



# M A R I N E   Q U A R T E R

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MQII

EXPAND YOUR VIEW OF BROADWATER LIVING.  
WELCOME TO LIFE ON THE EDGE.

## F A C T S   S H E E T



### TOWER 1 – OCEANIC TOWER

- Total of 105 apartments,  
5 per floor from level 5 - level 15  
4 per floor from level 16 - level 26  
3 per floor on level 27 & level 28
- Featuring heated pool with Broadwater views,  
studio gym, residents lounge, alfresco dining  
and green space all on level 4
- 2 lifts
- 1 and 2 bedroom apartments have one car  
space. 3 bedroom apartments and sky-homes  
have 2 car spaces
- Body corporate from approx. \$52 p/w to  
\$104 p/w

### TOWER 2 – MQII SCENIC TOWER

- Total of 158 apartments,  
6 per floor from level 4 – 29  
2 sky-homes on level 30
- Featuring: Rooftop pool with Broadwater and  
ocean views, residents lounge and alfresco dining  
all on level 31
- 3 lifts
- 2 and 3 bedroom apartments have one car space.  
Sky-homes have 2 car spaces
- Body corporate from approx. \$60 p/w to  
\$125 p/w

### GROUND LEVEL

Offers a unique opportunity to dine in at one of the stylish eateries, grab a quick coffee to take away and meet and greet your guests in the welcoming foyer whilst having your onsite manager's office in close proximity.

### CONSTRUCTION COMPLETION

Tower 1 – approx. early 2023

Tower 2 – approx. first quarter of 2024.

### SPECIFICATION

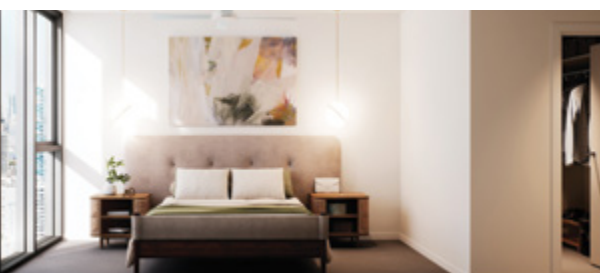
Each residence features luxurious designer features and finishes including:

- Open plan living and entertaining areas  
converging with view optimised balconies
- High ceilings
- Caesarstone benchtops throughout the kitchen,  
laundry and bathrooms
- Quality European appliances
- Mirrored splash back to kitchen
- Natures oak timber flooring in living and  
dining areas
- Air conditioning to master & living area
- Floor to ceiling glass throughout to maximise the  
surrounding views
- Frameless mirrored wardrobes  
throughout bedrooms
- Ceiling fans throughout bedrooms
- Secure access and video-intercom
- Secure basement parking with most apartments
- Custom joinery/robes to all bedrooms
- Quality plush carpet to the bedrooms

### PURCHASING PROCEDURE

Expression of Interest Form (EOI) with refundable deposit held in trust.

Balance of 10% of the purchase price within 14 days of contract date.





## LOCATION

This landmark location is perfectly positioned moments away from the water and the Broadwater Parklands, offering a vibrant way of living within a natural setting while delivering the best of Southport at your fingertips. Be spoilt for choice when it comes to shopping and dining with Australia Fair Shopping Centre, Harbour Town Shopping Centre and Marina Mirage, all within close proximity.

Marine Quarter is also moments away from prestigious education centres for all ages including The Southport School, St Hilda's School, Gold Coast University Hospital and Gold Coast Health and Wellness Precinct.

The location also offers the convenience of easy access to the M1, a bus stop just metres away and the GC Light Rail a short walk into the Southport Centre.

With close proximity to restaurants, the beach and supermarkets, Marine Quarter offers a connected lifestyle while maintaining a secluded and relaxed position. A place for peaceful walks, cycling and boating against the backdrop of the ever-changing Broadwater.

- Closest Bus Stop 50 metres
- Boat Ramp 0.2 km
- Broadwater Parklands 0.3 km
- Australia Fair Shopping Centre 1.2 km
- China Town Southport 1.2 km
- Gold Coast Tram Stop 1.2 km
- Gold Coast University Hospital 2.5 km
- Griffith University 2.5 km
- Surfers Paradise 4.5 km
- Broadbeach 8.5 km
- Pacific Fair Shopping Centre 8.5 km

## ECONOMIC HIGHLIGHTS

According to [wearegoldcoast.com.au](http://wearegoldcoast.com.au), as one of Australia's fastest-growing regions, with the current population of more than 620,000 targeted to reach one million by 2043, the foundation of the Gold Coast's future economic prosperity is already being laid. Key statistics to support this are:

The Gold Coast's \$38 billion-plus economy currently supports more than 303,000 jobs and this number is rising rapidly with interstate migration at very high levels and Government economic stimulus initiatives.

The City of Gold Coast Investment & Business Attraction Program offers up to \$2.5mil in cash rebates for capital investment, up to \$10,000 per job created or eligible employee, up to 10% reimbursement of operating expenses, plus a range of non-financial support.

The Healthcare and Social Assistance sector is the biggest and fastest-growing contributor to the local economy worth \$3.5 billion, followed by construction (\$3.2 billion), then tourism (\$3 billion), manufacturing (\$2.6 billion) and financial and insurance services (\$2.4 billion).

The City of Gold Coast's Economic Development Strategy 2023 incorporates the City's key strategies such as the Transport Strategy, Ocean Beaches Strategy and Culture Strategy with total new investment for 2021-22 at \$21.7M.

The Gold Coast has an annual employment growth rate of 3.9 per cent, the best rate nationally.

Rental vacancy rate in the Gold Coast North region averaged 0.6% from Jan 2021 to Sept 2021.

Average rental yield on a 2 bedroom apartment in Southport from Jan 2021 to Sept 2021 was over 5.5%.

Southport is a Priority Development Areas (PDA) supported by the State Government to deliver economic development and development for community purposes. Over the past 7 years, the PDA boosted plans to revitalise Southport as the Gold Coast's Central Business District. The PDA status removes development barriers, increases investment opportunities and helps economic development.

To date, the Southport PDA has accelerated public and private infrastructure investment with the revitalisation of Southport, with the following major local and surrounding infrastructure projects either complete, underway or in planning:

- Southport CBD Rejuvenation
- Health and Knowledge Precinct
- M1 Pacific Highway Upgrade \$1 billion
- The Star Broadbeach Island Masterplan
- Gold Coast Light Rail
- Gold Coast Airport Expansion
- The Spit Masterplan
- Home of The Arts Precinct

Sources: [wearegoldcoast.com.au](http://wearegoldcoast.com.au)  
[sqmresearch.com.au/](http://sqmresearch.com.au/)  
[goldcoast.qld.gov.au/](http://goldcoast.qld.gov.au/)

# buildcap.

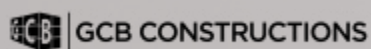
## DEVELOPER

For us, it's all about the big picture – not just the quick win. We provide our clients with holistic architectural development solutions, ensuring that our shared vision for design, passion for quality, and commitment to community create legacies that will last for many generations to come.

Relationships are core to our business. From those who buy and live in our homes, to our syndicated partners, investors, bankers, suppliers and contractors, we are committed to fostering collaboration and creating connections that endure.

We take a comprehensive approach to each project, bringing our team's rich and diverse level of experience and knowledge to make sure each stage of a project is carefully managed. From site acquisition and design conception, through to delivery and final project handover, we do it all.

With a portfolio of \$300M currently under management and extensive property experience, Buildcap is expertly positioned to undertake a diverse range of projects along Australia's East Coast.



## BUILDER

As a leader in medium to large construction projects, GCB combines quality builds and dependable outcomes with highly skilled and experienced people. Our solutions based, future focus is especially conducive to innovate projects.

We continuously identify and implement improvements to all aspects of our operations. Site-specific safety plans, risk assessments and management strategies – these are all part of the active safety culture.

## wallacebrice<sup>{architecture}</sup>

## ARCHITECT

WallaceBrice Architecture is a Brisbane based design studio creating memorable and engaging human-centred architecture. The team's current projects include multi-residential developments, hospitality projects, commercial tenancy fit-outs, and heritage consultancies.

WallaceBrice Architecture fosters a collaborative studio environment with a strong focus on staff skill, flexibility and advancement.

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