

BREAKFAST POINT

Life as it should be



CATALINA

A Timeless Elegance

A FLEETING OPPORTUNITY.

CATALINA HERALDS A NEW ERA OF HARBOUR FRONT LIVING AT BREAKFAST POINT. BEAUTIFULLY DESIGNED BY ROSE, CATALINA CAPTURES THE TIMELESS ELEGANCE OF A CLASSIC COASTAL LIFESTYLE.

Located just footsteps from the harbour front, Catalina offers her residents a coveted vantage point within the renowned Breakfast Point village, paying homage to the iconic views of Sydney Harbour. Catalina is nestled within a collection of immaculate terraced gardens and private outdoor retreats known as The Springs, with water features and soft lighting woven into the fabric of the landscape.

Drawing inspiration from the renowned spas of Europe and the lush verdant springs throughout the Americas, The Springs has been designed exclusively for the relaxation and enjoyment of the residents of Catalina and her sister buildings, continuing the Rose tradition of creating a quality way of living.

Here life is a pleasure; early morning strolls along the waters edge, the rhythmic march of oars as rowers glide through the water or the promise of excitement as a sail unfurls. From the privacy of your verandah to the parkland at your door, everything is here for your personal enjoyment.

Presenting a collection of only 70 apartments, Catalina represents a fleeting opportunity to become part of the unique harbour village of Breakfast Point.





- 1 Pacific Ocean
- 2 Sydney Harbour Bridge
- 3 Sydney CBD
- 4 Darling Harbour
- 5 Bondi Beach
- 6 University of Sydney
- 7 University of NSW
- 8 Ferry Wharf to Sydney City
- 9 Bus stop to Sydney City and neighbouring towns
- 10 Catalina

Perfectly Positioned

MORE THAN WORLD-CLASS AMENITIES AND AN ENVIABLE LIFESTYLE, BREAKFAST POINT IS ALSO PERFECTLY POSITIONED JUST 30 MINUTES FROM THE SYDNEY CBD.

ALL THAT SYDNEY HAS TO OFFER RIGHT ON YOUR DOORSTEP.

An exceptional location by any definition, with its vibrant restaurants, wonderful shopping and world-class educational facilities Breakfast Point offers the intimate feeling of a traditional village with all the benefits of modern living.

Departing from Cabarita Jetty, the picturesque journey on the Rivercat to the CBD is just 30 minutes. Buses travel frequently to neighbouring suburbs, major universities and train stations, while the M4 Motorway provides easy access to Sydney's west.



Life As It Should Be

—
AWARD WINNING FACILITIES.

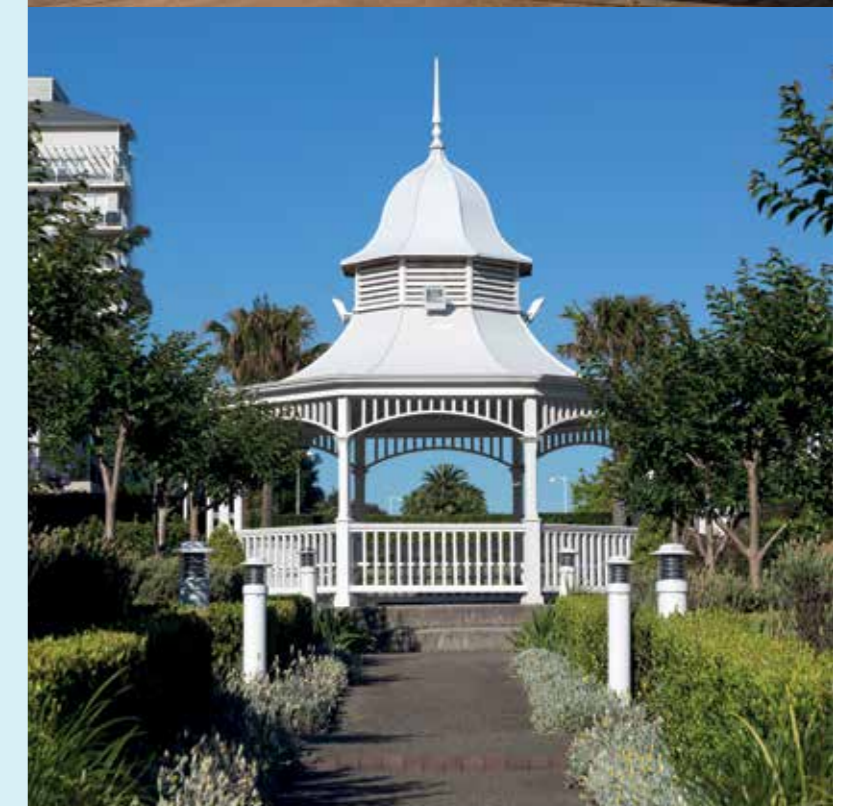


At Breakfast Point enjoying the timeless coastal village is a way of life. With over 15 hectares of open space, Breakfast Point provides an idyllic harbour side environment with first-class resident amenities. Whether you and your family love tennis, swimming or lazy picnics beside the harbour Breakfast Point will make you feel at home straight away.

Living at Breakfast Point means there are many ways to play, relax, dine and reconnect. There are sublime parklands to wander in, sports on the village green to watch or participate in, and in the Village Centre, shops, cafés and more.

Living here you'll enjoy exclusive access to the resident's private Country Club and a host of recreation and lifestyle activities including pilates, aqua-aerobics and a state-of-the-art gymnasium. Embrace an active, healthy lifestyle with two swimming pools, a spa, sauna, steam room, licensed café and resident's lounges. And with five tennis courts, your lifestyle can be as active, social or relaxing as you choose.

It is these exceptional standards of excellence that Rose applies to facilities, design and lifestyle that make the award winning Breakfast Point the benchmark for world-class contemporary living.



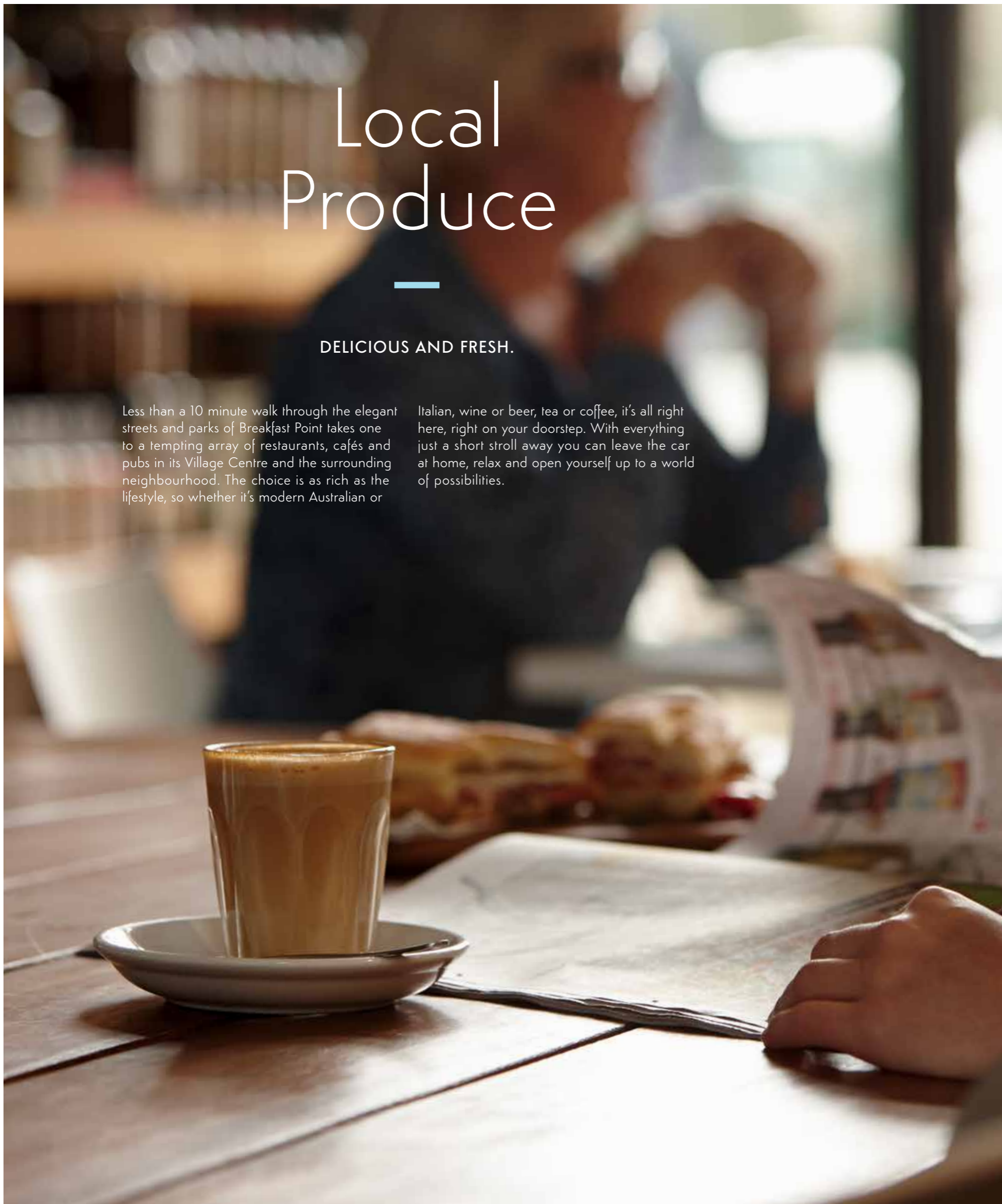


Local Produce

DELICIOUS AND FRESH.

Less than a 10 minute walk through the elegant streets and parks of Breakfast Point takes one to a tempting array of restaurants, cafés and pubs in its Village Centre and the surrounding neighbourhood. The choice is as rich as the lifestyle, so whether it's modern Australian or

Italian, wine or beer, tea or coffee, it's all right here, right on your doorstep. With everything just a short stroll away you can leave the car at home, relax and open yourself up to a world of possibilities.



BREAKFAST POINT

Life as it should be

- 1 Breakfast Point
- 2 Waterfront Walkway
- 3 Country Club
- 4 Silkstone Park
- 5 The Village Centre
- 6 Childcare Centre
- 7 Supermarket
- 8 Community Hall
- 9 The Village Green
- 10 Pavilions
- 11 Display Centre
- 12 Catalina





Elegant Luxury

A PLACE TO UNWIND.



A balanced mix of one and two bedroom apartments, many with studies, and an exclusive edition of rare three bedroom apartments and penthouses, Catalina surpasses your expectations of contemporary living. Rose's vision for creating "homes" is evident in every detail, the luxury of space and elegant, timeless interiors inspired by the iconic beauty of Sydney Harbour provide a romantic sense of space and light.

From the double height glass foyer with its elegant white panelled floating ceiling, to the relaxing outdoor room of your spacious sun-drenched verandah, Catalina is a showcase for classic coastal design and luxurious detail to make every moment memorable.

It is the details that create a quality way of living – from the positioning of windows to allow for that morning sunbeam to shine through, to luxury of extra high ceilings to the thoughtful inclusion of double USB chargers in every kitchen, Rose's commitment is to design a timeless home to be enjoyed and coveted throughout time.

Classic Coastal Living

CATALINA – A TIMELESS ELEGANCE.

Catalina continues Rose's renowned architectural homage to the timeless elegance of classic coastal architecture unique to Breakfast Point. Presenting apartments that are elegant and luxurious, yet relaxing, coveted and attainable, Catalina establishes an architectural rapport with the harbour and surrounding environment.

Environmentally sensitive design takes advantage of Catalina's northerly aspect and Sydney's temperate climate by capturing sea breezes.

Open floor plans with high ceilings create a wonderful sense of space that effortlessly blends indoor and outdoor living.

This is architecture inspired by Rose's philosophy to create homes and communities that offer superb lifestyles.

Image is indicative of style only



Elegant Living

LIVING IN CATALINA AT BREAKFAST POINT MEANS ENJOYING ACCESS TO UNSURPASSED LIFESTYLE AMENITIES AND THE OUTSTANDING LEVEL OF DETAIL ROSE IS RENOWNED FOR.

BUILDING FEATURES.

1. Short walk to Sydney Harbour foreshore.
2. Easy access to Country Club with pools, tennis courts, spa, sauna, residents lounge and gym.
3. Security lifts with personalised access to each level.
 4. Video intercom to all apartments.
 5. Pay TV connectivity to all apartments.
 6. European style designer kitchens.
 7. Miele stainless steel appliances.
 8. Caesarstone kitchen benchtops, splash back vanity tops and bath surrounds.
 9. 100% wool carpet.
 10. NBN ready.
 11. Double USB chargers in every kitchen
 12. Secure caged storage rooms for most apartments.
13. Large courtyards to ground floor apartments many with lush, landscaped gardens offering outdoor living options.
14. Wide verandahs free of air-conditioning and hot water equipment.
15. Frameless glass balustrades to penthouses and select apartments.
 16. Secure basement car parking.
 17. Air conditioning to all apartments.
18. Operable shutters for shade, ventilation and privacy to many apartments.

Outstanding Features

SPACE IS THE MOST DESIRABLE LUXURY.



To be truly luxurious a home must, by definition, be large and spacious. A luxury home must present fittings and finishes not only functional but also beautiful in how they perform and function.

The finer, often overlooked details must be considered as important, or more so, than the more obvious feature pieces. As in every Rose residence, we consider inclusions such as the finest European appliances, 100% wool carpets and reverse cycle air conditioning to be standard, with our list of features and inclusions far surpassing the expected level of luxury.

Catalina continues our luxury design tradition with apartments that bring together romantic style and elegant, contemporary comfort. Beautifully crafted bespoke kitchens with the latest marble-inspired Caesarstone bench tops and splash backs are equipped with the finest Miele cooktops, ovens, and dishwashers.

The clean lines of the contemporary polyurethane cabinetry harmoniously contrasts with the warm textures of timber veneer displays in the island benches for those treasured keepsakes and heirlooms, welcoming family and friends to the heart of your home.

Detailing such as shadow-line cornices, LED down lights throughout, and 100% wool carpet create an environment that beckons to be lived in and enjoyed, further demonstrating the uncompromising Rose commitment to quality.





Exquisite Palettes

SUPERIOR ATTENTION TO DETAIL.

In Catalina, Rose has designed a range of ensuites and bathrooms that place an emphasis on the intimate and personal, where elegance is found in simplicity of design.

Timeless top mounted Parisi ceramic basins float on crisp Caesarstone vanity tops complimented by polished chrome tap ware and polyurethane cabinetry. Separate baths enclosed in tablets of Caesarstone, over-sized showers with height

adjustable, multi-function shower roses, double towel rails and contemporary floor and wall tiles complete the overall sense of timeless coastal elegance.

Catalina also offers three exquisite colour palettes – Pebble Beach, Drift Wood and Button Shell – each allowing you to add your own personal touch to the kitchen, bathrooms and throughout your new Catalina home.



Flowing Spaces

—
GENEROUSLY PROPORTIONED.



3 bedroom apartment
126sqm plus 24sqm verandah



1 bedroom plus study apartment
59sqm plus 6sqm verandah



2 bedroom apartment
96sqm plus 14sqm verandah

About The Creators

THE ROSE TOUCH.

The Rose Group is a multi-award winning family business. This means we share the same values as your family whilst offering our experience as creators of quality Australian living.

A passion for excellence and attention to detail in the planning, design and delivery of superior quality properties and estates is the lasting legacy of Rose.

We love building quality neighbourhoods, where people's lifestyle needs are anticipated and realised. We commenced our Breakfast Point journey in the year 2000 and over the past 14 years we have delivered more than 1,800 new homes including apartments, townhouses and large harbour front houses.

In staying true to Rose's original vision we have enjoyed creating an award winning village which has become home to a thriving community.

The hallmarks of quality design are evident in the parks and gardens, the myriad of buildings of which no two are the same, and the unsurpassed Country Club, Community Hall and vibrant Village Centre.

We are delighted to continue this long held tradition of quality at Breakfast Point with Catalina – a timelessly elegant collection of homes which are the second release in the last phase of new apartments at Breakfast Point.

Rose focuses on expertly planned neighbourhoods delivering an unsurpassed lifestyle to its residents – Catalina at Breakfast Point is our latest expression of this tradition.



Luxury homes



The Landings



Cape Cabarita



Location shot



CATALINA

1800 888 325

BREAKFASTPOINT.COM

DISPLAY CENTRE

123 PENINSULA DRIVE,
BREAKFAST POINT

OPEN 10AM – 5PM EVERY DAY
(EXCEPT PUBLIC HOLIDAYS)



BREAKFAST POINT

Life as it should be



DISCLAIMER: [a] Please note that this brochure was prepared prior to all necessary Government consents being obtained and commencement of construction. [b] The computer generated images used in the brochure are as at 26 August 2014 are indicative of style only. [c] The photographs of the surrounding views and location are taken from other projects within Breakfast Point, and may have been digitally enhanced or altered and do not represent actual views or surrounding views. These photographs are indicative only. [d] Changes may be made during the development and dimensions, specifications and the computer generated imagery are subject to change without notice. Fittings and finishes are subject to availability and vendor discretion. [e] The information contained herein is believed to be correct but is not guaranteed. [f] Prospective purchasers should make and must rely on their own enquiries. [g] Various facilities and buildings may or may not be constructed as depicted herein. The colours of the buildings are indicative only and amendments to exterior finishes may occur during construction. [h] This brochure is a guide only and was printed on 5 Sep 2014 and does not constitute an offer or contract.