

Marella

BY MOSAIC

Development Snapshot |



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146 Surf Parade, Broadbeach

Broadbeach Overview

Historically, demand for residential real estate in Broadbeach has proven to be consistently strong, and the property market boasts the perfect blend of baseline fundamentals to deliver sustained future growth.



Broadbeach resides at the **heart of the very best of everything the Gold Coast has to offer**. Boasting a lively and sophisticated lifestyle, the area is **defined by its dining, recreation, and entertainment offerings**.



The Broadbeach Bus and Light Rail Stations provide direct access to the Gold Coast's major commercial centres of Surfers Paradise and Southport. The **Gold Coast Airport is only 25mins** from Broadbeach, set to undergo a **\$500m expansion and refurbishment**.



Broadbeach's residential **population currently stands at around 13,600**. Based on medium series forecasts from the Queensland Government Statisticians Office, this population is projected to **increase to an astounding 62% by in the coming decade**.



Population growth has been dominated by an increase in the proportion of **mature and middle-aged adults between 26 and 45, and older adults between 55 and 66** who fall within the downsizer demographic.



Based on historical demand and likely anticipated supply, **Broadbeach will experience a shortfall of around 4,500 new apartments** to house the growing population, highlighting the strength of investment opportunities in this style of product.



At **1%**, the current Broadbeach vacancy rate reflects an **exceptionally tight and under supplied dwelling market**, causing apartment rent to grow by **28%**.



Highlighting Broadbeach's status as an extremely desirable blue-chip location, **houses sold during 2021 was well over twice that of the wider Gold Coast**, commanding a premium of **\$1.35m** above it.



Sustained performance of Broadbeach apartment market will be well supported by **exceedingly strong underlying market fundamentals and substantial new housing requirements** to accommodate future population numbers.



Development Overview

Marella by Mosaic is a new Masterpiece address positioned in the heart of Broadbeach, right on Nikiforides Family Park.

- The appeal and popularity of Broadbeach continues to grow as the area's cultural and social amenity expands and diversifies.
- The local area features a wide array of boutique shopping options and a hip, thriving café, dining, and bar scene. Further, the bulk of the Gold Coast's most noteworthy lifestyle amenity is a stone's throw away.
- Marella by Mosaic features a boutique luxury collection of 100 oversized 2- and 3-bedroom luxury residences and penthouses over 30 levels that boast exceptional protected ocean and coastline views.
- Residences are spacious, highly functional and exquisitely finished flowing onto expansive balconies.
- A meticulous design formed by the natural formation and beauty of the seashell and the processes that shape and form the natural coastline.
- An array of premium world-class hotel-style amenities such as a gym, resort-style pool, sauna, steam room, spa, wine room, residents lounge and private dining spaces to nurture health, wellness, lifestyle and community.
- Materiality is sensory and robust, while sustainable design principles inform every aspect of the building and its future ongoing maintenance and management.
- Just 25mins to the Gold Coast Airport, 600m to the Light Rail, and a stroll from The Star Casino and the Gold Coast Convention Centre, infrastructure is at its doorstep.

Product Overview

MARELLA - MARQUEE SERIES (90 TOTAL)

QTY	TYPE	SIZE RANGE M ²	PRICE RANGE	RENTAL RANGE P/WEEK*	BODY CORP AVERAGE P/YEAR (EX GST)*
28	2 bed/2 bath/1 car	99 - 108	\$860,000 - \$1,100,000	\$765 - \$1030	\$6,720.13 - \$6,812.15
34	2 bed/2 bath/MPR/1 car	109 - 120	\$990,000 - \$1,555,000	\$860 - \$1,450	\$6,812.15 - \$7,176.15
28	3 bed/2 bath/MPR/2 car	167 - 170	\$1,875,000 - \$2,355,000	\$1,550 - \$2,100	\$7,938.41 - \$8,203.51

MARELLA - MASTERPIECE SERIES (10 TOTAL)

QTY	TYPE	SIZE RANGE M ²	PRICE RANGE	RENTAL RANGE P/WEEK*	BODY CORP AVERAGE P/YEAR (EX GST)*
10	3 bed/2.5bath/MPR/2 car	227 - 234	\$3,175,000 - \$3,735,000	\$2,750 - \$3,250	\$10,579.60 - \$10,752.67

* Estimate only and subject to change, based on product type and position within the building.

Perfectly Positioned

Lifestyle & Recreation

Broadbeach Beach 360m
 Broadbeach Bowls Club 200m
 Kurrawa Surf Club 820m
 Mermaid Beach Bowls Club 2.8km

Education & Transport

Broadbeach State School 1.5km
 Bond University 5.7km
 Broadbeach South Light Rail 610m
 Broadbeach North Light Rail 580m

Dining & Bars

Social Eating House 890m
 Elk 750m
 Gemelli Italian 830m
 The Lucky Squire 880m
 Ninteen at The Star 940m

Retail & Entertainment

Pacific Fair Shopping Precinct 1.4km
 The Oasis 750m
 Gold Coast Convention Centre 470m
 Star Casino 1km

Nature

Nikiforides Family Park 30m
 Broadbeach Park 100m
 Kurrawa Park 590m
 Pratten Park 900m



Elk | 470m



Kurrawa Park | 590m



Broadbeach Beach | 360m



Social Eating House | 890m



The Oasis | 750m



Kurrawa Surf Club | 820m



Originally established in 2004, Brisbane-based Mosaic Property Group is one of Queensland's most awarded private residential property developers. Mosaic's unique approach to controlling every individual aspect, from research, site acquisition, design, marketing and sales, to construction, settlement and property management ensures exceptional quality projects that deliver enduring value for customers.

Now numbering over 50 developments with a combined value of \$1.2 billion, Mosaic's proven track record for creating best-selling, lifestyle-driven developments in premium locations across South East Queensland continues to set new benchmarks for excellence.



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