

PARRAMATTA  
**COSMOPOLITAN**  
BY DEICORP



# HOME TO COSMOPOLITAN LIVING

Introducing Cosmopolitan by Deicorp – a collection of modern 1, 2 & 3-bedroom parkside residences set above a vibrant new village precinct, conveniently located on the eastern edge of Parramatta's CBD.

With uninterrupted city and river views, lush open spaces, family friendly playgrounds and the new Parramatta Light Rail on your doorstep, Cosmopolitan is your ultimate destination to live, work, play and connect. Adorned by sanctuary gardens and floating above welcoming retail laneways, it's an oasis within a bustling city.

Come home to generous and stylish apartments your family will love to live in. Stop by your local supermarket for last-minute shopping or enjoy your new favourite dining hotspot in the vibrant laneway retail precinct downstairs. Cosmopolitan offers elevated luxury living that delivers convenience, style and something for everyone.

Live in a home that brings a real sense of community to your life. It's a place you'll enjoy spending time in, because it's created with your needs in mind.



# A New Urban Village

Live above it all at Cosmopolitan Parramatta



## BRAND NEW MODERN APARTMENTS

There's something for everyone in Cosmopolitan's choice of beautifully designed one, two and three-bedroom apartments. With views over the CBD, river and neighbouring parklands, you and your family can enjoy the best of river city life.



## PARKSIDE LIVING & GREEN SPACES

Nestled alongside James Ruse and Robin Thomas Reserves, Cosmopolitan is an urban sanctuary, designed with lush greenery, peaceful garden pavilions, dining and seating spaces for entertaining with family and friends.



## RETAIL PRECINCT & LANEWAYS

Enjoy your new favourite dining hotspot in the vibrant laneway retail precinct downstairs. It's a welcoming place to share a meal or catch up over coffee in a relaxed, family friendly setting.



## DAILY CONVENIENCE

Take time out for a gym session, do your grocery shop, and visit the doctor right where you live. A planned fitness centre, medical practice, Coles supermarket and other commercial tenancies promise a true live, shop, play hub.



## NEW PARRAMATTA LIGHT RAIL

Live right on the doorstep of the future Robin Thomas Light Rail stop, due to open in 2024. It's part of a \$2.4 billion project that will connect Westmead to Carlingford via Parramatta CBD and Camellia.



## THE HEART OF PARRAMATTA

Make yourself at home in Parramatta's vibrant heart as Sydney's second CBD transforms into a thriving global city. It's a place alive with colour, culture, enterprise and creativity for a first-rate quality of life.



# Cosmopolitan Community

Explore laneways and landscapes with the atmosphere and appeal of a true local village.

## MEET ME AT COSMO'S

There's nothing better than living and working local. Somewhere with a ready-made sense of community where you can shop, relax and socialise all in your own neighbourhood. More than just apartment living, Cosmopolitan is about creating a community you'll love to belong to, with everything you need at your fingertips.

Enjoy beautiful gardens to relax in with vibrant retail and laneway dining below, all surrounded by green open space. Somewhere to form neighbourly bonds, raise your family, and build strong local ties. A place that brings everyone and everything together.



## THE BEST OF CITY CONVENIENCE ON YOUR DOORSTEP

All the things you'll love are just a lift ride away. Alfresco laneway coffee bars and eateries offer an inviting café and dining scene, shop for daily essentials and stock your pantry downstairs at your local supermarket, while Cosmopolitan's onsite commercial gymnasium helps you look good and feel great year-round.

# Your Parkside Home

Designed as an escape from busy urban life, Cosmopolitan's peaceful parkland and riverside surrounds will really enhance the experience of living here.



## AN URBAN SANCTUARY

There's no place like home. Inspired by the idea of a city sanctuary, award-winning Turner has created warm and welcoming village apartments that draw in all the beauty of their river and parkland setting.

Enjoy homes bathed in sunshine with expansive views over the city and natural landscapes. Lush adjacent reserves provide beautiful green outlooks from your home as well as spaces to relax or actively share in Cosmopolitan's community and parkland life.



Enjoy sweeping Parramatta and parkland views



Cosmopolitan's oasis spaces offer effortless comfort that instantly makes you feel at home.

## ELEGANT LIVING

Irresistibly liveable. Beautifully unique. Turner's inviting interiors capture the spirit of parkside river city life. Inspired by nature, quality shines through in the carefully tailored spaces and elegant backdrop of European Oak timber and durable Caesarstone.

Flowing living areas draw in light, air and views. Full-height glass doors and windows merge inside and out, amplifying the sense of space. Considered planning ensures versatile layouts to suit varied ways of life, catering to everyone from young professionals and investors to multigenerational families.



ON YOUR DOORSTEP AT COSMOPOLITAN



## PLAYGROUND & WATER PARK

Keep the kids amused at James Ruse Reserve's playground and waterpark. With its swings, water fountains, jets and sprinklers, it's a great way to cool off in summer.



## COMMUNITY FITNESS

Join James Ruse Reserve's free community fitness classes through Live Life Get Active. From yoga and boxing to cross training, there's something for everyone.



## PARRAMATTA RIVER WALK

Follow the Parramatta River Walk exploring the sweep of the river, lined with reserves, ancient mangrove forests, wetlands, remnant bushland and Aboriginal cultural heritage sites. Or simply rest a while, watching the walkers, joggers and cyclists pass by.

# Your Neighbourhood

## HOME IN VIBRANT & DIVERSE PARRAMATTA

It's a city for families, river walks, swirling flavours, festivals, and the aroma of roasting coffee. Parramatta is unique in spirit and character, home to stylish riverside eateries, cultural treasures and a lively café scene, all built around its lifeblood, the Parramatta River.

Peppered with galleries, theatre, and places of Indigenous cultural significance, Parramatta's arts and entertainment scene is as diverse as its multicultural roots. Foodies will also find much to love in Parramatta's vibrant, multi-layered and multicultural dining scene.

For fitness, relaxation or fresh air with the kids, Parramatta welcomes young and old with sporting grounds, leisure facilities and plentiful green spaces just a short walk, cycle or drive away.



## SPEND LESS TIME COMMUTING AND MORE TIME ENJOYING LIFE

You'll love living in a neighbourhood that's surrounded by an array of amenities and transport options with everything you need within easy reach.

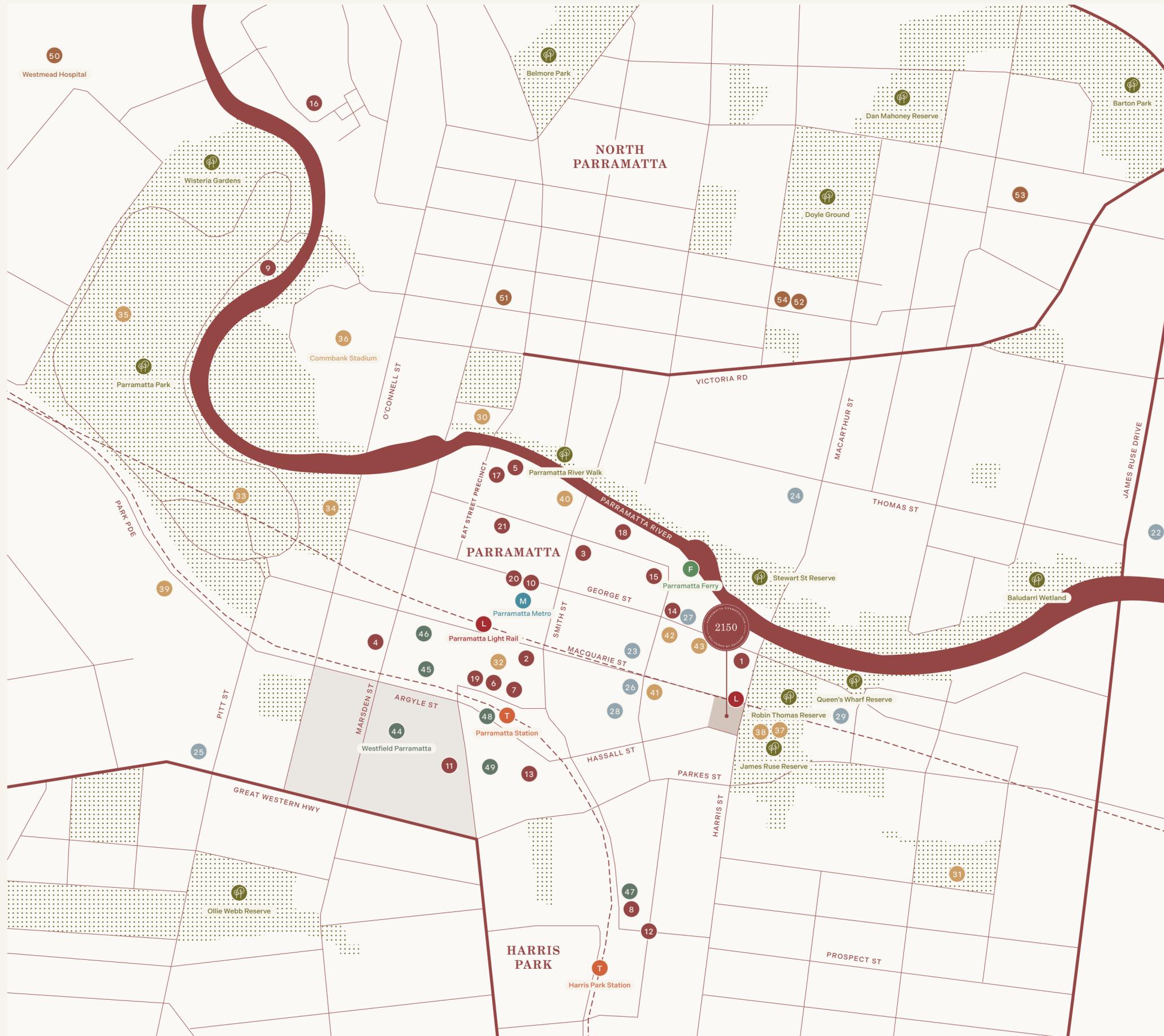
**PARRAMATTA LIGHT RAIL**  
Downstairs at Cosmo | Due 2024

**BUSES**  
2 min walk

**PARRAMATTA TRAIN STATION**  
10 min walk

**RIVERCAT FERRY**  
10 min walk

**PARRAMATTA METRO STATION**  
10 min walk | Due 2030



### EAT & DRINK

- 1 Albion Hotel
- 2 Lilymu
- 3 Willo Parramatta
- 4 Nick & Nora's
- 5 The Meat & Wine Co Parramatta
- 6 Harveys Hot Sandwiches
- 7 Ruse Bar & Brasserie
- 8 Chatkazz
- 9 Misc. Parramatta
- 10 Temasek
- 11 Pho Pasteur
- 12 Harris Park Dining Precinct
- 13 Circa Espresso
- 14 Kafeneio
- 15 Lucien Baked Goods
- 16 Havenstone
- 17 Alex & Co Parramatta
- 18 Sahra By The River
- 19 Threefold Pastry
- 20 Homage Specialty Coffee
- 21 Baba Ghanouj

### EDUCATION

- 22 Western Sydney University
- 23 Arthur Philip High School
- 24 Macarthur Girls High School
- 25 Parramatta High School
- 26 Parramatta Public School
- 27 Little Lion Early Learning
- 28 Goodstart Early Learning
- 29 Guardian Childcare & Education

### ARTS & RECREATION

- 30 Riverside Theatre
- 31 Elizabeth Farm
- 32 Phive - New Culture & Civic Hub
- 33 Old Government House
- 34 Paperbark Playground
- 35 Domain Creek Playground
- 36 CommBank Stadium
- 37 James Ruse Water Playground
- 38 Parramatta Skate Park
- 39 Parramatta Aquatic Centre (2023)
- 40 Powerhouse Parramatta (2024)
- 41 Plus Fitness 24/7
- 42 AURA Pilates & Fitness
- 43 All Grit CrossFit

### SHOPPING

- 44 Parramatta Westfield
- 45 Beatdisc Records
- 46 Parramatta Farmers Market
- 47 Radhe Supermarket
- 48 IGA Local Grocer Parramatta
- 49 Mama's Mart (Filipino Grocery)

### HEALTH & SERVICES

- 50 Westmead Hospital
- 51 Cottage Animal Hospital
- 52 Groom 2 Grow
- 53 Stylish Hound
- 54 Parramatta Veterinary Hospital

### TRANSPORTATION

- L Light Rail Station (2024)
- T Train Station
- M Metro Station (2030)
- F Parramatta Wharf
- Rail Line

# A View To The Future



Cosmopolitan Parramatta represents an incredible opportunity to be a part of the growth and investment energising Western Sydney.

The geographical centre of global Sydney, Parramatta is experiencing unprecedented growth and transformation. Billions of dollars in private and public investment is reshaping the city, from revitalisation of the CBD's civic heart to the new light rail and Metro, expanding enterprise hubs, and a second Sydney airport.

Parramatta aims to not only cater to its growing population but to become amongst the best in the world for liveability, economic activity, employment, creativity, cultural diversity and sustainability.

Cosmopolitan is perfectly placed for a starring role in this exciting unfolding story.

#### POPULATION GROWTH

Predicted 5.1% p/a population growth in the next 15 years

#### SYDNEY METRO WEST

Over \$18 billion invested, Est. 2030

#### PARRAMATTA SQUARE

\$2.7 billion completed 2022, one of NSW largest urban renewal precincts

#### PARRAMATTA LIGHT RAIL

\$2.9 billion Stage One (Due 2024)

Source: URBIS

#### BUILDING STATS

HARRIS TOWER  
41 levels, 298 units

HASSALL TOWER  
43 levels, 306 units

LEVEL 1 & 2 – COMMERCIAL  
3,400sqm

GROUND – RETAIL  
1,870sqm

#### DESIGNED BY TURNER

Architecture and Interiors by award-winning design firm Turner, promising a unique response to Parramatta's evolving DNA. As one of Australia's leading architecture and design firms, Turner creates timeless built environments that energise communities and drive positive change.

They believe design is for everyone and weave inclusivity, connectivity, and enjoyment into every aspect of their work; creating spaces that are both beautiful and functional. At Cosmopolitan, Turner's innovative architecture and interiors have produced not only beautifully considered residential living but a lively experiential village feel.

**TURNER**

#### RENTAL YIELD AND LEVY ESTIMATES

Unit Type	Bath	Car Space	Internal Area	External Area	Rental Estimate	Strata Levies
1 Bed	1	0-1	51 - 67sqm	8 - 24sqm	\$600 - 700 p/w	\$790 - 990 p/q
2 Bed	2	1	80 - 108sqm	11 - 44sqm	\$800 - 900 p/w	\$1000 - 1450 p/q
3 Bed	2	1-2	96 - 138sqm	12 - 75sqm	\$1000 - 2000 p/w	\$1500 - 2050 p/q

Strata Estimated provided by Net Strata on the 01/10/2023. Levy ranges are based off benchmarking and documentation currently available and should be used as a guide only. Levy ranges may be subject to change and will be formally adopted by the Owners Corporation at the FAGM. Strata Estimates exclude GST. Rental Estimated provided by Village Property on the 1/11/2023.

[cosmopolitanparramatta.com.au](http://cosmopolitanparramatta.com.au)



General disclaimer: The contents of this document have been prepared prior to completion of detailed design and construction of the Cosmopolitan. Images depicting interiors and exteriors (including view lines) are intended as a guide only and are artist's impressions of how the development may appear when completed. The actual appearance, style and configuration of the elements of the development may vary without notice and may not be identical or similar to the images shown. As such, this material does not constitute a representation by the Developer, Vendor or the Agent in respect of the actual size, form, dimensions, specifications or layout of the apartments or other parts of the building. Deicorp does not accept responsibility for any action taken by intending purchasers in reliance on the information in this document. The final product may vary from the images shown. Images are artist's impressions only, fixtures and finishes are subject to change and furniture is not included unless otherwise stated in the contract for sale. Any view lines shown are indicative only as at the date of publication. Actual views from each apartment may vary on completion from that shown. View lines may be impacted by current and future development applications. Changes may be made to the detailed layouts during development and construction in accordance with the provisions of the contract for sale or planning or authority requirements. Prospective purchasers must make and rely on their own enquiries. Whilst Deicorp endeavours to ensure that the information in this brochure is correct, no warranty, express or implied, is given as to its accuracy. Nothing in this document constitutes specific technical, financial or investment advice and prospective purchasers are advised to seek their own independent advice based on their specific circumstances. Prepared by Deicorp Projects (Hassall Street) Pty Ltd - Nov 2023.