

AVALON

BY MOSAIC



100 DUPORTH AVENUE • MAROOCHYDORE



Tempt your senses



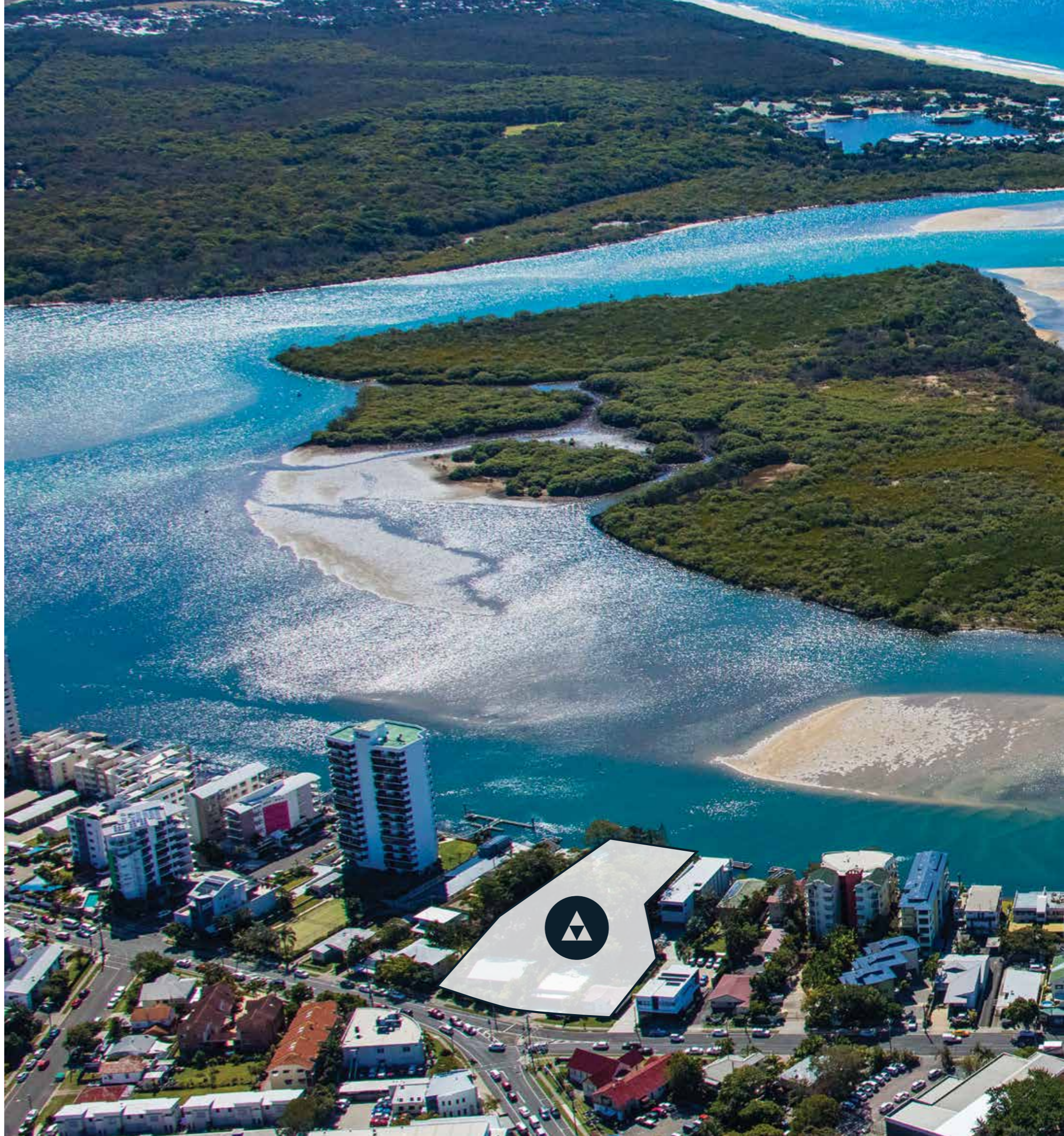
THERE'S A FEELING OF SATISFACTION THAT COMES FROM MAKING A GREAT DECISION.
A CERTAIN SMILE YOU WEAR WHEN YOU OWN SOMETHING EXQUISITE.

LIFE
—
SHOULD
—
BE
—
ABOUT
—
REWARD



YOU'VE EARNED THE RIGHT TO HAVE **SOMETHING EXCEPTIONAL,**
SOMETHING EXCLUSIVE, SOMETHING VERY FEW HAVE.
TO BE THE ENVY OF OTHERS.

*'immerse yourself in an active waterfront
lifestyle all year round; surfing, paddle
boarding, kayaking, jet skiing, fishing'*





LOCATION

AZURE



ARBOR



'the two buildings that make up Avalon accommodate an exclusive collection of luxurious apartments, sub-penthouses and penthouses'

CONNECT WITH FRIENDS AT THE HIGH-END ARTISAN CAFÉ



'stroll along the boardwalk; the pristine waters of the Maroochy River provide the perfect backdrop for some of the area's best restaurants'



AZURE

ESCAPE THE EVERY DAY FROM THE **PRIVATE PONTOON**

ALLOW
—
YOURSELF
—
TO BE
—
ENTICED

FIND YOUR PERFECT BALANCE; INDULGE AND SPOIL YOURSELF IN THE LUXURIOUS SAUNA, STEAM ROOM AND RESORT-STYLE POOL AFTER AN INVIGORATING GYM OR YOGA SESSION.

BE TEMPTED



REWARD AND SPOIL YOURSELF IN THE **EXQUISITE FACILITIES**



Entertain your friends as you take in the magnificent views over the river and coast from your expansive balcony or join them to sample the fine local produce in the artisan café within Avalon.

Emphasising space, light and contemporary style, each apartment is superbly crafted to embody luxury and comfort, designed to deliver the ultimate in beachside living. Featuring distinctively flawless styling, every intricate detail down to the prestigious inclusions and finishes sets a new benchmark in coastal style.

It would be hard to imagine a more idyllic place to live. On one side, an outlook to rival anywhere on the Sunshine Coast, on the other, a city of the future and a gateway to every convenience you could ever need.

AVALON

BY MOSAIC

Tempt your senses



AN **OPEN PLAN** INTERIOR SPILLING OUT TO AN OVERSIZED BALCONY WITH **PLENTY OF ROOM** TO ENTERTAIN YOUR FAMILY AND FRIENDS

This iconic and exciting development will revitalise the waterfront precinct and reconnect Duporth Avenue to what is emerging as the Sunshine Coast's epicentre of commerce, technology, innovation, entertainment and inner-city living.

Located on Duporth Avenue and directly on the banks of the beautiful Maroochy River, Avalon has something to tempt and delight all your senses, embodying all the essential elements for the perfect balance of work, rest and play.

The long-term vision and focus on innovation, together with the economic diversity, infrastructure and overall growth trajectory is attracting strong investment and business connections, making Maroochydore one of the most exciting and potentially rewarding business destinations in Australia. This in turn is creating new employment opportunities and attracting a highly-skilled and professional workforce.

Avalon by Mosaic is redefining sophisticated living on the Sunshine Coast, bringing a cutting-edge aesthetic normally only seen in major capital cities. Never has an exclusive opportunity like this existed; a rare combination of unsurpassed luxury and amenity, unrivalled location and unprecedented economic growth. One we know the astute and discerning buyer will recognise and value.



BROOK MONAHAN
FOUNDER | MANAGING DIRECTOR

WELCOME — TO — PARADISE

MAROOCHYDORE, THE GEOGRAPHICAL AND CULTURAL HEART OF THE SUNSHINE COAST, IS BEING TRANSFORMED INTO A CITY OF THE FUTURE. TO COINCIDE WITH THIS REBIRTH, WE ARE PROUD TO INTRODUCE AVALON, A NEW DESTINATION THAT EPITOMISES THE CREATIVE, INNOVATIVE AND INSPIRATIONAL CONCEPTS THAT ARE UNFOLDING IN THE AREA.

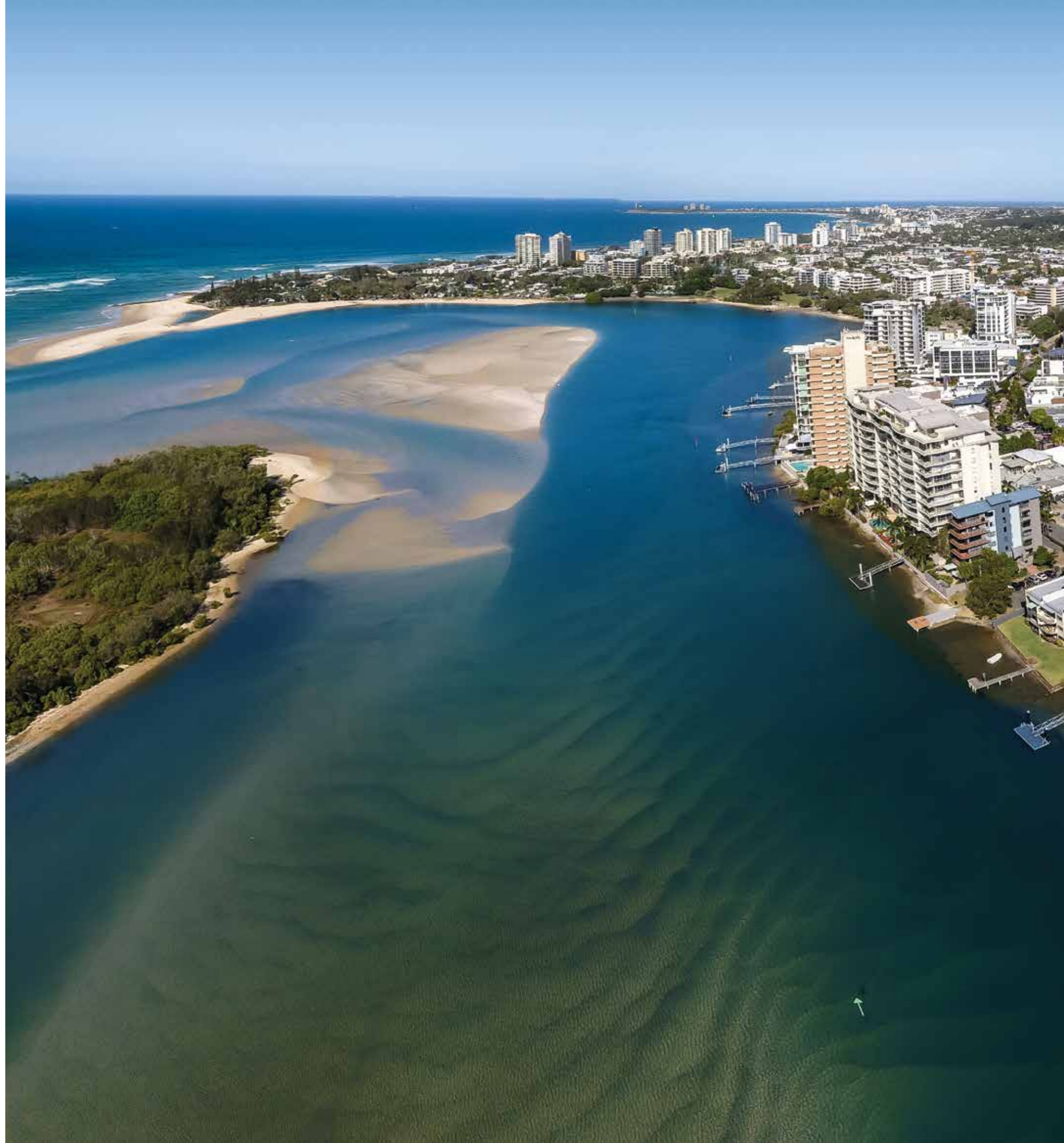
HISTORY — IN — THE — MAKING

THE SITE AT 100 DUPORTH AVENUE HAS LONG BEEN ASSOCIATED WITH REMARKABLE ARCHITECTURE.

Previously the home of formative architect and planner James Birrell, his career spanned more than 60 years creating distinguished buildings and contributing to the landscape of Australian architecture.

With its strong historical links, it was imperative to Mosaic that the newest addition to Maroochydore's architectural scene set an unrivalled design standard.

Exceptionally distinctive yet complementary to its waterfront location, Avalon's definitive class and style is timeless.





EXCEPTIONAL

LIVE
—
THE
—
LIFE
—
YOU'VE
—
ONLY
—
EVER
—
DREAMED
—
OF



BOASTING EXCEPTIONAL ENGINEERING AND INTELLIGENT DESIGN, THE TWO BUILDINGS THAT MAKE UP AVALON ACCOMMODATE AN EXCLUSIVE COLLECTION OF LUXURIOUS APARTMENTS, SUB-PENTHOUSES AND PENTHOUSES. CHRISTENED AZURE AND ARBOR, EACH BUILDING EMBODIES A DIFFERENT ASPECT OF WHAT THIS INSPIRED DEVELOPMENT DELIVERS.

THE STATE OF THE ART KITCHEN WILL SEDUCE THE TRUE EPICUREAN WITH THE VERY BEST DESIGNER EUROPEAN APPLIANCES



AZURE RESIDENCES

BUILDING
—
ONE
—
AZURE

BE SEDUCED BY THE PRISTINE COASTLINE,
SUPERB BEACHES AND UNSPOILED RIVER
VIEWS. POSITIONED ON THE WATERFRONT,
WITH DIRECT RIVER ACCESS VIA A PRIVATE
PONTOON, YOU CAN IMMERSE YOURSELF IN
AN ACTIVE LIFESTYLE OR SIMPLY RELAX AND
WATCH THE RIVER FLOW PAST.

A Z U R E
the endless ocean



THE
—
RESIDENCES

SUB-PENTHOUSES AND PENTHOUSES

Comprising six Sub-Penthouses and
Penthouses, *The Residences* offer
unsurpassed elegance and state of the art
luxury redefining sophisticated living and
creating an idyllic place to live and entertain.



THE
—
RIVER
—
SERIES

3 BEDROOM APARTMENTS

Comprising 15 apartments,
The River Series offers impeccable
design that exemplifies luxury and
opulence. Unrivalled views embody
all the essential elements for the
perfect lifestyle.

'Avalon is about definitive style, design and creativity. This inspirational and innovative development revitalises waterfront living in Maroochydore.'



THE
ARBOR
SERIES

3 BEDROOM APARTMENTS

Comprising 33 apartments, **The Arbor Series** offers distinctively flawless styling. River views enhance every intricate detail down to the prestigious finishes, setting a new benchmark in coastal style.



THE
AVENUE
SERIES

2 BEDROOM APARTMENTS

Comprising 38 apartments, **The Avenue Series** is superbly crafted to embody luxury and comfort. These apartments are designed to deliver city vitality with the ultimate in beachside living.

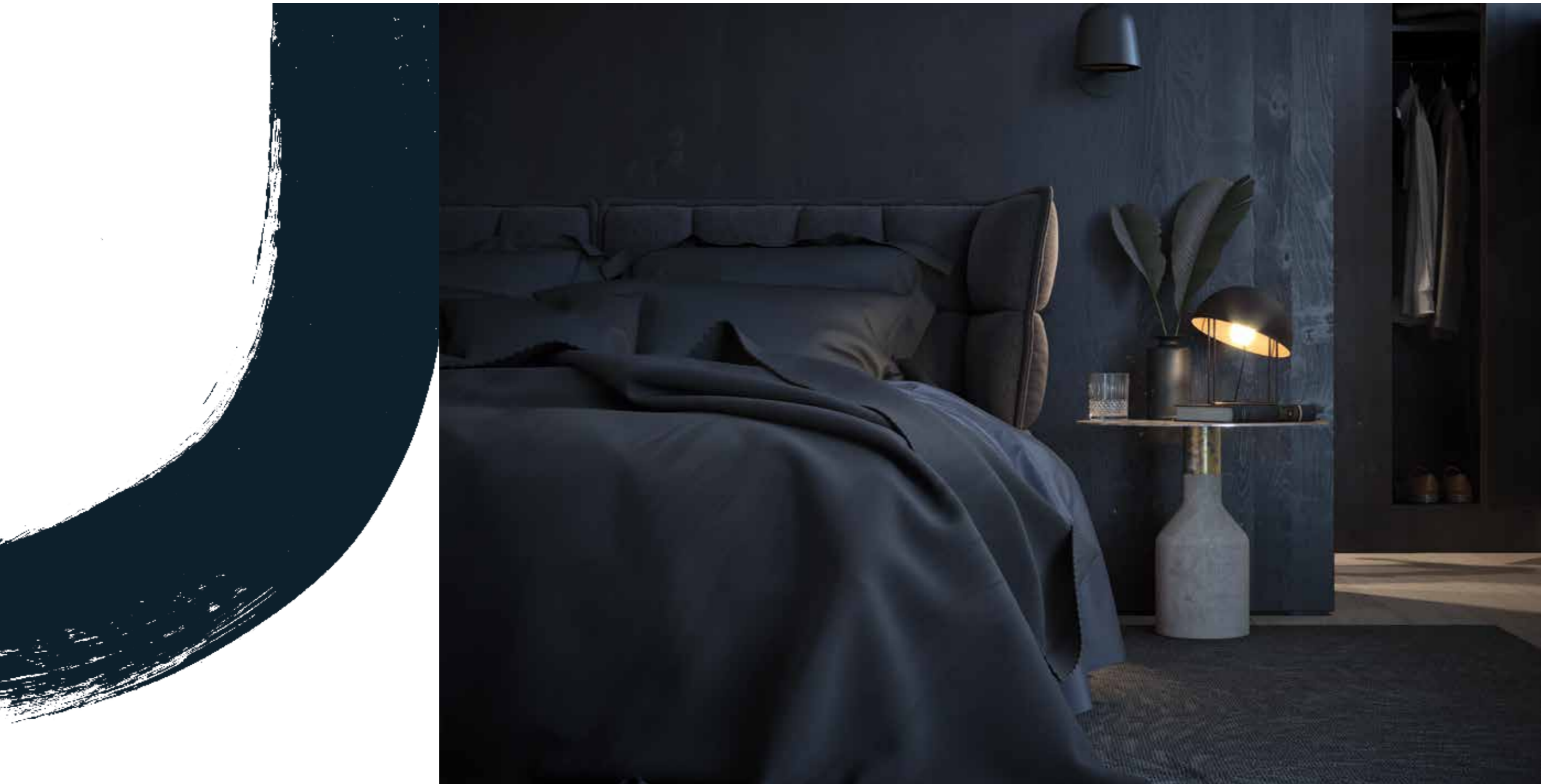
BUILDING
TWO
ARBOR

ARBOR EMBRACES THE VIBRANT COASTAL CULTURE THROUGH ITS CONNECTION TO WORLD CLASS CUISINE AND THRIVING LIVE MUSIC SCENE. THIS STUNNING BUILDING IN THE AVALON PROJECT EMBODIES THE BEST OF BOTH WORLDS; EXCLUSIVE ACCESS TO THE RIVER VIA A PRIVATE WALKWAY AND PONTOON ENSURES A STRONG CONNECTION TO RELAXED WATER FRONT LIVING.

ARBOR
coastal culture



'opulent bathrooms embody indulgence and relaxation to soothe your body and soul'



ESCAPE

AZURE RESIDENCES



CALL
—
AVALON
—
HOME

• DEVELOPMENT •

92 luxurious apartments across two architecturally iconic buildings

• ADDRESS •

100 Duporth Avenue, Maroochydore

• LOCATION •

Absolute waterfront property on the Sunshine Coast
Only 1.2km from the new Maroochydore CBD

• DESCRIPTION •

	AZURE	ARBOR
Apartments	10 x 3 bed / 2.5 bath 4 x 3 bed / 3 bath 1 x 3 bed / 3.5 bath	38 x 2 bed / 2 bath 33 x 3 bed / 2 bath
Sub-Penthouses	4 x 3 bed / 3.5 bath	-
Penthouses	2 x 3 bed / 3.5 bath	-

• PRICING SUMMARY •

2 bedroom apartments from \$560,000
3 bedroom apartments from \$900,000
Sub-Penthouses and Penthouses POA

• SIZE RANGE •

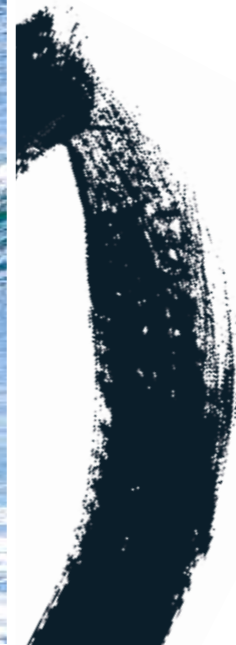
Azure Apartments 169m² to 385m²
Arbor Apartments 109m² to 192m²

• DEPOSIT •

\$1,000 on contract signing and 10% cash on unconditional

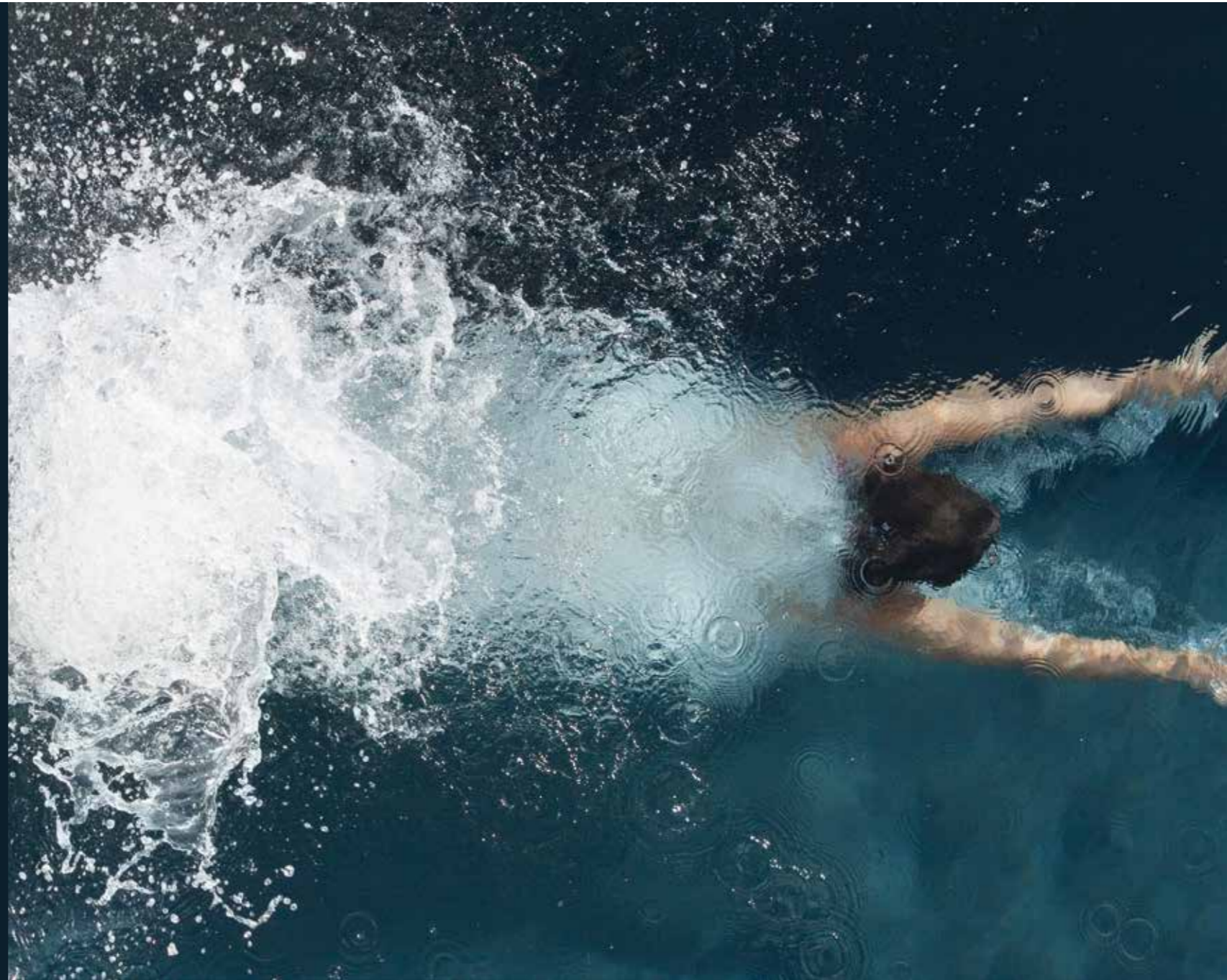
• KEY DATES •

Construction build time 21 months



'it would be hard to imagine a more idyllic place to live'

NURTURE
—
YOUR
—
HEART
—
AND
—
FEED
—
YOUR
—
SOUL



COMMERCIAL-SIZE GYMNASIUM WITH STATE OF THE ART EQUIPMENT



• EXCLUSIVE FACILITIES •

A high-end artisan café

Commercial-size gymnasium with state of the art equipment

Sauna, steam room, locker and shower facilities

Private pontoon with ample water craft storage facilities

Resort pool in lush tropical gardens

Extensive internal and external private garden zones

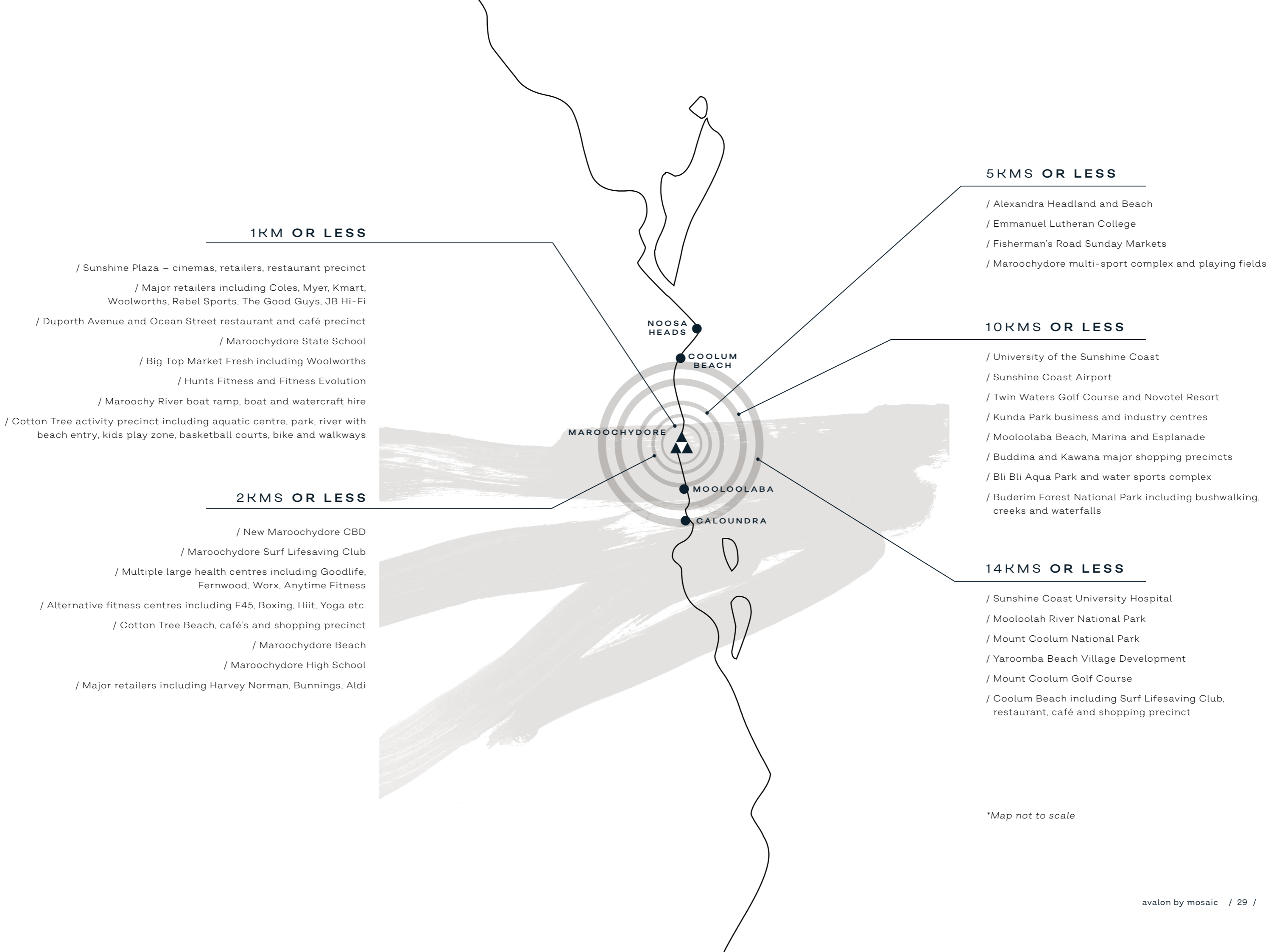
Exclusive concierge services

'indulge and spoil yourself in the luxurious sauna, steam room and resort-style pool after an invigorating gym or yoga session'

THE
—
LIFESTYLE
—
CENTRE
—
OF
—
THE
—
SUNSHINE
—
COAST



'simplify your life'



1KM OR LESS

- / Sunshine Plaza – cinemas, retailers, restaurant precinct
- / Major retailers including Coles, Myer, Kmart, Woolworths, Rebel Sports, The Good Guys, JB Hi-Fi
- / Duporth Avenue and Ocean Street restaurant and café precinct
- / Maroochydore State School
- / Big Top Market Fresh including Woolworths
- / Hunts Fitness and Fitness Evolution
- / Maroochy River boat ramp, boat and watercraft hire
- / Cotton Tree activity precinct including aquatic centre, park, river with beach entry, kids play zone, basketball courts, bike and walkways

2KMS OR LESS

- / New Maroochydore CBD
- / Maroochydore Surf Lifesaving Club
- / Multiple large health centres including Goodlife, Fernwood, Worx, Anytime Fitness
- / Alternative fitness centres including F45, Boxing, Hiit, Yoga etc.
- / Cotton Tree Beach, café's and shopping precinct
- / Maroochydore Beach
- / Maroochydore High School
- / Major retailers including Harvey Norman, Bunnings, Aldi

5KMS OR LESS

- / Alexandra Headland and Beach
- / Emmanuel Lutheran College
- / Fisherman's Road Sunday Markets
- / Maroochydore multi-sport complex and playing fields

10KMS OR LESS

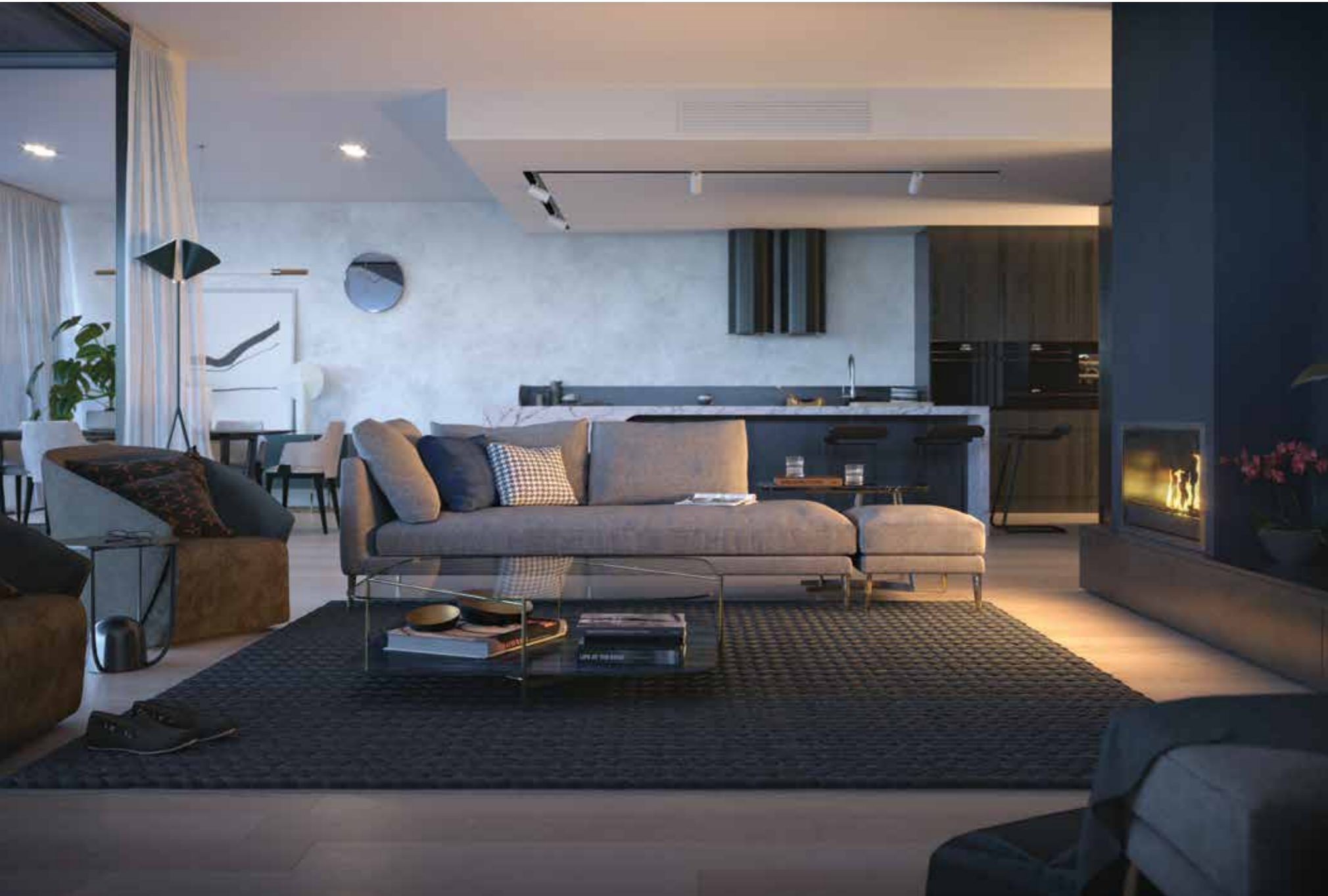
- / University of the Sunshine Coast
- / Sunshine Coast Airport
- / Twin Waters Golf Course and Novotel Resort
- / Kunda Park business and industry centres
- / Mooloolaba Beach, Marina and Esplanade
- / Buddina and Kawana major shopping precincts
- / Bli Bli Aqua Park and water sports complex
- / Buderim Forest National Park including bushwalking, creeks and waterfalls

14KMS OR LESS

- / Sunshine Coast University Hospital
- / Mooloolah River National Park
- / Mount Coolum National Park
- / Yaroomba Beach Village Development
- / Mount Coolum Golf Course
- / Coolum Beach including Surf Lifesaving Club, restaurant, café and shopping precinct

**Map not to scale*

AZURE TOP FLOOR RESIDENCES



FEATURING DISTINCTIVELY FLAWLESS STYLING, EVERY INTRICATE DETAIL DOWN TO THE **PRESTIGIOUS INCLUSIONS AND FINISHES** SETS A NEW BENCHMARK IN COASTAL STYLE



AVENUE SERIES

A
—
NEW
—
CBD
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RIGHT
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ON
—
YOUR
—
DOORSTEP

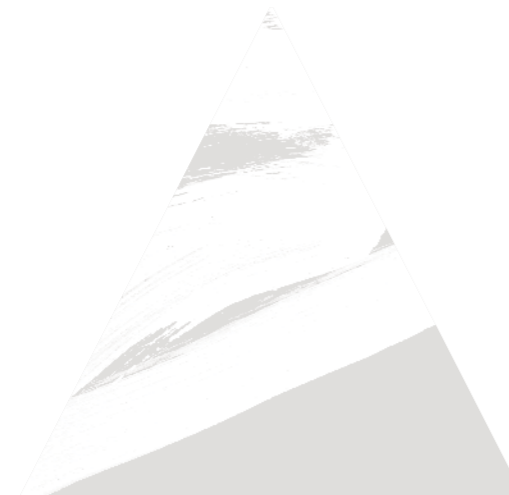


ARTIST IMPRESSION OF FUTURE CBD



*'The Maroochydore CBD will be a vibrant city heart for the 21st Century
with parks, waterways and community facilities alongside commercial, retail,
residential, and lifestyle precincts.'*

JOHN KNAGGS, CEO SUNCENTRAL



ONLY 1.2KM AWAY FROM AVALON, THE MAROOCHYDORE CBD IS THE **LARGEST URBANISED CENTRAL BUSINESS DISTRICT** NORTH OF STATE CAPITAL BRISBANE



ARTIST IMPRESSION OF FUTURE CBD



40%
OF OPEN SPACE

\$5.9b
BOOST TO THE
LOCAL ECONOMY

9.73h
OF WATERWAYS

7.95h
OF PARKLAND

2.62h
OF PLAZA/CORSO

65,000m²
OF RETAIL

124,500m²
OF COMMERCIAL

250
ROOM PREMIUM
HOTEL

2,000
PUBLIC OFF-STREET
PARKING BAYS

25,500m²
OF ENTERTAINMENT/
CONVENTION

2,000
RESIDENTIAL
APARTMENTS



THE SUNSHINE COAST'S FUTURE
HAS NEVER LOOKED BRIGHTER AND
THE NEW MAROOCHYDORE CBD
WILL BE AT THE HEART OF IT ALL.

AZURE RESIDENCES

IMMERSE
—
YOURSELF



BE INDULGENT IN **LUXURIOUS BEDROOMS** THAT YOU'LL NEVER WANT TO LEAVE

THE ARBOR SERIES OPEN PLAN LIVING



FREE-FLOWING INTERIORS CREATE THE PERFECT SPACE TO RELAX AND ENTERTAIN

- INSPIRATIONAL ARCHITECTURE AND INNOVATIVE DESIGN ENSURES A PROPERTY YOU'LL BE PROUD TO CALL YOUR HOME. NOTHING HAS BEEN LEFT TO CHANCE, EVERY DETAIL HAS BEEN CONSIDERED TO CREATE UNSURPASSED LUXURY •

Innovative architectural planning maximises river and ocean views, or spectacular city and mountain outlooks.

Open plan designs and flawless finishes create refined luxury for sophisticated living.

Expansive and private balconies perfectly complement waterfront living and entertaining.

The coastal feeling is captured indoors with high ceilings and large architectural windows and doors enhancing natural sunlight and sea breezes.

Clever use of space creates abundant storage solutions; including separate linen cupboard, and walk-in or built-in wardrobes.

Considered design has led to a separate internal laundry with storage space and installed dryer.

Opulent designer fixtures and finishes throughout the kitchen and all bathrooms complete the luxurious design.

'Avalon has something to tempt and delight all your senses'



ORLÉANS BAR & RESTAURANT WINNER BEST NEW RESTAURANT IN 2017
LOCATED ON DUPORTH AVENUE ONLY 300 METRES FROM AVALON

ARBOR LOBBY AND CAFÉ



SIMPLIFY YOUR LIFE AND SPEND MORE TIME DOING THE THINGS YOU LOVE, AND LET US DO THE THINGS YOU DON'T!

Only available in certain exclusive Mosaic projects, **Mosaic Concierge** means living at Avalon is like being on a permanent holiday, with a concierge service available on-site to assist you with some of life's less glamorous tasks.

TIME
—
TO
—
DO
—
THE
—
THINGS
—
YOU
—
LOVE

WELCOMING COMMUNITY SPACES AND LOBBY ATRIUM



RELAX AND UNWIND IN THE POOL LOUNGE AREA



SUSTAINABLE
—
BY
—
DESIGN

CERTIFIED MULTI-RESIDENTIAL UDIA 6-LEAF ENVIRODEVELOPMENT FOR:
ECOSYSTEMS, WASTE, ENERGY, MATERIALS, WATER AND COMMUNITY, INCLUDING:

Quality sub-tropical plantings including use of native species to support the local environment and ecosystem.

Rainwater is harvested and used for irrigation system while efficient WELS rated fixtures are incorporated in the design to ensure minimal ongoing associated costs.

Water usage is metred individually for private and common property.

5 Star average energy rating across the development.

Large solar power system to reduce common property power usage.

Energy efficient variable pool pump and cover to reduce evaporation.

Low voltage energy efficient LED lighting throughout.

High quality energy efficient appliances installed in all apartments as standard.

Ample thermal insulation throughout the building reduces the need for additional heating and cooling.



ARBOR SERIES EMBODIES SUBTLE ELEGANCE



YOUR
—
DESTINATION
—
YOUR
—
HOME

MOSAIC IS PASSIONATE ABOUT THE HUMAN ELEMENT ASSOCIATED WITH RESIDENTIAL PROPERTY AND CONSEQUENTLY IS COMMITTED TO CONTINUING TO DELIVER QUALITY DWELLINGS THAT THE PEOPLE OF SOUTH EAST QUEENSLAND ARE PROUD TO CALL HOME.





BALANCE

AWARD
—
WINNING
—
PROJECTS
—
FROM
—
AN
—
AWARD
—
WINNING
—
TEAM





**MOSAIC PROPERTY GROUP -
CREATING SPACES PEOPLE
WANT TO CALL HOME.**

Mosaic Property Group designs and develops high quality, superbly finished, exquisite residential properties across South East Queensland. They have embraced a unique holistic approach, managing all aspects of research, design, development, construction and property management to maximise quality and ensure clients not only purchase an outstanding residence but also achieve the best possible returns on their investment.

An uncompromising standard for business practices, expectations and results has seen developments that set new benchmarks in residential living. By continually striving for excellence, Mosaic is delivering living spaces that people really want to live in and are proud to call home.

BRISBANE OFFICE

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SUNSHINE COAST OFFICE

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