

CASE STUDY

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OROSI APARTMENTS, SOUTH CRONULLA, NSW

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DEVELOPER & ARCHITECT: Orosi **FABRICATOR:** Evolution Window Systems

PRODUCT: AWS Series 704 SlideMASTER™ High Performance Sliding Door
& AWS Series 726 ThermalHEART™ Double Glazed Fixed and Awning Windows



BACKGROUND

With a commitment to sustainable luxury, Orosi Apartments brings a new standard of living to Cronulla's iconic coastline. Located on Parramatta Street in South Cronulla, this boutique residential development offers proximity to pristine beaches, exceptional dining, vibrant entertainment avenues, and all the best the Sutherland Shire has to offer. Strategically situated in the neighbourhood's coveted "Golden Triangle," Orosi Apartments offers spacious three-bedroom residences and two penthouses, each embodying an elevated sense of boutique luxury through contemporary design, bespoke finishes, and a core commitment to responsible design practices.

Orosi's design philosophy champions functional living spaces infused with comfort and timeless appeal, that prioritise the comfort, enjoyment and well-being of the occupants. "It was very important for us to create a space that is designed for every hour of the day, not just for night," explains Hamid Samavi, Orosi's founder. "That's how we look at the project - we imagine ourselves living in those spaces and that makes us excited about that process." This ethos shines at South Cronulla Apartments.

CHALLENGE

Orosi's determination to deliver a superior living experience began with a thorough review of the 25-unit DA approval the property was originally purchased with. Prioritising views, cross-ventilation, and solar access were paramount to achieving their design vision. As a result, the decision was made to reduce the number of units to 18. This meticulous approach ensured every apartment benefits from exceptional natural light and ventilation. "With the new design, every living room in this complex has two aspects, and two sides for light and cross ventilation. And that was very important in our design language," says Hamid.

Sourcing high-performing windows was essential to achieving both aesthetic and sustainability goals - and Orosi's commitment to energy efficiency, premium visual language, and sustainable design principles demanded a best-in-class solution.

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SOLUTION

Orosi developed a multifaceted sustainability strategy, partnering with the University of New South Wales and Northrop Consulting Engineers to ensure passive thermal management and intelligent material selection would remain at the project's core. The project boasts passive house design, solar panels and EVC stations, and the common areas are covered in solar panels. Windows were an equally key factor in this comprehensive strategy, leading to a collaboration with precision window fabricators, Evolution Window Systems.

The AWS ThermalHEART™ range emerged as the ideal choice. "Thermally broken windows are one of the best ways to stop the heat transaction between inside and outside," Hamid explains. "So when you have thermally broken windows accompanied by double glazing and also UV protection, you get the best performance."

To provide premium performance and withstand the rigours of the harsh Australian coastal climate, the selection included Series 704 SlideMASTER™ High-Performance Sliding Doors. These doors offer superior resistance to high wind and water loads, ensuring the apartments remain protected and comfortable even in extreme weather conditions. The Series 704 doors, with their capacity to hold IGUs of up to

28mm thick, also contribute to the overall energy efficiency of the building. Orosi also specified the Series 726 ThermalHEART™ Double-Glazed Fixed and Awning Windows. With their bold frames and thermal insulation properties, the Series 726 helps minimise heat and cold transfer, contributing to the energy efficiency of the apartments.

Crucially, sustainability and stunning design are flawlessly integrated. "It wasn't just about sustainability, it was also about aesthetics, too," Hamid adds. "The windows have slim frames and you can get a flush finish inside and outside, between the apartment and the balcony. It was very important for us to use the exterior space as an extension of the living."

This thoughtful development sets a new standard for coastal living. Through their commitment to sustainable design principles, Orosi achieved a remarkable 66% reduction in energy consumption, while creating a residential complex that epitomises comfort and luxury - all day, and all year round.

CONTACT US

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