

# THE LANES

RESIDENCES

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.

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



Sahba Abedian - Managing Director

AWARDS OF EXCELLENCE / HISTORY

TWO THOUSAND

22



**272 HEDGES AVENUE**  
GOLD COAST, QLD

21

**THE LANES RESIDENCES**  
[STAGE 1]  
THE LAKES, GOLD COAST, QLD

20



**MAGNOLI APARTMENTS**  
GOLD COAST, QLD

19

**THE HILLS RESIDENCES**  
BRISBANE, QLD

[2019] HIA-CSR Brisbane Housing Awards, Display Townhouse/Villa



**KIRKDALE RESIDENCES**  
BRISBANE, QLD

18

**ARBOUR RESIDENCES**  
THE HEIGHTS, GOLD COAST, QLD

**18 MACPHERSON STREET**  
SYDNEY, NSW

[2019] NSW Master Builders Housing & Construction Awards, Town Houses or Villas/Dual Occupancy



18

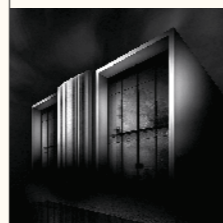


**THE LAKES RESIDENCES**  
THE LAKES, GOLD COAST, QLD

[2018] (Northern Peninsula) UDIA (QLD) Awards for Excellence, Premium Small Scale Development

**MARINA CONCOURSE**  
GOLD COAST, QLD

[2018] HIA Gold Coast/Northern Rivers Housing Awards, Apartment of the Year



**SHEA RESIDENCES**  
BRISBANE, QLD

[2019] Master Builders National Excellence in Building and Construction Awards, Medium Density (up to 3storeys – over 5 dwellings) | [2019] HIA-CSR Queensland Regional Housing Awards, Townhouse/Villa Development | [2019] Master Builders Brisbane Housing and Construction Awards, Medium Density (up to 3 storeys – over 5 dwellings) | [2018] HIA-CSR Queensland Regional Housing Awards, Townhouse/Villa of the Year

17

**ABIAN**  
BRISBANE, QLD

[2018] ABIAN Queensland Architecture Awards, State Award for Residential Architecture, Multiple Housing | [2015] ABIAN UDIA (QLD) Awards for Excellence, Marketing Excellence



**DAHLIA RESIDENCES**  
SYDNEY, NSW

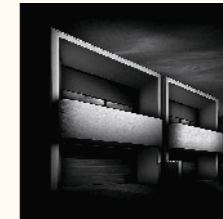


**THE GARDENS**  
MELBOURNE, VIC

**PARK TERRACES**  
THE HEIGHTS, GOLD COAST, QLD

[2017] HIA Gold Coast/Northern Rivers Housing Awards, Spec Home of the Year

17



**MAGNOLI RESIDENCES**  
GOLD COAST, QLD

[2018] HIA Gold Coast/Northern Rivers Housing Awards, Townhouse/Villa Development of the Year | [2018] Master Builders Gold Coast Awards, Best Use of Steel Frame Housing

**CARRÉ RESIDENCES**  
MELBOURNE, VIC

**THE HEIGHTS RESIDENCES**  
THE HEIGHTS, GOLD COAST, QLD

**THE HEIGHTS**  
GOLD COAST, QLD



**MELIAH**  
GOLD COAST, QLD

[2016] HIA Gold Coast/Northern Rivers Housing Awards, Spec Home

**PALAZZO VERSACE**  
DUBAI, UAE

16



**THE TERRACES**  
SUNSHINE COAST, QLD

[2017] HIA Sunshine Coast/Wide Bay Housing Awards, Townhouse/Villa Development | [2017] Master Builders Sunshine Coast Housing and Construction Awards, Medium Density

**D1**  
DUBAI, UAE

16

15

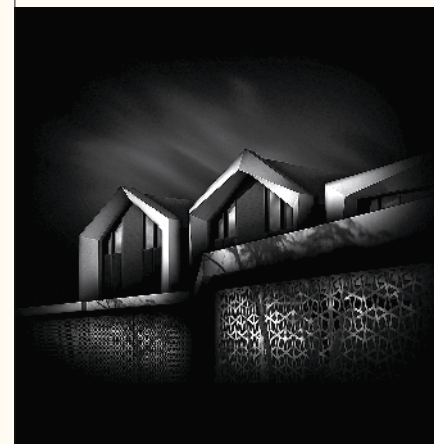
**WHYTE RESIDENCES**  
MELBOURNE, VIC

[2015] UDIA (VIC) Awards for Excellence – Medium Density Development



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

14



**PENINSULA RESIDENCES**  
GOLD COAST, QLD

[2015] PENINSULA RESIDENCES Master Builders Gold Coast Housing and Construction Awards, Low-Rise Multi-Residential Housing (Below 3 Storeys) | [2014] PENINSULA RESIDENCES HIA Gold Coast/Northern Rivers Housing Awards – Townhouse/Villa Development

**THE PARC**  
SYDNEY, NSW

**CONCOURSE VILLAS**  
GOLD COAST, QLD

[2014] Master Builders Association Gold Coast Housing and Construction Awards – Low-Rise Multi-Residential Housing (Duplexes)

**CHANCELLOR RESIDENCES**  
MELBOURNE, VIC

[2014] UDIA (VIC) Awards for Excellence – Medium Density Development | [2014] UDIA (VIC) Awards for Excellence – Landscape Award

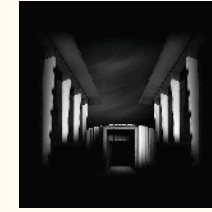
14

**MARINA RESIDENCES**  
GOLD COAST, QLD

[2016] HIA-CSR Australian Housing Awards – Apartment Complex of the Year | [2015] HIA QLD Housing Awards – Apartment of the Year | [2015] HIA QLD Housing Awards – Apartment Complex of the Year | [2015] HIA Gold Coast/Northern Rivers Housing Awards, Apartment Complex of the Year | [2015] HIA Gold Coast/Northern Rivers Housing Awards, Apartment of the Year | [2015] Master Builders Gold Coast Housing and Construction Awards, Residential Building (High-Rise Over 3 Storeys) over \$20 million | [2015] Gold Coast/Northern Rivers Regional Architecture Awards – Regional Commendation

**THE ADDRESS**  
GOLD COAST, QLD

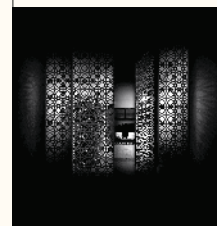
[2011] Master Builders Gold Coast Housing and Construction Awards – Low-Rise Multi-Residential Housing (Duplexes) | [2010] HIA CSR Gold Coast / Northern Rivers Housing Awards, Bathroom Project of the Year | [2010] Master Builders Association Queensland – Housing & Construction Awards – Display Home \$251,000 - \$400,00



**MEDINAH**  
GOLD COAST, QLD

[2012] Master Builders Gold Coast Housing and Construction Awards – Low-Rise Multi-Residential Housing (Duplexes)

11



**THE CONCOURSE**  
GOLD COAST, QLD

[2012] (Type D3) Master Builders Gold Coast Housing and Construction Awards – Display Home \$376,000 - \$475,000

**GARDENE**  
GOLD COAST, QLD

[2013] (Stages 2-4) Master Builders Gold Coast Housing and Construction Awards – Low-Rise Multi-Residential Housing (Townhouses) | [2012] (Stage 1) Master Builders Gold Coast Housing and Construction Awards – Low-Rise Multi-Residential Housing (Townhouses)

12

09

**THE PARC**  
GOLD COAST, QLD

[2010] (Stage 3B) Master Builders Association Queensland – Housing and Construction Awards – Low-Rise Multi-Residential Housing (Duplexes and Townhomes) Up to \$4 Million | [2009] Master Builders Housing and Construction Awards, Low-Rise Multi-Residential Housing (Duplexes and Townhouses) Project over \$4 million

08



**BALENCEA**  
MELBOURNE, VIC

[2009] Australian Institute of Architects Frederick Romberg Award for Residential Architecture Multiple Housing | [2009] Victorian Architecture Awards Multiple Housing  
[2006] HIA NSW, Apartment Project of the Year Under 10 Storeys

08

**LOUISA ROAD RESIDENCES**  
SYDNEY, NSW

[2009] HIA CSR Australian Housing Awards Apartment Project of the Year | [2008] HIA CSR NSW Housing Awards, Apartment Project of the Year

07



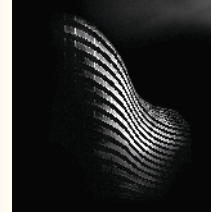
**CIRCLE ON CAVILL**  
GOLD COAST, QLD

[2008] RIAA Queensland Architecture Awards, Regional Commendation | [2007] Gold Coast Urban Design, Best Built Form | [2007] Gold Coast Urban Design Awards, Sue Robbins Award for Excellence | [2007] UDIA (QLD) Awards, Urban Renewal Project

06

**95 GAMMERAY ROAD**  
SYDNEY, NSW

[2006] HIA NSW, Apartment Project of the Year Under 10 Storeys



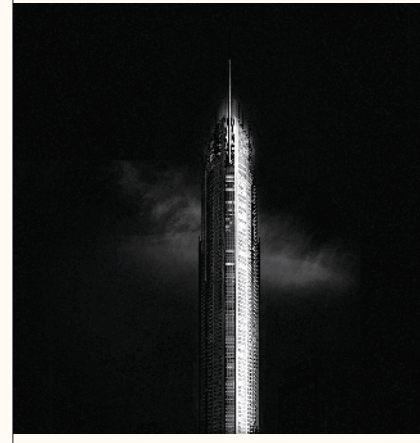
**YVE**  
MELBOURNE, VIC

[2007] RIAA National Award, Residential Architecture, Multiple Housing | [2006] RIAA Victorian Architecture Awards, Harold Desbrowe-Anneer Award | [2006] RIAA Victorian Architecture Awards, Victorian Architecture Medal

05

**Q1**  
GOLD COAST, QLD

[2006] RIAA Queensland Architecture Awards, High Commendation | [2006] RIAA Gold Coast Regional Architecture Awards, Building of the Year



06

04

**NEWSTEAD TERRACES**  
BRISBANE, QLD

[2006] Queensland Architectural Awards, Regional Commendation



**PALAZZO VERSACE**  
GOLD COAST, QLD

[2011] Conde Nast Traveller (USA) Reader's Choice Awards – Ranked 7th Best Resort, Oceania Region | [2011] Conde Nast Traveller (USA) Reader's Choice Awards – Ranked 2nd Best Resort, Australia | [2009] Hotel Club Best Hotel Queensland State | [2008] Australian Gourmet Traveller Awards, Best Luxury Hotel | [2008] HotelClub Awards – Voted one of Top Three Hotels in Australia, New Zealand and Pacific Islands | [2008] HotelClub Awards, Journalists' Choice | [2008] Luxury Travel Gold List Awards, Australia's Best Hotel | [2008] The Australian Travel and Tourism Awards, Admitted into 'Winners Circle' having won Best Luxury Hotel for last 2 years | [2006] HM Awards for Hotel and Accommodation Excellence, 5-Star Accommodation | [2005] Australian Tourism Awards, Luxury Accommodation | [2004] Australian Tourism and Travel Awards, Luxury Accommodation | [2004] Queensland Tourism Awards, Luxury Accommodation | [2003] Australian Tourism and Travel Awards, Luxury Accommodation Finalist | [2003] Queensland Tourism Awards, Luxury Accommodation | [2002] La Chaine des Rotisseurs, Award for Excellence to Vanitas | [2002] Queensland Tourism Awards, Luxury Accommodation Finalist | [2000] UDIA, Excellence in Marketing

**ABIA**  
GOLD COAST, QLD

[2003] RIAA Gold Coast Regional Architecture Awards, Building of the Year



99

**LAKELAND VILLAS**  
GOLD COAST, QLD

**MERRIMAC**  
GOLD COAST, QLD

**PACIFIC PALISADES**  
GOLD COAST, QLD

98



**SUNGCITY**  
GOLD COAST, QLD

[1996] UDIA, Excellence in High-rise

**SOMERSET PARK**  
GOLD COAST, QLD

87

**LEGENDS HOTEL**  
GOLD COAST, QLD

94

**PARDISE PALMS**  
GOLD COAST, QLD

**GAVEN HEIGHTS**  
GOLD COAST, QLD

96

**CARMEL BY THE SEA**  
GOLD COAST, QLD

[1997] UDIA, Excellence in High-rise



88



**MALIBU**  
GOLD COAST, QLD

87



**SANCTUARY COVE RESIDENCES**  
GOLD COAST, QLD

**SOVEREIGN ISLANDS**  
GOLD COAST, QLD

86

**SURFERS WATERS**  
GOLD COAST, QLD

**RIVERA ISLAND**  
GOLD COAST, QLD

85

**SORRENTO**  
GOLD COAST, QLD

83

**27 CABANA BOULEVARD**  
GOLD COAST, QLD



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 and penthouses, 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.



ARTIST IMPRESSION, INDICATIVE ONLY.

# THE LANES

RESIDENCES



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

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.



ARTIST IMPRESSION, INDICATIVE ONLY.



# THE LANES

RESIDENCES



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 APARTMENTS
- 08 EXISTING LAKEVIEW RETAIL / 09 HOOKER BOULEVARD / 10 SOUTHPORT BURLEIGH ROAD

two bedroom residences

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



ARTIST IMPRESSION, INDICATIVE ONLY. FINISHES MAY VARY DEPENDING ON ELECTED CUSTOMISATION. REFER TO INDIVIDUAL FLOOR PLANS FOR FINISHES.

expansive lake views to the south east



## two bedroom residences

Here, refined interiors create a welcoming sense of balance and cohesiveness, pairing a neutral palette with quality finishes for a classic, timeless effect. Full-height windows capture expansive views towards the Gold Coast skyline and hinterland, while deep balconies provide comfortable, shaded outdoor living spaces year-round.

The large, open format kitchen creates a functional and beautiful space ideal for entertaining. The natural stone finish of the island bench and serving areas is complemented by high-gloss joinery and premium appliances.



ARTIST IMPRESSION. INDICATIVE ONLY. FINISHES MAY VARY DEPENDING ON ELECTED CUSTOMISATION. REFER TO INDIVIDUAL FLOOR PLANS FOR FINISHES.



ARTIST IMPRESSION. INDICATIVE ONLY. FINISHES MAY VARY DEPENDING ON ELECTED CUSTOMISATION. REFER TO INDIVIDUAL FLOOR PLANS FOR FINISHES.

two bedroom residences

Bathrooms are designed as private retreats, featuring custom-made wall hung vanities and stylish stone bench tops. Neutral colours are offset by striking twilight tapware and superior finishes.



ARTIST IMPRESSION, INDICATIVE ONLY. FINISHES MAY VARY DEPENDING ON ELECTED CUSTOMISATION. REFER TO INDIVIDUAL FLOOR PLANS FOR FINISHES.

three bedroom residences

Sophisticated comfort and design come together in the luxurious three-bedroom apartments and penthouses, oriented to take advantage of stunning views whether they be lake, hinterland, or city skyline. Each unique residence balances colour, texture, lighting, and scale to create warm and welcoming zones geared to family living. Oversized balconies embrace the Gold Coast's celebrated sub-tropical climate, capturing the coastal breezes and providing comfortable, shaded outdoor living spaces.



ARTIST IMPRESSION, INDICATIVE ONLY.

three bedroom residences

Generous in proportion and exquisite in style, the open plan entertaining and living areas present a flow of cohesive, beautifully crafted spaces designed for comfort. Floor to ceiling windows frame the vibrant landscape with dramatic impact, enhancing the feeling of space and light.



ARTIST IMPRESSION, INDICATIVE ONLY. FINISHES MAY VARY DEPENDING ON ELECTED CUSTOMISATION. REFER TO INDIVIDUAL FLOOR PLANS FOR FINISHES.





ARTIST IMPRESSION, INDICATIVE ONLY. FINISHES MAY VARY DEPENDING ON ELECTED CUSTOMISATION. REFER TO INDIVIDUAL FLOOR PLANS FOR FINISHES.

three bedroom residences

Well considered luxury and stylish functionality feature in the integrated gourmet kitchens. A focal point of daily life and celebration, the large island bench and high-gloss cabinetry provide ample space for entertaining and storage, perfected by stone bench tops and premium appliances.



ARTIST IMPRESSION, INDICATIVE ONLY. FINISHES MAY VARY DEPENDING ON ELECTED CUSTOMISATION. REFER TO INDIVIDUAL FLOOR PLANS FOR FINISHES.



ARTIST IMPRESSION, INDICATIVE ONLY. FINISHES MAY VARY DEPENDING ON ELECTED CUSTOMISATION. REFER TO INDIVIDUAL FLOOR PLANS FOR FINISHES.

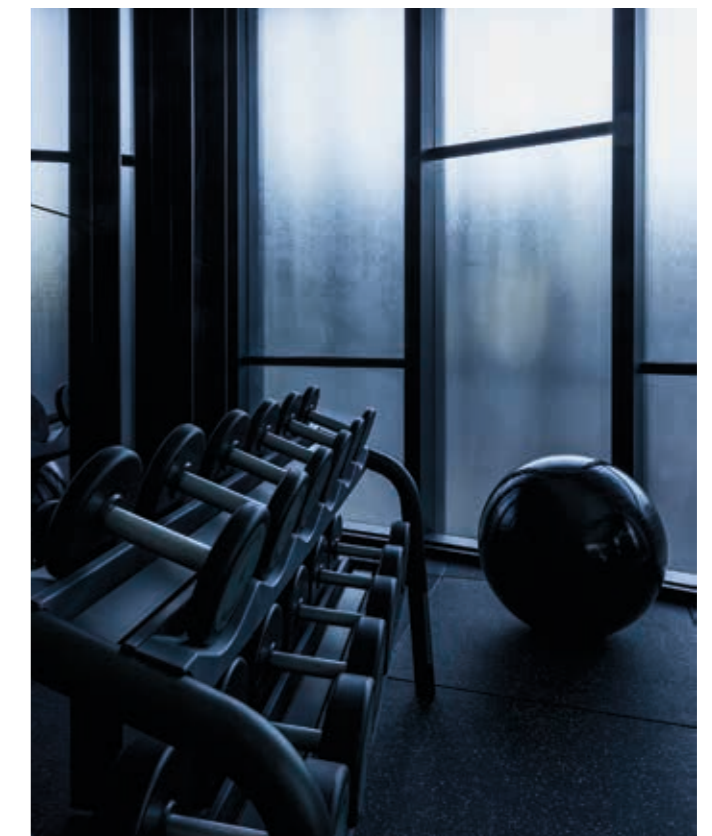


ARTIST IMPRESSION, INDICATIVE ONLY. FINISHES MAY VARY DEPENDING ON ELECTED CUSTOMISATION. REFER TO INDIVIDUAL FLOOR PLANS FOR FINISHES.

Elegant wall hung vanities and premium finishes artfully transform the bathrooms into a calm and contemplative space. A freestanding bath is the centrepiece of the spacious ensuite.

three bedroom residences

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.





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.

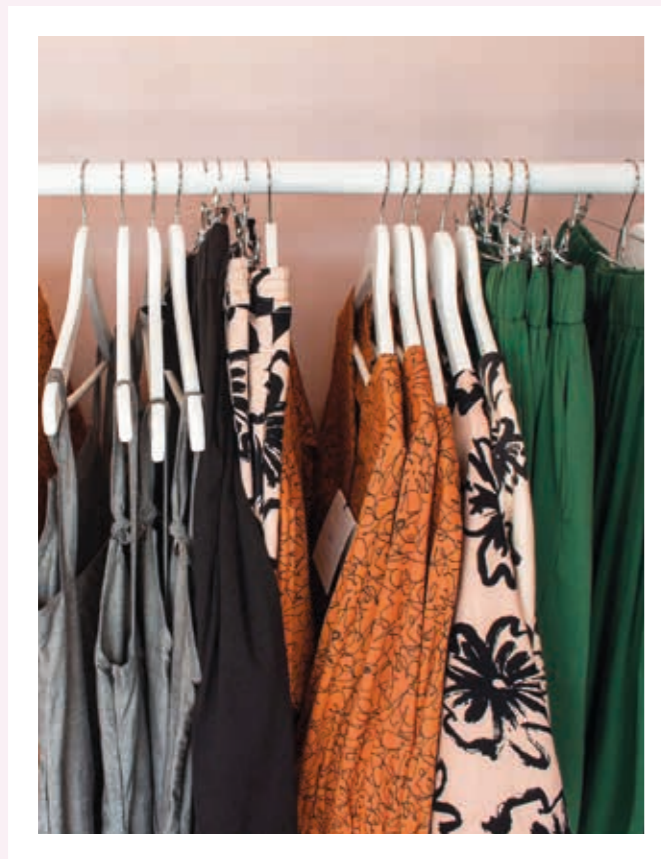


ARTIST IMPRESSION, INDICATIVE ONLY.

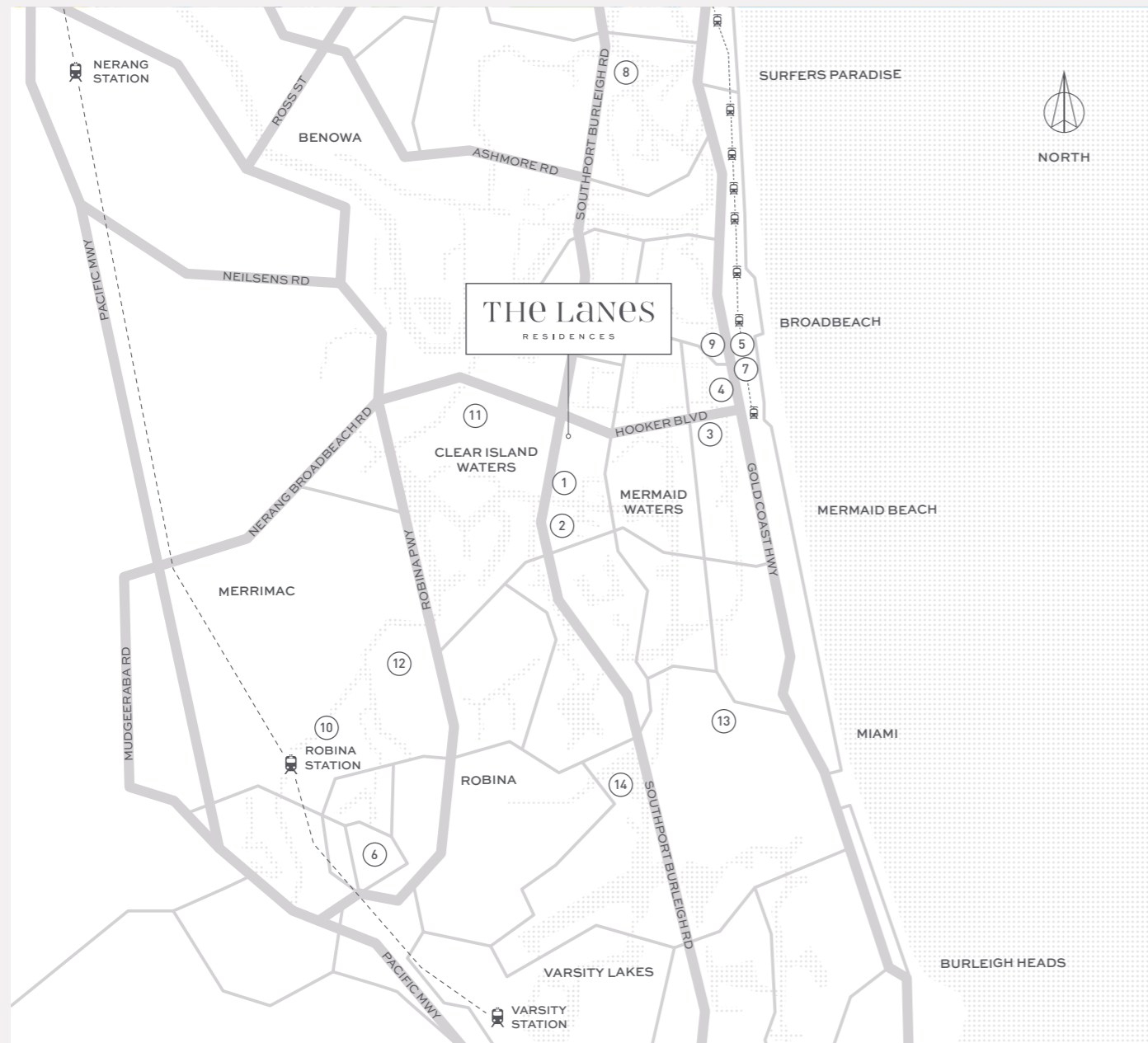
# THE LANES

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.







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         | 08 / HOTA                                      |
| 02 / Q SUPER CENTRE                 | 09 / GOLD COAST CONVENTION & EXHIBITION CENTRE |
| 03 / PACIFIC FAIR SHOPPING CENTRE   | 10 / CBUS SUPER STADIUM                        |
| 04 / THE STAR HOTEL & CASINO        | 11 / SURFERS PARADISE GOLF CLUB                |
| 05 / THE OASIS AND ORACLE           | 12 / PALMER COLONIAL GOLF COURSE               |
| 06 / ROBINA TOWN CENTRE             | 13 / PIZZEY PARK                               |
| 07 / BROADBEACH RESTAURANT PRECINCT | 14 / BOND UNIVERSITY                           |

a central location

## Sunland Group

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

SUNLAND GROUP LIMITED ABN 65 063 429 532. ALL REASONABLE CARE HAS BEEN TAKEN IN THE PREPARATION OF THIS BROCHURE. TO THE BEST OF OUR KNOWLEDGE, NO RELEVANT INFORMATION HAS BEEN OMITTED. HOWEVER, SUNLAND GROUP LIMITED AND ITS APPOINTED AGENTS DISCLAIM ALL LIABILITY SHOULD ANY INFORMATION OR MATTER CONTAINED HEREIN DIFFER FROM THE CONTRACT OF SALE OR THE ACTUAL CONSTRUCTED DEVELOPMENT. RENDERS AND PHOTOGRAPHS ARE ILLUSTRATIVE ONLY AND ALL INFORMATION IS CORRECT AT THE TIME OF PRINTING. © SUNLAND GROUP LIMITED. ALL RIGHTS RESERVED.

