

LANES RESIDENCES

WEST VILLAGE

Sunland Group is delighted to present The Lanes Residences – West Village - two boutique lakefront apartment buildings mirroring Stage One, where pioneering architecture, retail and amenity come together to create the ultimate lifestyle destination.



ARTIST IMPRESSION - SUBJECT TO CHANGE

LOCATION

The Lanes Residences is located within the visionary master plan of The Lakes in Mermaid Waters on the Gold Coast. This 42-hectare precinct will evolve sensitively and sustainably over time – residential housing, apartments and landscaped leisure spaces, intimately connected to their unique waterfront setting. 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, and 20 minutes to Gold Coast Airport. The spectacular surf beaches of Surfers Paradise and Burleigh, and seven excellent primary and secondary schools, are also close by.



ARTIST IMPRESSION - SUBJECT TO CHANGE

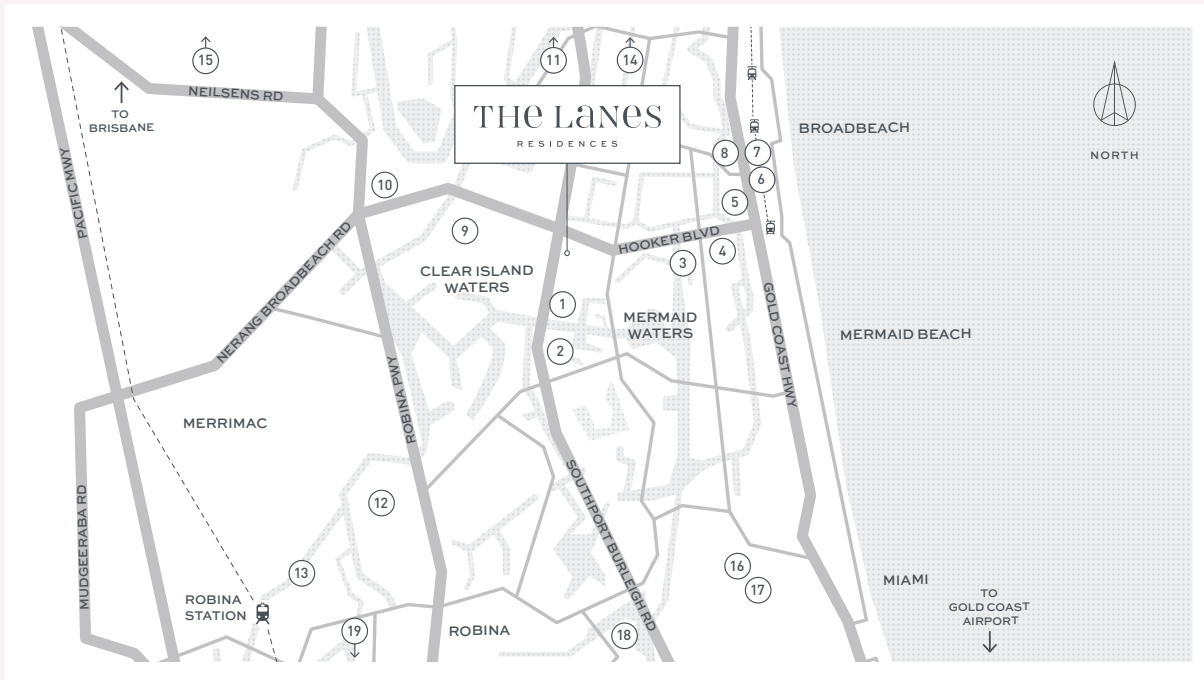
ARCHITECTURE

The four mid-rise buildings at The Lanes Residences embrace the natural contour of Lake Unity, allowing the sculptural forms to emerge from the ground with the same organic rhythm as a plant or flower as it rises towards the sun. Sophisticated comfort and design are brought together in each luxurious apartment, perfectly oriented to take advantage of stunning views whether they be lake, park, hinterland or the majestic Surfers Paradise skyline.

Each building will link to the future retail village at The Lanes and feature ground-level retail and commercial spaces, and resident amenities including a pool and terrace area, lounge, sauna and gym. Residents will also enjoy an abundance of landscaped areas including a public outdoor Green.

INTERNAL FEATURES

- Ducted air-conditioning
- Reconstituted stone kitchen bench tops, high gloss cabinetry, and mirror splashback
- Stainless steel European appliances including dishwasher, oven and induction cooktop
- High quality large format tiles (standard apartments) or Engineered Timber Flooring (Lakeview and Premium Apartments), and quality carpet
- Custom designed stone vanities in ensuite and bathroom
- Premium fittings and fixtures



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THE LANES RETAIL VILLAGE

At the heart of this lakefront community is The Lanes retail village. Connected to the broader community and waterfront promenade the retail village will feature lively retail lanes, café culture, leading food and beverage, wellness services and entertainment experiences. Presenting an inspired interpretation of village retail, where intricate design and cascading greenery flows out through the retail lanes and open spaces to embrace the Gold Coast's wonderful climate.

Proposed retail offerings include –

- › Fresh food market hall
- › Cafés and restaurants
- › Leisure and entertainment offerings
- › Commercial and office space
- › Health, beauty and wellness
- › 4,500 sqm of integrated green spaces

OUTGOINGS

The body corporate levies at The Lanes Residences will start from approximately \$84 per week excluding gst. Council rates and water usage are anticipated to be approximately \$3,000 per annum.

LOCAL AMENITIES

The Lanes Residences is conveniently located in close proximity to the following local amenities –

- 01 / Lakeview Retail Centre
- 02 / Q Super Centre
- 03 / Broadbeach Library
- 04 / Pacific Fair Shopping Centre
- 05 / The Star Hotel & Casino
- 06 / Broadbeach Restaurant Precinct
- 07 / The Oasis And Oracle
- 08 / Gold Coast Convention & Exhibition Centre
- 09 / Surfers Paradise Golf Club
- 10 / Carrara Markets
- 11 / Gold Coast Turf Club
- 12 / Palmer Colonial Golf Course
- 13 / Cbus Super Stadium
- 14 / HOTA
- 15 / Metricon Stadium
- 16 / Pizzey Park And Miami Aquatic Centre
- 17 / Burleigh Golf Club
- 18 / Bond University
- 19 / Robina Town Centre

TERMS OF PURCHASE

Initial deposit of \$5,000 with the balance of 10% deposit payable within 14 days from date of contract. Settlement is 14 days from registration or 30 days from date of contract. Cash/Cheque deposits and bank guarantees (with prior consent) from approved financial institutions are acceptable forms of deposit.

Sunland Group

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