

Sunland Group

*MAGNOLI*

PALM BEACH

Sunland Group



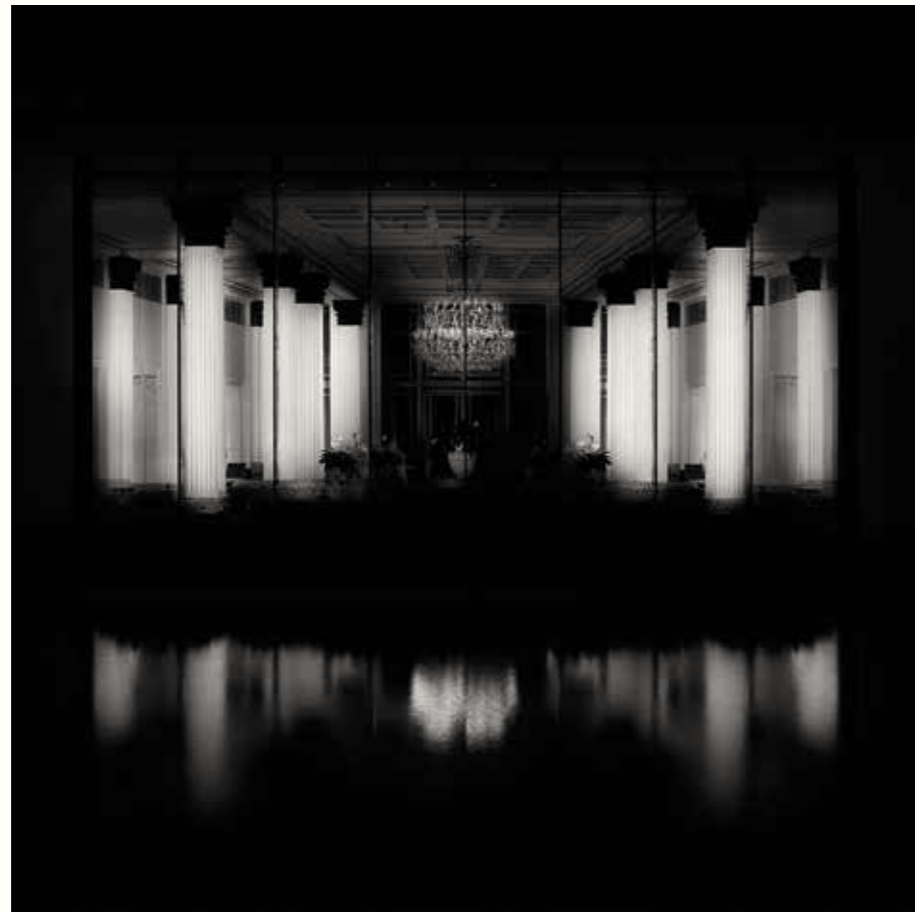
Since the creation of our first home in 1983, Sunland Group has directed every effort towards creating inspiring spaces and vibrant communities. The Group's unique achievements in creating architecture as art are markers of our ongoing evolution - considered buildings that advance the body of knowledge in our field.

As we continue to grow, we strive to learn how spaces influenced by art, beauty and human values redefine the experience of 'home' and strengthen the bonds that create vibrant community life. Environments that nurture and engage the individual, and connect harmoniously with the community, for the betterment of all.

Now Sunland is proud to present Magnoli Apartments - a coastal sanctuary of refined apartments and terrace homes, only metres from the pristine Palm Beach coastline on the southern Gold Coast.

A handwritten signature in dark ink, appearing to be 'Sahba Abedian', written in a cursive style.

SAHBA ABEDIAN Managing Director



Palazzo Versace [2000] Gold Coast Queensland



Q1 [2005] Gold Coast Queensland

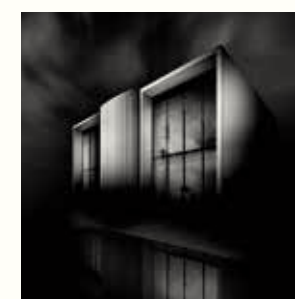
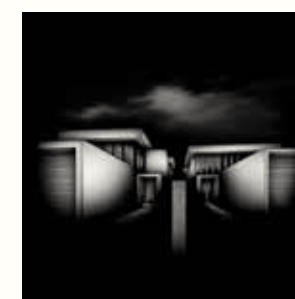
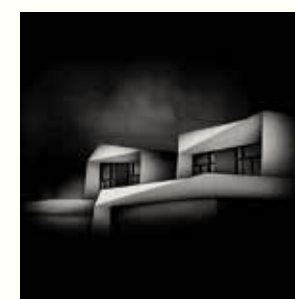
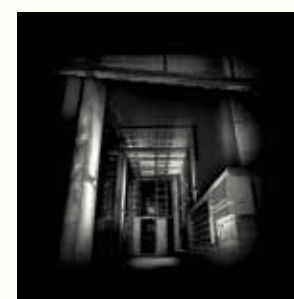
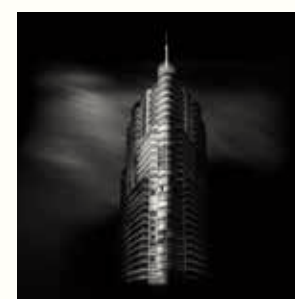
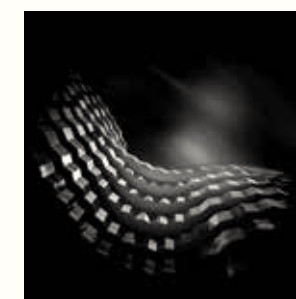
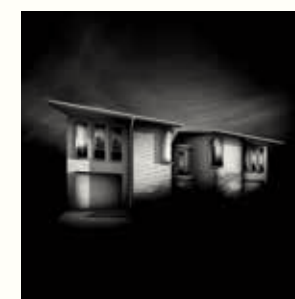
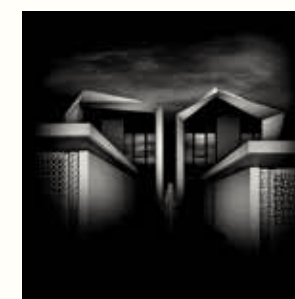
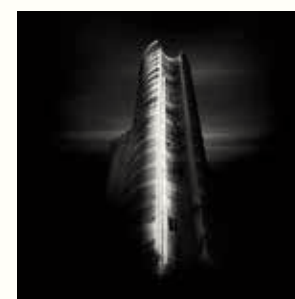
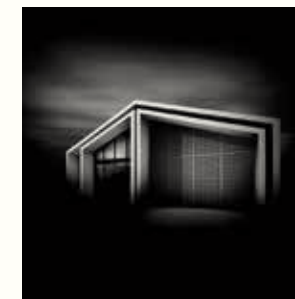
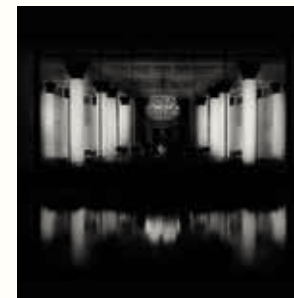
## Awards of Excellence

Sunland's reputation for definitive design is unparalleled. Each year, accolades and awards honour the Group's contribution to the Australian design landscape – advanced through a commitment to architectural excellence and betterment.

[\[2017\] THE TERRACES](#) HIA SUNSHINE COAST/WIDE BAY HOUSING AWARDS, TOWNHOUSE/VILLA DEVELOPMENT | [\[2017\] PARK TERRACES](#) HIA GOLD COAST/NORTHERN RIVERS HOUSING AWARDS, SPEC HOME OF THE YEAR | [\[2017\] THE TERRACES](#) MASTER BUILDERS SUNSHINE COAST HOUSING AND CONSTRUCTION AWARDS, MEDIUM DENSITY | [\[2016\] 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 | [\[2015\] WHYTE UDIA \(VIC\)](#) AWARDS FOR EXCELLENCE – MEDIUM DENSITY DEVELOPMENT | [\[2015\] MARINA RESIDENCES](#) HIA QLD HOUSING AWARDS – APARTMENT OF THE YEAR | [\[2015\] MARINA RESIDENCES](#) HIA QLD HOUSING AWARDS – APARTMENT COMPLEX OF THE YEAR | [\[2015\] ABIAN UDIA \(QLD\)](#) AWARDS FOR EXCELLENCE, MARKETING EXCELLENCE | [\[2015\] MARINA RESIDENCES](#) HIA GOLD COAST/NORTHERN RIVERS HOUSING AWARDS, APARTMENT COMPLEX OF THE YEAR | [\[2015\] MARINA RESIDENCES](#) HIA GOLD COAST/NORTHERN RIVERS HOUSING AWARDS, APARTMENT OF THE YEAR | [\[2015\] PENINSULA RESIDENCES](#) MASTER BUILDERS GOLD COAST HOUSING & CONSTRUCTION AWARDS, LOW-RISE MULTI-RESIDENTIAL HOUSING (BELOW 3 STOREYS) | [\[2015\] MARINA RESIDENCES](#) MASTER BUILDERS GOLD COAST HOUSING & CONSTRUCTION AWARDS, RESIDENTIAL BUILDING (HIGH-RISE OVER 3 STOREYS) OVER \$20 MILLION | [\[2015\] 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 (DUPLICES) | [\[2013\] 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 (DUPLICES) | [\[2011\] THE ADDRESS](#) MASTER BUILDERS GOLD COAST HOUSING AND CONSTRUCTION AWARDS – LOW-RISE MULTI-RESIDENTIAL HOUSING (DUPLICES) | [\[2011\] 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 (DUPLICES 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 & CONSTRUCTION AWARDS – DISPLAY HOME \$251,000 - \$400,000 | [\[2009\] PALAZZO VERSACE](#) HOTEL CLUB 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, LOW-RISE MULTI-RESIDENTIAL HOUSING (DUPLICES 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](#) HOTEL CLUB AWARDS – VOTED ONE OF TOP THREE HOTELS IN AUSTRALIA, NEW ZEALAND AND PACIFIC ISLANDS | [\[2008\] PALAZZO VERSACE](#) HOTEL CLUB 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.





[1983] 27 CABANA BOULEVARD  
 [1987] SANCTUARY COVE  
 [1988] MALIBU  
 [1996] CARMEL BY THE SEA

[2000] PALAZZO VERSACE  
 [2002] ARIA  
 [2004] LUMIERE  
 [2004] NEWSTEAD TERRACES

[2005] ARBOUR IN THE PARK  
 [2005] Q1  
 [2005] Q1  
 [2006] CAMMERAY RESIDENCES

[2006] YVE  
 [2006] PROVINCE  
 [2007] CIRCLE ON CAVILL  
 [2007] CIRCLE ON CAVILL

[2008] LOUISA ROAD RESIDENCES  
 [2008] BALENCEA  
 [2008] CHANCELLOR  
 [2009] BLUESTONE

[2010] THE CONCOURSE DISPLAY  
 [2010] THE CONCOURSE DISPLAY  
 [2010] THE BOULEVARDE  
 [2011] THE CONCOURSE

[2011] THE CONCOURSE  
 [2011] THE CONCOURSE  
 [2014] CHANCELLOR RESIDENCES  
 [2014] MARINA RESIDENCES

[2014] MARINA RESIDENCES  
 [2014] PENINSULA RESIDENCES  
 [2014] THE GARDENS DISPLAY  
 [2014] CONCOURSE VILLAS

[2015] WHYTE RESIDENCES  
 [2016] MELIAH  
 [2016] THE TERRACES  
 [2016] PARKWAY

[2016] QUAYS HOPE ISLAND  
 [2017] THE GARDENS  
 [2017] CARRÉ RESIDENCES  
 [2017] DAHLIA RESIDENCES

[2017] ABIAN  
 [2017] THE HEIGHTS RESIDENCES  
 [2017] ANCORA  
 [2017] PARK TERRACES

[2017] MAGNOLI RESIDENCES  
 [2017] MAGNOLI RESIDENCES  
 [2018] THE LAKES RESIDENCES  
 [2018] SHEA RESIDENCES

[2018] MARINA CONCOURSE  
 [2018] 18 MACPHERSON STREET  
 [2018] ARBOUR RESIDENCES  
 [2019] THE HILLS RESIDENCES

[2020] MAGNOLI APARTMENTS  
 [2021] 272 HEDGES AVENUE  
 GREENMOUNT RESIDENCES\*  
 GRACE ON CORONATION\*

\* TO BE RELEASED

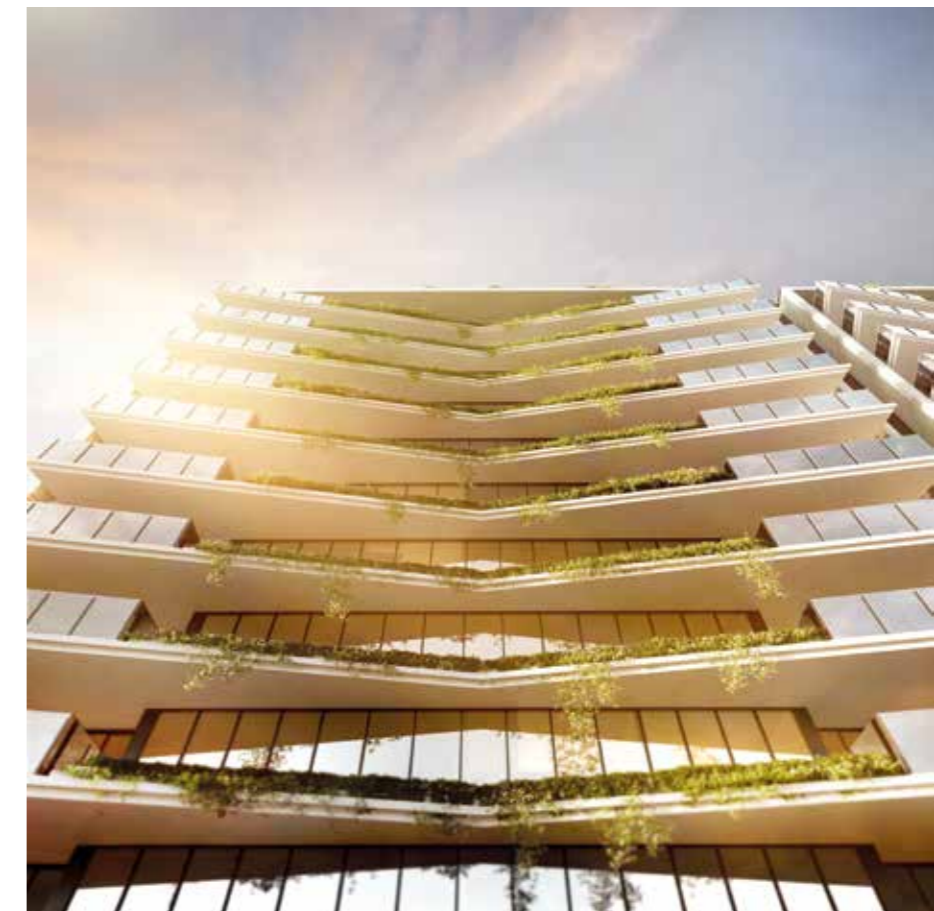
# MAGNOLI

APARTMENTS

## A Coastal Sanctuary

Located only moments from the immaculate Palm Beach coastline, Magnoli Apartments presents a collection of refined residential apartments and terrace homes that embrace their seaside setting on the southern Gold Coast.

From the historic Norfolk Pines preserved for future generations, to contemporary urban art installations and exquisite landscaping, every element has been conceived as a catalyst to contribute to the enduring vibrancy and wellbeing of those who live there, and the wider community beyond.



ARTIST IMPRESSION, INDICATIVE ONLY





ARTIST IMPRESSION, INDICATIVE ONLY

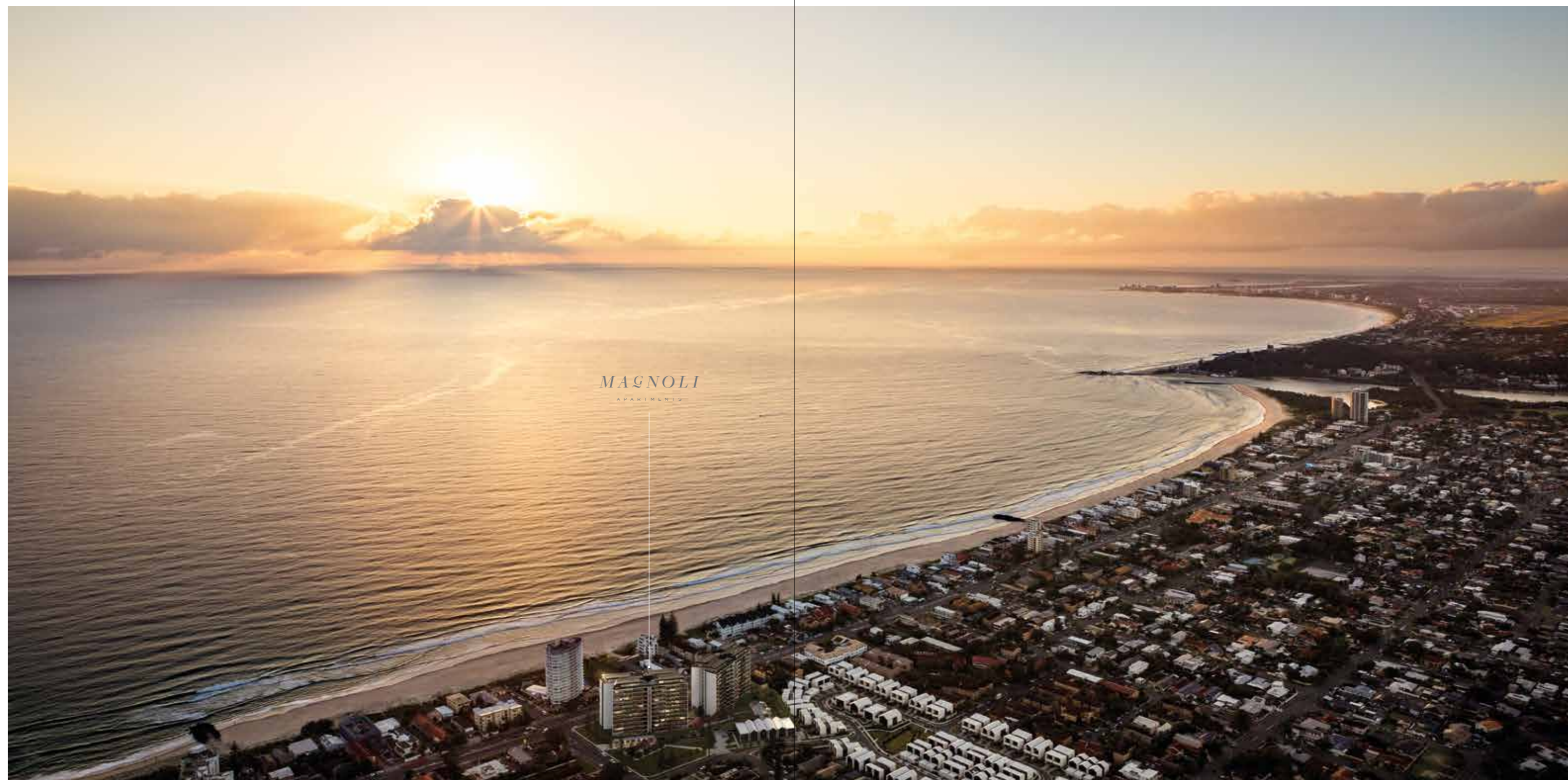


Cascading gardens spill from the façades of the twin mid-rise apartment buildings, where art, architecture and nature skilfully converge.



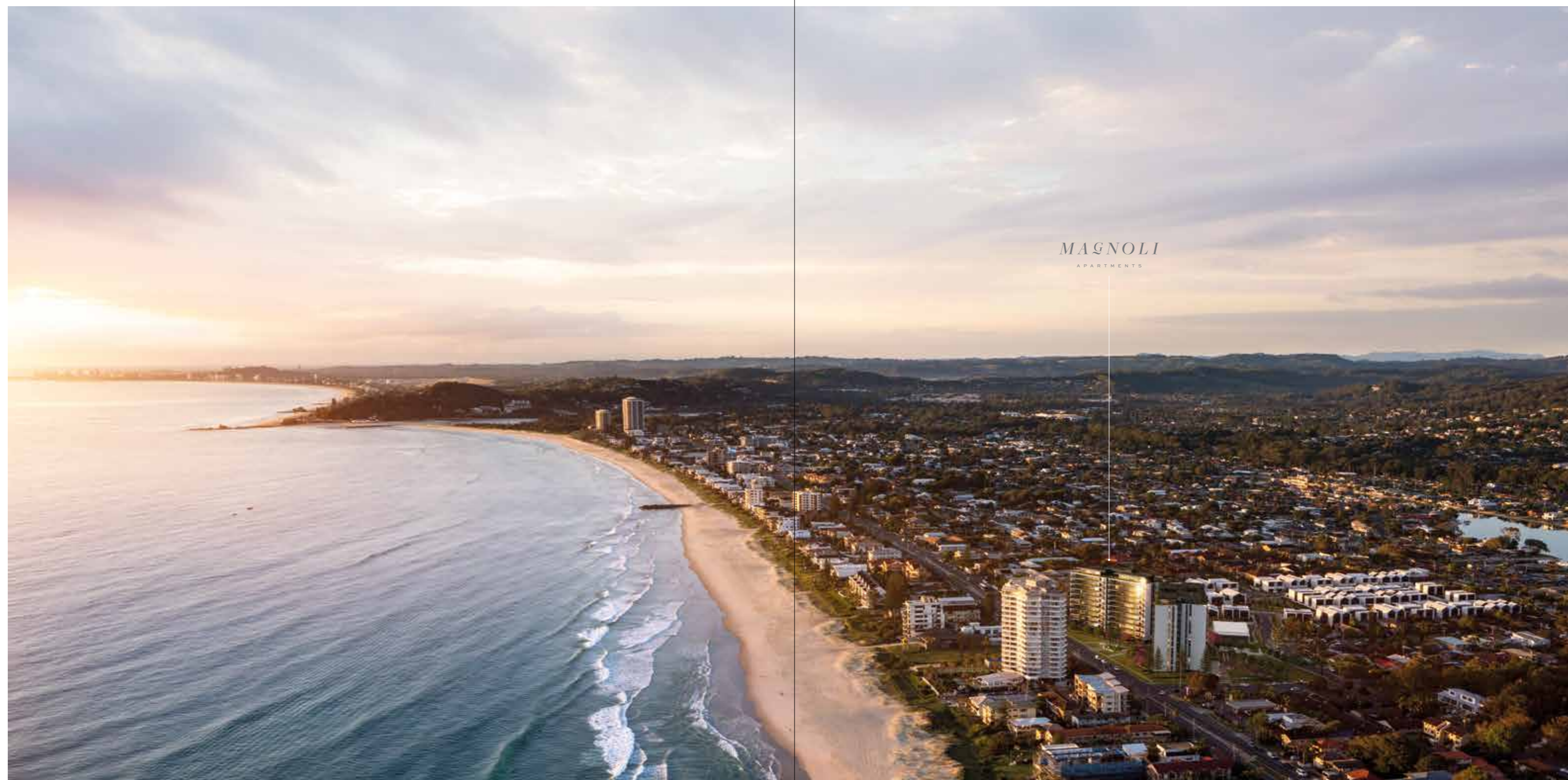
ARTIST IMPRESSION, INDICATIVE ONLY





MAGNOLI  
APARTMENTS







Full-height windows capturing unparalleled views, and generous balconies alive with colour, create a seamless connection between the indoor and outdoor environments of the apartments. Here, each residence is carefully oriented to capture natural light and ocean breezes, framed by alternating views of the Pacific Ocean and Gold Coast Hinterland.



ARTIST IMPRESSION, INDICATIVE ONLY





ARTIST IMPRESSION, INDICATIVE ONLY

This design philosophy continues within the six terrace homes, featuring distinctive framed façades, elegant architecture, and graceful interior design. 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

Set amongst perfumed gardens, tree-lined walkways, and a large community park, Magnoli Apartments artfully combines the natural advantages of prime location with leading design.

Private resident amenities include a resort-style pool, lounge, and barbecue and entertaining areas. Secure basement parking and storage is provided to all apartments and terrace homes.





ARTIST IMPRESSION, INDICATIVE ONLY

Magnoli Apartments.





ARTIST IMPRESSION, INDICATIVE ONLY

An expansive community park and on-site café, generously landscaped with mature trees and open green spaces, embrace the warmth of neighbourhood connection and the joy of the outdoors – encouraging activity, social engagement, and a sense of belonging.



ARTIST IMPRESSION, INDICATIVE ONLY

Vibrant landscaped gardens and deep setbacks  
create a sense of sanctuary and welcome.



A grand, spherical foyer connects the two residential wings, creating a sensory experience as you move from the softly lit entrance to light-filled, glass corridors enfolded by landscaped surrounds.



ARTIST IMPRESSION, INDICATIVE ONLY



ARTIST IMPRESSION, INDICATIVE ONLY. TIMBER BALCONIES PROVIDED TO PENTHOUSE APARTMENTS ONLY, REFER TO INDIVIDUAL FLOOR PLANS FOR FINISHES.

Space and light are enhanced by contemporary open-plan design, generous ceilings, and soft neutral tones.



At Magnoli Apartments, contemporary interiors offer every advantage of space and natural light, and the sophistication of refined finishes.

Stylish entertainer kitchens feature reconstituted stone bench tops, high-gloss cabinetry, and Smeg appliances.



ARTIST IMPRESSION, INDICATIVE ONLY



ARTIST IMPRESSION, INDICATIVE ONLY. TIMBER BALCONIES PROVIDED TO PENTHOUSE APARTMENTS ONLY, REFER TO INDIVIDUAL FLOOR PLANS FOR FINISHES.

Elegant finishes add a refined beauty to the living and entertaining areas.



Bathroom designs are presented as luxurious retreats, complete with freestanding bath and separate rain shower. The elegant custom-made vanity features stylish stone bench tops and ample storage, and is cantilevered from a full-length mirrored wall.

Select finishes and understated colours create a contemporary canvas for your own personal style preferences.



ARTIST IMPRESSION, INDICATIVE ONLY

## Central To Everything

Thoughtful planning is a cornerstone of this perfectly positioned neighbourhood. Palm Beach is home to charming village precincts that provide all of life's necessities, from barber shops to bakeries, and local restaurants and cafes, including Balboa Italian, The Collective, and Lester & Earl.

Good shopping is close to home at the 19th Avenue Shopping Centre, Coles Palm Beach, The Pines Elanora, Stockland Burleigh Heads, and Robina Town Centre.

Only minutes from home, the established amenity of Burleigh Heads provides the ultimate village atmosphere, from the fresh produce and cuisines of the James Street retail and dining precinct, to local wine bars, cafes, and the Old Burleigh Theatre Arcade.



Nestled between Burleigh Heads National Park and the pristine estuary of Currumbin Creek, Palm Beach occupies a position of unmatched natural amenity and opportunity. Peaceful walking trails and fishing spots compliment the laid-back lifestyle Palm Beach is renowned for, with flourishing rainforest and mountainous ranges a short drive away in the Hinterland.



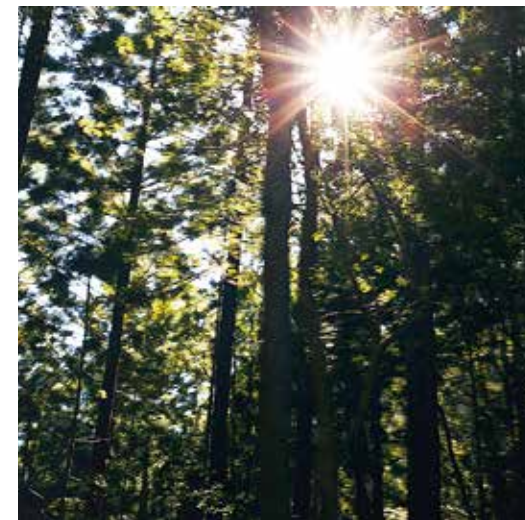
1 BURLEIGH HEADS NATIONAL PARK | 2 TALLEBUDGERA CREEK | 3 CURRUMBIN CREEK | 4 ELEPHANT ROCK



To the north, the ancient Norfolk Pines of Burleigh Heads stand sentry over vibrant beachside cafés and restaurants, a mainstay of the village's early morning breakfast culture. At this magic time of day, tai chi, yoga and exercise groups practise their crafts along the beachfront. Tallebudgera Creek is a treasured local landmark and the perfect setting for swimming, fishing and water sports.

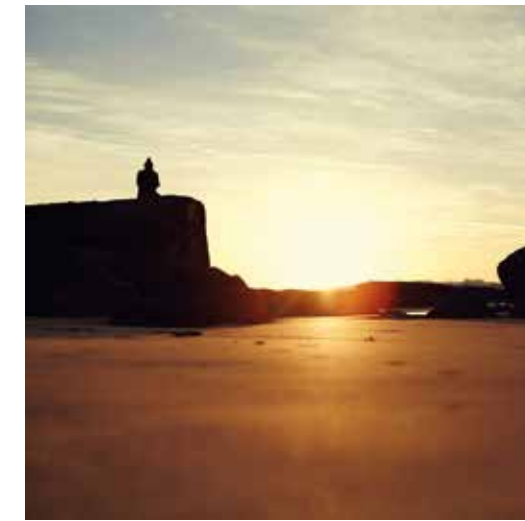


#### North



ROBINA TOWN CENTRE | FLEAYS WILDLIFE PARK | MALLAWA DRIVE SPORTS COMPLEX | PALM BEACH PRIMARY SCHOOL | AVIVA RESTAURANT | TALLEBUDGERA SURF CLUB | GOLD COAST RECREATION CENTRE | TALLEBUDGERA LEISURE CENTRE | STAND UP PADDLE BOARDING | BURLEIGH HEADS NATIONAL PARK | THE FISH HOUSE RESTAURANT | OSKARS ON BURLEIGH | BURLEIGH HEADS MOWBRAY PARK SURF CLUB | JAMES STREET BOUTIQUE SHOPPING | ESPRESSO MOTO | JUSTIN LANE PIZZERIA | CAVALIER RESTAURANT AND BAR | BURLEIGH HEADS PRIMARY SCHOOL | BURLEIGH HEADS FAMILY PRACTICE | BIN 12 TAPAS AND BAR | BURLEIGH BEACH PAVILION SWIM CENTRE

A rich abundance of established amenity lies to the south of Magnoli Apartments – from the famous surf breaks of Snapper Rocks in Rainbow Bay, to leading schools, retail centres, restaurants and the Gold Coast Airport, which is only eight minutes away.



#### South



CURRUMBIN BEACH VIKINGS SURF CLUB | ELEPHANT ROCK CAFÉ | ALLURE ON CURRUMBIN FRENCH RESTAURANT | COLES PALM BEACH | PALM BEACH CURRUMBIN SPORTS CLUB | PALM BEACH CURRUMBIN HIGH SCHOOL | DUNE CAFÉ | ST AUGUSTINE'S PARISH PRIMARY SCHOOL | PABLO PABLO LATIN RESTAURANT | BAREFOOT BARISTA CAFÉ | DEPARTMENT OF COFFEE | LESTER AND EARL RESTAURANT AND BAR | MR BENDEL | GOLD COAST YOGA CENTRE | GOLD COAST AIRPORT | JOHN FLYNN HOSPITAL | PALM BEACH CURRUMBIN OLYMPIC POOL | THE PINES SHOPPING CENTRE

To the east of Magnoli Apartments are the white sands of Palm Beach and the blue waters of the Pacific Ocean, with its stunning views of the Surfers Paradise skyline and access to local surf lifesaving clubs and beachside recreation areas.



#### East



PALM BEACH SURF BREAK | PACIFIC SURF LIFE SAVING CLUB

Go west and venture into the emerald hinterlands for cool temperatures, stunning national parks perfected by palm-fringed creeks and waterfalls, and excellent food and wine – a nature lover's paradise. The cherished Currumbin Rock Pools are only a 15 minute drive west, where the Currumbin Valley merges into Springbrook National Park.

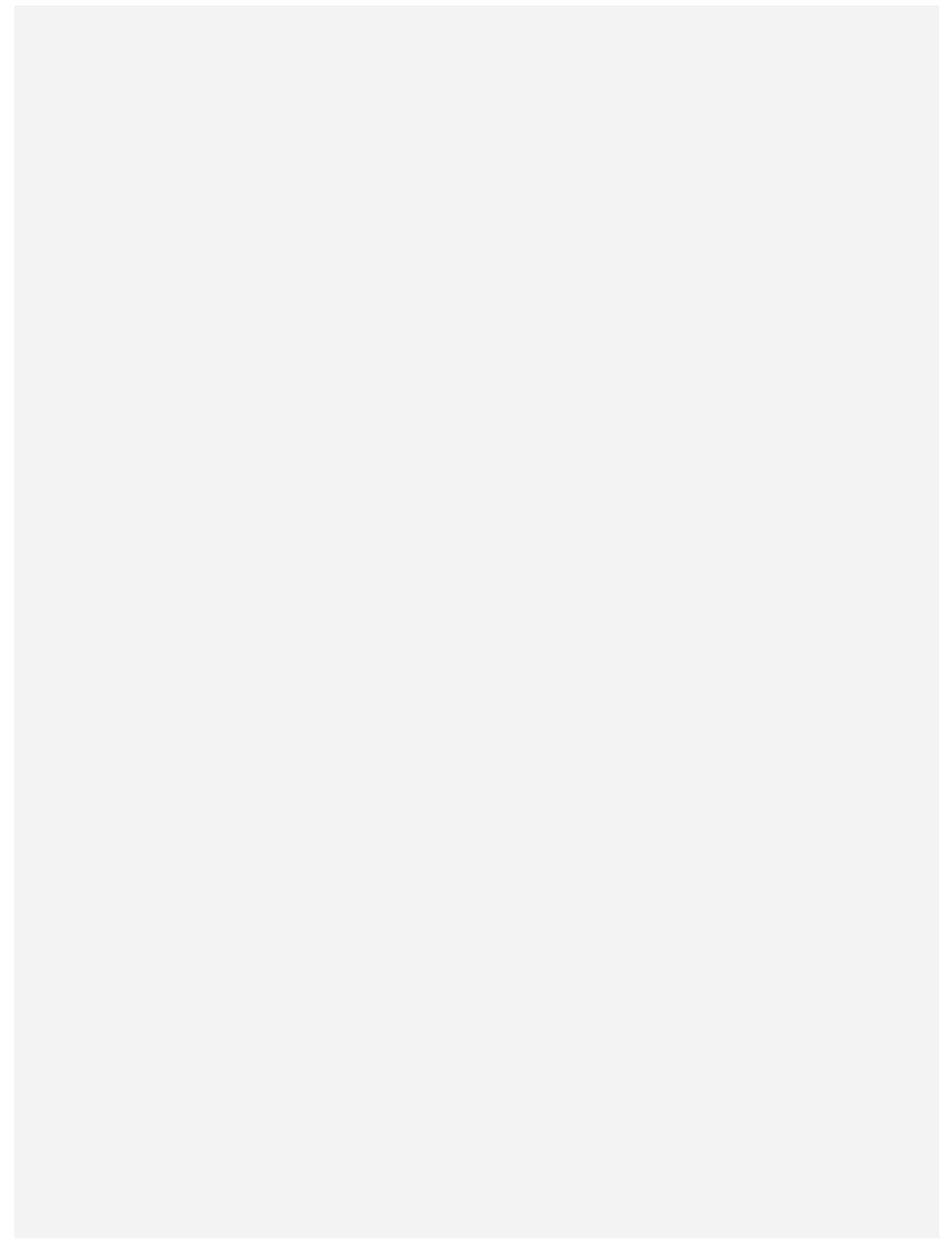


#### West



PLANTATION HOUSE CAFE | PARLOUR COFFEE | 19TH AVENUE VILLAGE SHOPPING CENTRE | 19TH AVENUE FAMILY PRACTICE | BURLEIGH TOWN SHOPPING CENTRE | ST ANDREWS LUTHERAN COLLEGE | TALLEBUDGERA GOLF COURSE | HILLCREST CHRISTIAN COLLEGE | ELANORA SECONDARY SCHOOL | ELANORA STATE SCHOOL | MARYMOUNT COLLEGE | MARYMOUNT PRIMARY SCHOOL





## Sunland Group

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CORNER OF NINETEENTH AVENUE AND BROOKE AVENUE, PALM BEACH, QUEENSLAND 4221.

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