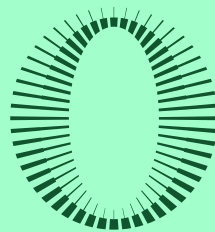


# EMERALD



OVATION  
QUARTER



Artist's impression. Indicative only and subject to change.







Introducing Emerald, the first release in Ovation Quarter precinct, right next door to Sydney Olympic Park. With 170 spacious apartments to choose from, each with more space, more intelligence, more entertainment, more quality and more opportunities.

**Isn't it time you expected more?**





Artist's impression. Indicative only and subject to change.





## MORE SPACE

Generously proportioned one, two and three bedroom apartments offer an enviable sense of space

Intuitive flowing layouts provide for apartment living, not compartment living

Full-height windows

2.7 metre high ceilings in living areas

Timber-style engineered flooring flows seamlessly onto unique curvaceous balconies

Expansive pantry and storage areas, parklands and sun-drenched green leisure spaces

Ample visitor parking

Emerald gives you more room to enjoy as well as reward from





Artist's impression. Indicative only and subject to change.





## MORE INTELLIGENCE

### Two and three bedroom apartments:

Dedicated media desks and shelving in the living room

Kitchens offer oversized island benches with ample under-bench storage

### All apartments:

Feature zoned reverse-cycle air conditioning in living areas and bedrooms

Superior security systems feature intercoms and remote access control for lobbies and carpark

Pressurised corridors keep cooking odours where they came from

Solar panels power the building's services

Lifts feature regenerative drives which lower the building's carbon footprint

Landscaped vertical planters for privacy and wellbeing

Kitchens and laundries complete with external exhausts

It's this type of technology-enhanced living that make Emerald a very astute decision





Artist's impression. Indicative only and subject to change.





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With landscaped  
and water-featured  
pedestrian areas, the  
two-storey high lobby  
gives you a feeling of  
design-inspired space  
from the moment  
you arrive





EMERALD

Site locations are approximate. Photography correct as at February 2017 and does not represent any future development that may occur in the area. The buildings in the Ovation Quarter development are an artist's impression only.





## SPORTS & ENTERTAINMENT

- 1 ANZ Stadium
- 2 QUDOS Bank Arena
- 3 Sydney Showground
- 4 Spotless Stadium
- 5 Sydney Olympic Park Aquatic Centre
- 6 Sydney Olympic Park Hockey Centre
- 7 Sydney Olympic Park Tennis Centre
- 8 Sydney Olympic Park Athletic Centre
- 9 Sydney Olympic Park Sports Centre
- 10 Concord Golf Club

## RETAIL

- 11 IKEA and Rhodes Shopping Centre
- 12 DFO Homebush
- 13 Birkenhead Point Outlet Centre
- 14 Future Retail Precinct

## TRANSPORT

- 15 Sydney Olympic Park Train Station
- 16 Proposed Light Rail/Metro Line
- 17 Circular Quay

## EDUCATION

- 18 University of Technology Sydney
- 19 Victoria Avenue Public School
- 20 Future School

## POINTS OF INTEREST

- 21 St Leonards
- 22 North Sydney
- 23 Sydney Harbour Bridge
- 24 Sydney Opera House
- 25 Sydney CBD
- 26 Concord Hospital
- 27 Gladesville Bridge
- 28 Ironcove Bridge
- 29 Anzac Bridge
- 30 Bondi Beach

## PARKS

- 31 Bicentennial Park
- 32 The Brickpit Ring Walk





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MORE QUALITY

#### All apartments are appointed with:

The finest sustainable materials and choice of three beautiful interior schemes

European kitchen appliances

High quality fitting and fixtures by Parisi including tapware, accessories, concealed cistern, wall hung basin and custom-made bathtub

Frameless shower screens and full-height feature walls create an unsurpassed sense of luxury

It's not often you discover finishes and features more premium than the price



Artist's impression. Indicative only and subject to change.





## MORE OPPORTUNITY

Sydney Olympic Park has long been a major centre for entertainment, sport and lifestyle

It's since become the fastest growing population epicentre in Australia's largest city

Commercial and employment opportunities are growing as the entire area becomes more sought after

Emerald offers superior value for money

Emerald at Ovation Quarter is a rare jewel which you can enjoy now and be rewarded with later

# Meet our acclaimed team

## THE DEVELOPER

### Australia YMCI (AYMCI)

Australia YMCI is a subsidiary of international developer YMCI (Yunnan Metropolitan Construction Investment Group). YMCI is a highly-experienced developer that has delivered a wide range of major urban and environmental projects, with a focus on sustainable construction and a commitment to helping people live better lives.

Previous projects include significant infrastructure, commercial buildings, retail parks and residential precincts, driving innovative and efficient development for a successful outcome.



## THE ARCHITECT

### Kann Finch

Kann Finch brings 50 years of multidisciplinary design experience to Ovation Quarter. Specialists at designing environments where people can thrive every day, Kann Finch's work spans architecture, interior design, master planning and facilities planning. As a firm, they are always looking to enhance the human experience by planning and delivering striking and innovative environments that mirror the real needs of residents and are environmentally and economically viable.

Kann Finch has successfully completed projects across Australia, Asia and the Middle East. They have received numerous awards in recent years for projects ranging from residential apartments to mixed use projects to commercial development.



## THE LANDSCAPER

### Environmental Partnership

Environmental Partnership is responsible for the amazing landscaped areas throughout Ovation Quarter. The company's approach is to create places of longevity, integrity and joy where everyone can feel at home. From the day they are unveiled, these places look and feel as though they belong, and have always been there, based on an essential understanding of the qualities of place, and the natural and cultural environment and influences that are at play.

The multi-disciplinary practice has completed more than 2,500 projects throughout Australia and Asia since 1977, and their work has been recognised with numerous design and planning awards across the landscape, urban design and recreation fields.



## THE MARKETING TEAM

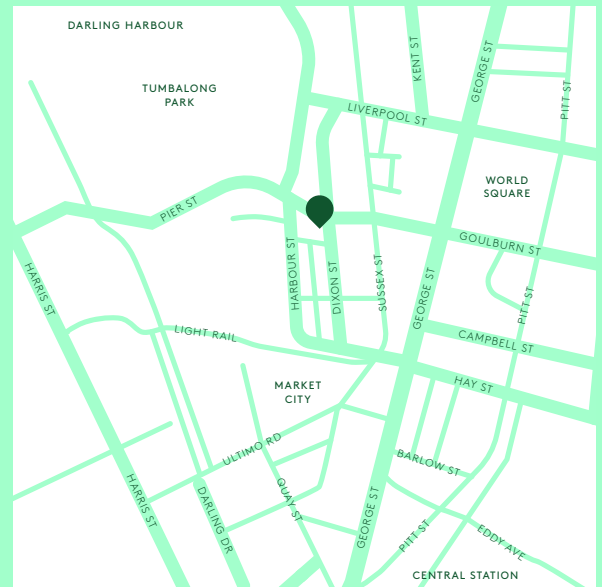
### Ovation Quarter *Tony Abboud, Head of Sales*

Lead of the Ovation Quarter Marketing team, Tony has extensive property marketing knowledge across Sydney, built from a highly-distinguished career of nearly 40 years in the property industry. His portfolio is long and respected, and includes close working relationships with various councils, NSW State Government departments, and central consultative roles in significant developments including Top Ryde Shopping Centre, Putney Hill apartment complex, City of Ryde Council Chambers and numerous residential redevelopments. Tony and his team build value and long term trust through consistently applying their principles of integrity, honesty and ethical practice, while driving passion and personalisation at every step of the marketing process.





## Visit the display suite



25 Dixon Street,  
Haymarket NSW 2000

Monday – Sunday      11am – 6pm

[sales@ovationquarter.com](mailto:sales@ovationquarter.com)  
1300 000 888



# OVATION QUARTER

PROUDLY DEVELOPED BY



**Disclaimer:** The information and images in this brochure are intended as a general introduction to Ovation Quarter and do not form an offer or contract. This material was prepared prior to development approval, completion of design and construction commencement. Whilst every care is taken to ensure that the contents of this brochure are correct, this information is to be used as a guide only. Computer generated images and photos are artist's impressions and indicative only. Plans, images and building feature details are conceptual only and may change at any time, without notice. Purchasers must rely on their own enquiries and the Contract for Sale.





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