

THE VILLAS

THE VILLAS

A SIGNATURE SERIES
ARTISTICALLY TAILORED
TO YOU BY ABADEEN





TAILORED LUXURY LIVING
SPILLING TO SYDNEY'S
SPARKLING HARBOUR

A timeless curation of just 18 signature two and three bedroom residences developed by Abadeen, creator of some of Sydney's finest harbour and Lower North Shore properties. Your leafy enclave in beautiful Neutral Bay, the champagne of harbourside suburbs.

ORIENTED TO THE VIEWS,
ENJOY INDOOR-OUTDOOR
LIVING ON A GRAND SCALE

Designed for the owner-occupier, the curvaceous sculptural building, with its generous landscaped gardens creates magnificent villa-like residences that offer drama, openness, privacy and abundant northern light in equal measure.

“
The natural material palette, curved balcony-edge planters and layered façade shape expansive indoor-outdoor living environments while metal cladding on the upper-level penthouses places a beautiful, defining bronze crown atop the artfully crafted building.
”

Paul Buljevic
PRINCIPAL ,
PBD ARCHITECTS



Artist's Impression





Artist's Impression

Immaculate detailing abounds. Expansive marble benchtops, it's timber look, state-of-the-art V-Zug appliances and wine fridges create a graceful entertainer space at the heart of each signature home.



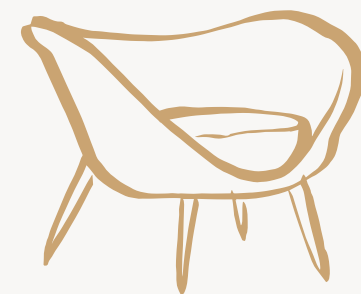
Artist's Impression



An enchantingly modern and inviting space. Situated within an exclusive harbourside suburb, artistically-crafted interiors with large fireplaces and exquisite joinery lend themselves to soft hues and rich textures.

“
Beautiful marbles, oak timbers, dark bronze accents and reeded glass mimic the nature of the harbour’s coastal shores and rocky headlands creating spaces with an aura of calm and balance. The interiors communicate a seamless transition from one space to the next, exuding a sense of serene and refined luxury.”

Julia Goergler
SENIOR INTERIOR DESIGNER,
TOM MARK HENRY



Artist's Impression



Artist's Impression

A grand master suite of house-sized proportions complete with walk-in robes. Beautiful volumes touched by diffuse light, spilling from elegant curved windows. Every curated detail, magnificent.

ARTISTICALLY TAILORED TO YOU

THE VILLAS
BEAUTIFULLY CURATED
BY ABADEN

7 — 11 PREMIER ST, NEUTRAL BAY



Artist's Impression



OBSERVE YOUR OWN UNINTERRUPTED, PRIVATE SYDNEY SKYLINE

Enjoy beautiful views all day, year-round. From dawn as the sun casts a warm glow across neighbouring Forsyth Park, then at midday catch glimpses across the harbour and Barangaroo and later, ease back as dusk's fading light coats the North Sydney skyline in shades of pink, violet and tangerine.

STROLL TO SPARKLING
HARBOURSIDE PARKS AND
ELEGANT VILLAGE LIFE



Seating outside Thelma & Louise - End of Hayes St / Neutral Bay Wharf



Carabella St, Kirribilli

ONE OF SYDNEY'S MOST DESIRABLE
HARBOURSIDE NEIGHBOURHOODS

The leafy, exclusive enclave of Neutral Bay brings beauty to every waking moment, whether it's a sunrise stroll along foreshore reserves, an afternoon spent on a secluded harbour beach, or a coffee alongside the sparkling bay. Your effervescent lifestyle.



Loreto Kirribilli



Cremorne Reserve Path

Just below your home, find places of retreat along quiet, meandering streets and abundant natural beauty to calm busy minds.



Orpheum picture palace

Spend mornings enjoying the sunlit harbour lifestyle on foreshore walks that run through neighbouring Mosman, Kirribilli and Lavender Bay.



Milson Park





Henry's



SoCal Sydney



At Neutral

Neutral Bay and its surrounds host a range of stylish cafés, cocktail bars, excellent bakeries and fine dining establishments within its leafy backstreets – welcoming a loyal local crowd.



The Botanist



Honey Rider Bar & Brewery



Alala's

A WEALTH OF EATERIES DELIGHTS LOCAL FOODIES

Where celebrated chefs and restaurateurs serve up culinary creations against the natural backdrop of one of the world's greatest waterfronts.

PERCHED ON THE WATER,
MINUTES FROM THE CBD



Sydney Harbour Bridge

Leisure, culture, easy connections, and beautiful moments. Enriched by Sydney's best services and amenities, your every need is met in a heartbeat.

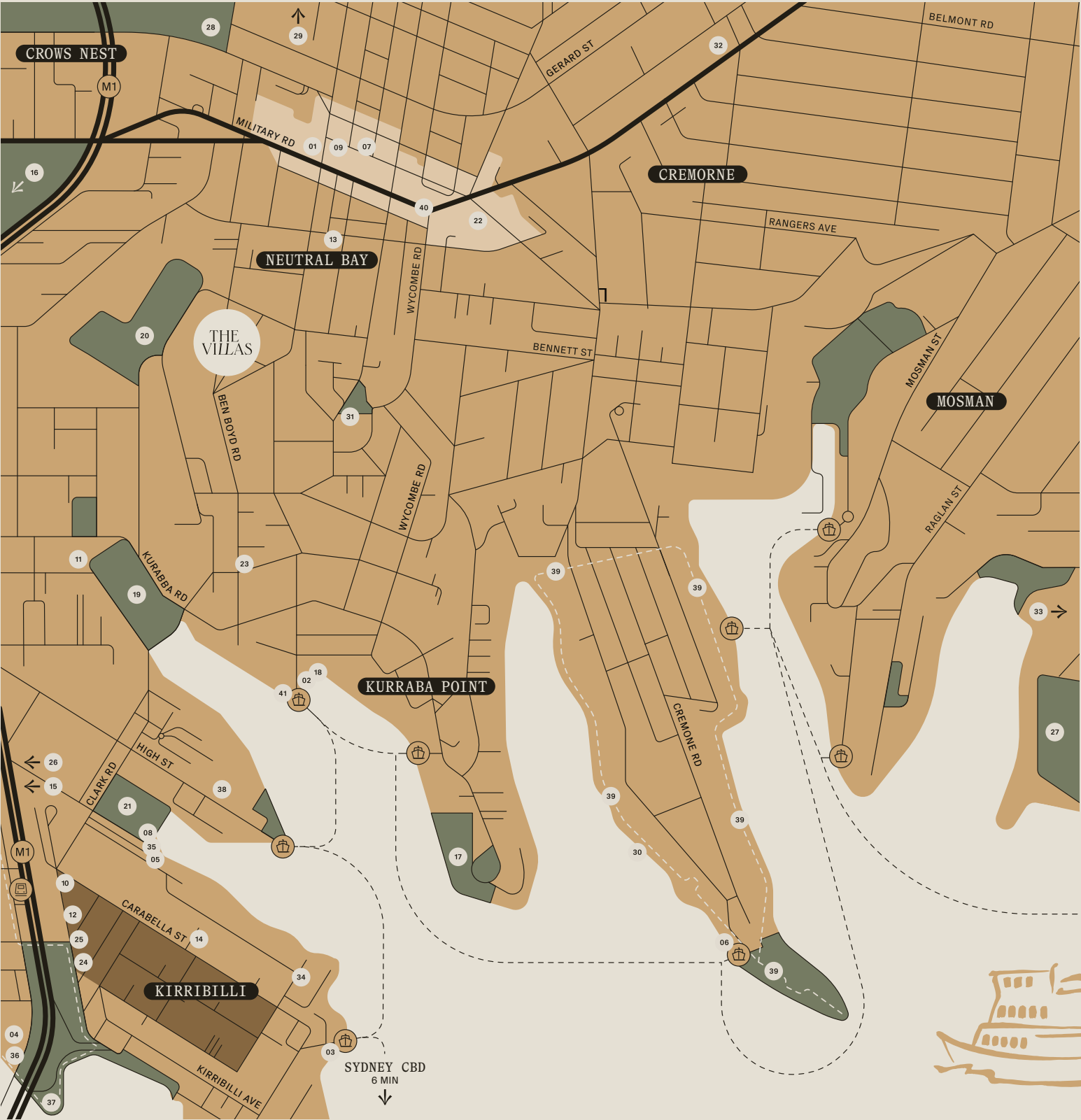
B-LINE STOP TO SYDNEY CBD	10 mins	
NEUTRAL BAY VILLAGE	11 mins	
NEUTRAL BAY WHARF	11 mins	
NORTH SYDNEY STATION	6 mins	
CIRCULAR QUAY TERMINAL	12 mins	



Mosman Bay



Sydney Harbour



YOUR NEW TREE-LINED
NEIGHBOURHOOD

EAT AND DRINK

- 01 THE OAKS HOTEL
- 02 THELMA & LOUISE
- 03 CELSIUS COFFEE CO
- 04 AQUA DINING
- 05 FOYS KIRIBILLI
- 06 CREMORNE POINT WHARF CAFÉ
- 07 BOURKE STREET BAKERY
- 08 THE FLYING BEAR
- 09 ENOTECA 128
- 10 KIRIBILLI HOTEL
- 11 THE GRUMPY BAKER
- 12 THAI FUSION KIRIBILLI

EDUCATION

- 13 NEUTRAL BAY PUBLIC SCHOOL
- 14 LORETO KIRIBILLI
- 15 CAMERAGAL MONTESSORI SCHOOL

PARKS & BEACHES

- 16 NORTH SYDNEY OVAL
- 17 KURRABA RESERVE
- 18 HAYES STREET BEACH
- 19 ANDERSON PARK
- 20 FORSYTH PARK
- 21 MILSON PARK

SHOPPING

- 22 WOOLWORTHS NEUTRAL BAY
- 23 VINTAGE CELLARS
- 24 KIRIBILLI SEAFOODS
- 25 FLOWERS AT KIRIBILLI

RECREATION

- 26 LUNA PARK
- 27 TARONGA ZOO
- 28 CAMMERAY GOLF & TENNIS CLUB
- 29 PRIMROSE PARK TENNIS
- 30 MACCALLUM SALTWATER POOL
- 31 NEUTRAL BAY TENNIS CLUB
- 32 HAYDEN ORPHEUM PICTURE PALACE
- 33 CLIFTON GARDENS
- 34 ROYAL SYDNEY YACHT SQUADRON
- 35 ENSEMBLE THEATRE
- 36 NORTH SYDNEY OLYMPIC POOL
- 37 BRADFIELD PARK HERITAGE WALK
- 38 SUB BASE PLATYPUS
- 39 CREMORNE POINT RESERVE WALK

TRANSPORT

- 40 B-LINE STOP TO CBD
- 41 NEUTRAL BAY FERRY WHARF

MAP LEGEND

- M1 MOTORWAY
- FERRY WHARF
- TRAIN STATIONS
- PARKS & GREEN SPACES
- NEUTRAL BAY VILLAGE
- KIRIBILLI VILLAGE



A COLLABORATIVE TEAM PROUDLY LED BY ABADEEN

TAILORED TO YOU BY ABADEEN

Founded in 1995 by principal Justin Brown, Abadeen is a leading Australian property developer with more than 28 years' experience in delivering premium residential, commercial, and mixed-used projects. Abadeen's team includes some of our industry's best talent in design, development, construction, finance, marketing and sales.

The Villas is an exemplary collaboration by a team with decades of experience in the delivery of award-winning, high profile residential projects across Sydney and beyond.



UNIQUELY DESIGNED BY PBD ARCHITECTS

PBD Architects is a multidisciplinary Design and Development Management practice committed to creating buildings that adhere to the highest architectural standard. The Villas is a continuation of PBD's longstanding relationship with Abadeen, having collectively worked on numerous

high-end projects. There is a mutual, acute understanding of the people that inhabit the spaces we create and jointly deliver. This collaborative process incorporates an appreciation for quality design and a commitment to delivering an end product which represents this ethos.

“
Moments to the harbour and Neutral Bay village, the multi-layered building pays tribute to its setting. It's a beautiful vessel for the wonderfully private, custom-crafted residences within.
”

Paul Buljevic
PRINCIPAL,
PBD ARCHITECTS

7 — 11 PREMIER ST, NEUTRAL BAY
THE VILLAS
COLLABORATED BY PBD ARCHITECTS
& TOM MARK HENRY
A SIGNATURE SERIES OF ONLY 18



BEAUTIFULLY BALANCED BY TOM MARK HENRY

Founded in 2014, Tom Mark Henry brings a highly skilled team of interior architects and designers to these elegant Neutral Bay residences. Recognised locally and internationally, their creative and collaborative approach is genuine and original. The Tom Mark Henry studio always seeks to deliver an element of the unexpected with refined spaces that foster a full sensory experience.

ARTISTICALLY TAILORED TO YOU
AND BEAUTIFULLY CURATED BY ABADEEN



THEVILLASNEUTRALBAY.COM.AU
1800 427 008

Disclaimer: This communication provides general information which is current at the time of production. The information contained in this communication does not constitute advice and should not be relied on as such. Professional advice should be sought prior to any action being taken in reliance on any of the information. CBRE disclaims all responsibility and liability (including, without limitation, for any direct or indirect or consequential costs, loss or damage or loss of profits) arising from anything done or omitted to be done by any party in reliance, whether wholly or partially, on any of the information. Any party that relies on the information does so at its own risk.

