THE

OSCAR

MERITON

BRISBANE'S FRONT ROW

A LEGACY OF QUALITY



Artist Impression



Meriton has a rich history of delivering outstanding developments defined by quality, style and design. The Oscar will take this legacy a step further, ushering in a new era in Super Towers.

This remarkable development, proudly carrying my name, reflects my long-held confidence in Brisbane and its future. When I first came to Brisbane in the mid-2000s, there was very little happening in the city centre. But I could see the potential. Good sites, strong views, and a city that was ready to grow. That belief led Meriton to invest heavily in Brisbane, delivering landmark developments including Soleil and Infinity, which helped transform the city skyline.

Today, Brisbane continues to evolve, and I believe its best years are still ahead. In 2023, we acquired what I consider to be the best development site in Brisbane. Occupying a commanding position overlooking the Brisbane River and City Botanic Gardens, with frontage to Alice and Margaret Streets, this is an opportunity that rarely becomes available. It is very hard to find land like this anywhere in Australia.

Where else could you buy such a site with uninterrupted views across the Botanic Gardens and Brisbane River, right in the heart of the city? The Oscar has been envisioned as a landmark twin-tower development, rising 78 and 73 levels above Brisbane. It continues Meriton's long history of delivering exceptional high-rise projects that become defining features of Australia's major cities.

The design takes full advantage of this extraordinary location, with sweeping river, garden and city views, complemented by world-class resident amenities and the quality that has become synonymous with the Meriton name.

I am proud to bring The Oscar to Brisbane.

It represents not only our confidence in the city's future but also our commitment to creating homes and destinations that will stand the test of time.

Harry Oscar Triguboff A.O.

Managing Director, Meriton Group

MERITON

QUALITY APARTMENTS BUILT FOR A LIFETIME

- Over 60 years of history under the same name and founder, specialising in building residential communities in only the best locations
- Our developments are DA approved with construction well underway prior to marketing
- Meriton is a 4.5 GOLD STAR iCirt rated developer in NSW. The independent construction industry rating tool assesses developers on ability and trustworthiness
- Each development is an evolution in exquisite quality and design, driven by an understanding of future standards and the way people want to live.
- Dedicated on-site building management teams routinely inspect grounds, facilities and conduct all maintenance on behalf of owners. This ensures every development is maintained to the highest of standards well after it has been completed
- We provide a tenant guarantee on settlement for every investor and have a vested interest in providing the best rental returns. We also manage your investment and offer one of Australia's most competitive management rates
- Meriton Property Finance is also offered exclusively to new Meriton purchasers, subject to approval ensuring more people can purchase their dream apartment

17,000+

Over 11,000 rental apartments and over 6,000 hotel suites owned, managed and operated by Meriton

Over 80,000 apartments built by Meriton across Sydney, Melbourne, Canberra, Brisbane and the Gold Coast

$3 billion in apartment sales in 3 years

60

Over 60 years of history

100%

100% construction completion on every project

OUR AWARDS



Artist Impression

BRISBANE'S TALLEST TOWERS

RISING UP TO

78 LEVELS

269 METRES

OPPOSITE THE CITY BOTANIC GARDENS



A TRIUMPH OF LIVING

PREMIER LOCATION

Brisbane's most coveted CBD address — a distinguished park and riverside setting opposite the historic City Botanic Gardens and Brisbane River.

UNRIVALLED VIEWS

World-class panoramic views in every direction, with many never to be built out.

THE PINNACLE OF LUXURY

A collection of exquisitely crafted residences, indulgent wellness amenities and boutique retail.

AT THE CENTRE OF IT ALL

Steps away from the city's thriving retail and dining scene, enhanced transport links, leading schools and universities, vibrant cultural precincts and premier medical facilities.



Artist Impression

WELCOME TO THE OSCAR

Rising majestically above Brisbane's historic heart, The Oscar heralds a new era in refined city living as Brisbane's tallest towers, home to some of the city's highest residences. Two prestigious towers of 78 and 73 levels stand as icons of contemporary luxury in a metropolis on the move, gracefully framed by heritage landmarks such as Queensland Parliament and Old Government House.

Unrivalled views, exquisitely curated interiors, and world-class amenities create a sanctuary of rare distinction. From this elevated vantage, Brisbane unfolds in spectacular form — the lush City Botanic Gardens, the sweeping curves of the Brisbane River, the glittering city skyline, and distant mountain ranges. A panorama so extraordinary, it must be seen to be believed.



ALICE STREET

Artist Impression

A LEGACY OF DESIGN

A visionary collaboration between Meriton and award-winning architects DBI. Two magnificent towers united by a shimmering gold spine and enveloped in a sculptural curved glass façade, creating a bold and timeless presence on Brisbane's skyline. Situated on Alice Street, one of Brisbane's earliest promenades, the design honours its prestigious and historic location. Featuring subtropical landscaping throughout the podium and laneways that celebrates its connection to the City Botanic Gardens, seamlessly blending heritage and contemporary city living.

- As a prominent gateway into Brisbane CBD, the two towers enjoy a unique two-street frontage, ensuring The Oscar stands as a landmark destination
- Luxuriously appointed 1+MPR, 2, 2+MPR, 3 and 4-bedroom residences
- Desirable corner positions, maximising spectacular outlooks
- Floor-to-ceiling glass in all rooms provides superior thermal and sound protection courtesy of engineered performance glazing
- 9 High-speed smart lifts, traveling up to an impressive 8 meters per second, redefine vertical transportation providing fast and direct lift access to your secure underground parking and storage
- Impressive double-height lobby creates a grand arrival
- State-of-the-art technology reaffirms The Oscar as a market leading development, futureproofing your investment with EV car charging provisions



Artist Impression

A PRESTIGIOUS CBD LOCATION

1	City Botanic Gardens	Across the road
2	Alice Street Bus Stop	120m
3	Future Waterfront Brisbane Precinct	200m
4	Cross River Rail Station	220m
5	Queensland University of Technology	450m
6	Queen's Wharf & Casino	450m
7	Riverside Ferry Terminal & Dining	500m
8	Queen Street Mall	550m
9	Gardens Cultural Precinct	600m
10	King George Square Bus & Metro Station	650m
11	Future Griffith University CBD	800m
12	South Bank Street Beach & Dining	1.3km

POSITIONED FOR BRISBANE'S FUTURE

Brisbane is in the midst of a remarkable transformation. Fuelled by record interstate migration, over $100 billion in infrastructure investment and the upcoming 2032 Summer Olympics, the city is emerging as Australia's growth story. Landmark projects such as the Cross River Rail and Brisbane Metro, together with significant urban renewal initiatives, are redefining connectivity, lifestyle and convenience across the River City; attracting residents and investors alike.

This momentum is already being reflected in the apartment market, with unit values rising more than 40% over the 5 past years as demand for inner-city living continues to accelerate. Perfectly positioned to benefit, The Oscar places residents moments from revitalised precincts, world-class venues and enhanced transport links—offering not simply a place to live, but a gateway to Brisbane's dynamic future.



#1

Australia's #1 capital for relocation since 2018

40%

Apartment prices have increased by 40% over the past 5 years

75%

Apartment rents have increased by 75% over the past 5 years

$100B+

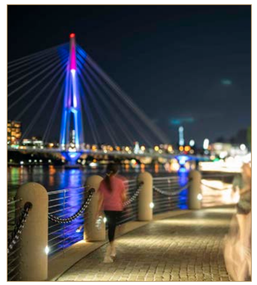
Infrastructure pipeline underway

22% Employment Growth Since 2020

Brisbane is one of the fastest growing Urban Economies in Australia & Asia-Pacific







Brisbane 2032 Summer Olympics

Hosting the 2032 Olympics is driving a multi-year employment boom. Across 17 major venue and infrastructure projects, tens of thousands of construction and specialist industry jobs will be created — with Queensland alone projected to require 30,000–40,000 additional construction workers each year leading up to the Games.

How You Benefit

- Enhanced transport and connectivity
- Thousands of employment opportunities
- Thriving, more resilient local economy
- New and upgraded community spaces

Brisbane Metro

$1.55 billion | Complete

A new electric bus "turn up and go" service every 5 minutes on weekdays, connecting to the University of Queensland, Royal Brisbane & Women's Hospital, and eventually Brisbane Airport.

Kangaroo Point Bridge

$190 million | Complete

A 182 -metre pedestrian and cyclist bridge connecting the CBD to Kangaroo Point just 180m from The Oscar.

Waterfront Brisbane Precinct

$2.5 billion | Est. 2028

A major revitalisation of the former Eagle Street Pier, delivering new premium commercial towers, waterfront dining and an upgraded Riverwalk on the doorstep to The Oscar.

Cross River Rail

$17+ billion | Est. 2029

A major new underground rail line through Brisbane CBD, delivering faster and more reliable connections to the southern suburbs, universities, hospitals and key transport hubs. The new Albert Street Station is just 220m from The Oscar.

Albert Street Green Spine

Est. 2029

(Part of the Cross River Rail project)
A major urban-renewal initiative to transform Albert Street into a leafy, pedestrian-friendly boulevard. It will connect the City Botanic Gardens to Roma Street Parklands — offering a continuous green corridor through the heart of Brisbane.

CITY BOTANIC GARDENS

Your exclusive front-row seat to Brisbane's treasured **City Botanic Gardens** — established in 1855, the Gardens span almost 50 acres as Queensland's oldest public park, offering centuries of heritage and serene subtropical plantings — a timeless backdrop to contemporary city living



Artist Impression with actual view

CITY BOTANIC GARDENS

On your doorstep, discover a world of lifestyle amenity - from serene walking paths and open lawns to a children's playground, alongside Queensland University of Technology and the Gardens Cultural Precinct, a hub for world-class performance and cultural experience.



A MAJESTIC VANTAGE POINT

Immerse yourself in panoramic, never-to-be-built-out views as Brisbane unfolds from dawn to dusk.

Your front-row outlook begins with the cherished City Botanic Gardens, where almost 50 acres of heritage-listed parkland preserve your views for generations to come. Follow the graceful curve of the Brisbane River past South Bank, Kangaroo Point and the iconic Story Bridge.

Take in the vibrant northern CBD skyline by day and its glow by night.

The horizon sweeps from Mount Coot-tha, Mount Glorious and Mount Gravatt to Tamborine Mountain, Mount Cotton and North Stradbroke Island—revealing a breathtaking panorama that's forever yours.



Actual view from level 78



A TRIUMPH OF DESIGN

THE EPITOME OF LUXURY

A curated selection of high-quality finishes and market-leading appliances elevates each residence with refined comfort and functionality.

EXPANSIVE LAYOUTS

Meticulously designed layouts evoke a sense of space and light, with floor-to-ceiling glazing capturing ever-changing city and river vistas.

MULTI-PURPOSE ROOMS

Many apartments boast an MPR complete with full height windows, AC and storage, providing the perfect space to work from home.

SEAMLESS INDOOR-OUTDOOR

Open plan living spaces enjoy seamless, level access out to generous balconies for year-round alfresco enjoyment.



Artist Impression with actual view

- Larger-than-average floorplans offer exceptional flexibility and effortless furniture placement.
- Integrated reverse-cycle air conditioning with individual climate control to every room
- Sustainable inclusions such as LED downlights and water-saving fixtures
- Sleek designer tiling throughout all living areas
- Abundant, seamlessly integrated storage, including bespoke pantries and closets
- Block-out roller blinds in all rooms delivering complete privacy and light control
- Laundries feature premium benchtops, undermount sinks, designer pull-out mixers, bespoke cabinetry, and integrated dryers
- Advanced security with video intercom, secure access and CCTV surveillance



Artist Impression with actual view



Artist Impression

A CULINARY BENCHMARK

The kitchens are masterfully designed, where sculpted forms, exquisite finishes, and top-tier appliances elevate culinary expression. Many open to panoramic vistas or feature elegant servery connections to balconies, seamlessly extending entertaining into the outdoors.

- Bespoke full-height cabinetry with fluted glass doors and soft-closing drawers
- Premium FRANKE appliances include an integrated oven, gas cooktop, rangehood, dishwasher, and microwave—all with a 7-year warranty
- Sleek Caesarstone or Cosentino benchtops
- Large undermount sink with brushed brass or brushed nickel tapware
- Fridge waterline connection provided



Artist Impression with actual view

A SANCTUARY ABOVE THE CITY

CALMING SPACES OF QUIET LUXURY

Balancing supreme comfort with refined sophistication, bedrooms feature soft neutral tones, custom built-in wardrobes and plush carpeting.

Awakening to a soft city glow at sunrise, master suites are appointed with luxurious ensuites, while select residences feature bathtubs perfectly positioned to embrace the horizon.

Artist Impression with actual view

SUBTLE OPULENCE

Each space is defined by sophisticated finishes and exquisite craftsmanship, creating an atmosphere of refined calm and understated luxury.

- Custom designed wall-mounted cabinetry
- Frameless glass shower screens
- Brushed brass or brushed nickel tapware and accessories
- Wall-mounted floating toilet suites with concealed cistern
- Freestanding baths in most ensuites
- Ambient LED lighting

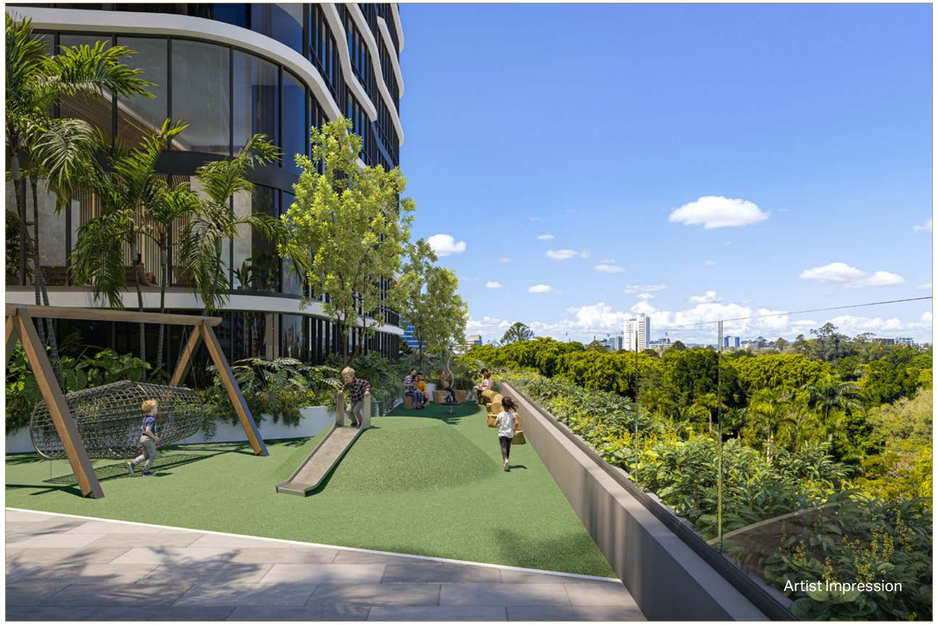


Artist Impression


Artist Impression

RELAXATION, REDEFINED

YOUR EVERYDAY CITY ESCAPE


Artist Impression

WORLD CLASS AMENITIES

Designed to elevate everyday living, **The Oscar** offers a suite of exclusive amenities for lifestyle, leisure and wellbeing

- A beautifully landscaped podium retreat features a luxury outdoor 20m pool and spa, a children's splash pool and nature play zone, lush lawns and a BBQ pavilion
- State-of-the-art indoor wellness centre superbly equipped with a lap pool, spa, sauna and gym
- Dedicated on-site building management to lease properties, inspect grounds and facilities and conduct all maintenance



Artist Impression



Artist Impression

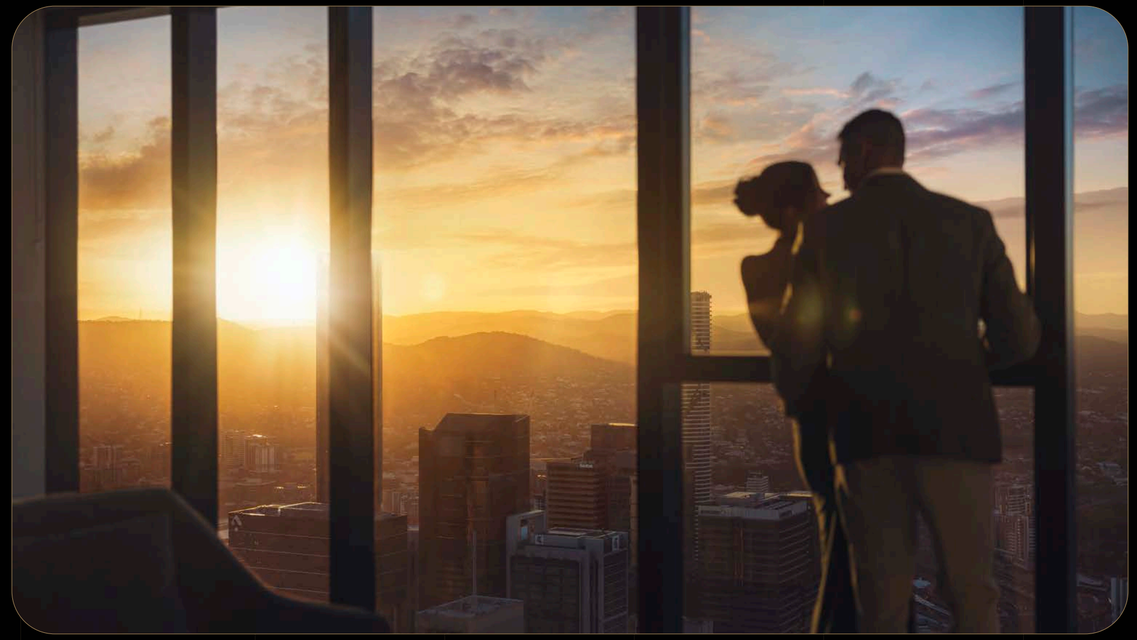
REFINED RETAIL FOR SOPHISTICATED LIVING

The Oscar's curated retail gallery brings together fine dining and specialty boutiques in a sophisticated setting. Savour gourmet coffee or refined meals, where every detail is crafted for convenience and elevated living — all just a lift ride from home.

THE HEIGHT OF CITY LIVING

Brisbane's CBD forms the vibrant heart of the River City, where global business, dynamic culture and refined riverfront living converge—creating one of Australia's most liveable city centres.

Just footsteps away, riverside restaurants, boutique bars and cafés provide the perfect setting for relaxed dining or evening indulgence. Queen Street Mall offers world-class shopping, while Brisbane's premier universities, including Queensland University of Technology and Griffith University, are effortlessly within reach. With the future Cross River Rail and Brisbane Metro stations just minutes away, The Oscar places seamless city living truly at your doorstep.



CONNECTIVITY

1. Alice Street Bus Stop 120m
2. Kangaroo Point Bridge 180m
3. Cross River Rail Station 220m
4. King George Square Bus & Metro Station 650m
5. Neville Bonner Bridge 750m
6. Riverside Ferry Terminal 800m
7. Central Station 800m
8. Brisbane Airport 17.5km

RETAIL & DINING

9. The Oscar's Retail & Dining On-site
10. Mulga Bills 100m
11. Stilts Dining 150m
12. Future Waterfront Brisbane Precinct 200m
13. Riverside Restaurants & Bars 500m
14. Queen Street Mall 550m
15. Woolworths Macarthur Central 600m
16. Coles Central Brisbrane 650m
17. South Bank Dining Precinct 1.3km
18. Howard Smith Wharves 1.4km
19. James Street Precinct 2.4km

PARKLAND & RECREATION

20. City Botanic Gardens Across the road
21. Brisbane Riverwalk 150m
22. Baldwin Lawn Playground 200m
23. QUT Sport Fitness & Aquatic Centre 700m
24. Riverlife Adventure Centre 950m
25. South Bank Parklands 1.1km
26. Streets Beach 1.3km
27. Roma Street Parkland 1.6km
28. Brisbane City Indoor Sports 4.3km

CULTURE & ENTERTAINMENT

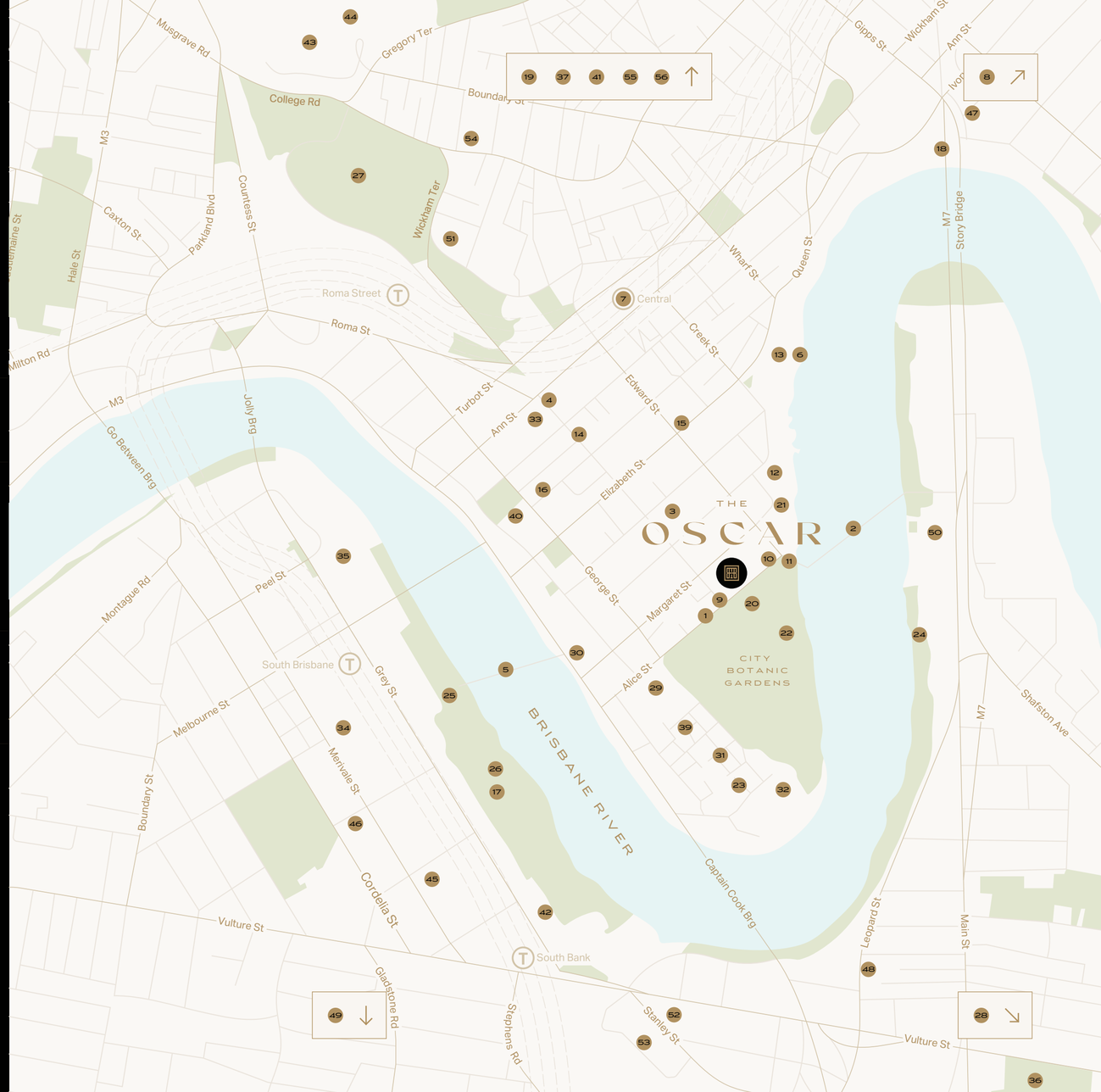
29. Queensland Parliament 100m
30. Queens Wharf / The Star Brisbane 450m
31. Old Government House 600m
32. Gardens Cultural Precinct 650m
33. Brisbane City Hall & Museum of Brisbane 750m
34. Brisbane Convention & Exhibition Centre 1.2km
35. Queensland Cultural Centre South Bank 1.5km
36. The Gabba Stadium 2.2km
37. Brisbane Showgrounds 3km
38. Suncorp Stadium 3km

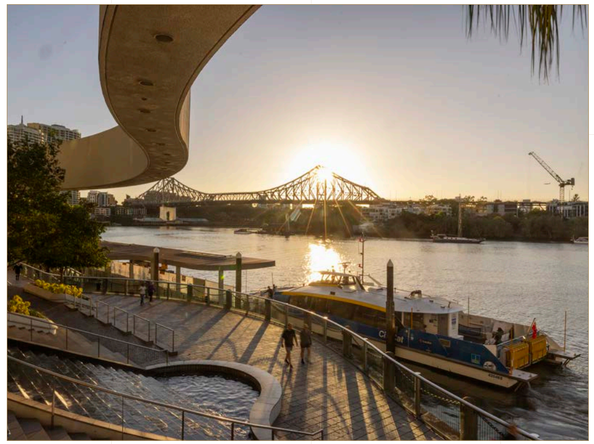
EDUCATION

39. Queensland University of Technology 450m
40. Future Griffith University CBD 800m
41. Brisbane Central State Primary School 1km
42. Griffith University South Bank 1.2km
43. Brisbane Boys Grammar High School 1.5km
44. Brisbane Girls Grammar High School 1.5km
45. TAFE Queensland South Bank 1.7km
46. Brisbane State High School 2km
47. New Farm State Primary School 2km
48. St. Joseph's Primary School, Kangaroo Point 2.5km
49. University of Queensland 5km

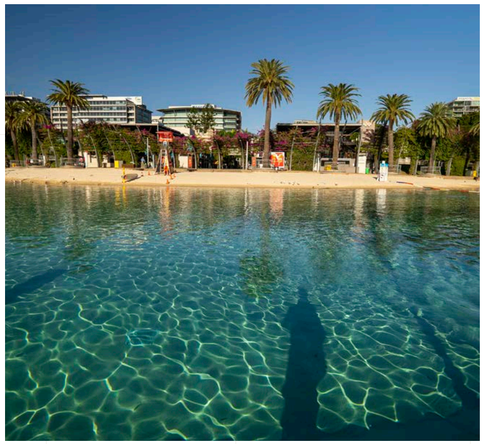
HEALTH

50. St Vincents Private Hospital 900m
51. Brisbane Private Hospital 1.5km
52. Mater Hospital Brisbane 1.7km
53. Queensland Children's Hospital 1.7km
54. St Andrew's Private Hospital 1.7km
55. Herston Health Precinct 3km
56. Royal Brisbane and Women's Hospital 3km

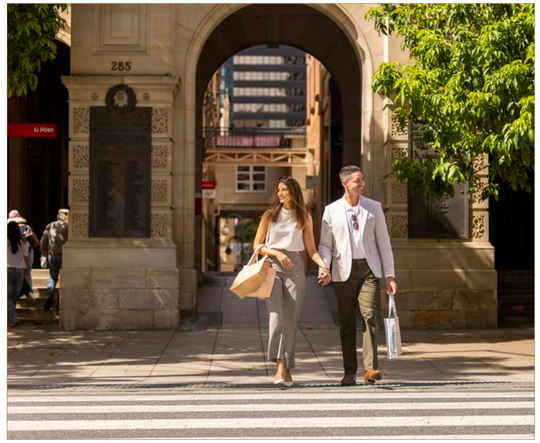




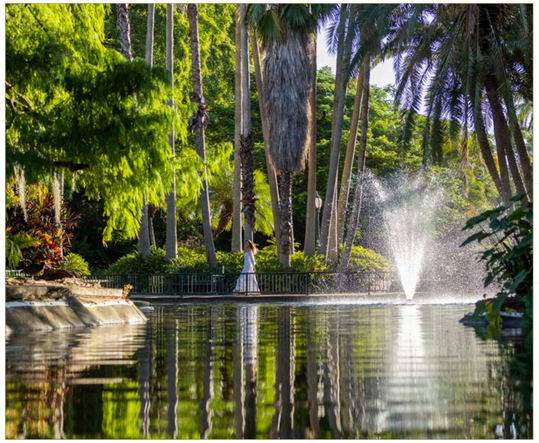
Riverside Ferry Terminal



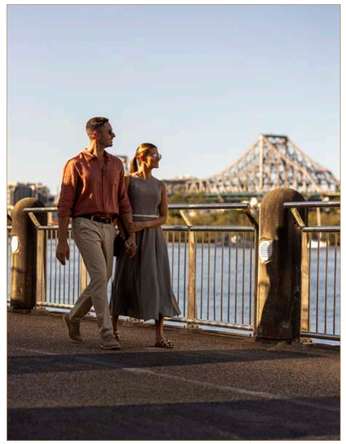
Streets Beach, South Bank



Queen Street



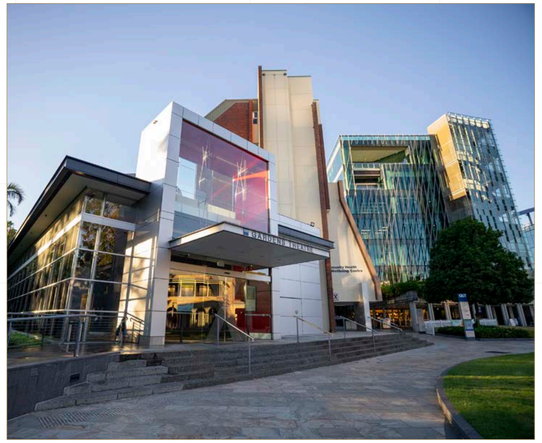
City Botanic Gardens



Brisbane Riverwalk



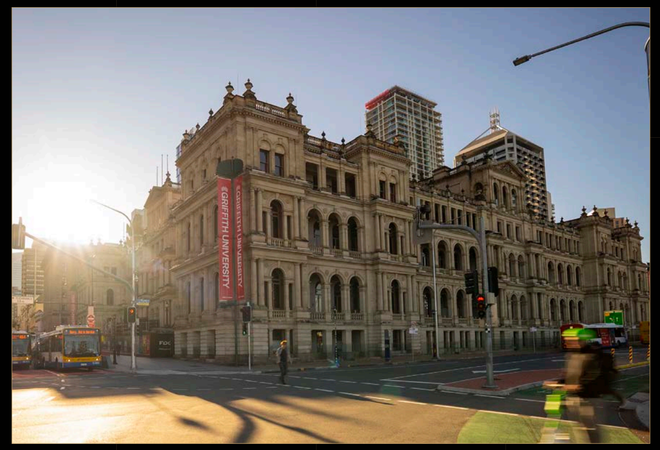
City Botanic Gardens



QUT, Gardens Cultural Precinct



Queen Street Mall



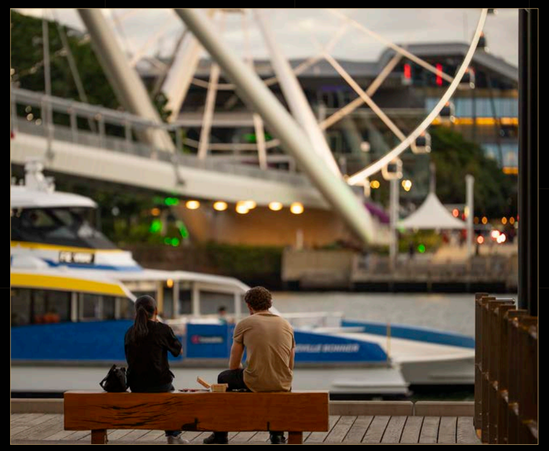
Griffith University, Brisbane CBD



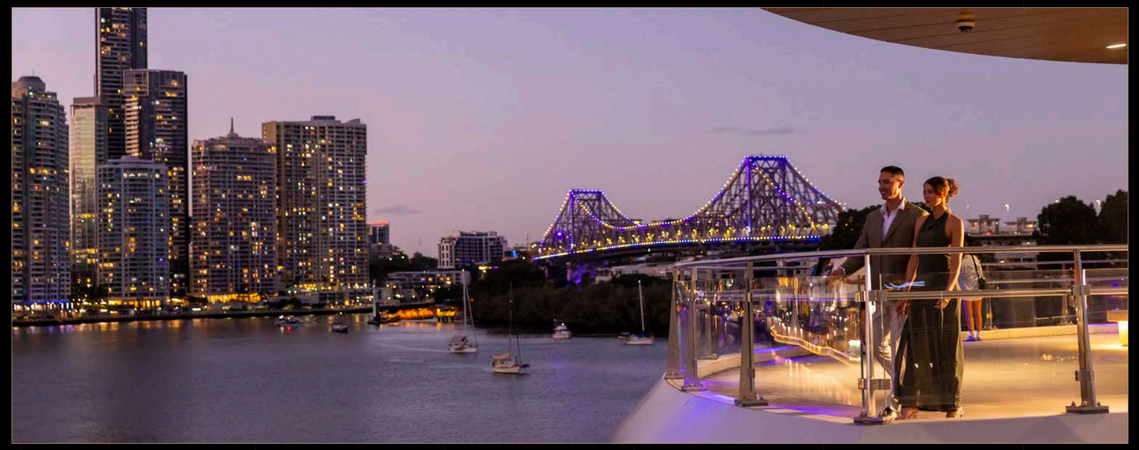
Cafes



Stilts Dining Brisbane



Queens Wharf



Brisbane River



Riverside Dining



Brisbane Riverwalk

SUSTAINABLE LIVING

At The Oscaryour apartment has been specially designed to meet stringent heating, cooling and energy efficiency standards. This ensures that residents and visitors experience enhanced comfort while benefiting from lower energy bills.

The Oscar has been designed to optimise connectivity and pedestrian links, allowing easy access to nearby amenities and multiple transport options

High-performance window systems designed to achieve exceptionally high thermal performance and reduce reliance on mechanical heating and cooling.

Meriton is a leader in sustainable living, providing cheaper energy through Meriton Energy combined with individual water meters and water-saving fittings, ensuring maximum savings.

All residential car spaces are designed to be fitted with an EV charger at an affordable cost, future-proofing your investment.

Bicycle parking allows residents to enjoy a healthy, cost-effective, environmentally friendly transportation alternative.



Artist Impression





204 ALICE STREET, BRISBANE CITY QLD 4000

1800 875 300

MERITON.COM.AU/OSCAR

Disclaimer: The publication is intended as a general introduction to The Oscar only and does not form an offer, guarantee or contract. Interested parties are directed to rely on their own enquiries and information provided in the Contract for Sale. The contents of this publication have been produced prior to the completion of the development. Information, images and artist impressions of exterior and interiors are intended as a guide only. The information, dimensions, specifications, inclusions, landscaping and materials may be changed without notice. Developer: Karimbla Properties (No. 56) Pty Limited ABN 92 168 601 250. Builder: Karimbla Constructions Services (NSW) Pty Limited ACN 152 212 809.