

D DOWNTOWN
ZETLAND



MODERN

Imagine having easy access to everything you love about Sydney from right outside your front door... vibrant cafes, Sydney's premier sporting venues, world-class recreation facilities, luxury shopping, pristine beaches, sparkling harbour, and Australia's only global-city.

Now visualise coming home to your own architecturally-designed urban oasis. Working with leading architectural studios, we've brought the best minds together to re-imagine modern city living.

SYDNEY

With four uniquely designed buildings, each conceived to let you live, work and play in Sydney's most modern and vibrant suburb – Zetland. Set amongst the award-winning masterplanned precinct of Green Square, you'll be living in Sydney's trendy inner city fringe.

Downtown offers you convenient access to everything... or nothing. The choice is yours. You're well placed to get out amongst it, or just leave the world behind for total peace and tranquility.

Living at Downtown gives you the key to the city. You'll have unrivaled access.
A VIP ticket. A backstage pass. Your key to use when, and if, you choose.

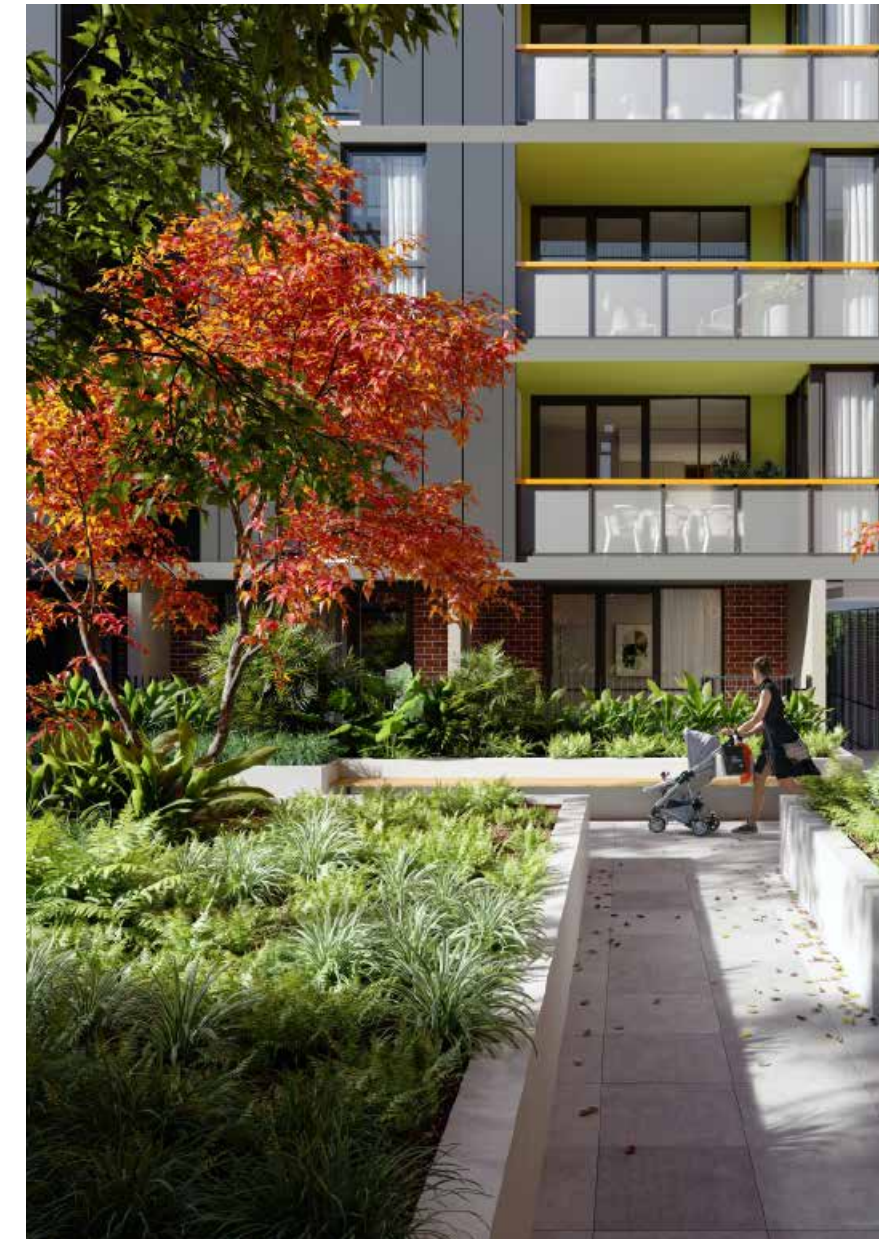
LIVING



BRINGING TOGETHER THE BEST ARCHITECTURAL MINDS



Active vibrant streetscape



Quiet and intimate surrounds

Developing desirable new homes designed for living in the best locations across Sydney

Proudly Australian-owned and Sydney-based, Deicorp is an award-winning developer and builder of clever, connected, convenient and affordable homes. We ensure you can buy with confidence from Sydney's leading builder of transport-connected developments. Designed by award-winning leading Australian architectural teams: Architectus, MHNDU and BVN. Collaborating to realise the latest modern way of living in the vibrant inner-city suburb of Zetland.



-  Thriving neighbourhood
-  Pedestrian laneways
-  Easy accessibility
-  Curated gardens



Moments for relaxation and respite



FIND YOUR PLACE



CITY FRINGE LIVING



Seamless transitions allowing a blend of indoor outdoor living

MODERN




Inviting, light-filled sophisticated arrival experience

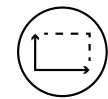
Integrated spaces that flex to meet your daily needs, whether that is working from home, preparing an evening meal while enjoying a pre-dinner drink to unwind, or to spacious bedrooms to restore and relax as you roll into the weekend, you have it all.


Beautifully designed interiors with intelligent storage solutions, quality SMEG appliances, has every aspect of your city living considered and you get to choose what best suits your way of living.

Seamless indoor outdoor design affords you to embrace sun filled mornings, balmy evenings and inviting over friends, with your meticulously designed kitchen supporting your entertaining needs. A contemporary aesthetic sets the backdrop to modern city living with timeless appeal.

 **Rich and tactile materials**

 **Integrated living**

 **Generous, flexible floor plans**

 **Light, bright bedrooms**



Modern flexible living options

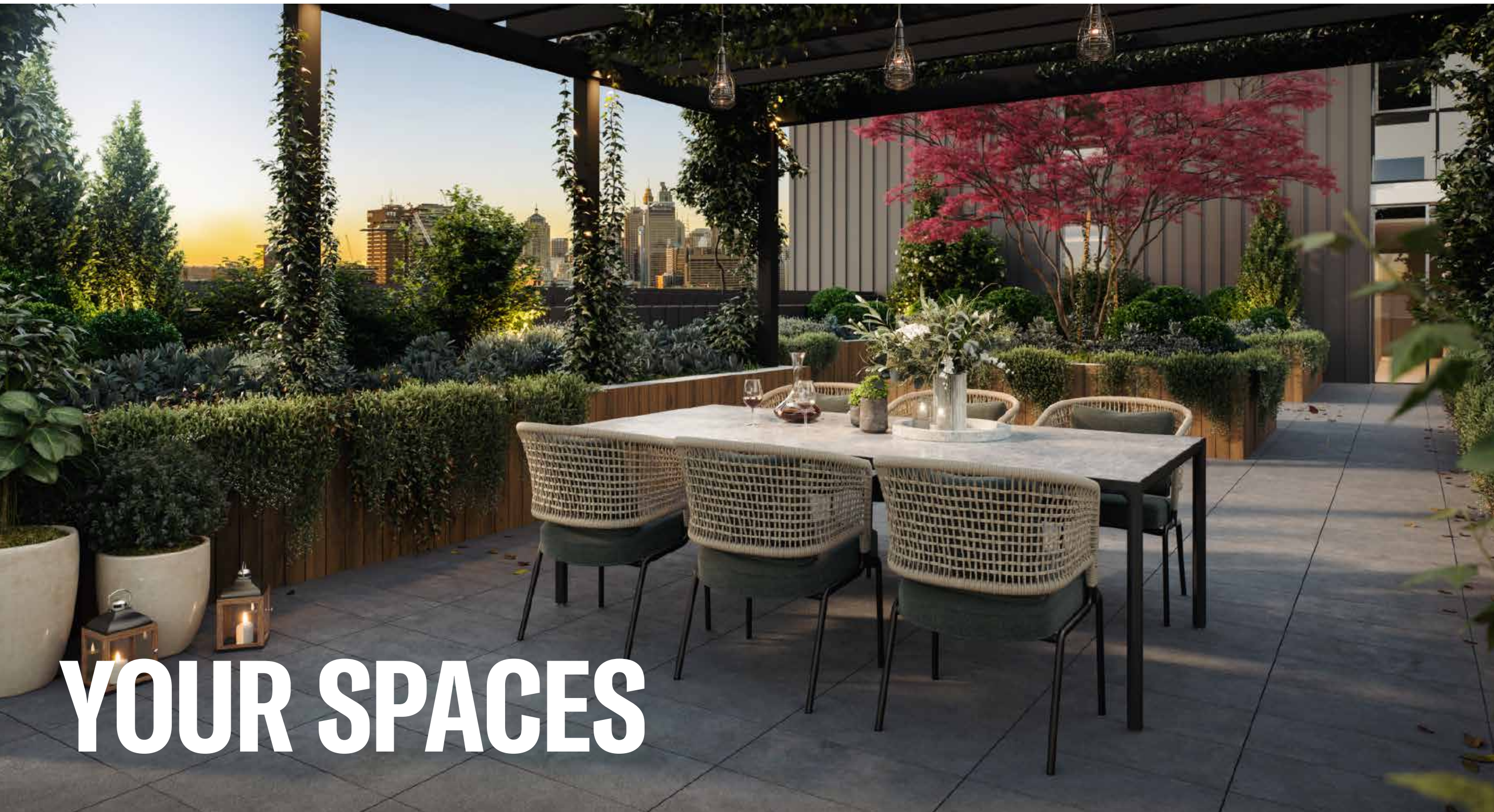


LIVING




Relax in your private spacious oasis





YOUR SPACES

Expansive outdoor entertaining terrace

 **Easy transitions from indoors to outdoors**

 **Manicured gardens**

 **Dedicated home office**



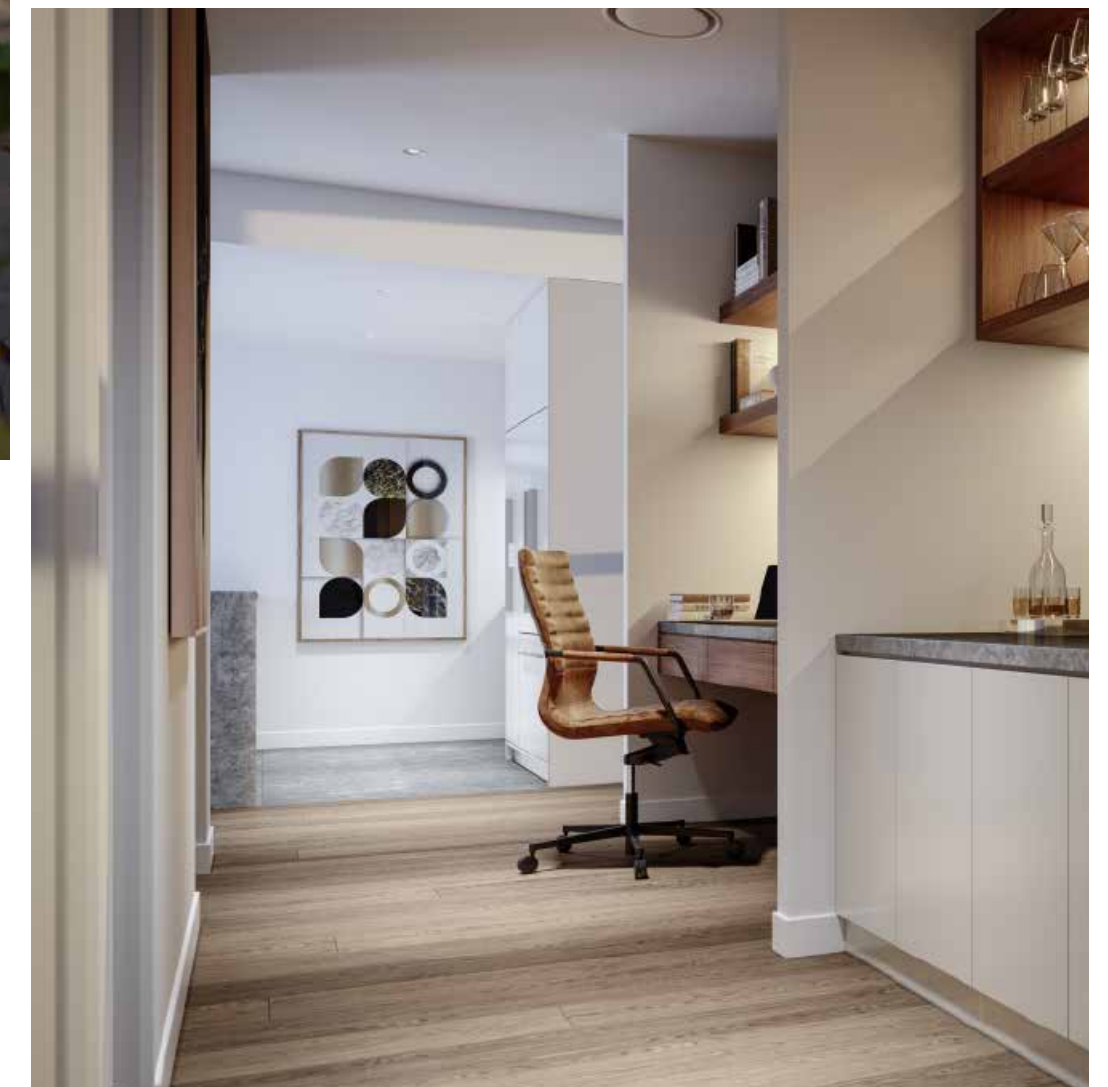
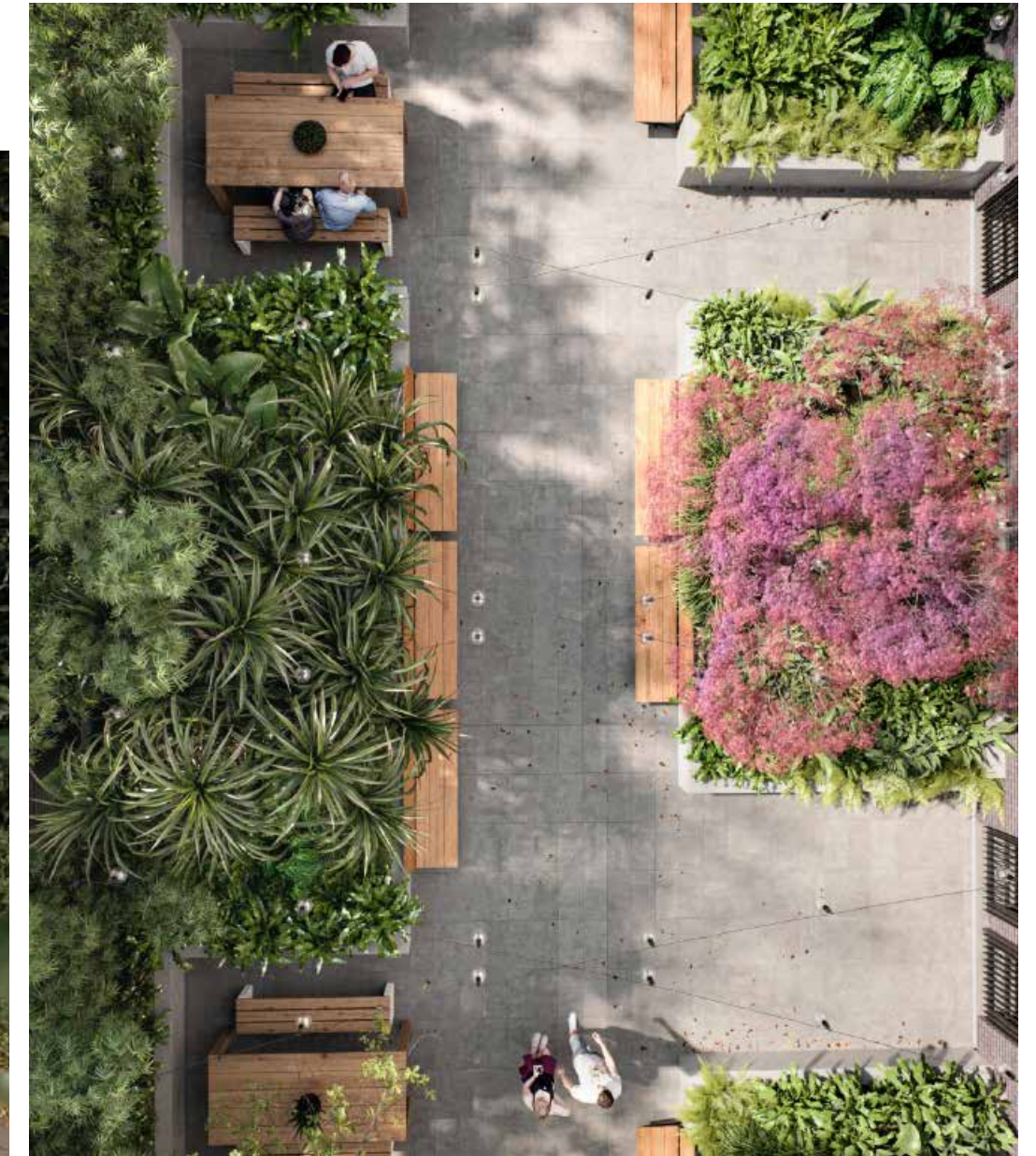
Working from home here is paradise. Lunch breaks can be spent doing laps at the aquatic centre, and great coffee spots are just outside. For a change of scenery, you can always book a meeting room at the Green Square Library.

If you're based in the CBD, the Green Square Station is only a 8-minute walk away, where a train leaves every few minutes for the quick trip into town.

If driving, easy access to the Eastern Distributor will have you in the city in minutes. Importantly, all apartments come with at least one carpark and there are plenty of visitor's parking spots for friends and family.

Regular and convenient bus services are also on your doorstep, taking you to destinations across Sydney.

If you travel for work, Sydney Airport is a convenient ten-minute drive or Uber away, or trains leave every fifteen minutes from Green Square Station.

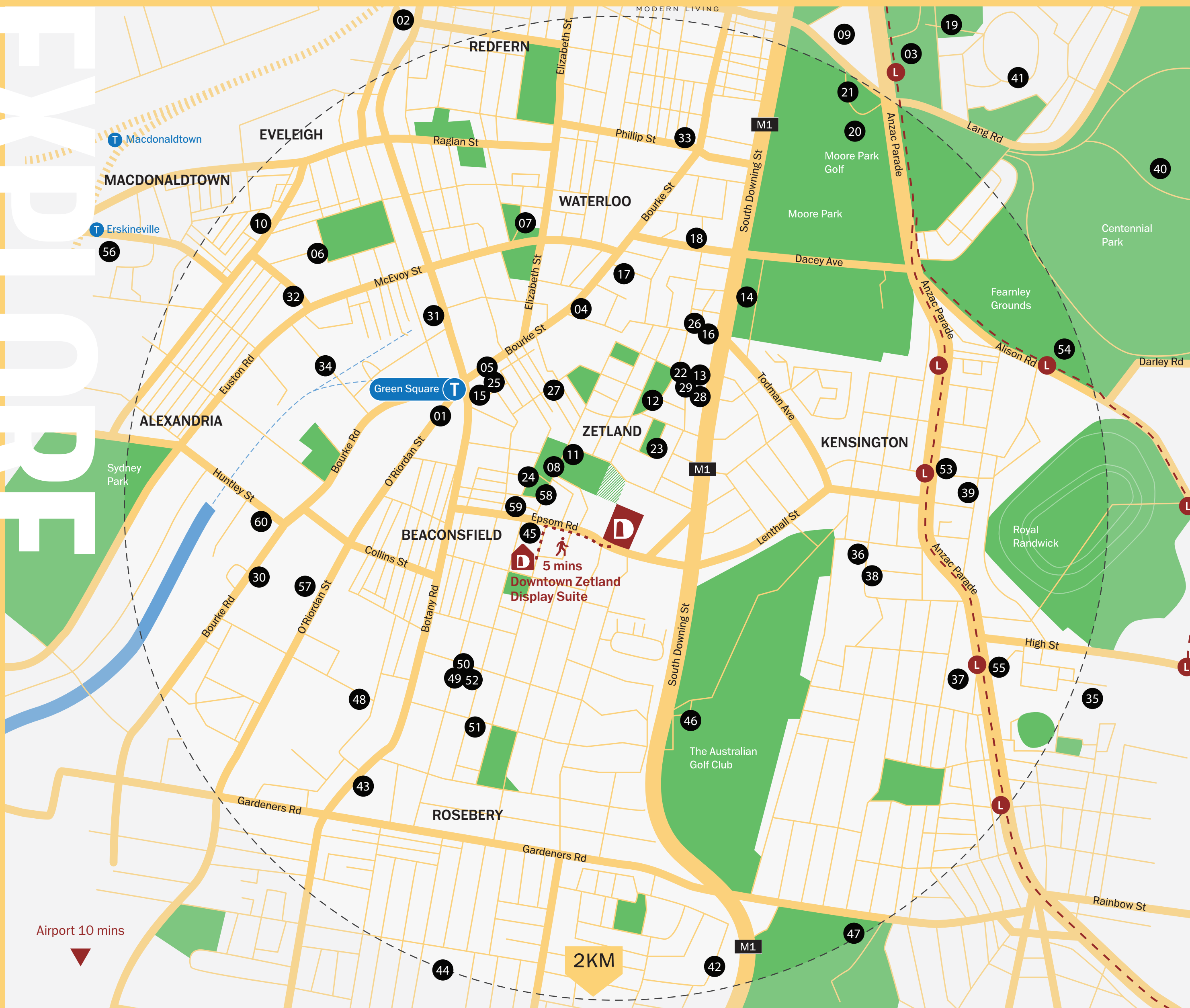


2KM FROM DOWNTOWN

GUNYAMA PARK AQUATIC CENTRE

- | | | |
|-------------------|------------------|-------------|
| Swimming | Circuit Training | Spin Studio |
| Aqua Aerobics | Yoga | Football |
| Gym | Pilates | |
| Personal Training | Creche | |

- | | | |
|---|---|---|
| NORTH | Fitness | SOUTH |
| <i>Train, Light Rail</i> | 16 Snap Fitness 24/7 Zetland | <i>Travel</i> |
| 01 Green Square Station | 17 9Round Waterloo | Sydney Airport |
| 02 Redfern Station | 18 Vault Boxing and Fitness Waterloo | Schools |
| 03 Moore Park Light Rail | 19 Sydney Cricket Ground | 42 Eastlakes Public School |
| Hospitals | 20 Moore Park Golf Course | 43 Gardeners Road Public School |
| Royal Prince Alfred Hospital | 21 Moore Park Tennis Courts | 44 JJ Cahill Memorial High School |
| St Vincent's Private Hospital Sydney | 22 Virgin Active Zetland | Recreation |
| Universities | 23 Zetland Basketball Court | 45 All Sorts Fitness & Wellbeing Centre |
| 04 Taylors College Sydney | Cafe/Restaurant | 46 The Australian Golf Club |
| University of Technology Sydney | 24 Buku Eatery Zetland | 47 East Lakes Golf Course |
| The University of Sydney | 25 Social Society Zetland | Cafe/Restaurant |
| The University of Notre Dame | 26 Treetop Cafe Zetland | 48 Simon Johnson Provodre |
| Schools | 27 Cicco Zetland | 49 Three Blue Ducks Rosebery |
| 05 Taylors High School | 28 Lucio Pizzeria Zetland | 50 Da Mario Rosebery |
| 06 Alexandria Park Community School | 29 Village Crown Zetland | 51 Gelato Messina Rosebery |
| 07 Our Lady of Mt Carmel Catholic Primary | 30 South Dowling Sandwiches Alexandria | 52 Archie Rose Distilling Co. Rosebery |
| 08 Waranara Early Education Centre | 31 Textbook Boulangerie Patisserie Alexandria | WEST |
| 09 Sydney Boys High School | 32 Sushi Jones Japanese Bistro Alexandria | <i>Train, Light Rail</i> |
| Inner Sydney High School | 33 Kepos Street Kitchen Redfern | 53 Kensington Light Rail |
| 10 Central Sydney Intensive English High School | EAST | 54 Royal Randwick Station |
| Bourke Street Public School | Hospitals | 55 UNSW Anzac Parade Station |
| Recreation | 34 Alexandria Day Hospital | Hospitals |
| 11 Gunyama Park Aquatic and Recreation Centre | Prince Of Wales Hospital | Sydney Children's Hospital |
| 12 Joynton Park | Royal Hospital for Women | Schools |
| Retail | Universities | 56 Erskineville Public School |
| 13 East Village Shopping Centre | 35 UNSW Sydney | Retail |
| 14 Supa Centa Moore Park | 36 Our Lady of The Sacred Heart College | 57 Alexandria Homemaker Centre |
| Learning | 37 NIDA - National Institute of Dramatic Art | Learning |
| 15 Green Square Library | Schools | 58 Joynton Avenue Creative Centre |
| | 38 Our Lady of the Rosary Catholic Primary School | Fitness |
| | 39 Kensington Public School | Fitness First Newtown |
| | Randwick Girls' High School | Cafe/Restaurant |
| | Randwick Boys' High School | 59 Allpress Espresso Zetland |
| | Recreation | 60 Grounds of Alexandria |
| | 40 Centennial Park | |
| | 41 The Entertainment Quarter | |



6 Parks and green spaces within 3 km	8 Minutes walk to Green Square Station	8 Doctors and medical practices within 5 km
12 Primary/secondary Schools within 2 km	20 Minutes to Sydney Airport via Green Square Station	127 Cafes and restaurants within 5 km

EVERYTHING ON YOUR DOORSTEP



Convenient sports and relaxation options

Having everything you need so close leaves more time for living your best life. And the options in Zetland are endless!

Maybe start the day with a takeaway from the popular All Press café, then swim a few laps in one of the Gunyama Park Aquatic and Recreation Centre's stunning indoor or outdoor pools, lift some weights or take a moment with some yoga poses, setting you up for the day.



Setting up your day



Aquatic activities



Soccer playing field



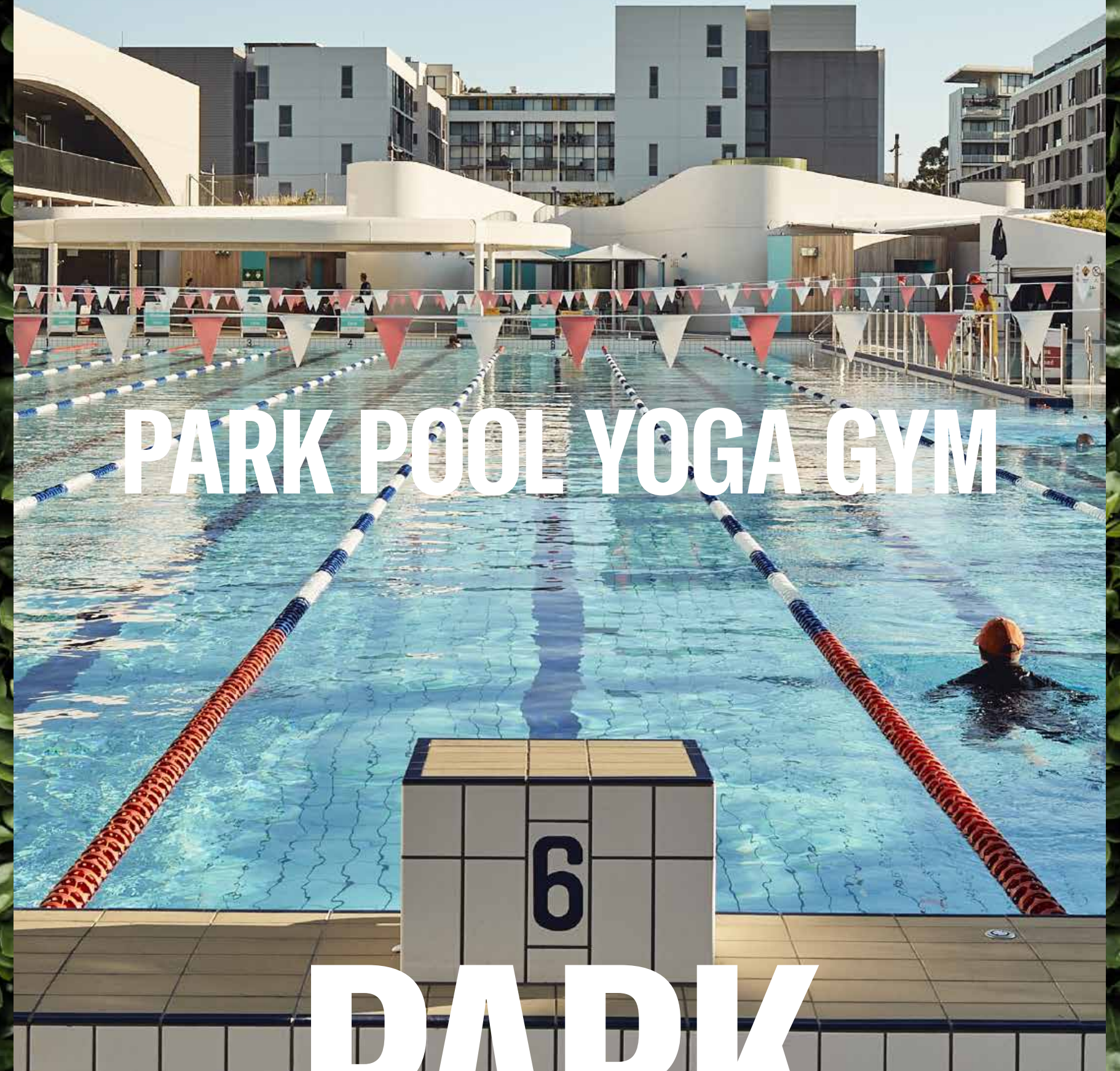
Yoga and wellness studios



Indoor and outdoor pools



GUNYAMA



PARK POOL YOGA GYM

PARK

LIVE, WORK, PLAY AND SHOP

A melting pot of singles, couples and families, Zetland is where it's all happening. There's top-notch shopping, dining, entertainment and transport, all within walking distance. And you're just a stone's throw from the CBD – a quick train ride, short Uber or even a leisurely stroll allowing you to take in the vibrant inner city suburbs.

The plentiful amenities are modern and new, so you'll never need to leave your neighbourhood. Walk the leafy streets to find curated shops, artisan stores, markets, restaurants, cafés, cycleways and cultural destinations, like the aMBUSH gallery.

Within a 10-minute walk, East Village Shopping Centre provides over 60 convenience food and lifestyle shops.



Incredible variety of fresh food options, you'll be spoilt for choice



East Village



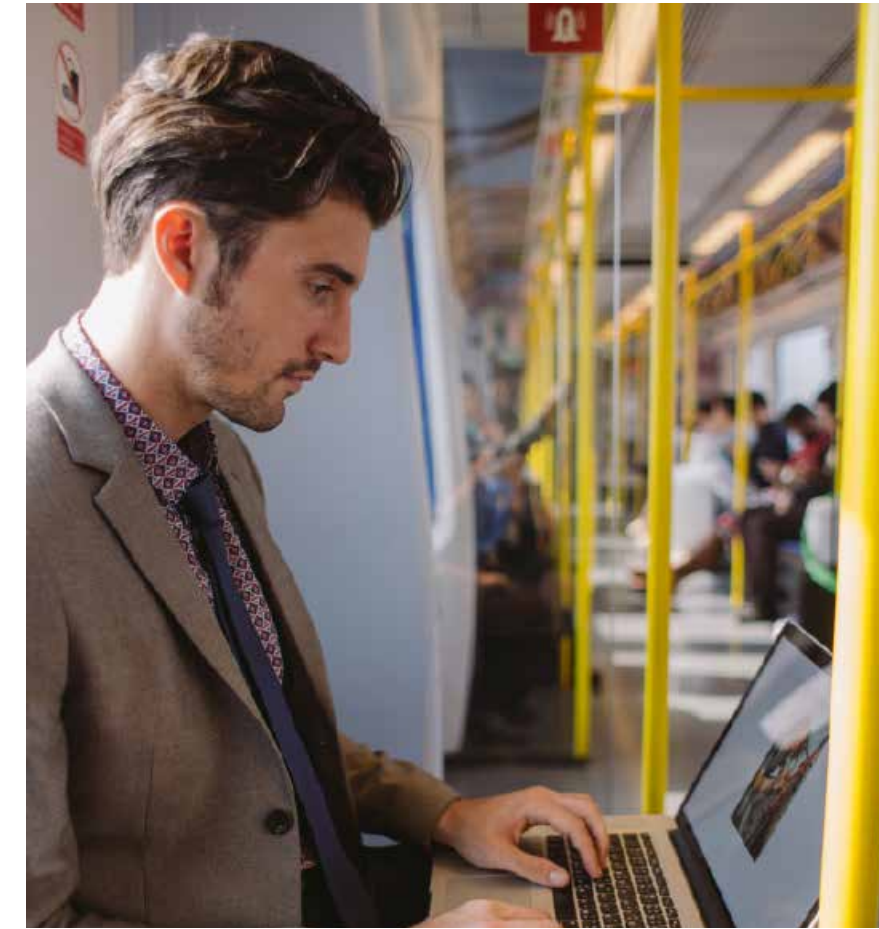
Simon Johnson Provitore



South Dowling Sandwiches



Textbook Boulangerie Patisserie



Centrally located blending work and play seamlessly



You're only an 8-minute walk to Green Square where a \$540 million revitalisation project is well underway, delivering world-class community facilities. Enjoy the innovative new library and plaza, aquatic centre, parks and playgrounds, childcare centre, creative hub and major supermarket. Construction is also underway on a brand new K-12 school that will be within easy walking distance for young families in the area.

10 MINUTES FROM THE CBD



Green Square Station



The Grounds of Alexandria



The Clock Hotel



Three Blue Ducks, Rosebery



DOWNTOWN ZETLAND

- Royal Prince Alfred Hospital 13min drive
- The University of Sydney 11min drive
- Broadway Shopping Centre 11min drive
- Green Square Station 8min walk
- University of Technology Sydney 10min drive
- Green Square Library 14min walk
- Sydney Tech Hub at Central 9min drive
- Royal Botanical Gardens 10min drive
- Tokyo Super 13min walk
- East Village 9min walk
- Sydney Boys High School 7min drive
- Moore Park Golf 9min drive
- Sydney Football Stadium / Sydney Cricket Ground 10min drive
- Supa Centa Moore Park 6min drive
- Centennial Park 7min drive

- Victoria Park Pool 11min drive

BROADWAY SYDNEY

- Sydney Fish Market 15min drive

- Circular Quay (20min)
- Wynyard (15min)
- Town Hall (12min)
- Central (4min)
- Green Square
- Mascot (3min)
- Domestic (5min)
- International (8min)

- The Drying Green (opens 2022) 5min walk

- Central Park Mall 9min drive

- Barangaroo 16min drive

- Prince Alfred Park Pool 7min drive

- Inner Sydney High School 8min drive

- Gunyama Park Aquatic and Fitness Centre 4min walk

- Gunyama Park extension 1min walk

- Westpac
- VINTAGE CELLARS
- coles
- MAD MEX
- taste growers market

- St Vincent's Private Hospital Sydney 11min drive

- Entertainment Quarter 9min drive

- Harvey Norman
- FREEDOM
- Fantastic Furniture
- THE GOOD GUYS
- BabyBunting

- The Cannery 15min walk

- three blue ducks
- ARCHIE ROSE DISTILLING CO.
- MESSINA

- The Grounds of Alexandria 23min walk

8min walk to Green Square Station

Display Suite

- Eastlakes Shopping Centre 5min drive

- BWS
- Woolworths
- ALDI
- Australia Post

- Airport 10min drive

- M Kensington Light Rail Station 19min walk

- Circular Quay (29min)
- Bridge Street (25min)
- Wynyard (23min)
- QVB (20min)
- Town Hall (18min)
- Chinatown (16min)
- Haymarket (14min)
- Central (11min)
- Surry Hills (8min)
- Moore Park (3min)

- ES Marks (1min)
- Kensington
- UNSW Anzac Parade (3min)
- Kingsford (5min)
- Juniors Kingsford (7min)

- UNSW 3min drive

- Royal Randwick (+3min)
- Wansey Road (+6min)
- UNSW High Street (+9min)
- Randwick (+11min)

NORTH



World renowned Sydney Harbour foreshore and cultural precincts

Sydney's CBD is home to countless attractions including the world-famous Sydney Opera House and Harbour Bridge, the stunning Royal Botanic Gardens, vibrant Fish Markets and much more. Australia's only truly global city is now within easy reach of your extended neighbourhood and available to be your new weekend playground.

Or explore myriad shopping and dining precincts such as The Rocks, Barangaroo, Woolloomooloo, Darling Harbour, Kensington Street or Circular Quay.



Opera Bar



Royal Botanical Gardens



Darling Harbour



Woolloomooloo Wharf



EAST



Early round of golf or a quick dip at your favourite beach to kick start your day



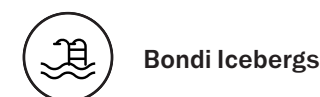
Golfers can tee off at Moore Park Golf Course, Bonnie Doon Golf Club, Woollahra Golf Club or The Royal Sydney Golf Club in Rose Bay.

Punters can join the stylishly dressed for a day at the races at nearby Royal Randwick Racecourse for a flutter. Footy fans have the brand-new Sydney Football Stadium to look forward to and cricket diehards have the historic and famous SCG. You are perfectly located to access a calendar of events.

For those who prefer to picnic amongst the greenery, indulge in the expansive Moore Park, Centennial Park or rainforest vibe at Cooper Park.



Immerse yourself at your favourite sporting events



Bondi Icebergs



Coogee Pavilion



Royal Randwick Racecourse



Moore Park Golf Course



Sydney Cricket Ground



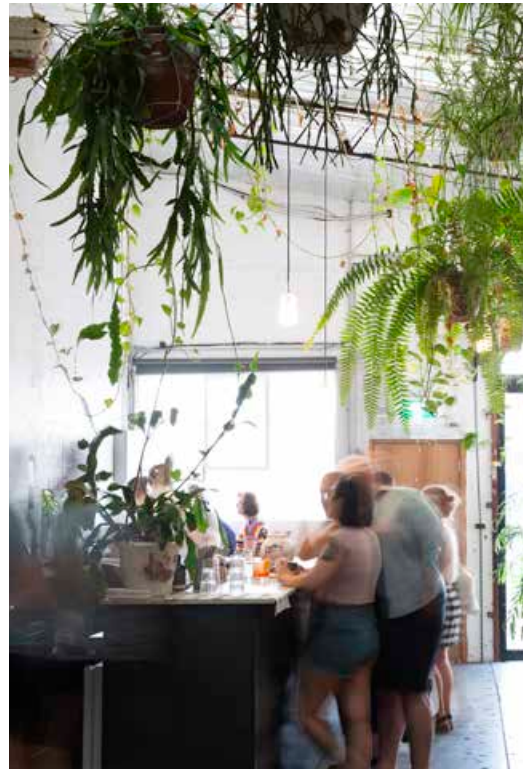
If you prefer a more alternative vibe, then you're perfectly placed on the edge of Sydney's Inner West.

Set amongst the education belt, including the University of Technology Sydney, The University of Sydney and The University of Notre Dame, is a hotbed of funky cafés, eclectic shops, galleries and markets, bustling with a whole world of interesting people.

King Street in Newtown is a bustling hub of cafés, bars, pubs and restaurants, with all walks of life spilling out. Offering a wide range of shopping and food alternatives, something for everyone.



Access to world-leading universities



- Enmore Theatre
- Newtown bars
- The Tramsheds
- University of Sydney

When you're ready to unlock the rest of Sydney, you'll soon see how Downtown is perfectly placed.

Just to your south lies popular foodie haunts including Three Blue Ducks, Black Star Pastry, Zeus Street Greek, Archie Rose Distilling Co and Gelato Messina in Rosebery. Your taste buds will be more than satisfied with the selection.

Keep heading south and you're soon at Sydney Airport, where you can conveniently access the rest of the world! Ideal for that last minute weekend away in Melbourne shopping or popping down to Mona in Hobart.



Escape to coastal walks or different cities



Easy access to artisan foodie destinations

SOUTH

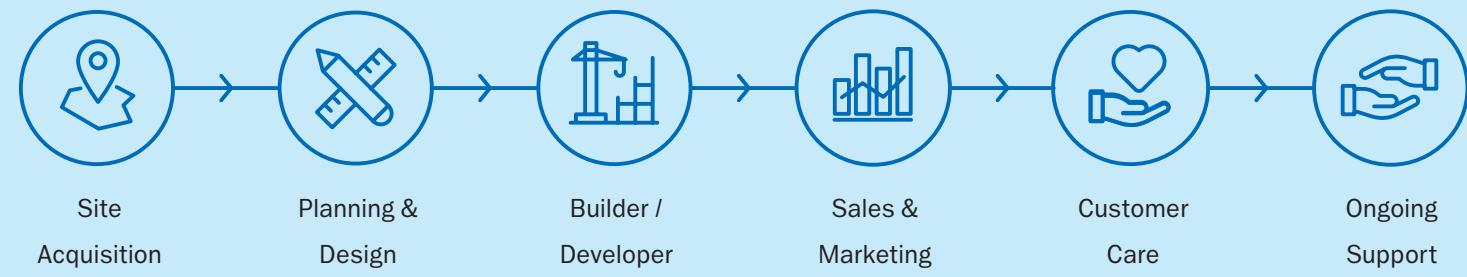
- Westfield Eastgardens
- All Press Coffee
- The Cannery
- Malabar Headland
- Archie Rose
- Sydney Airport

WEST

DEICORP

DESIGN DEVELOP DELIVER

End-to-end service



DOWNTOWN ZETLAND IS PRESENTED BY AWARD-WINNING AUSTRALIAN-OWNED AND OPERATED DEVELOPER-BUILDER, DEICORP.

Deicorp has been successfully operating across the Sydney market for over two decades, and is committed to delivering quality lifestyle options for Australians, through the creation of clever, connected, accessible, affordable and highly liveable spaces. Deicorp partners Australia's finest and most awarded architectural practices to deliver outstanding designed homes.



Transport Connected
Always walking distance to public transport



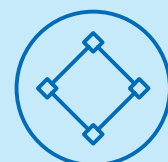
Award-Winning Team
Highly acclaimed property development team



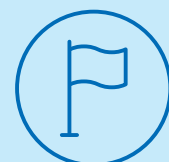
40+ Suburbs
Sydney Experts – 40+ developments across the Sydney region



Australian Owned
Owned and operated in Australia



Designed for living
Clever, connected, and livable projects



21+ Years
Track record of success with a single builder's license



Seamless Journey
From sales to post-settlement and customer care



8000+ Apartments
...and counting

PEACE OF MIND GUARANTEED

Deicorp is an integrated construction and development company that has been operating with the same building licence for 21+ years.

Deicorp is the responsible entity overseeing every element of the project, with construction, sales and marketing all within the same company structure.

This gives every buyer peace of mind that their purchase is protected and that Deicorp will deliver your new apartment to the high standard you expect.

