

PALLOMA



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33-39 HAMILTON STREET ROSE BAY NSW 2029

PALLOMA

The gem of the east

Located just 7km from Sydney's CBD lies Rose Bay, a vibrant village and boating community likened to that of a French Riviera resort town. Dotted with community parklands its tree-lined streets are frequented by fashionable folk and shiny automobiles. Yachts seek anchorage in its waters.

At its heart lies The Royal Sydney Golf Club, arguably the best golf course in Australia. Upper and lower villages create vibrant meeting points for locals.

With design by the award winning Allen Jack+Cottier, Palloma evokes timeless beauty. The new pièce de résistance for Rose Bay.



Where village meets marina

A village atmosphere. Stroll around the corner to Upper Rose Bay Village where coffee houses, deli's and beauticians abound. Follow the wafts of freshly roasted beans to *The Art of Coffee*. Fill your space with gorgeous blooms and vintage treasures from *Lilac & Willow*.

A gastronomic experience. Pick up some fresh produce, cheese and antipasto from *Parisi's Food Hall* and warm baked loaves from *Sonoma*. Take home gourmet meals from the original *Pasta Pantry*.

Elite schooling. Minutes to Sydney's most exclusive schools; Cranbrook, Kambala, The Scots College and Kincoppal-Rose Bay.

Chef's hatted dining. Indulge in a world class setting at Catalina down by the wharf. Enjoy lazy long lunches at Club Rose Bay.

Weekends by the water. Hop on a ferry. Charter the sea plane. Partake in a multitude of water sports on offer. Dip your toe in the ocean at Camp Cove or iconic Bondi Beach.

Find Your Open Space. Spend lazy days in Lyne Park under the shade of its magnificent Port Jackson Figs. Stroll along the promenade and invigorate the senses with the sea air.





A carefully curated collection

Choose between 19 distinctive one, two and three bedroom layouts where oversized interiors exhibit a **refined elegance**. Panoramic harbour vistas capturing iconic Sydney landmarks pay complement to selective settings.

Two **classic palettes** create neutral canvases for individual expression. Choose between the misty lighter shades of Palloma Stone or the moody dark tones of Palloma Steel.

Finer details showcase **European sophistication**, with light enriched living spaces connecting effortlessly to outdoor terraces. Smart stone dressed kitchens offer high impact functionality, equipped with sleek modern appliances.



Elegant bathrooms are adorned with oversized frameless glass showers, Parisi tapware, some with deep freestanding bath tubs. Beautifully appointed bedrooms with pure wool carpets offer harmonious spaces for rest and relaxation.

Enjoy modern convenience. Secure basement parking with lift access, lockable individual store rooms, video intercom entry and ducted reverse cycle air-conditioning ensure privacy and comfort. Bespoke joinery throughout offers an abundance of storage space for a decluttered existence.

Find serenity. A zen style garden with vine-covered pergola serves as a refuge of peace and tranquility. Sit. Get lost in the pages of a novel. Stop. Reflect.



Location

- 1 Sydney CBD
- 2 Rose Bay Marina
- 3 The Royal Sydney Golf Club
- 4 Lyne Park
- 5 Bondi Beach
- 6 Camp Cove
- 7 Rose Bay Upper Village
- 8 Rose Bay Lower Village
- 9 Cranbrook School
- 10 Kambala
- 11 The Scots College
- 12 Kincoppal-Rose Bay School
- 13 Rose Bay Wharf
- 14 Watsons Bay
- 15 Cranbrook Junior School





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