



eminence



811 Elizabeth St.
Zetland





Quality apartments built for a lifetime



Why Meriton has grown to become Australia's largest and most trusted developer:

- 59 years of history under the same name and founder, specialising in building residential communities in only the best locations.
- 100% construction completion record on every project.
- Our developments are DA approved with construction well underway prior to marketing.
- Each development is an evolution in exquisite quality and design, driven by an understanding of future standards and the way people want to live. Our in-house architects and engineers work alongside the best firms in the country to deliver a bespoke product to our purchasers.
- Dedicated onsite building management teams routinely inspect grounds, facilities and conduct all maintenance on behalf of owners. This ensures every development is maintained to the highest of standards well after it has been completed.
- We provide a tenant guarantee on settlement for every investor and have a vested interest in providing the best rental returns. We also manage your investment and offer Australia's most competitive management rate of 4%.
- Meriton Property Finance is also offered exclusively to new Meriton purchasers, subject to approval, ensuring more people can purchase their dream apartment.



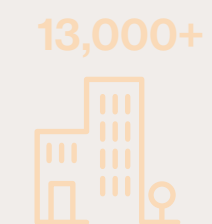
Over 75,000 apartments built by Meriton across Sydney, Brisbane and the Gold Coast



100% construction completion on every project



\$1.1 billion in apartment sales in 2020



13,000+ rental apartments and 3000+ hotel suites owned, managed and operated by Meriton



Over 59 years of history

A life – connected

A new Zetland landmark

An eminent position boasting eminent style. This inspirational new lifestyle development will deliver some of Zetland's most **luxurious oversized apartments** to the heart of a thriving inner-city suburb.

A remarkable trio of boutique buildings commanding **four street frontages** nestled perfectly between Surry Hills, the transformational Green Square precinct and the CBD. The location is an absolute standout with the ground-breaking **Gunyama Park Aquatic and Recreation Centre** delivering world-class leisure right on your doorstep.

254 boutique apartments across two low-rise and one 15-storey tower, Eminence brings together beautifully considered living environments with vibrant onsite retail, **a 75-place childcare centre and 5-star amenities** for year-round resort enjoyment.

Capture **spectacular CBD skyline views** in the tower, or find ample space for relaxed and luxurious family living in the boutique low-rise apartments.

A home of true distinction, Eminence has a presence and energy that draws on the world beyond your door.



Vibrant, convenient, connected

Zetland is the most dynamic inner-city precinct in Sydney today. You're in the centre of a vibrant urban landscape with the newly-forming **Green Square city centre on your doorstep.**

Directly across from your home at Eminence is Gunyama Park Aquatic and Recreation Centre, a spectacular leisure precinct with beach-inspired pools, open-air training facilities, boardwalks and playgrounds offering some of the finest recreational facilities ever created in Sydney.

Green Square's central park, The Drying Green, is only footsteps away providing **6,200sqm** of terraced lawns and barbecue areas.

For effortless travel, **Green Square train station is a short 500m walk** from home while the **CBD is just 3.5km away** with a growing network of bike lanes and pedestrian friendly streets now connecting the local landscape.

Bus services to the CBD leave every 7 minutes from your doorstep during peak hour. While the Green Square train station puts you within easy reach of the city centre and Sydney Airport – it's only 1 stop to Central and 2 stops to the airport.



A rising star neighbourhood



Modern heritage

A new architectural landmark

Created in collaboration with DKO architects, Eminence is a brilliant showcase of the firm's **award-winning design thinking**.

Ground floor homes with **private street entries** feature courtyards overlooking the street or internal gardens. They converse with apartment buildings of varying heights to work with the established surrounding streetscapes. A selection of apartments also feature their **own rooftop entertaining terraces up to 94sqm**.

This distinctive collection of buildings pays homage to Zetland's heritage, once a hive of industry dotted with warehouses, factories and worker terraces. Exposed brickwork hints at the suburb's working past while bronze and black metal panels, black window portals and the charcoal exterior add a strong contemporary edge.

A space to live in

Uncompromising in quality and elegant details, every home at Eminence offers spacious, open-plan living and a rare sense of refined indulgence.

Choose from single and two level courtyard apartments with their own private street or garden entries. Live the high life in the tower offering CBD views to the North and Botany Bay views to the South from the upper levels, or find a versatile three or four-bedroom apartment with separate study rooms and larger-than-average layouts.

Large marble-look gloss porcelain tiles throughout living areas with access to balconies or entertainer terraces

Floor-to-ceiling glass with superior thermal and sound protection via acoustically engineered glazing

In-built media area or full-size study room with a window and TV point

Internal laundry with dryer and cabinetry plus ample storage cupboards off corridors

Hebel® Intertenancy wall system providing acoustic and thermal comfort

Integrated reverse cycle air-conditioning in all rooms

Comprehensive security including video intercom and CCTV cameras

Sustainable features such as LED downlights, water saving fixtures and energy efficient reverse cycle air-conditioning featuring the new HVAC system with a low GWP 3 (Global Warming Potential) natural refrigerant which will save owners hundreds of dollars a year in energy costs and reduce carbon emissions by circa 800,000kg PA for the community

Provisions for super-fast broadband and pay TV with fibre optic cabling in the living area and bedrooms

Most apartments enjoy secure resident parking with storage and all with direct lift access

A collection of unique and expansive three and four bedroom penthouse residences, with select homes crowned by magnificent private rooftop terraces



Artist impression

Refined living



Artist impression

Restaurant quality at home

Well-equipped gourmet kitchens are designed for both entertaining and everyday dining featuring:

Polyurethane full-height cabinetry in gloss finish

Polytec timber veneer portal surrounds the cooktop area

Bronze mirror splashback

Caesarstone 40mm island benchtop with waterfall edge in Supernatural range

Gooseneck polished chrome kitchen mixer

Single or double undermount sink

Polyurethane panelled joinery in gloss finish

Premium BOSCH stainless steel appliances include fully integrated dishwasher, cooktop, oven with black glass and undermount integrated rangehood, all backed by a 5 year warranty

Water line behind fridge enclosure

A place that restores

Indulgent bathrooms finished with an impressive range of premium features make an elegant statement and a place for you to relax and unwind.

Wall hung toilet with concealed cistern

Wall hung basin

Grey marble-look gloss, porcelain floor tile

Frameless glass shower

Freestanding bath is a centrepiece in most ensuites

Integrated mirror shaving cabinet

Recessed LED lighting

Feature wall in Carrara-look porcelain tile with a gloss finish

Grey gloss porcelain wall tile



Your daily ritual



1 1

1 bedroom

Internal 50–59sqm
External 8–15sqm

Oversized living spaces flow seamlessly onto functional outdoor courtyards or balconies.

1 1 1

1 bedroom + MPR

Internal 53–69sqm
External 8–42sqm

Spacious open-plan layouts boasting bedroom-sized study rooms with windows and TV points.

2 1-2 0-2

2 bedroom

Internal 71–101sqm
External 8–97sqm

Versatile floorplans, many with terraces or courtyards, and bedroom-sized study rooms.

3 2 1-2

3 bedroom

Internal 96–136sqm
External 11–127sqm

Large light-filled layouts with houselike proportions complemented by expansive outdoor entertaining areas.

4 2 2

4 bedroom

Internal 155–178sqm
External 13–111sqm

A limited selection of prized dual level homes with private rooftop terraces and spectacular views.

Key features:

- Generous mirrored built-in wardrobes with wood-inspired Polytec internal joinery
- All bedrooms include provisions for a wall-mounted TV, pay TV and broadband internet
- Many apartments feature master bedrooms with ensuite and walk-in wardrobe
- All bedrooms enjoy air-conditioning
- Luxurious plush carpet
- Block-out roller blinds in all rooms

Restful tranquillity



A fresh outlook



Resort-style facilities

An oasis in the city, exclusive resort-inspired leisure zones to keep you in shape and unwind throughout the year.

- **Ground level retail** with 5 specialty shops
- 1,840sqm of beautifully **landscaped podium gardens** with barbeque area
- Onsite **75-place childcare centre**
- Indoor aquatic centre with **20m heated pool**, spa, sauna and outdoor sun deck
- Fully equipped **gymnasium**
- Dedicated onsite building manager
- Comprehensive security surveillance system

A grand lobby – enter and exit in style



Shopping & dining

- Onsite retail, café — 0m
- Café Vite — 100m
- Woolworths Green Square — 400m
- East Village Shopping Centre — 650m
- Woolworths Metro Rosebery, The Gallery by Meriton — 900m
- Supa Centa Moore Park — 1km
- The Cannery Rosebery — 1.3km
- Meriton Retail Precinct Waterloo — 1.5km
- The Grounds of Alexandria — 1.5km
- Sydney CBD — 3.5km

Sports & leisure

- Green Square Community & Cultural Precinct — 10m
- Gunyama Park Aquatic & Recreation Centre — 20m
- Drying Green Park — 20m
- Green Square Plaza & Library — 450m
- Joynton Park — 450m
- Moore Park Golf Course — 1.6km
- Royal Randwick Racecourse — 3km
- Sydney Cricket Ground (SCG) — 3.5km

Education

- Onsite childcare centre — 0m
- New Green Square Primary School — 10m
- Sydney Boys High School — 2.5km
- Sydney Girls High School — 2.5km
- UNSW — 3km
- UTS — 3.5km
- University of Sydney — 3.5km
- Sydney Grammar — 4km

Transport & services

- Joynton Ave bus stop — 20m
- Green Square Train Station — 500m
- Royal Prince Alfred Hospital — 4km
- Sydney Airport — 4.2km

Why live here?

Connectivity



11

minutes to Sydney CBD



100m

to Café Vite



5

minutes to Sydney Airport



650m

to East Village Shopping Centre



14

minutes to University of Sydney and UNSW



900m

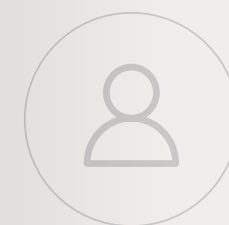
to Woolworths Metro Rosebery within The Gallery by Meriton



7

minutes between bus services to the CBD from Elizabeth St at Joynton Ave bus stop during peak hour

Green Square Snapshot



61,000

people are expected to live within the Green Square precinct by 2030



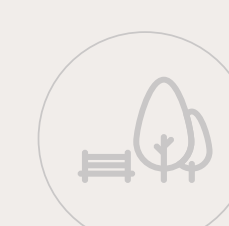
\$540m

contribution from the city over the next 10 years



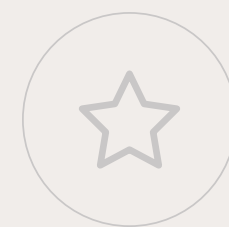
\$13b

Urban renewal construction



40+

parks emerging across Green Square



Green Square Town Centre has a **6-star "Green Star Communities"** rating



Energy saving targets
Home owners will enjoy significantly **reduced energy and water bills**



Green Square Train Station

Vibrant, convenient, connected

Zetland is a city suburb on the rise, a thriving neighbourhood of lively cafes, galleries, New York-style retail and foodie stores, as well as peaceful parklands and entertainment venues. With a growing network of bike and pedestrian lanes connecting the local landscape, you can walk, cycle, ride or drive to supermarkets, universities, parklands, cultural attractions and dining precincts in minutes.

- 1 East Village Shopping Centre
- 2 Green Square Community & Cultural Precinct
- 3 Gunyama Park
- 4 Cafe Vite
- 5 UNSW



Eminence

Energy

- Green Infrastructure Public Benefits have set significant energy savings targets for these buildings, beyond that of standard building practice in NSW. The home owners will enjoy significantly reduced energy and water bills as a result
- Meriton invest in high quality windows which allow them to achieve energy efficient targets, while still maintaining oversized windows. These windows give an apartment a sense of space and connection to the outdoors and they also significantly reduce the need for artificial lighting throughout the day
- All apartments are fitted with energy efficient reverse cycle air-conditioning systems with day/night zoning to further reduce their energy consumption
- All common areas and car parks are fitted with energy efficient lighting and ventilation technology, reducing energy consumption resulting in reduced strata costs
- Energy efficient lighting has been selected throughout apartments, reducing energy consumption from artificial lighting
- Central gas fire boiler hot water systems reduces energy bills and greenhouse gas emissions
- 4.0 star dishwashers and 2.5 star dryers to all units. Modern energy efficient appliances significantly reduce possible excess energy consumption via old non-efficient appliances
- Bathroom and laundry exhaust fans duct directly to external wall, reducing energy and suction losses through central systems
- Parking for 289 bikes is provided to allow residents and visitors to have a healthy and cost effective transportation alternative lifestyle
- 30 peak kW of photovoltaic panels will be installed onsite. The power generated from these solar cells will be used to reduce the common area energy requirements and result in reduced strata levies
- The pool and spa are heated by an electric heat pump hot water system saving significant costs compared to traditional gas heating systems
- Total complex CO₂ savings per annum is 546,113kg
- Total complex CO₂ savings per annum is equivalent to 171 cars off the road (3186kg CO₂ is the average emissions per annum per car)

Comfort & lifestyle

- The development has an average thermal comfort rating of 6.4 stars with the average cooling loads 34% and heating loads 27% below allowable thermal comfort caps which will improve indoor comfort and reduce the homeowner's reliance on air-conditioning
- All external walls have been insulated to reduce heat loss in cooler months
- Covered balconies provide shade, extra living space and reduce solar heat gain in the warmer months
- A Hebel wall system is used in-between neighbouring apartments. Hebel improves energy efficiency, has excellent sound proofing properties and is fire and pest resistant
- All windows and glazed doors are treated with solar control layers which significantly reduces heat loss and gain. Selected units and windows are upgraded to double glazing with solar control layers. All windows have weather seals, reducing drafts and maximising thermal comfort

Water

- A reticulated water system is used for irrigation of landscaping, car wash bays, toilet flushing and laundry
- All apartments have 4 star water efficient toilets
- All apartments have 5 star water efficient kitchen and bathroom taps which use 6 litres or approximately 33% less water per minute than non-restricted tap fittings
- All apartments are fitted with high quality water smart showers reducing water while still delivering an enjoyable shower
- Total complex water savings per annum is 27,248,351L
- Total complex water savings per annum is equivalent to 11 Olympic swimming pools (2,500,000L is the average capacity of an Olympic swimming pool)

Highlighting a commitment to sustainability, Eminence will be an environmentally considered community.

*These figures are averaged out across all apartments. The star performance is assessed on approved house energy modeling software. †The listed savings are benchmarked against a typical pre-BASIX building. The savings calculations are based on the Department of Planning and Environment's average energy use per person and the Australian Bureau of Statistics' average occupancy rates.

Disclaimer: The publication is intended as a general introduction to Eminence only and does not form an offer, guarantee or contract. Interested parties are directed to rely on their own enquiries and information provided in the Contract for Sale. The contents of this publication have been produced prior to the completion of the development. Information, images and artist impressions of exterior and interiors are intended as a guide only. The information, dimensions, specifications, inclusions, landscaping and materials may be changed without notice. Developer: Karimbla Properties (No. 56) Pty Limited ABN 92 168 601 250 Builder: Karimbla Constructions Services (NSW) Pty Limited ACN 152 212 809.





811 Elizabeth Street, Zetland
eminencezetland.com.au