

# SAPPHIRE

APARTMENTS



## *The Jewel in Sydney's Green Beating Heart*



On the doorstep of Sydney Olympic Park, Sapphire presents a collection of beautifully appointed contemporary apartments, all completed and ready to move in and enjoy.

Gazing over Accor Stadium and a sea of greenery, Sapphire is a building of immense quality, showcasing a superb calibre of workmanship which has raised the bar for residential living in one of Sydney's most vibrant and transforming locations.



# Ten Reasons to Purchase at Sapphire



1.

**430 Hectares of parklands** on your doorstep, one of the largest urban parks in Australia.



2.

**2030 Masterplan** intends to enhance education, retail and leisure facilities within Sydney Olympic Park.



3.

**Nine entertainment and sporting venues** including the largest indoor live entertainment venue in Australia.



4.

**Two Olympic-sized pools** plus additional leisure facilities in the nearby Sydney Olympic Park Aquatic Centre.



5.

**Existing train services will be supplemented** by the new Sydney Metro West Line and Light Rail, already under construction.



6.

**Located in the heart** of a vibrant urban centre with a population that's set to quadruple by 2030.



7.

**The final stage building** in a well-established master planned residential community making it an opportunity not to be missed.



8.

**Carefully considered apartment designs** that cleverly maximise usable space and storage options.



9.

**Passive air circulation** in corridors and lobbies create a fresh, clean environment for residents while ducted a/c keeps you comfortable all year round.




10.


**Impressive entry lobby**, lush communal courtyard with established greenery and rooftop entertaining sanctuary with sweeping views.

# Sapphire Investment Outlook


## Sydney Olympic Park Region




**+191,000 (40%)**  
Forecast Population 2041  
Source: Forecast.ID/Parramatta City Council



**+55,000 (40%)**  
Employment Projections 2036  
Source: SOP MP 2030



**+10,700**  
New Dwellings by 2030  
Source: SOP MP 2030



**+5,000**  
Students  
Source: SOP MP 2030

### Sydney Olympic Park Master Plan 2030 Development Targets Summary (Gross Floor Area) by land use category

Land Use	Master Plan 2030 Target m <sup>2</sup>
Residential	575,000
Commercial Office	479,000
Venues	130,000
Education	130,000
Temporary Accommodation	192,000
Transport Infrastructure	51,000
Retail	100,000
Community Facilities	37,000
Entertainment	17,000
<b>Total</b>	<b>1,960,000</b>

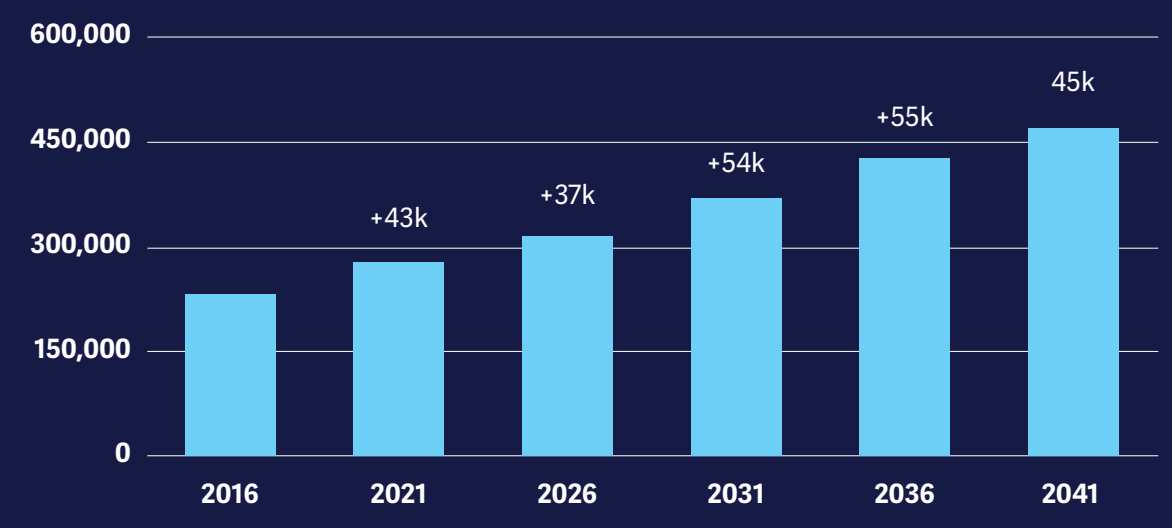
### Sydney Olympic Park Master Plan 2030

- 23,500 residents in 10,700 dwellings
- 34,000 jobs
- 5,000 students

### Demographics - City of Parramatta

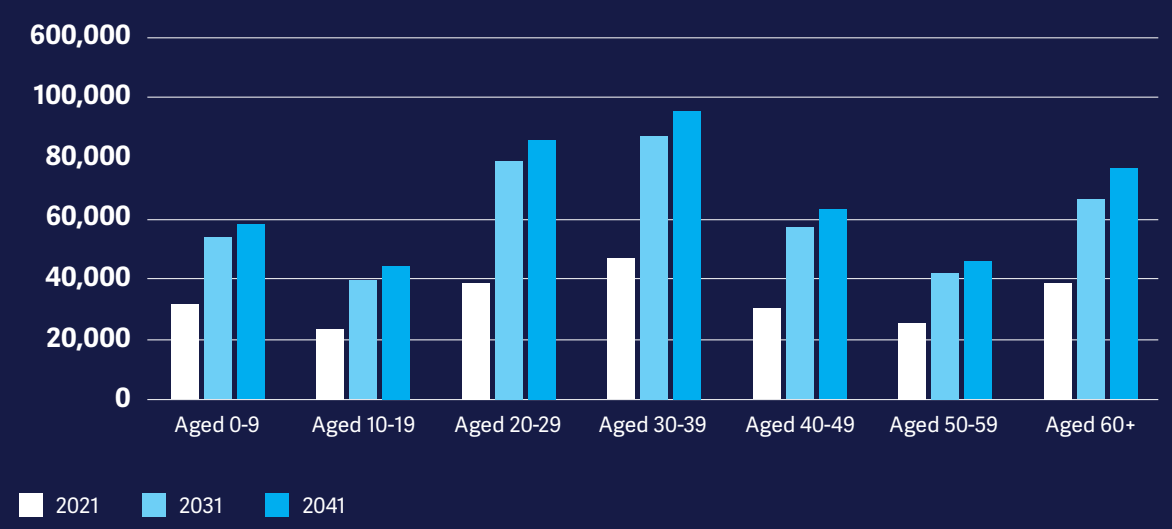
#### Population Growth

The Parramatta LGA is forecasted to see an increase of over 191,000 people over the next 20 years. There is an estimated 47,000 new inhabitants on average every 5 years. This represents a 40% increase in total population.



#### Age Distribution Growth

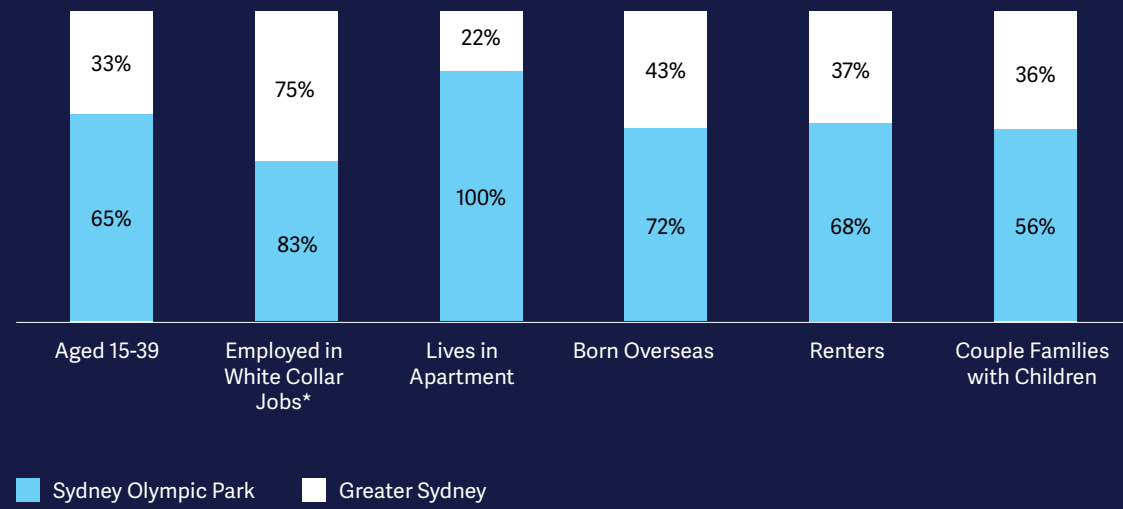
Large increase in the 20-49 age group. The below graph illustrates the changes in age groups between 2021, 2031 and 2041. Most of the growth is anticipated in the 20-49 age group.



Source: City of Parramatta / Colliers

### Who Lives in Sydney Olympic Park Region

The below graph outlines the key demographic trends found in Sydney Olympic Park compared to Greater Sydney based on the 2021 ABS Census.



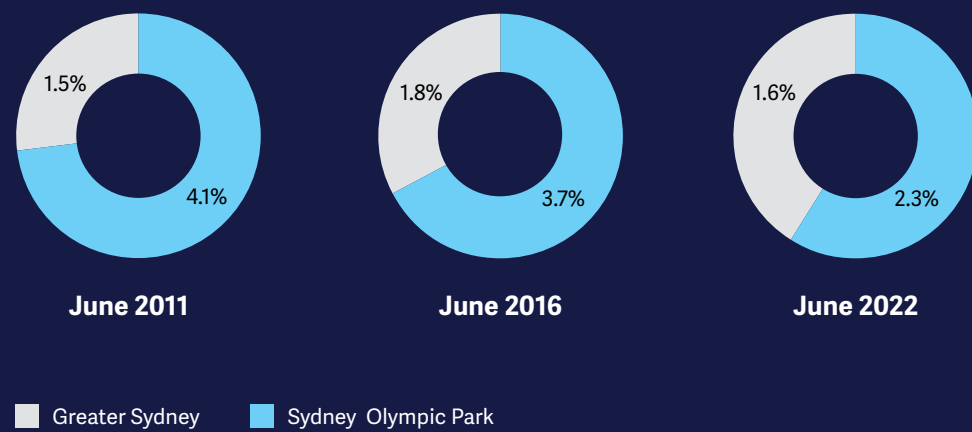
Source: ABS / Colliers

### Apartment Market

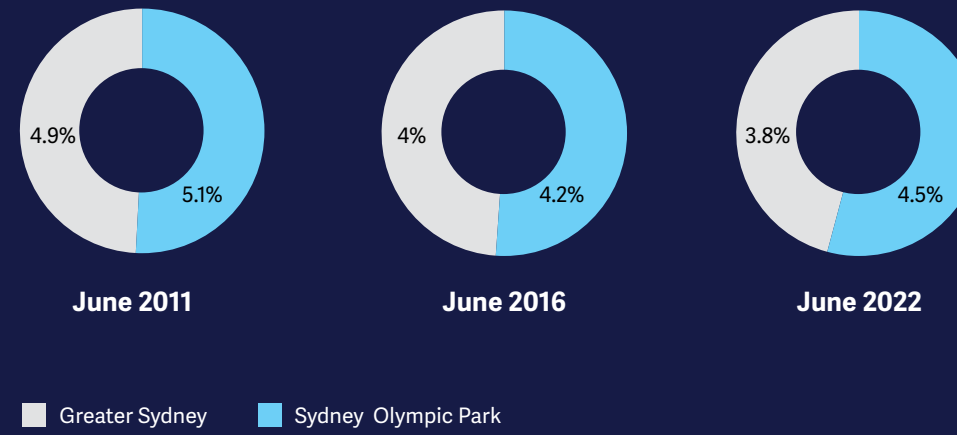
#### Rentals (All Units)

Month	Sydney Olympic Park	Sydney
June 2011	\$489	\$436
June 2016	\$555	\$507
June 2022	\$600	\$525
3 Year Change	3.2%	4.5%
10 Year Change	1.6%	2.4%

#### Vacancy Rates (All Units)



#### Yields (All Units)

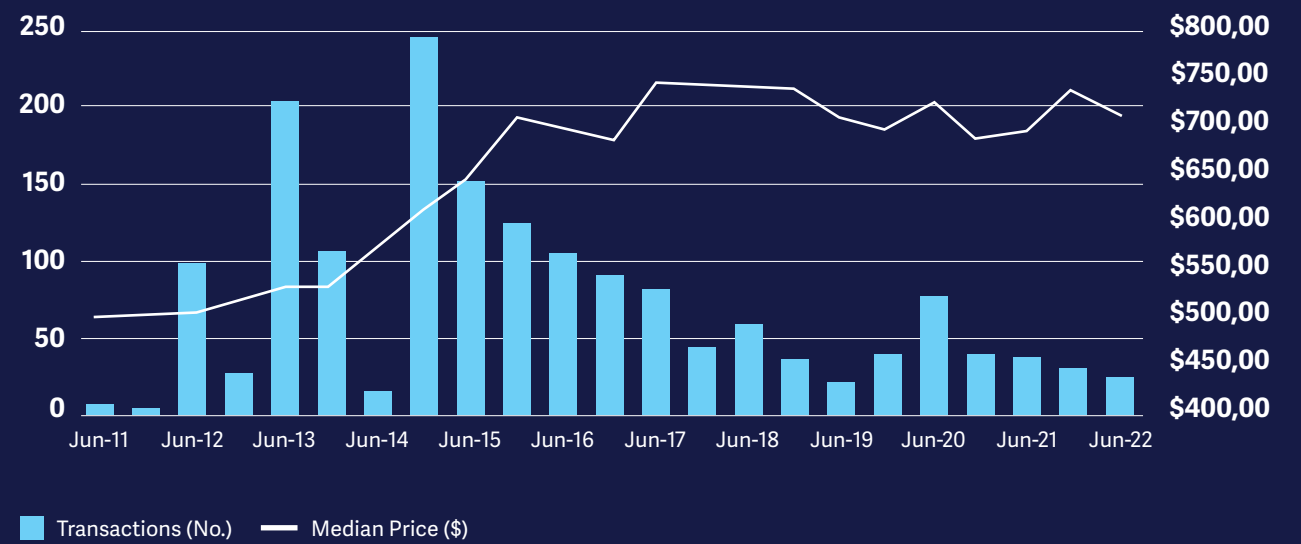


#### Median Price (All Units)

Month	Sydney Olympic Park	Sydney
June 2011	\$502,000	\$466,000
June 2016	\$694,000	\$661,000
June 2022	\$715,000	\$720,000
3 Year Change	-0.3%	-0.9%
10 Year Change	2.8%	3.9%

#### Monthly Median Unit Price vs. Number of Transactions in Sydney Olympic Park

The below graph illustrates the median price of all apartments in Sydney Olympic Park from 2011 to 2022 as well as the number of transactions per year.



Source: SQM Research / RP Data / Colliers

# Unrivalled Convenience



Life doesn't get more convenient or connected, with Sydney Olympic Park affording the ultimate accessibility.

Everything you desire to make life effortless and enjoyable lies within strolling distance, including Olympic Park train station, while the M4 Motorway takes you to the Sydney CBD in just under 20 minutes.

### Travel times

Sydney CBD	20min
Parramatta CBD	15min
Lidcombe Shopping Centre	5min

- ① Park
- ② Residential
- ③ Mixed use commercial/retail
- ④ School
- Future Road



# A Recreational Wonderland



## Parklands

The parklands at Sydney Olympic Park provide 430ha of glorious green open space, recreation areas, wetlands and waterways including a network of paths and cycleways.

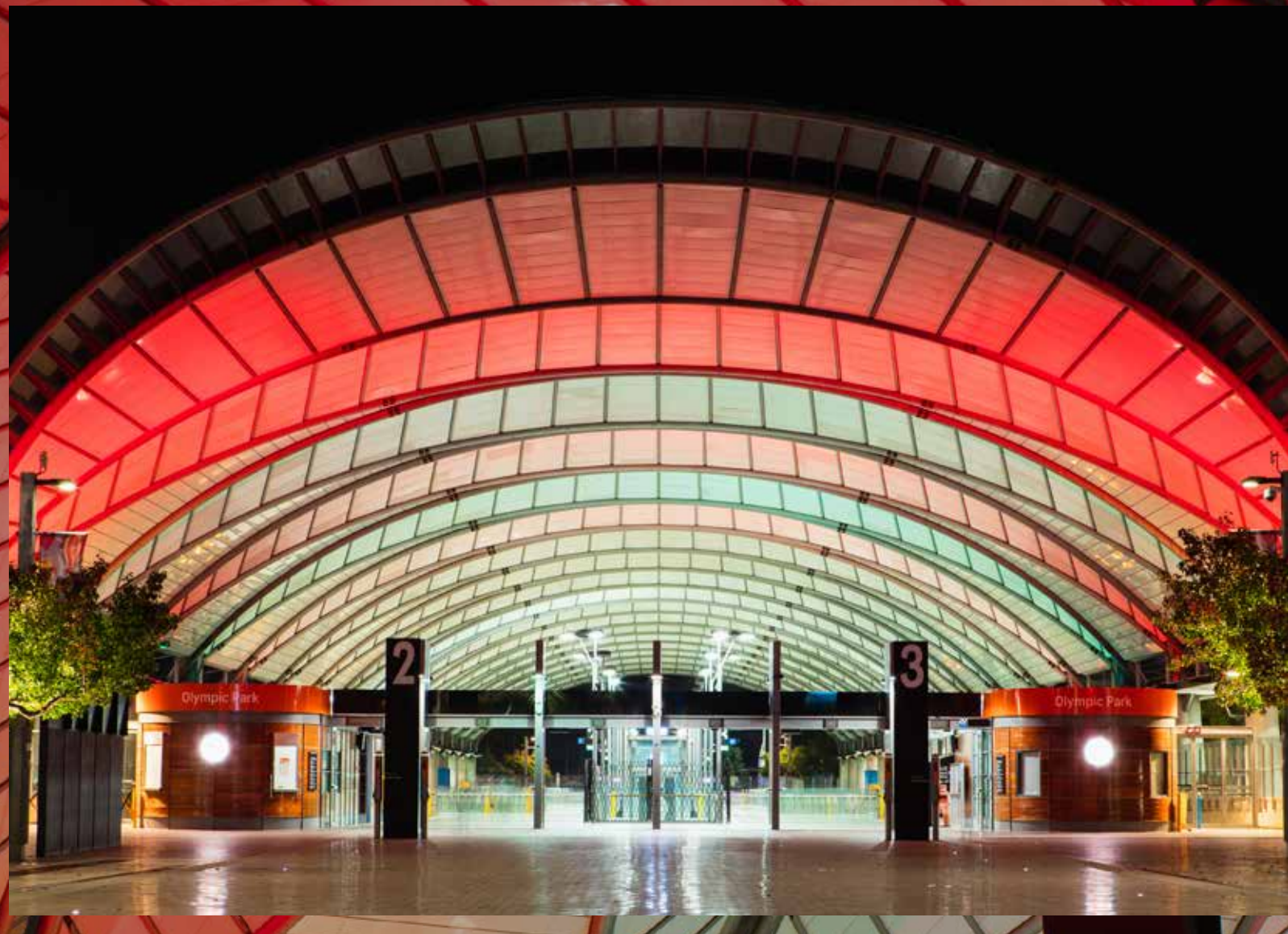
Explore various picnic, sports, playgrounds and sporting fields, historic buildings and nature reserves. It's all waiting to be explored by walking or cycling.



## Entertainment & Dining

Accor Stadium and Qudos Bank Arena host major concerts, festivals and sporting events throughout the year. A short stroll from your door

you will find a range of global eats to suit any taste or occasion including Bacar, Ribs & Rumps and The Brewery Bar+Kitchen.



**Connectivity & Education**

Living in Sapphire means your commute to Sydney Olympic Park via public transport will be easy when choosing to take either the bus, train, or ferry.

A number of top private and public schools are located close-by, including MLC, St Patrick's, Newington, and Wentworth Point making Sapphire an ideal place to live and raise your family.



**Lifestyle & Convenience**

Sydney Olympic Park has all your sporting passions covered with Aquatic, Athletics and Hockey Centres, Tennis World, Archery and so much more within walking distance of your new home.

Sydney's leading International fashion & luxury outlet DFO is a short trip from your new home, as is Lidcombe Shopping Centre, Cosco, Rhodes Waterside Shopping & Flemington Markets.





# Luxury Living is Sapphire



Mature landscaping creates a green, tranquil oasis for residents, from the lush shaded courtyard gardens where you can relax and unwind to the secluded rooftop sanctuary

boasting BBQ & entertaining facilities. Gather with family & friends, watch fireworks displays and enjoy the stunning Sydney Olympic Park views.

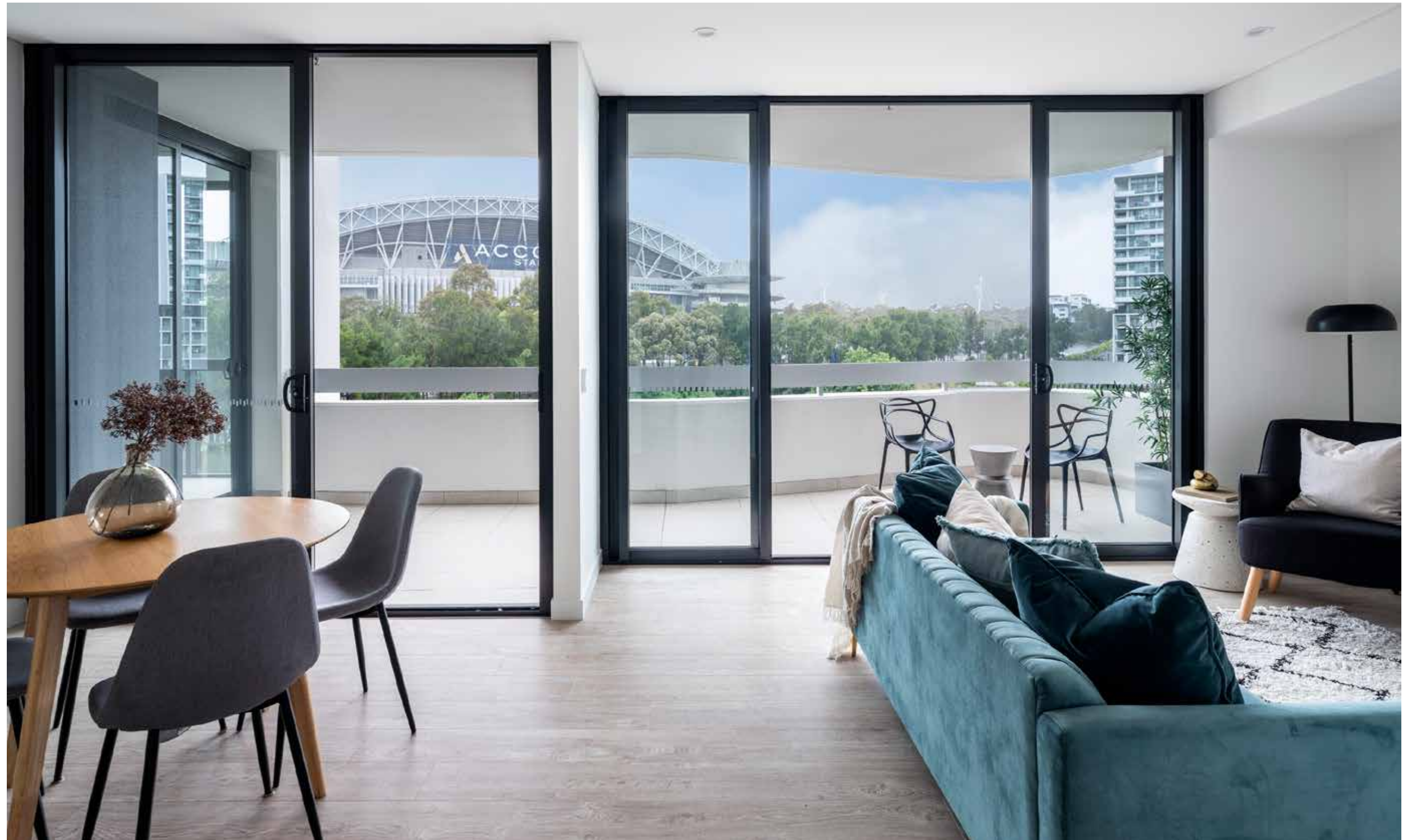


## 1 Bed Display Apartment



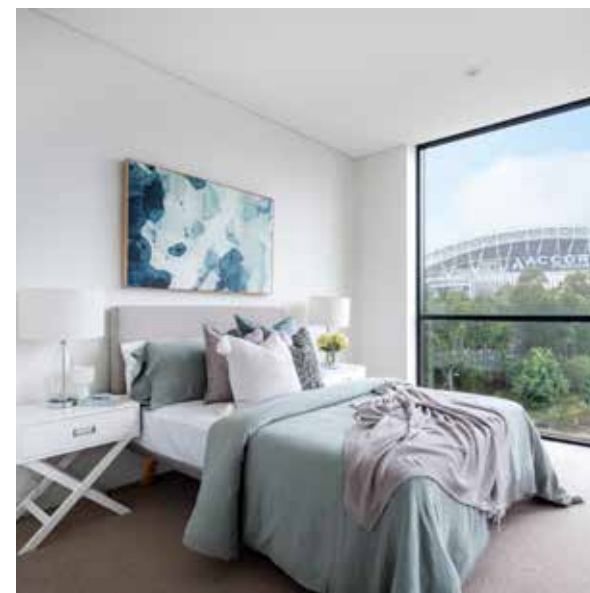
Designed with the first homebuyer and investor in mind, this one-bedroom apartment has been cleverly conceived to maximise space, light and functionality.

A generous, efficient galley-style kitchen, abundant storage and a spacious east-facing balcony with a lovely outlook ensure you have everything you desire in one stylish space.



### Apartment 410 1 bed 1 bath 1 car

Internal Area	52m <sup>2</sup>
Balcony Area	17m <sup>2</sup>
Total Area	69m <sup>2</sup>





## 2 Bed Display Apartment



Facing north-east for maximum natural light, this two-bedroom apartment encompasses a private master wing with its own full ensuite bathroom, walk-in robe and balcony.

The kitchen makes a bold statement, with stylish engineered stone benchtops, breakfast island, quality SMEG appliances and abundant storage.



### Apartment 409 2 bed 2 bath 1 car

Internal Area	80m <sup>2</sup>
Balcony Area	15m <sup>2</sup>
Total Area	95m <sup>2</sup>

## 2 Bed Display Apartment



Intelligently created to achieve maximum privacy and livability, this two-bedroom apartment has bedrooms located on each side, the master with its own walk-in robe and ensuite with bath.

The study nook is perfect for those working from home and the wonderfully spacious kitchen features abundant storage and an island bench.



### Apartment 404 2 bed 2 bath 1 car

Internal Area	84m <sup>2</sup>
Balcony Area	12m <sup>2</sup>
Total Area	96m <sup>2</sup>





## 3 Bed Display Apartment



Spanning a generous 171sqm, this superb three-bedroom sub-penthouse has been designed for sophisticated entertaining, featuring separate living, dining and gourmet kitchen spaces.

An enormous 55sqm east-facing wraparound terrace is bathed in sunshine, creating the ultimate setting for your alfresco enjoyment.



### Apartment 901 3 bed 2 bath 2 car

Internal Area	116m <sup>2</sup>
Balcony Area	55m <sup>2</sup>
Total Area	171m <sup>2</sup>

# Sapphire Penthouse



## Sapphire Penthouse



Sapphire's crowning glory, this show-stopping top-floor penthouse is set against a backdrop of panoramic park views.

A large, luxurious master suite creates the perfect retreat, two separate balconies provide glorious space for alfresco entertaining and an integrated study is ideal for those desiring a private work space.



### Apartment 1008 3 bed 2 bath 2 car

Internal Area	115m <sup>2</sup>
Balcony Area	51m <sup>2</sup>
Total Area	166m <sup>2</sup>



# The Sapphire Team



**Australia YMCI  
Developer**

Game changers in the property industry investing in Australia's future: they aim to deliver city living that gives you room to breathe. Australia YMCI is a subsidiary of Yunnan Health & Cultural Tourism Holding Group Co LTD (HCT) formerly known as Yunnan Metropolitan Construction Investment Group.

They have more than 15 years of development history, unleashing it and applying it to everything they develop. Their experience is extensive and covers cultural tourism, wellness, urban development, and environmental protection including industrial investment and finance. Sapphire is a project where once you purchase your apartment you will enjoy the present and reap the rewards in the future.



**Kann Finch  
Architect**

Revered as specialists for more than 50 years in designing environments where people thrive every day. Kann Finch are at the forefront of shaping our built environments, helping create better, smarter, greener spaces for enterprises and individuals integrating into the community.

Completed project in Sydney: Macquarie Street Apartments Sydney, Mezzo Apartments Glebe, Exordium Apartments Zetland, Beach Street Huskisson, One A Coulson Street Erskineville, Mashman Pottery Hurstville Sydney, East Quarter Hurstville, Oil Search Sydney, Blackwattle Bay Pyrmont Sydney.



**Environmental Partnership  
Landscape**

Creating sustainable places for people that enrich community life, provide joyful, memorable and worthwhile experiences as they serve the natural environment. When you walk around Sapphire you will feel at home and perfectly at peace with nature.

Environmental Partnership has an essential understanding of the qualities of place, and the natural and cultural environment and influences at play. This multi-disciplinary practice has completed more than 3000 projects throughout Australia and the Asia region since it was established in 1980. They are renowned for the multiple awards they have received for innovation in landscape architecture, urban design and environmental planning.



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