

BEAUTIFULLY CHARMING

MOSMAN RESIDENCES

ELEGANTLY CRAFTED



**A NEW LANDMARK REDOLENT
OF MOSMAN'S AMBIENCE AND
BOUTIQUE CULTURE, WITH
SIGNATURE RESIDENCES NESTLED
ABOVE SELECT RETAIL.**

Soon to be Mosman's most desirable boutique address, Mosman Residences are very much in keeping with the suburb's exclusive profile. The timelessly elegant building settles naturally into its privileged surrounds yet still stands out from the crowd.

Mosman is a place that revels in its special setting, where the convenience of the village flows to Sydney's beautiful harbour. These warmly appointed residences are designed to reflect the ease of life and wealth of amenity for which Mosman is renowned.





Atop the building, a beautifully landscaped roof garden captures coastal breezes, looking out over Mosman's leafy streets and foreshore to the blue of Balmoral beyond.



JUST 8KM TO THE CBD, EVERY CONVENIENCE OF DESIRABLE CITY LIVING LIES NEARBY.

Explore foreshore reserves and shorefront dining on Balmoral Beach. Catch the bus from your doorstep, or stroll to Mosman ferry wharf. From essential shopping to easy commuting, Mosman Residences represent the best of exclusive Lower North Shore life.

950m	BALMORAL BEACH
1.9km	CHINAMANS BEACH
2.3km	MIDDLE HEAD WALK
2.5km	BRADLEYS HEAD WALK
2.5km	MOSMAN BAY WHARF
3.2km	CLIFTON GARDENS RESERVE
4.8km	NORTH SYDNEY STATION
5.0km	SPLIT TO MANLY WALK
6.0km	ROYAL NORTH SHORE HOSPITAL
7.0km	MANLY BEACH
8.0KM	CIRCULAR QUAY, CBD

LIVE MOMENTS

THIS ELEGANT, COMMANDING HARBOURSIDE NEIGHBOURHOOD OFFERS A LIFESTYLE THAT IS THE ENVY OF THE WORLD.

Rich in character and home to some of the most coveted real estate in the country, temptations abound for those with a love of superlative shopping, fine food and leafy harbour village surrounds. Everything is within arm's reach.

HOSPITALITY

- 1 BERKELO MOSMAN
- 2 PASTURE OF BALMORAL
- 3 CAFÉ MONTMARTRE
- 4 HEIRLOOM SPECIALTY COFFEE
- 5 ORMEGGIO AT THE SPIT
- 6 BATHERS PAVILION
- 7 AUGUST THE OLD PLACE
- 8 BUENA VISTA
- 9 BISTRO L'HERITAGE
- 10 NICHE MOSMAN

FASHION & RETAIL

- 11 COUNTRY ROAD
- 12 FOX AND DOVE
- 13 AESOP
- 14
 - CARLA ZAMPATTI
 - POND BOUTIQUE
 - BIANCA SPENDER
 - CAMILLA & MARC
- 15 FLORIADE
- 16 FOURTH VILLAGE PROVIDORE
- 17 HARRIS FARM MARKETS
- 18 MEAT ON THE AVENUE

LIFESTYLE

- 19 TSAVO WELLNESS
- 20 WARRINGAH BOWLING CLUB
- 21 TARONGA ZOO
- 22 MOSMAN ART GALLERY

PARKS & BEACHES

- 23 BALMORAL BEACH
- 24 EDWARDS BEACH
- 25 CHOWDER HEAD
- 26 MIDDLE HEAD
- 27 CHINAMANS BEACH



FROM IT ALL

A SUBURB OFFERING INCREDIBLE VILLAGE AMENITY AND PLACES OF NATURAL BEAUTY OVERLOOKING THE HARBOURS OF SYDNEY.

On the foreshores of Sydney Harbour, Mosman's cosmopolitan cafes, chic boutiques, stunning beaches and grand heritage-listed homes create the ingredients for a wonderful community.

Coastline embraces the suburb on three sides, with Sydney Harbour National Park sprawling to Mosman's East and sailing, rowing and yacht clubs clustered alongside its vast waterways. Parks and ovals, notable schools, harbourside swimming and a generous serve of eateries complement the busy high-end shopping village, all contributing to its privilege and charm.



RIPPLES CHOWDER BAY

A BEAUTIFUL



NICHE MOSMAN

LOCAL VILLAGE LIFE

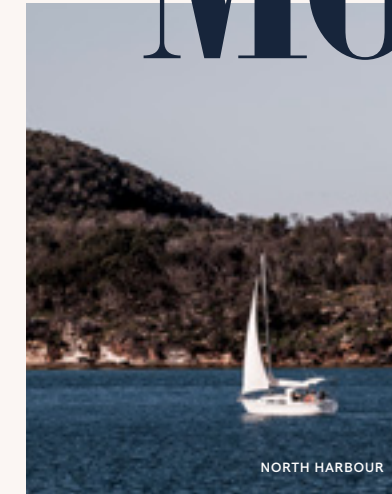
A place to pick up fine Roquefort cheese, source blooms from your local florist, browse beautiful homewares and linger with friends in a favourite café. Mosmanites revel in an all-embracing neighbourhood where the pace is welcoming and relaxed.

Wander along the shopping precinct that stretches along Military Road or venture down quiet backstreets where former corner stores now host buzzy cafes.



AUGUST THE OLD PLACE

MOSMAN LIFE



NORTH HARBOUR

LIVING HARBOURSIDE

Home to sailing clubs, marinas, sporting clubs, tennis courts and playgrounds, this diverse and cultured Sydney suburb is prized for its relaxed coastal feel.



WARRINGAH BOWLING CLUB

FROM CASUAL BISTROS AND ESPRESSO BARS TO BUSTLING ALFRESCO EATERIES, MOSMAN BUZZES WITH ACTIVITY.



BERKELO MOSMAN



BERKELO MOSMAN

RELAXED YET VIBRANT

Mosman's welcoming café culture is dotted throughout the neighbourhood and its local harbour surrounds.

Stroll to Berkelo for freshly baked croissants, sourdough breads and reinvented breakfast classics. Or wander down Military Road to The Penny Royal, a hidden alleyway gem that has fast become a fixture on Mosman's café scene.



PASTURE

WARM AND WELCOMING

Enjoy breakfast alongside the waterfront view ruffled by the sea breeze at Pasture of Balmoral, or catch some sun with an order of fair-trade coffee in the courtyard at Café Mosman.

Head to Fourth Village for Italian eats and deli goods, or browse the monthly Mosman Market's colourful mosaic of artisan stalls. Living local is an essential part of everyday Mosman life.



PASTURE



FOURTH VILLAGE

STYLISH MOSMAN

Elevated retail experiences are sprinkled across the village. Find perfect pieces for your home or wardrobe from the likes of Viktoria & Woods, iconic Australian designers Bianca Spender and Carla Zampatti, and Pond’s curated collection of luxury labels and homewares. There’s something to suit any style and mood.



DESIGNER BOUTIQUES

Mosman village is a leading Sydney centre of high-end style, competing only with Double Bay in the city’s Eastern Suburbs.

The charming high street of Military Road hosts an eclectic range of stores, from designer boutiques housed in heritage-listed buildings to upmarket studios showcasing unique artisan wares.

CULINARY SPIRIT

From bustling eateries and tantalising restaurants to its beautiful foreshore dining, Mosman has a life of its own. People-watch at busy beachside cafés as beachgoers and diners come and go, or sample changing seasonal menus in one of Mosman’s many elegant dining rooms.



WHERE WATERSIDE RESTAURANTS
SERVE UP DELICIOUS DISHES AS YACHTS
AND PLEASURE CRAFT GLIDE BY.

One of the prettiest waterside suburbs in Sydney, Mosman’s foreshore dining is legend.

For gourmet fare, the acclaimed Bathers’ Pavilion restaurant serves epicurean flavours in a gorgeous heritage-listed building right on Balmoral Beach. Or perch on the edge of Chowder Bay at L’Héritage enjoying a classic French inspired

menu paired with panoramic views over Sydney Harbour and Clifton Gardens.

For more casual dining, drop into The Buena for classic pub fare in their leafy beer garden, visit neighbourhood staple August The Old Place, or recent entrant Niche Mosman for Asian tapas and cocktails.





LUXURY LIVING

ELEGANTLY CRAFTED

INSPIRED BY

EXCLUSIVELY MOSMAN

A GOLDEN AGE

M. RESIDENCES
· 2088 ·

ESTABLISHED 1914
REIMAGINED 2022

Mosman Residences rests on the site of former Art Deco gem, New Kings Cinema. Originally opened in 1914, it was the place where society would assemble amidst the glitz and glamour cinema's Golden Age.

Now in its second act, this famed site is assuming a new starring role in Mosman's rich narrative. Today, Mosman Residences serves as a composed and beautifully edited collection of luxury residences — maintaining the pride and spirit that makes this place unique.



THE TIMELESS INFLUENCE OF
ART DECO ARCHITECTURE
BLENDS SEAMLESSLY WITH
MOSMAN'S RICH CHARACTER.



A place of style and character. An atmosphere as beautiful and life-affirming as the glorious suburb in which you reside. The building reflects the Lower North Shore aesthetic with subtle curves, decorative brick and sleek lines paying homage to the Art Deco cinema that once stood here.

With only 28 residences across three floors, the overriding mood is one of exclusivity and generosity. The quiet confidence and charisma of Mosman Residences extends a flawless welcome every time you return home.



From Mosman's heart on the idyllic fringe of Balmoral Heights, step from your front door and take in breathtaking ocean views.

**LUXURIOUS AND EFFORTLESS
SPACES ARE THOUGHTFULLY
COMPOSED FOR EASY DAY-TO-
DAY LIFE.**

From the moment you cross the threshold, these inviting spaces tell a story of warmth, signature restraint and fluid architectural lines. Each residence is crafted with great attention to detail and oriented to harness privacy and light.

The design narrative heroes luxurious materials and precision tailoring as pale oak or rich walnut timber floors and sweeps of marble create a simple, elegant mood. The seamless flow of space is quintessentially Sydney, perfect for today's informal entertaining.



ARTISTS IMPRESSION



Come home to the warmth of a fire, a beautiful space to relax and entertain, even in Sydney's cooler months. Crafted marble and timber veneer joinery provides refined storage and display for a recessed television and decorative shelving.





ARTISTS IMPRESSION

Expansive marble kitchens centre your daily life with considered layouts and palettes seamlessly complementing the open living areas. Deep drawers, plentiful joinery and an impressive suite of premium V-ZUG appliances create a thoughtful and practical space.

Two refined palettes – Neutral Restraint and Urban Sophistication – make it easy to personalise your space. They layer walnut and oak timber flooring over bespoke marble with metallic accessories and tapware in dark bronze to compliment the over all look.



ARTISTS IMPRESSION

The bespoke landscaping is at one with the building as pockets of greenery create natural screening and lush displays. Open lawns, signature trees and cascading plants soften the facades while courtyard residences enjoy their own private gardens.

Elegant palms make architectural statements hinting at classic Art Deco motifs and symbolic of the nearby coast.

**EVERY ASPECT AND DETAIL IS
BEAUTIFULLY REALISED AND
ENCHANTINGLY MODERN.**

Designed as indulgent retreats, touches of quiet glamour blend with organic textures to shape luxurious bathrooms and ensuites.

Oversized mirrors, sleek joinery and timeless tapware provide superb contrast to the crafted natural materials with their subtle shifts in hue. Elegant lines produce a spa-like feel while fine finishes in soft grey porcelain tile and marble add understated drama. Generous storage cleverly conceals all your bathing essentials.



ARTISTS IMPRESSION



ABADEEN

Founded in 1995 by principal Justin Brown, Abadeen is a leading Australian property developer with more than 21 years’ experience in delivering premium residential, commercial, and mixed-use projects.

Abadeen’s consumer-driven approach to development is backed by the strength of its people, partnerships and in-depth understanding of the Australian property market. Abadeen’s team includes some of our industry’s best talent across the fields of design, development, construction, finance, marketing and sales.

PHOENIX

PROPERTY INVESTORS

Founded in 2002, Phoenix is an experienced, independently-owned and managed private equity real estate investment group, with a fully integrated investment, project management and asset management platform in Asia. Over the past 21 years, Phoenix has managed over US\$13.5 billion of gross real estate assets with 170 professionals operating from seven offices. Working closely with globally renowned architects and designers, Phoenix has created value through its distinctive, award-winning projects – each positively underpins our commitment to excellence.



PBD | ARCHITECTS

PBD Architects is a multi-disciplined design practice committed to creating buildings that meet objectives of the project brief and adhere to the highest Architectural standard. Projects range from luxury apartments to major master planning works comprising 4,500 dwellings.

The practice has established links to a network of repeat clients ranging from individual investors, local development companies and major international listed development corporations.

LANDFX

Landfx is an is a team of passionate landscape architects designing for our community. Their focus is to understand the project, the people and the land. The firm takes a structured approach to each project starting from realizing the potential of every brief, exploring options, creating designs and producing outcomes that will ultimately improve and enrich people’s lives. Landfx understands the importance of human connection with nature and always looks to increase this connection through their designs.

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ABADEEN

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PROPERTY INVESTORS

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