

# BABYLON



Part 1: Ancient Cities Collection

## A new vision for modern Sydney living, inspired by the ancient wonders of the world

Every location is defined by its development, the vision of its architects and landscape designers. At Rouse Hill in Sydney's north-west, Babylon will set a new standard in affordable residential living.

This is the first element of an 'Ancient Cities' concept we have been planning for many years, collaborating with award-winning architects and designers who share our desire to bring you elegant, durable, and generous dwellings of the highest quality.

Babylon is inspired by the fascinating achievements of human history, reimagined for the 21st century. It is a contemporary oasis connected to Sydney's major public transport and transit routes. With Babylon, we are proud to reveal a new world of residential possibilities. Thank you for your interest in this enchanting project.

We do hope you'll join us on the journey.



JOSHUA TSAI, FOUNDER



Imagine if the ancient city of Babylon had thrived since 300 BC. Our creative vision is a modern-day interpretation of what this tranquil sanctuary might look and feel like today.

## Sydney's new centre of gravity

CONTINUAL INVESTMENT SHIFTING SYDNEY'S  
CENTRE OF GRAVITY NORTH AND WESTWARDS

For the last two decades, ongoing investment in Sydney's western region has shifted Sydney's centre of gravity north and westwards. What is emerging, from Parramatta up into the Hills District, is an economic powerhouse and second economic pole, creating its own broader commuter zone.

Located at 41 Terry Road, Rouse Hill, Babylon is the most exciting residential development in a region with a local economy growing faster than any other Western Sydney Council. The site is one kilometre from the vibrant Rouse Hill Town Centre featuring dining, entertainment, a medical centre, and more than 200 new specialty stores.

Situated between the spacious Hills District and Sydney's thriving Western business districts, Babylon is an effortless commute from Castle Hill, Parramatta and Macquarie Park.

The site is close to both Tallawong and Rouse Hill train stations on the Sydney Metro Northwest, taking full advantage of the region's amenities, public transport and transit routes.

For those wanting to keep their connections to the old world, Babylon is just 35 kilometres from Sydney's CBD.

Nearby parks offer Babylon residents relaxing picnic and barbecue areas, as well as bike riding and leisure walks. For those who love to explore the great outdoors, Babylon provides easy access to the Hawkesbury River region, the endless beaches of the Central Coast, and the wide open spaces of Ku-ring-gai Chase and Blue Mountains National Parks.



ROUSE HILL BRIDGE



SYDNEY OPERA HOUSE

## A developer with a unique vision

AS OUR GUIDING PRINCIPLE, DENVELL GROUP IS COMMITTED TO LONG-TERM SUSTAINABILITY AS WE SEEK TO UNLOCK NEW OPPORTUNITIES AND INVEST IN THE FUTURE OF OUR COMMUNITIES.

Since we established Denvell Group in 1989, we've continued to invest in premium residential and commercial real estate. With our 'Ancient Cities Collection', of which 'Babylon' is our first development, we're introducing a new world of residential developments. With each project, we're surpassing expectations to bring design excellence and lifestyle quality to the whole community.

We have a vision ingrained within our organisation that gives us a concrete commitment to innovation, design and sustainability. Over our 30-year history, we've accumulated a wealth of knowledge and a breadth of team skills to deliver on our promises and stay true to our vision. Continuing to create world-class design and sought-after developments gives Denvell Group a uniquely long-term commitment to the future of residential development in Australia.

## A NEW WORLD COLLABORATION

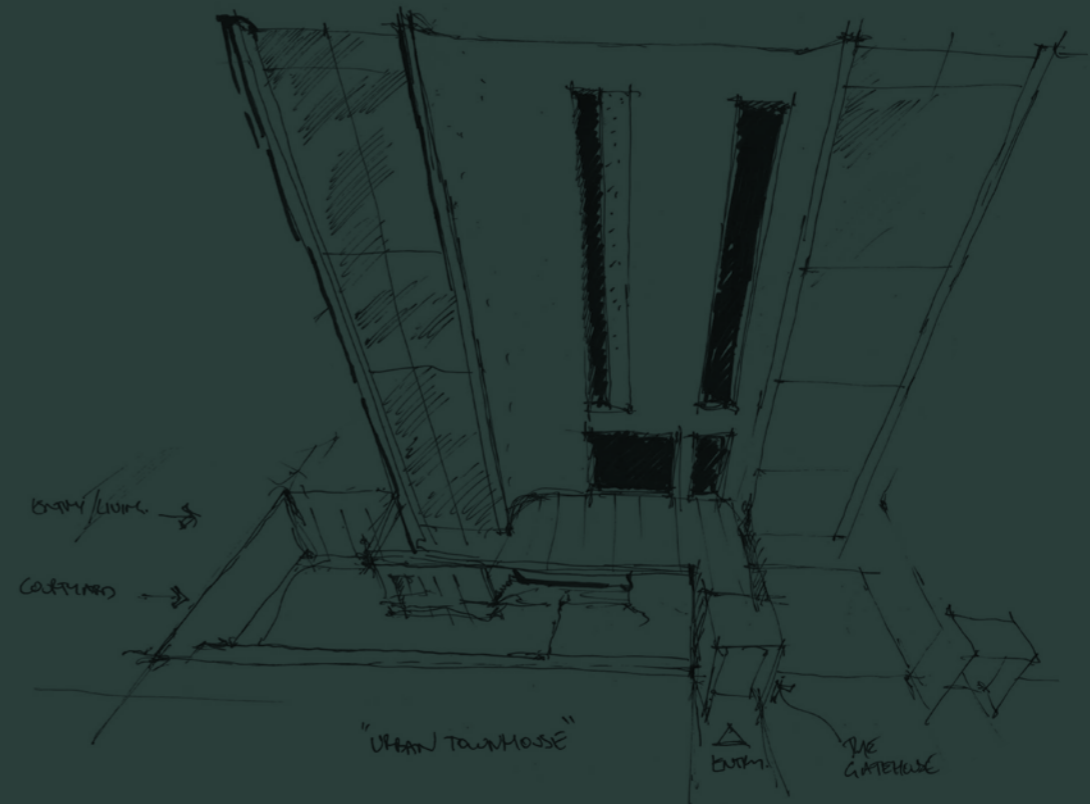
*Creating homes is a responsibility  
we take very seriously.*

Three years ago, Denvell Group began planning Babylon with two highly respected leaders in their respective fields: architects Rothelowman, and landscape designers Turf Design, both multi-award-winners for their groundbreaking work.

Together, we're developing a new vision for how people can live their lives. We're united by our desire to transform residential projects, and transcend Sydney's assumed style of townhouse and apartment living. In terms of architecture, affordability and lifestyle, Babylon is a landmark development bringing international design excellence and build quality to Australia.

“It’s rare to truly challenge the expectations of residential developments. Babylon is that exception, delivering a lifestyle that is unusually elegant and alluring, whilst remaining highly functional and enduring.”

ROTHELOWMAN — ARCHITECTS





#### ARCHITECTURE AND DESIGN ATTUNED TO LIGHT

Rothelowman's mission is to create residences that redefine our relationship with space and change the way people experience apartment and townhouse living.

From Babylon's exterior, elegant gateways frame glimpses of an inner paradise. Gardens within run horizontally and vertically as natural stone seating and streams appear and disappear from view. The sound of water is soothing, subtle and always present.

Each residence is designed to make the most of the natural light, with external and internal spaces tuned to their orientation. The experience at Babylon is invigorating, with design and livability full of purpose. Spaces are continuous and flowing, but privacy and calm are ensured through access points, proportion and separation. Babylon is a haven that redefines architectural standards.



## A stunning tranquil oasis

*Step inside and enter a private paradise that offers a sanctuary from the busy modern world.*

Around every corner is a sense of discovery and wonder... light-filled living spaces, iridescent greenery throughout, and flowing waterways inspired by the ancient gardens of Babylon.

Offering timeless sophistication combined with cutting-edge technology and sustainable, modern materials, Babylon is a masterclass in architectural function, elegance and tranquillity.



# Masterplan



## BUILT TO LAST

Everything about Babylon is built to last, from the grounds, to the dwellings, to the communal spaces.

## PREMIUM QUALITY

Working in partnership with builders who have a proven track record in constructing quality buildings ensures the highest quality of workmanship.

## WORLD CLASS

We're passionate about curating a world class development showcasing artisanal design, elevated craftsmanship and enduring value.

## FLOWING SPACES

Spaces are continuous and flowing, but privacy is ensured through access points, proportion and separation.

"PICTURE A LUSH, GREEN OASIS REVEALED THROUGH LAYERS, PATHWAYS, POOLS AND COURTYARDS... A BEAUTIFUL INNER SANCTUM LINED WITH FRUIT TREES. IT IS A PLEASURE TO CREATE SOMETHING SO SPECIAL AT BABYLON."

**ROTHELOWMAN — ARCHITECTS**





Artist's Impression

#### A SERENE SANCTUARY

Step inside Babylon and feel the air and atmosphere change. Be drawn through gateways and pathways until you reach an inner sanctuary of interconnected natural stone courtyards and lush gardens.

Just like the original, our modern-day Babylon features water channels, pools, fountain streams and sprinklers to cool and revitalise the senses.

*Natural stone textures ground the environment as fruit trees add abundance, and greenery cascades gracefully from walls and exteriors.*

TURF DESIGN — LANDSCAPE ARCHITECTS



Illustration only - may not represent final appearance.

## Choose your dwelling

*Providing an enriching living experience, Babylon delivers the lifestyle you'd expect from a traditional house in an established suburb.*

Select from residences across our range of Pavilion, Residence and Sky typologies.

Each dwelling offers a fresh canvas through our pure and simple colour palettes, ideal for you to project your personality and create your own blueprint for modern living. Elegance, subtlety and generosity abounds.

### PAVILIONS

- 01 COURT PAVILION
- 02 GARDEN PAVILION
- 03 COURT TERRACE
- 04 GARDEN PAVILION

### RESIDENCE

- 05\* GARDEN RESIDENCE
- 06\* COURT RESIDENCE
- 07 BABYLON RESIDENCE

### SKY

- 08 SKY TERRACE
- 09 SKY RESIDENCE

\* Product not depicted in image but is offered as a single-storey residence located on ground floor.



Artist's Impression

**PAVILION**

Relax and entertain in your own private courtyard featuring fixed garden wall seating and planter walls, with room to add additional pieces to suit your style. With spacious and meticulously designed floor plans, each Pavilion offers multiple private entries, generous parking and access to all of Babylon's amenities. Select from a range of Pavilion options with street access, double height voids or private car park access.

**TYOLOGY:** Court Pavilion, Garden Pavilion, Court Terrace, Garden Terrace

**LAYOUT:** Town House layout

**BEDROOMS:** 2 or 3

**CAR PARKS:** 2

**FEATURES:**  
Private garden  
Garden or street aspect  
Fixed wall seating



Artist's Impression

## RESIDENCE

With generous balconies and creatively spacious interior floor plans, our Residences provide a tranquil and peaceful private sanctuary with access to all amenities. Select from ground floor dwellings with private courtyards or elevate your perspective with our first or second floor Residences. Each Residence looks out upon the communal gardens where you can catch up with family and friends along the waterways and recapture a deeper spirit of human connection.

**TYOLOGY:** Court Residence, Garden Residence, Babylon Residence

**LAYOUT:** Standard Apartment

**BEDROOMS:** 1, 2 or 3

**CAR PARKS:** 1 or 2

**FEATURES:**  
Private Garden  
(Court Residence and Garden Residence Only)



Artist's Impression

**SKY TERRACE**

At Babylon, you can reconnect with our ancestors' fascination with astrology and starscapes. Enjoy the sunrise or contemplate the night sky in your own private rooftop with stunning views of the area. Each Sky Terrace is rich with green foliage and carefully designed for rest and recreation. All Sky Residences and Sky Terraces have spacious interior floor plans, as well as generous parking and multiple storeys of outdoor space. Our Sky Terraces offer an affordable rooftop penthouse living experience quite distinct from a traditional terrace or townhouse.

**TYOLOGY:** Sky Terrace, Sky Residence

**LAYOUT:** Standard Apartment, Sky Townhouse

**BEDROOMS:** 1, 2, or 3

**CAR PARKS:** 1 or 2

**FEATURES:**  
 Private rooftop garden  
 Garden or street aspect  
 Multiple storeys of outdoor space



## Elegance meets practicality

*A unique approach to design where style converges with purpose*



Lifestyle isn't all about textures and light. So we've ensured there's a practical and productive aspect to Babylon's interior design. Elements such as study nooks, entryway key stations and butler pantries allow Babylon to deliver you a perfect balance between elegance and function.

Modern lifestyles demand easy access to storage spaces. We often need more than one parking space, and we always need nooks and crannies to store our everyday appliances. Babylon's architects have employed their ingenuity to create unique spaces where style converges with purpose.

IMAGINE WAKING AND ENTERING YOUR LIVING ROOM WHERE DOUBLE-HEIGHT WINDOWS FILL THE SPACE WITH NATURAL LIGHT, BRINGING PURITY AND CALM TO YOUR DAY.





### Light Palette

Taking cues from the Mediterranean sunlight, Babylon's Light Palette option consists of Baltic White and Innova Bianco tones in the kitchen and bathroom to complement the soothing stone grey and natural white finishes.



Artist's Impression



Artist's Impression

INDULGE YOUR LOVE OF THE CULINARY ARTS IN A KITCHEN COMPLETE WITH NATURAL MATERIALS, HIGH-END FITTINGS AND MODERN APPLIANCES.





### Dark Palette

Inspired by crisp, autumnal mornings, our Dark Palette consists of slightly more hushed tones including Ash Concrete and Dogal Dark Grey bathroom and kitchen finishes, which perfectly balance the existing natural white and stone grey hues.



Artist's Impression

## BEDROOM

As you emerge from your bedroom into your private courtyard, the air is still fresh from the early morning. You can hear water trickling through Babylon's waterways, and birdsong is all around you.

## Generous amenities to refresh and inspire

*The sounds of fresh running water,  
mingling with the inviting scent of flora*

The light murmur of conversation, children laughing and playing... this is Babylon. Your new residence is blessed with manicured gardens and grounds, complemented by a series of beautiful communal spaces. The property abounds with large public gardens, breakout sitting areas, bathing pools, a large shared rooftop space and BBQs.

Relax, rewind and recharge in your shelter from the outside world in generous and unique spaces which truly redefine modern residential living.



RELAX BY THE GARDEN WATER FEATURE  
OR UNWIND ON A SHADY DAYBED



## Your neighbourhood and community

*Babylon isn't just a new home. It's an entire community and lifestyle situated in your new Rouse Hill neighbourhood.*



Because of its location in the heart of Sydney's fast-emerging new economic district, Babylon is ideal for an effortless commute to and from popular business centres such as Castle Hill, Parramatta and Macquarie Park. And getting away for the weekend to the Central Coast or Blue Mountains couldn't be easier.

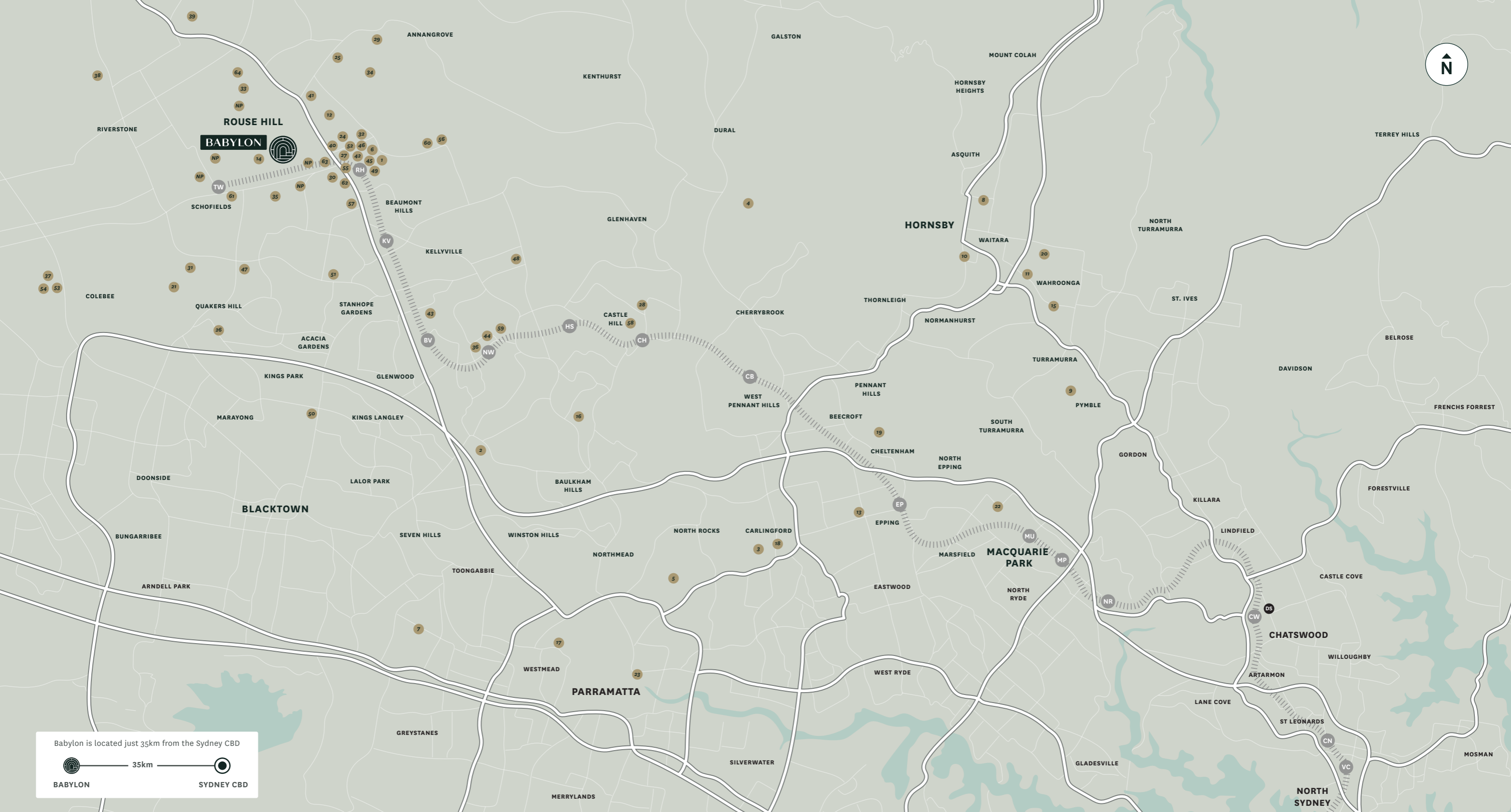
Typical apartment blocks just don't offer you the flexibility and lifestyle that Babylon provides in abundance. This is a neighbourhood where you can raise children more comfortably, bring your pets and share relaxing social experiences – all the elements that enrich our lives. Whether you're starting off in life, looking for something special or downsizing, Babylon and its surrounds offer you a wonderful option for planning your future and laying down roots.





GOOD FELLA COFFEE, BELLA VISTA



ROUSE HILL TOWN CENTRE



Babylon is located just 35km from the Sydney CBD

 35km 

**BABYLON** **SYDNEY CBD**

## EDUCATION

- 01. Ironbark Ridge Public School
- 02. Matthew Pearce Public School
- 03. Carlingford West Public School
- 04. Pacific Hills Christian School
- 05. The King's School
- 06. Rouse Hill High School
- 07. Girraween High School
- 08. Hornsby Girls High School
- 09. Pymble Ladies' College
- 10. Barker College
- 11. Abbotsleigh Girls School
- 12. Rouse Hill Public School

- 13. Epping West Public School
- 14. Rouse Hill Anglican College
- 15. Knox Grammar School
- 16. Baulkham Hills High School
- 17. Parramatta Marist High School
- 18. James Ruse Agricultural School
- 19. Cheltenham Girls High School
- 20. Abbotsleigh Junior School

## UNIVERSITIES

- 21. Western Sydney Nirimba
- 22. Macquarie University
- 23. Western Sydney University Parramatta

## PRESCHOOLS & DAY CARE

- 24. Rouse Hill Preschool Kindergarten
- 25. Berry Patch Preschool and Day Care
- 26. Montessori Early Learning Centre

## ENTERTAINMENT

- 27. Reading Cinemas
- 28. Event Cinemas Castle Hill
- 29. Super 7s Paintball
- 30. Timezone Rouse Hill
- 31. Stonecutters Ridge Golf Club

## PARKLANDS

- 32. The Hills Centenary Park
- 33. Rouse Hill Regional Park
- 34. Caddies Creek Park
- 35. Sports Park\*
- NP – New Park Areas

## BUSINESS

- 36. Norwest Business Park
- 37. Sydney Business Park
- 38. Riverstone Business Park
- 39. Box Hill Industrial

## SHOPS, RESTAURANTS & CAFES

- 40. The Fiddler
- 41. The Australian Hotel & Brewery
- 42. The Bavarian Rouse Hill
- 43. Good Fella Coffee
- 44. The Farm Norwest Cafe
- 45. Rouse Hill Town Centre\*
- 46. Grill'd Rouse Hill
- 47. The Ponds Shopping Centre
- 48. MakiMoto Kellyville
- 49. Moss Bros Cafe
- 50. Ketchup Canteen
- 51. Stanhope Village Shopping Centre

- 52. Thai Splendid
- 53. IKEA

- 54. Burger Point Marsden Park
- 55. Grand Lotus
- 56. Gustoso Kellyville
- 57. The Borrowed Table
- 58. Castle Towers
- 59. Quoi Dining
- 60. North Kellyville Square
- 61. New Retail Precinct\*

## METRO STATIONS

- TW – Tallawong
- RH – Rouse Hill

- KV – Kellyville
- BV – Bella Vista
- NW – Norwest
- HS – Hills Showground
- CH – Castle Hill
- CB – Cherrybrook
- EP – Epping
- MU – Macquarie University
- MP – Macquarie Park
- NR – North Ryde
- CW – Chatswood
- CN – Crows Nest
- VC – Victoria Cross

## BUS TERMINAL

- 62. Rouse Hill Station Bus Interchange

## PLACES OF INTEREST

- 63. Rouse Hill Hospital\*
- 64. Urban Revitalising\*
- DS – Babylon Display Suite

\* In development

This map is indicative and schematic in nature and may not be to scale. It should not be relied upon regarding the location of any particular places or the distances between them.



THANK YOU

Thank you for your interest in Babylon, the first of our Ancient Cities collection. We welcome any further enquiries so please visit our showroom or call us at your convenience.



Joshua Tsai, Managing Director

Showroom: Shop 6, 409 Victoria Avenue,  
Chatswood NSW 2067 (Chatswood Concourse)

IMPORTANT INFORMATION

The images and information in this brochure are illustrative and indicative only. It cannot be relied upon in relation to your decision whether or not to proceed with any particular purchase.

The images of the development are not real photographs. The development has not yet been designed or built. The images are computer-generated depictions of what the development may look like.

The vegetation in the images is shown in a fully mature state. However, most plants will be immature specimens to varying degrees when planted. In some cases, vegetation will take many years following completion of the development to mature to the extent depicted. The furniture, rugs, artwork and other household items are not included in any contract for sale and are shown for indicative purposes only.

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The development may not proceed at all, and the final development may be materially different to images and information represented in this brochure. The contract for sale will set out the overriding rights and obligations of the parties including with respect to the progress and final form of the development. You must obtain independent advice in relation to the risks of purchasing a property in the development having regard to this disclaimer and the contractual terms.



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