



ROSINA
DEE WHY POINT







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PACIFIC PARADE

Gracing what is unquestionably Dee Why's most applauded position. These benchmark two and three-bedroom, garden, sub-penthouse and penthouse residences deliver the finest architecture and design ever seen in the prized coastal enclave of Dee Why.

163 Pacific Parade Dee Why.

DISCOVER. BEAUTY BY THE SEA.
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A modern living room with large glass windows overlooking a terrace and ocean view. The room features a light-colored rug, a round coffee table, and several armchairs. The terrace outside has a wooden fence and a wicker chair. The ocean and sky are visible through the glass.

EXPERIENCE QUALITY IN EVERY DETAIL

From the moment you arrive, the quality and generosity of these residences is striking, free flowing layouts, seamless outdoor connection to oversized terraces and state of the art technology unite in the most uplifting of ways.



BOLD ORGANIC MATERIALS

Bold organic materials create a dramatic statement in solid concrete construction, natural stone and oak floors to reflect and withstand the Australian coast.

INDULGENT INDOOR AND OUTDOOR LIVING

Experience unimpeded contemporary living.

Decadent detailing and strong design elements create inviting spaces in which to retreat, entertain and live. Elegant oak floors and luxury features help define a wonderful space in which to unwind.

Streamlined kitchens contain integrated Miele gas appliances, stylish islands and large preparation areas. Naturally sunlit interiors with living and dining areas that connect to incredible terrace spaces make it ideal for entertaining or simply relaxing.



An oasis of calm. Indulgent bedrooms, plus master suites reveal freestanding baths surrounded by luxuriously layered natural finishes and fittings. The refined coastal colour palette of timber grains, Carrara marble and pale grey ceramics create a muted canvas with subtle reflection and glamour.

A place to pamper. The bathrooms and ensuites are dressed in Italian tiled floors and brush Nickle finishes. Wash away the last of the salt and sun in these beautifully appointed private rooms.

Secure parking at basement level with lift access and intercom entry are inclusive in these inspired retreats.





SENSATIONAL BEACHSIDE SANCTUARY PROMISES FREEDOM, LUXURY AND ESCAPE

When you leave your front door, there's so much to explore, Rosina places you 150m to Dee Why Rockpool and glistening beachfront.

Few beaches offer such an inimitable combination of natural beauty, lifestyle and entertainment. The rapidly evolving town centre has exploded in recent years with thriving cafes, and the new landmark 'Lighthouse' development, with its supermarkets, trendy restaurants, cafes and bars.



SPOILT FOR CHOICE

Browse the local shops on weekends, grab a morning coffee or an afternoon drink from one of the many establishments on Dee Why's ocean front strip, or explore the melting pot of international cuisines on offer.

Recreationally, Dee Why is spoilt for choice. Stroll across the road for your morning swim or surf, take a walk along the beachfront, and enjoy spectacular scenery.

Dee Why's a draw card for its central Northern Beaches location and connectivity to major Sydney work hubs. Frequent B-line bus services take you to Chatswood, North Sydney and the CBD.

BROUGHT TO LIFE BY –

ARCHITECT

PBD Architects is a multi-disciplined design practice committed to creating buildings that meet objectives of the project brief and adhere to the highest Architectural standard.

The size and scale of projects undertaken range from 2 luxury apartments to major master planning works comprising 4,500 dwellings. PBD are always conscious and selective of the number and type of projects accepted into the practice so as to ensure the high-quality standards are maintained.

The general Ethos of PBD is a balance between quality Architecture, efficient planning and interior design which meets the specific needs of the intended target audience. Typically taking projects from inception to completion including thorough involvement at concept/feasibility level, all authority submissions, interior design, construction documentation and on-site design management services.

This integrated procurement method is undertaken with all clients, ensuring the design integrity of a project is carried through to the end product. The practice has established links to a network of repeat clients ranging from individual investors, local development companies and major international listed development corporations.

Projects; Freshwater Sans, Freshwater

DEVELOPER / BUILDER

The Dilcara story begins with two brothers, Antoine and Joe Gittany. After years of honing their trade under the watchful eye of their father, the two brothers identified a gap in the Australian building industry for unparalleled and unconventional construction. Motivated by the gap they saw in the marketplace and their goal of being the best in practice, the boys combined their finance and construction backgrounds to pursue their dream. In 2008, Dilcara was born.

Their goal was to maximise land capital on any site, believing that there is no location too complex or too difficult to develop. They pride themselves on being boundary-to-boundary and limited site specialists.

It was their opinion that many sites were being underutilised and not reaching their full potential due to common issues with an unclear solution. Since their first project in 2008 Dilcara has built every project with this underlying theme which is evident when looking at their completed works.

The Dilcara team is inspired by the idealistic lifestyles of sophistication and luxury.

Drawn to the finest of materials and most particular of finishes, their perfectionist attitudes always leave them striving for the utmost in grandeur.

Through these spirited philosophies, Dilcara projects are at the forefront of developments in NSW and are consistently breaking down barriers in the industry.

Completed projects;

Panorama - 234 Ocean Street, Narrabeen
39-41 Ocean Avenue, Newport

INDULGENT APARTMENTS AND PENTHOUSES
STYLISHLY BLEND INDOOR AND OUTDOOR LIVING
TO MAXIMISE THE SPECTACULAR COASTAL SETTING.

Limited opportunity to buy off the plan for completion mid 2021





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