



NEW LIFE
ULTIMO





WHERE NEW LIFE CAN GROW

**Art inspires & enriches
our buildings and the lives of
those who live in them**

AUSWIN TWT wants to do things differently, bringing a unique style of property development that incorporates art, architecture and social wellbeing into every project.

Quality of life is important to us. What is happening outside our homes is as important as what is offered inside. We want local environments to thrive alongside the people and communities who live there.

We take locations and transform them. We work with local communities, councils and stakeholders to create vibrant environments. We collaborate with the best professionals and most creative industry minds to bring new life to every project.

Art and architecture are always deeply entrenched in our developments, as are thoughtful and engaging communal spaces.

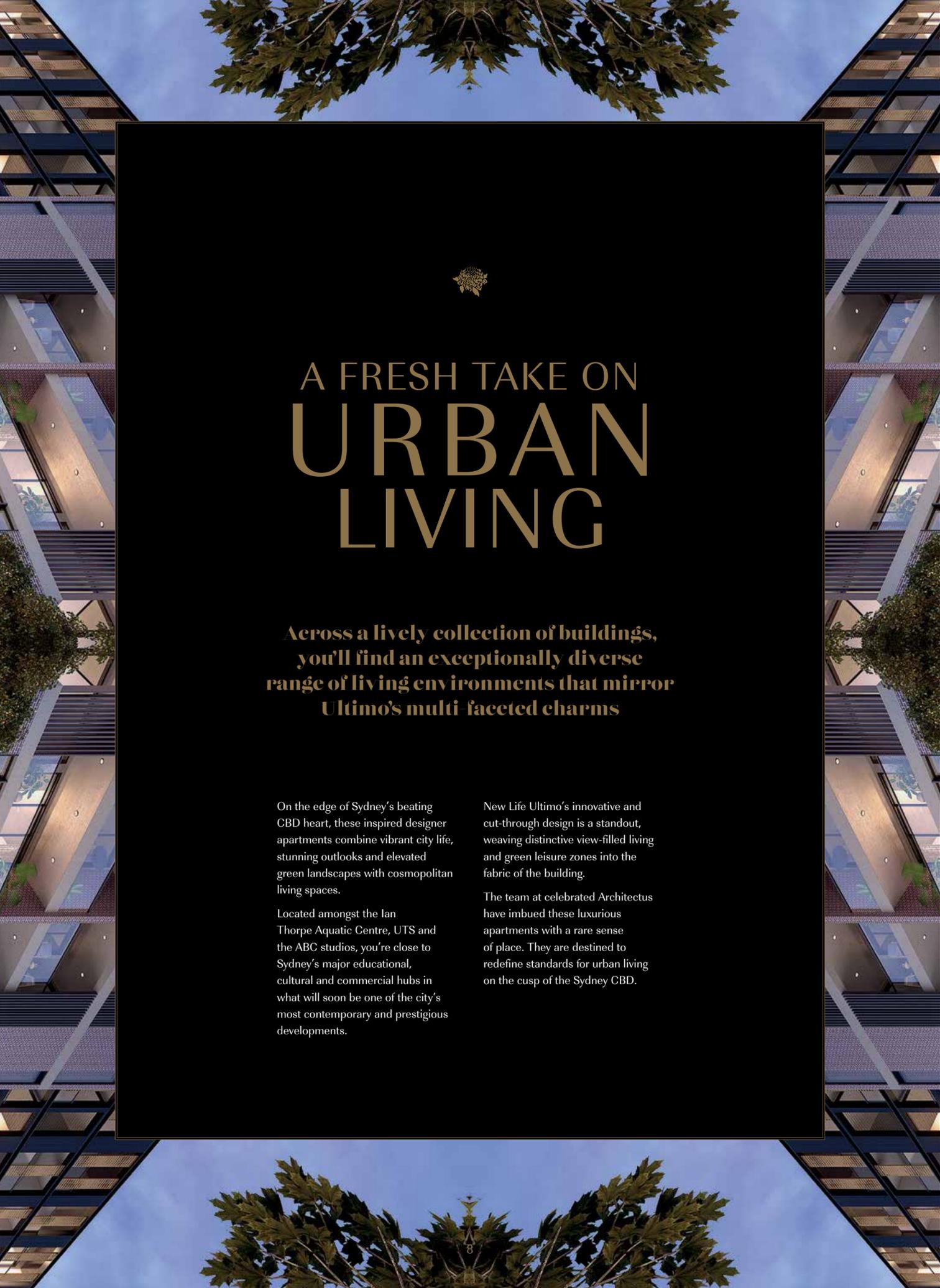
New Life Ultimo realises the potential of an extraordinary site in a beautiful urban setting. Experience breathtaking outlooks over the city, Harbour Bridge and its majestic blue water.

From terrace-style homes and incredible penthouse apartments to lush urban courtyards and rooftop gardens, New Life Ultimo brings you a spectacular world of truly multi-dimensional inner city living.





A NEW LIFE FOR ULTIMO



A FRESH TAKE ON
**URBAN
LIVING**

**Across a lively collection of buildings,
you'll find an exceptionally diverse
range of living environments that mirror
Ultimo's multi-faceted charms**

On the edge of Sydney's beating CBD heart, these inspired designer apartments combine vibrant city life, stunning outlooks and elevated green landscapes with cosmopolitan living spaces.

Located amongst the Ian Thorpe Aquatic Centre, UTS and the ABC studios, you're close to Sydney's major educational, cultural and commercial hubs in what will soon be one of the city's most contemporary and prestigious developments.

New Life Ultimo's innovative and cut-through design is a standout, weaving distinctive view-filled living and green leisure zones into the fabric of the building.

The team at celebrated Architectus have imbued these luxurious apartments with a rare sense of place. They are destined to redefine standards for urban living on the cusp of the Sydney CBD.





At the lower levels, heritage-inspired brick creates an organic look and feel in keeping with the neighbouring Victorian terrace rows and warehouses that once dotted Harris Street.

By contrast, the upper levels seem to 'float' above the base – its linear form defined by metallic clad walls, bronzed screens, vast expanses of glass and recessed balconies.

New Life Ultimo's own charming café culture enlivens the building's northern corner, inviting exploration of the intriguing adjacent laneway through-link. Picturesque ginkgo trees lend bursts of lime green and buttery yellow seasonal colour alongside alfresco seating, while stimulating sculpture and public art paints an artful canvas on the laneway's walls.

This art-activated laneway space not only inspires a continuing conversation with neighbours, but links with the surrounding residents. It marks New Life Ultimo as a stylish and dynamic new landmark in the hip Ultimo neighbourhood.





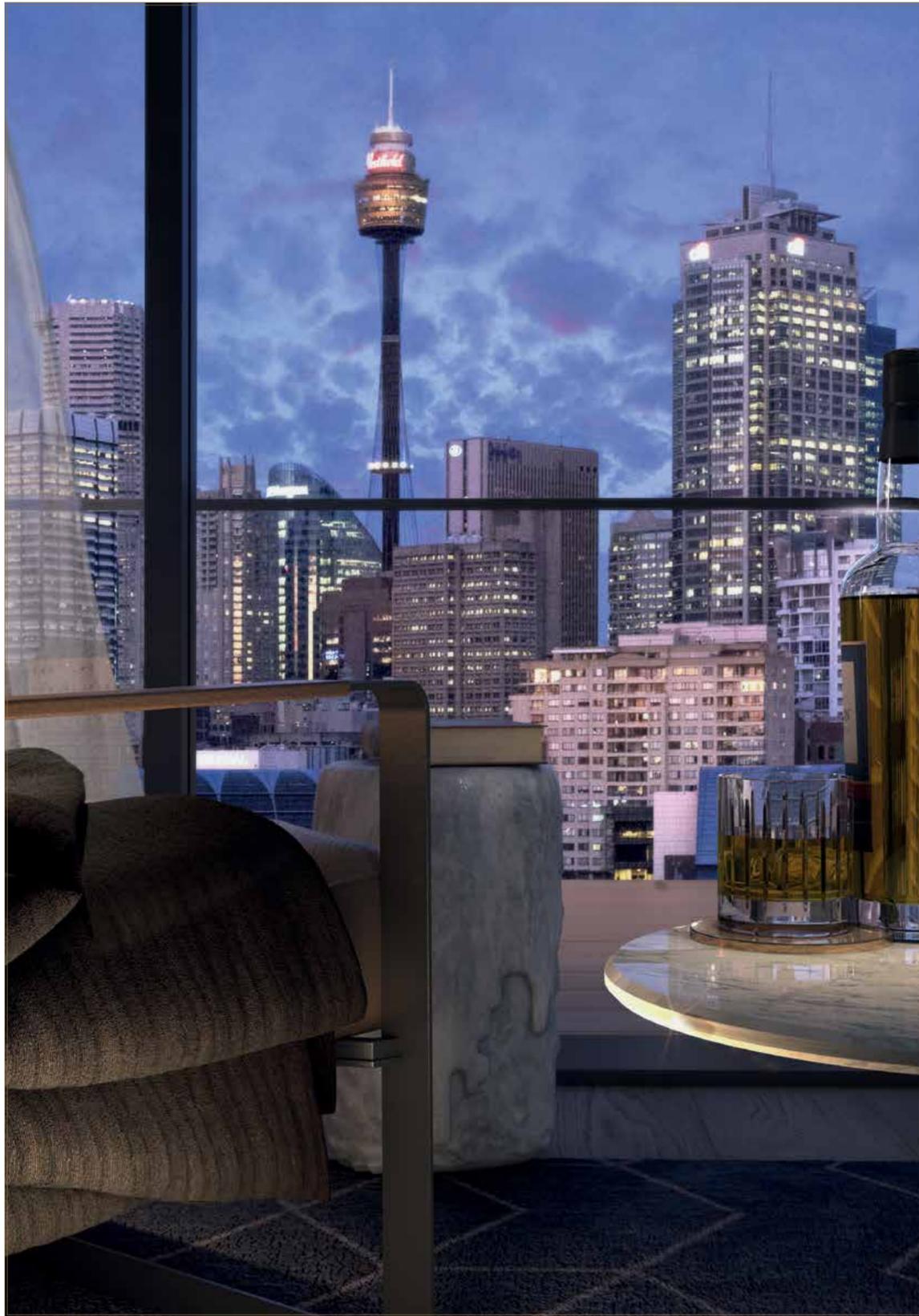
Verdant garden corridors and welcoming open-air courtyards invite greenery into the heart of the buildings. This tranquil central haven stitches together architecture and nature to create a leafy green backdrop to the enchanting homes within.

Living here will feel like entering a secret sun-dappled garden, hidden away in the heart of the urban bustle, so close to the CBD. A cool green sanctuary in which to pause as you make your way to and from the local buzz.

These delightful landscaped spaces are intrinsic to living at New Life Ultimo.



A NEW LIFE OF ELEGANCE



EVERY ROOM PAINTS A PICTURE

Feel your spirits lift the moment you step inside. Throw open the glazed doors and enjoy breakfast in the morning sun, or watch the city lights on the horizon

From room to room, beautiful wide-format Oak floors ground the interiors in nature while textured timbers and stone finishes create layers of tactile, organic luxury.

These considered apartments open themselves to Sydney, uniting under-stated modern lines with the drama of our great harbour city.

Your luxurious hideaway is seamlessly connected but a world away from the bustle and rush.



**Fluid designs and easy transitions
between inside and out bring an
inviting feel to each abode**

Light, air and a wonderful flow of private indoor-outdoor space add a special dimension to these elegant residences. Open layouts really work to maximise the superb city, harbour and garden vistas, drawing them inside. Depending upon your apartment's position, you'll enjoy versatile wintergardens, alfresco balconies or sweeping terraces for seamless all-seasons enjoyment.

Many apartments capture perfect northern aspects, with sliding or fixed perforated screens providing privacy and shelter from the sun when needed.

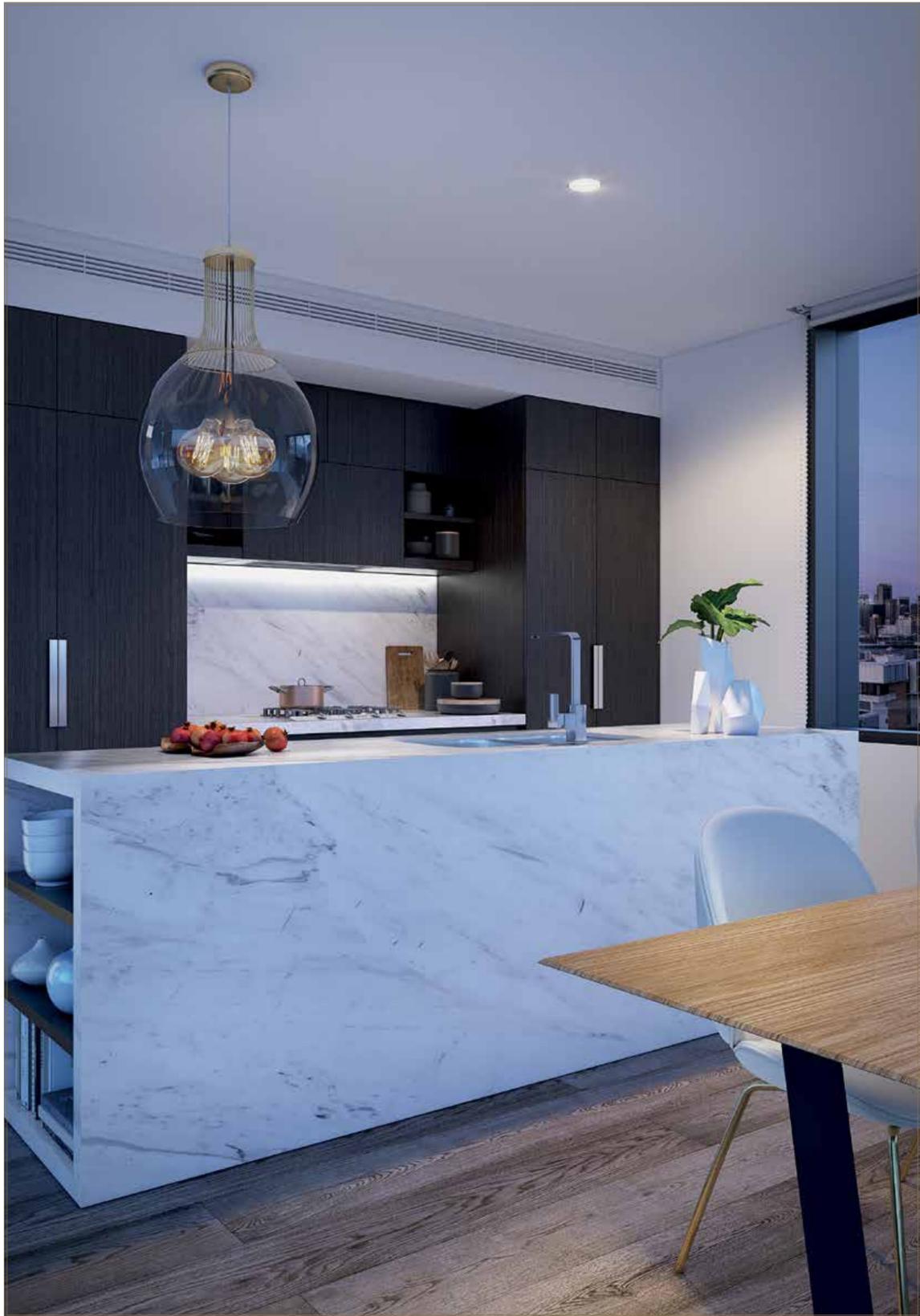


**Spacious, wide-fronted
apartments and sprawling
roofgarden penthouses create
a rich residential landscape**



A NEW LIFE

IN STYLE



WHERE STYLE MEETS SUBSTANCE

**New Life Ultimo's materials,
lighting and detailing explore a return
to comfort for contemporary
inner city living**

Layers of subtle tonal colour and texture reflect a refined and uncomplicated modern signature.

Elegant kitchens display perfect form and function, catering to generous or intimate entertaining to suit your mood.

Rich, full-height cabinets create plentiful space for all your pantry items, while clean-edged chrome tapware and fittings add glimmers of polish and reflection.

A portrait of repose, New Life's spa-like bathrooms offer a cool and composed space in which to unwind.

Frameless glass showers and seamless ambient lighting expand the sense of space. Marble or Caesarstone open shelves and vanity tops add elegant detail while plentiful mirrored and concealed storage keeps bathing essentials on hand.



High-end Miele appliances let you release your inner chef while spacious island or galley kitchens turn everyday cuisine into an art form.



A flowing sea of grey travertine-look tiles set a luxuriously indulgent mood where simplicity, clean lines and a graceful tonal palette give the spaces a serene and inviting quality.



A NEW LIFE

FOR SYDNEY



SYDNEY CBD LOCATION KEY

- 1** CENTRAL TRAIN STATION
900mtrs
- 2** CHINA TOWN
800mtrs
- 3** IAN THORPE AQUATIC CENTRE
50mtrs
- 4** UNIVERSITY OF TECHNOLOGY
500mtrs
- 5** DARLING QUARTER PRECINCT
500mtrs
- 6** WENTWORTH PARK
850mtrs
- 7** SYDNEY FISH MARKETS
1km
- 8** DARLING HARBOUR PRECINCT
500km
- 9** HARBOURSIDE SHOPPING CENTRE
900mtrs
- 10** KING ST WHARF
1.5km
- 11** TOWN HALL TRAIN STATION
1.2km
- 12** QUEEN VICTORIA BUILDING
1.1km
- 13** PITT ST MALL & CENTREPOINT TOWER
1.2km
- 14** HYDE PARK
1.2km
- 15** AUSTRALIAN MARITIME MUSEUM
1.1km
- 16** THE STAR
1.2km, 2 stops on light rail
- 17** CIRCULAR QUAY
2.7km
- 18** WYNYARD TRAIN STATION
2.7km
- 19** BARANGAROO
2.5km
- 20** PYRMONT PARK & WALSH BAY
2km

TRANSPORT KEY

- L** LIGHT RAIL STOPS
- T** TRAIN STATIONS
- F** FERRY WHARF



A NEW LIFE OF LUXURY

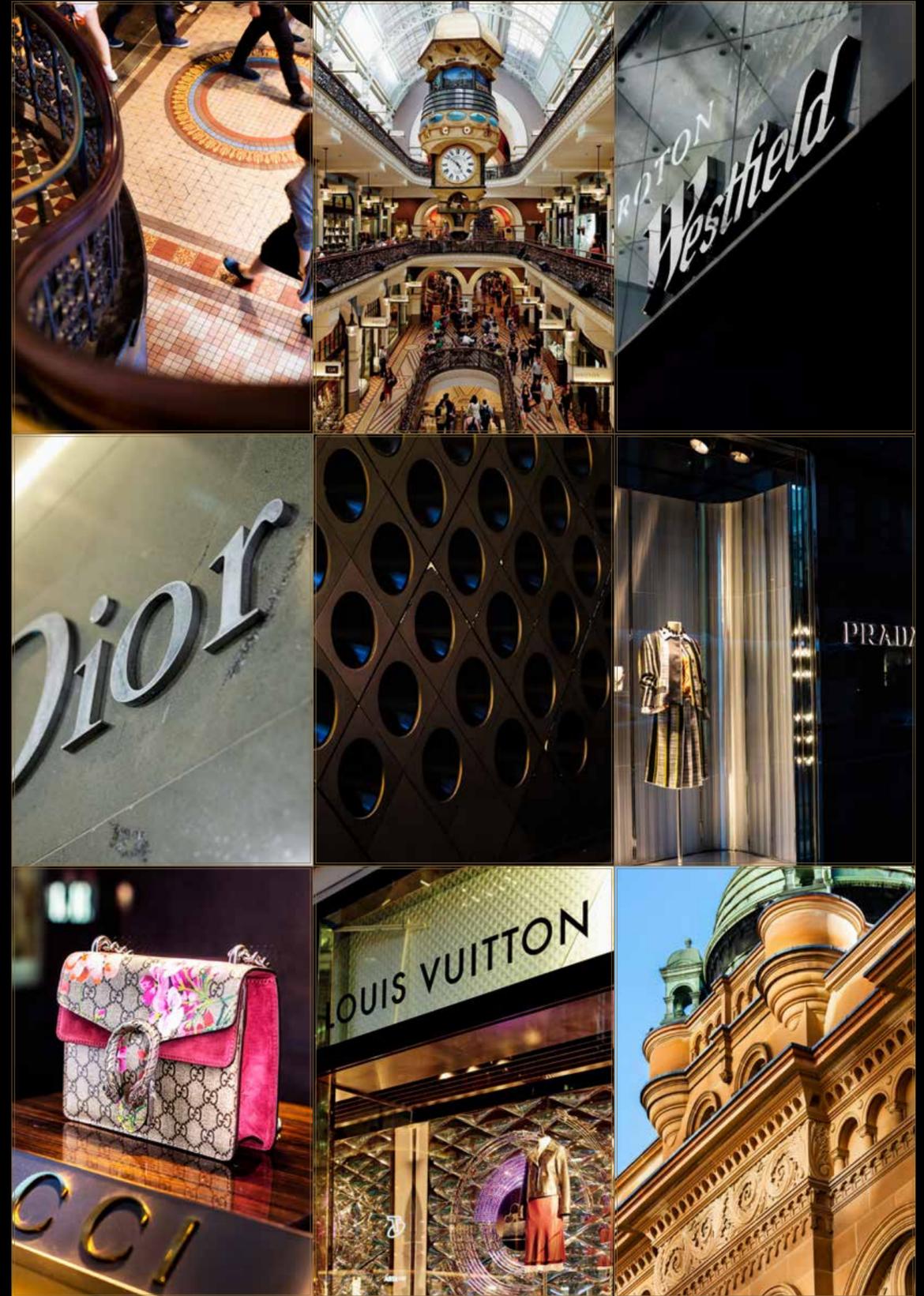


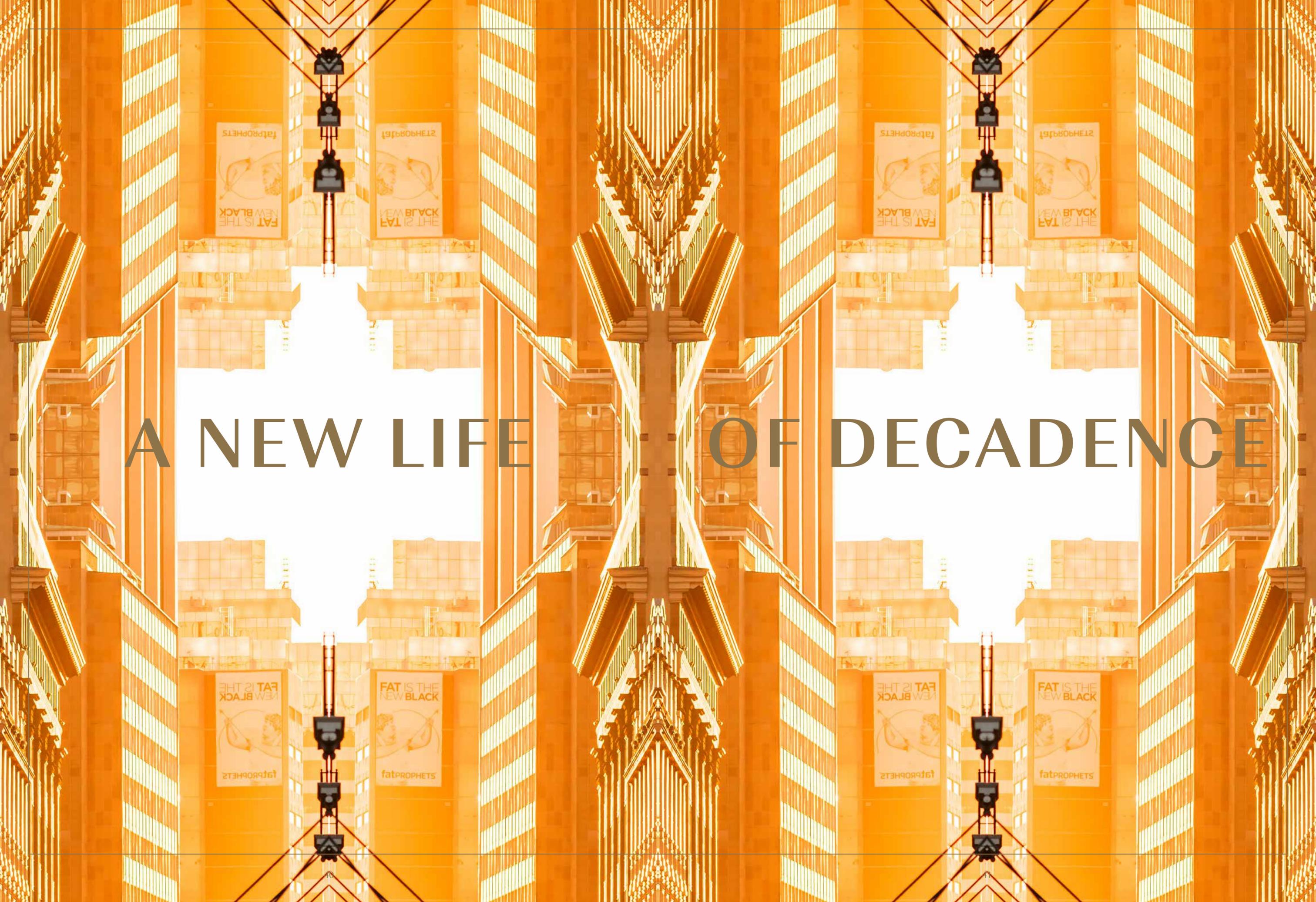
SOMETHING SPECIAL IN STORE

The CBD's premier shopping streets and mega-malls are shopping heaven, tempting with everything from luxury fashion houses and cult designs to statement technology

Glamorous high-end retailers are a magnet for the stylish set seeking Prada, Gucci, Dior and Hermès as well as cult boutique labels and corporate couture. Find must-have luxury brands at glitzy Westfield Sydney, the magnificent QVB, historic Strand Arcade, Galleries Victoria and bustling Pitt St Mall.

Hit the supermarkets at Broadway for daily needs, down-to-earth Harris Farm and Kmart. World Square also caters to your everyday needs, as well as offering fashion, homewares, lifestyle items and essential services.



The image is a highly symmetrical, golden-hued architectural scene. It features a central vertical axis of symmetry. The background consists of a complex, repeating pattern of architectural elements, including columns, arches, and decorative motifs, all rendered in shades of gold and orange. In the foreground, there are several posters or banners hanging from the ceiling. Each poster features a stylized illustration of a person's face and the text "FAT IS THE NEW BLACK" and "fatPROPHETS". The overall aesthetic is one of opulence and grandeur, with a strong emphasis on symmetry and repetition.

A NEW LIFE OF DECADENCE



A FEAST FOR FOODIES

Few places enchant with such diversity and sophistication as Sydney. From hawker-style diners to hatted restaurants, this is an exhilarating city for dressing up and dining out

Sydney's restaurants are known for their culinary creativity and exceptional dining. Clittering harbour views and outstanding menus pull discerning crowds to perennial favourites – Quay, Rockpool and Flying Fish. Relative newcomers like Momofuku Seiobo and Automata keep the city's dining fresh and alive.

Ventures such as Silver Eye bring a unique Australian take on globally acclaimed Noma to Sydney. Mr Wong amps up the Asian influence and nearby Sepia makes the world's hottest 100 restaurants list.

For that hawker centre vibe, get your fill of roti and laksa at Spice Alley, or wander down to the bustling Sydney Fish Markets.



A NEW LIFE OF EXCITEMENT



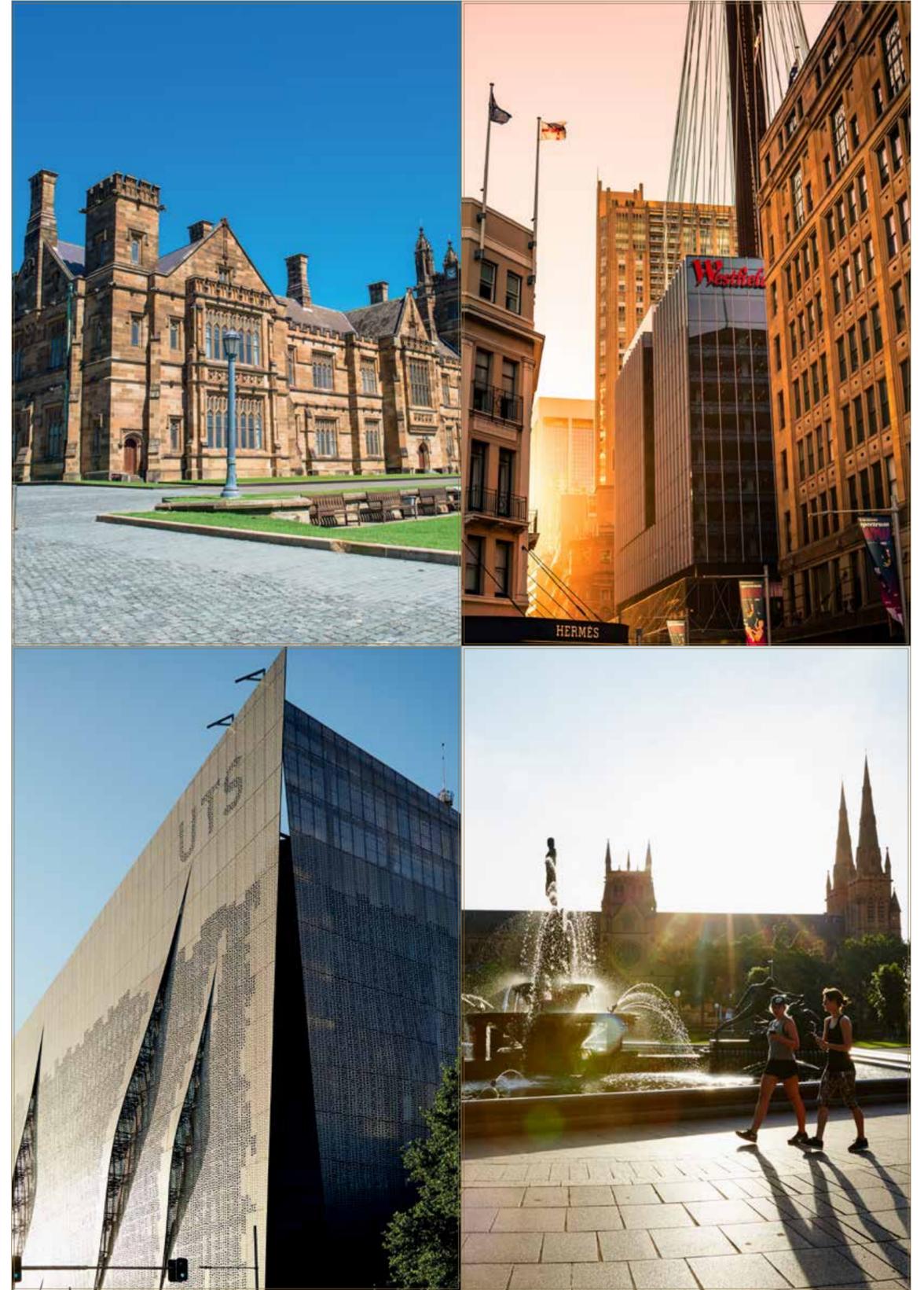

 LOVE THE
NIGHTLIFE

**As bright days turn to starry evenings,
 an ever-growing cluster of cool small
 wine bars and cutting-edge cocktail
 lounges call you out to play**

Toast the twilight at Sydney's numerous seductive rooftop cocktail bars. Try Ivy, Zeta Bar, Sweethearts Rooftop and the 360° harbour views from Hotel Palisade.

Chic laneways offerings and atmospheric basement speakeasies such as Grasshopper, The Barber Shop, Grandma's Bar and Stitch bring a fresh take on late night fun.

Shrug off the working day and get decadent at Establishment or Marble Bar, two of the most elegant venues in the city.



A RICH HISTORY

New Life Ultimo's setting has a rich and significant history. Pyrmont-Ultimo was once the most important industrial suburb in Sydney powering NSW into the 20th Century



1803
ULTIMO IS BORN



1859
ULTIMO
GOODSLINE OPENS



1938
BUSHELL'S TEA
FACTORY OPENS



1967
TAB CORP OPENS
IN OLD BUSHELL'S
TEA FACTORY

1988
POWERHOUSE
MUSEUM REOPENS

2016
NEW LIFE ULTIMO
FLOURISHES



2017
DARLING HARBOUR
DEVELOPMENTS
UNVEILED

1880
RAPID POPULATION
EXCELERATION

1900
POWERHOUSE
STATION OPENS



2007
IAN THORPE AQUATIC
CENTRE OPENS

The history of Ultimo is very much linked to the Harris family, the dominant landowners in the area for over 100 years who gave Harris Street its name.

In the 1800s, they built the substantial villa "Littlebridge" here.

Then, as a building boom hit in the 1870s, rows of terraced houses, worker cottages, factories, breweries, foundries and warehouses increasingly dominated the landscape.

In 1938, the aroma of tea and coffee filled the air when iconic Australian tea company Bushells acquired the land for a tea warehouse, coffee grinding and roasting facility.

In the 1960s, the Harris Street premises became the TAB's headquarters and nerve centre of a rapidly expanding betting business.

It became one of the largest employers of women in the state, operating a complex system of telephones connecting, recording and tallying accounts

between hundreds of metropolitan and country TAB branches and racecourses.

According to historians, no suburb has contributed as much to the economy and amenity of Sydney as Pyrmont-Ultimo. It embodies the seeds of this nation's industrial success since the late 1800s.



LIVING WORKS OF ART

**Art inspires and excites.
It enriches our buildings and the
lives of those who live in them**

We see our buildings as more than structures of steel and glass. We want people to live and experience art everyday – in ways big and small.

In our buildings, in our architecture, and within our precincts, we always bring artistic expression and tangible artistic components to our work.

You'll see it in the foyers, in the design, in street art and in the culture we foster. You'll feel it in the environment, the way you experience living in our buildings, and the sense of community spirit that it instils.

At AUSWIN TWT we see ourselves not just as developers, but as curators of community. We have a passion for ensuring that people live well.

We want everyone to be a part of something more, something better – where residents, artists and visitors to our communities can prosper and grow.

Our buildings and the spaces that surround them are living works of art.





THE TEAM: PROJECT DEVELOPER

TWT

AUSWIN TWT Development is an established Australian development company with a proven track record of delivering prestigious products to the local market. The potential realised from our acquisitions is testament to our long-standing strategic vision while ensuring an artistic and diversified environment that promotes community needs.

Our hands on approach and efficiency in decision making means we can seize opportunities quickly and work closely with our partners. Such quality differentiates AUSWIN TWT from other developers and secures our reputation as a leading Australian property development company.

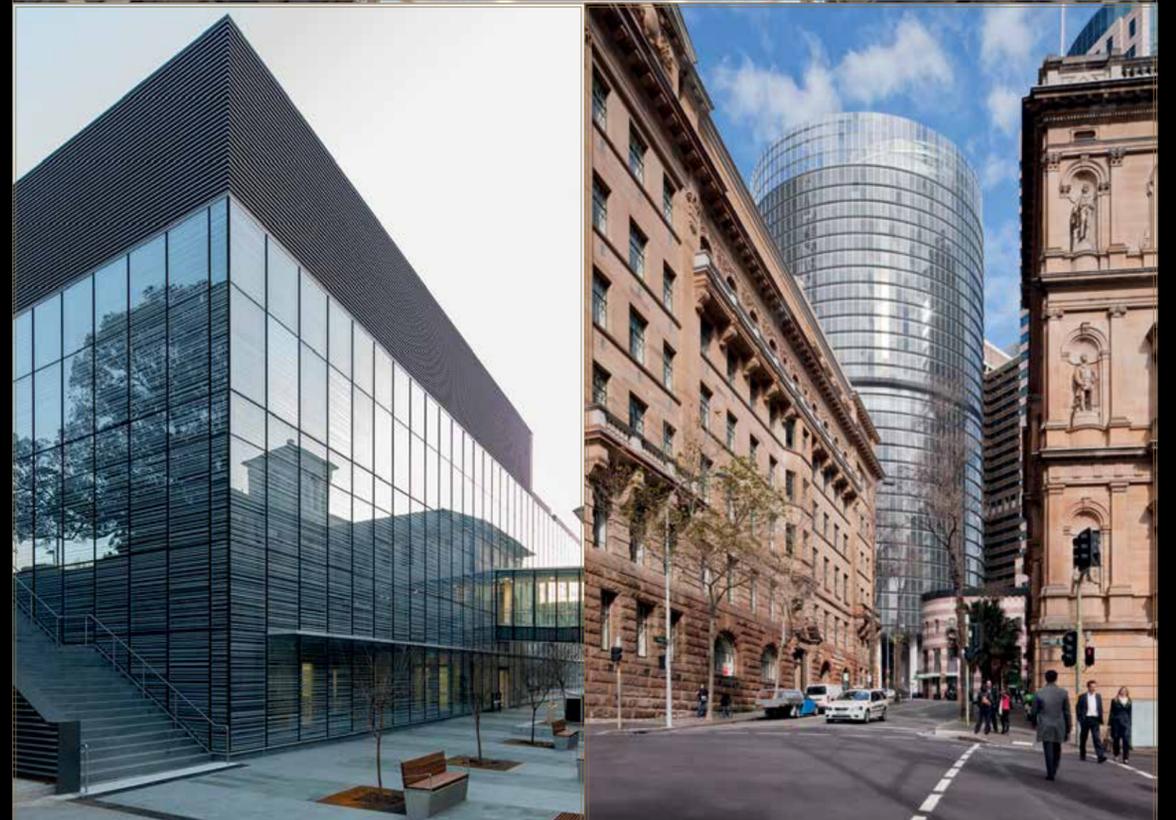


THE TEAM: ARCHITECT & INTERIOR DESIGNER

architectus™

One of Australia's largest architectural practices, Architectus brings a breadth of experience from around the world to their multi-award-winning projects. With a strong history across architecture, interior and urban disciplines, Architectus teams have specialist expertise across all industry sectors, on projects from the smallest to largest scale.

They bring a reputation for clear strategic design thinking, collaboration and problem solving to all their work, applying research, experience and technology to develop solutions that are functional and elegant.





**“At first, art imitates life.
Then life will imitate art.
Then life will find its
very existence from the arts”**

– Fyodor Dostoevsky

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