

# Lumia Lux

THE  
ORCHARDS  
NORWEST



## A new dawn

**Very occasionally beautiful opportunities come along that change your life. Lumia Lux is one such moment.**

With architecture inspired by the organic contours of the earth and water that surrounds it, Lumia Lux is an exclusive collection of luxurious apartments within the prestigious development of The Orchards, Norwest by Sekisui House.

This boutique selection of apartments has been created for the discerning buyer who seeks stylish contemporary living in the perfect lifestyle location.

From the ethereal morning mists to the last rays of the setting sun, every day presents a new opportunity to live life to the fullest.

Lumia Lux is a new dawn for living.

# Feels like home

Where life unfurls between the first rays and last light, the intimate setting of Lumia Lux celebrates the effortless balance between the modern and timeless. With exceptional living created to enrich every day, at Lumia Lux you can relax, unwind, reconnect and enjoy life.

Luxuriously appointed, light-filled apartments welcome you home, while lush green spaces and tranquil parkland settings offer boundless opportunities for an active and healthy lifestyle. Choose from a selection of one-bedroom, two-bedroom, two-bedroom Max, three-bedroom or a select few four-bedroom apartments for the ultimate luxury lifestyle.





Artist impression

## Inspired by location

Experience a hushed and unhurried start to the day before the world comes to life as the mist rises over the water. And as the shadows lengthen, salute the setting sun with laughter and friends in your private sanctuary above the canopy.

Thoughtful and considered design blends with the highest sustainability principles in this world-class development.

The stunning linear aesthetic of Lumia Lux showcases a rich materiality that responds to its surroundings, embracing its connection to the environment.

An array of first-class amenities complements all of today's lifestyle needs whatever the time, occasion or mood. Enjoy the swimming pool, boardwalk and vertical gardens, outdoor dining facilities and linear park, all part of life at Lumia Lux.



Artist impression



## Luxurious life set between nature and sky.

Considered design meets luxury living, bathed in natural, shimmering sunlight. Surrounded by style to satisfy the senses, Lumia Lux is a new way to live.

## Sublime living spaces

With the seamless simplicity of superior design, every apartment has been conceived with a consideration of how natural light enriches the interior spaces throughout the day.



Artist impression





Artist impression

## Spark

Spark takes its cues from the muted tones and neutral palette of sand, stones and the translucent dawn light. Complementary textures of stone, wood and glass with subtle hints of metallic glamour and champagne hues infuse the interior, while floor to ceiling windows transition imperceptibly from indoors to open air.



Artist impression

There are two colour palettes to choose from to create your unique space.



Artist impression

## Ember

The Ember palette is reminiscent of water-glistened pebbles and the rich velvety dark greens of the tree canopy. A contemporary and sophisticated look, the warm and cool tones of contrasting materials of wood and glass, create a sumptuous backdrop for pairing with soft textures and the flawless flow of living areas.



Artist impression

A new dawn

One with nature

# Life in a new light







## Immerse yourself

Designed for those who enjoy a varied and eclectic lifestyle, Lumia Lux offers privacy and community, public green spaces with lush private areas, and recreation with relaxation. A stunning linear park transitions through the development, surrounding you in mature planting and lush landscaping.

The pedestrian walkway and cycleway link the separate elements of the precinct with areas that provide a mix of active and passive spaces so residents can enjoy every type of activity from daily exercise to quiet relaxation.

Lumia Lux is embedded within the world-class masterplanned development of The Orchards. Experience the freedom of living in the heart of a thriving community and yet moments from the tranquility of home. And with work, school and the whole of Sydney on your doorstep, Lumia Lux is a boutique precinct that has it all.



Artist impression



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800m from Norwest Metro Station

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Close to Norwest Marketown, local stores, major supermarkets, cafés and restaurants

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Surrounded by pedestrian paths, cycleways and parks

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Next to Norwest Business Park, a major employment centre for North Western Sydney

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Easy transport links to the Hills District and all of Sydney

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Trains to Sydney CBD every 4 minutes, Wynyard Station in 48 minutes

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Only 29 minutes to proposed Sydney's Metro Martin Place Station

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Primary school for K-6 at Bella Vista Public School

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Seven high schools and 11 primary schools within 5km radius

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TAFE NSW Western Sydney Institute close by

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# Lumia Lux at The Orchards



Experience the  
freedom of living  
in the heart  
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### Masterplan Community

As part of The Orchards masterplanned community, Lumia Lux is an integral piece of one of the most outstanding developments in Australia. Taking urban rejuvenation to a unique level, Lumia Lux and The Orchards is a development that makes everyone feel at home.

**Winner, Excellence in Design Innovation  
2020 TUD Awards**  
The Orchards Norwest by Sekisui House



### Future Amenities



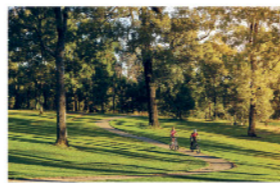
#### Lagoon pool

Using the area's natural assets, the lagoon pool offers a cool oasis for the summer months.



#### Outdoor cinema

This high-end rooftop cinema experience is open year-round. Settle in under the stars with a glass of wine and some nibbles.



#### Walking trails

Whether it's for fitness, walking the dog or getting the kids outside, the path network is your way of enjoying the outdoors while staying connected to the community.



#### The Orchards parklands

The parklands offer pedestrian access to 1.4ha of lush, green pockets right outside your front door.



#### BBQ & entertaining

The Orchard's choice of outdoor spaces make your dreams of a great lifestyle all the more attainable.



#### Indoor lap pool

The generous resort style pool and communal areas offer a host of opportunities to relax, recharge and restore the mind and body.



#### Fitness centre

With The Orchard's state of the art wellness and fitness centre, it's time to inspire and energise your health regime.



Imperial

Aire

# Masters of their craft

Lumia Lux has been designed by an award-winning team.

## Developer

Sekisui House are one of Australia's leading residential property developers. As a specialist residential builder and developer, we've gained an accomplished track record in delivering masterplanned communities incorporating residential land, homes and apartments. We measure our success in the happiness of our communities.



## Architect

The multi-award winning design practice has designed projects, both completed and under construction, valued at over \$3 billion. With over 19 years of practice, Turner is a mature and sophisticated business recognising the needs of people and the environment today and the in the future.



## Landscape Architect

Creating spaces that people want to experience, Site Image has been in business for over 30 years. Embracing the natural surroundings, the past and the present, their places become their heart of community.



## Central Park

Designed by a world-leading team of architects, Central Park has its global roots firmly planted and inspired by the people of Sydney. Its spacious landscaped gardens welcome everyone and offers a true community heart.

Sekisui House and its joint venture partner, Frasers Property Australia, has been recognised for Central Park's unprecedented achievements in championing green technologies and setting new industry benchmarks for sustainable residential development.

**Winner, Excellence for Urban Design**  
**2020 AILA National Award of Excellence**  
Central Park Public Domain by Frasers Property Australia & Sekisui House Australia

**Winner, Environmental Excellence**  
**2020 UDIA National Awards For Excellence**  
Central Park by Frasers Property Australia & Sekisui House Australia

**Winner, Excellence in Sustainability**  
**2019 UDIA Awards For Industry Excellence**  
Central Park by Frasers Property Australia & Sekisui House Australia

**Winner, Development of the Year – Urban Regeneration**  
**2019 UDIA Awards For Industry Excellence**  
Central Park by Frasers Property Australia & Sekisui House Australia



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THE  
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