



**ARBOUR RESIDENCES**

T H E H E I G H T S

Sunland Group

## CREATING VIBRANT COMMUNITIES

Sunland's journey commenced more than three decades ago with the creation of a single luxury home, imbued with a pioneering spirit and a tapestry of innovation, to culminate in a singularly original design.

At every point on this unfolding continuum, each project has been a source of new inspiration. Each site has evoked an individual response. The Group's unique achievements in creating architecture as art are markers of our ongoing evolution – beautiful buildings that stretch the boundaries, outpace conventional thinking and distinguish us as a protagonist in our field. Along this journey, we have influenced the way vibrant communities can be defined, shaped and engaged. Through our nuanced understanding of people's hopes and dreams, we create living environments that intimately nurture the private self and connect happily with the public realm.

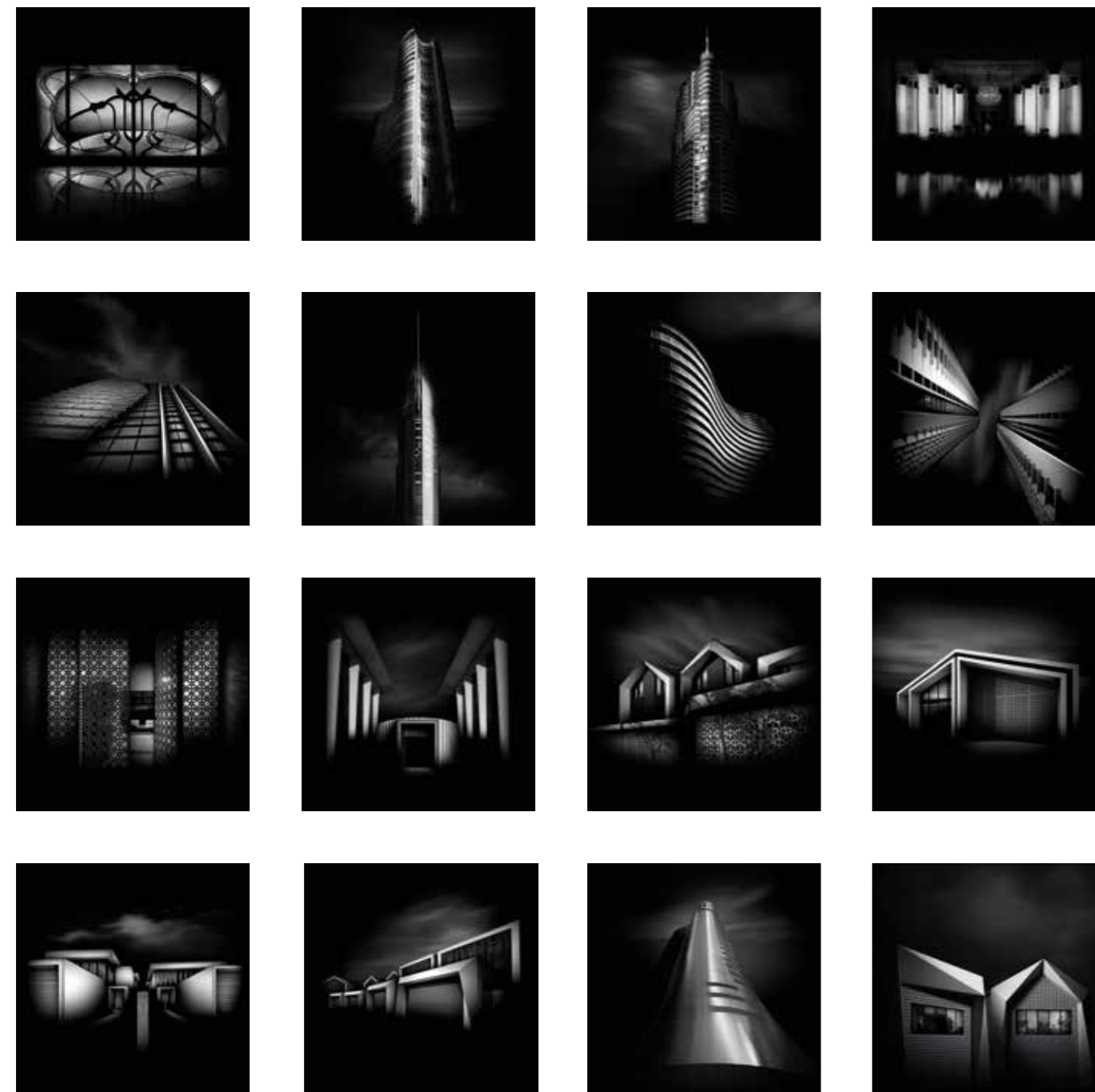
Now Sunland is proud to present Arbour Residences – a collection of private parkland terrace homes on the northern Gold Coast, perfected by nature and vibrant urban master planning.



SAHBA ABEDIAN Managing Director

## AWARDS OF EXCELLENCE

Each year, Sunland is recognised for our contribution to the Australian design landscape, advanced through differentiation and a commitment to excellence and betterment.



[2016] QUAYS HOPE ISLAND HIA QLD HOUSING AWARDS, TOWNHOUSE/VILLA DEVELOPMENT | [2016] QUAYS HOPE ISLAND HIA GOLD COAST/NORTHERN RIVERS HOUSING AWARDS, TOWNHOUSE/VILLA DEVELOPMENT | [2016] MELIAH HIA GOLD COAST/NORTHERN RIVERS HOUSING AWARDS, SPEC HOME | [2016] MARINA RESIDENCES HIA-CSR AUSTRALIAN HOUSING AWARDS – APARTMENT COMPLEX OF THE YEAR | [2016] WHYTE UDIA (VIC) AWARDS FOR EXCELLENCE – MEDIUM DENSITY DEVELOPMENT | [2016] MARINA RESIDENCES HIA QLD HOUSING AWARDS – APARTMENT OF THE YEAR | [2016] MARINA RESIDENCES HIA QLD HOUSING AWARDS – APARTMENT COMPLEX OF THE YEAR | [2016] ABIAN UDIA (QLD) AWARDS FOR EXCELLENCE, MARKETING EXCELLENCE | [2016] MARINA RESIDENCES HIA GOLD COAST/NORTHERN RIVERS HOUSING AWARDS, APARTMENT COMPLEX OF THE YEAR | [2016] MARINA RESIDENCES HIA GOLD COAST/NORTHERN RIVERS HOUSING AWARDS, APARTMENT OF THE YEAR | [2016] PENINSULA RESIDENCES MASTER BUILDERS GOLD COAST HOUSING & CONSTRUCTION AWARDS, LOW-RISE MULTI-RESIDENTIAL HOUSING (BELOW 3 STOREYS) | [2016] MARINA RESIDENCES MASTER BUILDERS GOLD COAST HOUSING & CONSTRUCTION AWARDS, RESIDENTIAL BUILDING (HIGH-RISE OVER 3 STOREYS) OVER \$20 MILLION | [2016] MARINA RESIDENCES GOLD COAST/NORTHERN RIVERS REGIONAL ARCHITECTURE AWARDS – REGIONAL COMMENDATION | [2014] CHANCELLOR RESIDENCES UDIA (VIC) AWARDS FOR EXCELLENCE – MEDIUM DENSITY DEVELOPMENT | [2014] CHANCELLOR RESIDENCES UDIA (VIC) AWARDS FOR EXCELLENCE – LANDSCAPE AWARD | [2014] PENINSULA RESIDENCES HIA GOLD COAST/NORTHERN RIVERS HOUSING AWARDS – TOWNHOUSE/VILLA DEVELOPMENT | [2014] CONCOURSE VILLAS MASTER BUILDERS ASSOCIATION GOLD COAST HOUSING & CONSTRUCTION AWARDS – LOW-RISE MULTI-RESIDENTIAL HOUSING (DUPLEXES) | [2013] GARDENE (STAGES 2-4) MASTER BUILDERS GOLD COAST HOUSING AND CONSTRUCTION AWARDS – LOW-RISE MULTI-RESIDENTIAL HOUSING (TOWNHOUSES) | [2012] CONCOURSE (TYPE D3) MASTER BUILDERS GOLD COAST HOUSING AND CONSTRUCTION AWARDS – DISPLAY HOME \$376,000 - \$475,000 | [2012] GARDENE (STAGE 1) MASTER BUILDERS GOLD COAST HOUSING AND CONSTRUCTION AWARDS – LOW-RISE MULTI-RESIDENTIAL HOUSING (TOWNHOUSES) | [2012] MEDINAH MASTER BUILDERS GOLD COAST HOUSING AND CONSTRUCTION AWARDS – LOW-RISE MULTI-RESIDENTIAL HOUSING (DUPLEXES) | [2011] THE ADDRESS MASTER BUILDERS GOLD COAST HOUSING AND CONSTRUCTION AWARDS – LOW-RISE MULTI-RESIDENTIAL HOUSING (DUPLEXES) | [2011] PALAZZO VERSACE CONDE NAST TRAVELLER (USA) READER'S CHOICE AWARDS – RANKED 7TH BEST RESORT, OCEANIA REGION | [2011] PALAZZO VERSACE CONDE NAST TRAVELLER (USA) READER'S CHOICE AWARDS – RANKED 2ND BEST RESORT, AUSTRALIA | [2010] THE PARC (STAGE 3B) MASTER BUILDERS ASSOCIATION QUEENSLAND – HOUSING AND CONSTRUCTION AWARDS – LOW-RISE MULTI-RESIDENTIAL HOUSING (DUPLEXES AND TOWNHOMES) UP TO \$4 MILLION | [2010] THE ADDRESS HIA CSR GOLD COAST / NORTHERN RIVERS HOUSING AWARDS, BATHROOM PROJECT OF THE YEAR | [2010] THE ADDRESS MASTER BUILDERS ASSOCIATION QUEENSLAND – HOUSING AND CONSTRUCTION AWARDS – DISPLAY HOME \$251,000 - \$400,000 | [2009] PALAZZO VERSACE HOTELCLUB BEST HOTEL QUEENSLAND STATE | [2009] BALENCEA AUSTRALIAN INSTITUTE OF ARCHITECTS FREDERICK ROMBERG AWARD FOR RESIDENTIAL ARCHITECTURE MULTIPLE HOUSING | [2009] BALENCEA VICTORIAN ARCHITECTURE AWARDS MULTIPLE HOUSING | [2009] BALENCEA AUSTRALIAN INSTITUTE OF ARCHITECTS FREDERICK ROMBERG AWARD FOR RESIDENTIAL ARCHITECTURE – MULTIPLE HOUSING. WOOD MARSH ARCHITECTURE IN ASSOCIATION WITH SUNLAND DESIGN | [2009] THE PARC MASTER BUILDERS HOUSING AND CONSTRUCTION AWARDS 2009 LOW-RISE MULTI-RESIDENTIAL HOUSING (DUPLEXES AND TOWNHOUSES) PROJECT OVER \$4 MILLION | [2009] LOUISA ROAD HIA CSR AUSTRALIAN HOUSING AWARDS APARTMENT PROJECT OF THE YEAR | [2008] LOUISA ROAD HIA CSR NSW HOUSING AWARDS, APARTMENT PROJECT OF THE YEAR | [2008] NORTHBRIDGE RESIDENCES RAIA QUEENSLAND ARCHITECTURE AWARDS, REGIONAL COMMENDATION | [2008] CIRCLE ON CAVILL RAIA QUEENSLAND ARCHITECTURE AWARDS, REGIONAL COMMENDATION | [2008] PALAZZO VERSACE AUSTRALIAN GOURMET TRAVELLER AWARDS, BEST LUXURY HOTEL | [2008] PALAZZO VERSACE HOTELCLUB AWARDS – VOTED ONE OF TOP THREE HOTELS IN AUSTRALIA, NEW ZEALAND AND PACIFIC ISLANDS | [2008] PALAZZO VERSACE HOTELCLUB AWARDS, JOURNALISTS' CHOICE | [2008] PALAZZO VERSACE LUXURY TRAVEL GOLD LIST AWARDS, AUSTRALIA'S BEST HOTEL | [2008] GREENVUE MASTER BUILDERS ASSOCIATION QUEENSLAND, LOW-RISE MULTI-RESIDENTIAL HOUSING, TOTAL PROJECT OVER \$2.5 MILLION | [2007] YVE RAIA NATIONAL AWARD, RESIDENTIAL ARCHITECTURE, MULTIPLE HOUSING | [2007] NORTHBRIDGE RESIDENCES MASTER BUILDERS ASSOCIATION QUEENSLAND, LOW-RISE MULTI-RESIDENTIAL HOUSING, TOTAL PROJECT OVER \$2.0 MILLION | [2007] CIRCLE ON CAVILL GOLD COAST URBAN DESIGN, BEST BUILT FORM | [2007] CIRCLE ON CAVILL GOLD COAST URBAN DESIGN AWARDS, SUE ROBBINS AWARD FOR EXCELLENCE | [2007] CIRCLE ON CAVILL UDIA (QLD) AWARDS, URBAN RENEWAL PROJECT | [2006] NEWSTEAD TERRACES QUEENSLAND ARCHITECTURAL AWARDS, REGIONAL COMMENDATION | [2006] PALAZZO VERSACE THE AUSTRALIAN TRAVEL AND TOURISM AWARDS, ADMITTED INTO 'WINNERS CIRCLE' HAVING WON BEST LUXURY HOTEL FOR LAST 2 YEARS | [2006] PALAZZO VERSACE HM AWARDS FOR HOTEL AND ACCOMMODATION EXCELLENCE, 5-STAR ACCOMMODATION | [2006] CAMMERAY RESIDENCES HIA NSW, APARTMENT PROJECT OF THE YEAR UNDER 10 STOREYS | [2006] Q1 RAIA QUEENSLAND ARCHITECTURE AWARDS, HIGH COMMENDATION | [2006] Q1 RAIA GOLD COAST REGIONAL ARCHITECTURE AWARDS, BUILDING OF THE YEAR | [2006] YVE RAIA VICTORIAN ARCHITECTURE AWARDS, HAROLD DESBROWE-ANNEAR AWARD | [2006] YVE RAIA VICTORIAN ARCHITECTURE AWARDS, VICTORIAN ARCHITECTURE MEDAL | [2005] PALAZZO VERSACE AUSTRALIAN TOURISM AWARDS, LUXURY ACCOMMODATION | [2004] PALAZZO VERSACE AUSTRALIAN TOURISM AND TRAVEL AWARDS, LUXURY ACCOMMODATION | [2004] PALAZZO VERSACE QUEENSLAND TOURISM AWARDS, LUXURY ACCOMMODATION | [2003] PALAZZO VERSACE AUSTRALIAN TOURISM AND TRAVEL AWARDS, LUXURY ACCOMMODATION FINALIST | [2003] PALAZZO VERSACE QUEENSLAND TOURISM AWARDS, LUXURY ACCOMMODATION | [2003] ARIA RAIA GOLD COAST REGIONAL ARCHITECTURE AWARDS, BUILDING OF THE YEAR | [2002] PALAZZO VERSACE LA CHAINE DES ROTISSEURS, AWARD FOR EXCELLENCE TO VANITAS | [2002] PALAZZO VERSACE QUEENSLAND TOURISM AWARDS, LUXURY ACCOMMODATION FINALIST | [2000] PALAZZO VERSACE UDIA, EXCELLENCE IN MARKETING | [1997] CARMEL BY THE SEA UDIA, EXCELLENCE IN HIGH-RISE | [1996] SUNCITY UDIA, EXCELLENCE IN HIGH-RISE.

## AT THE HEART OF EVERYTHING

Thoughtful planning is the cornerstone of this perfectly positioned neighbourhood. From its central location within The Heights master planned community, major employment nodes, excellent schools, sports and recreation facilities, medical services and shopping centres are only minutes away, including the prestigious retail and dining precincts of Hope Island and Sanctuary Cove. Gold Coast International Airport is only 35 minutes by car.

The Heights is superbly located within the burgeoning growth corridor between Brisbane and the Gold Coast. Easy access to the M1 places you in reach of the white sand beaches of Surfers Paradise and only 40 minutes from the culture and commerce of Brisbane, Queensland's capital. Coomera Train Station is a 10-minute drive, linking directly with Brisbane and its domestic and international airports.



**ARCHITECTURE AS ART**

Set privately apart in a vibrant master planned community, Arbour Residences enjoys its own parkland environment tucked away from the wider world. Gently curving streetscapes, expansive landscaping, and the delicate changes in hue from one home façade to the next, creates both elegance and diversity. Homes present a selection of contemporary open plan designs featuring living, dining and entertaining spaces, three bedrooms, bathroom, master ensuite and powder room.



ARTIST IMPRESSION – INDICATIVE ONLY.

#### **A PEACEFUL NATURAL SETTING**

Arbour Residences presents a private collection of 113 premium terrace homes adjoining an expansive conservation corridor. The natural beauty of this community is further enhanced by a series of communal parks and open green spaces, intertwined with beautiful garden arbour settings. These spaces embrace the warmth of neighbourhood connection and the joy of the outdoors – encouraging activity, and a sense of sharing and belonging. Each home is impeccably landscaped, softened by flowering trees and gardens to create an enduring bond between the living and built environments.



ARTIST IMPRESSION – INDICATIVE ONLY.



## EXTERNAL FINISHES

### WALLS

- EPS feature blades - exterior grade textured paint finish.
- Weatherboard cladding - exterior grade paint finish.
- Blueboard cladding - exterior grade textured paint finish.

### WINDOWS

- Powdercoat finished aluminium framed windows and sliding doors.
- Matching flyscreens.

### ROOF

- Metal roofing - Colorbond finish.
- Fascia, gutters and downpipes all in matching colour.
- EPS hood over entry porch - exterior grade textured paint finish.
- Villaboard external soffit, paint finish.

### GARAGE

- Attached lockup garage with remote control sectional garage door - Colorbond finish.

### GENERAL

- Exposed aggregate concrete driveways, entry path and patio.
- Landscaping.
- Gas hot water system.
- Clothes line.
- External light fittings.
- Fencing.
- NBN connectivity.
- Screened Bin enclosure [MIDDLE RESIDENCES ONLY].

Please note: fittings may change during construction. Sunland Group Limited reserves the right to change fittings with equivalent products if the product becomes unavailable.

## INSPIRING INTERIORS

From the impressive main entry to the seamless flow of open plan living spaces, there is a welcoming sense of space and light that extends throughout the home to your private landscaped courtyard. Quality textures and soft neutral tones create a refined sophistication, from the rich softness of the carpet to the custom-made joinery. Select finishes, discreet storage solutions and understated colours create a contemporary canvas for your own personal style preferences.



ARTIST IMPRESSION – INDICATIVE ONLY.

Manicured garden settings frame the views from the kitchen, which features quality reconstituted stone bench tops, high-gloss cabinetry with ample storage and stainless steel appliances.



ARTIST IMPRESSION – INDICATIVE ONLY.

Bathroom design is beautiful as well as functional, with custom-made vanities, stylish reconstituted stone bench tops and an impeccable selection of premium fittings.





## INTERNAL FINISHES

### WALLS

- Plasterboard wall lining with flat paint finish.
- Villaboard wall lining in bathrooms with low sheen paint finish.

### CEILINGS

- Plasterboard ceiling lining with flat paint finish.

### EXTERNAL DOORS

- Solid core flush panel door with semi-gloss paint finish.

### INTERNAL DOORS

- Hollow core flush panel door with satin paint finish.

### FLOORS

- Reinforced concrete slab to ground floor and garage.
- Particle board flooring to first floor.
- Porcelain tiles  
[REFER TO FLOOR PLANS FOR EXTENT].
- Carpet  
[REFER TO FLOOR PLANS FOR EXTENT].

### KITCHEN

- Gloss laminate cabinetry.
- Reconstituted stone bench tops.
- Stainless steel appliances including 600mm wide oven, gas cooktop, range hood and free-standing dishwasher.
- Mirror splashback.
- Kitchen mixer.
- Kitchen sink.

### LAUNDRY

- Laundry tub unit.
- Laundry mixer.
- Porcelain floor tiles and splashback.

### GUEST POWDER ROOM

- Porcelain floor tiles.
- Vanity basin and vanity mixer.
- Floor mounted toilet suite.
- Hand towel rail.
- Toilet roll holder.

### BATHROOM

- Porcelain floor tiles.
- Porcelain wall tiles to shower recess.
- Reconstituted stone vanity top.
- Gloss laminate vanity cabinetry.
- Vanity basin and vanity mixer.
- Shower recess with 2050mm high semi-frameless glass shower screen.
- Shower head.
- In-wall shower mixer.
- Bath (hob mounted).
- Bath mixer and spout.
- Floor mounted toilet suite.
- Bathroom accessories including towel rail, towel hook, hand towel rail, toilet roll holder and soap dish.

### GENERAL

- Ceiling fans in Bedrooms 2 and 3.
- Wall mounted split system air-conditioning units in Living Room and Bedroom 1.
- Free to air television points in Bedroom 1 and Living Room.
- Pay television provisions for future connection to Pay TV service installed in Living Room and Bedroom 1.
- NBN provisions for future connection of one ISP account to central modem point installed in Living Room. Patched connections installed from central modem point to Bedroom 1 and Study Nook for Types D and Dm.
- NBN provision for future connection of one telephone land line account to points installed in Dining Room, Bedroom 1 and Study Nook for types Type D and Dm.
- LED Downlights throughout the home.
- Minimum of 1 light switch at entrance to each room.
- Mechanical ventilation in all bathrooms and laundry.
- Minimum of 1 double power point to each Living Room and Bedroom.
- Smoke detectors.
- Painted timber feature screen in Entry.

### ENSUITE

- Porcelain floor tiles.
- Porcelain wall tiles to shower recess.
- Reconstituted stone vanity top.
- Gloss laminate vanity cabinetry.
- Vanity basin and mixer.
- Shower recess with 2050mm high semi-frameless glass shower screen.
- Shower head.
- In-wall shower mixer.
- Floor mounted toilet suite.
- Ensuite accessories including towel rail, hand towel rail, toilet roll holder and soap dish.

### WALK IN ROBE (BEDROOM 1)

- Mirrored sliding doors.
- Shelf and hanging rails.

### WARDROBES (BEDROOMS 2 & 3)

- Mirrored sliding doors.
- Shelf and hanging rails.

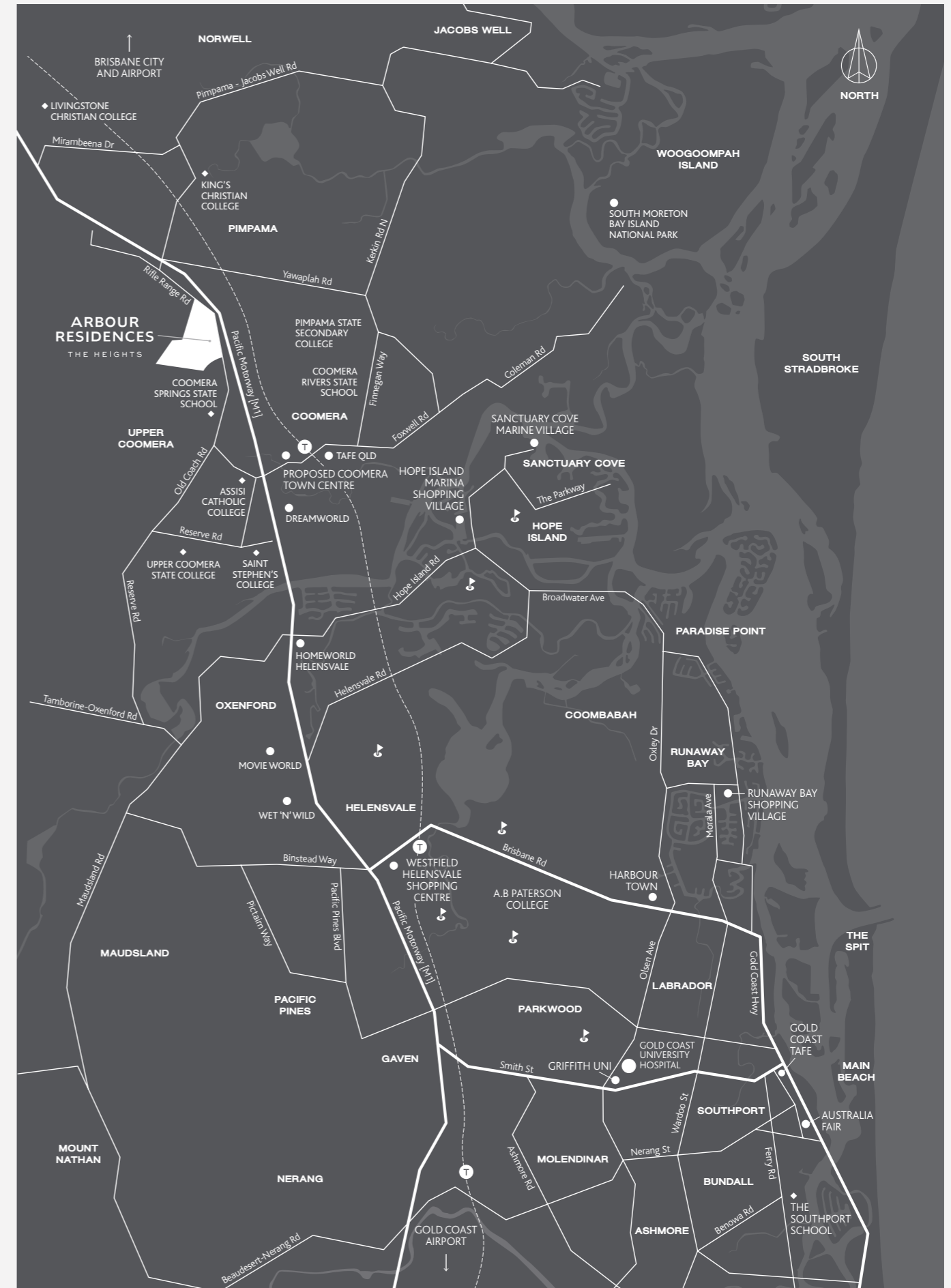
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## A CENTRAL LOCATION

The Heights is an unparalleled master planned environment located in the heart of Pimpama, where expansive parklands, sensitive urban planning and the area's own natural beauty converge to create an enduring, vibrant community. It is also perfectly situated at the centre of new growth and investment on the northern Gold Coast.

Excellent education providers are located nearby, including a choice of 11 primary and secondary schools and the \$26 million TAFE Creative Campus in neighbouring Coomera. The planned \$1 billion Coomera Town Centre site is located only six minutes from The Heights and is expected to generate more than 1,200 jobs during construction and 3,300 jobs upon completion. The \$75 million upgrade of the Coomera Interchange (Exit 54) on the M1 was completed in 2016 to accommodate this future growth.

Good shopping is close to home, with Westfield Helensvale only 10 minutes away and excellent neighbourhood shopping precincts located nearby. Established business and industry centres include the Gold Coast Marine Precinct and the Yatala Enterprise Area. Perfect spots for family fun are only minutes away, including walking and bicycle tracks, playgrounds, tennis courts and golf courses, as well as the Gold Coast's most picturesque beaches and famous theme parks.



# Sunland Group

**1300 826 939 | [SUNLANDGROUP.COM.AU](http://SUNLANDGROUP.COM.AU)**

Arbour Avenue, Pimpama, Queensland 4209

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