



K I A R A

1-5 KENT RD | MASCOT



MERITON

AUSTRALIA'S LARGEST APARTMENT DEVELOPER

Meriton are renowned for building large, luxurious apartments of the highest quality. Uniquely designed by industry acclaimed architects and built by our highly skilled and experienced construction teams. We pride ourselves on the highest levels of workmanship to bring you award-winning developments.



10 reasons why Meriton has grown to become Australia's largest developer.

- l We have built over 70,000 apartments across Sydney, Brisbane and the Gold Coast
- l Close to 2,000 apartments were sold in 2015
- l 30% of apartments in NSW are built by Meriton
- l Over 50 years of history under the same name and founder
- l All Meriton developments are DA approved with construction underway prior to marketing. Many competitors are yet to receive DA approval let alone finance approval for construction to commence
- l Meriton only develop in the best locations close to employment, education and transport hubs
- l 100% construction completion on every project
- l We provide a tenant guarantee on settlement for every investor
- l We have a vested interest in providing you with the best rental return for your property
- l We provide an on-site caretaker to maintain developments and manage apartments for investors



INSPIRED ELEGANT LIVING

Meriton in conjunction with award-winning architects, Turner bring a new dimension of lavishly appointed residences to Mascot. Taking advantage of one of the area's most desirable settings, this brand new collection of buildings showcases generous proportions, quality designs and premium finishes.

KIARA presents 233 apartments in three boutique residential towers rising 13 levels, with views over the inner city skyline. With an abundance of three bedroom apartments and an average of only five apartments per level plus dual lift access, KIARA offers privacy in luxurious high-rise living.

A TRANQUIL SETTING

Set back from the cul-de-sac and surrounded by beautifully manicured parklands, KIARA is an architectural treasure unlike anything else on offer in the area providing a sanctuary-like feel at every turn.

Extra-wide streets lined with leafy trees and child-friendly footpaths enhance the feeling of spaciousness. A high quality domain with three neighbouring parks provides plenty of space to experience the great outdoors.





ARCHITECTURAL
ROOF FEATURE

FULL- HEIGHT DOUBLE
GLAZED WINDOWS

PRIVACY
SCREENS

TEXTURED
HORIZONTAL PANELS

BRONZE
BRIS SOLEIL

GOLD FEATURED
WINDOW PORTALS

LIMESTONE WALLS WITH
BRONZE FENCING

DISTINCT ARCHITECTURAL DESIGN

Acclaimed architects, Turner have created stylish apartments that redefine the concept of urban inner city living, with distinct design features highlighted by a striking metallic palette, including a bronze bris soleil and architectural roof feature.

Constructed with lasting quality, KIARA's three towers sit on a podium of textured horizontal panels highlighted by gold feature window portals with privacy screens and ground floor courtyard apartments feature limestone walls with bronze fencing for maximum security.

Boasting full-height double glazed windows and colour-backed glass maximising the natural light, KIARA creates a variance in warmth and contrast throughout the apartments.

“Kiara brings a considered urbanity as a new benchmark for the evolution of the precinct. The architecture creates a bold statement in the inner city skyline.”

– Kevin Driver, Associate Director, Turner



SUN DRENCHED SPACIOUS INTERIORS

Select from 13 levels of beautifully appointed one, two and three bedroom apartments, many with studies and all featuring floor-to-ceiling glass creating an influx of natural light. A remarkable 80% of KIARA's apartments boast corner positions and squared functional layouts sculpting the apartments to create a comfortable home for your furnishings without overcrowding.

Designer living areas

- ┆ Timber-finished tiles featured throughout living/dining and kitchen areas
- ┆ Integrated reverse-cycle air conditioning
- ┆ Media hub in most apartments
- ┆ LED downlights throughout the entire apartment
- ┆ Frameless, smoky mirrored built-in wardrobes in all bedrooms
- ┆ Provisions for broadband internet and pay TV
- ┆ Internal laundry with dryer and cabinetry



EVERY DETAIL CONSIDERED

“These generous apartments feature exquisite interiors, the finest finishes and are simply unrivalled anywhere in Sydney’s southern fringe of the CBD.”



Artist Impression



Artist Impression

Sleek kitchens

- Modern kitchens feature Miele stainless-steel appliances including integrated dishwasher, cooktop, microwave and oven with black glass and ducted rangehood
- Black smokey mirror splashbacks and Caesarstone benchtops for lasting quality
- Polyurethane cabinetry, soft-closing drawers and polished chrome fittings for a premium feel

Contemporary bathrooms

- Luxurious free-standing bath as a centrepiece in most ensuites
- Frameless glass showers with polished chrome fixtures
- Floor-to-ceiling, diamond mosaic tile feature wall
- Wall-mounted floating basin and toilet suites with concealed cistern
- Mirrored wall-hung cabinetry provides ample storage

“ These masterfully conceived interiors exude elegance providing a lifetime of desirable comfort. ”



RESORT STYLE FACILITIES

With easy access to Kiara's ultimate resort facilities, you can ensure your family and friends will be entertained with a variety of leisure activities all year round. On-site facilities include:

- Secure building access and a warm welcoming lobby in each tower
- Lush landscaped parklands and a podium rooftop garden
- Indoor aquatic centre including heated lap pool, spa and sauna
- Fully equipped gymnasium
- A superior level of service with a dedicated on-site building manager
- Secure undercover resident and visitor parking with lift access

1 BEDROOM

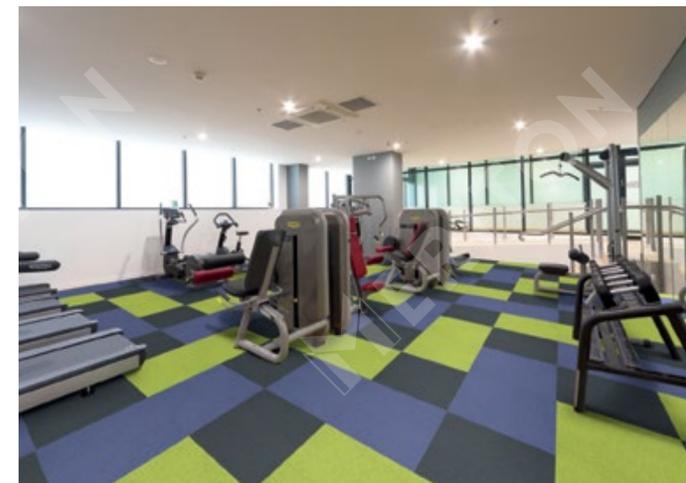
Our thoughtfully designed one bedroom apartments range in size from 50 - 65sqm internally, with a 15sqm average entertaining terrace or balcony. Most one bedroom apartments feature views over the podium gardens or central landscaped parklands.

2 BEDROOM

Choose from our spacious two bedroom apartments. Offering a 90sqm average internal area with an open plan design flowing onto an indoor/outdoor entertaining balcony, ranging in size from 10sqm to 90sqm.

3 BEDROOM

If size and opulence fits your criteria, then you cannot surpass the large selection of three bedroom apartments. Featuring an impressive 110sqm average internal area plus oversized external entertaining areas up to 90sqm.





“ Breathtaking sunsets shine through to the manicured podium gardens. ”

SYDNEY
PARK

UNIVERSITY
OF SYDNEY

UNIVERSITY OF
TECHNOLOGY SYDNEY

SYDNEY
CBD 5KM

SYDNEY
HARBOUR

GREEN
SQUARE

HOMEMAKER
CENTRE

SFS
& SCG

ENTERTAINMENT
QUARTER

CENTENNIAL
PARK



GARDENERS RD

KENT RD

CHURCH AVE

BOURKE ST

MASCOT TRAIN STATION & AIRPORT LINK



MERITON
MASCOT CENTRAL



CONVENIENT & PERFECTLY LOCATED

South Sydney's transformation over recent years has seen it emerge as a wonderfully vibrant, cosmopolitan inner city location full of colour and diversity. Mascot Train Station and Airport Link is only 200m away offering frequent services to Sydney Airport or the CBD and surrounding areas. A thriving business community is located on your doorstep with diverse employment opportunities from almost 900 businesses based in the area.

Shopping and amenities

- Meriton's Mascot Central Retail Precinct with Woolworths 200m
- Roly-Poly Childcare 200m
- Factory Outlets 1km
- Homemaker Centres 1.5km
- Sydney CBD 5km
- Bondi Junction 10km

Top Schools and Universities

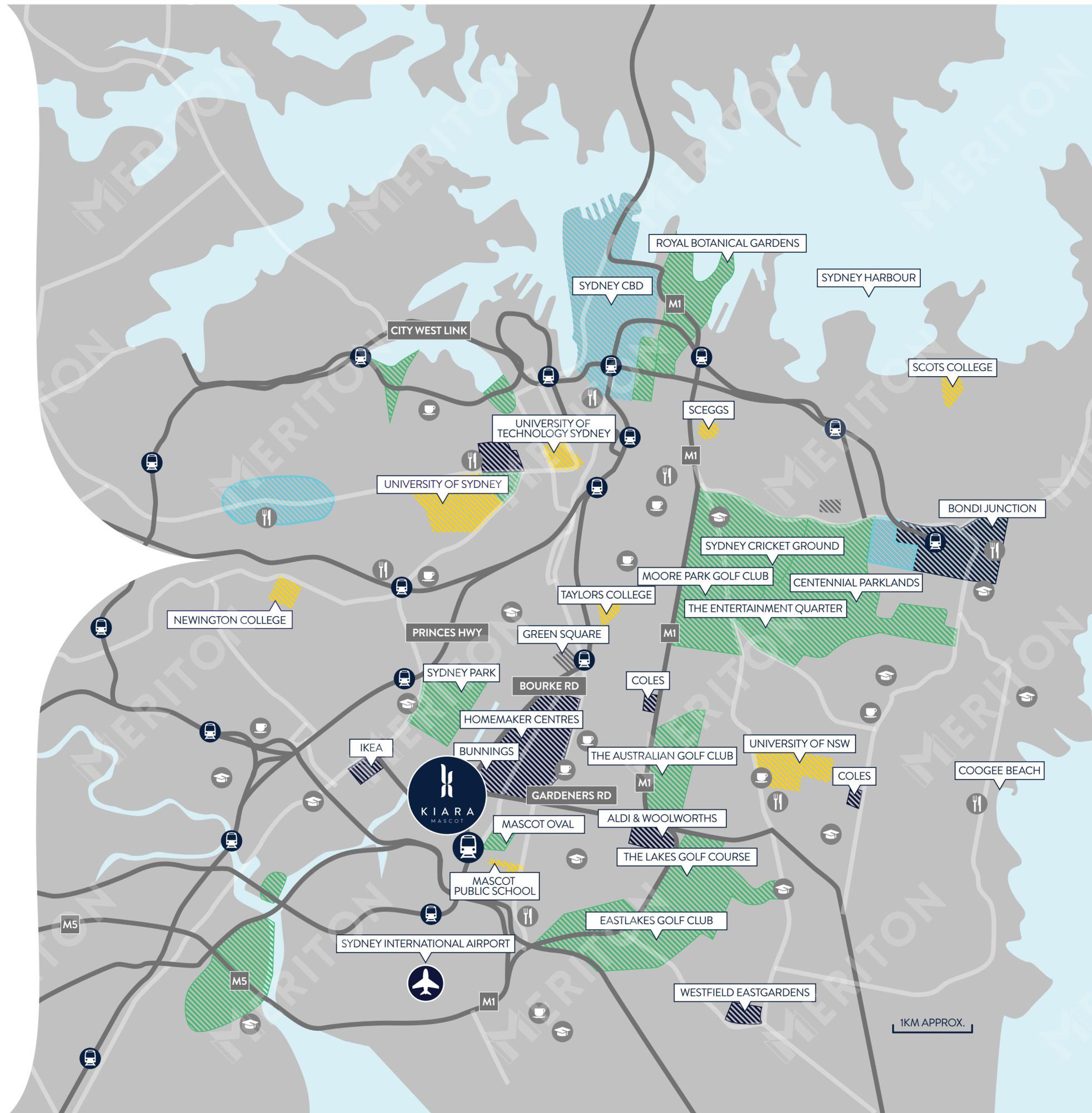
- Mascot Public School 1.6km
- St Therese Primary School 2km
- Newington College 4.1km
- University of Sydney 5km
- Sydney Boys High School 5km
- Sydney Girls High School 5.1km
- University of NSW 5.3km
- University of Technology Sydney 5.3km
- Sydney Grammar School, Darlinghurst 7.3km
- SCEGGS, Darlinghurst 7.7km
- Ascham School, Edgecliff 9km

Sport and Leisure

- Mascot Oval 1km
- The Lakes Golf Course 3.7km
- Moore Park Golf Course 6km
- The Entertainment Quarter 6km
- Sydney Cricket Ground 6.3km
- Sydney Football Stadium 6.3km
- Coogee Beach 8.3km

Transport and Business Hubs

- Kent Rd Bus Stop 20m
- Gardners Rd Bus Stop 50m
- Mascot Train Station 200m
- Mascot Business Park 300m
- Sydney Airport 1km
- M5 and Princes Highway 2km
- Eastern Distributor 3.5km
- Sydney CBD 5km
- Hurstville 11km
- North Sydney 11km





Centennial Park

A FLOURISHING NEW PRECINCT

Set between Sydney Airport and the CBD, Mascot has become a bustling suburb of the city's south encompassing some of the most up-and-coming inner city real estate.

With eight top performing schools and universities within a five kilometre radius, including the local primary school just a few minutes walk from home, KIARA is the perfect setting for both families and young professionals. Enjoy easy access to a lifestyle that this great city has to offer including Centennial Park, Entertainment Quarter, Moore Park Golf, SCG and Eastern Suburbs beaches - all within a short commute.



Sydney University



Coogee Beach



Mascot Train Station & Airport Link



Grandma's



Sydney Park

KIARA enjoys a private and secluded position, where residents can unwind in their own piece of paradise at the heart of an established neighbourhood, recently transformed into one of the city's best-kept secrets.

Conveniently located only minutes to a array of quality restaurants and artisan bakeries, start your day with breakfast at a nearby cafe or enjoy a peaceful stroll to one of the lush recreational parks.



Bourke Street Bakery



L'Americano Espresso Bar



Clubhouse, Rosebery



The Grounds of Alexandria



La Bufala



Oliver Brown

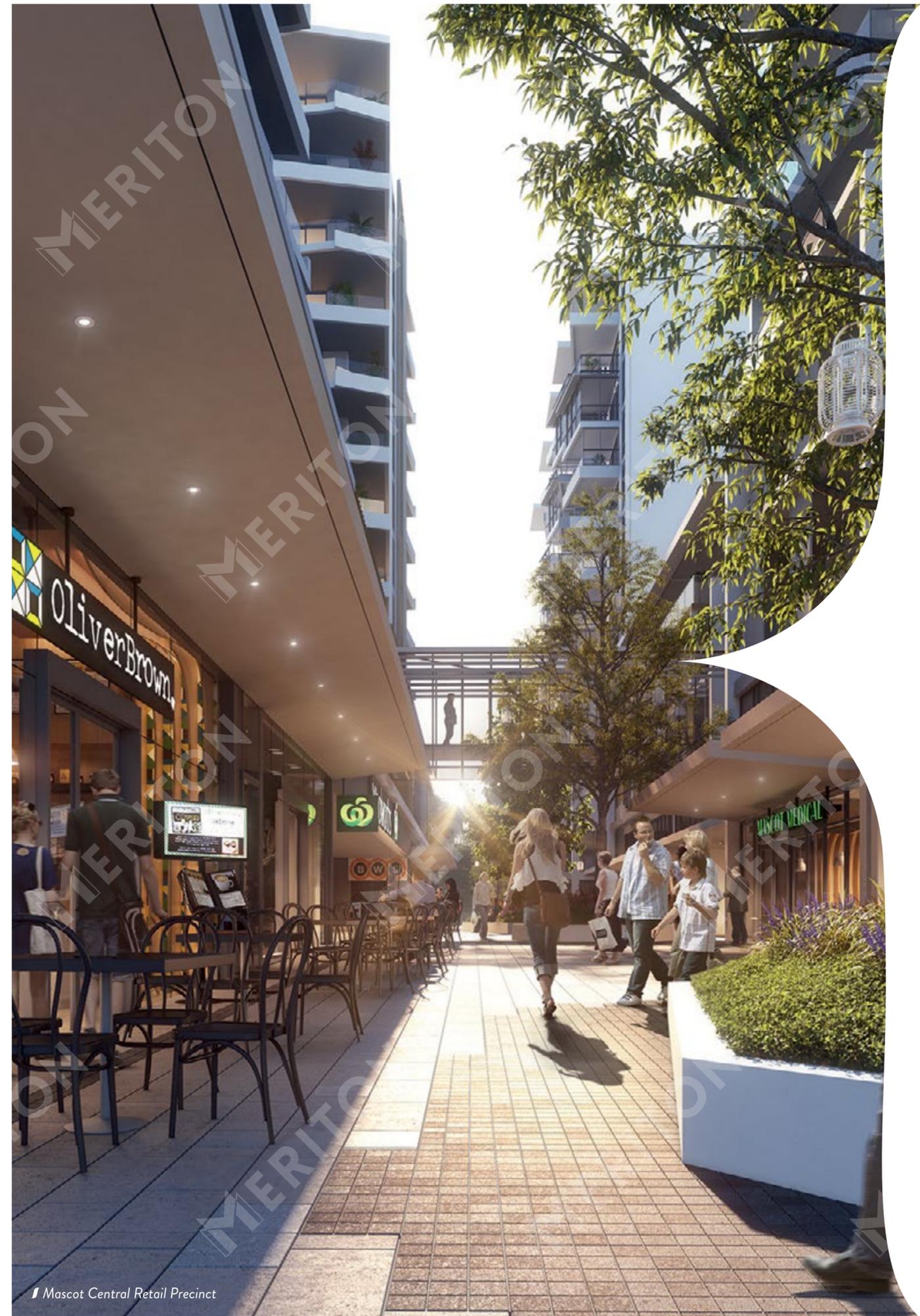
YOUR VIBRANT RETAIL VILLAGE

KIARA has direct access via a landscaped pedestrian link to Mascot Central Retail Precinct, a new alfresco-style urban retail village laneway designed to be the local shopping hub for Mascot's rapidly growing community.

The brand new 5,000sqm Meriton retail development includes Woolworths and hosts 16 food and lifestyle specialty retailers with Oliver Brown, a boutique florist, Medical Centre, two childcare centres, and a new Italian restaurant, La Bufala. Conveniently located just moments from Train Station and Airport Link, this lush, landscaped precinct provides all your shopping needs.



Simon Johnson, Alexandria



Mascot Central Retail Precinct

A GROWING OPPORTUNITY

“ Mascot is becoming one of the fastest growing residential areas in NSW. ”

“ Raising the bar for affordable luxury high-rise living, KIARA is only 5km from the Sydney CBD. ”

Meriton has invested over \$1 billion in the suburb of Mascot, delivering high quality apartments and working with local authorities to improve infrastructure and create a consistent growth in sales and rentals.

The precinct's proximity to Sydney Airport, regarded as the international gateway to Australia, will also provide growth and employment opportunities for airport-related activities and other complementary uses. Enjoying a private and secluded position, residents can unwind in their own piece of paradise, remaining only 5km from Sydney's CBD.

KIARA sits right in the heart of one of Sydney's most rapidly growing suburbs delivering positive investment returns for buyers.

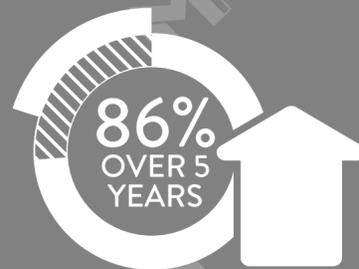
* Source: NSW Government, Department of Housing, Rent and Sales Reports 2010-15

A growing opportunity in the suburb of Mascot:

- ▮ Rents for two bedroom apartments have increased by 20% (2010-2015)*
- ▮ Apartment prices have increased by 86% (2010-2015)*
- ▮ Enhancement of the amenities through the future development by Meriton of the neighbouring site on Gardeners Road in 2017



Rents for two bedroom apartments have increased by 20% (2010-2015)*



Apartment prices increased 86% over a five year period, with 17% growth from 2014-15*



Green Square Plaza

Artist Impression

GREEN SQUARE

Just 3km from KIARA, the \$13billion Green Square is Sydney's newest urban renewal project. It is already emerging as a place of innovative housing design, bespoke business and retail, and creative and engaged communities.

Set to become a true exemplar of green and connected living, Green Square links people with shops, parks, gardens and entertainment through a series of bike and walking routes as well as public transport.

Green Square Town Centre is the major focus. Centred on Green Square Train Station, it will be amongst Sydney's most cosmopolitan retail, cultural and commercial hubs.

The City of Sydney's 10-year infrastructure plan includes:

- ▮ The Town Centre as a thriving hub for over 21,000 workers
- ▮ Gunyama Park and Aquatic Centre with 50m, 25m and hydrotherapy pools plus a fully equipped gymnasium and crèche
- ▮ Community Creative Hub with space for creative arts, exhibitions and performances
- ▮ An 'urban living room' Library and Plaza with amphitheatre and storytelling garden
- ▮ Multi-purpose sports fields including training circuit and playgrounds

* Source: City of Sydney



Gunyama Park & Aquatic Centre

Artist Impression

ELEGANCE MEETS SUSTAINABLE LIVING

Meriton takes conservation and environmental impact seriously. We've worked closely with local councils, governments and suppliers to ensure KIARA's luxury apartments tread lightly on the earth. These measures not only contribute to public good, but will also significantly reduce your strata levies and utility bills.

- ❏ KIARA has a 4.5-star average thermal comfort rating*
- ❏ Water saving initiatives within the apartments and common areas reduce water consumption within 40 per cent, the equivalent of 7 x 50m swimming pools**
- ❏ Energy saving initiatives reduce energy consumption by up to 20 per cent, equivalent to removing 105 cars off the road***
- ❏ 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 glass windows and doors have a solar tinting to reduce heat variants in the summer months
- ❏ Apartments are fitted with energy efficient globes and central hot water systems reducing your bills and greenhouse gas emissions

* These figures are averaged out across all apartments. The star performance is assessed on approved house energy modelling software.

** Compared to the average pre-BASIX building

*** 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: This publication is intended as a general introduction to 'Kiara' 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.

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