

# BAIA

R E S I D E N C E S







THE HISTORY OF THE SITE IS EVOKED THROUGH A BALANCED COMPOSITION OF MODERN YET TIMELESS MATERIALS THAT WILL AGE GRACEFULLY.

Building on the natural character and heritage of the area, Plus Architecture drew inspiration from the indigenous design principles of water, representing the design language of the podium, crafted from a tactile, earthy materiality expressing water-eroded Hawkesbury sandstone; ground, representing the landscaping; and sky, representing the towers.



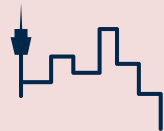
MERITON

QUALITY APARTMENTS  
BUILT FOR A LIFETIME



WHY BUYING A MERITON APARTMENT SHOULD BE YOUR ONLY CHOICE

- ~ Meriton is a 4.5 Gold Star iCIRT rated developer. The independent construction industry rating tool assesses developers on ability and trustworthiness
- ~ Over 60 years of history under the same name and founder, specialising in building residential communities in only the best locations
- ~ 100% construction completion record on every project
- ~ Our developments are DA approved with construction well underway prior to marketing
- ~ Each development is an evolution in exquisite quality and design, driven by an understanding of future standards and the way people want to live
- ~ Our in-house architects and engineers work alongside the best firms in the country to deliver our purchasers a bespoke product
- ~ Dedicated on-site building management teams routinely inspect grounds, facilities and conduct all maintenance on behalf of owners. This ensures every development is maintained to the highest of standards well after it has been completed
- ~ We provide a tenant guarantee on settlement for every investor and have a vested interest in providing the best rental returns. We also manage your investment and offer Australia's most competitive management rate of 4% +gst
- ~ Meriton Property Finance is also offered exclusively to new Meriton purchasers, ensuring more people can purchase their dream apartment



Over 78,000 apartments built by Meriton cross Sydney, Melbourne, Canberra, Brisbane and the Gold Coast



100% construction completion on every project



Over \$3 billion in apartments sales over 3 years



Over 10,000+ rental apartments and 6,000+ hotel suites owned, managed and operated by Meriton



Over 60 years of history





# LIFE ON THE BAY

A magical **peninsula setting**, show-stopping, **never to be built out views** and luxurious contemporary design combine to present prestigious bayside living at its finest. Located in the rapidly transforming precinct of Rhodes East, **BAIA** embraces its desirable address surrounded by idyllic waterways.

Two elegant towers rising **10 and 27 storeys**, securing residents intimate **never-to-be-built-out panoramas** over Brays Bay to the Sydney CBD, creating a breathtaking backdrop to your daily life.

Positioned across from the scenic shores of Brays Bay, these premium oversized residences fuse inspiring architecture with elegant finishes.

**World-class amenities** deliver an all-encompassing resort-style experience, including beautifully landscaped gardens, an outdoor pool, ground floor retail, dining and onsite childcare to make family living effortless.

**BAIA** enjoys all of life's pleasures and necessities within easy reach. It's a mere **2-minute walk to Rhodes train and bus station**, connecting you to the Sydney CBD and Sydney Olympic Park with ease, while Rhodes Waterside Shopping Centre is just an 8-minute stroll from your door.

Welcome to your glorious new life on the bay.



# ARCHITECTURE INSPIRED BY ITS SURROUNDINGS



JOINED BY A LUSHLY LANDSCAPED  
560SQM PODIUM, BAIÁ'S 10 AND  
27 LEVEL BUILDINGS HAVE BEEN  
INTELLIGENTLY DESIGNED TO MAXIMISE  
SPECTACULAR WATER VIEWS.

- ~ Spacious 1, 1+MPR, 2, 2+MPR, 3 and 4 bedroom residences
- ~ Premier corner positions, maximising views, natural light and privacy
- ~ Floor to ceiling glass in all rooms providing superior thermal and sound protection for privacy, comfort and energy efficiency
- ~ Seamless level access out to generous entertaining balconies with curved balustrades
- ~ Many apartments boast a multi-purpose room, complete with an operable window, A/C, and built-in robe providing the perfect space to work from home or additional bedroom
- ~ Apartments are designed with an effective natural ventilation system, ensuring fresh air circulation even with windows closed
- ~ Direct lift access to secure underground parking with separate lock-up storage
- ~ Impressive double-height lobby heralds a grand arrival for you and your guests
- ~ All car spaces are designed to be fitted with an EV charger at an affordable cost, future-proofing your investment







# WORLD CLASS PANORAMAS

NEVER-TO-BE-BUILT-OUT VIEWS  
OVER THE BAY TO THE SYDNEY CBD.  
GAZING ACROSS THE LUSH GREEN  
EXPANSE OF MCLLWAIN PARK AND THE  
SURROUNDING WATERSIDE PARKLANDS.

North-facing residences enjoy views across the water  
to Meadowbank while west-facing residences take  
in views towards the Blue Mountains, creating an  
outlook that's dazzling both day and night.





## BEAUTIFUL BAYSIDE LIVING

Indulge your love of entertaining in BAIA's expansive glass-embraced living areas, flowing seamlessly to generous balconies where you can soak up the view over your morning coffee. Impeccable finishes combine with an elegant palette of classic neutral tones to create ambient spaces of light and luxury where you'll love to gather friends and family.

- ~ Generously designed layouts make furniture placement effortless
- ~ Designer tiling throughout all living areas
- ~ Abundant storage spaces include well-appointed pantries and closets
- ~ Each laundry is equipped with an 8-star energy-rated dryer and a front load washing machine
- ~ Block-out roller blinds in all rooms providing complete privacy and light control

- ~ Integrated reverse-cycle air-conditioning with individual controls in all rooms
- ~ Sustainable features such as LED downlights and water saving fixtures
- ~ Provision for super-fast broadband and pay TV with fibre optic cabling to all rooms
- ~ Comprehensive security including video intercom and CCTV cameras









## EXQUISITELY CRAFTED KITCHENS

SOPHISTICATED GOURMET KITCHENS  
SHOWCASE ELEGANT DESIGN AND  
STATE-OF-THE-ART FUNCTIONALITY.  
MANY ENJOY CBD VIEWS, FURTHER  
ENHANCING THESE IMPECCABLY  
CRAFTED SPACES.

- ~ Premium BOSCH appliances including an integrated oven with black glass door, gas cooktop, undermount rangehood, integrated dishwasher and microwave, all backed by a 5-year warranty
- ~ Stainless steel fridge and waterline connection provided
- ~ Bespoke full-height cabinetry with soft-closing drawers
- ~ Island benches with additional storage
- ~ Cosentino Dekton stone benchtops
- ~ Large undermount sink with brushed nickel or brushed brass tapware
- ~ Elegant feature pendant light over the island bench





# SOPHISTICATED BATHROOMS

BATHROOMS ARE A DISPLAY  
OF FINE CRAFTSMANSHIP AND  
PREMIUM MATERIALS AND FINISHES.  
ACHIEVING SPACES THAT ARE BOTH  
STYLISH AND FUNCTIONAL.

- ~ Bespoke wall-mounted cabinetry
- ~ Wall-mounted floating toilet suites with concealed cistern
- ~ Ambient LED lighting
- ~ Freestanding baths in most ensuites
- ~ Frameless glass shower screens
- ~ Brushed nickel or brushed brass tapware and accessories





## BAYSIDE BEDROOM BLISS

WAKE TO SUNRISES OVER THE BAY FROM THE COMFORT OF YOUR BEDROOM. FEATURING GENEROUS BUILT-IN WARDROBES, THESE AMBIENT SPACES ARE AS CHIC AS THEY ARE COMFORTABLE, EXUDING A FEELING OF SANCTUARY AND ESCAPE.





LEVEL 5 OUTDOOR POOL







LEVEL 11 ROOFTOP TERRACE

## INDULGE IN RESORT LUXURY

START YOUR DAY IN THE BREATHTAKING OUTDOOR POOL BOASTING HARBOUR VIEWS AS THE MORNING COMES ALIVE OR INVITE FRIENDS FOR A BARBEQUE UNDER THE SHADE OF A DINING PAVILION AS YOU GAZE OVER THE WATER.

- ~ 20m outdoor pool & spa on level 5 with views over the harbour to the CBD
- ~ Beautifully landscaped resident only gardens on level 1
- ~ Level 5 outdoor dining & barbecue pavilion and community garden
- ~ Level 11 rooftop terrace with spectacular views
- ~ Indoor state-of-the-art gym & sauna

- ~ Onsite childcare centre and potential medicare centre
- ~ Dedicated on-site building management to manage/ lease properties, inspect grounds/facilities and conduct all maintenance
- ~ My Parcel locker systems so residents can fulfil their online shopping need





LEVEL 1 PODIUM GARDEN & CHILDCARE CENTRE







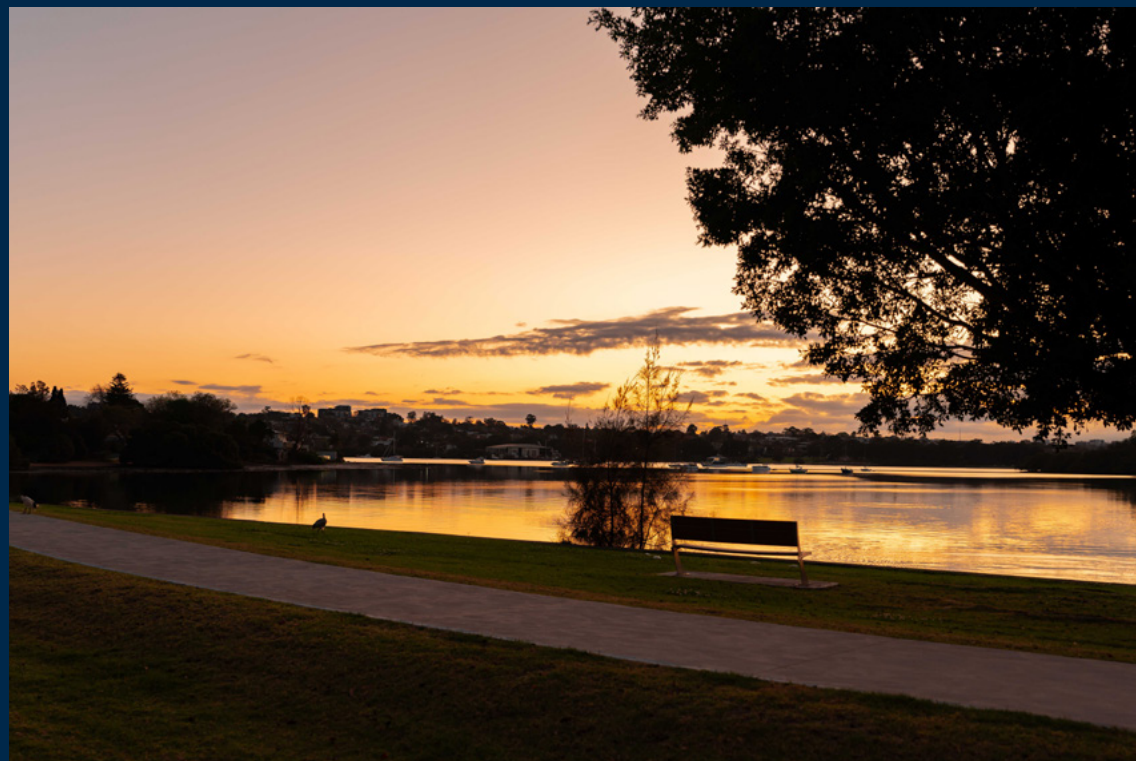
THE HEART  
OF SYDNEY



BAIA ENJOYS A WONDERFULLY CENTRAL,  
CONVENIENT SETTING WITH EASY  
ACCESS TO MAJOR MOTORWAYS TAKING  
YOU TO ALL REACHES OF SYDNEY.

A choice of transport options keeps you effortlessly connected, with Rhodes Train & Bus Station just a 2 minute walk away, which provides services to the city in just 15 minutes and Meadowbank Ferry Wharf close by for a scenic trip to the city.

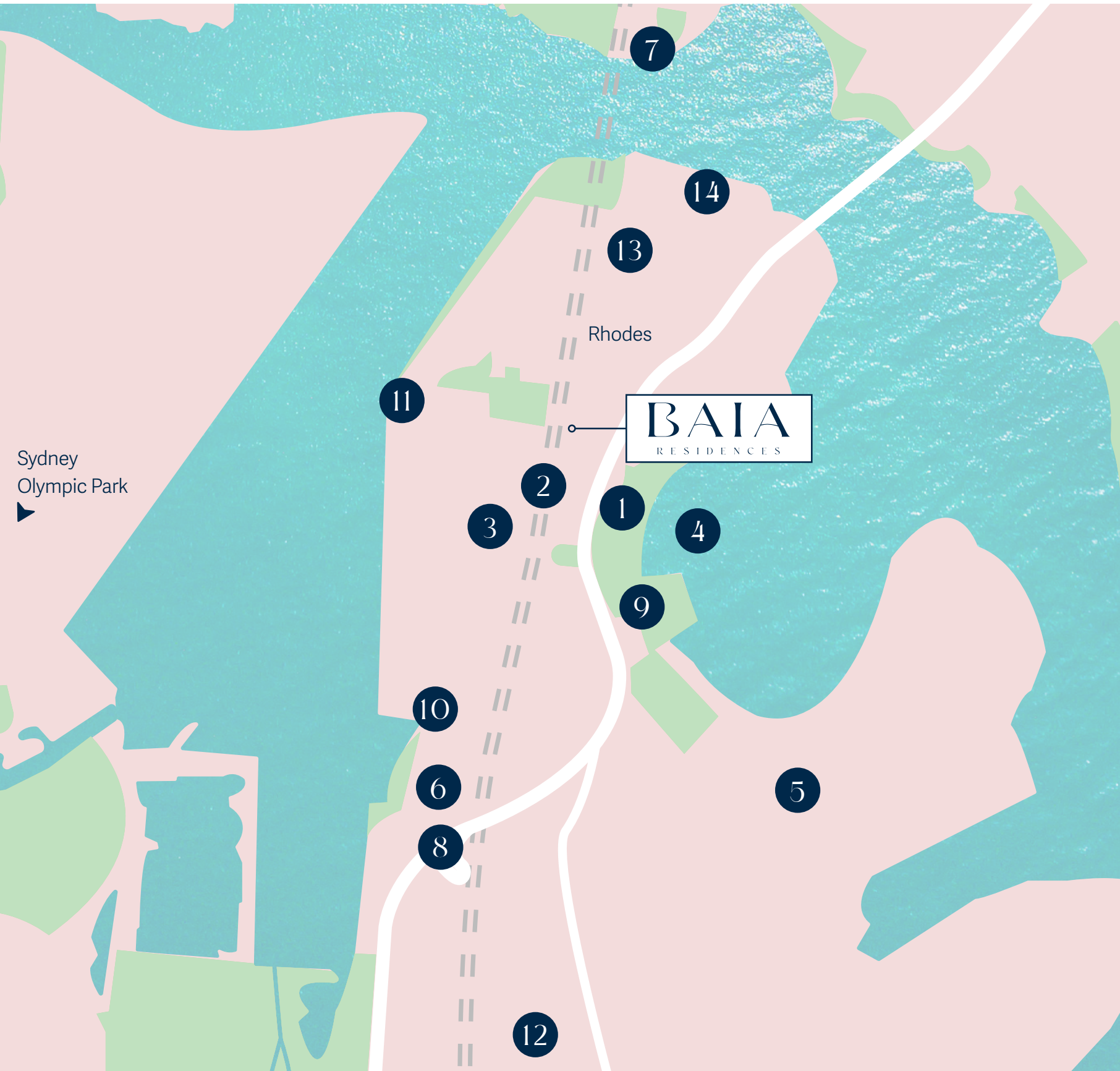




# URBAN LIFE MEETS HARBOURSIDE SERENITY

Discover the newly created beachfront and rockpools at Mcllwaine Park across the road, followed by lunch on the bay at Oliveto restaurant. Wonderful opportunities for recreation and entertainment can also be found at the sporting arenas and event spaces of Sydney Olympic Park.

Experience a thriving dining and retail scene, with Rhodes Central and Rhodes Waterside Shopping Centre just a stroll from your door and Top Ryde Shopping Centre close by. Major hubs of commerce create plenty of diverse employment opportunities, including Rhodes Corporate Park, Macquarie Park and Parramatta, while all your healthcare needs can be taken care of at nearby Concord Hospital.



1. MCLLWAIN PARK
2. RHODES TRAIN & BUS STATION
3. RHODES CENTRAL SHOPPING CENTRE
4. BRAYS BAY
5. CONCORD HOSPITAL
6. RHODES WATERSIDE SHOPPING CENTRE
7. MEADOWBANK WHARF
8. IKEA

9. OLIVETO RESTAURANT
10. AUVERS CAFE
11. BARE WITNESS CAFE
12. CONCORD WEST PUBLIC SCHOOL
13. PLANNED RHODES EAST SCHOOL
14. PLANNED LEEDS ST MIXED-USE PRECINCT



# INVESTMENT

CATERING TO A DIVERSITY OF LIFESTYLES, BAIA IS BOTH A WONDERFUL PLACE TO CALL HOME AND AN ASTUTE INVESTMENT OPPORTUNITY



**SURROUNDED BY**

Walking and cycling paths to keep you active



**ACROSS THE ROAD**

From McIlwaine Park (the \$8.7 million upgrade includes a new beach area, discovery rockpools, barbeques and picnic pavilions)



**2-MIN WALK**

Rhodes Train & Bus Station with services to the Sydney CBD every 15 minutes



**2-MIN WALK**

Rhodes Central for shopping, dining and Woolworths supermarket



**5-MIN BIKE RIDE**

Meadowbank Ferry Wharf



**8-MIN WALK**

Rhodes Waterside Shopping Centre



**8-MIN WALK**

Rhodes Corporate Park



**8-MIN WALK**

To the planned \$200 million Leeds St mixed-use precinct



**6-MIN DRIVE**

To Concord Hospital (the site has undergone a \$32 million redevelopment)



**7-MIN DRIVE**

Macquarie Park



**10-MIN BUS RIDE**

Sydney Olympic Park



**15-MIN DRIVE**

Sydney CBD



# EDUCATION

HIGHLY REGARDED PRIVATE AND PUBLIC SCHOOLS ENSURE QUALITY EDUCATION FOR YOUR FAMILY WITH A NUMBER OF HIGH RANKING PRIMARY AND SECONDARY SCHOOLS NEARBY.

The planned \$37 million Rhodes East Primary School	550m
Concord West Public School - ranked 2nd in NAPLAN 2023	1.3Km
Northcross Christian School, Ryde	4.6Km
St Therese's Catholic Primary School	4.6Km
Meridian School, Strathfield	5.2Km
Santa Sabina College, Strathfield	5.6Km
St Patricks College, Strathfield	6.4Km
MLC School, Burwood	7.2Km
Macquarie University	7.8Km





# SUSTAINABLE LIVING



Baia has been designed to optimise connectivity and pedestrian links, allowing easy access to nearby amenities and multiple transport options including Rhodes train station



Meriton is a leader in sustainable living providing cheaper energy through Meriton Energy, combined with individual water meters and water saving fittings, ensuring maximum savings



High-performance double glazed window systems designed to achieve exceptionally high thermal performance and reduce reliance on mechanical heating and cooling



New generation "heat pump condensing" 8-star energy-rated dryers and front load washing machines are provided to reduce energy consumption and minimize moisture penetration into apartments



All residential car spaces are designed to be fitted with an EV charger at an affordable cost, future proofing your investment



Bicycle parking allows residents to have a healthy and cost-effective transportation alternative



Find out more about Baia's energy efficient design



# BAIA

R E S I D E N C E S



☎ 1300 674 845  
MERITON.COM.AU/BAIA

Disclaimer: The publication is intended as a general introduction to Baia Residences 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 interiors 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 Constructions Services (NSW) Pty Limited ACN 152 212 809.