

LANES
RESIDENCES
WEST VILLAGE

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.

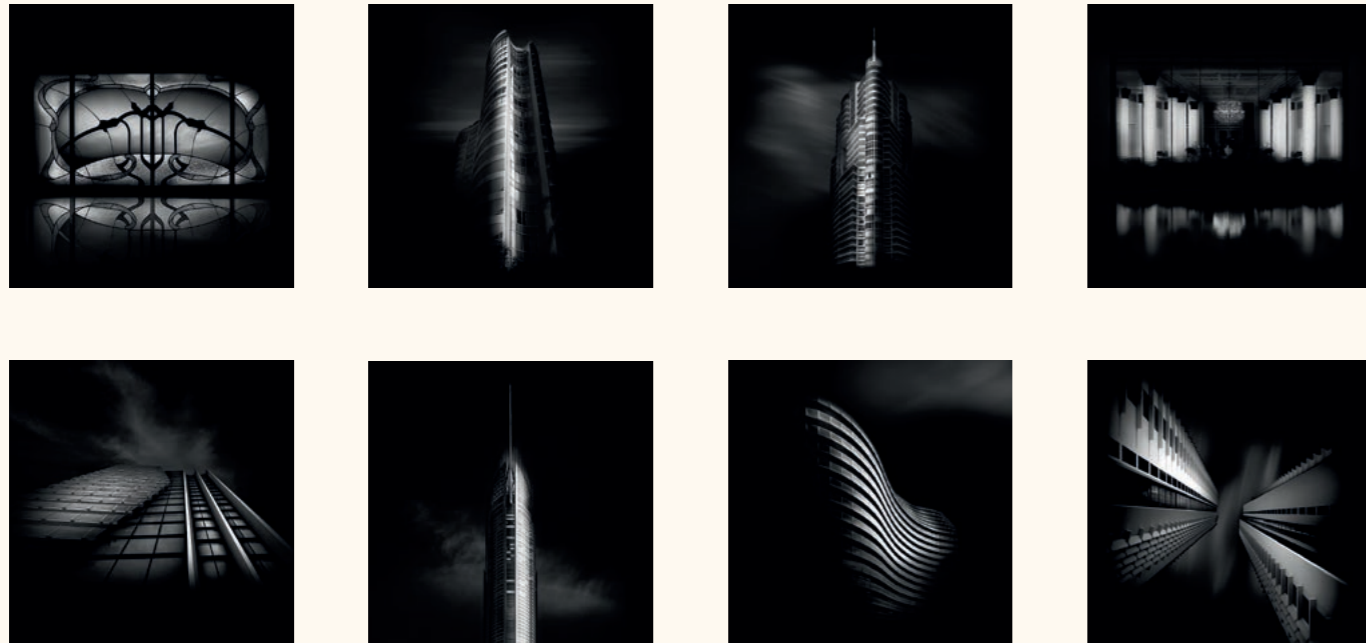
We strive to learn how spaces influenced by art, beauty and human values redefine the experience of 'home' and strengthen the bonds that create vibrant community life. Environments that nurture and engage the individual, and connect harmoniously with the community, for the betterment of all.

In the spirit of this enduring philosophy, we present The Lanes Residences West Village, where pioneering architecture, retail and lifestyle amenity come together to create the ultimate lifestyle destination.



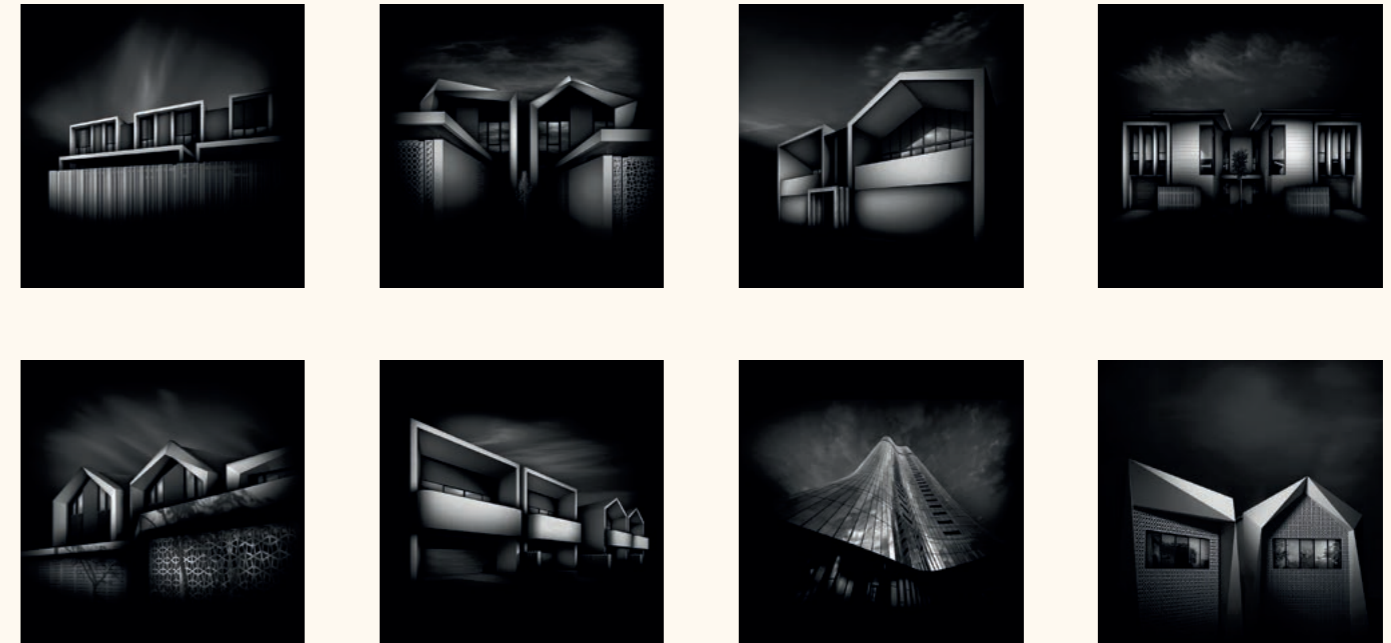
Sahba Abedian - Managing Director

AWARDS OF EXCELLENCE / HISTORY



[2020] **SHEA RESIDENCES** HIA-CSR AUSTRALIAN HOUSING AWARDS - TOWNHOUSE/VILLA DEVELOPMENT FINALIST | [2019] **SHEA RESIDENCES** MASTER BUILDERS AUSTRALIA NATIONAL EXCELLENCE IN BUILDING AND CONSTRUCTION AWARDS MEDIUM DENSITY DEVELOPMENT (UP TO 3 STOREYS - OVER 5 DWELLINGS) | [2019] **THE HILLS RESIDENCES** HIA-CSR BRISBANE HOUSING AWARDS DISPLAY TOWNHOUSE/VILLA | [2019] **18 MACPHERSON STREET** NSW MASTER BUILDERS HOUSING AND CONSTRUCTION AWARDS TOWNHOUSES OR VILLAS/DUAL OCCUPANCY | [2018] **SHEA RESIDENCES** HIA-CSR QUEENSLAND REGIONAL HOUSING AWARDS, TOWNHOUSE/VILLA OF THE YEAR | [2018] **THE LAKES RESIDENCES [NORTH PENINSULA]** UDIA (QLD) AWARDS FOR EXCELLENCE, PREMIUM SMALL SCALE DEVELOPMENT | [2018] **MARINA CONCOURSE** HIA GOLD COAST/NORTHERN RIVERS HOUSING AWARDS, APARTMENT OF THE YEAR | [2018] **MAGNOLI RESIDENCES** HIA GOLD COAST/NORTHERN RIVERS HOUSING AWARDS, TOWNHOUSE/VILLA DEVELOPMENT OF THE YEAR | [2018] **ABIAN** QUEENSLAND ARCHITECTURE AWARDS, STATE AWARD FOR RESIDENTIAL ARCHITECTURE, MULTIPLE HOUSING | [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 (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 | [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

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



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] **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] **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 | [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] **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.

THE LANES
RESIDENCES

a landmark rises

Embracing the shoreline of Lake Unity, the four sculptural buildings of The Lanes Residences emerge from the earth with the same organic rhythm as a plant or flower rising towards the sun. A visionary architectural language, capturing movement, light and spirit to create a residential experience that serves and expresses the Gold Coast's unique way of life.

Each ten and twelve-storey mid-rise tower presents a unique selection of one, two and three-bedroom apartments, where elegant finishes and sweeping views complement the refined architectural detail. Premium resident amenities, gardens, and retail and commercial spaces provide extensive amenity at ground level.



West Village

East Village



THE LANES

RETAIL VILLAGE

LANES
RESIDENCES
WEST VILLAGE

LANES
RESIDENCES
EAST VILLAGE

The Lanes Residences is located within the visionary master plan of The Lakes in Mermaid Waters. Against the backdrop of the glittering Gold Coast skyline, this prestigious 42-hectare master planned precinct will evolve sensitively and sustainably over time – residential housing, apartments, retail and landscaped leisure spaces, intimately connected to their unique waterfront setting through thoughtful urban design.

01 / THE STAR HOTEL & CASINO

02 / PACIFIC FAIR SHOPPING CENTRE

03 / BROADBEACH

04 / SURFERS PARADISE

05 / MERRIMAC STATE HIGH SCHOOL

architecture as art



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The architectural vision of The Lanes Residences is entwined with its master planned urban and lakefront surrounds to create a truly unique lifestyle experience.

Perfect spots for family fun and leisure can be found along the landscaped lakeside boardwalk and expansive community Green. The future retail village of The Lanes will also deliver a vibrant destination where carefully curated architecture and pioneering landscape design deliver engaging spaces, cafés, restaurants, fresh food market hall, wellbeing services, an early learning centre, and office space.

THE LANES

RETAIL VILLAGE

LANES
RESIDENCES

WEST VILLAGE

LANES
RESIDENCES

EAST VILLAGE



ARTIST IMPRESSION, INDICATIVE ONLY.

- 01 THE LANES RESIDENCES - EAST VILLAGE / 02 THE LANES RESIDENCES - WEST VILLAGE
- 03 THE LANES RETAIL VILLAGE / 04 LEADING CHILDCARE CENTRE / 05 EXISTING HOMES AND VILLAS
- 06 EXISTING CANAL FRONT HOMES / 07 PROPOSED FUTURE DEVELOPMENT
- 08 EXISTING LAKEVIEW RETAIL / 09 HOOKER BOULEVARD / 10 SOUTHPORT BURLEIGH ROAD

expansive lake, city and hinterland views



inspiring interiors

Elegant finishes and thoughtful open planning are brought to life within the collection of one, two and three bedroom apartments, creating a flow of beautifully crafted spaces designed for modern living.



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sophisticated comfort

Here, refined interiors create a welcoming sense of balance and cohesiveness, pairing a neutral palette with quality finishes for a classic, timeless effect. Floor to ceiling windows capture expansive views and frame the vibrant landscape with dramatic impact, enhancing the feeling of space and light. Generous balconies embrace the Gold Coast's celebrated sub-tropical climate, capturing the coastal breezes and providing comfortable, shaded outdoor living spaces.

Large, open format kitchens create functional and beautiful spaces ideal for entertaining. The natural stone finish of the bench and serving areas is complemented by high-gloss joinery and premium appliances.



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bespoke bathrooms

Elegant custom-made wall hung vanities and stylish stone benchtops artfully transform the bathrooms into a calm and contemplative space. Neutral colours are offset by striking twilight tapware and superior finishes. A selection of floorplans feature a freestanding bath as the centrepiece of the spacious ensuite.



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Hinterland Apartments

FLOORING (WHERE APPLICABLE)

- LARGE FORMAT TILES
- HIGH QUALITY CARPET

KITCHEN

- RECONSTITUTED STONE BENCHTOPS
- TWILIGHT TAPWARE
- MIRRORED GLASS SPLASHBACK
- SMEG APPLIANCES INCLUDING FULLY INTEGRATED DISHWASHER, 60CM INDUCTION COOKTOP AND 60CM OVEN, WITH BAUMATI UNDERMOUNT RANGEHOOD

BATHROOMS

- CUSTOM MADE VANITY MIRRORS IN ENSUITE ONLY (STANDARD MIRROR IN SECONDARY BATHROOMS)
- FRAMELESS SHOWER GLASS
- RECONSTITUTED STONE VANITY TOPS
- TWILIGHT TAPWARE AND BATHROOM ACCESSORIES

LAUNDRY

- MIRRORED GLASS SPLASHBACK
- LAMINATED FINISH BENCHTOP
- FISHER AND PAYKEL 6KG DRYER

GENERAL

- FULLY DUCTED AIR CONDITIONING WITH ZONE CONTROL
- MIRRORED SLIDING WARDROBE DOORS SECONDARY BEDROOMS
- MATV TELEVISION POINTS, TELEPHONE AND DATA POINTS
- NBN BROADBAND CABLING
- INTERCOM FOR VISITOR ACCESS

PLEASE NOTE: FITTINGS MAY CHANGE DURING CONSTRUCTION. SUNLAND GROUP RESERVES THE RIGHT TO CHANGE FITTINGS WITH EQUIVALENT PRODUCTS IF THE PRODUCT BECOMES UNAVAILABLE.

Lakeview Apartments

FLOORING (WHERE APPLICABLE)

- LINEAR PLANKS ENGINEERED TIMBER FLOORING
- LARGE FORMAT TILES
- HIGH QUALITY CARPET

KITCHEN

- RECONSTITUTED STONE BENCHTOPS
- TWILIGHT TAPWARE
- MIRRORED GLASS SPLASHBACK
- SMEG APPLIANCES INCLUDING FULLY INTEGRATED DISHWASHER, 70CM INDUCTION COOKTOP, 60CM OVEN AND BUILT-IN MICROWAVE, WITH BAUMATI UNDERMOUNT RANGEHOOD

BATHROOMS

- CUSTOM MADE VANITY MIRRORS IN ENSUITE ONLY (STANDARD MIRROR IN SECONDARY BATHROOMS)
- FRAMELESS SHOWER GLASS
- RECONSTITUTED STONE VANITY TOPS
- TWILIGHT TAPWARE AND BATHROOM ACCESSORIES

LAUNDRY

- MIRRORED GLASS SPLASHBACK
- LAMINATED FINISH BENCHTOP
- FISHER AND PAYKEL 6KG DRYER

GENERAL

- FULLY DUCTED AIR CONDITIONING
- MIRRORED SLIDING WARDROBE DOORS SECONDARY BEDROOMS
- MATV TELEVISION POINTS, TELEPHONE AND DATA POINTS
- NBN BROADBAND CABLING
- INTERCOM FOR VISITOR ACCESS

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Premium Apartments [Level 10 Building A, Level 12 Building B]

FLOORING (WHERE APPLICABLE)

- HERRINGBONE PATTERN ENGINEERED TIMBER FLOORING
- LARGE FORMAT TILES
- HIGH QUALITY CARPET

KITCHEN

- RECONSTITUTED STONE BENCHTOPS
- TWILIGHT TAPWARE
- MIRRORED GLASS SPLASHBACK
- SMEG APPLIANCES INCLUDING FULLY INTEGRATED DISHWASHER, 70CM INDUCTION COOKTOP, 60CM OVEN AND BUILT-IN MICROWAVE WITH BAUMATI UNDERMOUNT RANGEHOOD
- FULLY INTEGRATED FISHER & PAYKEL FRIDGE AND FREEZER

BATHROOMS

- CUSTOM MADE VANITY MIRRORS IN ENSUITE ONLY (STANDARD MIRROR IN SECONDARY BATHROOMS)
- FRAMELESS SHOWER GLASS
- RECONSTITUTED STONE VANITY TOPS
- TWILIGHT TAPWARE AND BATHROOM ACCESSORIES

LAUNDRY

- MIRRORED GLASS SPLASHBACK
- LAMINATED FINISH BENCHTOP
- FISHER AND PAYKEL 6KG DRYER

GENERAL

- FULLY DUCTED AIR CONDITIONING
- MIRRORED SLIDING WARDROBE DOORS SECONDARY BEDROOMS
- MATV TELEVISION POINTS, TELEPHONE AND DATA POINTS
- NBN BROADBAND CABLING
- INTERCOM FOR VISITOR ACCESS

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Private resident facilities complement the relaxed lifestyle of The Lanes Residences, providing indoor and outdoor spaces for recreation, wellness, and social gatherings. Amenities including a gym, resort-style pool, sauna, outdoor terrace area and lounge overlooking Lake Unity. Residents also have access to an abundance of landscaped green spaces and direct access to the neighbouring Green.



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An expansive lakefront Green is located at the centre of The Lanes Residences, connecting to the broader retail village of The Lanes. Here, refined yet informal landscaping creates an intimate connection with the lakefront and provides a soft, living frame for the striking architectural façades.

The Green is a treasured social space designed to strengthen the bonds of community life through recreation, relaxation and celebration, where inclusive landscape design provides a multitude of vantages and seating areas.

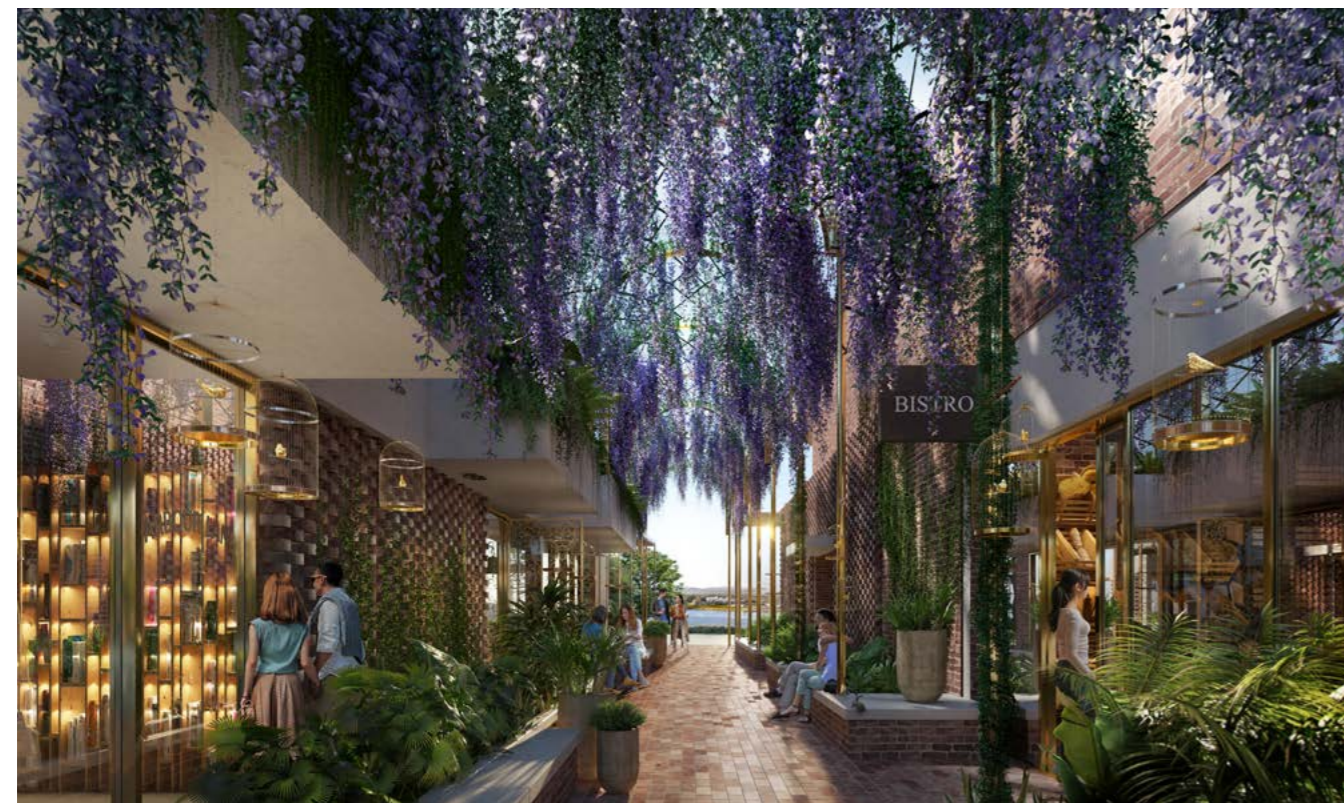


THE LANES

RETAIL VILLAGE

At the heart of this evolving lakefront community will be the future leisure-lifestyle retail village 'The Lanes'. This expansive 2.1ha precinct will combine beautiful green spaces with sophisticated urban food markets, leading food and beverage offerings, health, beauty and wellbeing services, and world-class retail and entertainment experiences.

Arbour Laneway



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Fresh Food Market Hall



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Lakefront Dining



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Village Square Dining



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Main Street



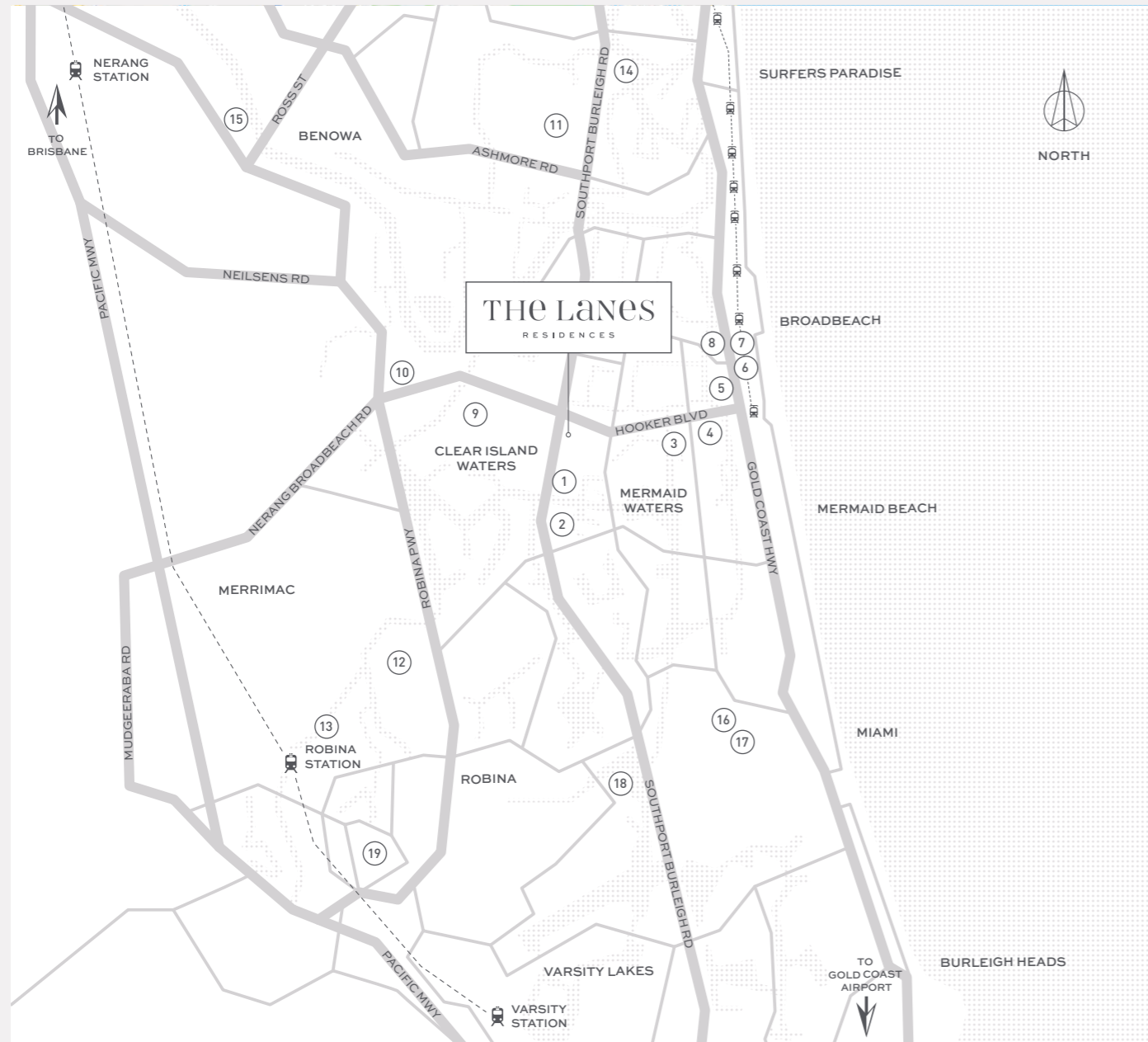
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Wellness Hub



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a central location



From its central position, The Lanes Residences is only five minutes from the retail and dining precincts of Broadbeach, home to Pacific Fair and The Star Hotel and Casino. Renowned surf beaches, excellent primary and secondary schools, and direct access to the M1 are only moments away.

- | | |
|--|---|
| 01 / LAKEVIEW RETAIL CENTRE | 11 / GOLD COAST TURF CLUB |
| 02 / Q SUPER CENTRE | 12 / PALMER COLONIAL GOLF COURSE |
| 03 / BROADBEACH LIBRARY | 13 / CBUS SUPER STADIUM |
| 04 / PACIFIC FAIR SHOPPING CENTRE | 14 / HOTA |
| 05 / THE STAR HOTEL & CASINO | 15 / METRICON STADIUM |
| 06 / BROADBEACH RESTAURANT PRECINCT | 16 / PIZZEY PARK AND MIAMI AQUATIC CENTRE |
| 07 / THE OASIS AND ORACLE | 17 / BURLEIGH GOLF CLUB |
| 08 / GOLD COAST CONVENTION & EXHIBITION CENTRE | 18 / BOND UNIVERSITY |
| 09 / SURFERS PARADISE GOLF CLUB | 19 / ROBINA TOWN CENTRE |
| 10 / CARRARA MARKETS | |

Sunland Group

1300 577 071 | sunlandgroup.com.au
 Lakeview Boulevard (via Hooker Boulevard),
 The Lakes, Mermaid Waters, Queensland

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