

Sunland Group

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HEDGES AVENUE WELCOMES AN ELEGANT NEW LANDMARK

The Gold Coast's finest residential address, Hedges Avenue in Mermaid Beach, is preparing to welcome a new landmark.

From its privileged seaside location, the visionary design of *272 Hedges Avenue* is the latest creation of Sunland Group, the award-winning developer behind the iconic Q1 tower and the world's first fashion-branded hotel, Palazzo Versace.

Rising 44-storeys above its unique coastal setting, *272 Hedges Avenue* represents Sunland Group's first high-rise development on the Gold Coast in more than a decade.

Sunland Group Managing Director, Sahba Abedian, said the development will introduce a curvaceous new design language to the Mermaid Beach skyline.

"It is a design befitting the truly unique location and nature of the site," Mr Abedian said.

"*272 Hedges Avenue* encapsulates decades of refined design thinking and will be the culmination of the Group's efforts in advancing the residential built form.

"It is unmatched in terms of its location, architectural design and amenity."

Widely regarded as the "millionaire's row" of Australia's sixth-largest city, Hedges Avenue adjoins the pristine coastline of Mermaid Beach and sprawling beachfront parklands, and is only moments from the world-class retail and dining precincts of Broadbeach, home to Pacific Fair and The Star Gold Coast.

Mr Abedian said there is a healthy appetite for design-driven, luxury product on the Gold Coast.

"Within the context of its urban surrounds, *272 Hedges Avenue* presents both unparalleled design and location amenities, reflecting the high standards of lifestyle, quality and craftsmanship sought by the owner-occupier market," he said.

Home designs include a selection of two-bedroom plus media room, and three-bedroom plus media room apartments, sky homes, sub-penthouses, and penthouses.

The two double-storey sky villas, located on levels 27 and 28, offer 512sqm of living and feature four bedrooms all with ensuite, two separate living areas, open plan dining and entertaining areas, media room, and panoramic coast and hinterland views.

With prices starting from \$1.4 million, each superbly appointed residence within *272 Hedges Avenue* features generous balconies and inspired interiors complete with floor-to-ceiling windows, travertine floors, large entertainer kitchens with fully-integrated premium appliances, and bespoke bathroom designs. A sweeping canopy at the base of the tower creates an exquisite sculptural connection with the surrounding streetscape and parklands.

Premium resident facilities including a dedicated concierge service, residents lounge, boardroom, function room, swimming pool, spa, gym, sauna and steam room, and treatment rooms.

Established in 1983, Sunland has a 35-year history of delivering some of Australia's most celebrated developments. The Group's total portfolio comprises more than 5,130 residential housing, land and multi-storey products along Australia's east coast and an emerging retail portfolio, with an estimated end value of \$3.9 billion.

For more information on *272 Hedges Avenue*, or to arrange a private consultation, phone 1300 421 421 or visit www.sunlandgroup.com.au.