

sq1

SOUTH QUARTER

PARRAMATTA CITY

dylam:

Introducing SQ1 – the first soaring showpiece tower within South Quarter, Parramatta’s exciting new downtown district. In its stellar location at the southern gateway to Parramatta CBD, SQ1 shapes a visionary new living quarter and focal point for this rising cosmopolitan hub.

Parramatta lies at the heart of one of the biggest economic and infrastructure booms in Australia. SQ1 marks a new chapter in this burgeoning city’s growth and appeal.

LIVING IN PARRAMATTA

Live in one of the most dynamic and in-demand city precincts in Sydney today in a uniquely cosmopolitan setting, seamlessly linked to Parramatta CBD. A fusion of global style and creativity designed to live, work, play and stay.

Experience for yourself SQ1’s precedent-setting residential living in what is sure to become an icon for decades to come.

SOPHISTICATED URBAN LIVING

REFLECTION ON THE FUTURE



ARTIST'S IMPRESSION

This extraordinary building will soon be home to some of the most radiant residences ever created in Parramatta. It is a show-stopping new landmark that is destined to carve new ground on its important gateway site.

Rising 42 storeys high, SQ1's spectacular range of luxury apartments and penthouses usher in a brilliant new era of sophisticated living. An architectural triumph, SQ1 will shine as an unforgettable address.

Rippling ribbons of curtain-wall glass offer unparalleled outlooks to the Sydney skyline and the Blue Mountains. Its reflective façade forms a monumental reference to Parramatta's 'meeting of the waters' where fresh river water joins Sydney Harbour.

SQ1



CITY



CHIC

Parramatta's ever-expanding CBD pulses with life. This is your vibrant new home in a prosperous and dynamic city where renewal is sweeping across its streets, lanes and riverbanks in a revitalising wave. Stellar new restaurants, chic designer stores and cultural events now call Parramatta home - and there's so much more to come. It is the epicentre of Sydney with the best of cosmopolitan living right at your door.

Vibrant, exotic and cool: a new urban landscape is taking shape here at South Quarter and in the growing metropolitan centre that surrounds the precinct. Your city way of life starts at SQ1.



SOPHISTICATED URBAN LIVING

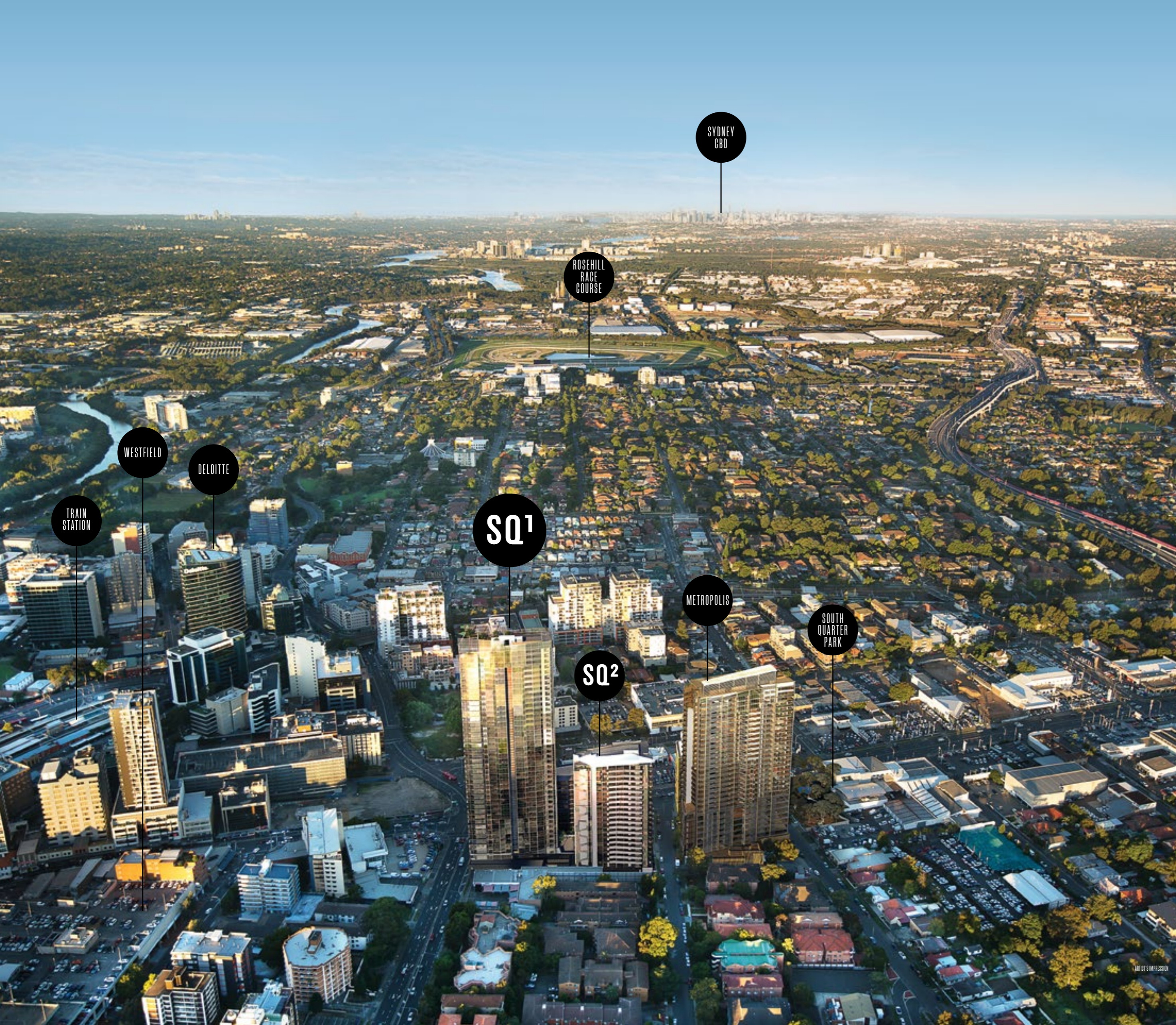
Outside, SQ1 is unmistakably cosmopolitan. Inside it is a sanctuary. Elevated between the buildings, a lush oasis podium forms a series of outdoor rooms – places for respite from the bustling metropolis. Custom timber furniture, leafy planting, lounge seating and green walls create wonderful areas to sit and relax. These inviting gardens are uplifting whether enjoyed from within or when viewed from your luxury apartment above.

BE A PART OF THE FAMILY

Be one of the first to share in the ground-breaking South Quarter. Live magnificently in a vibrant new downtown precinct where sleek architectural buildings, premium residential living, an international hotel, parkland, dining and engaging retailers will shape a day-night destination, workplace and home.

Dyldam has assembled some of the most experienced creators of high-end urban transformations to realise their vision for South Quarter. This is your opportunity to be a part of this exciting new urban story – a place alive with promise and prosperity.





HEIGHTENED DOWNTOWN CONNECTIONS

For work or play, SQ1 places you close to it all. From here you're steps to the CBD's commercial heart, lively dining, university precincts, the buzz of a crowded bar or the peace of a park. Get your retail fix at nearby Westfield. Spend a day at the Rosehill Races. Going places? Trains, buses and ferries take you across greater Sydney in all directions. Whatever your needs, this prime location provides the gold standard for connectivity, convenience and lifestyle.

A NEW DESTINATION FOR PARRAMATTA



- 1 Parramatta Stadium
- 2 Parramatta Local Court
- 3 Parramatta Centenary Square
- 4 Service NSW
- 5 Event Cinemas
- 6 City of Parramatta Council
- 7 Western Sydney University Macquarie Street
- 8 Sydney Water
- 9 Arthur Phillip High School
- 10 Lancer Barracks
- 11 Parramatta Public School
- 12 Deloitte Building
- 13 Experiment Farm Cottage
- 14 Western Sydney Uni
- 15 Elizabeth Farm

South Quarter places you at the heart of it all. You're connected to everything – the CBD, the lively riverside, entertainment, education, leisure and more.

Stroll to the stores and cinemas at bustling Westfield, the Riverside theatres, Harris Street cultural quarter and Church Street's busy dining precinct.

Lying at Sydney's geographical heart, Parramatta's integrated rail, road, bus and ferry network offers fast and frequent links to local business and university precincts as well as Sydney's CBD, Airport and greater Sydney.

PILLAR OF SOCIETY

South Quarter will set a precedent for its visionary transformation of Parramatta's southern gateway. SQ1, the tallest tower within the precinct, stands out from the rest. It is a symbol of Parramatta's future that will create new benchmarks for sophisticated urban living for many years to come.



Under blue skies, golden sunsets and warm Sydney nights, head to your SQ1 resort in the sky. Bask in the sunshine on the deck with a cool drink and a magazine. Plunge into the luxury pool. It's your private oasis where you can escape the city, take time out to exercise or simply enjoy the fresh air while soaking up the elevated views.

YOUR PRIVATE OASIS





A VIEW TO THE HORIZON

Rise above the everyday. Filled with light and air, stunning views reach out to the horizon taking in the dramatic Parramatta and Sydney city skylines. Open layouts maximise the sweeping vistas, drawing them into the heart of the apartments. Seamless architecture enhances indoor-outdoor flow with spacious balconies ensuring all-seasons enjoyment.



PARK YOURSELF FOR A WHILE

At SQL, coming home is always a beautiful experience. A sprawling new park forms a green focal point for the family of cutting-edge buildings where you can be as relaxed or active as you please. It's a place to catch up with friends, enjoy a barbecue, watch over playing children, or join a fitness buddy for training.

Feel the grass beneath your feet on the gently sculpted lawn. Public art and walkways lead you through the park's lush, playful landscapes and up to South Quarter's urban plaza just beyond.

INTRODUCING THE ULTIMATE SKY HOME COLLECTION

Taking pride of place at the uppermost levels, 8 luxury Sky Homes crown the soaring tower. This is the pinnacle of Parramatta living offering views that will take your breath away.

Each two-storey penthouse is seamlessly in tune with Sydney's relaxed way of life with superior planning optimising signature outlooks and the sense of flow.

To celebrate their status at the top of the tower, the Sky Home Collection can be offered as a blank canvas so you can create your own luxurious home in the sky your way.

These special tower penthouses take city living to new levels of bespoke design. Every expectation is surpassed.





REFINED TASTE



South Quarter and the neighbouring CBD tempts day and night with a star-studded line-up of dining and entertainment choices. Start your day with freshly roasted coffee before dashing off to work. Grab the papers and a sunny outdoor table and enjoy an alfresco brunch in the plaza, or head to the precinct hotel's stylish rooftop bar for cocktails. Right next door, embark on culinary journeys through Church Street's bustling eat street and sample the roll call of venues by leading restaurateurs such as Neil Perry and Jamie Oliver now serving up exceptional cuisine right here in Parramatta's vibrant CBD.



STYLE NEVER GOES OUT OF FASHION

Pure form meets perfect function in SQ1's superbly equipped kitchens. These are the working hub of the homes, designed for both generous entertaining and everyday dining. Pictured here are the warm beige tones of the Amarilla scheme pairing durable quartz benches and bronze mirrored splashbacks with classic oak-finish cabinets. Generous stone islands create an architectural statement. Ample storage, fingertip pantry spaces and a premium suite of integrated Smeg appliances ensure effortless style and practical function for serious home chefs.



A NEW MOOD

At SQ1, every apartment is considered allowing natural breezes, sunlight and sweeping vistas to flow inside. Abundant glazing and seamless balconies bring the outside inside, connecting you to the world beyond. Enjoy breakfast in the sunshine on a sunny morning or a nightcap under the stars. Each apartment is created as a calming retreat from the urban buzz.

IT'S ALL IN THE DETAIL



SQ1 also offers upgrades from matt porcelain floor tiles and carpet to timber which can be applied to the kitchen, living and dining spaces to echo the natural textures of the interiors. All apartments are finished to a very high standard with superior quality fittings, and all feature air-conditioning and storage; many with secure parking.

CRAFTSMANSHIP OF THE HIGHEST QUALITY

Two luxurious colour schemes – Amarilla and Carbone – create a beautiful blank canvas ready to add your own personal touches. Amarilla is expressed in warm beige notes that pick up the natural textures of stone and wood. Carbone is a warm grey colour palette that reflects a sophisticated city aesthetic.





SPACE REDEFINED

SQI's high-end kitchens fuse style and substance, shown to beautiful effect here in the warm grey notes of the Carbone scheme. The sleek designer kitchens are defined by clean and uncluttered lines with luxury finishes carefully chosen to seamlessly integrate with the living areas. Island benches make for functional yet beautiful family spaces, the focus of daily life. A tailored bespoke mood flows throughout with quartz stone benchtops and deep grey mirrored splashbacks.

RELAX AND UNWIND

The chic Carbone palette imbues a Zen-like calm. Semi-frameless showers, designer basin and exceptional finishes deliver a timeless modern signature to your private bathing spaces. They are beautiful and relaxing places to refresh or unwind at the start or end of a busy day. Generous mirrored cabinet and stone shelf for added storage.





UNDERSTATED

Enjoy style and sophistication like nowhere else. SQ1's liveability flows from your luxury apartment to the multiple worlds of abundance that lie on your doorstep. Glittering towers, urban energy, unique residential form and retail design create a vibrancy that's hard to resist.



ELEGANCE

This gateway residential tower and the dynamic new South Quarter precinct will soon enhance Parramatta's status as a thriving metropolis. At SQ1 you can live without compromise in a truly cosmopolitan, one-of-a-kind address.

A PLACE TO INDULGE



Simplicity, clean lines and the finest fittings and inclusions bring an indulgent mood to SQ1's elegant bathrooms and ensuites. Floor-to-ceiling tiles and the Amarilla scheme's neutral tone-on-tone colour create a luxurious mood, blending timeless elegance with inspired touches of contemporary glamour. Polished chrome tapware adds lustre and reflection while many apartments also feature a statement free-standing bath as a sculptural centrepiece.



ARCHITECTURE AND INTERIOR DESIGN



BRIAN MARIOTTI – AJ+C

AJ+C Architects are renowned for the design of intelligent live, work, play and hybrid environments. South Quarter is their latest in a long line of imaginative and award-winning projects that are helping shape the future of Sydney. Their competition-winning South Quarter precinct and SQ1 tower design raises the bar bringing together architecture, expansive new public domain and a network of recreational spaces in one extraordinary address.



KEITH STEAD – OCULUS

The expert hand of Oculus landscape architect, Keith Stead is seen across South Quarter's plazas, podium gardens, streetscapes and the sprawling new open green park. Oculus is known for their award-winning work on landmark projects such as Sydney's One Central Park and Barangaroo. Their fusion of architecture, landscapes and amenity is sure to set new standards for design here at South Quarter in Parramatta.

THE DYLDAM STORY



Founded in 1969, Dyldam is one of Australia's leading high density residential developers. Their first contribution to Sydney's streetscapes was a red brick block of six units in Auburn. Almost half a century later, Dyldam is a multi-million-dollar integrated property group; a market leader that develops and constructs medium to high density residential, commercial and mixed-use developments. Stylish, low maintenance living, a positive sense of community, elegant design, affordability, location and strong transport links are all key to the Dyldam vision and reflect both investor and owner occupier investment priorities.

Dyldam was ranked Number 1 in the apartment category of the HIA-COLORBOND® Steel Housing 100 Report 2017.

SQ¹

SOUTH QUARTER

PARRAMATTA CITY

dyldan::

AJ+C
ALLEN JACK+COTTIER

OCULUS

PARRAMATTA
WE'RE BUILDING AUSTRALIA'S NEXT GREAT CITY

 **PIA** | THE PROPERTY
INVESTORS ALLIANCE

PHONE: 02 9192 2800 EMAIL: SALES@PIA.COM.AU 83 CHURCH STREET PARRAMATTA WWW.PIA.COM.AU/SQ1

None of the information contained in this brochure should be relied on or construed of as advice, a recommendation or an offer for the sale of property. The developer, its agencies and related entities do not make any representations or give any warranties that the information set out in this brochure is or will remain accurate or complete at all times and they disclaim all liability for harm, loss, costs or damage which arises in connection with any use or reliance on the information.

SOUTH QUARTER

PARRAMATTA CITY

dylam: