

OMEGA
APARTMENTS
BRISBANE



SPACIOUS DESIGNER LIVING URBAN TROPICAL LIFESTYLE

Omega Apartments residents will be immersed in the best of both worlds - a premium blend of comfortable indoor living with an attractive sub-tropical outdoor lifestyle. All apartments boast stylish urban character, large designer living areas and access to Omega's indulgent and enticing facilities.





MOMENTS TO THE CBD

Located in Bowen Hills, and just 1 kilometre from Brisbane's CBD, Omega offers residents a well-balanced combination of convenience, tranquillity and enjoyment. While relaxing in the sky garden, occupants can take in the panoramic views of the Brisbane city skyline.



king street

PREMIER RETAIL PRECINCT

The lively inner city vibe continues just a few steps from Omega with the exciting King Street precinct, a vibrant café and retail high street fast becoming a must eat destination. Rockpool Dining Group has recently launched the Bavarian Beerhaus which is a bohemian inspired beer hall and Brisbane's best French restaurant Montrachet has now relocated to King Street.

Mercado's marketplace offers a diverse range of flavours brought to you from Australia and around the globe. Everything from seafood, meats, cheeses, bread, pastries, chocolates, fruits and vegetables to everyday convenience items, all in one exquisite location.

King street is a lot more than just food with Artisan Creative Workshops opening and the Machinery Street Gallery creating an art and visual destination. King Street is now one of Brisbane's best entertainment precincts right on the doorstep of Omega Apartments.

BOLD DESIGN

Omega Apartment's timeless design incorporates bold forms and a classic contrasting colour palette. Extensive planting which adorns the first three storeys creates a sub-tropical feel.

Omega sets an optimistic precedent for the future of Brookes Street - a green and active urban streetscape with welcoming spaces for people to meet.



GENEROUS AND THOUGHTFUL LIVING

Omega's one and two bedroom apartments are amongst the largest on offer in Brisbane's inner city. Residents will be attracted to the comfortable and spacious living with over-sized bedrooms, expansive living areas and broad balconies. The comfort extends throughout the design with performance glass, acoustic treatment and shading elements specific to each apartment's solar orientation.



LUXURIOUSLY APPOINTED

The warm white oak timber flooring seamlessly meets the honed concrete terrazzo tiles on the balcony, accentuating the inviting and relaxing indoor/outdoor sub-tropical lifestyle. Whilst living in the heart of the inner city, Omega residents can still retreat to their inner city oasis, a place they will love to call home.



A PLACE TO RISE AND SHINE

Every day begins well at Omega as residents can make full use of the all-purpose gym and architecturally designed yoga and Pilates studio. Health and well-being are a focal-point of the development, as residents can enjoy their workout whilst taking in the scenic views. The rooftop Sky Garden includes; a designated yoga space, three barbeques, a fire pit and an infinity pool.



INSPIRING CREATIONS

Influenced by the surrounding urban art culture, Omega offers residents a space to relax, unwind and explore their creative side with a music and art studio. The interior décor provides a calm and private setting, a place to get away from it all without even leaving the building's front entrance.

Music and art studio. Artist perspectives are indicative only.

REFINED DESIGN

Omega Apartments are designed to promote a sense of freedom and sophistication for residents. The angled timber floor boards create a contemporary and dynamic feel to the living spaces within each apartment. Automated access throughout all aspects of the building allow residents to move freely, embodying a 21st century lifestyle.

Appliances by

Miele

HIGH SPEED INTERNET

Omega Apartments will offer high speed fibre internet via the National Broadband Network (NBN).



One bedroom apartment. Artist perspectives are indicative only.



OPULENT EXPRESSION, DYNAMIC DESIGN.

Omega's elegant and contemporary interiors are predominantly white, with subtle contrasts of matt and gloss, creating a neutral yet inspiring canvas for residents to decorate to their own taste. Marble splashbacks and rose gold taps impart an essence of luxury throughout the apartment. The kitchens feature integrated handles and appliances for a clean sculpted finish.

One bedroom apartment. Artist perspectives are indicative only.



AT THE HEART OF THE INNER CITY

OMEGA
APARTMENTS



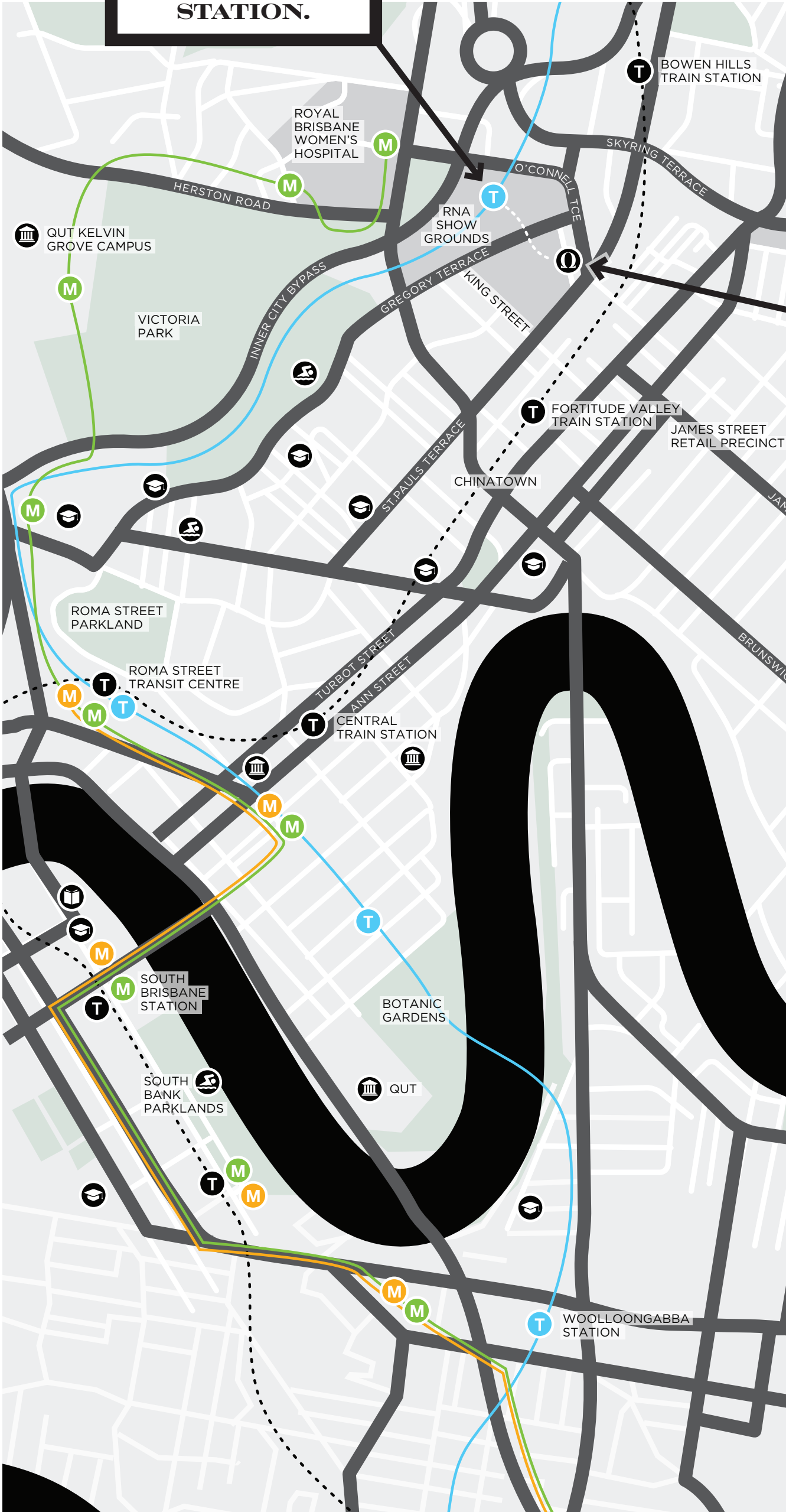


CONNECTED ACROSS THE CITY

The Cross River Rail and the Brisbane Metro are two new major transport infrastructure projects in Brisbane that will reshape the public transport system.

Omega Apartments direct access to both of these projects and the existing train and bus lines will provide Omega residents with unprecedented connectivity to Brisbane and South East Queensland.

FUTURE CROSS
RIVER RAIL
STATION.



- Omega Apartments
- Train Stations
- Future Cross River Rail Stations
- Future Metro 2 Stations
- Future Metro 1 Stations
- Schools
- Universities
- Swimming Pools
- State Library
- Gasworks Village
- Brisbane CBD
- Parks & Gardens



OMEGA
APARTMENTS



LIVING IN BRISBANE'S INNER CITY

Brisbane's inner city has become a lively area, day and night, and is home to thousands of workers. Omega Apartments is located within 5 kilometres of Brisbane's six largest universities and ten prestigious secondary colleges, schooling over 165,000 students.

According to the research company, Urbis, an expected 78,000 jobs will be created across Brisbane's inner city and CBD by 2031. Omega Apartments is within walking distance of the Royal Brisbane and Women's Hospital (RBWH) which employs more than 7,450 multi-disciplinary staff.

Omega is located within the RNA Precinct which is a \$2.9 billion urban renewal project. The RNA Precinct is the new "pulse point" in Brisbane's inner city residential market. This vibrant new destination includes:

- ◇ A world class Royal International Convention Centre;
- ◇ Mercado's marketplace which offers a diverse range of produce sourced from Australia and around the globe.
- ◇ Salon Blend Day Spa, boutique hairdresser Tigerlamb and The Emporium Barber;
- ◇ Welcome to Bowen Hills an indoor/outdoor bar and permanent food truck stop;
- ◇ Beer Haus a German Beer Hall by the Rockpool Group;
- ◇ 380 bay, five level King Street Carpark;
- ◇ Kingsgate – 9 level commercial office tower;
- ◇ 25 King – the largest engineered timber office building in the world;
- ◇ Rydges Hotel;
- ◇ Green spaces and recreational areas; and
- ◇ future residential and commercial spaces within the 22ha redevelopment site.

Close by is the famous James Street high street. Featuring designer brands from around the world, furniture stores and bespoke art and jewellery while fantastic dining options and a Merlo coffee roastery.

Just a little further on is the highly successful \$2.1 billion Gasworks precinct with a wide range of retail, dining and supermarkets, also within walking distance for Omega residents.



BRISBANE TAKES CENTRE STAGE

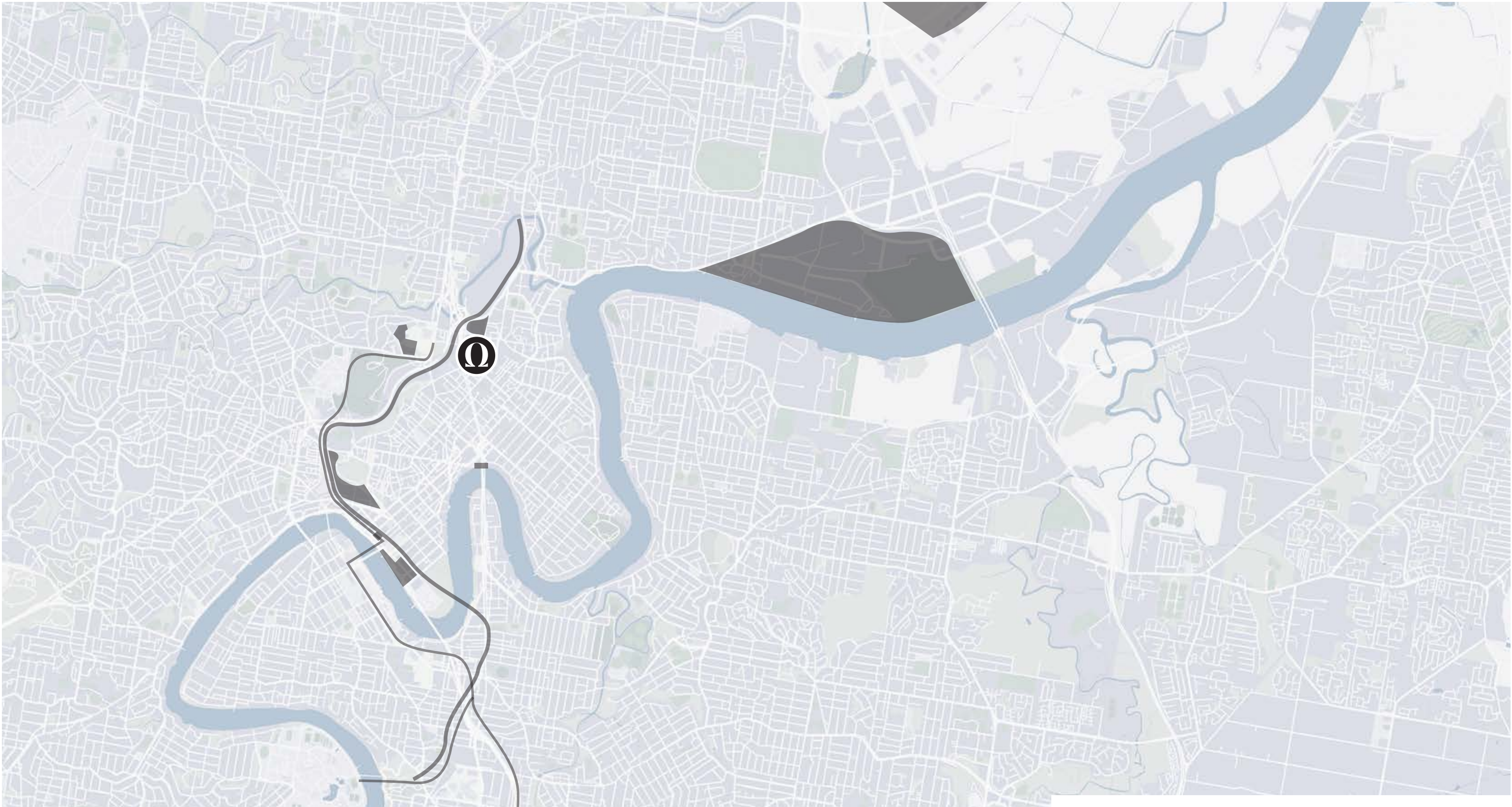
Brisbane is in the midst of an infrastructure boom which, coupled with strong lifts in population, highlights a period of growth unlike anything the city has witnessed.

With more than \$25 billion in major infrastructure investment underway throughout Brisbane, the bulk of which is located within the inner city ring, the city is in the throes of the single biggest investment cycle in its history. Brisbane is being transformed into a world-class destination bringing with it economic growth and prosperity.

These major projects (below) are defined as transformative infrastructure projects which are changing the face of Brisbane:

BRISBANE TRANSFORMATIVE INFRASTRUCTURE PROJECTS

Project	\$ billion
Cross River Rail	5.4
Brisbane Airport Expansion	5.2
Northshore Hamilton	5.0
Queens Wharf Precinct	3.0
Brisbane Live	2.0
Millennium Square Bowen Hills	2.0
Herston Quarter	1.1
Brisbane Quarter	1.0
Brisbane Metro	0.9
Howard Smith Wharves	0.1
Total	25.7



POPULATION

The most recent estimates show that Brisbane is now home to more than 1.209 million people, representing a 2.0% growth on the previous year. This is the largest increase in population in five years and follows a steady upward growth trend which has been in place since 2012/13. The outlook for population growth is solid, with a quarter of a million people set to move to Brisbane by 2036.

Interstate migration to Queensland is at its highest level in a decade, which combined with strong overseas migration is driving demand throughout the State's housing market.

In 2006 Bowen Hills was home to 1,585 people, by 2016 the population had more than doubled to reach 3,226. By 2020 we expect the population will exceed 5,000 residents as demand for inner city dwellings continues to compound.

Primary dwelling demand within Bowen Hills is driven by the local workforce and students enrolled in tertiary education. The high concentration of new office development within Bowen Hills is resulting in rapid job creation which sees Bowen Hills rank in the top five employment growth areas in Brisbane. By 2031 the suburb's workforce is expected to sit at more than 12,000.



ACCOMPLISHED DEVELOPERS



HG Developments is a boutique property development company with a reputation for creating high quality and distinguished projects across the east coast of Australia.

HG Developments integration of unique architectural design and high quality finishes has resulted in many repeat purchasers of their developments. Each project is designed with a specific focus on functionality, climate and the sites environment.

The directors of HG Developments have successfully developed residential, retail and commercial projects in Australia since 1999 and their strict philosophy of only creating high quality developments on premium sites is set to maintain HG Developments competitive advantage into the future.

www.hgdevelopments.com.au



Current developments in Brisbane's inner city belt.

- 1. THE BOATYARD**
Bulimba, QLD
27 Luxury Apartments
- 2. LUMIRA**
Newstead, QLD
75 Apartments
- 3. VICINITY**
Woolloongabba, QLD
92 Apartments
- 4. AUSTIN & MAUD**
Newstead, QLD
105 Apartments
- 5. HILLTOP APARTMENTS**
Chermside, QLD
31 Apartments



ESTABLISHED ARCHITECTS

Over the last three decades, Cottee Parker has delivered a broad range of architectural and interiors projects across Brisbane, Sydney, Melbourne and Perth.

With a strong emphasis on creativity, Cottee Parker incorporates unique and innovative designs that draw inspiration from nature and contemporary living to add value to their collaborative projects. They have a recognised reputation for urban regeneration and for creating places that become lively destinations, transforming the economic and social landscape of neighbourhoods. Cottee Parker has delivered astoundingly successful results for developers, businesses and for the people who live and work in these projects. Their recent success as part of the Destination Brisbane Consortium winning bid for the Brisbane Casino development is a testament to their commitment to design and place-making.

www.cotteeparker.com.au



Current developments in design and construction.

- 1. HAVEN**
Newstead, QLD
229 Apartments
- 2. QUEENS WHARF CASINO DEVELOPMENT**
Brisbane, QLD
1200 Apartments
- 3. ELIZABETH QUAY**
Perth CBD, WA
379 Apartments
Hotel 105 Rooms
+ Mixed Use Retail
- 4. WEST SIDE PLACE**
Melbourne CBD, VIC
1200 Apartments
Hotel 200 Rooms
+ Mixed Use Retail



ENQUIRE TODAY

With its designer finish, desirable location and affordable pricing, demand for Omega Apartments is already high. Contact your agent today to discuss this investment opportunity.

www.omegabrisbane.com.au





hg developments
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