

**norwood  
green.**





# life's good in norwood.

Norwood Green captures the eclectic heart of Adelaide's most sought-after suburb.

A diverse collection of townhouses and apartments, Norwood Green draws together the best of the east and the city, creating a living, breathing community, just a short walk to Norwood Parade and less than 2km to the CBD.

With a holistic approach melding the natural and the functional, landscaped green spaces integrate with architectural design and the vibrant local community of Adelaide's inner-east.

Norwood Green is an address like no other - truly close to the heart. ♥



close  
to the  
heart



...  
**Adelaide's most  
sought-after  
suburb**  
...



# close to it all.

Step out your door and walk minutes to the best of Adelaide's inner-east.  
That's close.

Immerse yourself in one of Adelaide's premier inner-city suburbs, with a lively mix of shops, eateries and beautiful heritage homes.

Norwood Green is positioned on Magill Road, a high street bursting with antique showrooms, boutique retailers, fabulous restaurants, cafés and iconic hotels.

Renowned as a major retail and commercial precinct, as well as a destination, Norwood Parade offers social and cultural experiences for all tastes.

On-site retail tenancies complete the liveability of Norwood Green, integrating into this vibrant and creative hub, and redefining the area as the heart of the best Adelaide has to offer. ♥





# the vision.

Norwood Green promotes a lifestyle of balance, between natural expression and contemporary beauty.

Inspired by the communal hub of the village green and the eclectic melting pot of the inner-east, renowned local developers Buildtec and Catcorp present a lifestyle of open space, laneway culture and city living that will transform the area.

The historical meets the contemporary, with residences drawing on the site's industrial past, combined with a modern and sophisticated aesthetic.

This is the most substantial residential development Norwood has seen, and it will increase the popularity and capital growth of the area. ♥



## ... the best of fittings and finishes ...



Famed designer Charles Eames once said "the details are not the details. They are the design".

This philosophy drives the development of the luxurious look and feel of Norwood Green residences.

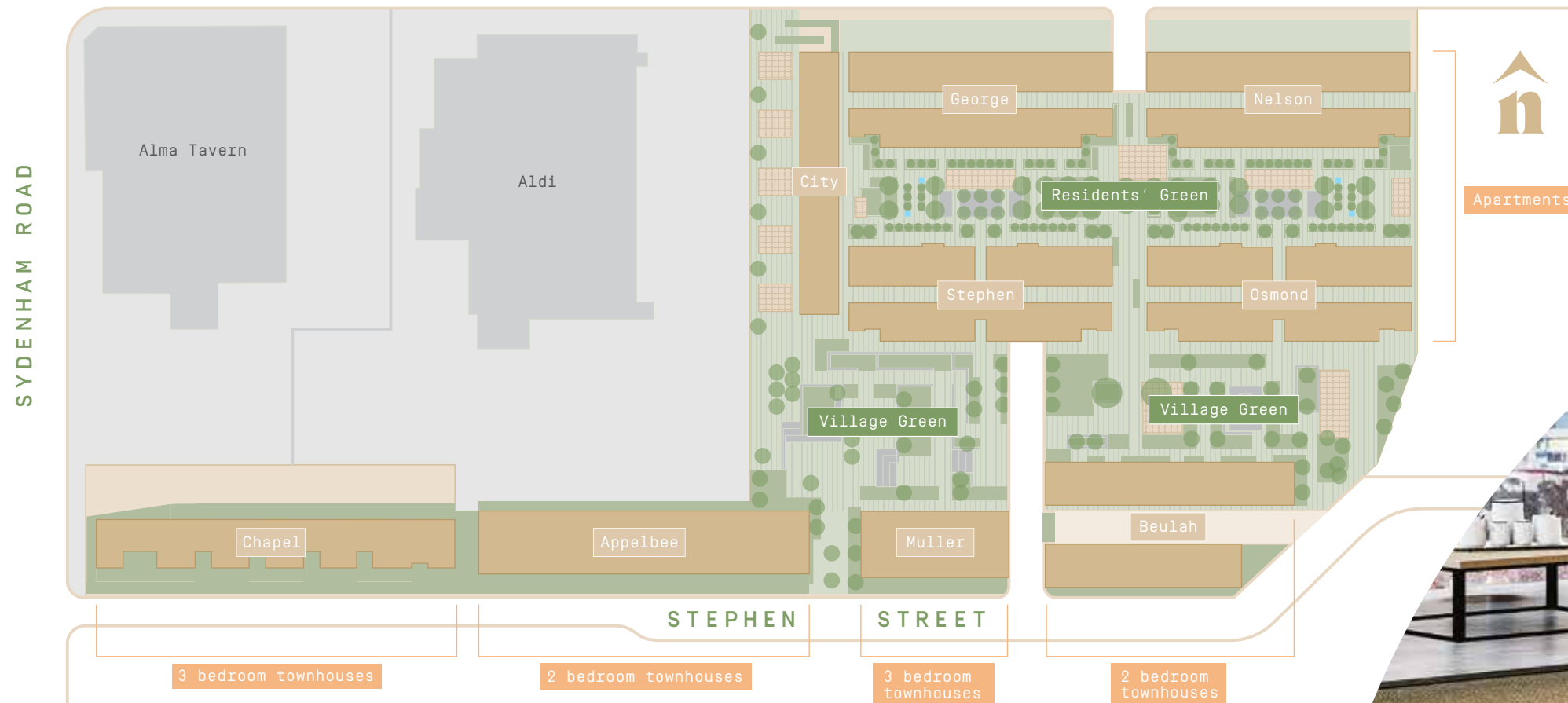
Textural variation between timber, brick and concrete, light-filled open spaces, and sustainability features such as solar panels to the community area, cross-ventilation and bike storage all serve to create memorable, liveable spaces. ♥

Townhouse and apartment features include:

- High-end European appliances in kitchens
- Caesarstone benchtops in kitchens and bathroom[s]
- 2.7 metre ceilings in living areas
- Timber floors in open plan living areas
- Ducted reverse cycle air-conditioning
- Secure car parking
- Bike parking
- Natural light and ventilation to all bedrooms
- Maximised natural light and cross-ventilation
- Ample storage
- Controlled visitor access, including visitor car parks
- Large balconies or private courtyards to apartments and townhouses



### MAGILL ROAD



SYDENHAM ROAD



Apartments



# how close?

Close to the heart of Norwood, close to the heart of Adelaide. There's no better position to immerse yourself in the best the east has to offer.

## FOOD AND DINING

- |                           |                        |
|---------------------------|------------------------|
| 1 Fine and Fettle         | 13 Argo on the Parade  |
| 2 The Maid and Maggie     | 14 Nordburger          |
| 3 The Alma Tavern         | 15 Brick+Mortar        |
| 4 The Republic            | 16 Hey Jupiter         |
| 5 The Libertine by Louis  | 17 Penny University    |
| 6 Nourish'd Cafe          | 18 East End Cellars    |
| 7 Little Bang Brewery Co. | 19 Mother Vine         |
| 8 Wholly Belly            | 20 NOLA                |
| 9 The Bath Hotel          | 21 Golden Boy/Africola |
| 10 Grill'd                | 22 The Austral         |
| 11 The Colonist           | 23 Kent Town Hotel     |
| 12 Stone's Throw          | 24 Martini Ristorante  |

## SHOPPING

- |                                |                                |
|--------------------------------|--------------------------------|
| 25 Aldi                        | 30 Flower Parade               |
| 26 Two Pairs                   | 31 Rundle Mall                 |
| 27 Magill Rd Antiques Precinct | 32 Norwood Mall                |
| 28 Aura Objects                | 33 Bunnings                    |
| 29 Norwood Place               | 34 The Avenues Shopping Centre |

## ART AND CULTURE

- |                          |                                    |
|--------------------------|------------------------------------|
| 35 Hoyts Cinemas Norwood | 37 North Terrace Cultural Precinct |
| 36 Norwood Concert Hall  | 38 National Wine Centre            |

## EDUCATION

- |                               |                           |
|-------------------------------|---------------------------|
| 39 Prince Alfred College      | 42 UniSA                  |
| 40 St Peter's College         | 43 St Ignatius College    |
| 41 The University of Adelaide | 44 Norwood Primary School |

## SPORT AND RECREATION

- |                             |                  |
|-----------------------------|------------------|
| 45 Norwood Oval             | 49 Botanic Park  |
| 46 Adelaide Zoo             | 50 Rymill Park   |
| 47 Adelaide Oval            | 51 Richards Park |
| 48 Adelaide Botanic Gardens | 52 Linde Reserve |





# the project team.



354 Bowden

## buildtec

For 50 years, the Buildtec Group has been actively shaping South Australia through an impressive portfolio of property development and construction projects spanning the residential, commercial, and industrial sectors.

From multi-storey mixed-use residential developments, to the construction of state-of-the-art industrial warehouses and prominent shopping centre redevelopments, Buildtec has successfully delivered major design and construction projects in Adelaide to the value of more than \$500 million for private sector, not-for-profit, and government clients.



246 Unley Rd

## CATCORP Building & Development

Catcorp is an award winning South Australian developer with a pedigree in creating unique and inspiring residences. Since 1996, they have completed over 100 spectacular projects in South Australia.

Catcorp is a team with over 20 years of experience spanning the entire development sector. The company's understanding of the intricacies of multiple facets of property development, design and construction, together with a strong attention to detail has been a key aspect of the company's success. Their combined talents and expertise have won a multitude of industry accolades, including the highly-coveted Environmental Sustainability, Project of the Year and Multi Residential awards.



Luminaire Apartments  
Bowden

## tectvs

Tectvs is a collaborative architecture and design practice with studios in Adelaide and Melbourne. Since 1989 Tectvs has translated the wants and needs of people into spaces and places that benefit all. They seek to surprise, delight and enhance these spaces and places. Tectvs adopts an integrated design, or studio-based approach, encompassing urban design, architecture and interior design. This holistic perspective has yielded designs that exceed expectations, and many projects have been awarded numerous times during decades of practice.

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