



Riva

O N G E O R G E



BE IN THE  
CENTRE



As founder and managing director of Meriton Group of companies, Harry Triguboff A.O. has overseen the construction of over 75,000 residential dwellings, and has won numerous awards for his contributions to the Australian property industry.

Harry Triguboff was born in Dalian, China on 3 March 1933. He spent his early childhood in the Russian community of Tianjin South of Beijing.

He came to Australia in 1948 and was educated at Scots College in Sydney, before attending Leeds University in England. He graduated with a degree in textile engineering and began his working life in textile businesses in Israel and South Africa, returning to Australia in 1960.

Harry Triguboff became an Australian citizen in 1961. He drove a taxi and owned a milk run before building his first block of apartments and establishing Meriton at 30 years of age.

Since then he has become Australia's most successful residential property developer and a generous philanthropist, donating millions of dollars each year to many causes. Harry Triguboff is still passionately involved in the design and construction of all projects.

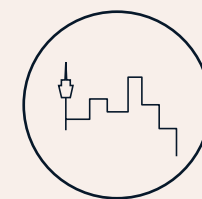


## QUALITY APARTMENTS BUILT FOR A LIFETIME

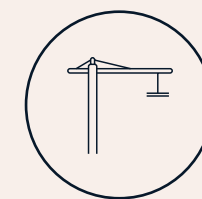


### WHY MERITON HAS GROWN TO BECOME AUSTRALIA'S LARGEST AND MOST TRUSTED DEVELOPER:

- 57 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, unlike our competitors who are yet to receive DA approval let alone finance approval which is required for construction to commence.
- 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 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%.
- Meriton Property Finance is also offered exclusively to new Meriton purchasers, ensuring more people can purchase their dream apartment.



Over 75,000 apartments built by Meriton across Sydney, Brisbane and the Gold Coast



100% construction completion on every project



\$1.2 billion in apartment sales in 2019



10,000+ rental apartments and 3,000+ hotel suites owned, managed and operated by Meriton



Over 57 years of history



# RIVA PARRAMATTA

## IN THE CENTRE OF IT ALL

Set in a premium riverfront location with direct access to the Parramatta Ferry Terminal, Riva is a beautifully reinvigorated building with extensive renovations completed on all apartments. Rising 12 levels, Riva offers the largest apartments in the area, being approximately 20% larger than those in neighbouring buildings. Choose from a vast selection of 146 fully renovated apartments with finishes rivalling those of new developments but without the price tag.

Riva features a vast range of oversized layouts including studios, dual key and oversized one, two and three-bedroom apartments with the majority over two levels boasting dual aspects, through views from East to West and multiple balconies, plus three storey penthouses featuring impressive outdoor areas and rooftop terraces up to 105sqm.

Poised to become Sydney's second CBD, Parramatta is rapidly transforming into a buzzing metropolitan hub. Riva's stellar location is alive with a vibrant culinary, retail and creative scene powered by booming commerce, education, leisure and infrastructure investment.

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ENJOY SPECTACULAR DISTRICT  
VIEWS OVER PARRAMATTA RIVER AND  
MACARTHUR GIRLS RESERVE TOWARD  
SYDNEY CITY FROM A PLACE WHERE  
EVERYTHING YOU NEED TO LIVE WELL  
IS ON YOUR DOORSTEP.

BUILT BY AUSTRALIA'S LARGEST  
APARTMENT DEVELOPER,  
MERITON GIVES YOU PEACE OF MIND  
THAT YOUR NEW HOME WILL BE A  
LONG - LASTING INVESTMENT.

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# OVERSIZED HOMES



1 1

## One bedroom residences

Light-filled one-bedroom configurations offer square, functional layouts of between **50sqm** up to an expansive **90sqm** internally – a truly rare find. They feature a balcony or enormous entertaining terrace of up to **40sqm** with some boasting dual aspects and district views over Parramatta River and an extra guest bathroom.

\*All areas do not include car spaces.

2 2 1

## Two bedroom residences

Offering oversized layouts many with CBD, river and district views, these two-bedroom apartments come in a range of functional square floorplans. They include versatile dual key designs, ideal for investors, and two-level options with two bathrooms, some with studies and an extra guest bathroom. They provide **89sqm** to **131sqm** internally with open plan designs flowing onto entertaining areas or courtyards of up to **73sqm**.



3 2 2

## Three bedroom residences

Riva presents a wonderful selection of oversized three-bedroom apartments with large house-like proportions and open plan designs. Choose from dual aspect corner residences and multi-level options, many with river and district views. All apartments feature two bathrooms and some with an extra guest bathroom, two car spaces and range in size from **102sqm** to **125sqm** with outdoor entertaining areas up to **35sqm**.

2 2.5 1

## Top floor penthouses

On the top floors, Riva's three-storey penthouses offer up to an impressive **119sqm** internal area. They feature up to 2.5 bathrooms and an open plan design flowing onto outdoor entertaining areas and private roof top terraces up to **73sqm**. Apartments of these proportions are rarely built these days and are a very rare offering within the Sydney property market

THE LUXURIOUS APARTMENTS AT RIVA ENJOY **ENORMOUS LAYOUTS**, MANY OVER TWO LEVELS, WITH INTERNAL SIZES RIVALLING NEIGHBOURING HOMES. ENJOY THE **RIVER AND DISTRICT VIEWS** FROM RIVA'S **LARGE BALCONIES** PERFECTLY POSITIONED TO CAPTURE THE STUNNING OUTLOOKS AND FLOW FROM THE **OVERSIZED LIVING ROOMS**.







# LUXURIOUS APARTMENTS OF ENORMOUS PROPORTIONS



- A remarkable 70% of Riva's apartments span over two levels boasting dual aspects and cross-flow ventilation
- A vast selection of apartments enjoy corner positions, square functional layouts and study rooms with bedroom proportions
- Spacious open plan living areas open onto entertainer terraces and balconies, some with enclosed balconies for seamless indoor-outdoor living

- Generous bedrooms with roomy built-in robes, plush carpeted floors and luxury ensuites off the master bedrooms
- Abundant glazing brings in excellent natural light while newly installed blinds provide privacy and sun control
- Warm, contemporary finishes palette creates a beautiful neutral canvas

- Brand new reverse cycle air-conditioning in every room for year-round comfort, plus brand new LED down-lights
- Internal laundry with dryer and cabinetry
- Provisions for Internet and pay TV
- Comprehensive security network including video intercom and CCTV cameras

- Superior thermal and sound protection via acoustically engineered glazing throughout the entire development
- Direct lift access to secure parking with ample visitor and bicycle parking



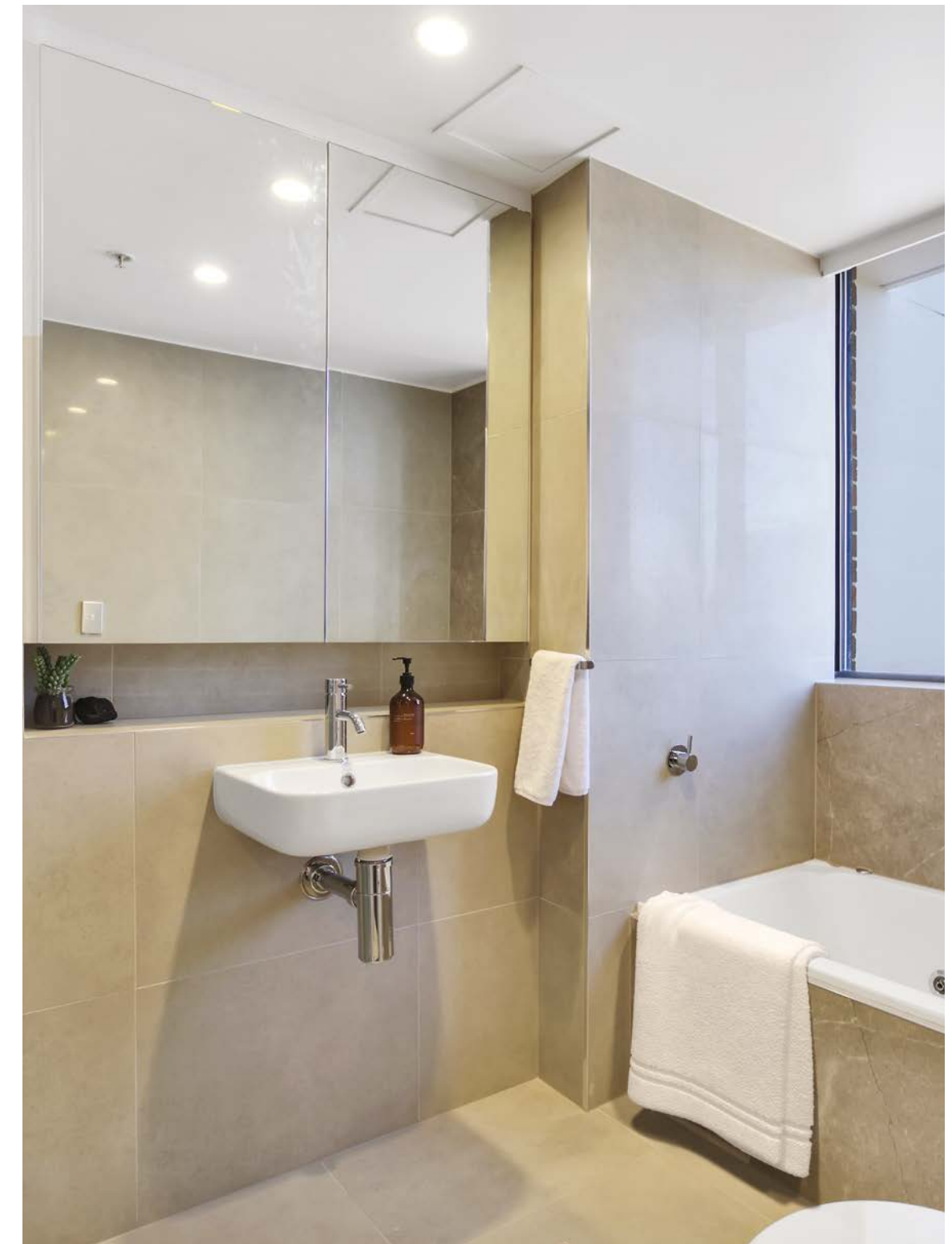
# STYLE CENTRAL

## MODERN KITCHENS & CONTEMPORARY BATHROOMS



- Brand new gourmet kitchens are beautifully appointed with Caesarstone benchtops, mirrored splashbacks, premium BOSCH stainless steel appliances including a fully integrated dishwasher, gas cooktop, built in microwave, oven and recirculating undermount rangehood
- Polyurethane cabinetry, soft-closing drawers and polished chrome fittings complete the contemporary kitchen design for a premium feel

FROM BRAND **NEW KITCHENS** TO **ELEGANT BATHROOMS**,  
RIVA'S **EXTENSIVE RENOVATION** WITH QUALITY FINISHES  
CREATES LUXURIOUSLY MODERN LIVING



- Elegantly refurbished bathrooms with brand new tiling, frameless glass showers with polished chrome fixtures, mirrored wall-hung cabinetry providing ample storage
- Top floor penthouses feature a spa bath in all ensuites









## BE IN THE CENTRE

### TRANSPORT AND SERVICES

CHARLES AND GEORGE ST BUS STOP **77M, 1 MIN WALK**  
 PARRAMATTA FERRY WHARF WITH EXPRESS SERVICE TO CIRCULAR QUAY **ON YOUR DOORSTEP**  
 FUTURE LIGHT RAIL STOP **500M, 5 MIN WALK**  
 PARRAMATTA TRAIN STATION **650M, 9 MIN WALK**  
 WESTCONNEX ON-RAMP **5 MIN DRIVE**  
 CLOSE TO M4 MOTORWAY **1.9KM, 7 MIN DRIVE**  
 WESTMEAD CHILDREN'S HOSPITAL **14.2KM, 13 MIN DRIVE**  
 WESTMEAD PRIVATE HOSPITAL **14.2KM, 14 MIN DRIVE**  
 WESTERN SYDNEY AIRPORT NOW UNDER CONSTRUCTION **30 MIN DRIVE**

### SHOPPING AND DINING

RIVERSIDE DELI BAR CAFÉ & PORT BAR RESTAURANT **160M, 3 MIN WALK**  
 "EAT STREET" CHURCH STREET **500M, 7 MIN WALK**  
 BAVARIAN BIER CAFÉ PARRAMATTA **500M, 5 MIN WALK**  
 MERITON DINING PRECINCT WHICH INCLUDE: BAY VISTA DESSERT BAR, HOLY BASIL & MEAT & WINE CO **800M, 11MIN WALK**  
 WESTFIELD PARRAMATTA **850M, 12 MIN WALK**  
 RIVERSIDE THEATRE DISTRICT **900M, 12 MIN WALK**  
 COLES **5 MIN DRIVE**  
 WOOLWORTHS METRO **8 MIN DRIVE**

### SPORT AND LEISURE

BANK WEST STADIUM **1.6KM, 7 MIN BIKE RIDE**  
 RIVER FORESHORE RESERVE **500M, 8 MIN WALK**  
 FUTURE RIVERSIDE POWERHOUSE MUSEUM **9 MIN WALK**  
 PARRAMATTA RIVER WALK **850M, 12 MIN WALK**  
 PRINCE ALFRED SQUARE **1.1KM, 14 MIN WALK**  
 ROSEHILL GARDENS RACECOURSE **14.2KM, 13 MIN DRIVE**  
 OATLANDS GOLF CLUB **3.7KM, 8 MIN DRIVE**  
 SYDNEY OLYMPIC PARK **8.9KM, 15 MIN DRIVE**

### BUSINESS

PARRAMATTA CBD **ON YOUR DOORSTEP**  
 MACQUARIE PARK **14KM**  
 SYDNEY CBD **24KM**

### TOP SCHOOLS AND UNIVERSITIES

FUTURE CHILDCARE CENTRE WITHIN DEVELOPMENT  
 WESTERN SYDNEY UNIVERSITY **350M, 6 MIN WALK**  
 MACARTHUR GIRLS HIGH SCHOOL **450M, 6 MIN WALK**  
 UNIVERSITY OF NEW ENGLAND **700M, 8 MIN WALK**  
 THE GROVE ACADEMY CHILDCARE CENTRE AT ALTITUDE BY MERITON **800M, 11 MIN WALK**  
 PARRAMATTA EAST PUBLIC SCHOOL **1.6KM 4 MIN DRIVE**  
 PARRAMATTA MARIST HIGH **1.6KM 2KM, 5 MIN DRIVE**  
 OUR LADY OF MERCY COLLEGE **1.6KM 2KM, 5 MIN DRIVE**  
 JAMES RUSE AGRICULTURAL HIGH SCHOOL TOP RANKING HIGH SCHOOL IN NSW FOR 2018 **11 MIN DRIVE**





FOR RIVA'S RESIDENTS,  
IT'S THE BEST OF ALL WORLDS - YOU'RE  
BUYING INTO A MODERN DEVELOPMENT  
AND YET SHARING IN ALL ITS RESORT  
AMENITIES, WITHOUT THE PRICE TAG.

# RIVA'S 5-STAR AMENITIES

Living at Riva will be no ordinary experience with residents sharing in all the amazing leisure amenities of the future world class 180 George towers. Burn some energy in the gym, cool off in the luxury pools, then dine alfresco or enjoy a quiet moment in the gardens. Make your home at Riva, you'll live a resort lifestyle year-round.



## FUTURE RIVA RESORT FACILITIES WILL INCLUDE:

- 20m indoor aquatic centre with heated pool, spa and sauna
- Outdoor resort-style pool
- Fully equipped gymnasium
- Sun drenched landscaped gardens and outdoor areas
- Onsite café and dining precinct
- Childcare centre and community room
- Dedicated onsite building manager
- Comprehensive security network including CCTV surveillance, intercoms and onsite security guards
- Secure resident and visitor undercover car and bicycle parking for all apartments with direct lift access



# A DESTINATION FOR FLAVOUR

Riva is perfectly positioned in the centre of Parramatta's vibrant food and entertainment district. Residents will have excellent coffee, international flavours and buzzy alfresco dining all at their finger tips when living at Riva. From new venues by celebrity chef Neil Perry to authentic Asian fare, Parramatta's culinary scene is thriving.

Stroll to Meriton's sophisticated dining precinct where you'll find The Meat & Wine Co., Bay Vista, Alex and Co., Holy Basil and more, perfectly located along the riverfront beneath Altitude, Parramatta's tallest tower.

Enjoy pre-show eats before a night at the theatre on Church Street's lively Eat Street, weekends browsing the market stalls, or rooftop cocktails after dark.



WHATEVER YOUR  
PLEASURE, YOU'RE STEPS  
FROM IT ALL AT RIVA



MERITON DINING PRECINCT WHICH INCLUDES:  
BAY VISTA DESSERT BAR, ALEX & CO,  
HOLY BASIL & MEAT & WINE CO. 800M, 11MIN WALK



# A STELLAR LOCATION

At the epicentre of Sydney, residents of Riva will be able to commute anywhere with ease. The transport-rich hub is rapidly expanding as an unprecedented infrastructure boom brings citywide connectivity like never before.

Riva is surrounded by new multi-billion dollar transport networks; WestConnex ensures your drive to the Sydney CBD is only 30 minutes, the new Metro West fast train station is just 500m walk and the game-changing new airport are all set to dramatically transform Parramatta's connectivity and economic growth.

CATCH THE RIVERCAT FROM  
PARRAMATTA WHARF AND  
ENJOY A SCENIC AND RELAXING  
JOURNEY TO WORK IN THE  
SYDNEY CBD IN UNDER 1 HOUR



ARTIST IMPRESSIONS OF  
THE FUTURE LIGHT RAIL



# RIVA WILL TAKE FULL ADVANTAGE OF PARRAMATTA'S BRIGHT FUTURE



## CURRENT POPULATION 240K

In the next five years, Parramatta's population will **GROW BY 41,000 RESIDENTS** at almost twice the pace of Australia. This is equivalent of 2 bus loads of new residents per week.

THE CITY OF PARRAMATTA area contains a

# \$230 BILLION ECONOMY



## ECONOMIC GROWTH

by 2021 Parramatta's economy is projected to be a

# \$30 BILLION ECONOMY



Over **175,000** people work in Parramatta, making it

## SYDNEY'S SECOND CBD



HOME TO OVER  
**20,000**  
SMALL BUSINESSES



## EMPLOYMENT GROWTH

By 2021, an estimated **22,000** additional people will be working in Parramatta, totaling **186,000** (14% growth)



## PARRAMATTA INVESTMENT BOOM

Over the next five years, more than **\$10 BILLION** will be invested in construction roads, light rail, schools, hospitals, universities, offices, shops, accommodation, a museum, a sport stadium and new public spaces.



## OFFICE SPACE

Parramatta's commercial floor space is estimated to **EXPAND BY 232,000 M2** or 34% by 2021.



## PRIMED FOR TAKE-OFF

Parramatta's economy is primed for the new one million annual visitors expected at the new Museum of Applied Arts and Sciences in 2022, and the 2025 commissioning of Western Sydney Airport.



BANK WEST STADIUM

## 1 PARRAMATTA SQUARE

The \$2 billion Parramatta Square redevelopment is one of the largest urban renewal projects in the country. It includes the construction of at least five major commercial, and civic buildings which will border a 250 -metre-long public domain and thoroughfare in the core of the city. It is anticipated that Parramatta Square will open in stages and be completed by 2021.

## 2 FUTURE LIGHT RAIL

The proposed Parramatta Light Rail will link Westmead and Carlingford to Parramatta, Camellia, Olympic Park, Homebush and Strathfield. At over 20km in length, it will provide a public transport link to residential, employment, cultural and education precincts. The light rail is due for completion by 2023.

## 3 BANK WEST STADIUM

The current 20,000 seat Pirtek Stadium is undergoing a \$350 million upgrade into a new 30,000 seat stadium with anticipated completion in 2019.

## 4 WESTCONNEX

WestConnex Stage 1 involves widening the M4 Motorway between Parramatta and Homebush, and extending the M4 with underground tunnels from Concord to City West Link at Haberfield. Stage 1 is scheduled for completion in 2019.

## 5 NEW METRO WEST LINE STATION

The new multi-billion-dollar Sydney Metro will offer rapid turn-up-and-go commutes every 4 minutes.

## 6 CIVIC LINK

The Civic Link Framework is a plan to create a green, pedestrianised public space and cultural spine which will connect Parramatta CBD's primary civic and riverfront spaces.

## 7 CITY RIVER FORESHORE

The City River Foreshore is a revitalisation along the river corridor that includes a number of projects, namely a major upgrade to Parramatta Quay which involves a new weir, wharf, public square and boardwalk cycleway.

## 8 RIVERBANK PRECINCT

The Riverbank precinct will be an architectural landmark and key destination for workers, residents and visitors alike, binding the physical element of the river together with history, culture, and entertainment.

## 9 NEW POWERHOUSE MUSEUM

The acclaimed Powerhouse Museum is being relocated from Ultimo to the Parramatta riverfront, enlivening the city's cultural offerings. Construction is expected to be complete by 2022, displaying 40 per cent more exhibits than the current museum.

## 10 WESTMEAD REDEVELOPMENT

Westmead's redevelopment includes a range of upgrades. Including the Parramatta North Urban Transformation Program, Westmead Hospital and the Children's Hospital at Westmead, the University of Sydney Westmead Plans, and the Western Sydney University Westmead Campus. Once complete, the Westmead redevelopment is forecast to add 6,000 new jobs in the area by 2021.







BE IN THE  
CENTRE





180 GEORGE STREET, PARRAMATTA  
**[meriton.com.au/riva](https://meriton.com.au/riva)**