every fitting and finish has been chosen to support effortless living - with premium appliances, elegant detailing and enduring materials.

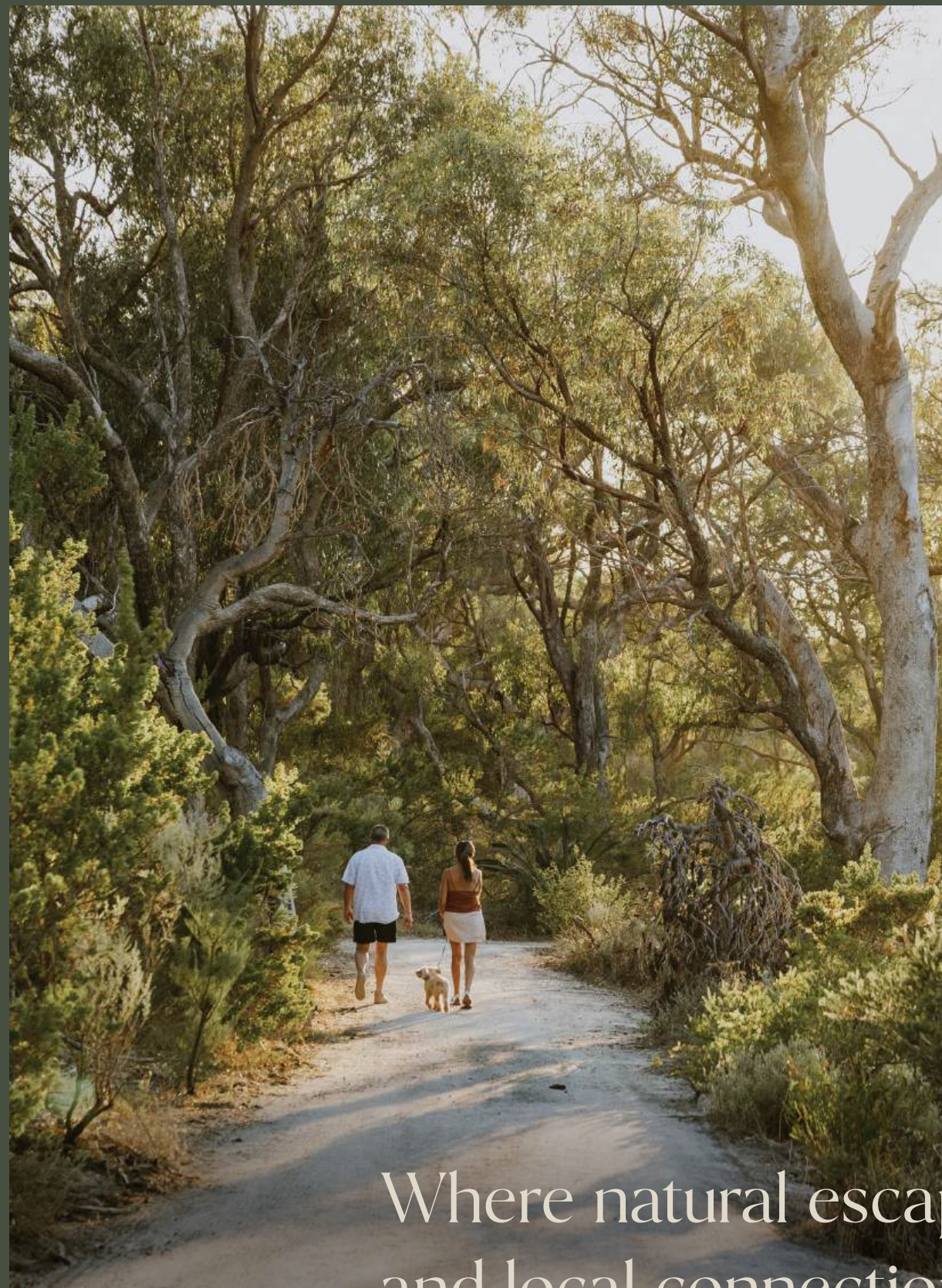
Kitchens are thoughtfully
appointed with premium
appliances, integrated joinery
and elegant benchtops –
a beautiful balance of
form and function.





Lengthened benchtops offer space for gathering, preparation and connection.
Soft curves, integrated joinery and quality finishes complete the refined aesthetic.

With more than 400 hectares of native bushland, Bold Park is a natural retreat just footsteps from home. A place to walk, wonder and reconnect.

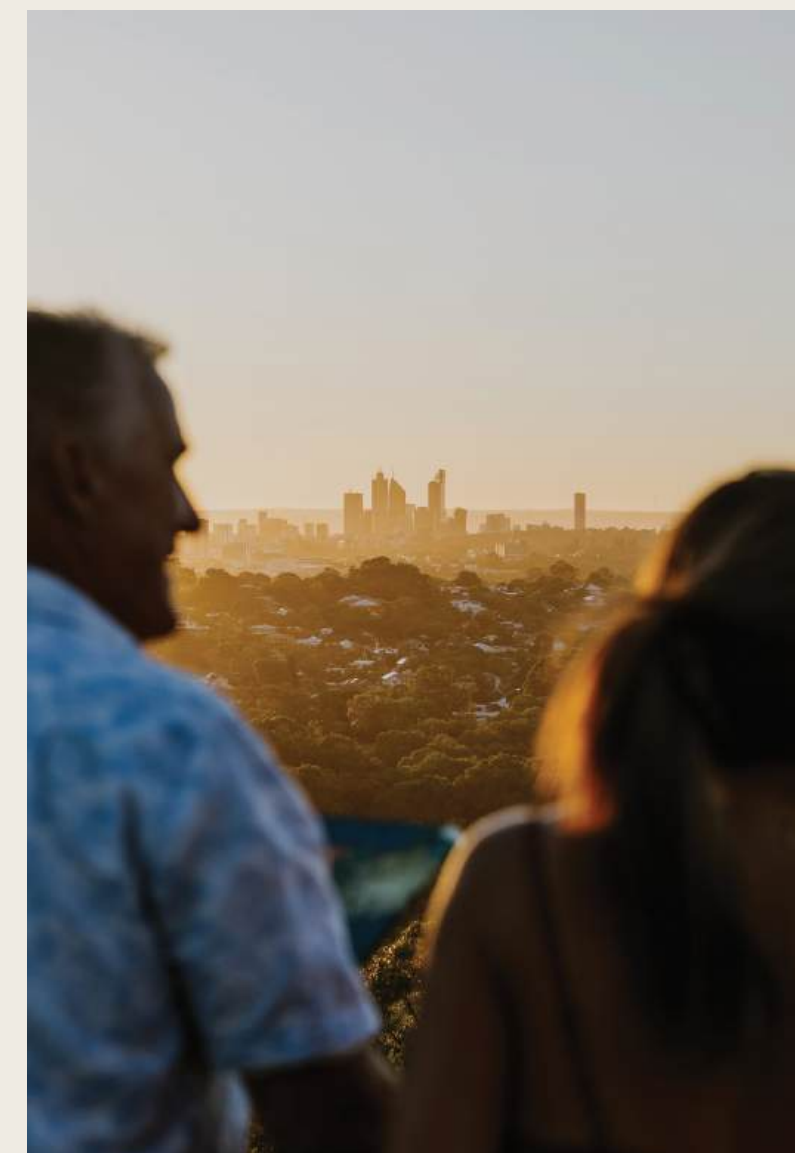


Where natural escapes
and local connections
call your name



BOLD PARK

A sanctuary on your doorstep, Bold Park delivers captivating ocean views and natural escapes within its bushland surrounds. Pick a trail and spot the many different native plant and animal species that call the park home.





CITY BEACH

An iconic landmark along Perth’s coast, the many delights of City Beach are yours to enjoy when you call Zamia home. Dive right in with a refreshing swim, sip a coffee on the shoreline, or take in the picturesque ocean views over a meal with friends.



EMPIRE VILLAGE SHOPS

From your morning coffee to your weekly shop, Empire Village has everything you need just moments from home. The Good Grocer IGA offers fresh produce and gourmet essentials, while cafés, eateries and local services make it a convenient hub for daily life. Stroll there along leafy walking trails and start your day with ease.



WEMBLEY GOLF COMPLEX

You’re footsteps from your next outing at Wembley Golf Complex, nestled just across The Boulevard from Zamia. Surrounded by mature tuart trees, it’s a place where the whole family can unwind – from mini golf and a nature-inspired playground to relaxed meals and sunset drinks at 300 Acres.

It takes a village



L-R: Jarrad Sizer, Steve Postmus, Rheanna Murdoch, Tim Boekhoorn and Brad Kelly

Jarrad Sizer and Brad Kelly,
Developers

BODE

Zamia represents a new way of living in City Beach, thoughtfully shaped in close consultation with the local community and industry experts at every step. Backed by our highly experienced and award-winning team, we set out with a clear vision: to help breathe new life and vibrancy into the City Beach locale. Combining space to retreat with a central location, Zamia offers the best of both worlds - and provides much-needed housing choice for locals who want to remain in the area they love.

Ultimately, this project is about balancing privacy with connection, openness with intimacy, and modern living with a strong sense of place.

Tim Boekhoorn,
Architect

HAMES SHARLEY

Our design intent at Zamia was to craft a residential environment where people feel connected to each other and to the surrounding environment. Each residence benefits from ample natural light, excellent cross ventilation and strategic views across the city and golf course, while the central landscaped garden serves as the social and environmental heart of Zamia. Ultimately, this project is about balancing privacy with connection, openness with intimacy, and modern living with a strong sense of place.

Steve Postmus,
Landscape designer

CAPA STUDIO

The Zamia landscape has been intertwined with its architectural elements to create a flourishing and considered outdoor environment. Planting selections are endemic to City Beach and its coastal locale, including the native Zamia cycad. Other feature plantings include a legacy tree native to the area, mature trees, a shared citrus garden, cascading flower arbours and ferneries. A series of crafted garden spaces provide shared amenities for a variety of functions, from quiet relaxing gardens to larger communal outdoor dining spaces.

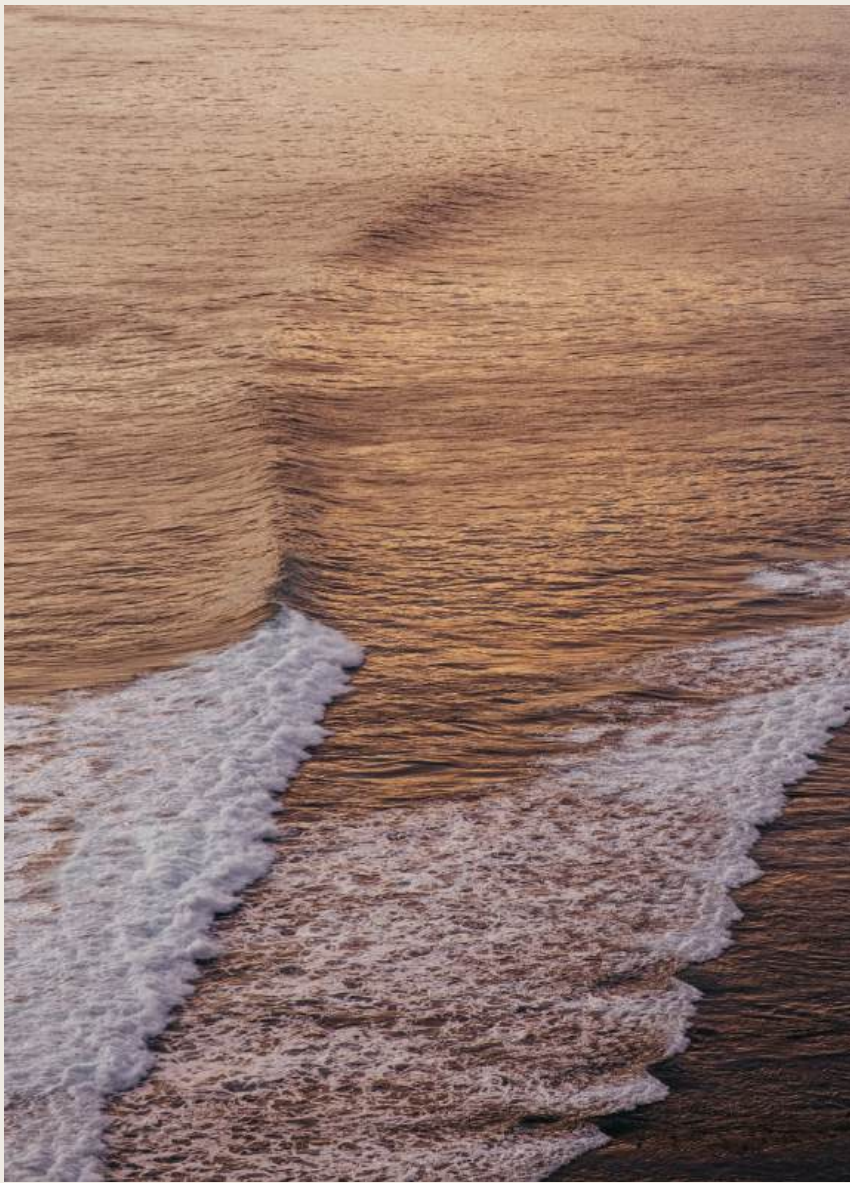
Rheanna Murdoch,
Interior designer

HAMES SHARLEY

Each residence has been carefully designed to offer a sense of generosity. Spacious living areas and high ceilings work together to enhance daily living and offer more opportunities to breathe, reflect and enjoy. The nearby Bold Park, ocean and golf course have provided the ideal inspiration for the interior colour palette and materials selection, forging a strong link to the natural environment. By bringing the outside in, a sense of belonging and special harmony resides at the heart of each Zamia residence.

A sense of belonging and harmony resides at the heart of each residence.





Zamia. Your place to call home.

With only 31 residences, Zamia is an address like no other in City Beach.

19 Balandi Way, City Beach.

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