

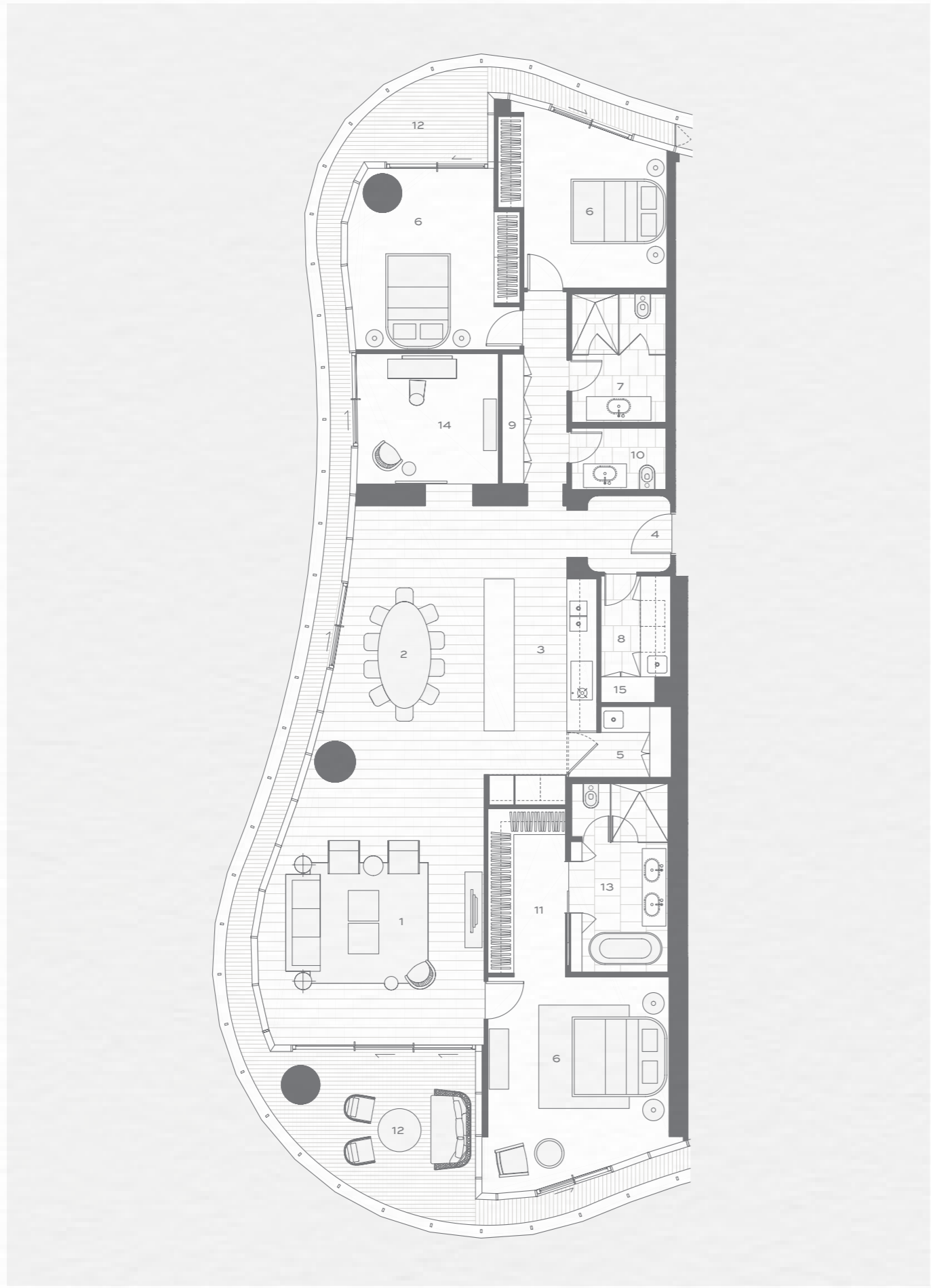
Sunland Group

272 HEDGES AVENUE

THREE BEDROOM & MEDIA APARTMENT

LEVELS 3 – 10

BURLEIGH – COOLANGATTA VIEWS



0m 5m

Three Bedroom & Media

LEVELS 3 - 10

LOTS

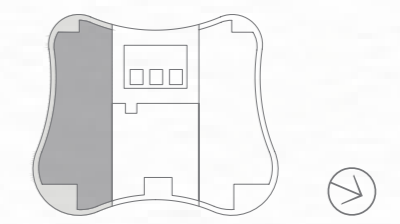
303, 403, 503, 603, 703, 803, 903, 1003

INTERNAL AREA 190m²

BALCONY AREA 51m²

TOTAL AREA 241m²

-
- 01 LIVING 02 DINING 03 KITCHEN
 - 04 ENTRY 05 BUTLER'S PANTRY
 - 06 BEDROOM 07 BATHROOM 08 LAUNDRY
 - 09 LINEN 10 POWDER ROOM 11 WALK IN ROBE
 - 12 BALCONY 13 ENSUITE 14 MEDIA
 - 15 STORAGE
-



External Finishes

BALCONY – DECKING BOARDS | ALUMINIUM FRAMED AND GLAZED BALUSTRADE | **WINDOWS** – HIGH PERFORMANCE GLASS, POWDER COATED ALUMINIUM FRAMES

Internal Finishes

WALLS – PLASTERBOARD SHEETED WITH FLAT PAINT FINISH | CEILINGS – PLASTERBOARD SHEETED WITH FLAT PAINT FINISH | SQUARE SET CORNICES | **FRONT ENTRY DOOR** – SOLID CORE | **INTERNAL DOORS** – SEMI SOLID DOORS WITH SATIN PAINT FINISH | **FLOORS** – TRAVERTINE TILES [Refer to floor plans for extent] | CARPET [Refer to floor plans for extent] | **GENERAL** – FULLY DUCTED SPLIT SYSTEM AIR-CONDITIONING THROUGHOUT | COLOUR VIDEO INTERCOM | TELEVISION POINTS IN ALL BEDROOMS AND LIVING SPACES | TELEPHONE AND DATA POINTS IN BEDROOMS, STUDY, KITCHEN AND LIVING SPACES | LED DOWN LIGHTS THROUGHOUT THE APARTMENT | DUCTED MECHANICAL VENTILATION TO ALL BATHROOMS, LAUNDRY AND KITCHEN RANGEHOOD | **KITCHEN** – HIGH QUALITY 2 PACK CABINETRY | NATURAL MARBLE STONE BENCH TOPS | SMEG APPLIANCES TO INCLUDE TWO INTEGRATED SIDE BY SIDE FRIDGES, INTEGRATED DISHWASHER, OVEN, SPEED OVEN, CHOICE OF GAS/INDUCTION COOKTOP AND RANGE HOOD | MIRROR SPLASHBACK | KITCHEN MIXER | STAINLESS STEEL KITCHEN SINK | **POWDER ROOM** – TRAVERTINE FLOOR TILES | CUSTOM DESIGNED TRAVERTINE VANITY | VANITY BASIN AND MIXER | TOILET SUITE | HAND TOWEL RAIL | **BATHROOM** – TRAVERTINE FLOOR TILES | TRAVERTINE WALL TILES | CUSTOM DESIGNED TRAVERTINE VANITY | FRAMELESS GLASS SHOWER SCREEN | SHOWER HEAD | HANDHELD SHOWER | IN-WALL SHOWER MIXER | VANITY BASIN AND MIXER | TOILET SUITE | BATHROOM ACCESSORIES [Towel rails, toilet roll holder and soap dish] | **ENSUITE** – TRAVERTINE FLOOR TILES | TRAVERTINE WALL TILES | CUSTOM DESIGNED TRAVERTINE VANITY | GLASS ENCLOSED WALL STORAGE CABINET | FRAMELESS GLASS SHOWER SCREEN | SHOWER HEAD | HANDHELD SHOWER | IN-WALL SHOWER MIXER | BATH, MIXER AND SPOUT | VANITY BASINS AND MIXERS | TOILET SUITE | BIDET [Sky Villa, Sub Penthouse, Penthouse and Skyhome only] | BATHROOM ACCESSORIES TOWEL RAILS, TOILET ROLL HOLDER AND SOAP DISH | **WALK IN ROBES** [MASTER BEDROOM] – CUSTOM LAMINATE JOINERY | **WARDROBES** [BEDROOMS] – PAINTED JOINERY DOORS WITH LAMINATE JOINERY SHELF AND HANGING RAILS | **LAUNDRY** – HIGH QUALITY 2 PACK CABINETRY | RECONSTITUTED STONE BENCHTOP WITH LAUNDRY TUB | OVERHEAD CUPBOARDS | LAUNDRY MIXER | CLOTHES DRYER | TRAVERTINE FLOOR TILES

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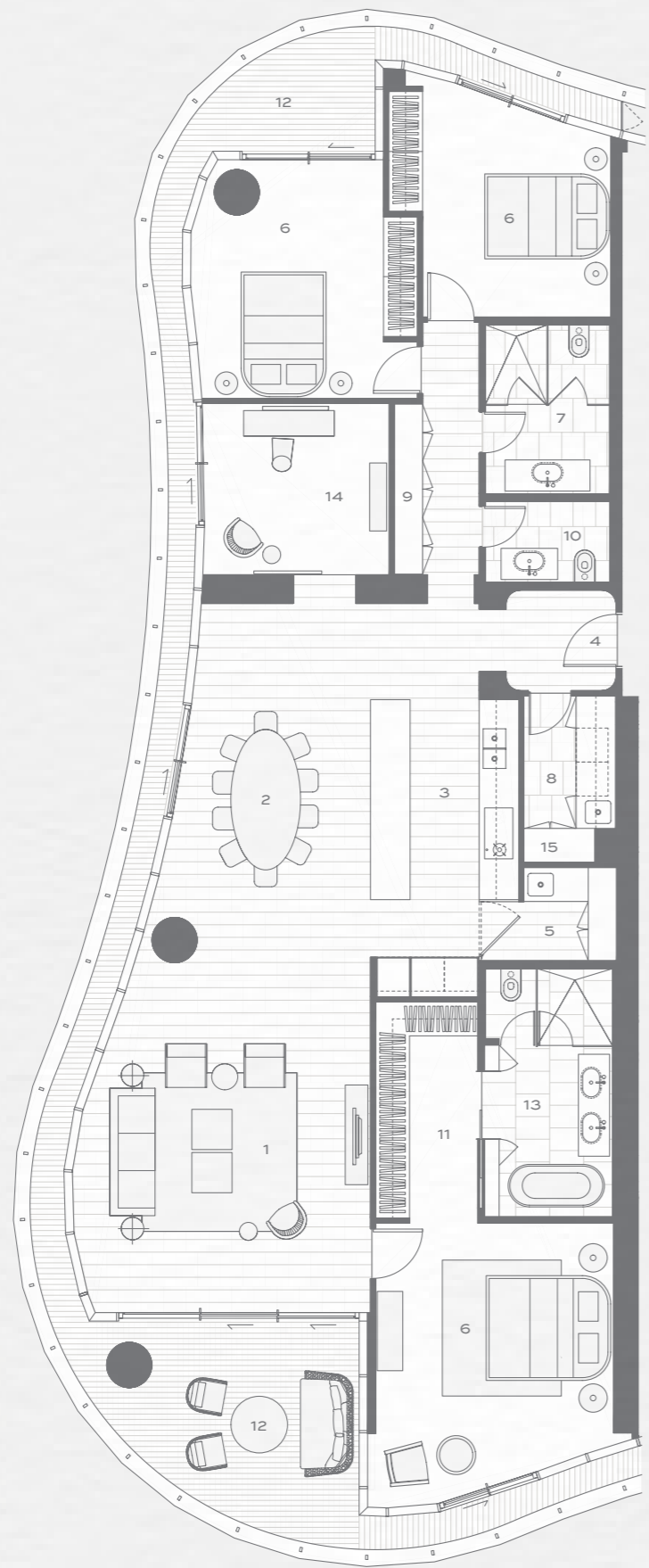
Sunland Group

272 HEDGES AVENUE

THREE BEDROOM & MEDIA APARTMENT

LEVELS 11 – 26

BURLEIGH – COOLANGATTA VIEWS



0m 5m

Three Bedroom & Media

LEVELS 11 - 26

LOTS

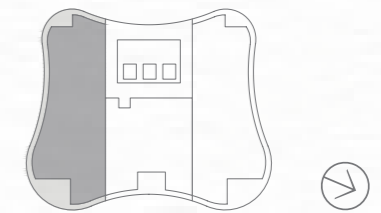
1103, 1203, 1303, 1403, 1503, 1603, 1703,
1803, 1903, 2003, 2103, 2203, 2303, 2402,
2502, 2602

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BALCONY AREA 51m²

TOTAL AREA 241m²

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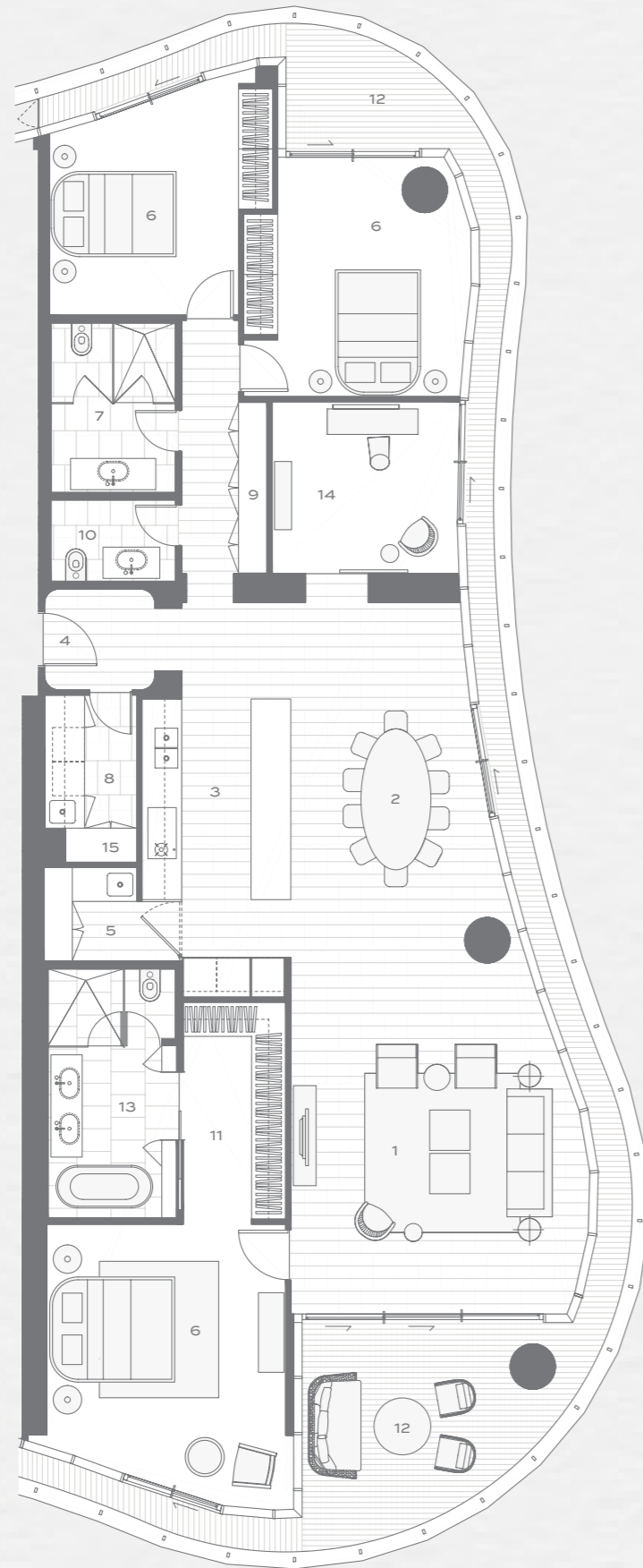
Sunland Group

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THREE BEDROOM & MEDIA APARTMENT

LEVELS 11 – 26

BROADBEACH – SURFERS PARADISE VIEWS



0m 5m

Three Bedroom & Media

LEVELS 11 - 23

LOTS

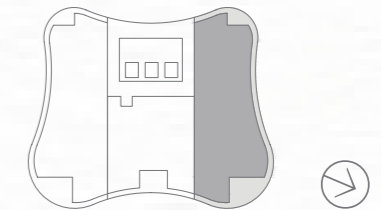
1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801,
1901, 2001, 2101, 2201, 2301

INTERNAL AREA 190m²

BALCONY AREA 51m²

TOTAL AREA 241m²

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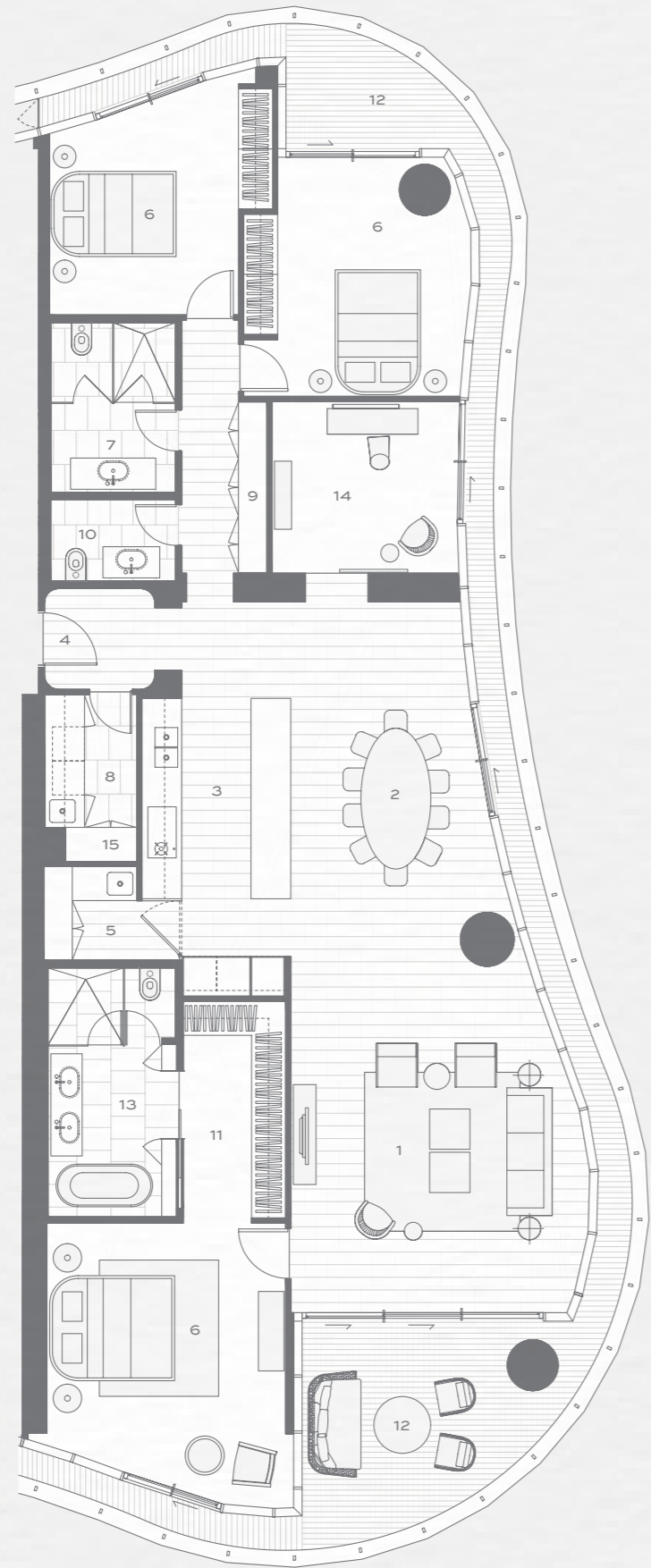
Sunland Group

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THREE BEDROOM & MEDIA APARTMENT

LEVELS 3 – 10

BROADBEACH – SURFERS PARADISE VIEWS



0m 5m

Three Bedroom & Media

LEVELS 3 - 10

LOTS

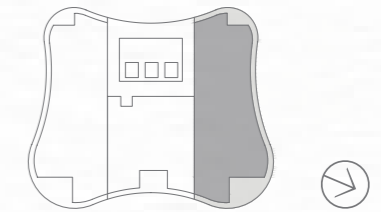
301, 401, 501, 601, 701, 801, 901, 1001

INTERNAL AREA 190m²

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TWO BEDROOM & STUDY APARTMENT

Two Bedroom & Study

LEVELS 3 - 23

LOTS

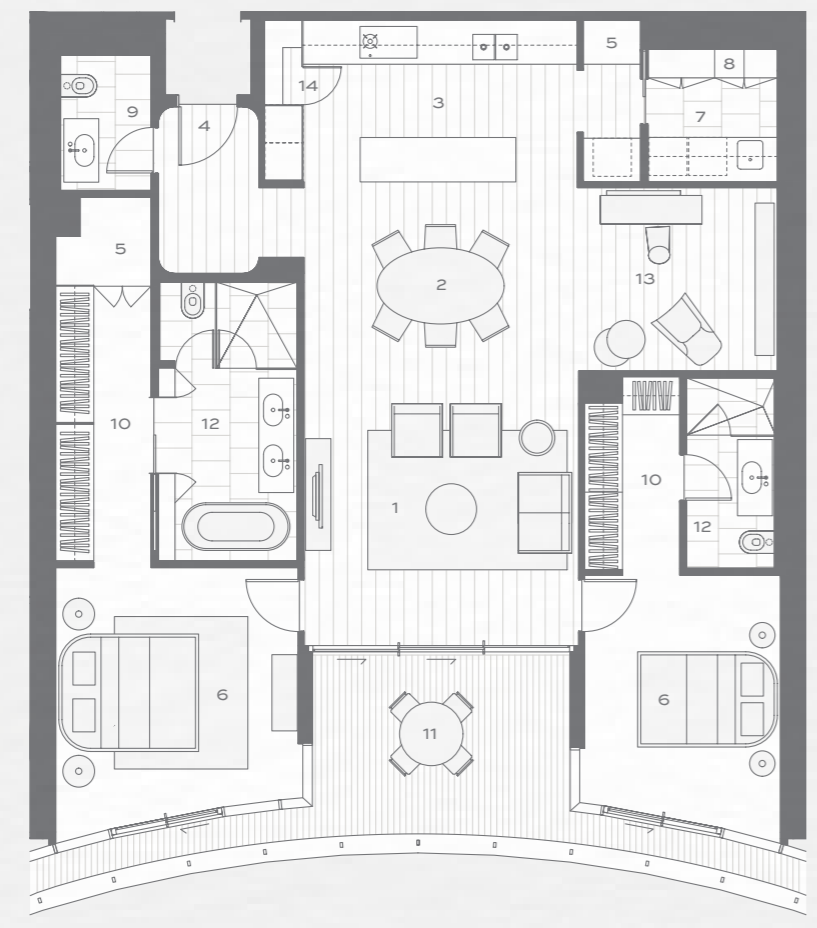
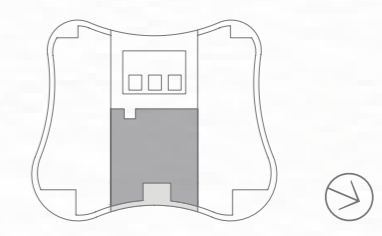
302,402, 502, 602, 702, 802, 902, 1002, 1102,
1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902,
2002, 2102, 2202, 2302

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TOTAL AREA 155m²

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0m 5m

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SKY VILLA

BURLEIGH – COOLANGATTA VIEWS

SKY VILLA

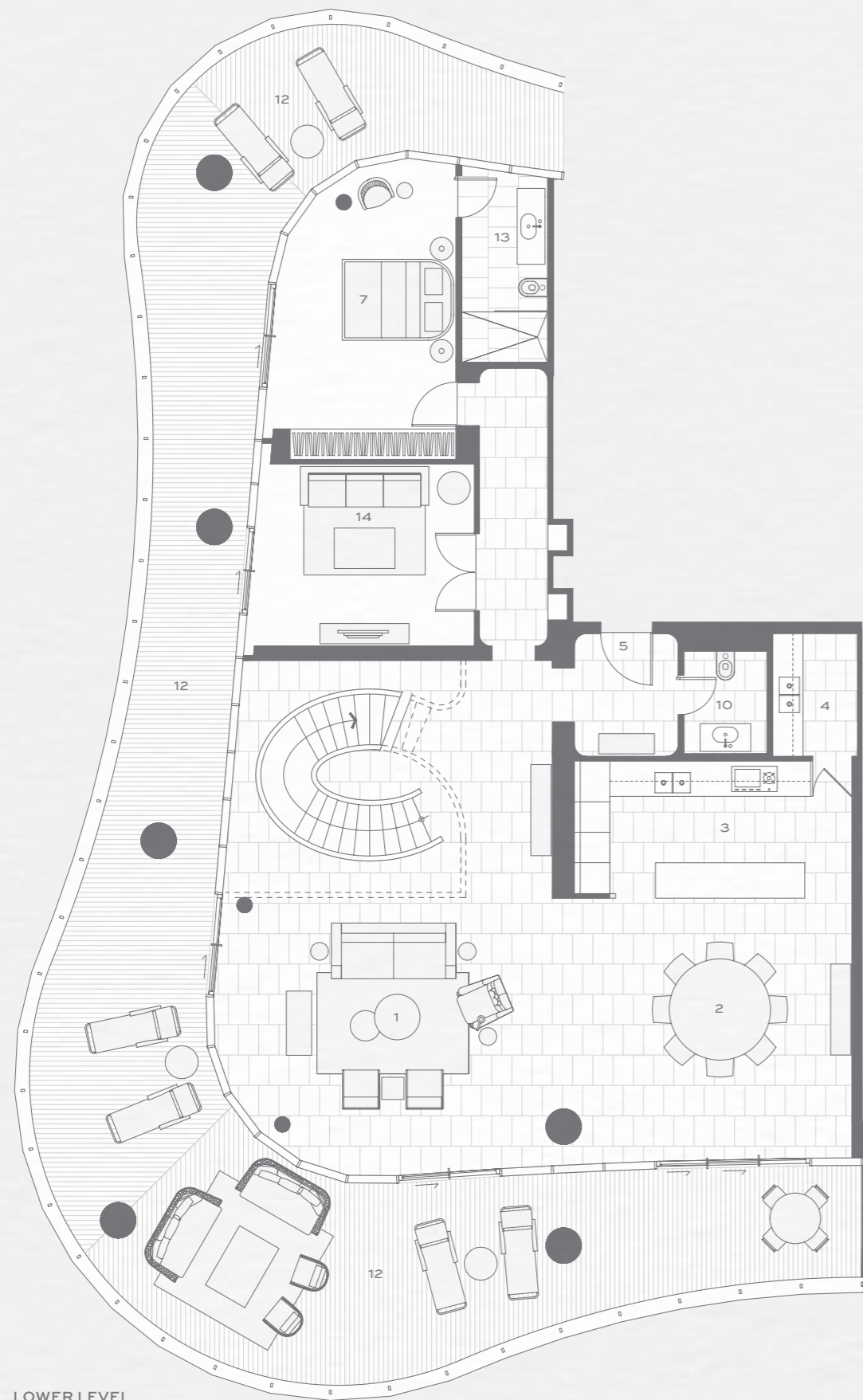
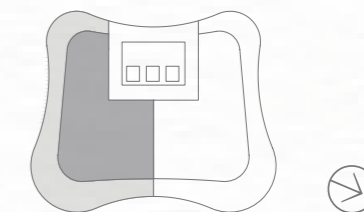
Four Bedroom &
Multi-Purpose Room

LEVELS 27 & 28

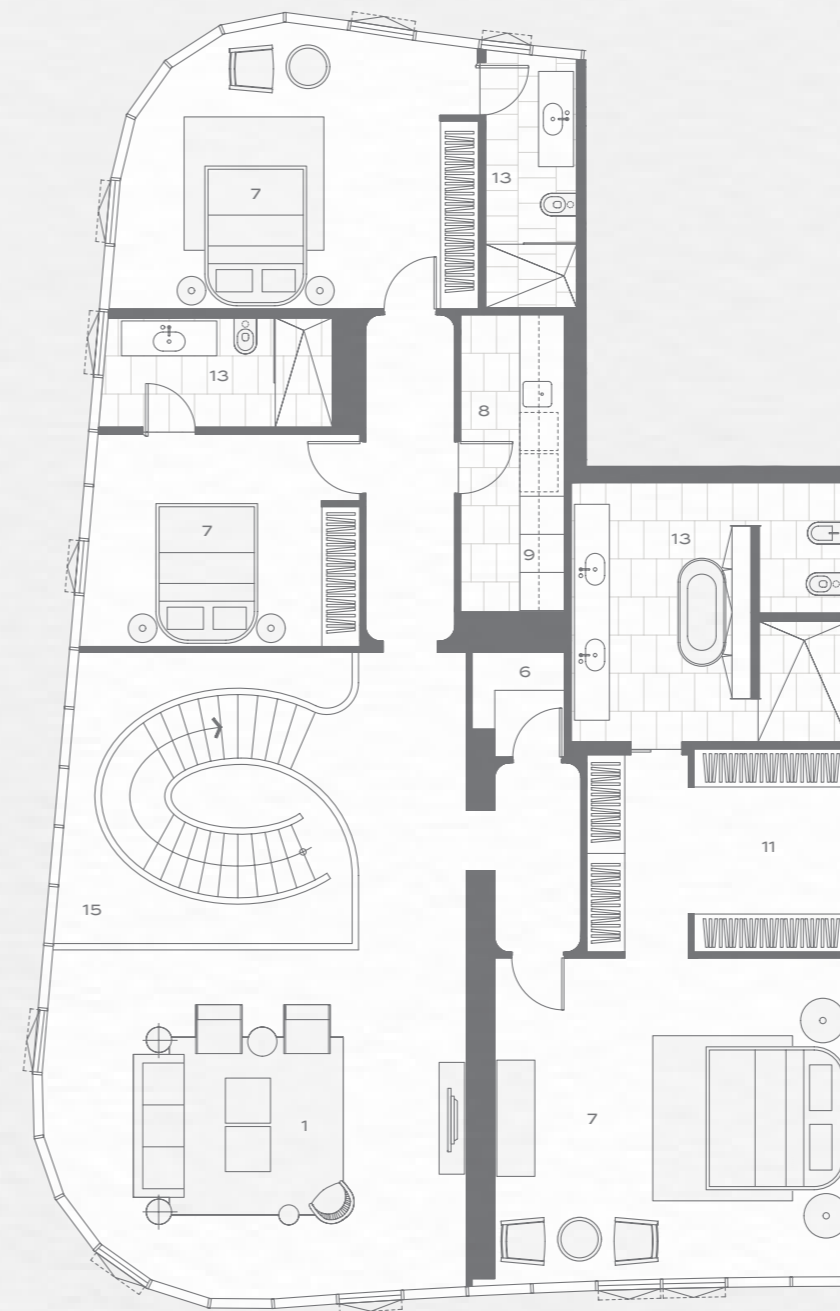
LOT
2702

INTERNAL AREA 381m²
BALCONY AREA 132m²
TOTAL AREA 513m²

- 01 LIVING 02 DINING 03 KITCHEN
- 04 BUTLER'S PANTRY 05 ENTRY
- 06 STORAGE 07 BEDROOM 08 LAUNDRY
- 09 LINEN 10 POWDER ROOM
- 11 WALK IN ROBE 12 BALCONY 13 ENSUITE
- 14 MULTI-PURPOSE ROOM 15 VOID



LOWER LEVEL



UPPER LEVEL

0m  5m

External Finishes

BALCONY – DECKING BOARDS | ALUMINIUM FRAMED AND GLAZED BALUSTRADE | **WINDOWS** – HIGH PERFORMANCE GLASS, POWDER COATED ALUMINIUM FRAMES

Internal Finishes

WALLS – PLASTERBOARD SHEETED WITH FLAT PAINT FINISH | CEILINGS – PLASTERBOARD SHEETED WITH FLAT PAINT FINISH | SQUARE SET CORNICES | **FRONT ENTRY DOOR** – SOLID CORE | **INTERNAL DOORS** – SEMI SOLID DOORS WITH SATIN PAINT FINISH | **FLOORS** – TRAVERTINE TILES [Refer to floor plans for extent] | CARPET [Refer to floor plans for extent] | **GENERAL** – FULLY DUCTED SPLIT SYSTEM AIR-CONDITIONING THROUGHOUT | COLOUR VIDEO INTERCOM | TELEVISION POINTS IN ALL BEDROOMS AND LIVING SPACES | TELEPHONE AND DATA POINTS IN BEDROOMS, STUDY, KITCHEN AND LIVING SPACES | LED DOWN LIGHTS THROUGHOUT THE APARTMENT | DUCTED MECHANICAL VENTILATION TO ALL BATHROOMS, LAUNDRY AND KITCHEN RANGEHOOD | **KITCHEN** – HIGH QUALITY 2 PACK CABINETRY | NATURAL MARBLE STONE BENCH TOPS | SMEG APPLIANCES TO INCLUDE TWO INTEGRATED SIDE BY SIDE FRIDGES, INTEGRATED DISHWASHER, OVEN, SPEED OVEN, CHOICE OF GAS/INDUCTION COOKTOP AND RANGE HOOD | MIRROR SPLASHBACK | KITCHEN MIXER | STAINLESS STEEL KITCHEN SINK | **POWDER ROOM** – TRAVERTINE FLOOR TILES | CUSTOM DESIGNED TRAVERTINE VANITY | VANITY BASIN AND MIXER | TOILET SUITE | HAND TOWEL RAIL | **BATHROOM** – TRAVERTINE FLOOR TILES | TRAVERTINE WALL TILES | CUSTOM DESIGNED TRAVERTINE VANITY | FRAMELESS GLASS SHOWER SCREEN | SHOWER HEAD | HANDHELD SHOWER | IN-WALL SHOWER MIXER | VANITY BASIN AND MIXER | TOILET SUITE | BATHROOM ACCESSORIES [Towel rails, toilet roll holder and soap dish] | **ENSUITE** – TRAVERTINE FLOOR TILES | TRAVERTINE WALL TILES | CUSTOM DESIGNED TRAVERTINE VANITY | GLASS ENCLOSED WALL STORAGE CABINET | FRAMELESS GLASS SHOWER SCREEN | SHOWER HEAD | HANDHELD SHOWER | IN-WALL SHOWER MIXER | BATH, MIXER AND SPOUT | VANITY BASINS AND MIXERS | TOILET SUITE | BIDET [Sky Villa, Sub Penthouse, Penthouse and Skyhome only] | BATHROOM ACCESSORIES TOWEL RAILS, TOILET ROLL HOLDER AND SOAP DISH | **WALK IN ROBES** [MASTER BEDROOM] – CUSTOM LAMINATE JOINERY | **WARDROBES** [BEDROOMS] – PAINTED JOINERY DOORS WITH LAMINATE JOINERY SHELF AND HANGING RAILS | **LAUNDRY** – HIGH QUALITY 2 PACK CABINETRY | RECONSTITUTED STONE BENCHTOP WITH LAUNDRY TUB | OVERHEAD CUPBOARDS | LAUNDRY MIXER | CLOTHES DRYER | TRAVERTINE FLOOR TILES

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SKY VILLA

BROADBEACH – SURFERS PARADISE VIEWS

SKY VILLA

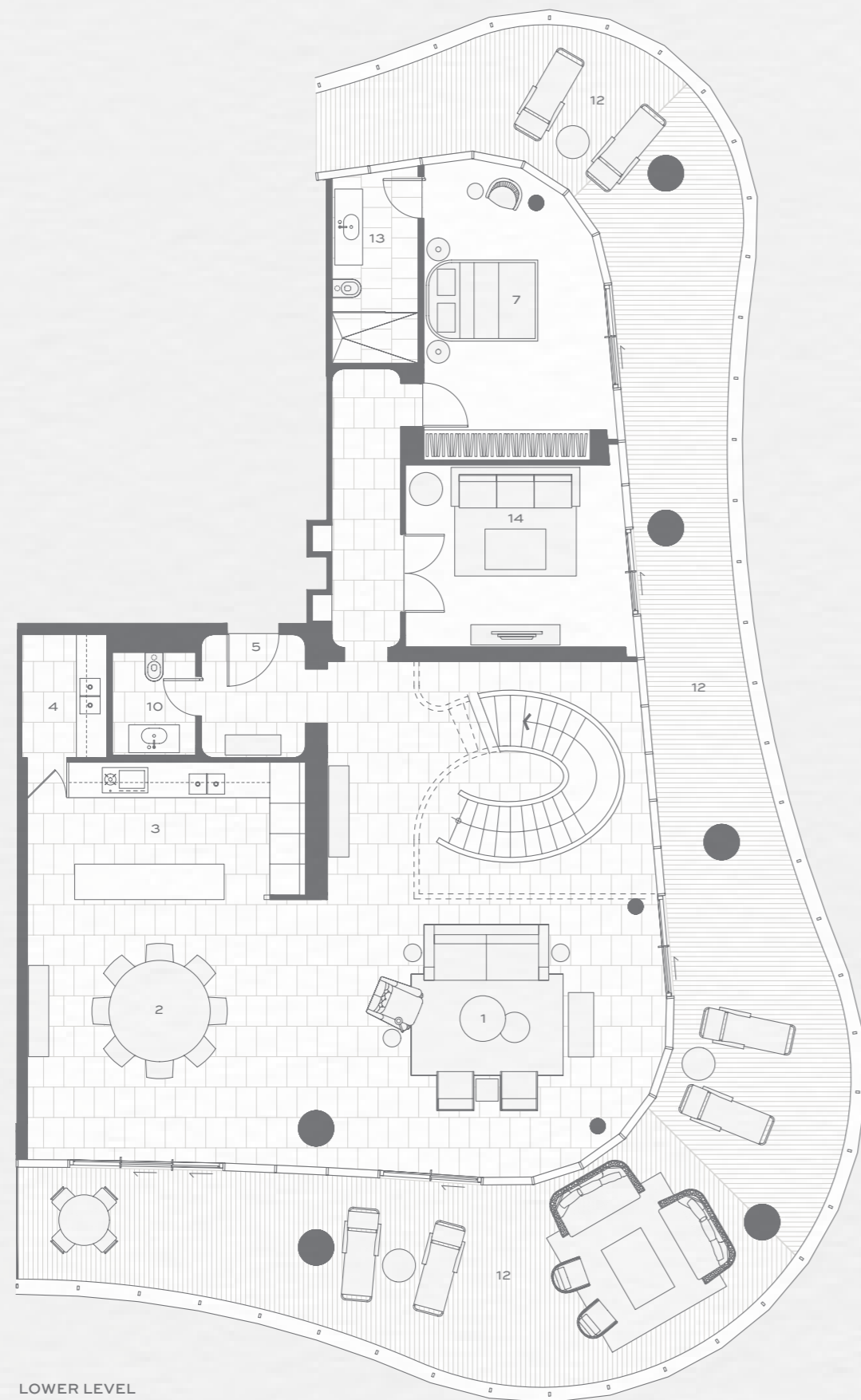
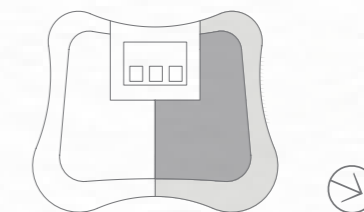
Four Bedroom &
Multi-Purpose Room

LEVELS 27 & 28

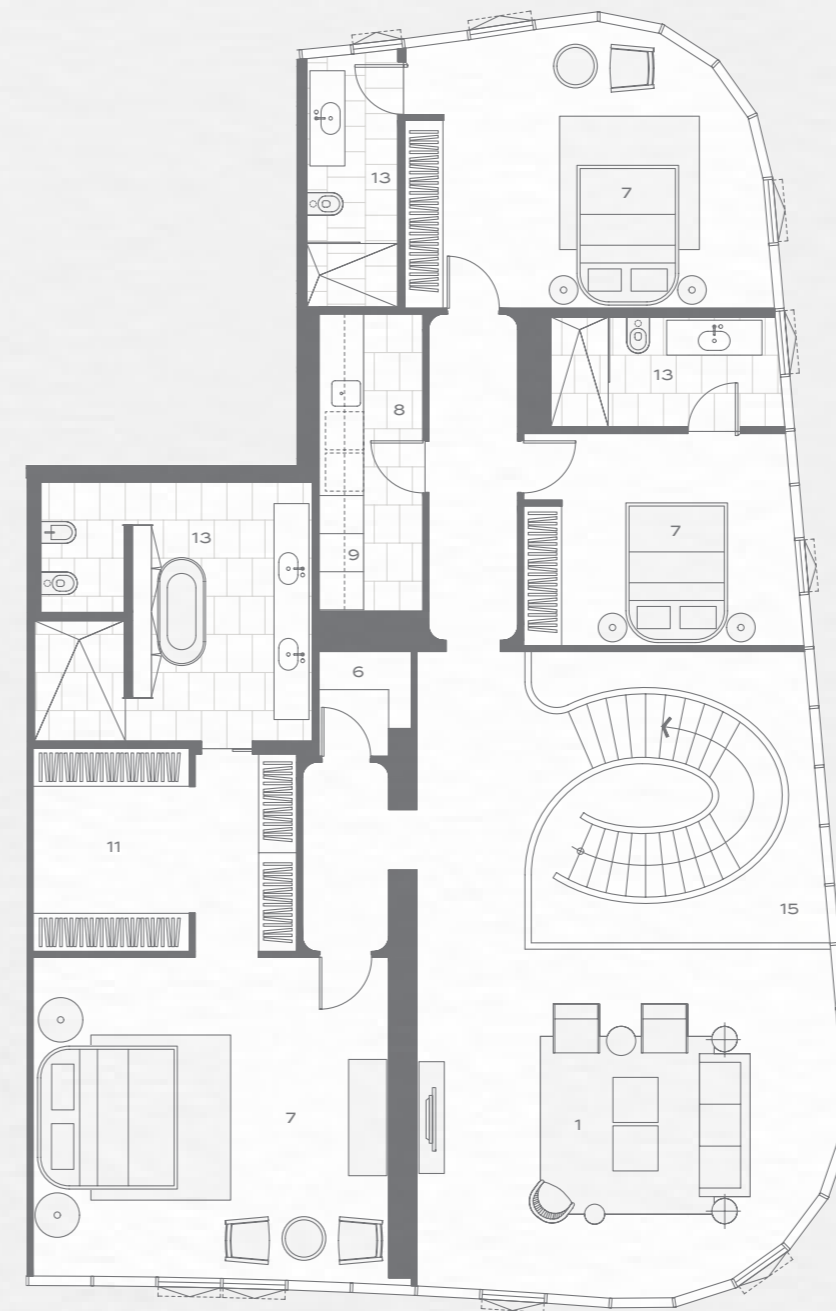
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2701

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LOWER LEVEL



UPPER LEVEL

0m 5m

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THE SUB-PENTHOUSE COLLECTION

BURLEIGH – COOLANGATTA VIEWS



THE SUB-PENTHOUSE
COLLECTION

Three Bedroom &
Multi-Purpose Room

LEVELS 29 - 38

LOTS

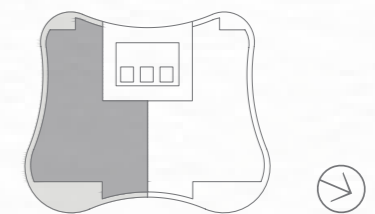
2902, 3002, 3102, 3202, 3302, 3402,
3502, 3602, 3702, 3802

INTERNAL AREA 248m²

BALCONY AREA 70m²

TOTAL AREA 318m²

-
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 - 04 ENTRY 05 STORAGE 06 BEDROOM
 - 07 LAUNDRY 08 LINEN 09 POWDER ROOM
 - 10 WALK IN ROBE 11 BALCONY 12 ENSUITE
 - 13 MULTI-PURPOSE ROOM
-



0m 5m

External Finishes

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THE SUB-PENTHOUSE COLLECTION

BROADBEACH – SURFERS PARADISE VIEWS



0m 5m

THE SUB-PENTHOUSE
COLLECTION

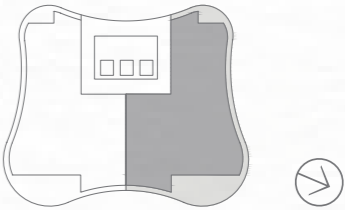
Three Bedroom &
Multi-Purpose Room

LEVELS 29 - 38

LOTS
2901, 3001, 3101, 3201, 3301, 3401, 3501,
3601, 3701, 3801

INTERNAL AREA 248m²
BALCONY AREA 70m²
TOTAL AREA 318m²

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- 07 LAUNDRY 08 LINEN 09 POWDER ROOM
- 10 WALK IN ROBE 11 BALCONY 12 ENSUITE
- 13 MEDIA ROOM



External Finishes

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THE PENTHOUSE COLLECTION

THE PENTHOUSE COLLECTION

Four Bedroom &
Multi-Purpose Room

LEVELS 39 - 42

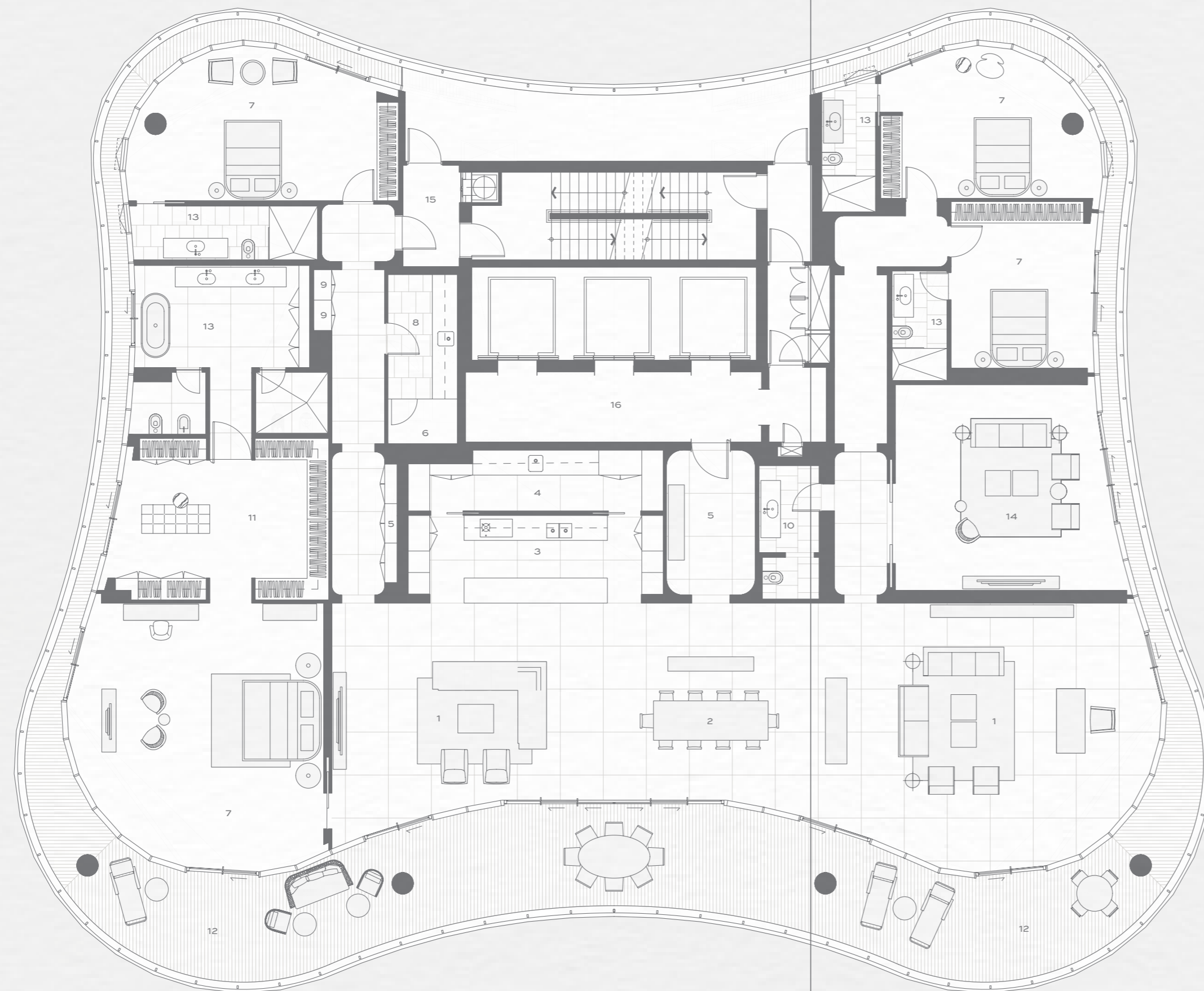
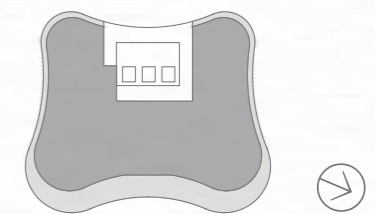
LOTS
3901, 4001, 4101, 4201

INTERNAL AREA 493m²

BALCONY AREA 156m²

TOTAL AREA 649m²

- 01 LIVING 02 DINING 03 KITCHEN
04 BUTLER'S PANTRY 05 ENTRY
06 STORAGE 07 BEDROOM 08 LAUNDRY
09 LINEN 10 POWDER ROOM
11 WALK IN ROBE 12 BALCONY 13 ENSUITE
14 MULTI-PURPOSE ROOM 15 COMMON AREA
16 LIFT LOBBY



0m 5m

External Finishes

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272 HEDGES AVENUE

THE SKYHOME COLLECTION

BROADBEACH – SURFERS PARADISE VIEWS

THE SKYHOME COLLECTION

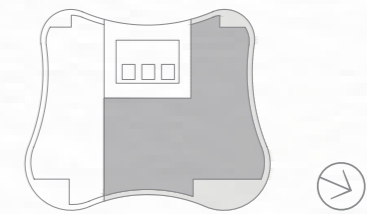
Four Bedroom &
Multi-Purpose Room

LEVELS 24 - 26

LOTS
2401, 2501, 2601

INTERNAL AREA 323m²
BALCONY AREA 76m²
TOTAL AREA 399m²

- 01 LIVING 02 DINING 03 KITCHEN
04 ENTRY 05 STORAGE 06 BEDROOM
07 MULTI-PURPOSE ROOM 08 LAUNDRY
09 LINEN 10 POWDER ROOM
11 WALK IN ROBE 12 BALCONY 13 ENSUITE



0m 5m

External Finishes

BALCONY – DECKING BOARDS | ALUMINIUM FRAMED AND GLAZED BALUSTRADE | **WINDOWS** – HIGH PERFORMANCE GLASS, POWDER COATED ALUMINIUM FRAMES

Internal Finishes

WALLS – PLASTERBOARD SHEETED WITH FLAT PAINT FINISH | **CEILING**S – PLASTERBOARD SHEETED WITH FLAT PAINT FINISH | SQUARE SET CORNICES | **FRONT ENTRY DOOR** – SOLID CORE | **INTERNAL DOORS** – SEMI SOLID DOORS WITH SATIN PAINT FINISH | **FLOORS** – TRAVERTINE TILES [Refer to floor plans for extent] | CARPET [Refer to floor plans for extent] | **GENERAL** – FULLY DUCTED SPLIT SYSTEM AIR-CONDITIONING THROUGHOUT | COLOUR VIDEO INTERCOM | TELEVISION POINTS IN ALL BEDROOMS AND LIVING SPACES | TELEPHONE AND DATA POINTS IN BEDROOMS, STUDY, KITCHEN AND LIVING SPACES | LED DOWN LIGHTS THROUGHOUT THE APARTMENT | DUCTED MECHANICAL VENTILATION TO ALL BATHROOMS, LAUNDRY AND KITCHEN RANGEHOOD | **KITCHEN** – HIGH QUALITY 2 PACK CABINETRY | NATURAL MARBLE STONE BENCH TOPS | SMEG APPLIANCES TO INCLUDE TWO INTEGRATED SIDE BY SIDE FRIDGES, INTEGRATED DISHWASHER, OVEN, SPEED OVEN, CHOICE OF GAS/INDUCTION COOKTOP AND RANGE HOOD | MIRROR SPLASHBACK | KITCHEN MIXER | STAINLESS STEEL KITCHEN SINK | **POWDER ROOM** – TRAVERTINE FLOOR TILES | CUSTOM DESIGNED TRAVERTINE VANITY | VANITY BASIN AND MIXER | TOILET SUITE | HAND TOWEL RAIL | **BATHROOM** – TRAVERTINE FLOOR TILES | TRAVERTINE WALL TILES | CUSTOM DESIGNED TRAVERTINE VANITY | FRAMELESS GLASS SHOWER SCREEN | SHOWER HEAD | HANDHELD SHOWER | IN-WALL SHOWER MIXER | VANITY BASIN AND MIXER | TOILET SUITE | BATHROOM ACCESSORIES [Towel rails, toilet roll holder and soap dish] | **ENSUITE** – TRAVERTINE FLOOR TILES | TRAVERTINE WALL TILES | CUSTOM DESIGNED TRAVERTINE VANITY | GLASS ENCLOSED WALL STORAGE CABINET | FRAMELESS GLASS SHOWER SCREEN | SHOWER HEAD | HANDHELD SHOWER | IN-WALL SHOWER MIXER | BATH, MIXER AND SPOUT | VANITY BASINS AND MIXERS | TOILET SUITE | BIDET [Sky Villa, Sub Penthouse, Penthouse and Skyhome only] | BATHROOM ACCESSORIES TOWEL RAILS, TOILET ROLL HOLDER AND SOAP DISH | **WALK IN ROBES** [MASTER BEDROOM] – CUSTOM LAMINATE JOINERY | **WARDROBES** [BEDROOMS] – PAINTED JOINERY DOORS WITH LAMINATE JOINERY SHELF AND HANGING RAILS | **LAUNDRY** – HIGH QUALITY 2 PACK CABINETRY | RECONSTITUTED STONE BENCHTOP WITH LAUNDRY TUB | OVERHEAD CUPBOARDS | LAUNDRY MIXER | CLOTHES DRYER | TRAVERTINE FLOOR TILES

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

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