

A U R A

BY AQUALAND

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S I M P L Y

B R E A T H T A K I N G

Bask in the vibrant magic of the North Shore from an iconic new address. A symphony of urban convenience, leafy surrounds and bustling village life, AURA by Aqualand is a stylish, sophisticated expression of modern harbourside living. With panoramic vistas to the city's most beloved landmarks – the Sydney Harbour Bridge, Luna Park, the Sydney Opera House – capturing the sights, tastes and energy that form the beating heart of this city.

This address is more than just a new chapter marking the promise and poetry of the North Shore's bright future. This is a new standard of luxury living in Australia. AURA is a work of art meticulously built to be lived in and a bold statement in design, functionality and beauty bound intimately to its natural setting.

A stunning new addition to the Sydney skyline, and a symbol of North Sydney's dynamic, sophisticated future, AURA by Aqualand is that rare opportunity to live in one of the most exciting and remarkable residences to grace the city.

Welcome to a new era for North Sydney, welcome to AURA by Aqualand.



AQUALAND'S VISION

AURA by Aqualand is a bold vision, from a property group that has been the driving force behind some of the country's most inspired and celebrated developments. As a remarkable instalment into Sydney's sparkling skyline, Aqualand paints their next masterpiece – bringing together visionaries in their fields to forge an address that is as beautiful as it is iconic.

With this project, Aqualand pen their own chapter in the story of landmark Australian buildings, creating something inspired for generations to come, fostering a community's future and carving a dramatic new identity for North Sydney.

These beautiful homes balance form and function, emphasising stylish design without compromising on liveability. Each home is a work of art in its own way, unique in proportions and outlook, offering space to breathe, entertain, work and relax.

From the front door of your home to the sophisticated shared amenities, and the exciting dining precinct artfully curated by Etymon Projects, AURA by Aqualand represents a blank canvas for a vibrant style of living.

Etymon Projects is the celebrated hospitality and services business of Aqualand. AURA will introduce a service and lifestyle offering that is central to the heart of this development, as well as an important part of the future of North Sydney.

Across a beautiful multi-level hospitality precinct, Etymon Projects has collaborated with designers to craft an artfully curated selection of venues. Conceived with the view to enhance and enrich the lives of residents living above the new culinary scene, this new neighbourhood destination is also a beacon for visitors and residents of the broader metropolitan area, a place to gather and enjoy the finer delights.

The standard of service that Etymon Projects prides itself on goes beyond just the thriving culinary precinct, but is woven into the fabric of everyday life at AURA.

Etymon Concierge is accessible by all residents and exists to enrich the lives of those lucky enough to call this beautiful destination their home. Whether that means catering to the practicalities of modern life by looking after deliveries, managing visitors or helping with information about the area, a personalised and polished service is central to the beauty, convenience and vibrancy of life at AURA.

ETYMON
PROJECTS *Concierge* **ETYMON**



STUNNING VIEWS

Behold the view from AURA as the fireworks of colour seem to explode in all directions. To the South and East lies the shimmer of diamonds on the Harbour and ocean. The white sails of the Sydney Opera House and the soft warm tones of sandstone sit harmoniously against the muted charcoal of the Sydney Harbour Bridge. To the North and West, the heartland of this city, big splashes of lush green erupt from every corner. The panoramic stretches of suburbia light up the evening with an orange sunset falling beyond the western edge of Sydney.

A marriage of beautiful design and blissful functionality, this development is a stunning expression of liveable art. By tapping into the talent of visionaries like the leading luxury developer Aqualand, and Australia's premier architectural firm Woods Bagot, this project is an epic alliance of Australian excellence.

This building, from the panoramic vistas through to the wide public spaces, its green spine and the meticulously designed oversized residences themselves, is most certainly a work of art. AURA captures living at its most sublime and decadent, spinning a seductive lifestyle that inevitably transfixes those lucky residents who call it home.



A NEW ERA FOR NORTH SYDNEY

North Sydney is on the precipice of something remarkable and AURA will be at the heart of it all. Blessed by geography and hugging the Harbour and Sydney's heartland precincts, exciting new plans are afoot to usher in a new generation of homeowners, businesses and visitors.

Government and commercial investment is unfolding with 19 key projects in the area representing an addition of more than 17,000m² of new parks and plazas. As thousands of new residents and workers arrive in North Sydney, with an evolving landscape of premium working spaces and homes, these visionary new public spaces reveal a dynamic cosmopolitan lifestyle woven into lush greenery and sun-lit corridors.

The massive investment in green spaces, entertainment precincts and the closing of Miller Street to cars, are part of decade-long plans that are destined to transform North Sydney and take its residents to inspiring new places.

With access to freeways in every direction, the new Sydney Metro Victoria Cross station adjacent to AURA adds another transportation option to the flurry of trains, buses, ferries, pedestrian and cycling paths at your doorstep.



A short walk from AURA uncovers a treasure hunt of visual delights. Through secret gardens, wide open green spaces and the undulating sandstone curves of the Harbour, the magic of North Sydney is revealed through unexpected parks and walks, all offering a different outlook on our greatest treasure. From AURA, a life of beauty and poetry is waiting to be uncovered in every direction, a new adventure for every day.

Stroll past the nostalgic glamour of Luna Park, jump on a train over the Sydney Harbour Bridge, ferry yourself over to Circular Quay, past the Prime Minister’s Kirribilli House, the Sydney Opera House and the Royal Botanic Gardens. A world of culture, colour and design, both man-made and heaven sent, is at your front door just waiting to be stumbled upon.

N A T U R A L B E A U T Y



The closure of Miller Street, between Berry Street and the Pacific Highway, gives room for an epic 7,450m² public plaza outside the Victoria Cross Metro Station, and a new smaller plaza outside the iconic Post Office. These locations provide another intimate setting for public enjoyment.

Plans for the Warringah Land Bridge connect North Sydney with the other side of the freeway, while the conversion of the tramway viaduct will create a large active recreation space and an upgrade to Primrose Park. This includes four new tennis courts, a BBQ area and a children’s playground, providing locals with sprawling spaces to stretch their legs.

New laneways running between buildings and spaces create hidden pockets of North Sydney to get lost in, sprouting vibrant new cafes, bars and walking trails that add exciting chapters in the evolving cultural ecosystem of the area.

Sydney has always had a vibrant dining culture bubbling at its core, beloved by top chefs, foodies and oenophiles. Something about sunshine, water and wide open spaces incites a taste for delicious things in good company. Every day new venues open, reflecting the shifting tastes and influences of our food-obsessed, multicultural city, varying from white tablecloth institutions to eclectic pop ups, old-world bars and laid-back casual eateries.

In North Sydney, a place that was a little forgotten by connoisseurs, the ingredients for Australia's next great culinary heartland have already been laid out. With the Government investment in large public spaces, the community is eager to discover new experiences and their next best meal. A blossoming food scene is coming to life.

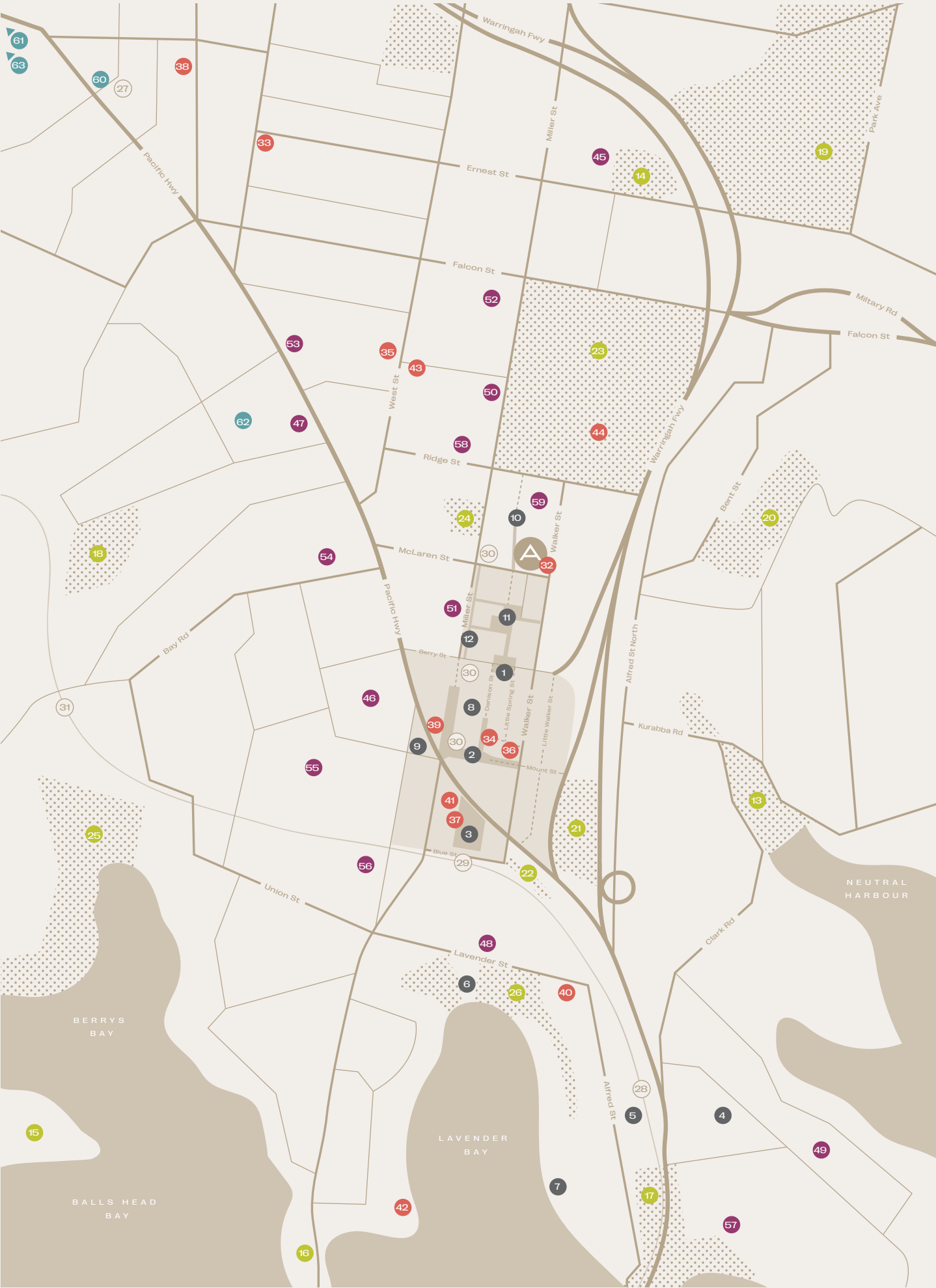
W I N E



D I N E

The ambition of AURA is not only to create beautiful homes in a beautiful building, but to foster a unique culture and a cosmopolitan lifestyle full of delicious flavours, enticing aromas and passionate people.

The businesses and retailers that are destined to be part of the AURA story are carefully curated and conceived to complement a dynamic and vibrant lifestyle. They form an integral part of Aqualand and communicate a burning desire to do more than just build homes, but to establish a community, something that will last. The mix of venues at AURA include a providore, a bakery / café / wine bar, an all-day diner and a contemporary Japanese eatery – collectively they are designed to be a beacon for visitors and a playground for residents.



| Landmarks | |
|-----------|--|
| 1 | Berry Square 400m |
| 2 | Brett Whitely Plaza 600m |
| 3 | Greenwood Plaza 700m |
| 4 | Kirribilli 2.2km |
| 5 | Kirribilli Markets 1.4km |
| 6 | Lavender Bay 1.3km |
| 7 | Luna Park 1.6km |
| 8 | North Sydney CBD 300m |
| 9 | North Sydney Post Office & Proposed Post Office Square 700m |
| 10 | Proposed Link to St Leonards Park 50m |
| 11 | Proposed Ward Street Precinct 100m |
| 12 | Proposed Miller Place 600m |
| Parks | |
| 13 | Anderson Park 1.1km |
| 14 | ANZAC Park 1.2km |
| 15 | Balls Head Reserve 2.6km |
| 16 | Blues Point Reserve 1.9km |
| 17 | Bradfield Park 1.6km |
| 18 | Brennan Park 1.3km |
| 19 | Cammeray Park 1.5km |
| 20 | Forsyth Park 1.1km |
| 21 | Proposed Warrigah Land Bridge Park 700m |
| 22 | Proposed Tramway Park 900m |
| 23 | St Leonards Park 190m |
| 24 | Ted Mack Civil Park 350m |
| 25 | Waverton Park 1.9km |
| 26 | Wendy Whiteley's Secret Garden 1.2km |

| Transport | |
|-----------|---|
| 27 | Crows Nest Metro Station 1.6km |
| 28 | Milsons Point Station 1.4km |
| 29 | North Sydney Station 850m |
| 30 | Victoria Cross Metro Station 180m, 400m & 650m |
| 31 | Waverton Station 1.4km |
| Dining | |
| 32 | Aura Dining Precinct Below |
| 33 | Annata 1.6km |
| 34 | BarLume 350m |
| 35 | Eighty Ate 850m |
| 36 | Glorietta 450m |
| 37 | Hunter Gatherer 750m |
| 38 | Le Bouchon 1.7km |
| 39 | Lobby Boy 550m |
| 40 | Loulou Bistro, Boulangerie & Traiteur 1.2km |
| 41 | Rengaya 750m |
| 42 | Sails on Lavender Bay 1.9km |
| 43 | Sotto on West 850m |
| 44 | The Greens 350m |

| Schools | |
|---------|---|
| 45 | ANZAC Park Public School 1.2km |
| 46 | Australian Catholic University, North Sydney Campus 800m |
| 47 | Cammeraygal High School 800m |
| 48 | Cammeragal Montessori Preschool 700m |
| 49 | Loreto Kirribilli 1.9km |
| 50 | Marist Catholic College North Shore 500m |
| 51 | Monte Sant' Angelo Mercy College 350m |
| 52 | North Sydney Boys High School 800m |
| 53 | North Sydney Girls High School 950m |
| 54 | North Sydney Public School 650m |
| 55 | Shore Preparatory School 1km |
| 56 | Shore School 1km |
| 57 | St Aloysius' College 1.9km |
| 58 | St Mary's Catholic Primary School 500m |
| 59 | Wenona School 120m |

| Hospitals | |
|-----------|-------------------------------------|
| 60 | Crows Nest Day Hospital 1.6km |
| 61 | North Shore Private Hospital 3km |
| 62 | Mater Hospital 1.1km |
| 63 | Royal North Shore Hospital 2.7km |

- Key**
- 168 Walker Street
 - Stations
 - Parks
 - North Sydney Strategic Planning Proposed Precincts
 - Shared-zone



A sparkling expression of beauty, capturing elements of light, texture and sculptural form, the lobby space is a poetic transition from the outside world to upstairs, intimately connecting the development to its setting and the residences above in a rich, seamless narrative.

Artistic and yet homely, wait for a visitor in this artful corner, linger for a chat with the concierge on your way out the door, or stop for a moment to breathe it all in, bathing in this sensory ode to Sydney, and Sydney living.



PURE LUXURY

“OUR AMBITION IS TO ALWAYS CREATE SOMETHING THAT
BALANCED FORM AND FUNCTION. WE WANTED SOMETHING
IMMENSELY BEAUTIFUL, INTERIOR DESIGN THAT COULD LIVE
UP TO THE STUNNING VIEWS FROM EACH RESIDENCE, A WORK
OF ART, FUNCTIONAL AND COMPLEMENTARY TO A REALLY
VIBRANT SYDNEY LIFESTYLE.”

ALEX ADAMS
HEAD OF SALES AND MARKETING, AQUALAND



LIGHT SCHEME

Inspiring fresh tones anchored by textured materials.
Evoke elegance through considered application
celebrating lightness and purity.

TIMBER FLOORING

Cloudy French oak timber floorboards finished in a matte lacquer,
applied in a chevron pattern

JOINERY

French oak timber veneer finished in a matte lacquer

JOINERY & ENTRY DOOR HANDLES

Weathered brass

STONE

Honed Calacatta gold slab stone

MOSAIC TILES

Blanco luminescent glass mosaic tiles for main ensuite splashback

FLUTED GLASS

Clear fluted glass for shower screens and doors

CARPET

Salt saxony broadloom carpet for bedrooms

BATHROOM FIXTURES & FITTINGS

Brushed nickel metal finish



MID SCHEME

A marriage of luxury and warmth. Exquisite full tones enhancing experience through inherent complexity and unified intensity.

TIMBER FLOORING

Ash French oak timber floorboards finished in a matte lacquer, applied in a chevron pattern

JOINERY

Ash French oak timber veneer finished in a matte lacquer

JOINERY & ENTRY DOOR HANDLES

Weathered brass

STONE

Honed Calacatta gold slab stone

MOSAIC TILES

Blanco luminescent glass mosaic tiles for main ensuite splashback

FLUTED GLASS

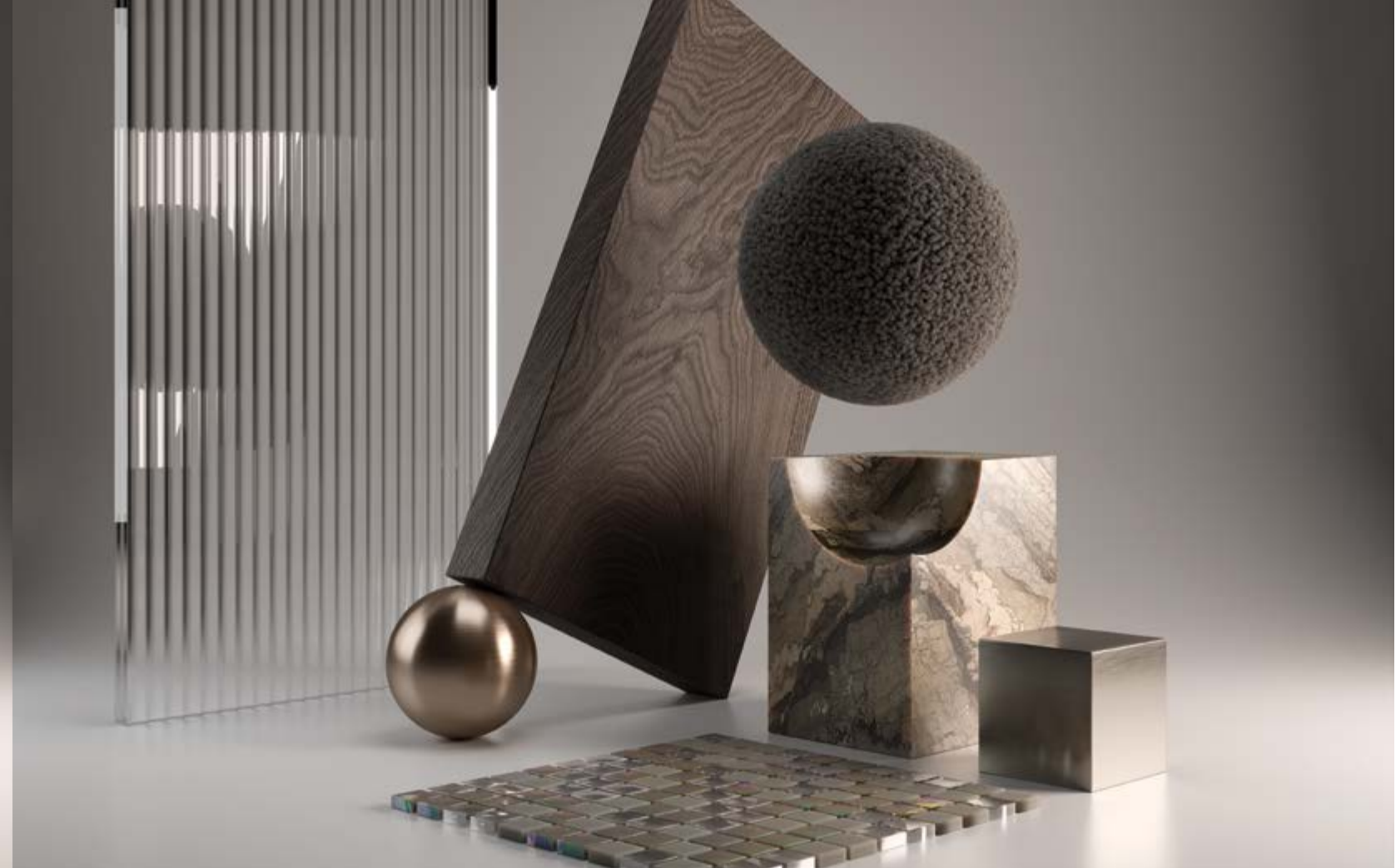
Clear fluted glass for shower screens and doors

CARPET

Dust saxony broadloom carpet for bedrooms

BATHROOM FIXTURES & FITTINGS

Brushed nickel metal finish



DARK SCHEME

Opulence meets contemporary. A rich palette of textural oak and deep marble conjures sophistication and unprecedented luxury.

TIMBER FLOORING

Smoked European oak timber floorboards finished in a matte lacquer, applied in a chevron pattern

JOINERY

Smoked European oak timber veneer finished in a matte lacquer

JOINERY & ENTRY DOOR HANDLES

Weathered brass

STONE

Honed Cypolos grey marble slab stone

MOSAIC TILES

Desert luminescent glass mosaic tiles for main ensuite splashback

FLUTED GLASS

Clear fluted glass for shower screens and doors

CARPET

Elephant saxony broadloom carpet for bedrooms

BATHROOM FIXTURES & FITTINGS

Brushed gunmetal metal finish









“THE DEVELOPMENT OF AURA STARTED FROM TAPPING INTO THE IDEA OF WHAT LUXURY MEANS IN A CONTEMPORARY SETTING, AND IN THE CONTEXT OF SYDNEY. TO US, LUXURY IS ABOUT QUALITY AND REFINEMENT. IT’S A MINIMAL PALETTE WITH QUALITY MATERIALS, FULL OF DETAIL, ELEGANCE, AND CRAFTED BY THE BEST IN THE INDUSTRY.”

ANDREW COOPER
DEVELOPMENT DIRECTOR, AQUALAND











“WE ALWAYS ASK OURSELVES HOW WE CAN PROVIDE A BETTER LIVING ENVIRONMENT IN SYDNEY. THAT’S THE PURPOSE OF THIS TEAM. WE CHALLENGE OURSELVES AT EVERY STEP. WE WANT TO PROVIDE BETTER QUALITY AND MORE INNOVATIVE DESIGN THAN ANYTHING ELSE ON OFFER.”

TOM CATALOVSKI
HEAD OF DELIVERY AND CONSTRUCTION, AQUALAND



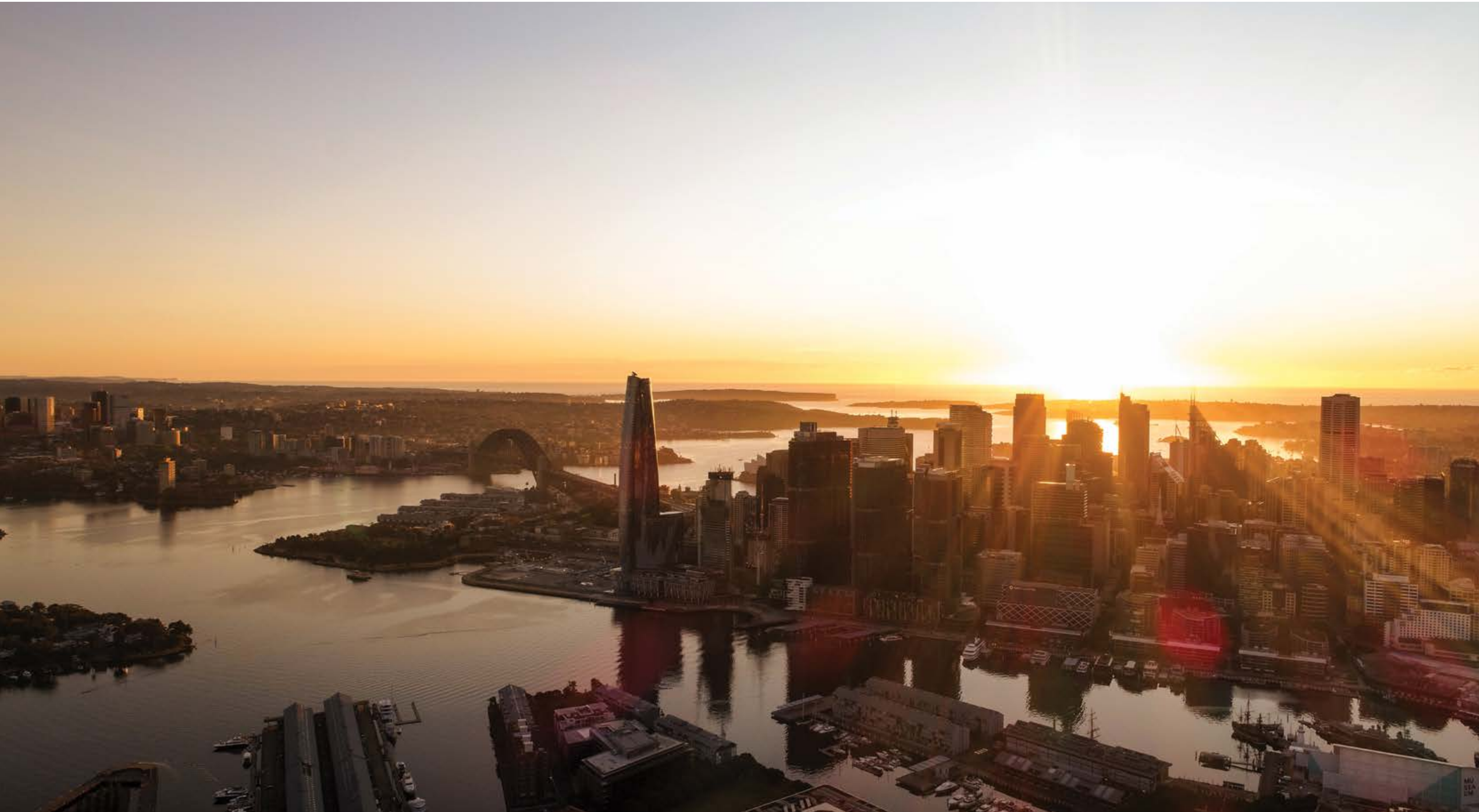




Aqualand is a leading award-winning Australian property, hospitality and investment company passionate about creating dynamic communities and proud legacies for future generations.

At the heart of Aqualand is property development, and since 2014 their extensive portfolio of mixed-use and iconic projects has spanned across the Sydney CBD and its surrounds.

From prime foreshore residences that boast iconic views across Sydney Harbour to strategic urban regenerations in booming Sydney suburbs, Aqualand's thoughtfully designed developments are a representation of its commitment to quality, community and innovation.



VIP ACCESS



AQ CLUB

Excellence in customer service and satisfaction form the backbone of the Aqualand DNA. As a property company, they take great pride in surpassing expectations at every turn.

The AQ CLUB is Aqualand's client appreciation and loyalty program, offering home buyers access to member benefits that go far beyond the purchase of a beautiful residence. Benefits include access to VIP arts, cultural and sporting events, private brand-led offers from fashion and furniture houses, VIP preference and discounts on future property releases, and access to an in-house customer service team. An exclusive community of your neighbours and peers, AQ Club members continue to enjoy the premium service of Australia's leading luxury property company for years to come.

DESIGN PARTNERS

Aqualand is proud to be working with Design Partners Poliform and Space Furniture, two international brands who share our vision for design and quality craftsmanship that is both beautiful and lasting. Poliform is one of Italy's favourite furniture brands, known to embrace a philosophy that values elegance and relaxed sophistication, and Space, who, over the past two decades, has established a reputation as South East Asia's leading retailer of contemporary design with an extraordinary collection of the world's best design.

Poliform SPACE



VIP ACCESS

AURA

BY AQUALAND

168 WALKER STREET, NORTH SYDNEY

Disclaimer: The fixtures, fittings, inclusions and materials shown in this brochure are indicative only and may change. These items will be described in the contract for sale for each individual apartment and will differ depending on the apartment purchased. The vendor may make changes to the design, fixtures, fittings, inclusions and materials, layout and specifications of the building and apartments. Images showing the exterior and interior of the building, foyer, apartment interiors and views are computer-generated prior to construction, are indicative only and may not look the same when constructed compared to the computer-generated images. Views differ between apartments depending on level and orientation and the vendor does not represent that views will not be obstructed by future development in the area. Furniture, plantings and styling are for decorative purposes and are not included. The information in this brochure is not a representation by Aqualand that the building and apartments will be constructed as shown. Purchasers must obtain their own independent legal advice and refer to the relevant sale contract for details of the apartment being purchased specifically, and the project generally.

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