arli.
HOMES

Architect-designed homes
to elevate your lifestyle





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

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?

"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

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

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.









Arli Collections



Contemporary architectural home designs – elevated or refined to suit your lifestyle

Pre-designed

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

- Architect-designed floorplans
- Steamlined processes
- Predictable pricing and clarity

Crafted by leading architects

Every Arli Collections home is shaped by light, proportion and flow – designed not just to look refined, but to feel resolved and enduring over time.

Personalised

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

- Unlimited 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.













The Elevated Collection — custom-level detail, delivered with pre-designed efficiency

A premium tier within Arli Collections, The Elevated Collection redefines what a pre-designed home can be.

Each design embodies the architectural clarity, restraint and detailing typically reserved for custom homes — while maintaining the efficiency and predictability of a pre-designed build.

It's where architectural intent meets a more considered, efficient way to build.

Explore the collection

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 Collections homes are designed in collaboration with leading architects, bringing considered design thinking into a more efficient and accessible format.

By resolving key architectural decisions upfront we remove unnecessary complexity without compromising on design integrity.

Our integrated design and build model ensures architecture, costing and construction work together from the outset – creating a more streamlined pathway to building, with greater clarity and control.

As a result, Arli Collections homes can achieve a level of architectural quality and detailing typically associated with fully custom homes, at a significantly more efficient price point.

A more considered approach to architectural living

Our pre-designed homes are carefully developed to optimise space, light and liveability – shaped by the same principles that guide our custom projects.

Each design provides a resolved architectural foundation, which can then be adapted to suit your lifestyle and preferences – without starting from scratch.

Refined inclusions, thoughtfully considered

Each home includes a curated palette of materials, finishes and fixtures – selected to complement the architectural intent of the design.

All collections designs can be refined or elevated to suit your lifestyle, taste and budget.



Arli Custom



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.





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

'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

Arli model

Architect
Interior designer
Engineer
Builder

Design together to a budget

Build home

Traditional model

Above budget

Architectural Design · Engineering · Tender to builders · Refine designs · Find builders · Tenders again · Build home

Knockdown rebuild



'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.







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

ARLI COLLECTIONS

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Zero-cost design flexibility

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

ARLI CUSTOM

Bespoke

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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.



arli.
HOMES

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

