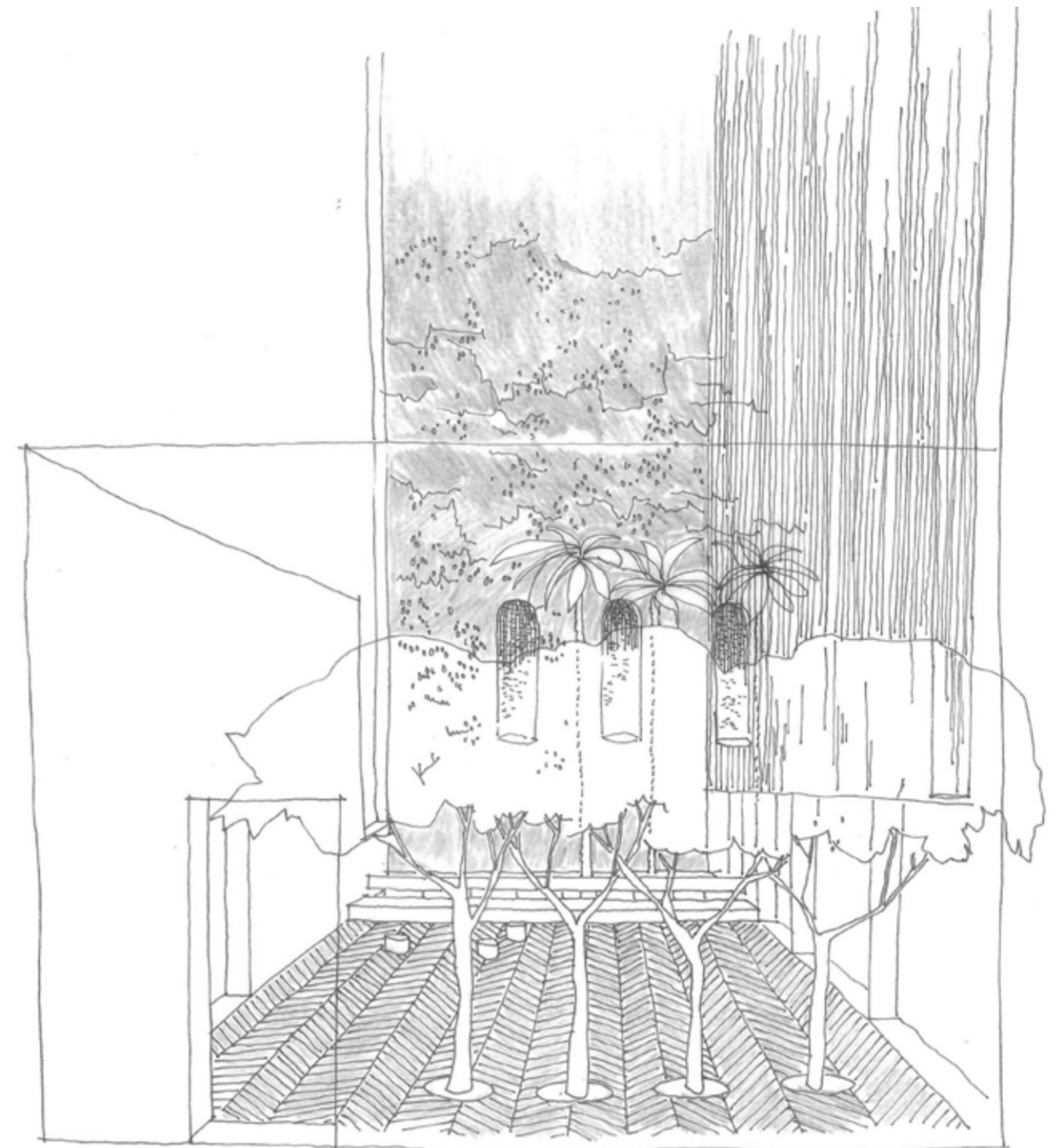
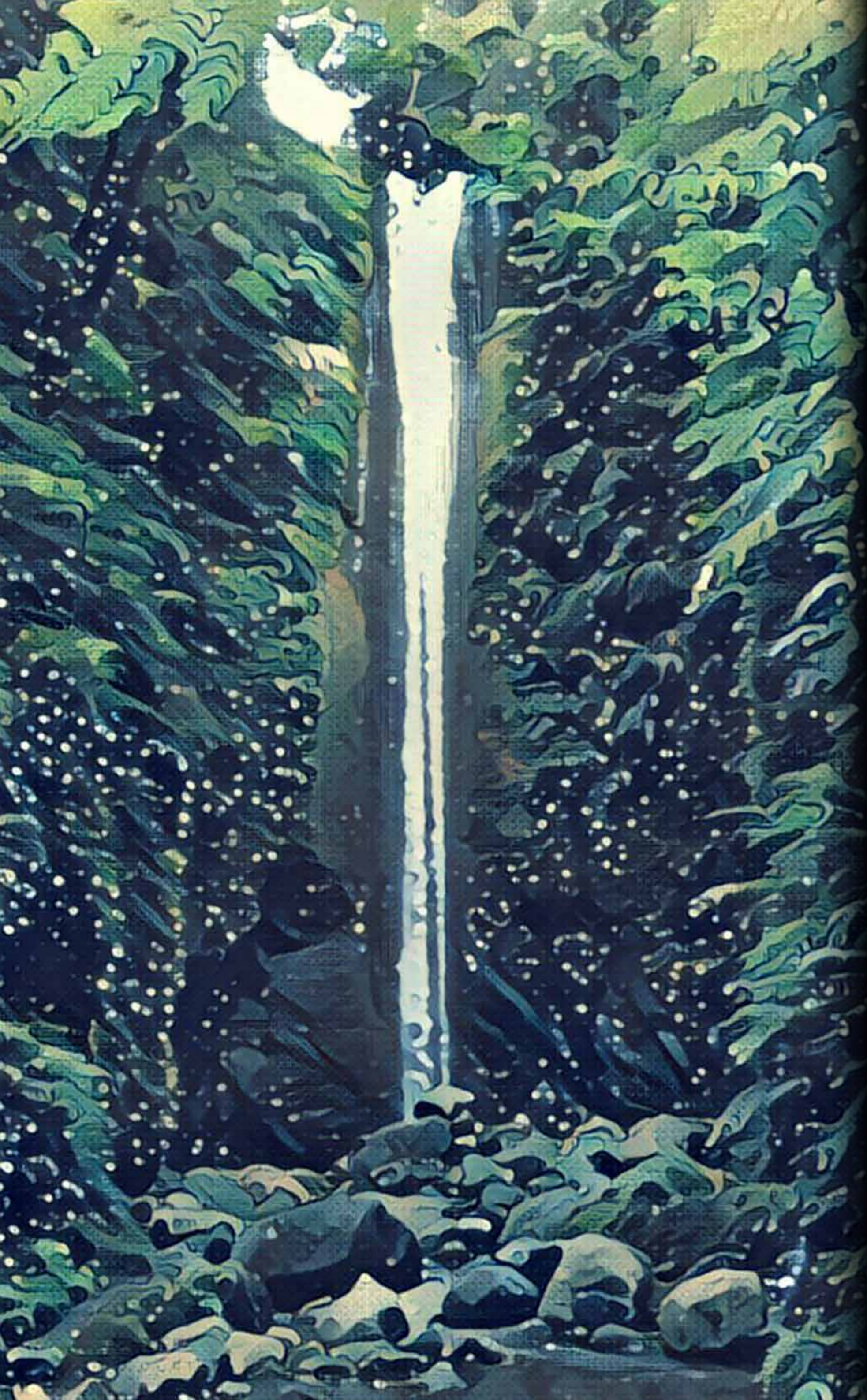




**WATERFALL**  
BY CROWN GROUP



*Inspired by the lush, tropical landscapes of Indonesia, Waterfall by Crown Group is a ground breaking new development returning a sense of equilibrium to modern life. Elemental, understated and elegant, Waterfall's living spaces present an antidote to the fast-pace of twenty-first century living, celebrating beauty both natural and manmade for a better, balanced and more beautiful life.*

*Return to nature at Waterfall by Crown Group.*

**IWAN SUNITO**



AUSTRALIA'S  
TALLEST MAN-MADE  
WATERFALL



*The future*

## TRANSFORMED

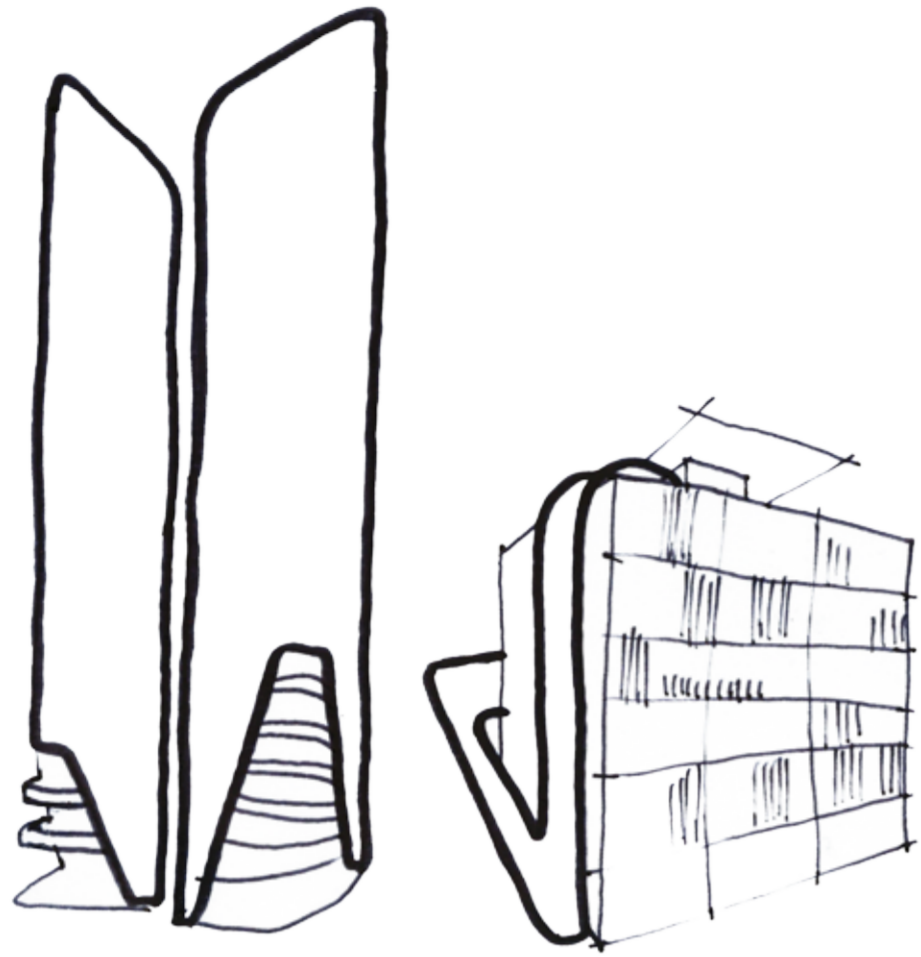
Leading Sydney developer, Crown Group, presents Waterfall, the company's most ambitious project to date that draws its inspiration from the seven-storey waterfall that cascades spectacularly down one of the development's four elemental buildings. The vision of Waterfall by Crown Group is to bring a green revolution into Sydney's architecture.

Designed by award-winning architect SJB and featuring a specially commissioned public artwork by installation artist Mika Utzon Popov (grandson of Sydney Opera House architect, John Utzon), Waterfall harnesses the power of one's natural surroundings, to encourage residents to retreat and recentre on a journey of personal rewilding, providing an alternative physical environment to combat the stresses and strains of modern life.



**THE BUILDING**

*Urban sanctuary, inspired by nature*



*Restoring*

## THE BALANCE

A space where we can step back and reconnect with nature and surround ourselves with the natural elements from which all life springs. To breathe clean air and feel the revitalising force of water.

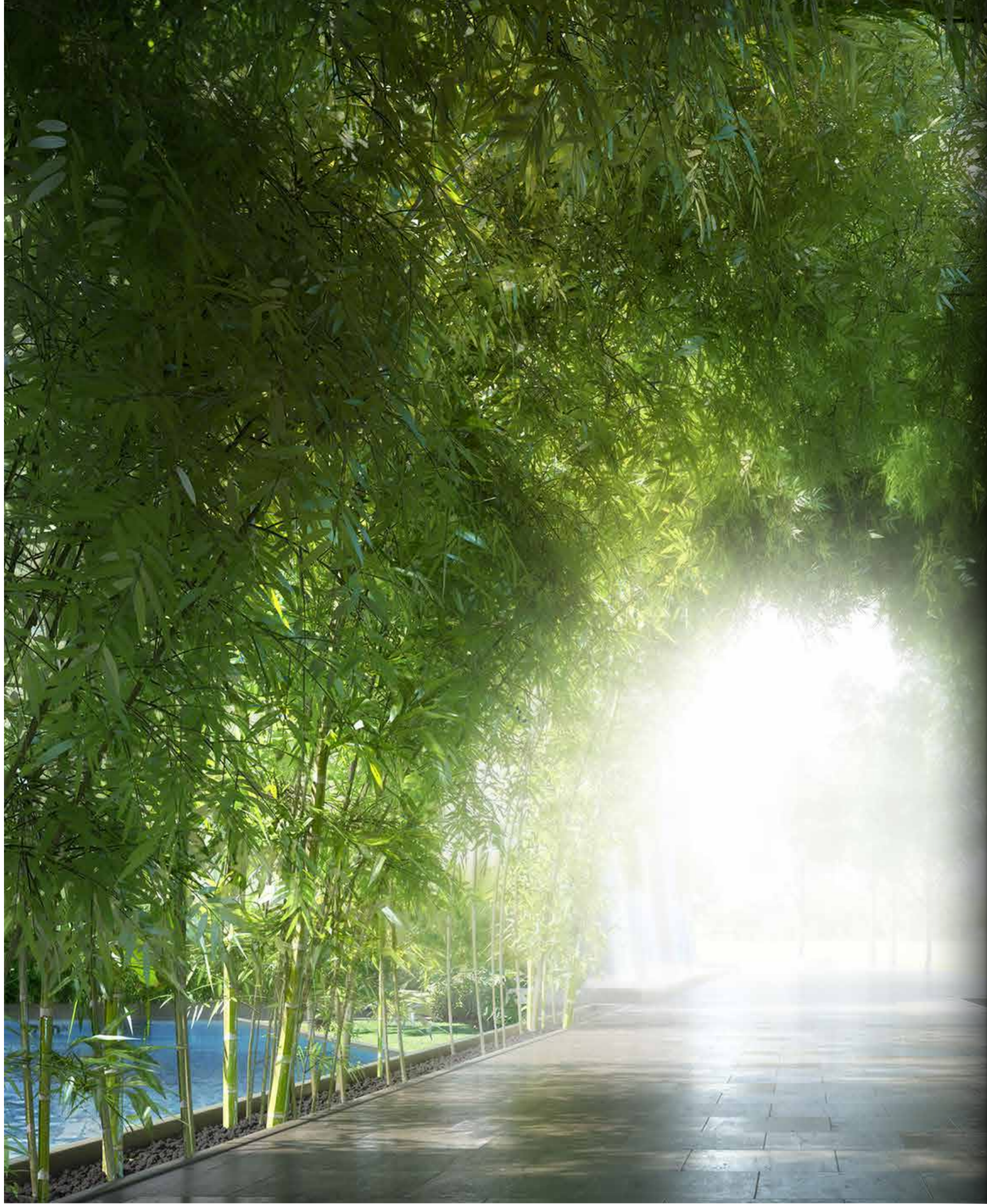
To bring the sense of balance back to our lives, it stands to reason we need a place we can call home that allows us to feel one with nature.

A place that grounds us and reminds us daily of our origins, of the place from where we all once came.

This is the philosophy which underpins Waterfall, a development which aims to bring you closer to the source. It's the place we're meant to be.







Bamboo Walkway

*The rustle of bamboo in the breeze, sunlight glinting on rippling water, the fresh aroma of flowering frangipani, lush green tropical flora, the uplifting rush.*



Building C Lobby



*The power of*  
**WATER**

Introducing Waterfall by Crown Group. Four elemental buildings envelop Waterfall's 331 apartments, positioned thoughtfully to compliment a lush landscaped central concourse - a magnificent tropical cornucopia. The result is, by design, the perfect interplay of the natural and the manmade, which residents can move seamlessly through.

Together, these four buildings, interspersed and interconnected, embody Waterfall's connection to the landscape, an architectural ode to the restorative power of water.



**WORLD-CLASS FACILITIES**

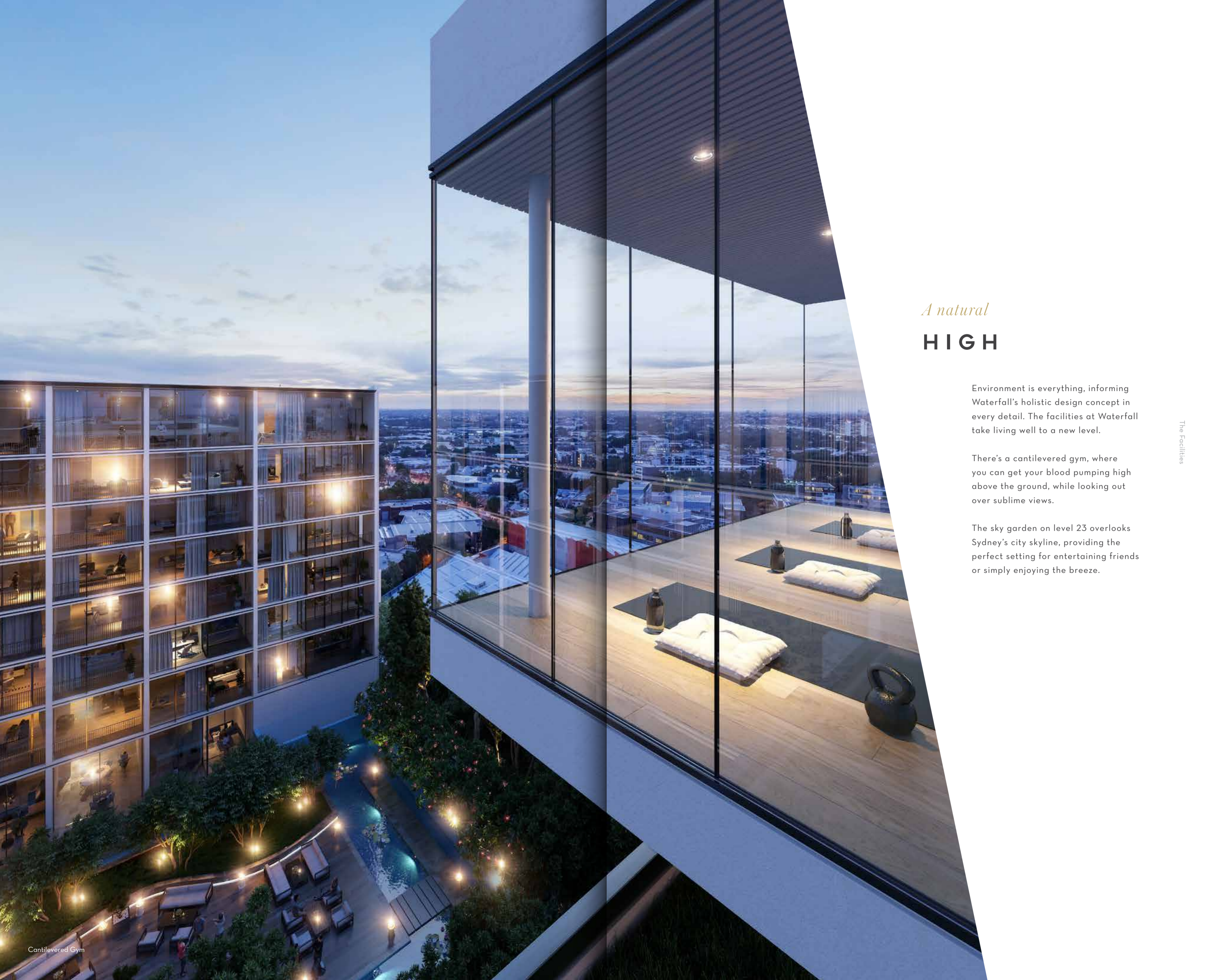
*Crown Group's point of difference*



Residents' Infinity Pool & Function Room

YOUR VERY OWN CLUB HOUSE



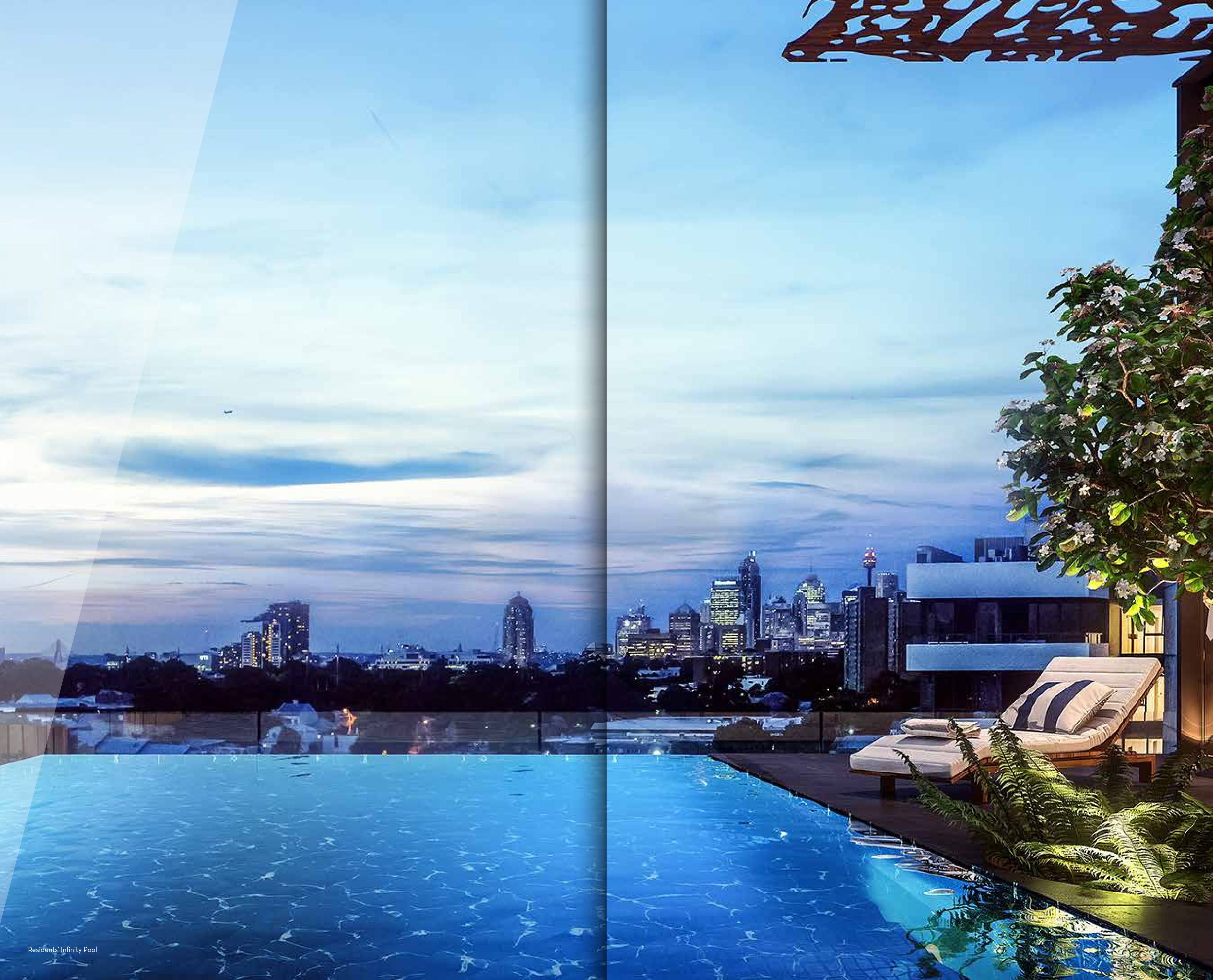


*A natural*  
**HIGH**

Environment is everything, informing Waterfall's holistic design concept in every detail. The facilities at Waterfall take living well to a new level.

There's a cantilevered gym, where you can get your blood pumping high above the ground, while looking out over sublime views.

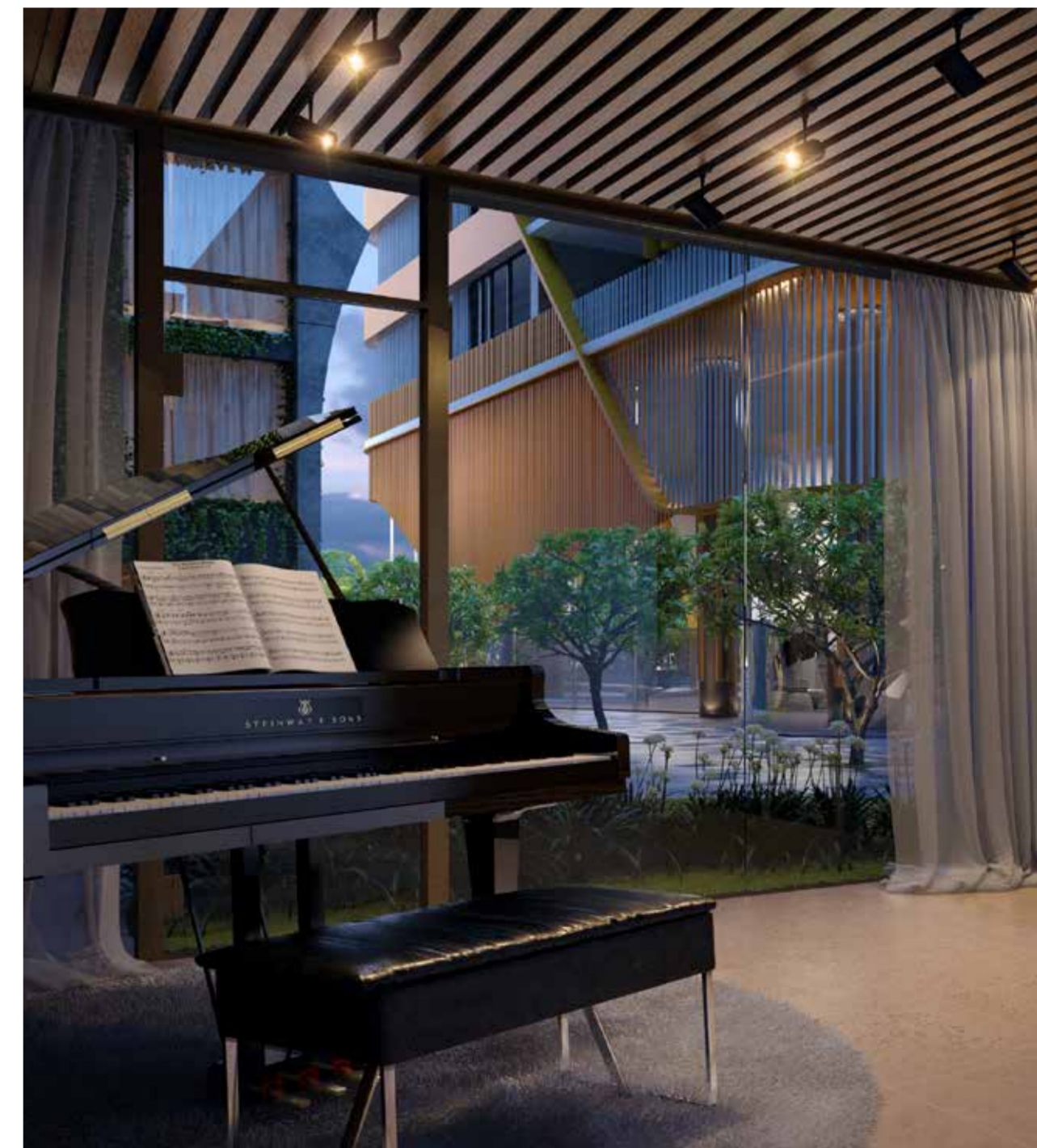
The sky garden on level 23 overlooks Sydney's city skyline, providing the perfect setting for entertaining friends or simply enjoying the breeze.





Residents' Infinity Pool

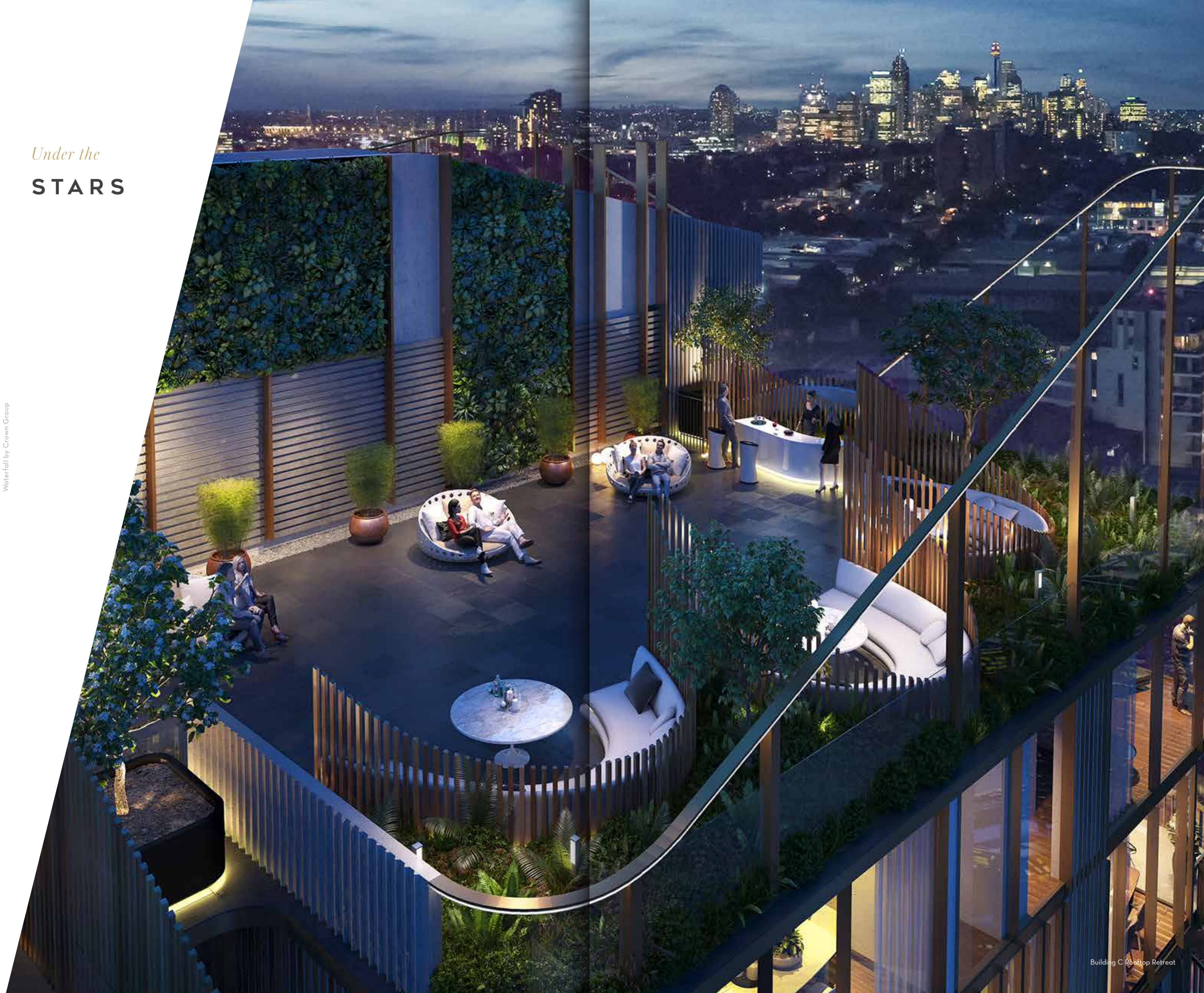
*A heated rooftop infinity pool affords incredible panoramas to enjoy in perfect serenity. Waterfall's dedicated soundproofed music room provides residents with a place to compose masterpieces and play peacefully. Tinkle the ivories on the grand piano and perfect your musical masterpiece.*



Residents' Music Room

*Under the*  
**STARS**

Waterfall by Crown Group

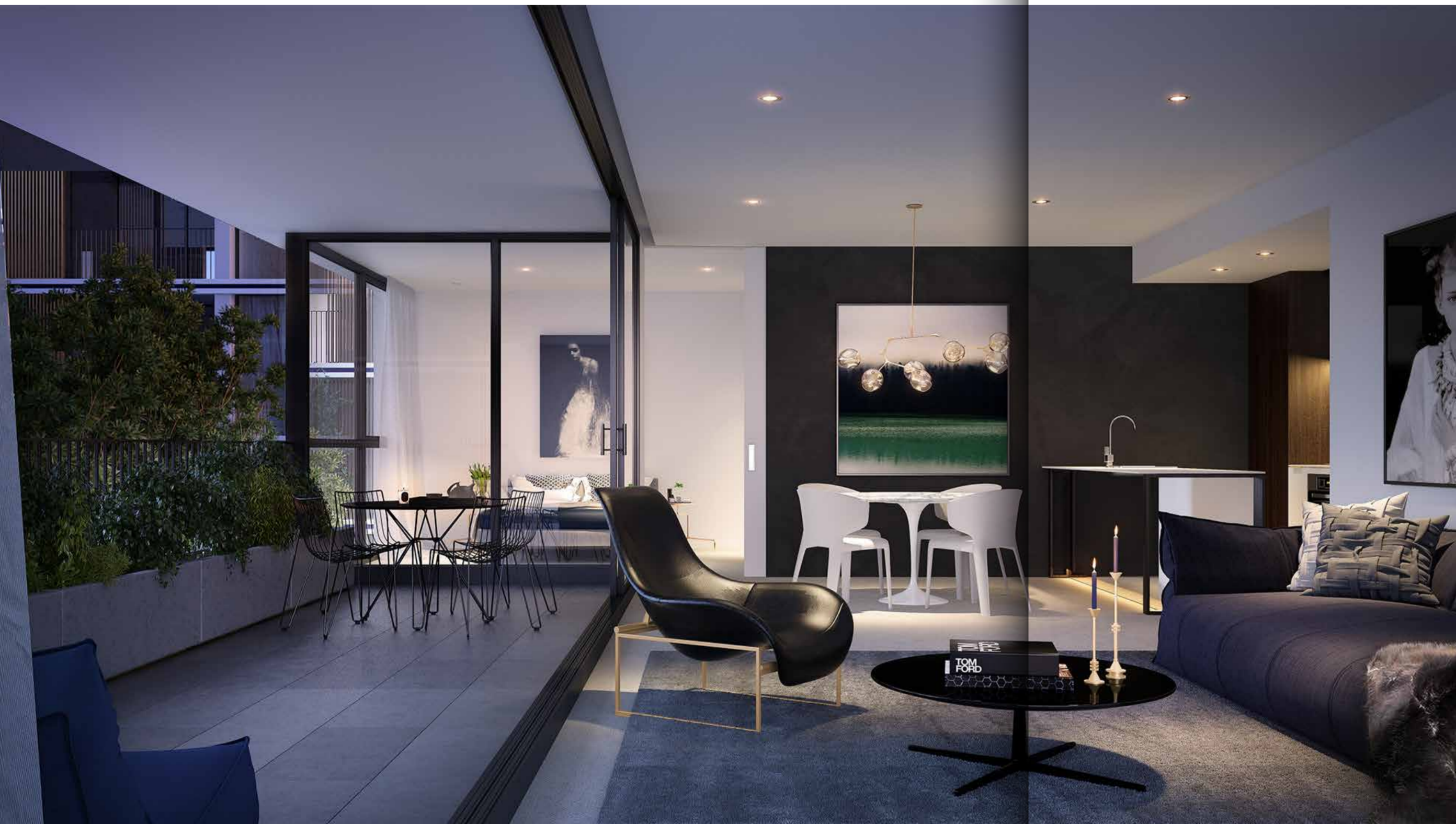




**THE INTERIORS**

*Your individual space*





Two-bedroom Living Interior

*Refined*

## INTERIORS

Style and function come together in perfect balance and harmony. Rooms have been designed to extend space and maximise perspectives with open plan layouts and floor-to-ceiling windows summoning swathes of natural light, providing unbroken views across Sydney, the surrounding parkland and the private green spaces.



One-bedroom-plus-study Apartment



Kitchen Typical Scheme



Bathroom Light Scheme

*Waterfall's interiors and finishes all draw from natural materials. Choose from two distinct colour ways designed to appeal to all tastes.*



**PENTHOUSE COLLECTION**

*Personalised living quarters*



*Comfort and*  
**ELEGANCE**

Waterfall presents five penthouses offering spectacular views.

Each features a combination of generous terrace or rooftop retreats where you can take in the surrounding sweep of Sydney.

Luxurious oversized bathrooms feature twin basins, natural stone, statement tubs and walk-in rain showers. The bedrooms are equally opulent, replete with dressing rooms, while state-of-the-art smart home technology and integrated sound systems put the controls of your home at your fingertips.

BEYOND EXPECTATIONS



Super Penthouse Rooftop Deck



A red curtain with a subtle sheen is draped across the right side of the image, partially covering a white background. The curtain's folds and texture are clearly visible. The text is positioned on the white background to the right of the curtain.

THE ENTERTAINMENT HUB

*On your doorstep*



*Waterloo is*

# HOME

Waterfall offers a welcome retreat from city bustle, but without sacrificing convenience. Waterfall sits at the heart of the city's fastest growing suburb, Waterloo. Just 5kms away is Sydney's Central Business District and airport, both of which you can reach in 20 minutes. Waterloo's home to a burgeoning independent shopping scene, a thriving cafe culture and scores of organic, gourmet food outlets and bakeries, attracting creative professionals.

There's nothing 'suburban' about Waterloo. The area caters perfectly to active lifestyles, being a five-minute drive from the city's most challenging golf courses, less than 2km from the bustling produce markets of Moore Park and less than a 7km drive to Sydney's world famous beaches; Bronte, Bondi and Coogee.

The Entertainment Hub



## Green Square's URBAN RENEWAL

For the first time in more than 100 years, the City of Sydney is building a new town centre, incorporating the suburbs of Waterloo, Zetland, Alexandria, Rosebery, Beaconsfield, and Waterfall by Crown Group is right in the middle.

Included in the regeneration plan is Gunyama Park Aquatic and Recreation Centre - a central part of Waterloo's ground-breaking regeneration, scheduled for completion in 2019 and only a five-minute walk from Waterfall.

The recreation centre will also include the largest public pool built since the 2000 Olympics (including 50-metre lap lanes for keen swimmers) the centre will also include a state of the art yoga deck, cafe, skate bowl and park, training circuit and barbeque areas.

Everything you need for the weekend and more.

From top left to bottom right: Artist Impression indicative of Rope Walk Park, Waranara Early Education Centre, Joynton Avenue Creative Centre, Green Square Library and Plaza, Green Square Town Centre

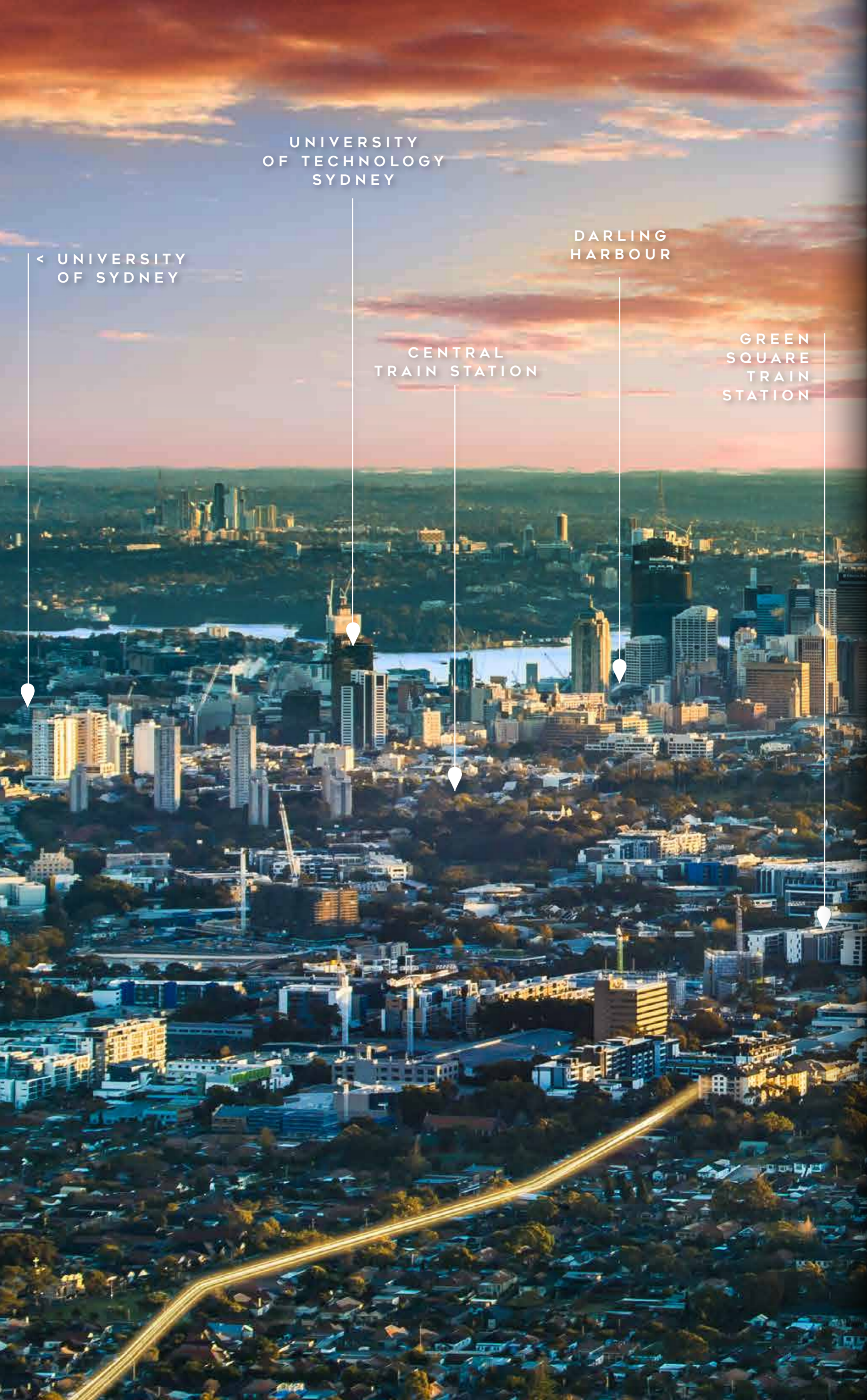
REGENERATION MEETS RECREATION





**THE LOCATION**

*An urban escape*



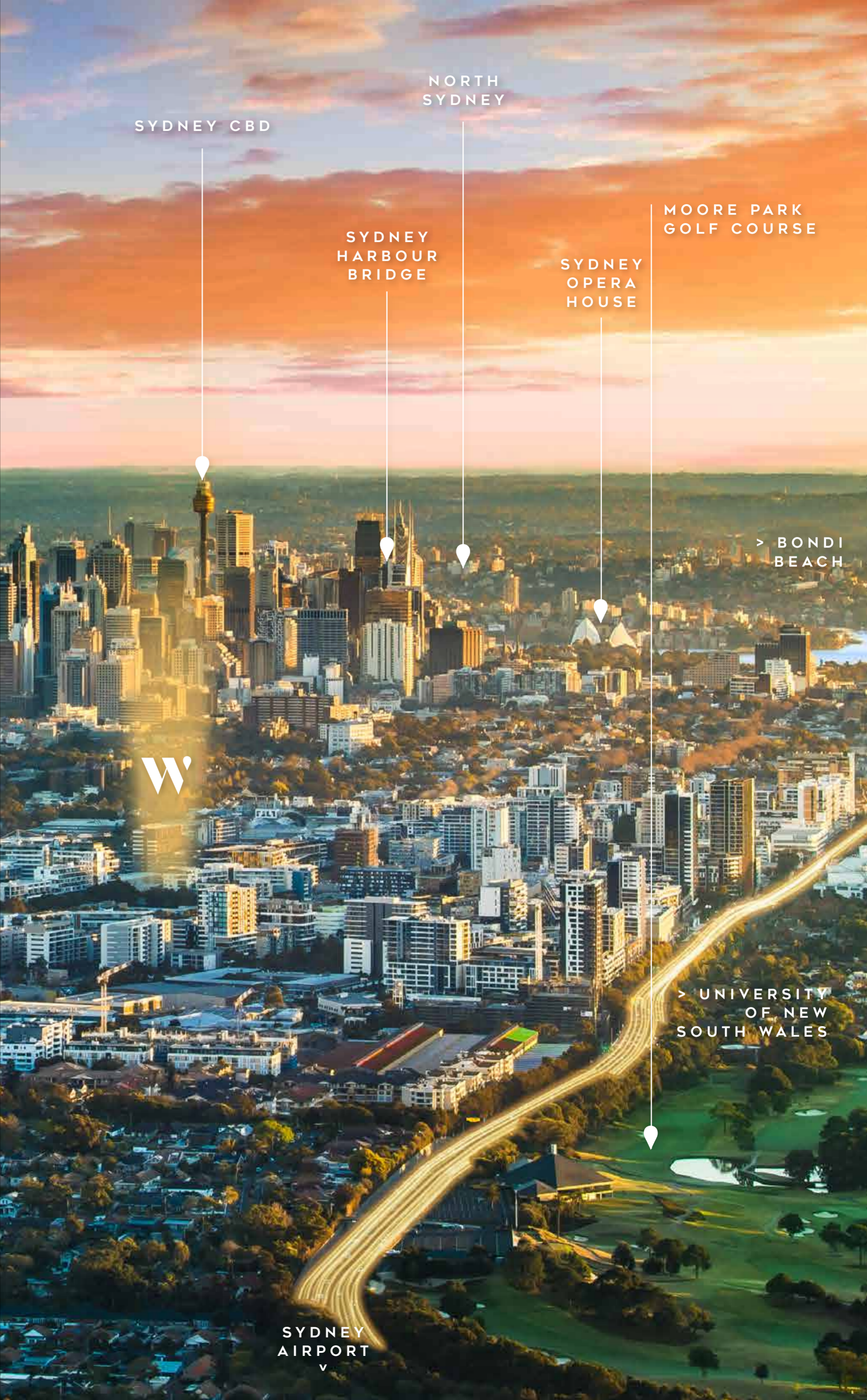
< UNIVERSITY OF SYDNEY

UNIVERSITY OF TECHNOLOGY SYDNEY

DARLING HARBOUR

CENTRAL TRAIN STATION

GREEN SQUARE TRAIN STATION



SYDNEY CBD

NORTH SYDNEY

SYDNEY HARBOUR BRIDGE

SYDNEY OPERA HOUSE

MOORE PARK GOLF COURSE

> BONDI BEACH

> UNIVERSITY OF NEW SOUTH WALES

SYDNEY AIRPORT

The heart of

# THE CITY

## Green Space & Culture

- Sydney Cricket & Sports Ground Trust
- Allianz Stadium
- Waterloo Oval
- Moore Park Golf Course
- Redfern Park
- Joynton Park
- The Australian Golf Club
- Centennial Parklands Sports Centre
- Moore Park Tennis Centre
- Centennial Parklands
- Prince Alfred Park
- The Entertainment Quarter

## Transport

- Redfern
- Proposed Waterloo Station
- Green Square

## Education

- The University of Sydney
- Sydney Boys High School
- University of Technology Sydney
- The University of New South Wales
- Taylor's College
- Sydney Girls High School
- Green Square School
- The Green Elephant Learning Centre
- Moore Park Children's Early Learning Centre
- KU James Cahill Preschool
- Our Lady of Mount Carmel Catholic Primary School
- Kensington Public School

## Shop / Retail

- ALDI Waterloo
- Coles Waterloo
- East Village Shopping Centre
- Supa Centa Moore Park

## Restaurants

- Mojo by Luke Mangan
- So 9
- Devon on Danks
- The Sweet Spot Waterloo
- John Smith Specialty Coffee
- Kepos Street Kitchen
- Nourishing Quarter
- Danks St Plaza
- Coffee Philosophy
- Bread & Circus Wholefoods Canteen





**CROWN GROUP STORY**

*Redefining the parameters of innovation*

## Crown Group

# ONE STOP SHOP

Crown Group is one of Australia's leading property developers with a multi-billion-dollar portfolio of projects in the pipeline and under development.

Founded by architect Iwan Sunito and engineer Paul Sathio with its first project in Bondi in 1996, Crown Group has expanded from a boutique operation to an internationally-renowned developer with well-established divisions encompassing site acquisitions, development, construction, sales, retail management, hotel management and leasing.

Crown Group offers clients the sought-after competitive advantage of a one-stop shop with exceptional after-sales service and property management, allowing long-term property ownership.

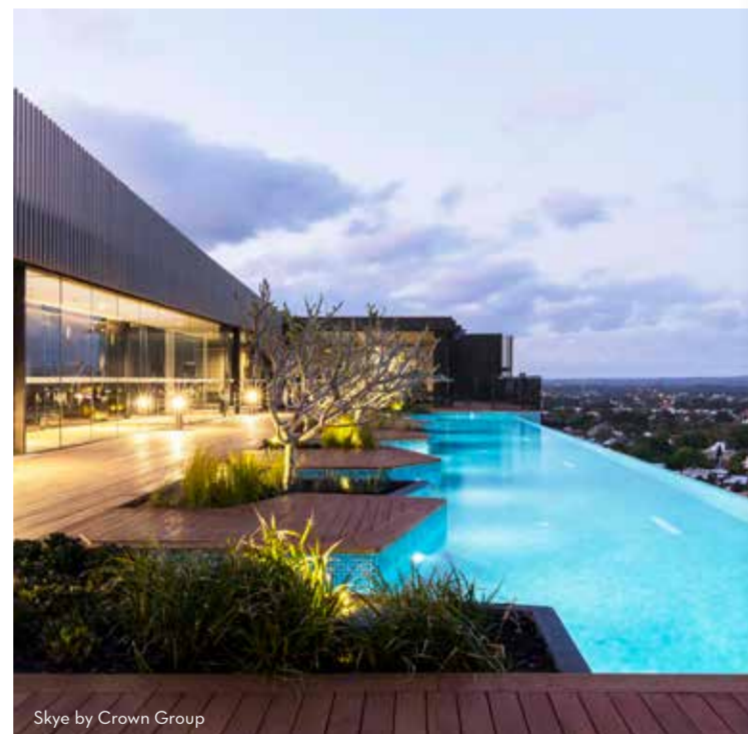
With more than two decades of experience in Australia, Crown Group is committed to delivering award-winning projects, exceptional design, five-star residents' amenities and the ultimate urban resort lifestyle.



V by Crown Group



Skye by Crown Group



Skye by Crown Group



Oasis by Crown Group



## IWAN SUNITO

*Co-founder, Chairman & Group CEO*

Iwan Sunito graduated with a Bachelor of Architecture (Hons) and Master of Construction of Management from University of NSW. In 1993, Iwan became a Registered Architect in NSW and was awarded the UNSW Eric Daniels Prize for excellence in residential design.

In recent years Iwan received a number of awards including the 2013 Ernst & Young Entrepreneur of the Year Award and Urban Taskforce Australia 2015 Property Person of the Year.

## PAUL SATHIO

*Co-founder & CEO*

Paul Sathio graduated with a Bachelor of Engineering (in Civil Engineering) from University of Technology Sydney (UTS) and Masters of Engineering Science from University of NSW. Paul has more than two decades' experience in the construction and development industry.

*“Crown Group is on the tipping point of becoming one of Australia’s largest private developers.”*

Financial Review Sunday, Nine Network



*“Iwan and Paul have grown Crown Group in less than 20 years into one of Sydney’s major developers of upper end apartments.”*

CHRIS JOHNSON | CEO, Urban Taskforce



Waterfall by Crown Group



Crown Group Story



*“Since co-founding Crown Group in 1996, Iwan Sunito’s vision has evolved into building resort style apartments. The group has \$4.8 billion worth of projects in the pipeline.”*

QANTAS MAGAZINE | Singapore 2014

RESIDENTIAL

RETAIL

HOTELS

GLOBAL CAPITAL

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