

YVES IS THE FEELING, THE TASTE, THE SMELL &
THE SOUND OF A LIFE YOU DIDN'T KNOW EXISTED.
THAT PERHAPS YOU'VE ALWAYS WANTED.
BUT NEVER REALISED YOU COULD HAVE.

UNTIL NOW.

WELCOME TO YVES, MERMAID BEACH.

Mermaid Beach is pure magic. Relaxed and a little bit retro, it constantly surprises with new places to explore, eat and play. This is the original, true Gold Coast lifestyle, with the best of everything right on your doorstep, including your own stretch of pristine beach and some of the best wave breaks in Australia.





THE SEA, ONCE IT CASTS
ITS SPELL, HOLDS ONE IN ITS
NET OF WONDER FOREVER.

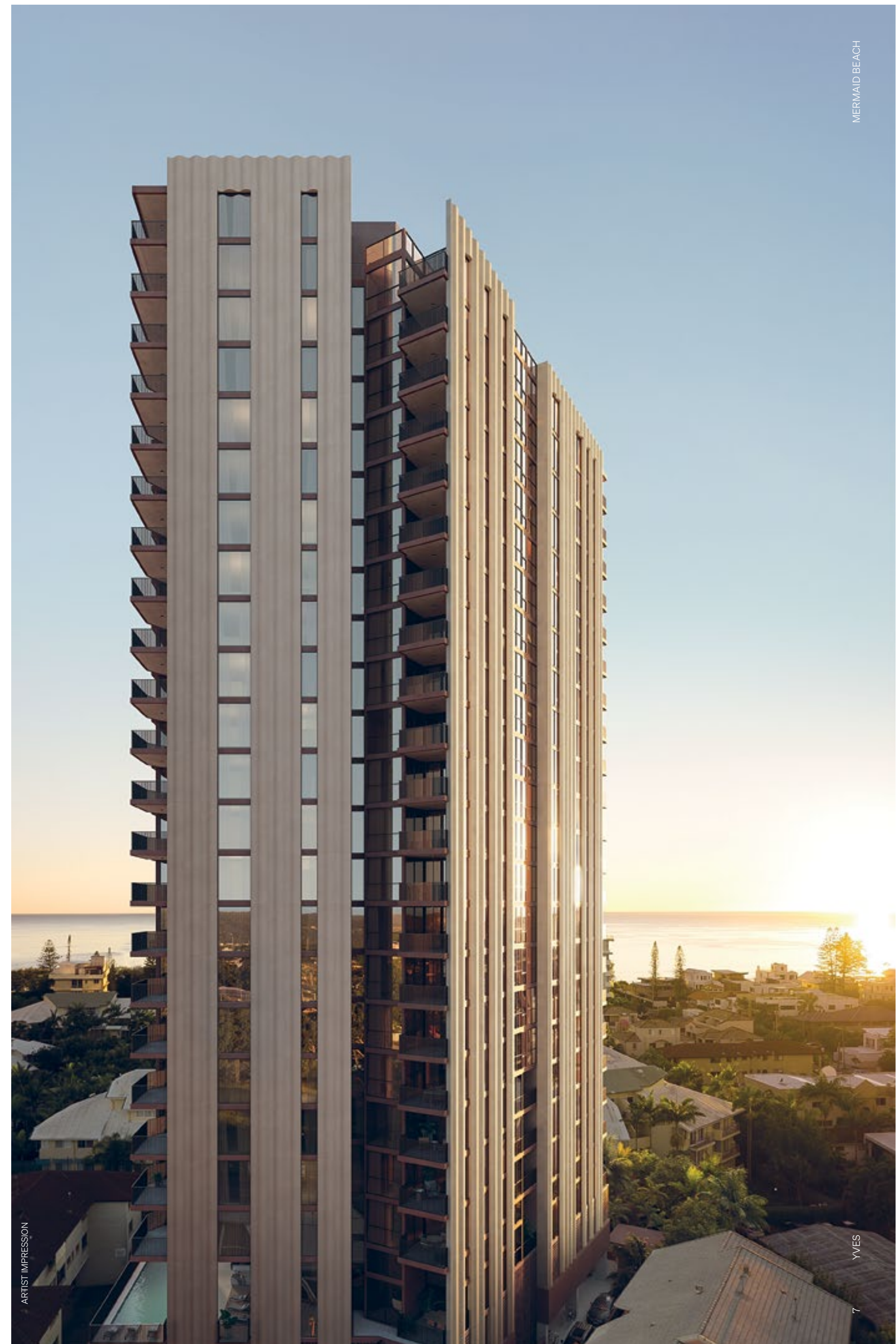
JACQUES-YVES COUSTEAU

Yves highlights Rothelowman's thoughtfully adept approach to intuitive architecture, elegantly showcasing their signature uncluttered and natural style. Inspired by the principle of compression and release, the design cleverly uses the triangular site on Mermaid Avenue to dramatic effect.

The deliberately intimate arrival experience, that channels you through lush subtropical plantings towards the dramatic entry, creates a sense of anticipatory tension as you enter that is immediately followed by a powerful feeling of freedom and wonder, as you are greeted by the expansive four-storey-height lobby space. In this way, Yves eloquently delivers a deeply rewarding feeling of entering, or coming home to, something uniquely special.

ARCHITECTURE

INSPIRED BY THE IDEA OF
COMPRESSION AND RELEASE



**DESIGN INSPIRED BY THE
OCEAN AND ENVIRONMENT**

A focus on sustainable design has played a defining role in both the choice of materiality and the unique form of Yves. The scalloped precast waveform that runs up the vertical line of the residence softens its energy-efficient form, delivering a carved, fluid grace to the exterior, and creating visually inspiring light play and shadows throughout the day.

Subtle details amplify the building's honest character and feel, with lush subtropical plantings at ground level and through the podium creating a calm, welcoming arrival experience. When encountered from the street, Yves appears open and inviting, with a wide forecourt that allows the building to flow out and become an integral part of the streetscape.

Yves' clean and tranquil atmosphere, with a soundtrack of the surf, provides a calming and peaceful residential escape away from the vibrant atmosphere of adjacent Broadbeach.



Yves at Mermaid Beach, nestled between vibrant Broadbeach and ultra-cool Miami, looks out over perhaps the most relaxed stretch of coastline on the Gold Coast. Perfectly positioned on Mermaid Avenue, it's a relaxed stroll to the Mermaid Esplanade and one of the Gold Coast's more relaxed beaches, loved by locals.



SOMETIMES WE ARE LUCKY ENOUGH
TO KNOW THAT OUR LIVES HAVE BEEN
CHANGED, TO DISCARD THE OLD, EMBRACE
THE NEW, AND RUN HEADLONG DOWN AN
IMMUTABLE COURSE.

JACQUES-YVES COUSTEAU



- 01–Bam Bam Bakehouse
- 02–Background Barista
- 03–KoKo Coffee Roasters
- 04–All-Time Coffee
- 05–Le Cafe Gourmand
- 06–Easy Street Diner
- 07–Póke Póke
- 08–Muso Ramen Noodle and Gyoza Bar
- 09–Little Mermaid
- 10–Alfred’s Apartment
- 11–Etsu Izakaya
- 12–Bonita Bonita
- 13–Little Truffle
- 14–Itoshin Japanese Restaurant
- 15–The North Room
- 16–Heven-yah Gelato
- 17–Pacific Fair
- 18–Clubhouse Records



THE BEST OF BOTH WORLDS

All the major attractions of Gold Coast city are a hop, skip and a jump away, including Pacific Fair, one of the Southern Hemisphere's finest luxury shopping malls. Fresh food destinations, breakfast spots, coffee shops, bars and wonderful restaurants are in abundance. Yves delivers the best of both worlds – being right on the edge of Broadbeach, it lets you to dip in and out of the action whenever desired, but also gives you the ability to pull back to your apartment, the recreation deck or the residents' rooftop terrace, and take time out.

PACIFIC FAIR



MERMAID BEACH



STAND-UP PADDLE BOARDING AT BURLEIGH



ETSUIZAKAYA



COCKTAILS AT LITTLE MERMAID



FIG FRANKIES



PADDOCK

COOL, CALM AND CONNECTED

As one of the smaller, more relaxed suburbs on the famous Gold Coast, Mermaid Beach is rapidly becoming the place to be. The Gold Coast Light Rail makes getting around Australia's sixth largest city a breeze. The Gold Coast Highway is a block away and the Pacific Motorway close by, allowing for swift and easy travel up and down the coast. The Gold Coast Airport is just 16 kilometres away, making this a great location for interstate weekenders and those relocating from interstate seeking a better work-life balance while maintaining the ability to travel conveniently when necessary.

The Collection at Yves, soaring high above the horizon on levels 22 and 23, combines the luxury of space with spectacular views and an abundance of natural light. Intuitive interior design blurs the boundary between interior and exterior living, enhancing the enjoyment of living spaces and creating a distinct connection to the beach, ocean and sky.











This is living well, with a focus on wellbeing and community, proximity and choice. Yves enables residents to make the most of every day, with exclusive access to the residents' level 03 recreation deck with its resort-style pool, gym, sauna, outdoor BBQ area and kids' play space. Residents also enjoy spectacular views and additional amenity on the level 24 rooftop terrace, with a private bookable dining space and residents' lounge for sunsets, drinks and relaxation.







Yves' distinctive triangular form widens dramatically from Mermaid Avenue towards the east, as if to embrace the Pacific Ocean. This expanding 'v' shapes the flow and expansive feeling of all the interior spaces and positions Yves to enjoy spectacular views throughout the day, from sunrises over the ocean to long views south down the beach towards Currumbin and north towards Broadbeach, as well as a million lights sparkling across the cityscape at night.

In each apartment, a calm pared-back palette reinforces the connection to the ocean. Pale timbers emulate the beach sand, pristine white walls are reminiscent of white-water breakers and mirrored splashbacks allow you to admire the ocean while cooking.

The internal spaces are deliberately pared back and generous. Open-plan designs maximise space, allowing for more free-flowing light and air, strengthening the connection to the outdoors and the beach.









ARTIST IMPRESSION
BALCONY



ARTIST IMPRESSION
ENSUITE



Driven by a commitment to exceptional architectural outcomes and progressive design, Hirsch & Faigen have an exceptional reputation for creating unique residential developments both in Melbourne and on the Gold Coast. Yves is their third project on the southern Gold Coast, superbly located within one of its most attractive beachside enclaves.

Yves puts the focus on sophisticated design, superb craftsmanship and a return to rediscovering the best things in life, in the coveted neighbourhood of Mermaid Beach.

HIRSCH & FAIGEN

HIRSCH & FAIGEN

From petroleum to horse racing and the production of award-winning wines, the Hirsch family has moved from strength to strength. Now, as they approach their third decade of success, they are making their mark in the property industry.

Partnering with property lawyer and developer Daniel Faigen, Hirsch & Faigen was created to continue the family history and traditions for generations to come.

Their philosophy of hard work and dedication to excellence has established Hirsch & Faigen as an industry leader, unsurpassed in their commitment to design, sustainability, usability, community benefit and standard of delivery. Uncompromising in their approach, Hirsch & Faigen is a developer of the highest standards, dedicated to creating timeless buildings that improve the lives and wellbeing of all that interact with them.

rothelowman

ROTHELOWMAN

Rothelowman's intelligence-driven approach to architecture, interiors and urban design has been widely recognised for creating high-quality, innovative designs across a range of sectors and project types.

Building designs are inspired by their existing context and seek to help define the future of the places in which they are situated. Each building conceived is an opportunity to respond intelligently to a unique set of circumstances and to improve and redefine the existing built environment.

HUTCHINSON BUILDERS

HUTCHINSON BUILDERS

Hutchies has been building the structures in which Australians live, work, study, shop and relax since 1912. From their early Brisbane beginnings, they have grown into a dynamic and diverse construction company, delivering sophisticated projects across a comprehensive portfolio. A demonstrated building capability and \$326M+ strong balance sheet, underpin the company's performance.

DIRECT ENQUIRIES

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