

# ESCADA



Artist Impression







## AUSTRALIA'S APARTMENT LEADER IN QUALITY & DESIGN

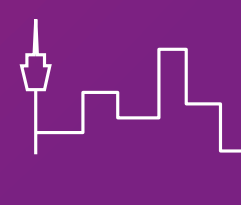


### WHY MERITON HAS GROWN TO BECOME AUSTRALIA'S LARGEST AND MOST TRUSTED DEVELOPER:

- ▲ We only develop in the best locations; close to employment, education and transport hubs
- ▲ We have over 50 years of history under the same name and founder, and specialise in building apartments
- ▲ Many competitors are yet to receive DA approval let alone finance approval which is required for construction to commence. Our developments are DA approved with construction underway prior to marketing, offering purchasers piece of mind
- ▲ Each apartment development is an evolution in 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

### WHY BUY FROM MERITON:

- ▲ 100% construction completion on every project
- ▲ We pride ourselves on developing residential towers and communities across Australia showcasing the best fixtures, finishes and on-site facilities
- ▲ We offer a complete and tailored solution when it comes to finding your perfect apartment
- ▲ We provide a tenant guarantee on settlement for every investor and have a vested interest in providing the best rental returns
- ▲ We can help you manage your investment and offer Australia's most competitive management rate of 4%
- ▲ We can also help you should it come time to sell your apartment
- ▲ We provide dedicated on-site building management to lease properties, inspect grounds, facilities and conduct all maintenance, ensuring developments are maintained to the highest standard



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



**100%**  
construction  
completion on  
every project



**\$1.45 billion**  
in apartment  
sales in 2017



**Over 6,500**  
rental apartments  
owned and  
managed  
by Meriton



**Over 50**  
years of  
history



# MAKE YOURSELF AT HOME IN ESCADA

Escada is destined to be one of the most alluring buildings in Mascot, bringing a new standard of luxury boutique living to this thriving hub. From your stylish apartment, complete with the latest European fixtures and fittings, enjoy rare, never-to-be-built-out views north-east toward the Sydney CBD skyline to the east and over the district towards Botany Bay. These unconstrained vistas amplify the oversized layouts, ranging up to 107m<sup>2</sup> internally, and create an uplifting backdrop for the diverse range of one, two and three-bedroom apartments within.

Positioned less than 5km from Sydney CBD and the domestic and international airports, Mascot is a vibrant lifestyle hub where the culinary and retail scene is one of Sydney's most visited hotspots. Warehouses and corner stores have been transformed into bakers and cafes while the new town centre at Meriton Retail Precinct - Mascot Central places village shopping a short stroll from home. Escada is just a 400m walk to Mascot Train Station where the CBD is a mere 8 minute train ride away with only 2 stops to Central Station. Across the road from Mascot Oval, Escada places you at the heart of Sydney life.





This elegant building draws inspiration from the vibrant urban surrounds and the growing desire for luxurious, naturally-inspired living environments.

## SHOWCASING TRUE BOUTIQUE STYLE

Rising 12 storeys, Escada is home to just 111 apartments placing it amongst the very few boutique living opportunities available in Mascot. The striking design, skillfully created by renowned architects DKO, ensures Escada will be one of Mascot's most iconic buildings, drawing inspiration from the vibrant inner-city setting and people's growing desire for naturally-inspired luxury living environments. A modern palette of patterned precast shapes the exterior of the building, which is offset by clean full height, acoustically engineered glazed windows designed to provide you with a serene living environment and capture the stunning views.





SPECTACULAR  
VIEWS

NORTH-EAST  
▽

EAST  
▽

SOUTH-EAST  
▽

SOUTH  
▽



Actual view taken from level 12



Capture sensational  
vistas across the eastern  
suburbs of Sydney







## COME HOME TO YOUR STYLISH CITY RETREAT

Filled with light and air, Escada's carefully considered apartments are designed for easy entertaining and seamless daily life. Their open plan designs and floor to ceiling clear glazed windows bring the superb views into the heart of the homes, while spacious alfresco balconies and private courtyards make the already generous interior rooms feel even larger.

- ▲ Breathtaking views with a number of apartments capturing north-eastern glimpses of the Sydney CBD skyline and never-to-be-built-out southern and eastern aspects with district views from level six upward and Botany Bay water views from level eight upward.
- ▲ Thoughtful planning ensures over 75% of apartments enjoy square functional layouts, and some feature a large study room complete with a window and air conditioning.
- ▲ Dual aspect and corner layouts ensure apartments benefit from natural light and receive natural cross flow ventilation.
- ▲ Oversized 900mm x 450mm European tiles flow throughout the kitchen, living and bathroom areas accentuating the open plan design, and create a remarkable practicality.
- ▲ Provisions for super-fast broadband and pay TV with fibre optic cabling in the living areas and bedrooms.
- ▲ Internal laundry with dryer and cabinetry.
- ▲ Split system reverse cycle air-conditioning.
- ▲ Security including video intercom and CCTV cameras.
- ▲ Sustainable features such as LED downlights and water savings fixtures.
- ▲ Superior thermal and sound protection via acoustically engineered glazing throughout the whole development.
- ▲ Limited building facilities ensures the strata levies remain low.
- ▲ Security carpark and storage facilities with ample visitor parking.





Artist Impression

## GOURMET KITCHENS ARE THE HEART OF THE HOME

These state-of-the-art gourmet kitchens are the perfect playground for the talented home chef, shaping the heart of everyday life. Expansive Caesarstone island benchtops form a centrepiece for the open plan designs, ideal for casual gatherings, with SMEG appliances delivering timeless quality and style.

- ▲ Premium SMEG stainless steel appliances including concealed externally ducted undermount rangehood, gas cooktop, oven, microwave with black glass, and a fully integrated dishwasher.
- ▲ Caesarstone benchtop and splashback in a contemporary grey marble finish. All 2 and 3 bedroom apartments feature an island bench.
- ▲ Dual coloured soft-closing, full height cabinetry in satin finish, black polyurethane and antico oak Polytec.
- ▲ Contemporary extras set these kitchens apart such as black surface mounted downlights, fridge waterline and LED strip lighting under the top cupboards highlight the striking splashback.





Artist Impression

## RELAX AND UNWIND IN A BEAUTIFUL SPACE

Indulge yourself in Escada's luxuriously appointed bathrooms. These elegant bathrooms offer the ultimate in relaxation for the start or end of your day. The attention to detail in the design of these bathrooms is unmissable; starting from the large format tiles flowing from the floor up to the ceiling and continuing all the way to the stainless steel linear channel shower drains combined with ample storage area ensures both functionality and opulence.

- ▲ Frameless glass showers are fitted with dual rainwater shower heads, some with recessed shelves
- ▲ Striking ceramic freestanding bath serves as a centrepiece in ensembles.
- ▲ Stylish fixtures and fittings including wall mounted mixers.
- ▲ Wall mounted mirrored shaving cabinet with ample storage and LED strip lighting.





Artist Impression

## TRANQUIL BEDROOMS ARE YOUR PRIVATE RETREAT

The warm and inviting bedrooms are a peaceful retreat with premium finishes, including plush carpet and a neutral palette creating a luxurious backdrop. Stylish generously sized mirrored built-in wardrobes with Polytec wood-inspired shelving offer ample yet concealed storage, while block-out roller blinds provide added privacy and sun control.

### ONE BEDROOM

These oversized apartments range from 50m<sup>2</sup> up to 55m<sup>2</sup> internally with many featuring a study room the size of a bedroom complete with a window and air conditioning. A select offering of just two apartments boast large entertaining terraces with their very own private street entry.

### TWO BEDROOM

With impeccable design, these luxurious apartments span up to 83m<sup>2</sup> internally with an entertainers balcony or terrace of 10m<sup>2</sup> - 91m<sup>2</sup>. Many apartments feature square functional layouts ensuring they take advantage of the view, natural light and cross flow ventilation.

### THREE BEDROOM

A selection of three bedroom apartments feature sprawling layouts up to 107m<sup>2</sup> internally, with many boasting tri-aspects and two balconies. An exclusive ground floor apartment enjoys house like proportions with an oversized wrap around terrace of 93m<sup>2</sup> and own private street entry, while three top floor penthouses will have their own private rooftop terrace up to 95m<sup>2</sup>.





Artist Impression

## RARE SPLIT LEVEL APARTMENTS WITH ROOFTOP TERRACES

An exclusive selection of seven top level two storey penthouse apartments will be crowned by their very own rooftop terraces, connecting you with the most spectacular benefit of living at Escada – the view. Spanning up to 86m<sup>2</sup>, these bespoke outdoor living areas feature lush planter boxes and overhead pergola in addition to the outdoor kitchen buffet complete with BBQ, wine fridge, sink with tap and ample storage facilities.



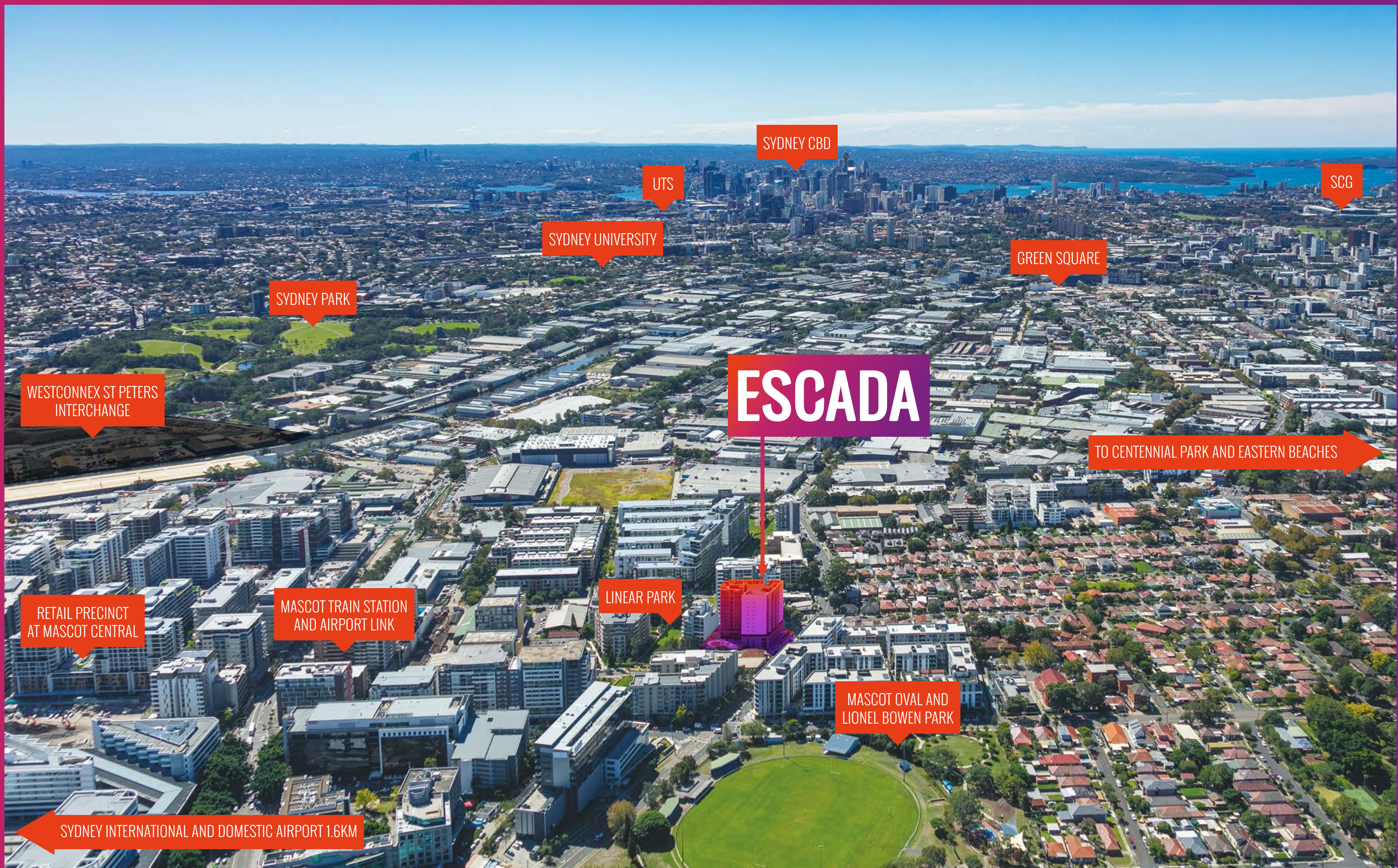


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## YOUR VERY OWN LANDSCAPED OASIS

Celebrate life in full colour at Escada. Glistening barbeque, outdoor dining facilities, extensive turf space and garden beds bustling with an array of blooms and trees, fill the beautiful raised landscaped gardens on level 1 which form a lush, green retreat and a wonderful scenic backdrop for the apartments above.





## SHOPPING AND AMENITIES

Meriton Retail Precinct at  
Mascot Central ..... 450m  
Homemaker Centre ..... 1.2km  
The Cannery ..... 1.8km  
East Village  
Shopping Centre ..... 3.4km  
Sydney CBD..... 5km  
Westfield Bondi Junction..... 7.9km

## EDUCATION

Gardeners Road  
Public School ..... 1km  
Mascot Public School..... 1.1km  
St Therese Primary School... 1.3km  
University of NSW..... 4.3km  
University of Sydney ..... 4.7km  
Sydney Boys High School .... 4.7km  
Newington College..... 4.8km  
Sydney Girls High School..... 5.2km  
University of Technology..... 5.2km

## SPORT AND LEISURE

Linear Park..... 20m  
Mascot Oval..... 200m  
Sydney Park ..... 2.4km  
East Lakes Golf Course..... 3.1km  
Enmore Theatre ..... 4.4km  
Centennial Park ..... 5.7km  
Sydney Cricket Ground..... 5.9km  
Sydney Football Stadium..... 5.9km  
Randwick Racecourse ..... 6.3km  
Coogee Beach ..... 6.9km

## TRANSPORT AND BUSINESS

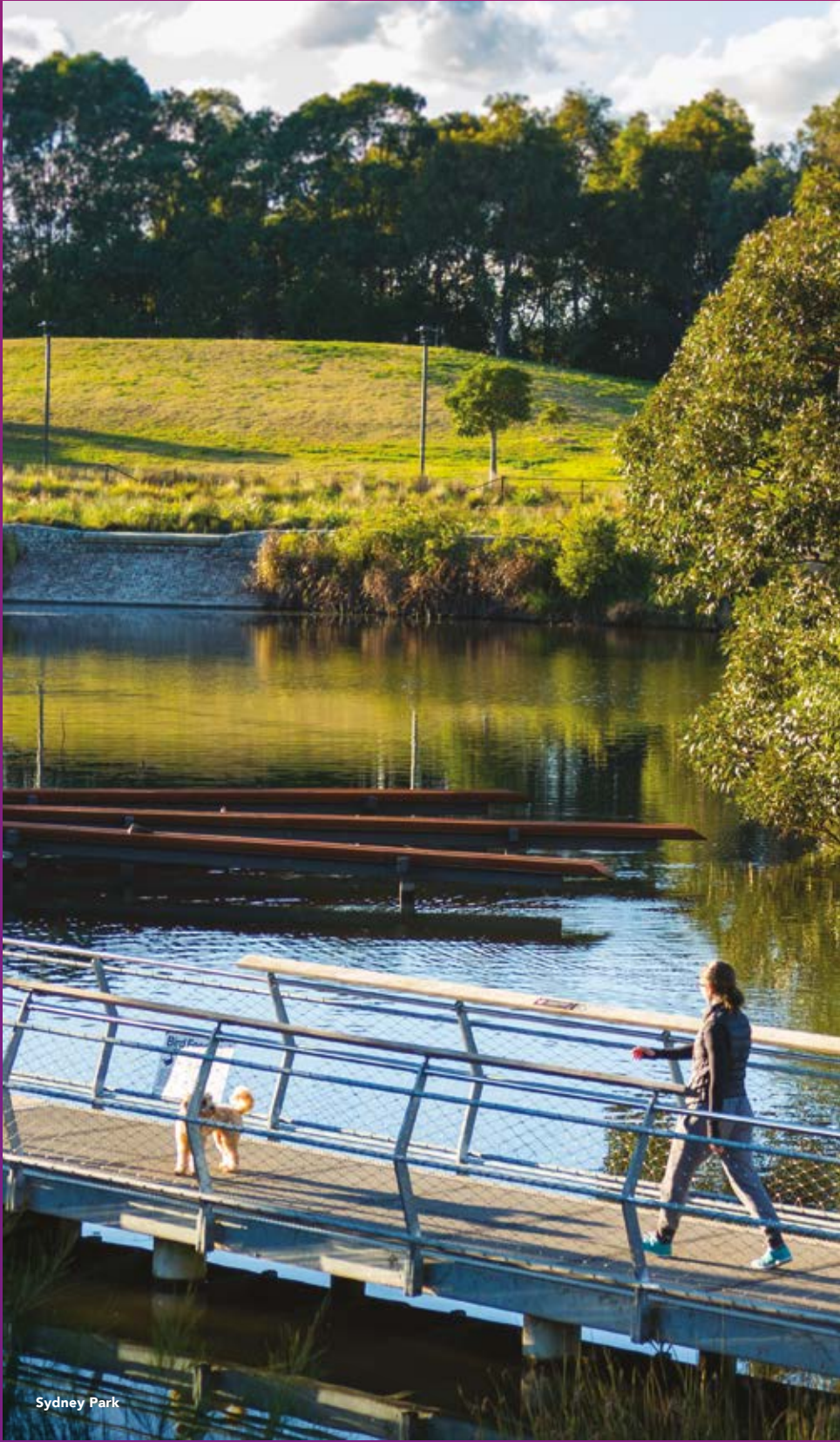
Mascot Train Station ..... 400m  
Mascot Business Park ..... 1.1km  
Sydney Domestic and  
International Airport ..... 1.8km  
M5 and Princes Highway ..... 2km  
North Sydney CBD ..... 10.4km  
Parramatta CBD..... 24km



# A FLOURISHING INNER CITY NEIGHBOURHOOD

Entertainment, shopping, leading educational institutions and rapid commutes, Mascot is a one-stop hub for absolutely everything. This blooming suburb continues to grow with new restaurants, cafes, small bars and neighbourhood shopping centres creating an increasingly vibrant lifestyle. Meriton's thriving 5,679sqm retail precinct, Mascot Central, is just a 450m walk from Escada. Featuring a Woolworths and 16 food and lifestyle specialty retailers, this al fresco retail village has been designed as the local shopping hub for Mascot's rapidly expanding community.

Stroll to Mascot Oval for a ball game with the kids. Meet up for brunch at one of the many buzzing cafes and eateries along Botany and Gardeners Road. Explore the meandering pathways and wetlands that form the 40 hectares of Sydney Park's vast natural playground.



## ENJOY A MORE CONNECTED LIFE

Easy citywide connections make Mascot a suburb of choice. You're just paces from Mascot Train Station, multiple bus routes, major arterial roads and the soon to be completed West Connex St Peters Interchange, so you can get to work at your city office or beyond in no time.

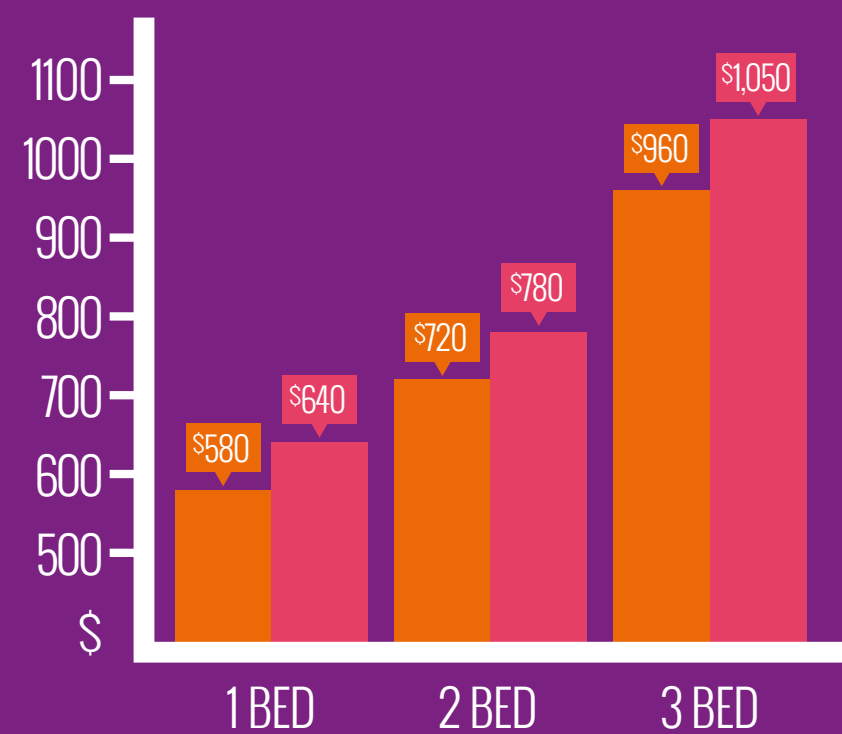
For those completing their education, Escada is within a 5km radius of many top high schools including Sydney Boys and Sydney Girls High School, Brigidine College and Newington College. Those seeking higher education, three of Australia's premier universities - Sydney University, UTS and the University of New South Wales - are within easy reach.



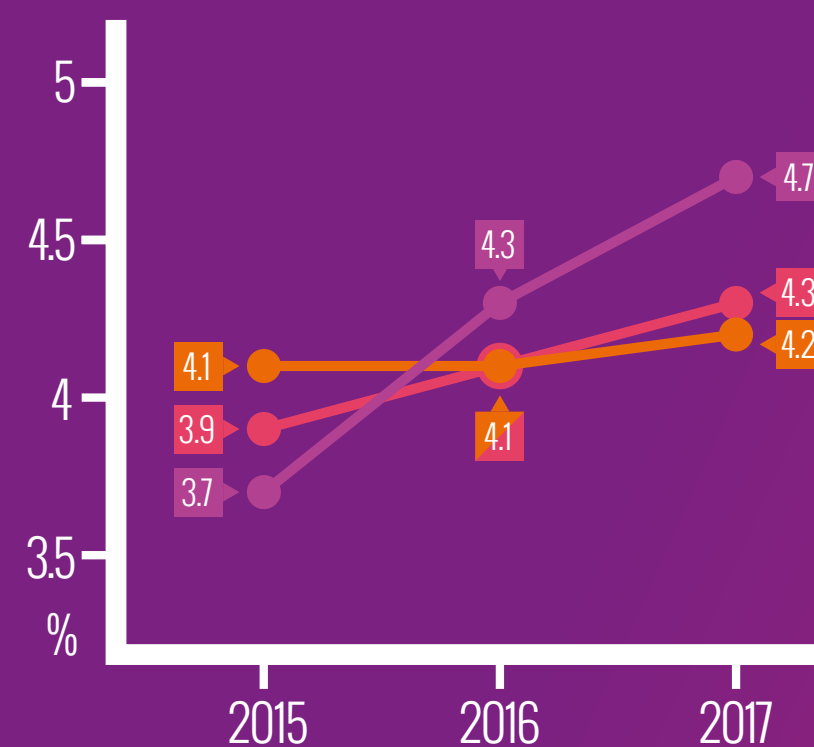


ESCADA SITS RIGHT IN THE HEART OF THE RAPIDLY GROWING SUBURB OF MASCOT DELIVERING POSITIVE INVESTMENT RETURNS FOR BUYERS. STRONG DEMAND IN MASCOT HAS DRIVEN SIGNIFICANT PRICE AND RENTAL GROWTH OVER THE PAST 3 YEARS.

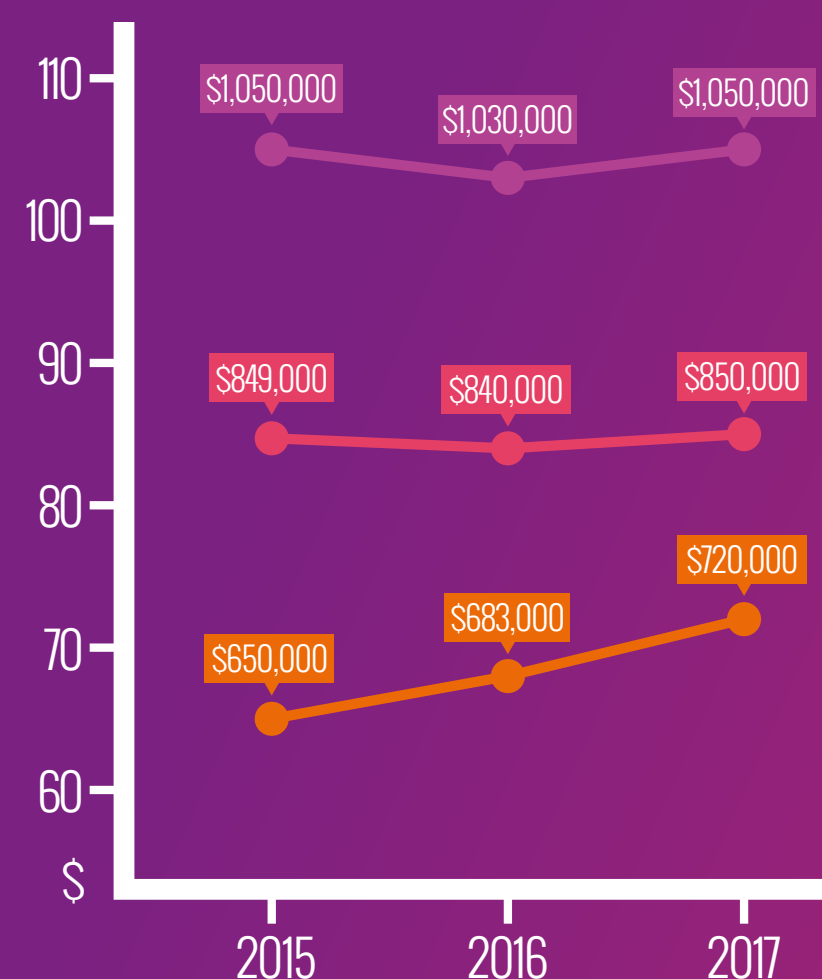
## RENTAL AVERAGE



## RENTAL YIELD



## MEDIAN PRICE



Source: Data supplied by RP Data and Meriton Property Management

## THE EVOLUTION OF MASCOT

Meriton has invested over \$17 million in public infrastructure upgrades in the suburb of Mascot, delivering brand new parks, roads and pedestrian links to improve amenity and accessibility around the evolving town centre.



\$13 billion Green Square precinct upgrades, just 3km away



WestConnex St Peters interchange opening in 2019



46% population growth projected over the next 20 years



22,000 new local jobs projected by 2030



3 minutes to Domestic & International Airports



Just 400m to Mascot Train Station





# SUSTAINABLE LIVING



## COMFORT AND LIFESTYLE

- ▲ Escada has an average thermal comfort rating of 5 stars with the average cooling loads 67% below allowable thermal comfort caps which will improve indoor comfort and reduce the home owner’s reliance on air-conditioning\*
- ▲ All glass windows and doors have a solar tint to reduce heat gain in summer months^
- ▲ All external walls have been insulated to keep indoor temperatures cool in summer and warm in winter^
- ▲ Covered balconies provide shade, extra living space and help keep the apartments cool in summer
- ▲ 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 doors are fitted with weather seals reducing heat losses and gains

## ENERGY

- ▲ All apartments are fitted with energy efficient reverse cycle air-conditioning systems with day/ night zoning to further reduce their energy consumption
- ▲ All lighting systems in the common areas are fitted with energy efficient globes, reducing strata costs significantly
- ▲ Apartments are fitted with energy efficient globes reducing individual energy bills
- ▲ Large windows allow natural light into the apartments reducing the need for artificial lighting
- ▲ Modern energy efficient dishwashers and clothes dryers have been supplied to all units to reduce possible excess energy consumption via old inefficient appliances (dishwasher energy rating is 3.5 stars and clothes dryers are 2 star energy)
- ▲ Bathroom and laundry exhaust fans duct directly to external wall, reducing energy and suction losses through central systems
- ▲ The central hot water system reduces your bills and greenhouse gas emissions

## WATER

- ▲ Rain water is collected from the roof tops and used to water the gardens and lawns throughout the development
- ▲ All apartments have 4 star water efficient toilets which use 3 litres or approximately 45% less water per flush than an average toilet\*
- ▲ All apartments have 4 star water efficient kitchen and bathroom taps which use 9 litres or approximately 40% less water per minute than average tap fittings\*
- ▲ All apartments are fitted with high quality water smart showers reducing water while still delivering an enjoyable shower

\*These figures are averaged out across all apartments. The star performance is assessed on approved house energy modeling 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: The publication is intended as a general introduction to Escada 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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