

# A life – connected



## A new Zetland landmark

An eminent position boasting eminent style. This inspirational new lifestyle development will deliver some of Zetland's most **luxurious oversized apartments** to the heart of a thriving inner-city suburb.

A remarkable trio of boutique buildings commanding **four street frontages** nestled perfectly between Surry Hills, the transformational Green Square precinct and the CBD. The location is an absolute standout with the ground-breaking **Gunyama Park Aquatic and Recreation Centre** delivering world-class leisure right on your doorstep.

254 boutique apartments across two low-rise and one 15-storey tower, Eminence brings together beautifully considered living environments with vibrant onsite retail, a **75-place childcare centre** and **5-star amenities** for year-round resort enjoyment.



### Shopping & dining

Onsite retail	— 0m
Café Vite	— 100m
Woolworths Green Square	— 400m
East Village Shopping Centre	— 800m
Woolworths Metro Rosebery, The Gallery by Meriton	— 900m
Supa Centra Moore Park	— 1km
Meriton Retail Precinct Waterloo	— 1.5km
The Grounds of Alexandria	— 1.5km
The Cannery Rosebery	— 1.3km
Sydney CBD	— 3.5km

### Education

Onsite childcare centre	— 0m
Green Square School	— 650m
Sydney Boys High School	— 2.5km
Sydney Girls High School	— 2.5km
UTS	— 3.5km
University of Sydney	— 4km

### Sports & leisure

Green Square Community & Cultural Precinct	— 10m
Gunyama Park Aquatic & Recreation Centre	— 20m
Drying Green Park	— 20m
Green Square Plaza & Library	— 500m
Joynton Park	— 600m
Moore Park Golf Course	— 1.1km
Royal Randwick Racecourse	— 3km
Sydney Cricket Ground (SCG)	— 3.5km

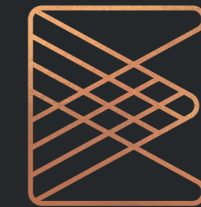
### Transport & services

Elizabeth St at Joynton Ave bus stop	— 20m
Green Square Train Station	— 600m
Royal Prince Alfred Hospital	— 4km
Sydney Airport	— 4.2km

811 Elizabeth Street, Zetland  
[eminencezetland.com.au](http://eminencezetland.com.au)



Disclaimer: The publication is intended as a general introduction to Eminence 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 interior are intended as a guide only. The information, dimensions, specifications, inclusions, landscaping and materials may be changed without notice. Developer: Karimbla Properties (No. 56) Pty Limited ABN 92 168 601 250. Builder: Karimbla Construction Services (NSW) Pty Limited ACN 152 212 809.



eminence



# Refined living

## A space to live in

Uncompromising in quality and elegant details, every home at Eminence offers spacious, open-plan living and a rare sense of refined indulgence.

Choose from single and two level courtyard apartments with their own private street or garden entries. Live the high life in the tower offering CBD views to the North and Botany Bay views to the South from the upper levels, or find a versatile three or four-bedroom apartment with separate study rooms and larger-than-average layouts.



Artist Impression

1 1 0-1

**1 bedroom**  
Internal 50-59sqm  
External 8-15sqm

1 1 1

**1 bedroom + MPR**  
Internal 53-69sqm  
External 8-42sqm

2 1-2 0-2

**2 bedroom**  
Internal 71-101sqm  
External 8-97sqm

3 2 1-2

**3 bedroom**  
Internal 96-136sqm  
External 11-127sqm

4 2 2

**4 bedroom**  
Internal 155-178sqm  
External 13-107sqm



Artist Impression

## A place that restores

Indulgent bathrooms finished with an impressive range of premium features make an elegant statement and a place for you to relax and unwind.

Wall hung toilet with concealed cistern

Wall hung basin

Grey marble-look gloss, porcelain floor tile

Frameless glass shower

Freestanding bath is a centrepiece in most ensuites

Integrated mirror shaving cabinet

Recessed LED lighting

Feature wall in Carrara-look porcelain tile with a gloss finish

Grey gloss porcelain wall tile



## Restaurant quality at home

Well-equipped gourmet kitchens are designed for both entertaining and everyday dining, featuring:

Polyurethane full-height cabinetry in gloss finish

Polytec timber veneer portal surrounds the cooktop area

Bronze mirror splashback

Caesarstone 40mm island benchtop with waterfall edge in Supernatural range

Gooseneck polished chrome kitchen mixer

Single or double undermount sink

Polyurethane panelled joinery in gloss finish

Premium BOSCH stainless steel appliances include fully integrated dishwasher, cooktop, microwave, oven with black glass and undermount integrated rangehood, all backed by a 5 year warranty



Artist Impression

## Resort-style facilities

An oasis in the city, exclusive resort-inspired leisure zones to keep you in shape and unwind throughout the year.

- **Ground level retail** with 5 specialty shops
- 1,840sqm of beautifully **landscaped podium gardens** with barbeque area
- Onsite **75-place childcare centre**
- Indoor aquatic centre with **20m heated pool**, spa, sauna and outdoor sun deck
- Fully equipped **gymnasium**
- Dedicated onsite building manager
- Comprehensive security surveillance system