

# Downtown

ZETLAND



# DOWNTOWN

state of mind



Life is better downtown. A stunning collection of one-, two- and three-bedroom residences, each has been brilliantly designed to echo Zetland's cool, urban energy. Downtown's unique buildings are linked via laneways to create a bustling village, where residents can eat, drink and play – enjoying the ultimate in lifestyle convenience.

## LIVING

the Downtown life

Distinctive, fast-changing and dynamic, Zetland is unlike any other. The suburb has undergone a cultural awakening and established itself as one of Sydney's most talked-about neighbourhoods.








**T** Green Square Train Station  
(8-min walk)

Green Square Plaza  
(5-min walk)

 Green Square Library  
(8-min walk)


Gunyama Park Aquatic and Recreation Centre  
(adjoining)


 Crown Casino  
(10-min drive)

**T** Central Train Station  
(1 stop away)

East Village Shopping Centre  
(12-min walk)


 The Australian Golf Club  
(2-min drive)


 Supa Centa  
(4-min drive)


 Moore Park Golf Club  
(8-min drive)

 Sydney Boys High School  
(7-min drive)

Downtown

 University of Sydney  
(12-min drive)

 The Grounds of Alexandria  
(7-min drive)

 Sydney Airport  
(11-min drive)

The Entertainment Quarter  
(14-min drive)

UNSW  
(6-min drive)

Sydney Cricket Ground  
(9-min drive)

Centennial Parklands Sports Centre  
(8-min drive)

Bronte, Bondi, Coogee Beach  
(20-min drive)

Allianz Stadium  
(10-min drive)



# New ENERGY



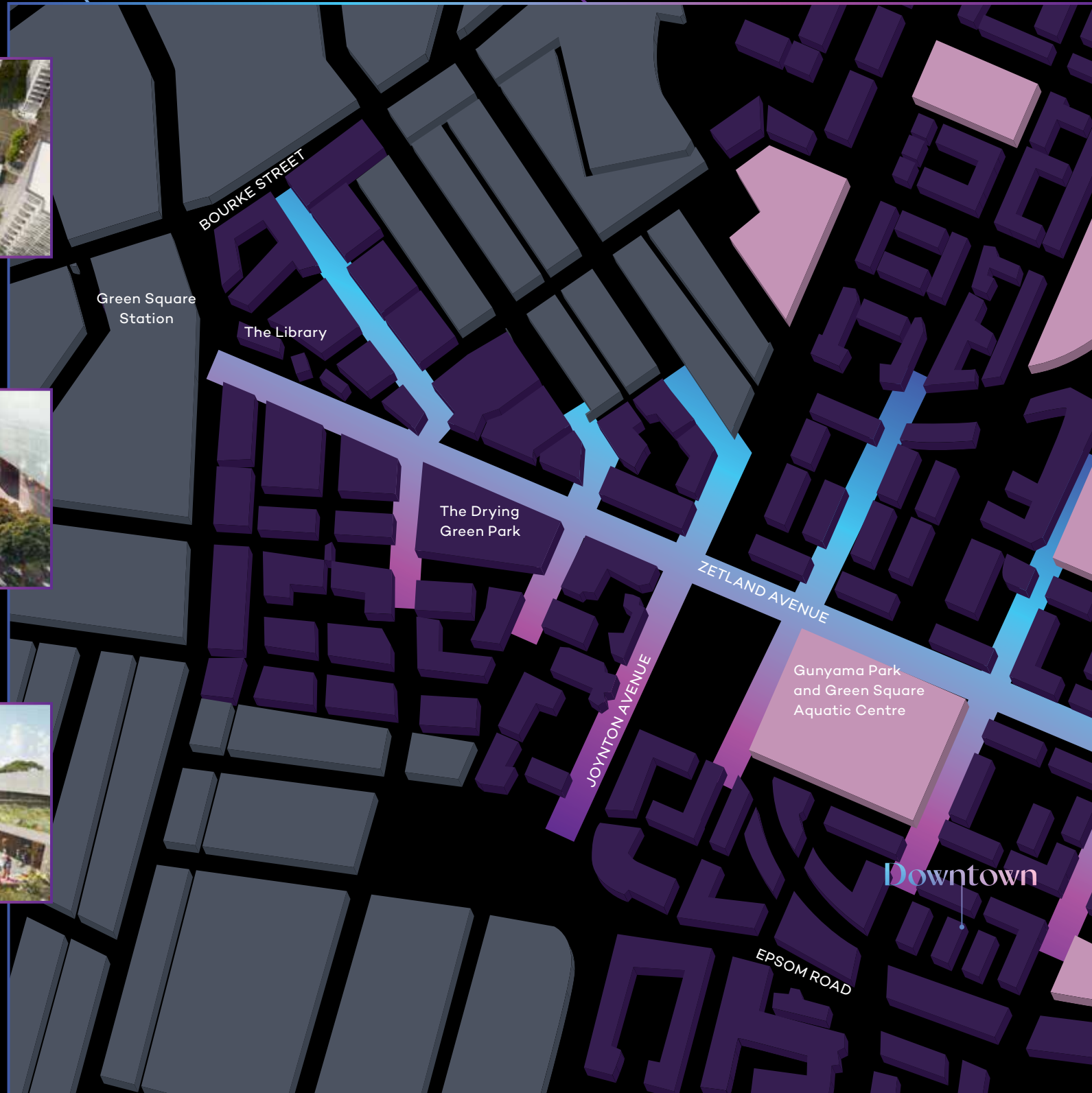
The Drying Green Park looking south east towards the Former Royal South Sydney Hospital Site.



The Library and Plaza looking east towards Zetland Avenue



Gunyama Park and Green Square Aquatic Centre looking south



Green Square's urban renewal project will see the precinct transformed into a major lifestyle and entertainment hub, replete with retail, office and state-of-the-art community facilities. A network of outdoor spaces, this vibrant village is custom made for locals.



A benchmark in  
**CONTEMPORARY**  
understated design



A collaboration between Australia's most prominent architectural firms – backed by leading developers Deicorp – Downtown showcases the highest quality craftsmanship to create contemporary, liveable spaces you'll be proud to call home.

Its terraced structure optimises light and renders each apartment a private retreat. Select residences benefit from street level access, a rarity in apartment living. From your doorstep you can walk, ride, meet and mingle, enjoying all the benefits that life in Zetland affords.







# AL FRESCO

Dining

Soak up Sydney's iconic outdoor lifestyle right from your very own home. Downtown has been beautifully curated with common outdoor spaces that seek to maximise indoor/outdoor living. From the ground floor courtyard to residences' private balconies and an idyllic communal rooftop terrace, these are spaces to kick back, relax or entertain over sunset drinks.





# DISTINCT

interiors

Inside, residences are bathed in natural light. Spacious, open-plan living areas extend to a private balcony, perfect for enjoying a morning coffee in the sun. Replete with timber flooring and high-quality finishes, these are spaces to live, work and play with the flexibility to suit every lifestyle.





# ENTERTAINER'S

kitchen

Imagined as the heart of the home, kitchens have been designed with every ingredient needed for welcoming and hosting guests. Smart yet practical layouts are made for modern living, dining or entertaining. Each detail has been thoughtfully considered, from sleek SMEG appliances to functional pantries, these are kitchens you'll want to cook in.



# REST EASY

Let your bedroom be your sanctuary. Large, king-sized bedrooms have been meticulously thought out as havens to start and end your day. Dressed in plush carpets creates a sense of cosy comfort underfoot, while oversized windows allow the morning light to flood in. Storage is taken care of by way of generous built-in or walk-in robes.





A  
**BESPOKE**  
canvas

No matter what your lifestyle, Downtown caters to your every need. A blank canvas to make your own, residents have the unique opportunity to customise their apartment, be it with a dry bar or home study.





# ENTERTAINING

made easy

Unwind, after a day at work, in your very own dry bar – perfect for entertaining friends in the comfort of your own home. This dedicated space allows you to prepare beverages for guests while enjoying the extra space for storing wine, spirits and glassware.







Bold  
**BATHROOMS**  
design

Bathrooms combine clever storage with luxury finishes. Porcelain matt floor and wall tiles create a timeless aesthetic, enhanced by a frameless shower door and mirrored face-level cabinetry.







# GATHERING

space

Award-winning Green Square Library and Plaza creates an elegant, community space to be enjoyed by all. Atop the library, the urban plaza showcases a collection of cafes, restaurants and retail with abundant landscaped spaces to gather and enjoy.

Green Square Library





## Making a **SPLASH**

Downtown is surrounded by a plethora of parks, sports centres and outdoor facilities for those wanting to get active. A short stroll from home, Gunyama Park Aquatic and Recreation Centre will offer locals a mix of indoor and outdoor pools, along with a playground, fitness circuit and sports field. Inspired by Sydney's famous ocean pools, it will offer an unmatched aquatic experience in the inner-city.





In your own  
**BACKYARD**



Green Square Station

Whether it's shopping, dining, exercise or entertainment, at Downtown a vital and eclectic lifestyle surrounds you. Pick up your morning coffee from local haunts such as Allpress or Haven Specialty Coffee. Meander streets lined with cafes, artisan stores and weekend markets, punctuated with glorious greenery and cycleways. Zetland's boulevards offer up plenty of surprise.

When the world beckons, Downtown is seamlessly linked to Sydney's business district, universities and eastern suburbs. In fact, this is one of the most well-connected suburbs in Sydney. From Green Square station the CBD and airport are less than 10 minutes away.



UNSW





Beside

# SYDNEY'S BEST



Harnessing the imagination of those wanting long-term value from their properties, Deicorp takes great care to understand the needs of our community. We place human experience at the epicentre of our designs, offering a superior lifestyle that will reward residents for generations to come.



Award winning developer



Recognised track record since 1999



8000+ apartments and counting



Homegrown developer and builder



Liveable, connected and affordable communities



Projects spanning 40 suburbs in Sydney



Bronte Beach



Make the most of Sydney's glistening beaches and picturesque parklands. A quick ride on the 348 will take you directly from Zetland to Bronte Beach where you can spend sun-drenched days by Sydney's most famous beaches. Everything you love about Sydney is just a stone's throw away.



[DOWNTOWNZETLAND.COM.AU](http://DOWNTOWNZETLAND.COM.AU)

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