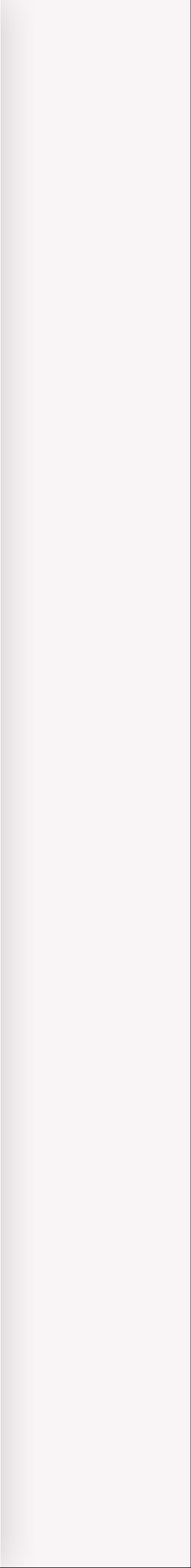


# Sunland Group

272 HEDGES AVENUE



Sunland Group



SOHEIL ABEDIAN Executive Chairman



SAHBA ABEDIAN Managing Director

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 272 Hedges Avenue.

A handwritten signature in black ink, appearing to read 'Soheil Abedian'.

SOHEIL ABEDIAN Executive Chairman

A handwritten signature in black ink, appearing to read 'Sahba Abedian'.

SAHBA ABEDIAN Managing Director



Palazzo Versace [2000] Gold Coast Queensland



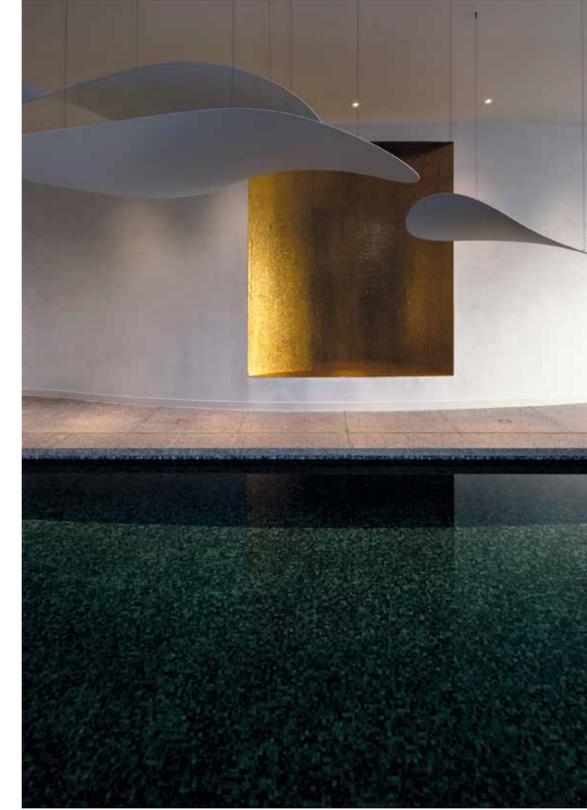
Q1 [2005] Gold Coast Queensland



Yve [2006] Melbourne Victoria



Balenca [2008] Melbourne Victoria



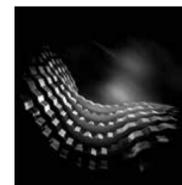
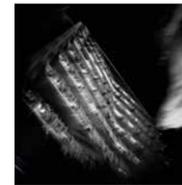
## Awards of Excellence

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

## AWARDS OF EXCELLENCE

[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 AND 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 | [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 - RANKED 7TH BEST RESORT, OCEANIA 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 & CONSTRUCTION AWARDS - DISPLAY HOME \$251,000 - \$400,000 | [2009] PALAZZO VERSACE HOTEL CLUB 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, 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 HOTEL CLUB AWARDS - VOTED ONE OF TOP THREE HOTELS IN AUSTRALIA, NEW ZEALAND AND PACIFIC ISLANDS | [2008] PALAZZO VERSACE HOTEL CLUB 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 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] 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.



[1983] 27 CABANA BOULEVARD  
 [1987] SANCTUARY COVE  
 [1988] MALIBU  
 [1996] CARMEL BY THE SEA

[2000] PALAZZO VERSACE  
 [2002] ARIA  
 [2004] LUMIERE  
 [2004] NEWSTEAD TERRACES

[2005] ARBOUR IN THE PARK  
 [2005] Q1  
 [2005] Q1  
 [2006] CAMMERAY RESIDENCES

[2006] YVE  
 [2006] PROVINCE  
 [2007] CIRCLE ON CAVILL  
 [2007] CIRCLE ON CAVILL

[2008] LOUISA ROAD RESIDENCES  
 [2008] BALENCEA  
 [2008] CHANCELLOR  
 [2009] BLUESTONE

[2010] THE CONCOURSE DISPLAY  
 [2010] THE CONCOURSE DISPLAY  
 [2010] THE BOULEVARDE  
 [2011] THE CONCOURSE

[2011] THE CONCOURSE  
 [2011] THE CONCOURSE  
 [2014] CHANCELLOR RESIDENCES  
 [2014] MARINA RESIDENCES

[2014] MARINA RESIDENCES  
 [2014] PENINSULA RESIDENCES  
 [2014] THE GARDENS DISPLAY  
 [2014] CONCOURSE VILLAS

[2015] WHYTE RESIDENCES  
 [2016] MELIAH  
 [2016] THE TERRACES  
 [2016] PARKWAY

[2016] QUAYS HOPE ISLAND  
 [2017] THE GARDENS  
 [2017] CARRÉ RESIDENCES  
 [2017] DAHLIA RESIDENCES

[2017] ABIAN  
 [2017] THE HEIGHTS RESIDENCES  
 [2017] ANCORA  
 [2017] PARK TERRACES

[2017] MAGNOLI RESIDENCES  
 [2017] MAGNOLI RESIDENCES  
 [2018] THE LAKES RESIDENCES  
 [2018] SHEA RESIDENCES

[2018] MARINA CONCOURSE  
 [2018] 18 MACPHERSON STREET  
 [2018] ARBOUR RESIDENCES  
 [2019] THE HILLS RESIDENCES

[2020] MAGNOLI APARTMENTS  
 [2020] AER RESIDENCES  
 GREENMOUNT RESIDENCES\*  
 GRACE ON CORONATION\*

\* TO BE RELEASED



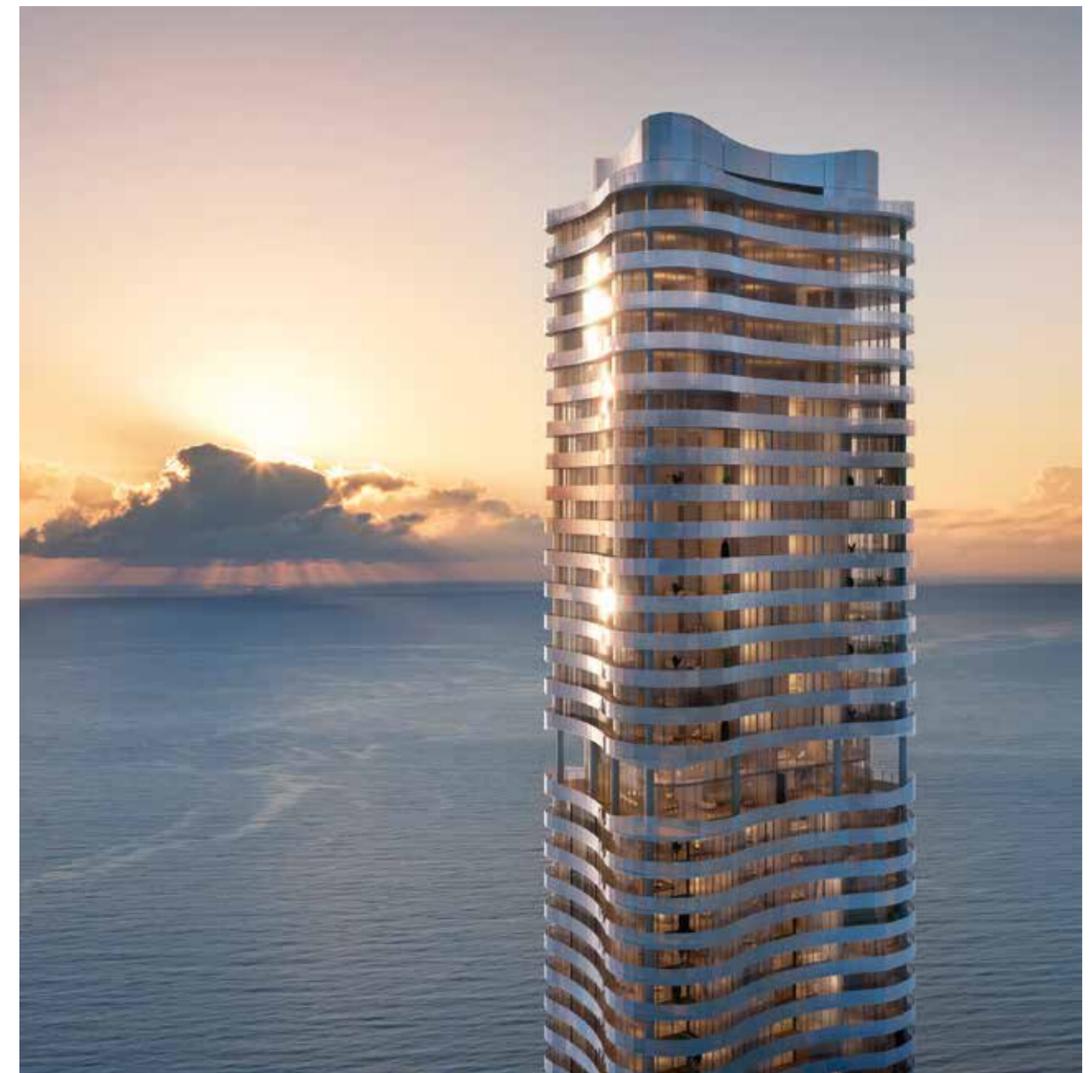
272 HEDGES AVENUE

AN UNFOLDING EXPERIENCE

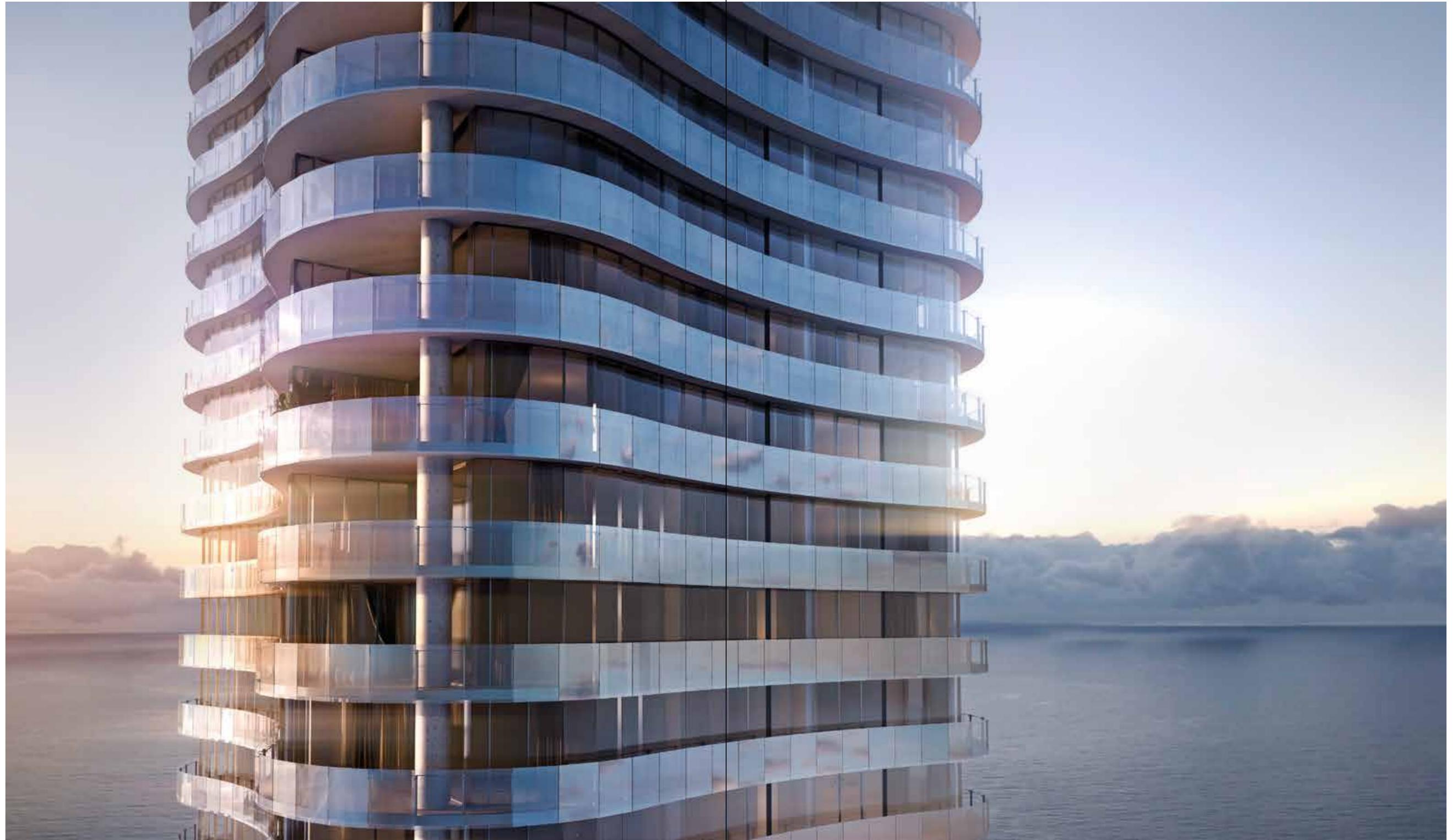
The ebb and flow of the tides. A setting moon, a rising sun. Every exquisite moment, captured by a shimmering form of presence and distinction.

From its exceptional vantage point in Mermaid Beach, 272 Hedges Avenue presents an unfolding experience of architectural elegance and unparalleled amenity. Rising 44-storeys above its seaside setting, each residence is perfected by the timeless qualities of refined design and craftsmanship.

The culmination of decades of design thinking, it is a residential experience like no other.



ARTIST IMPRESSION, INDICATIVE ONLY



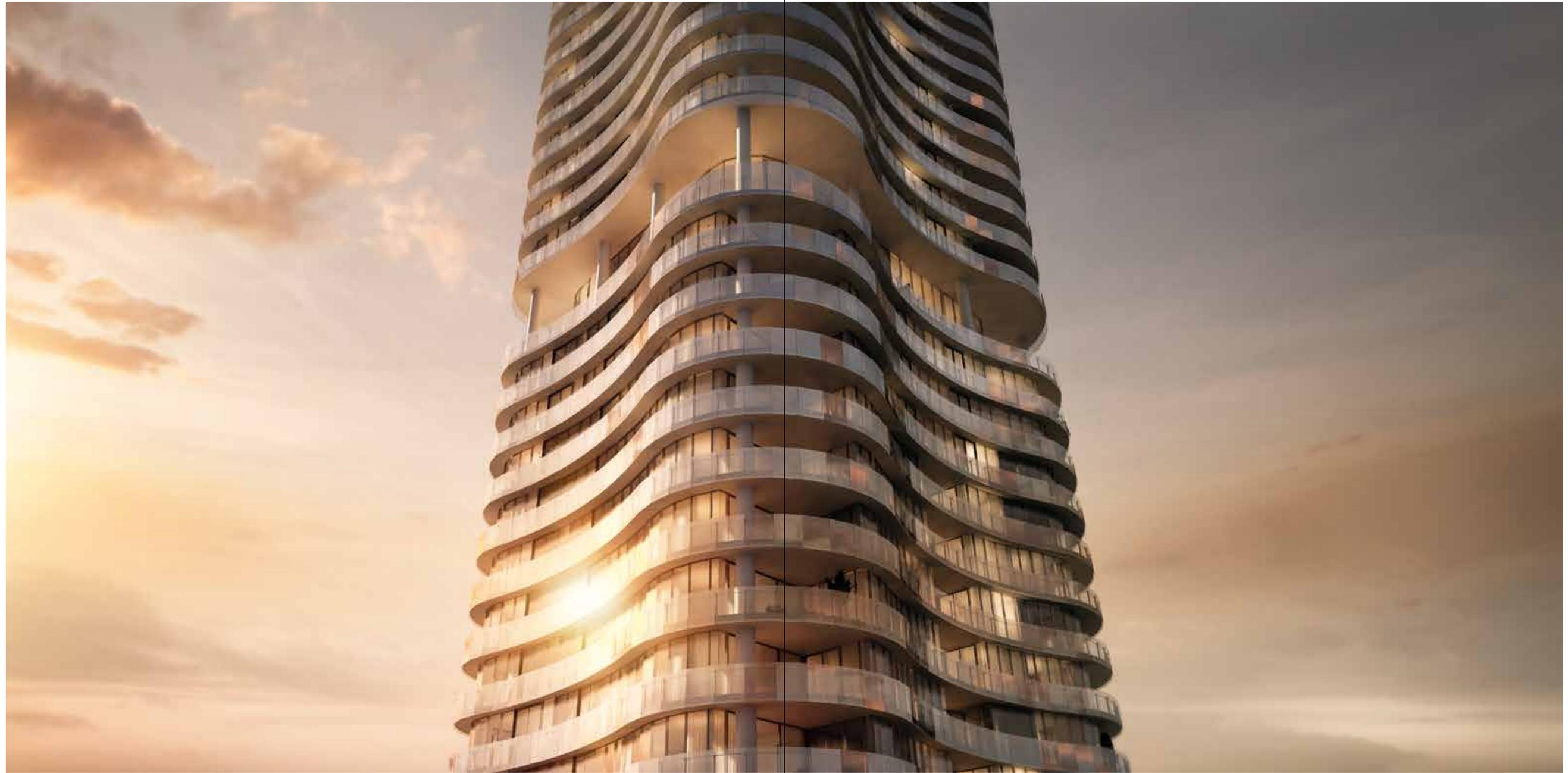
ARTIST IMPRESSION, INDICATIVE ONLY



ARTIST IMPRESSION, INDICATIVE ONLY



ARTIST IMPRESSION, INDICATIVE ONLY



ARTIST IMPRESSION, INDICATIVE ONLY

The sculptural form of 272 Hedges Avenue provides a shimmering appearance from all angles.

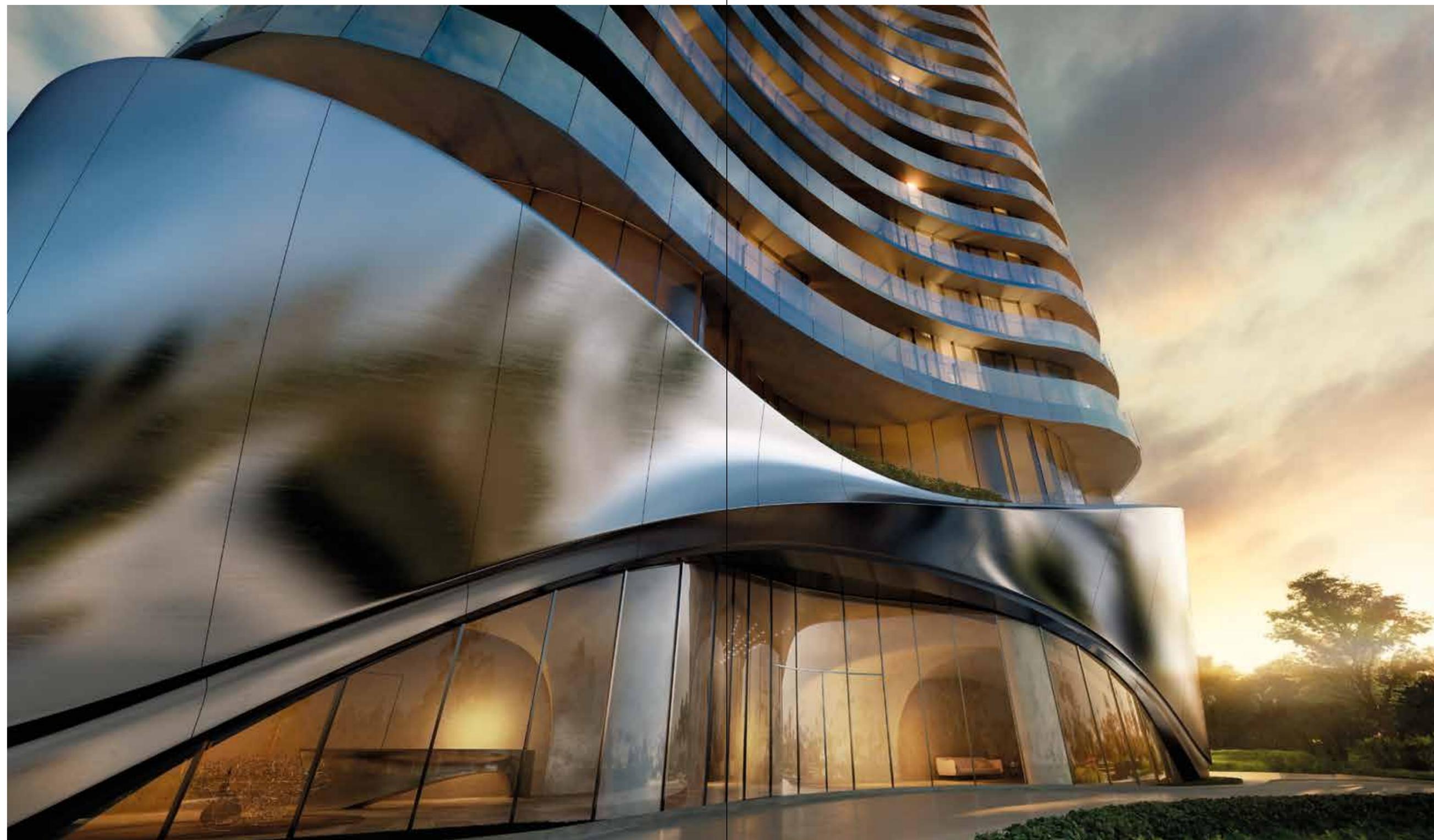


ARTIST IMPRESSION, INDICATIVE ONLY



ARTIST IMPRESSION, INDICATIVE ONLY

A sweeping canopy, inspired by the patterns forged by wind and water on rocks and sand, creates an exquisite sculptural connection with the surrounding streetscape and parklands.



ARTIST IMPRESSION, INDICATIVE ONLY



ARTIST IMPRESSION, INDICATIVE ONLY

TIMELESS ELEGANCE

A grand foyer of illuminated arches and sweeping voids greet you upon arrival. A tribute to nature's most enduring sculptor – the ocean.



ARTIST IMPRESSION, INDICATIVE ONLY

Artistic light installations illuminate the journey to the lift lobby, privately enclosed within the suspended arcs.



ARTIST IMPRESSION, INDICATIVE ONLY

A dedicated concierge service is provided to all residents.



ARTIST IMPRESSION, INDICATIVE ONLY

Private amenities include a resident lounge,  
boardroom, and function room.

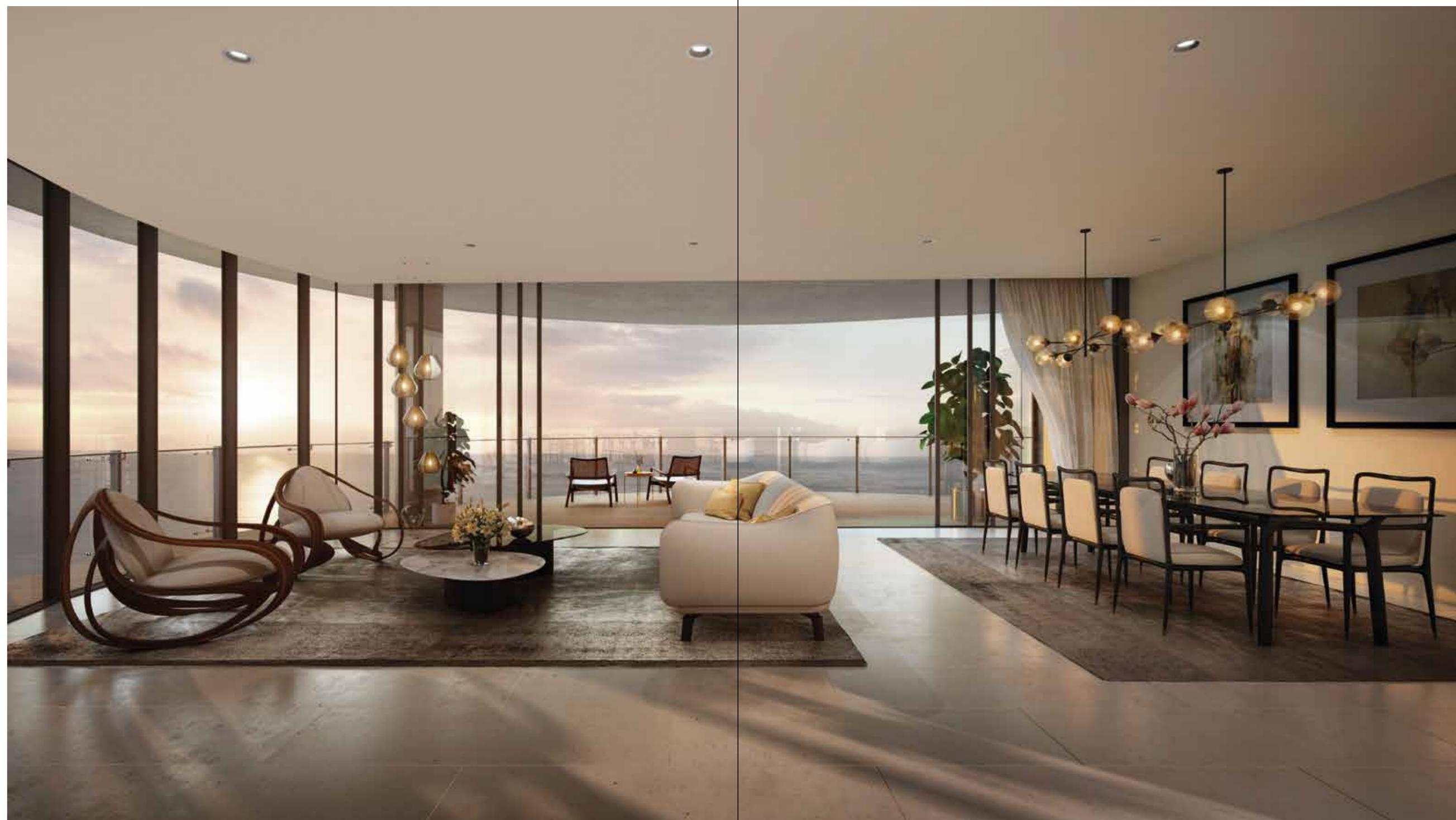
AN UNPARALLELED RESIDENTIAL EXPERIENCE

Refined comfort is the hallmark of these luxurious living environments. Generous balconies and full height windows frame stunning views north to Broadbeach and Surfers Paradise, south to Burleigh and Coolangatta, and west to the hinterland. Contemporary open plan interiors offer every advantage of space and light, while natural textures of marble and travertine complete a picture of luxury that leaves nothing to wish for.



ARTIST IMPRESSION, INDICATIVE ONLY

Generous balconies capture a myriad of unforgettable moments.



ARTIST IMPRESSION, INDICATIVE ONLY

Here, an inspired approach to refined living and generous open planning create a seamless flow from one space to another.



ARTIST IMPRESSION, INDICATIVE ONLY

Stylish integrated gourmet kitchens feature striking marble bench tops, custom-made cabinetry, and premium appliances.



ARTIST IMPRESSION, INDICATIVE ONLY

Simplicity is the ultimate sophistication.

LEONARDO DA VINCI



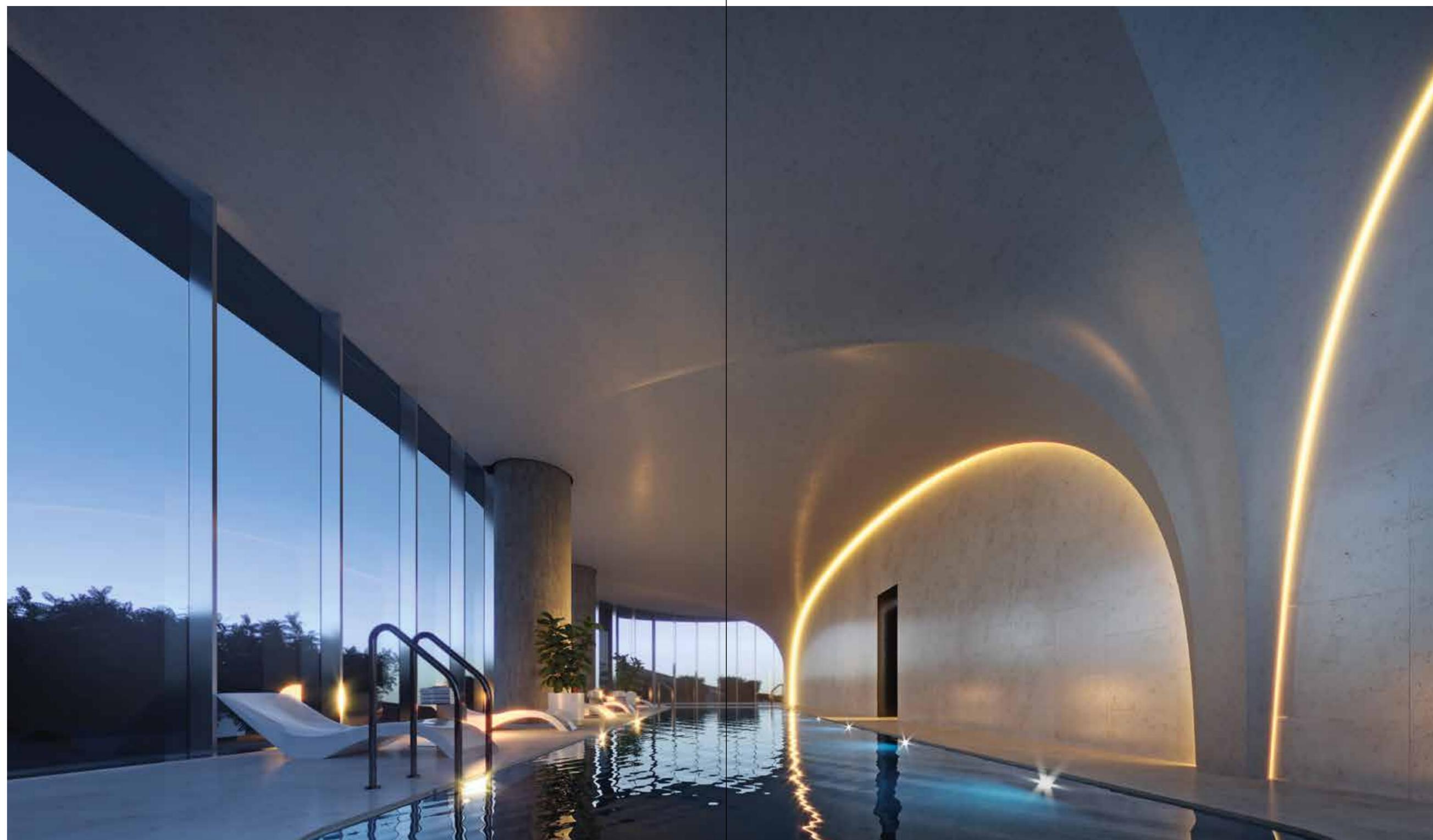
ARTIST IMPRESSION, INDICATIVE ONLY

The warmth of natural travertine stone and the beauty of bespoke vanities and premium finishes creates the ultimate sanctuary.



ARTIST IMPRESSION, INDICATIVE ONLY

The private pool and spa area opens onto an outdoor garden terrace, overlooking the canopy of the seaside parklands.



ARTIST IMPRESSION, INDICATIVE ONLY

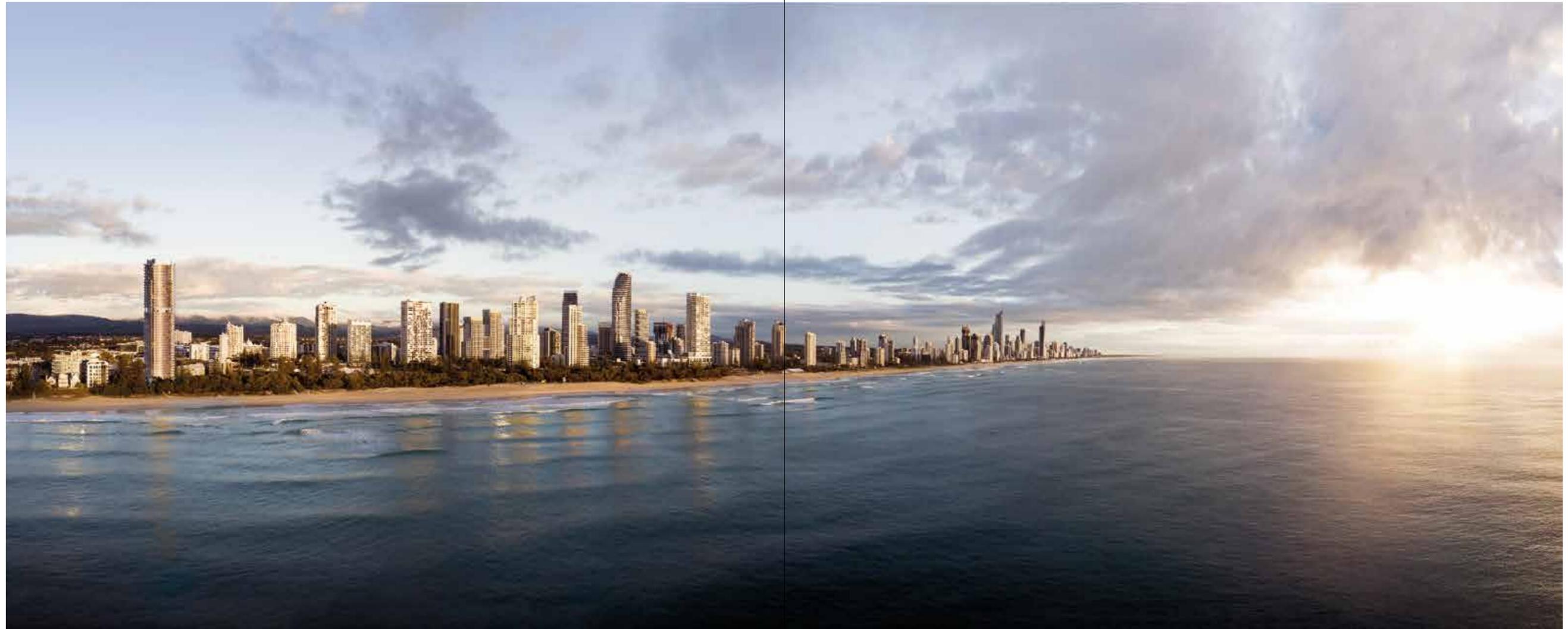


Superlative resident amenities include a 15 metre heated pool, spa, gym, sauna, hammam steam room, and treatment rooms.



Widely regarded as the Gold Coast's finest residential address, Hedges Avenue is set amongst pristine coastline and beachfront parklands, only moments from the vibrant retail and dining precincts of Broadbeach. From this unique vantage point, the world-class fashion and entertainment precincts of Pacific Fair and The Star Gold Coast are only a short stroll away. The Oasis in Broadbeach provides all of life's necessities, from fresh food and bakeries, to fitness, wellness, fashion, dining and convenience retail. Perfect spots for family fun are close to home, including picturesque beaches, walking and bicycle tracks, national parks and numerous sporting grounds, leisure centres and playgrounds.

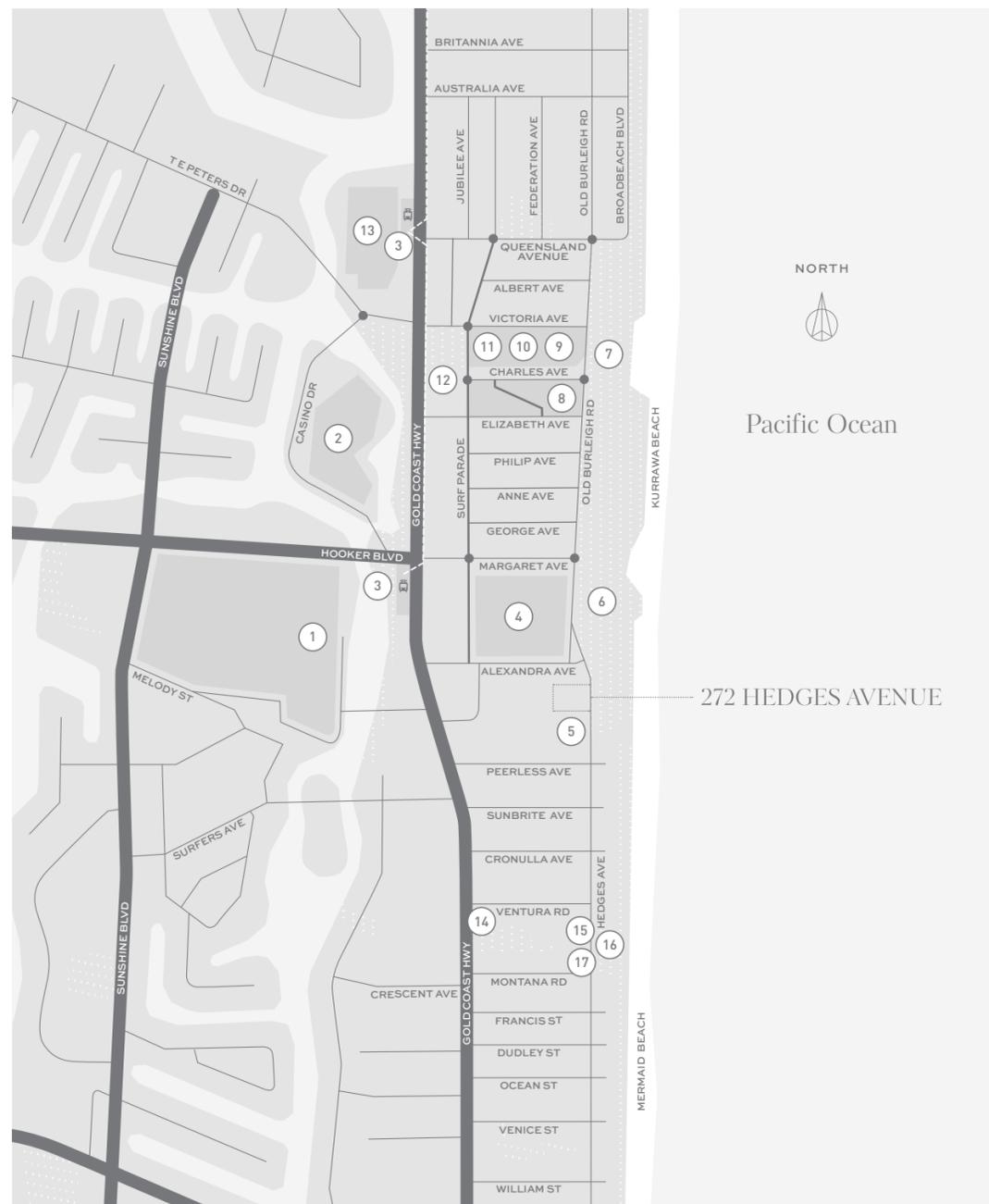
22 KM OF PRISTINE BEACHES FROM BROADBEACH TO THE SEAWAY



ARTIST IMPRESSION, INDICATIVE ONLY

272 HEDGES AVENUE

Unspoiled beaches, expansive parklands, world-class dining, and premier retail and entertainment precincts combine to create the most prized address on the Gold Coast.



01 PACIFIC FAIR SHOPPING CENTRE | 02 THE STAR CASINO | 03 G:LINK TRAM STATION | 04 BROADBEACH STATE SCHOOL | 05 STELLA MARIS CATHOLIC CHURCH | 06 KURRAWA & PRATTEN PARK | 07 KURRAWA BEACH SURF CLUB | 08 ORACLE FOOD + SHOPPING PRECINCT · SOCIAL EATING HOUSE + BAR · NO NAME LANE · THE LAMB SHOP · MAMASAN KITCHEN + BAR | 09 OASIS SHOPPING CENTRE | 10 WOOLWORTHS OASIS | 11 THE LOOSE MOOSE BAR + RESTAURANT | 12 MOO MOO WINE BAR & GRILL | 13 GOLD COAST CONVENTION & EXHIBITION CENTRE | 14 BAM BAM BAKEHOUSE | 15 MERMAID BEACH SURF CLUB | 16 KEN MANSBRIDGE PARK | 17 CAFÉ ON HEDGES

## Sunland Group

1300 421 421 | [sunlandgroup.com.au](http://sunlandgroup.com.au)

272 HEDGES AVENUE, MERMAID BEACH, QUEENSLAND, 4218

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