







We collaborate with leading architects DKO Architecture and Ian Browne to craft unique, luxurious, elegant homes for clients who appreciate premium architecture. We're here to make your journey as exciting and rewarding as the destination. Welcome to Arli.

Architecturally designed,  
premium-built homes

With a long history of delivering high-end custom homes, we noticed a gap in the market for well-designed, quality-built homes that are luxurious and affordable. Our integrated design and build service involves close collaboration with leading architects and interior designers. We make premium architectural design more accessible and you unlock exclusive savings through our strategic partnership.

Our personalised approach delivers pre-designed and bespoke custom homes that truly reflect your style preferences and lifestyle needs. This streamlined model makes architectural living more accessible, blending elegance, functionality, superior craftsmanship and cost-effectiveness in every home we create.

Build with confidence

We understand that building a new home is a big decision and huge investment. That's why it's crucial to trust that your builder is financially secure and has your best interests at heart. At Arli, we're a 100% Australian-owned and operated family business with no foreign investment. Since day one, our dedicated team has worked closely with reputable suppliers and skilled tradespeople to bring your vision to life.

Once your 5% deposit is paid and we secure your building permit, your investment is protected by our Domestic Building Insurance. In today's unpredictable construction landscape, you can rest assured your home is safe with Arli.

**Brendan Calleja**  
Co-founder and Director





# Bringing premium architectural design and luxury living within reach

Our designs prioritise natural light and effortless living, showcasing the beauty of harmoniously balanced design and functionality.

## WHO WE ARE

### A unique architect-builder collaboration

At Arli, we combine the visionary design thinking of DKO Architecture and Ian Browne with our deep construction expertise in an integrated design and build service.

Known for their meticulous attention to detail, DKO crafts designs that balance beauty with practicality, while Ian Browne’s technical and creative expertise shapes homes that seamlessly blend form, function and flow.

Our deep knowledge of construction techniques, costs and material efficiencies is invaluable in the design stage.

The architects rely on our building and engineering expertise to refine the concepts, ensuring the final designs are feasible, cost-effective and ready to build.

Our unique collaboration perfectly balances creative vision and practical execution in a seamless process that spans your entire build journey. By combining our strengths, we create visually stunning and functionally superior homes with spaces that elevate everyday living.

### Why build with Arli?

**Architectural excellence**

We craft homes and spaces that reflect your desired aesthetic and functionality. Choose from our collection of pre-designed homes, customise a design to suit your needs, or collaborate with our award-winning design team to create a unique home meticulously tailored to your personality, vision and lifestyle.

**Streamlined process**

From the first consultation to the final handover, you’ll be supported by our transparent, collaborative and cohesive process. Benefit from the diverse expertise of our unified team, guiding you through every step of your new home-building journey.

**Uncompromising craftsmanship**

In our years of creating luxury homes, our superior craftsmanship stands at the forefront of our ethos.

Each project benefits from our deep experience, extensive trade relationships and refined methodologies, ensuring cost efficiency and unparalleled quality in construction.

**Integrated service**

Enjoy a seamless experience with our fully integrated design and build service. Our holistic approach saves you time and cost while providing one dedicated team for every aspect of your project.

‘Our land was not the most straight forward to build on but the team at Arli were able to accommodate for everything that we believed was a must. After dealing with other builders this was a breath of fresh air.’

Sophie

## WHAT WE OFFER

**Arli Collections**

An extensive range of contemporary, elegant and affordable pre-designed architectural homes.



**Arli Custom**

Architecturally designed, premium-built homes meticulously tailored to your unique requirements.



**Knockdown rebuild**

Achieve a luxurious lifestyle in the neighbourhood you love with Arli Renew.







Elegant homes that deliver luxury for less

Pre-designed

Choose from our range of expertly crafted pre-designed architectural homes:

- Tried and tested floorplans
- Streamlined decision-making
- Quick start and build

Crafted by leading architects

Our Collections homes offer thoughtful design and a fixed price for considered architectural quality.

Personalised

Start with an Arli Collections pre-designed home and tailor it to your needs with unlimited design changes:

- Affordable customisation
- Modify an existing design to suit
- Fast-track your build time

Zero-cost design flexibility

Get a personalised floorplan and cost estimate before spending a cent.

Architectural home designs for modern living

Our architects and interior design team have curated a collection of homes with luxury inclusions as standard. Spaces flow seamlessly for enjoyable living and are bathed in natural light.

With a huge range of single and double-storey floorplans and beautiful contemporary facades to choose from, there's a home design to suit everyone.

You can also personalise an Arli Collections home to suit your lifestyle by making unlimited design changes at zero cost.



Scan to view our home designs  
[arlihomes.com.au/designs](https://arlihomes.com.au/designs)



Arli Collections



‘The homes are beautiful and unique, all of the standard inclusions are of such high quality which is not what you get with other builders.’  
Stephanie

How can an architect-designed home be affordable?

Arli homes are designed by leading architects with premium inclusions as standard at an affordable price. Our integrated design and build service involves close collaboration with leading architects and interior designers, allowing us to offer thoughtfully crafted homes at an affordable price. This unique partnership ensures that premium architecture remains accessible to you.

Affordable, pre-designed floorplans

Our architects optimise space, light, positioning and flow in our pre-designed floorplans. Leaning on their education and experience, they achieve an architectural home at an affordable price, which you can personalise to suit your lifestyle with no design fees.

Premium inclusions

Our architects and interior designers have curated a bespoke range of quality inclusions that suit the unique style of each home. Experience considered luxury and refined modern living at its best.







**Architecturally designed,  
premium-built custom homes**

Our collaborative process allows you to work as one with our design and build team from the first architectural sketches to move-in day.

See your vision come to life as we use our collective expertise to craft an elegant contemporary home designed and built around your unique lifestyle.

 **Book a complimentary  
discovery call**  
[arlihomes.com.au/custom](https://arlihomes.com.au/custom)

‘We had a very small site so the design was a challenge, but Arli were able to resolve it well and build a beautiful home for my family.’

Maryanne

Experience a seamless journey where architecture, interior design, and construction come together in one comprehensive service.

**Bespoke**

Start with a blank canvas and work with our design team to craft a unique home design:

- Complete flexibility
- Tailored to your vision
- Ultimate personalisation

**Get started with a \$5K concept plan**

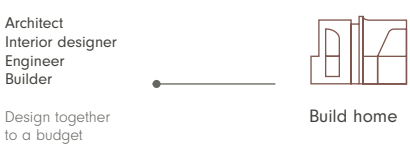
Access premium design at a fraction of the cost through our unique partnerships. For just \$5K, receive a bespoke architect-designed concept plan.

**What makes Arli Custom different from other custom builders?**

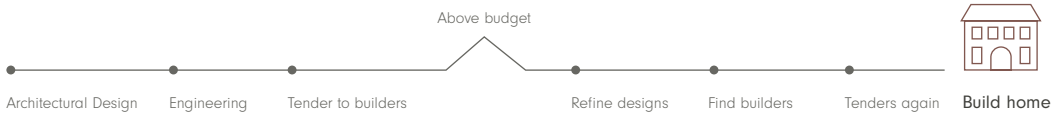
Our strategic partnerships and streamlined service bring enormous value.

Having a single source for architecture, interior design, costing, permits, building documentation and construction saves you time and money while delivering a unique, contemporary home meticulously built with your budget in mind.

Arli model



Traditional model





# Knockdown rebuild



**Why knockdown rebuild with Arli Renew?**

Our integrated design and build service involves close collaboration with leading architects and interior designers. We make premium architectural design more accessible and you unlock exclusive savings through our strategic partnership.

**Keep your prized location**

Achieve your dream home in the street and suburb you love without the stress and hassle of moving and starting again.

**Your desired style and layout**

No more hunting around for established houses that are never quite right. Choose from a range of pre-designed homes or craft a custom design meticulously tailored to your individual style and preferences.

**Avoid the risks of renovating**

Get a fixed price and agreed timing. Avoid renovation surprises by building a brand-new home without compromise.

**All the space you need**

Build a contemporary, spacious new home for your growing family. Our light-filled designs flow seamlessly with plenty of space for everyone.

 Book a complimentary site assessment  
[arlihomes.com.au/renew](https://arlihomes.com.au/renew)

‘We’ve built before and even then we had never experienced such amazing customer service. We are finally living our dream thanks to the support and guidance of a truly exceptional builder.’  
Jim

Love where you live but outgrown your home? Arli’s expert knockdown rebuild service is the perfect solution.

Choose from our extensive collection of architect-designed homes, completely personalise an existing design or collaborate with our design team to create a bespoke home tailored to your unique requirements.

With Arli, the choice is yours.

## ARLI COLLECTIONS

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- Quick start and build

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- Affordable customisation
- Modify an existing design to suit
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**Zero-cost design flexibility**

Get a personalised floorplan and cost estimate before spending a cent.

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# Your Arli journey



## What to expect when you build with Arli

‘The team are very passionate about what they do, and we felt heard and valued throughout the process.

I love the fact that we could build an architectural home for a more affordable price as the team at Arli were able to offer suggestions to keep the price down without compromising the look and feel.’

Maryanne

### 1 Explore

Begin your journey with a complimentary discovery call and site assessment.

We’ll help you choose between Arli Collections and Arli Custom, uncover your design goals, lifestyle needs, site specifics and budget before providing a preliminary estimate.

### 2 Design

Bring your vision to life with our expert help. Choose your ideal home from our curated range of pre-designed Arli Collections Homes or collaborate with us to personalise a pre-designed home or craft a bespoke Arli Custom Home from scratch.

### 3 Select

Guided by your integrated and supportive design and build team, you’ll finalise your customisations, colours, electrical layout, working drawings, costings, financing and building contract.

### 4 Prepare

Get ready for the building phase with your dedicated Project Coordinator by your side.

Arrange permits, demolition and site preparation (if needed) to ensure a smooth transition towards construction.

### 5 Build

Marvel at the superior craftsmanship, exceptional quality and meticulous attention to detail as your new home comes to life. Monitor construction, attend site inspections and make progress payments

### 6 Celebrate

It’s time to move in to your distinctive and luxurious new home. Remember, our support continues even after you move in, ensuring your satisfaction and ongoing peace of mind.





## Contact us

We're here to help you bring your vision and dream home to life. Contact us today to get started, and you could be moving into your new home in just 9-12 months.

1800 955 827  
hello@arli.com.au  
arlihomes.com.au

'We had a wonderful experience with Arli. They offered us an abundance of time through multiple zooms, phone calls and emails. They were always professional, honest and open and we felt they met all of our needs as customers.'

Cate

## Where we build

We build in Melbourne, Geelong, the Bellarine Peninsula and Mornington Peninsula. From established inner-city suburbs to coastal locations and greenfield developments, we are ready to bring your dream home to life.

## Ready to see for yourself?

Visit our display homes and experience the exceptional architectural design and meticulous build quality for yourself.



Book a personal tour  
of our display homes  
[arlihomes.com.au/locations](https://arlihomes.com.au/locations)

