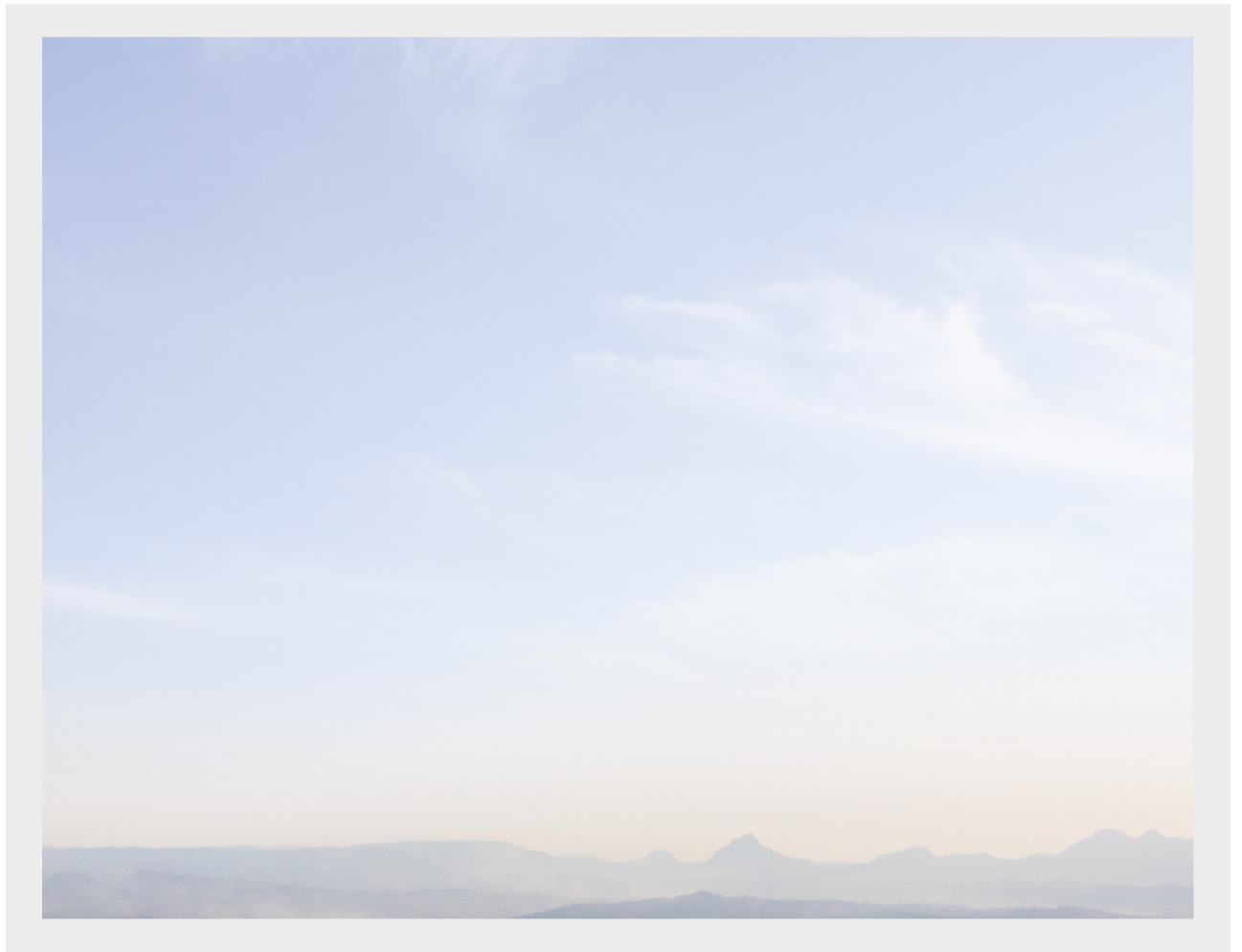


# THE HEIGHTS

Sunland Group





Sunland's journey commenced more than 30 years ago with the creation of a single luxury home, imbued with a pioneering spirit and a tapestry of innovation, to culminate in a singularly original design.

## Sunland Group

*Creating Vibrant Communities*

Throughout our history, Sunland has created a portfolio of residential communities distinguished by quality, innovation and vibrancy. It's a signature tradition embodied within our developments around Australia – a consistent commitment to enduring design excellence, partnered with human values.

Now Sunland is proud to present The Heights – a vibrant, master planned community on the northern Gold Coast, enriched by beautiful community parks, tree-lined streetscapes and thoughtful urban design.

A stylized, handwritten signature in dark grey ink, featuring a large, sweeping loop and a long, thin tail extending to the right.

Sahba Abedian - Managing Director

## *Awards of Excellence*

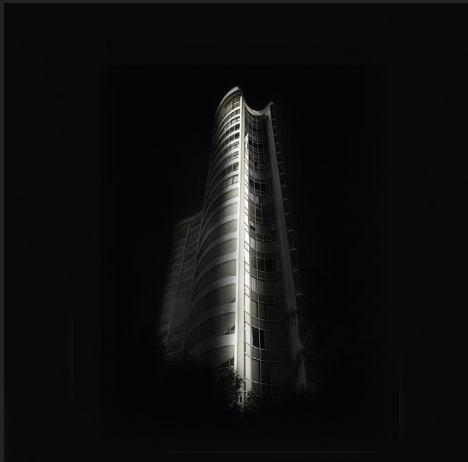
Sunland's reputation for definitive design is unparalleled. Each year, accolades and awards honour the Group's contribution to the Australian design landscape – advanced through differentiation, clarity of thought and a commitment to architectural excellence.

1996 - 2015



[2015] Peninsula Residences Gold Coast Master Builders Housing & Construction Awards, Low-Rise Multi-Residential Housing (below 3 storey) | [2015] Marina Residences Gold Coast Master Builders Housing & Construction Awards, Residential Building (high-rise over 3 storey) 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 (Stage 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 | [2012] Gardene (Stage 1) Master Builders Gold Coast Housing and Construction Awards – Low-Rise Multi-Residential Housing (Townhouses) | [2012] Medinah Master Builders Gold Coast Housing and Construction Awards – Low-Rise Multi-Residential Housing (Duplexes) | [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 – rank 7th Best Resort, Oceania Region | [2011] Palazzo Versace Conde Nast Traveller (USA) Reader's Choice Awards – rank 2nd Best Resort, Australia | [2010] The Parc (Stage 3B) Master Builders Association Queensland – Housing and Construction Awards – Low Rise Multi-Residential Housing (Duplexes & 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] The Parc Master Builders Housing and Construction Awards 2009 Low Rise Multi-Residential Housing (Duplexes and Townhouses) Project over \$4 million | [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] Northbridge Residences RAIA Queensland Architecture Awards, Regional Commendation | [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 | [2008] Greenvue Master Builders Association Queensland, Low Rise Multi-Residential Housing, Total Project over \$2.5 million | [2007] Yve RAIA National Award, Residential Architecture, Multiple Housing | [2007] Northbridge Residences Master Builders Association Qld, 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 Queensland Awards, Urban Renewal Project | [2006] Newstead Terraces Queensland Architectural Awards, Regional Commendation | [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.

# Sunland Group



1983 - 1987

- Benowa Waters  
Queensland
- Paradise Waters  
Queensland
- Sorrento  
Residence  
Queensland
- Sanctuary Cove  
Villas  
Queensland

1989 - 1990

- Malibu  
Queensland
- Gaven Heights  
Queensland

1993 - 1995

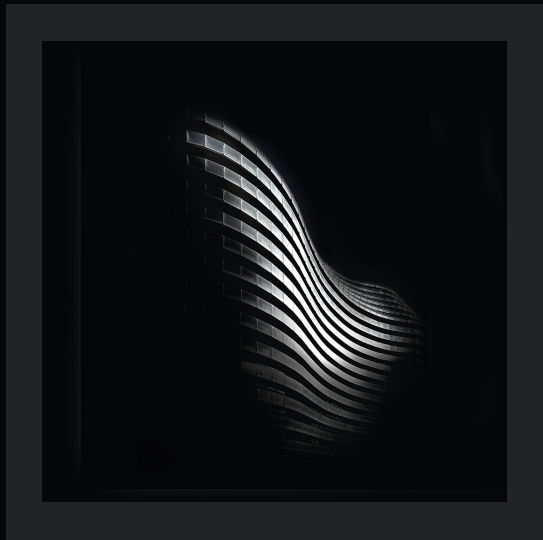
- Paradise Palms  
Queensland
- Carmel By The Sea  
Queensland
- Riverview Gardens  
Queensland
- Imperial Plaza  
Queensland

1996 - 1997

- Somerset Place  
Queensland
- Surfers Waters  
Queensland
- Legends Hotel  
Queensland

1998 - 1999

- SunCity  
Queensland
- Crystal Bay  
Queensland
- Lakeland Villas  
Queensland
- Somerset Park  
Queensland
- Somerset Gardens  
Queensland
- Somerset Views  
Queensland



## 2000

Palazzo Versace  
Queensland

Parklake  
Queensland

Rosedale Gardens  
Queensland

Eastlake Villas  
Queensland

Osprey Gardens  
New South Wales

## 2001

Berwick Springs  
Victoria

Grand Apartments  
Queensland

Cordoba Manors  
Queensland

EastHill Residences  
Queensland

Riversprings  
Country Club  
Queensland

## 2002

Regatta Waters  
Queensland

Aria  
Queensland

Sovereign Manors  
Victoria

Padstow Views  
Queensland

## 2003 - 2004

Orchard Park  
Victoria

Bourton Place  
Queensland

Lumiere  
Queensland

Sunkids  
Queensland

Arbour on the Park  
Victoria

## 2005

Q1  
Queensland

Sea Breeze  
Queensland

Signature at  
Sanctuary Lakes  
Victoria

Newstead Terraces  
Queensland

Bushland Beach  
Queensland

Palms Estate  
New South Wales

Glasswing  
Queensland

Castlebrae  
New South Wales

A vision is a compelling, enrolling, vivid picture  
that inspires and moves you into action.

*Thomas Crumb*



#### 2006

Yve  
Victoria

Clover Hill  
Queensland

Jardin  
Victoria

Avalon  
Queensland

Cammeray  
Residences  
New South Wales

Northbridge  
Residences  
Queensland

Casa  
New South Wales

Bluestone  
Victoria

#### 2007

Circle on Cavill  
Queensland

Emery  
New South Wales

Allure  
Queensland

The Province  
Victoria

Jefferson  
Queensland

Jardin Residences  
Victoria

Leukaemia Village  
Queensland

Highfield Ridge  
Queensland

#### 2008

Castel  
New South Wales

Greenvue  
Queensland

Louisa Road  
New South Wales

Virgin Blue  
Headquarters  
Queensland

Chancellor  
Victoria

Elysia  
New South Wales

The Collection  
New South Wales

Balancea  
Victoria

#### 2009

The Parc  
Queensland

Sedyr  
New South Wales

Bluestone  
Residences  
Victoria

Royal Pines  
Queensland

#### 2010

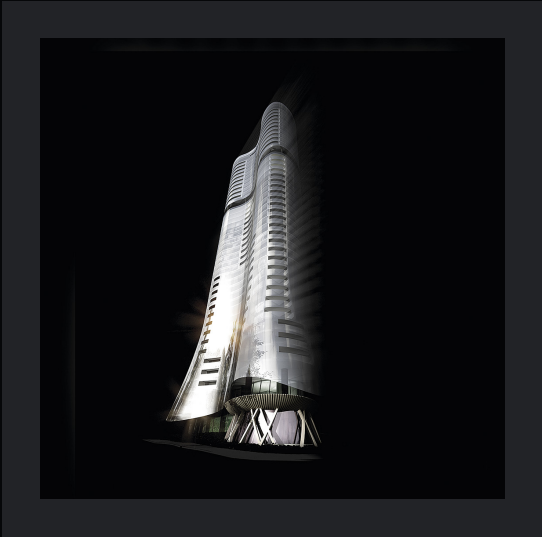
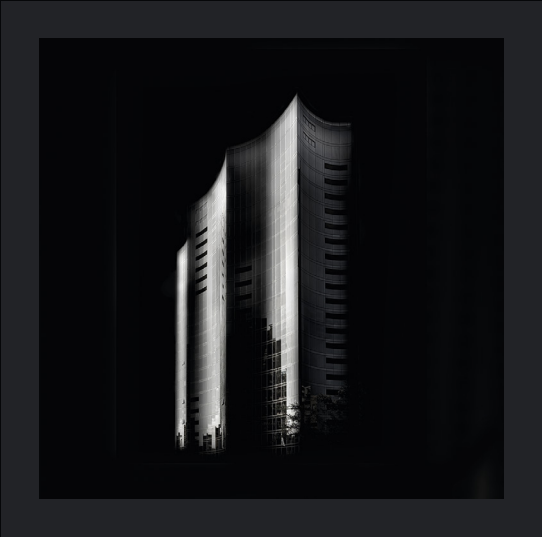
The Boulevard  
Royal Pines Resort  
Queensland

The Estate  
Sanctuary Cove  
Queensland

The Heritage  
Victoria

The Address  
Sanctuary Cove  
Queensland

Cassia  
Park Residences  
Queensland



2011

The Concourse  
Royal Pines Resort  
Queensland

Gardene  
Queensland

The Pavilions  
Peregian Springs  
Queensland

Eton  
Victoria

The Parc  
Kellyville  
New South Wales

Easthill  
The Glades  
Queensland

Medinah  
The Glades  
Queensland

2012

Chancellor  
Residences  
Victoria

The Pines  
Queensland

North Hill  
The Glades  
Queensland

One Tree Hill  
The Concourse  
Queensland

2013

Marina Residences  
Royal Pines Resort  
Queensland

Peninsula  
The Glades  
Queensland

Whyte Residences  
Victoria

2014

Concourse Villas  
Royal Pines Resort  
Queensland

The Gardens  
Victoria

Carré Residences  
Victoria

Adresse  
Victoria

Dahlia Residences  
New South Wales

Quays  
Hope Island  
Queensland

Abian  
Queensland

2015

The Terraces  
Peregian Springs  
Queensland

Medinah Land  
The Glades  
Queensland

Bayside  
Bushland Beach  
Queensland

Ancora  
Hope Island  
Queensland

Meliah  
Sanctuary Cove  
Queensland

The Lakes Land  
Mermaid Waters  
Queensland

Magnoli Residences  
Palm Beach  
Queensland

The Heights  
Pimpama  
Queensland

Parkway  
Sanctuary Cove  
Queensland





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### *Central Location*

Thoughtful planning is the cornerstone of this perfectly positioned neighbourhood. From its central location, major employment nodes, excellent schools, sports and recreation facilities, medical services and shopping centres are only minutes away, including the prestigious retail and dining precincts of Hope Island and Sanctuary Cove. Gold Coast International Airport is only 35 minutes by car.

To the north, The Heights is superbly located within the burgeoning growth corridor between Brisbane and the Gold Coast. Easy access to the M1 places you only 20 minutes from the white sand beaches of Surfers Paradise and 40 minutes from the culture and commerce of Brisbane, Queensland's capital. Coomera Train Station is an easy 10 minute drive, linking directly with Brisbane and its domestic and international airports.

*Gold Coast - Queensland*

The Heights is an unparalleled master planned environment located in the heart of Pimpama, where expansive parklands, sensitive urban planning and the area's own natural beauty converge to create an enduring, vibrant community. It is also perfectly situated at the centre of new growth and investment on the northern Gold Coast.

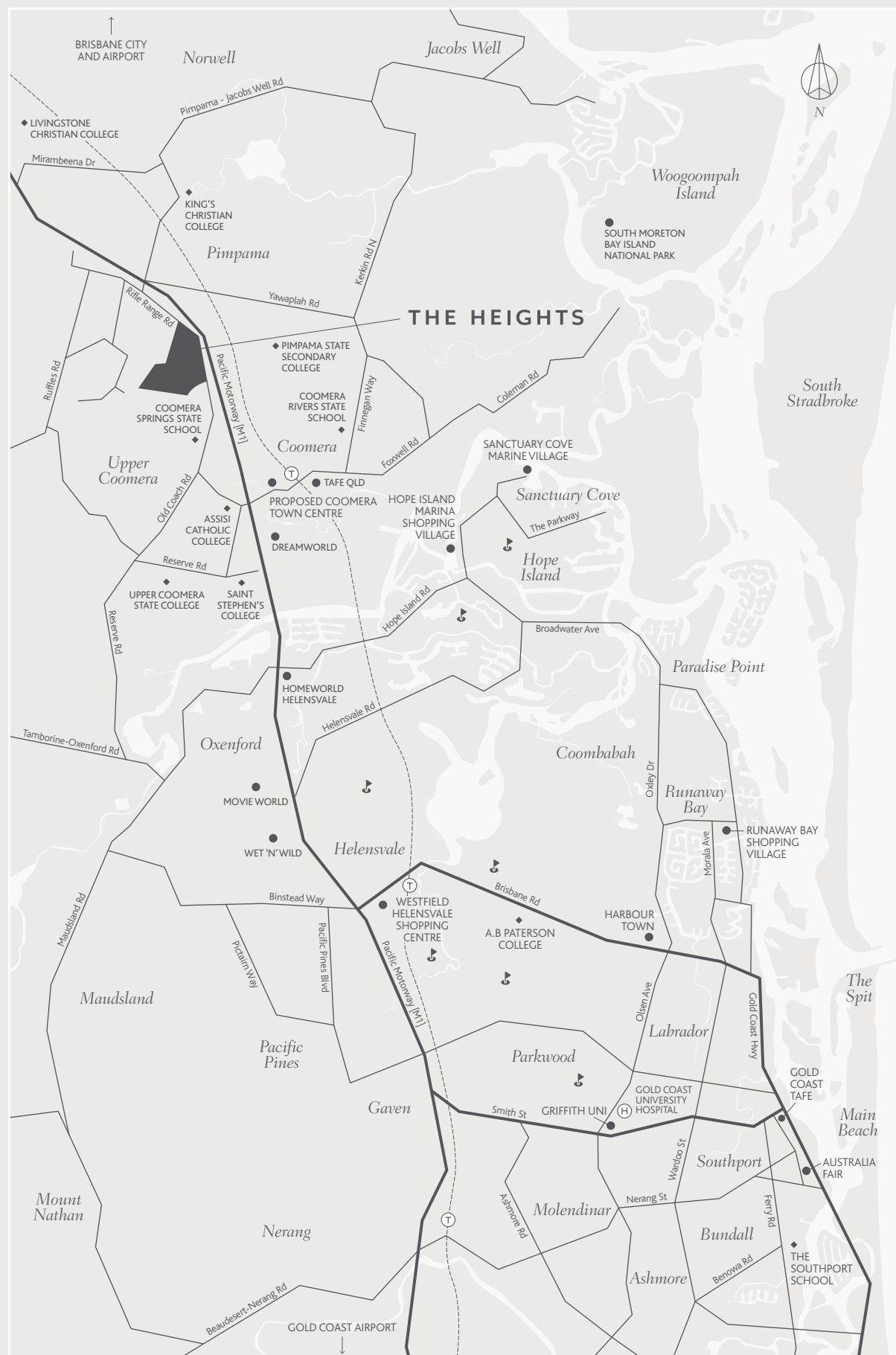
### *Central to everything*

Excellent education providers are located nearby, including a choice of 11 primary and secondary schools and the new \$26 million TAFE Creative Campus in neighbouring Coomera. The planned \$500 million Coomera Town Centre site is located only six minutes from The Heights and is expected to generate more than 1,200 jobs during construction and 3,300 jobs upon completion. To accommodate this future growth, works have commenced on the \$75 million upgrade of the Coomera Interchange (Exit 54) on the M1, scheduled for completion in late 2016. The proposed Pimpama Rail Station is one of four new stations proposed for the Gold Coast to Brisbane passenger rail line.

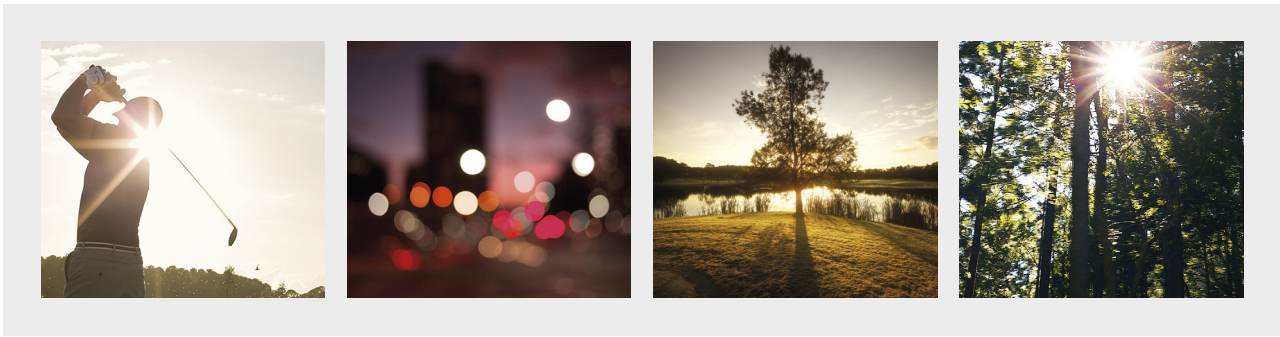
Good shopping is close to home, with Westfield Helensvale only 10 minutes away and excellent neighbourhood shopping precincts located nearby. Established business and industry centres include the Gold Coast Marine Precinct and the Yatala Enterprise Area. Perfect spots for family fun are only minutes away, including walking and bicycle tracks, playgrounds, tennis courts and golf courses, as well as the Gold Coast's most picturesque beaches and famous theme parks.

*Gold Coast - Queensland*





From its privileged vantage point, direct access to the M1 freeway puts the Brisbane CBD just 40 minutes away, as well as excellent schools and golf courses. Established business and industry centres are also located close by.

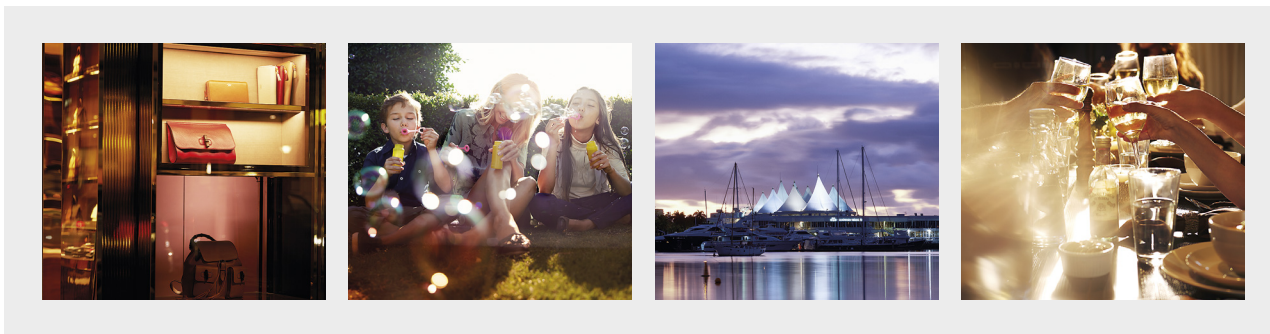


North /+90°



- Ormeau Train Station
- Ormeau State School
- Livingstone Christian College
- Mount Warren Park Golf Club
- Windaroo Lakes Golf Course
- Brisbane CBD
- Brisbane Airport
- Yatala Enterprise Area
- King's Christian College

To the south of The Heights lies a rich abundance of established amenity – excellent schools and universities, hospitals, major retail centres, world famous theme parks, sports stadiums and the spectacular beaches of Surfers Paradise and Broadbeach. Gold Coast International Airport is only a 35 minute drive.



*South /-90°*



*Surfers Paradise*

*Broadbeach*

*Coomera Train Station*

*Coomera Springs State School*

*Assisi Catholic College*

*Coomera Anglican College*

*Dreamworld*

*Whitewater World*

*Movieworld*

*Wet 'n' Wild*

*St Stephen's College*

*Coomera River*

*Homeworld Helensvale*

*Upper Coomera Medical Centre*

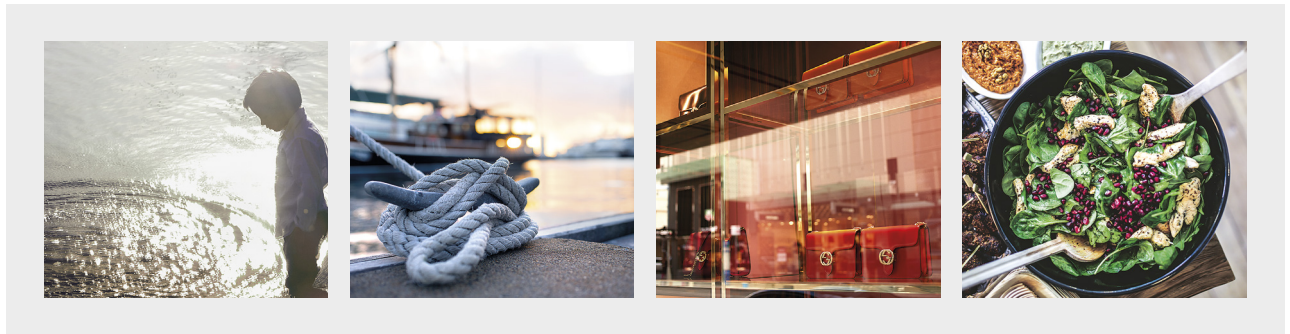
*Cove Park*

*Helensvale State High School*

*Helensvale Golf Club*

*Westfield Shopping Centre Helensvale*

The prestigious waterfront communities of Sanctuary Cove and Hope Island lie to the east, placing the charm and amenity of championship golf courses, a world-class deep water marina and celebrated retail and dining precincts at your fingertips.



*East /+180°*



- Sanctuary Cove*
- Sanctuary Cove Marine Village*
- The Palms Golf Course*
- The Pines Golf Course*
- Hope Island Golf Club*
- Hope Island Marina Shopping Village*
- The Broadwater*
- Hope Island Medical Centre*
- Gold Coast Marine Precinct*
- Pimpama State Secondary College*

Go west and venture into the emerald  
hinterlands for cool temperatures, stunning  
national parks, and excellent food and wine –  
nature’s playground at its absolute finest.

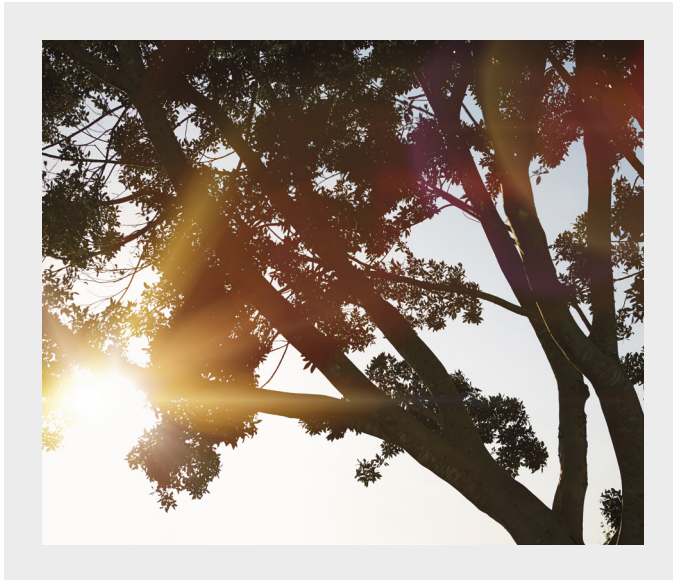


West /-180°



- Tamborine National Park
- Mt Tamborine Township
- Tamborine Markets
- Treetops Challenge
- Tamborine Rainforest Skywalk
- Mt Tamborine Wineries
- Plunkett Conservation Park





## THE HEIGHTS

*A master planned parkland community*

Spanning 105 hectares of gentle hillside on the northern Gold Coast in Pimpama, The Heights presents an unmatched opportunity to become part of a vibrant parkland community only 20 minutes from the heart of Surfers Paradise. In perfect harmony with the family-friendly way of life in Pimpama, every residence at The Heights is located within a short stroll of a collection of beautiful parks, brought to life by the artistry of landscape design.

Diversity in urban design, landscape and architecture converge at The Heights to create inspiring spaces for residents – an unsurpassed selection of home sites to suit your life and style, architecturally-designed townhomes and landscaped parks, intimately connected to their hinterland setting through pedestrian pathways and tree-lined boulevards.

*Gold Coast - Queensland*











### *Parkland precincts*

Six beautiful landscaped parks are located throughout The Heights as a gift to residents – a natural and enduring expression of art, beauty and community that will grow and flourish alongside those who live there. Sheltered barbecue pavilions, playgrounds and formal gardens are featured amongst these grand expanses of open space, which are located within a short walk of every home. For residents, the parklands of The Heights will become a treasured feature, providing perfect leisure moments and a welcome space for social gatherings, recreation and relaxation.

*Gold Coast - Queensland*







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My garden is my most beautiful masterpiece.

Claude Monet



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## *Build your dream home*

At The Heights, thoughtful master planning means home sites offer unsurpassed choice to suit your life and style – extra-large or conveniently compact, level or gently undulating. The master plan also incorporates changing elevations, maximising views to the east, as well as views south to the Gold Coast city skyline from its highest point.

*Gold Coast - Queensland*





### *Comfort by design*

As you apply your individual taste and style, it is comforting to know that well-considered lifestyle design guidelines will enhance your neighbourhood and protect your investment into the future. The Building Covenants and Design Guidelines at The Heights have been created to protect your investment and uphold the high standards of home design and presentation. All proposed dwelling construction must be approved by The Heights Residential Estate Design Assessment Panel prior to seeking formal building approval.

# Sunland Group

1300 826 939 | *sunlandgroup.com.au*

Rifle Range Road, Pimpama, Queensland 4209

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