

# Marella

BY MOSAIC



A NEW MASTERPIECE  
ADDRESS



With multiple award-winning projects to our name, Mosaic has perfected the art of delivering high quality, exquisitely-designed and superbly-finished residential properties across South East Queensland.

Our signature, holistic approach encompasses all aspects of research, design, development, construction and property management. This allows us to consistently deliver projects that set new benchmarks in residential living.

**Proud to be one of Queensland's most awarded private property developers.**



DEVELOPER



AN ENDURINGLY-CHERISHED  
LOCALE



## LOCATION

# BELOVED BROADBEACH

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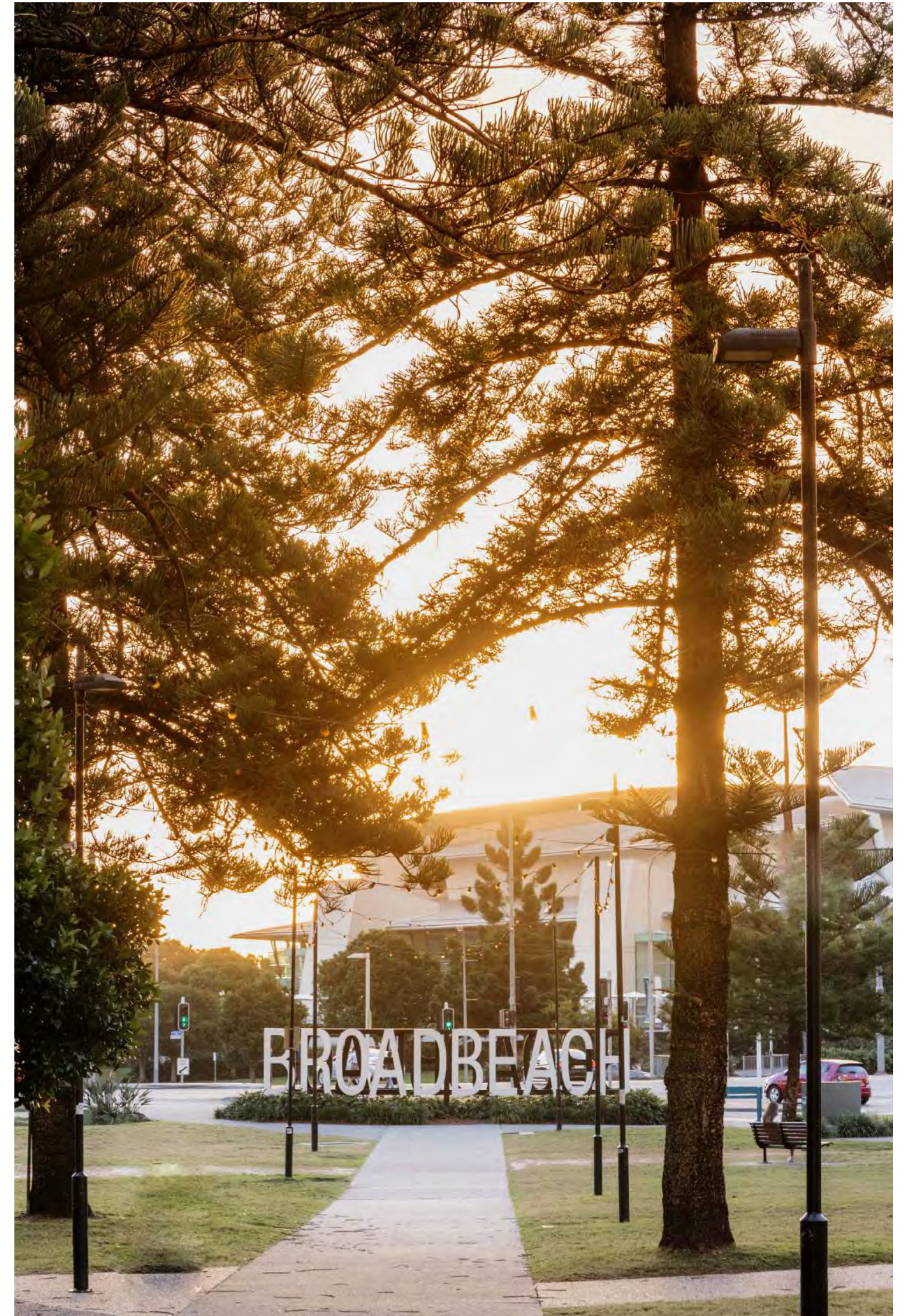
The ultra-popular and enduringly-cherished Broadbeach (or Broadie to the locals) is nestled in the heart of the Gold Coast, along the stretch of beach between Surfers Paradise and Mermaid Beach. Sandwiched by the ocean and canal waterways, boardwalks and paths run parallel with the four flagged beaches and feature exercise equipment, popular with dog-walkers, cyclists, and exercise groups.

Federation Park and Kurrawa Park are located just off the beachfront, with an excellent playground for the little ones, fortnightly markets, and the Kurrawa Surf Club.

A true shoppers paradise, The Oasis Shopping Centre sits right in the heart of Broadbeach, along with the ever-expanding Oracle Boulevard and Pacific Fair, offering over 400 retailers. Matching this is the endless dining options at your fingertips, from fine dining to casual fare.

And for entertainment options, you are spoilt for choice with The Star Casino precinct and Gold Coast Convention and Exhibition Centre.

Broadbeach is unquestionably a location that has it all.



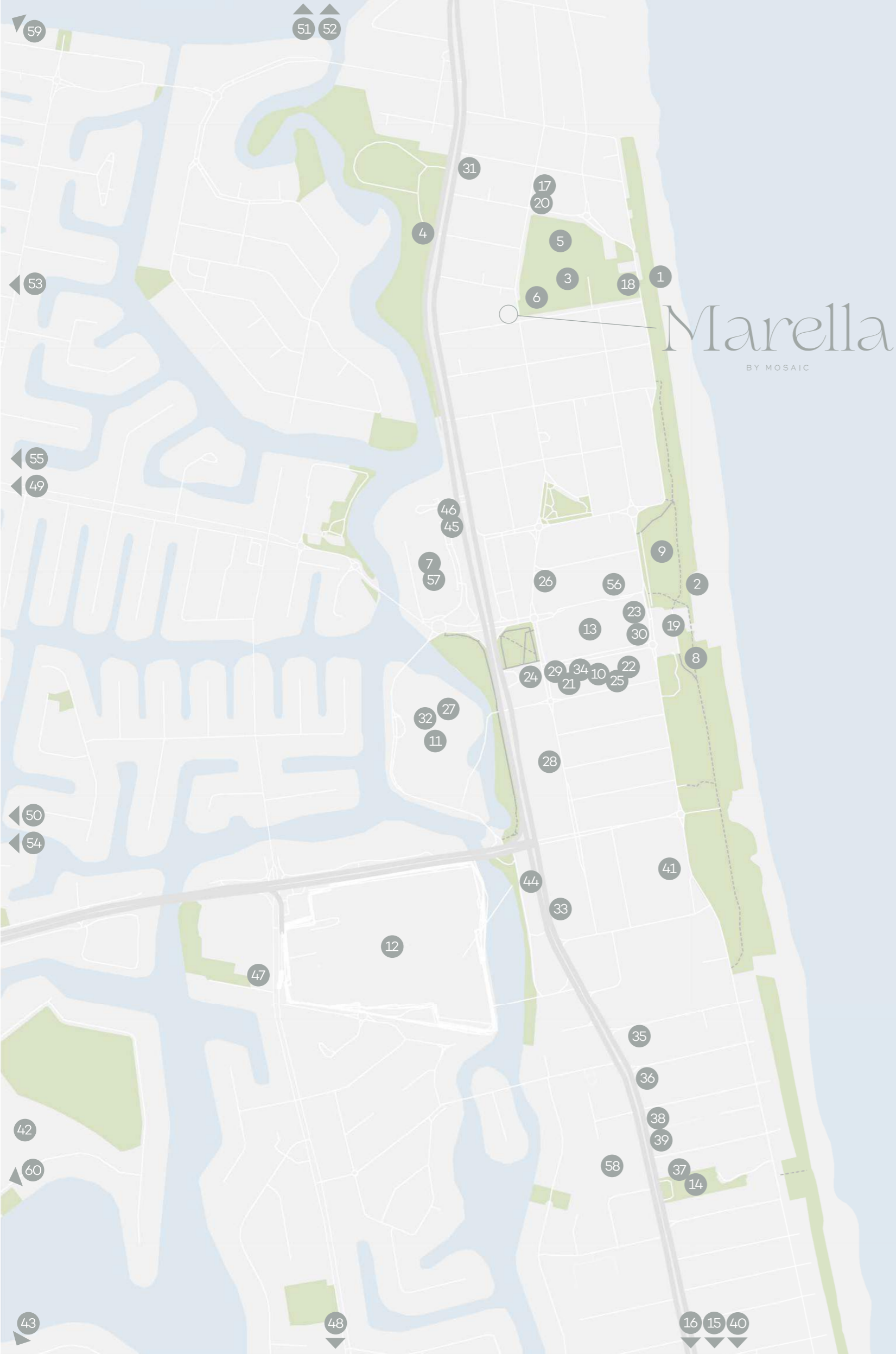


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## PARKS & RECREATION

1. Broadbeach Beach	360m
2. Kurrawa Beach	770m
3. Broadbeach Park	100m
4. Cascade Gardens	270m
5. Broadbeach Bowls Club	200m
6. Nikiforides Family Park	30m
7. Gold Coast Convention & Exhibition Centre	470m
8. Pratten Park	900m
9. Kurrawa Park	590m
10. Oracle Precinct	840m
11. Star Casino	1km
12. Pacific Fair Shopping Precinct	1.4km
13. The Oasis	750m
14. Mermaid Park	2.1km
15. St Johns Park	2.6km
16. Mermaid Beach Bowls Club	2.8km

## DINING & BARS

17. Metro Café	280m
18. Broadbeach Surf Life Saving Club	310m
19. Kurrawa Surf Club	820m
20. Broadbeach Grocer and Café	270m
21. Mamasan	890m
22. Social Eating House	890m
23. Elk	750m
24. Gemelli Italian	830m
25. No Name Lane	930m
26. Koi Dining Broadbeach	630m
27. Nineteen at The Star	940m
28. Miss Moneypenny's Broadbeach	1km
29. The Lucky Squire	880m
30. Broadbeach Tavern	820m
31. O Bagel	350m
32. Kiyomi	930m
33. Hanasaki Broadbeach	1.3km
34. Orzo	870m
35. Door 50	1.75km
36. Little Mermaid	1.85km
37. Bam Bam Bakehouse	2.1km
38. Le Cafe Gourmand	1.95km
39. The North Room	2.2km
40. Pane Organico Italian Bakery	3.1km

## EDUCATION & TRANSPORT

41. Broadbeach State School	1.5km
42. Merrimac State High School	2.3km
43. Bond University	5.7km
44. Broadbeach South Light Rail	610m
45. Broadbeach North Light Rail	580m
46. Bus station	610m
47. Albert Waterways Children's Centre	1.6km
48. Mermaid Waters Community Kindergarten	3km
49. Broadbeach Waters Kindergarten	1.45km
50. St Vincent's Primary School	3.1km
51. Surfers Paradise State School	1.45km
52. Surfers Paradise Preschool	1.45km

## HEALTHCARE & INFRASTRUCTURE

53. Gold Coast Highway	175m
54. Cbus Super Stadium	7km
55. Pacific Motorway	7.8km
56. Haan Health Medical Centre – Broadbeach	720m
57. Broadbeach Community Clinic	615m
58. Mermaid Beach Medical Centre	2.06km
59. Pindara Private Hospital	4km
60. Robina Hospital	7.6km

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INSPIRED BY THE NATURAL  
BEAUTY OF THE SEA SHELL



## WELCOME TO MARELLA BY MOSAIC



Following the incredible success of Dawn by Mosaic in Mermaid Beach, which sold out within weeks, we are pleased to be partnering again with Plus Architecture to design an equally beautiful, premium Gold Coast address, this time in enduringly cherished Broadbeach.

Positioned right on Nikiforides Family Park in a quiet and popular pocket, Marella by Mosaic is a truly magnificent, world-class collection of luxury residences and penthouses, boasting exceptional protected ocean and coastline views, meticulous design and finish, and an array of premium hotel-style amenities to nurture health, wellness, lifestyle and community.

So too, a considerable emphasis is placed on incorporating the most current and innovative sustainability principles into the building's design, construction, and ongoing maintenance.

Mosaic also maintains the management and caretaking of our developments long after completion, so you can rest assured that your home will remain cared for, for many years to come.

BROOK MONAHAN  
FOUNDER & MANAGING DIRECTOR





Artist impression only, the final product might differ. Refer back page.

## ARCHITECTURE

### SENSORY & ROBUST

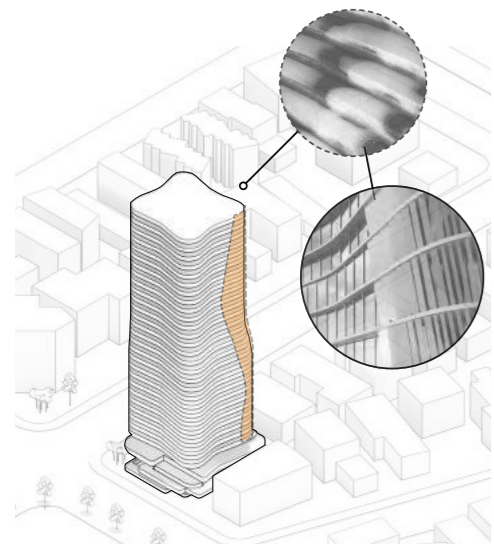
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Marella showcases a breathtakingly timeless and considered design inspired by the natural formation and beauty of the seashell and the processes that shape and form the coastline. The layers and subtleness of the curves make it truly stunning and visually refreshing—a true masterpiece.

The building's envelope is a climate-responsive shell that welcomes the morning sun, fresh breezes, and spectacular protected views of the Pacific Ocean and coastline.

Materiality is sensory and robust, while sustainable design principles inform every aspect of the building and its future ongoing maintenance and management.

Abundant native planting across the various planes establishes a calming and distinct sense of place—a truly sophisticated subtropical sanctuary.







## BEAUTIFUL & SUSTAINABLE

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We are incredibly mindful of the footprint we leave behind, not just on communities but also on the environment.

Our sustainability journey is about continuing to broaden our focus on every detail of the design and development process. We are constantly evolving our approach to optimise our properties' environmental efficiencies and minimise the footprint we leave long into the future.

Fundamentally, our approach is authentic, meaningful, and measurable. It is a holistic one that looks at sustainability from a social, economic, and environmental perspective.

As a Mosaic Property Group Sustainable Development, Marella features a far-reaching range of initiatives to ensure this is a collection of homes that are not only beautiful, but are designed to be friendlier to the environment and the community for many years to come.



Artist impression only, the final product might differ. Landscaping indicative only. Refer back page.





## A LIFE WELL LIVED

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Incorporating an elevated level of world-class hotel-style amenities relative to its boutique scale, Marella will provide an enriched lifestyle for the lucky few.

Residents will benefit from a range of exceptional indoor and outdoor recreation spaces designed to make the most of Queensland's unbeatable subtropical climate.

Whether to relax and recharge or nurture the community, there is something for everyone to enjoy:

- Resort-style pool
- Outdoor BBQ and dining
- Gymnasium
- Sauna
- Steam room
- Spa
- Wine room
- Residents lounge
- Private dining room with full kitchen



AMENITY



Artist impression only, the final product might differ. Refer back page. Image shows Residents' Private Dining Room on level 11.





## INSPIRED LIVING

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There is no better place to nourish the spirit than home.

We understand the incredible feeling of having a home that you simply love, a private sanctuary that delivers feelings of comfort and security. At the same time, it provides endless opportunities to spend valuable time with loved ones and create beautiful memories.

Marella's residences are designed with significant consideration and care to do just that. These dream homes are made even more special by endless ocean views as the perfect backdrop.

INTERIORS



Artist impression only, the final product might differ. Refer back page. Image shows Sub Penthouse on level 28, including upgrades (sheer curtains).





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## EXCEPTIONAL FINISH

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It is not enough for spaces to look good. They have to feel good, with maximum functionality, to help make life comfortable and effortless.

Marella's purist approach to luxury is reflected in its array of meticulously sourced and selected materials, which are exquisite in quality, and their crafted application.

Every space is finished to the absolute highest, uncompromising standard.

INTERIORS



Artist impression only, the final product might differ. Refer back page. Image shows Sub Penthouse Master Bedroom on level 23.



Artist impression only, the final product might differ. Refer back page. Image shows a 3-bedroom apartment on level 24, including upgrades (sheer curtains).

INTERIORS



Artist impression only, the final product might differ. Refer back page. Image shows a 3-bedroom apartment on level 24, including upgrades (sheer curtains and integrated fridge/freezer).



Artist impression only, the final product might differ. Refer back page. Image shows a 3-bedroom kitchen on level 24, including upgrades (sheer curtains and integrated fridge/freezer).



Artist impression only, the final product might differ. Refer back page. Image shows a 3-bedroom Master ensuite on level 24.





THE ULTIMATE DESTINATION



## A TRUE SENSE OF PLACE

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Where sand meets convenience and sophistication, Broadbeach is brimming with some of the Gold Coasts' most iconic and all encompassing lifestyle offerings.

The ever-active beachfront is where you'll find parklands, picnic spots, and playgrounds. And with Kurrawa featuring the beloved surf club and patrolled areas for safe swimming, it is easy to see why Broadbeach's foreshore is a favourite with all ages.

Gourmet delis, bistros, and fine dining will whet your appetite morning, noon, and night. In between is endless options for a spot of retail therapy at Pacific Fair or lively entertainment at The Star, Gold Coast Convention Centre, or Oracle Avenue.

Being spoilt for choice will leave a lasting impression on an abundant and fulfilling lifestyle.





PARKS & RECREATION

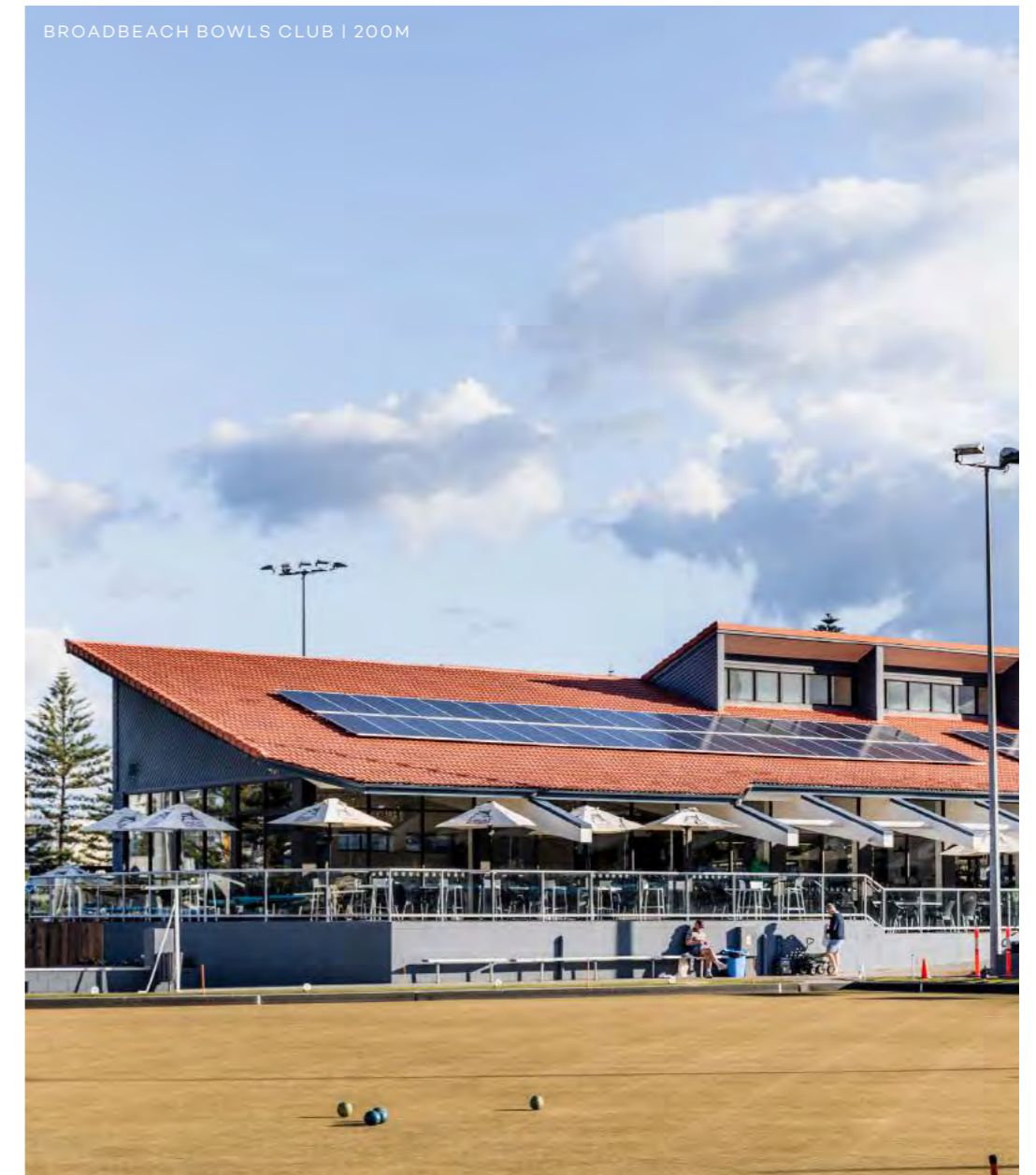
PRATTEN PARK | 900M



NIKIFORIDES FAMILY PARK | 30M



BROADBEACH BOWLS CLUB | 200M





PARKS & RECREATION



PARKS & RECREATION





28  
LIFEGUARD

TOWER  
28  
CAFE

PROUD  
&  
PUNCH



DINING





DINING

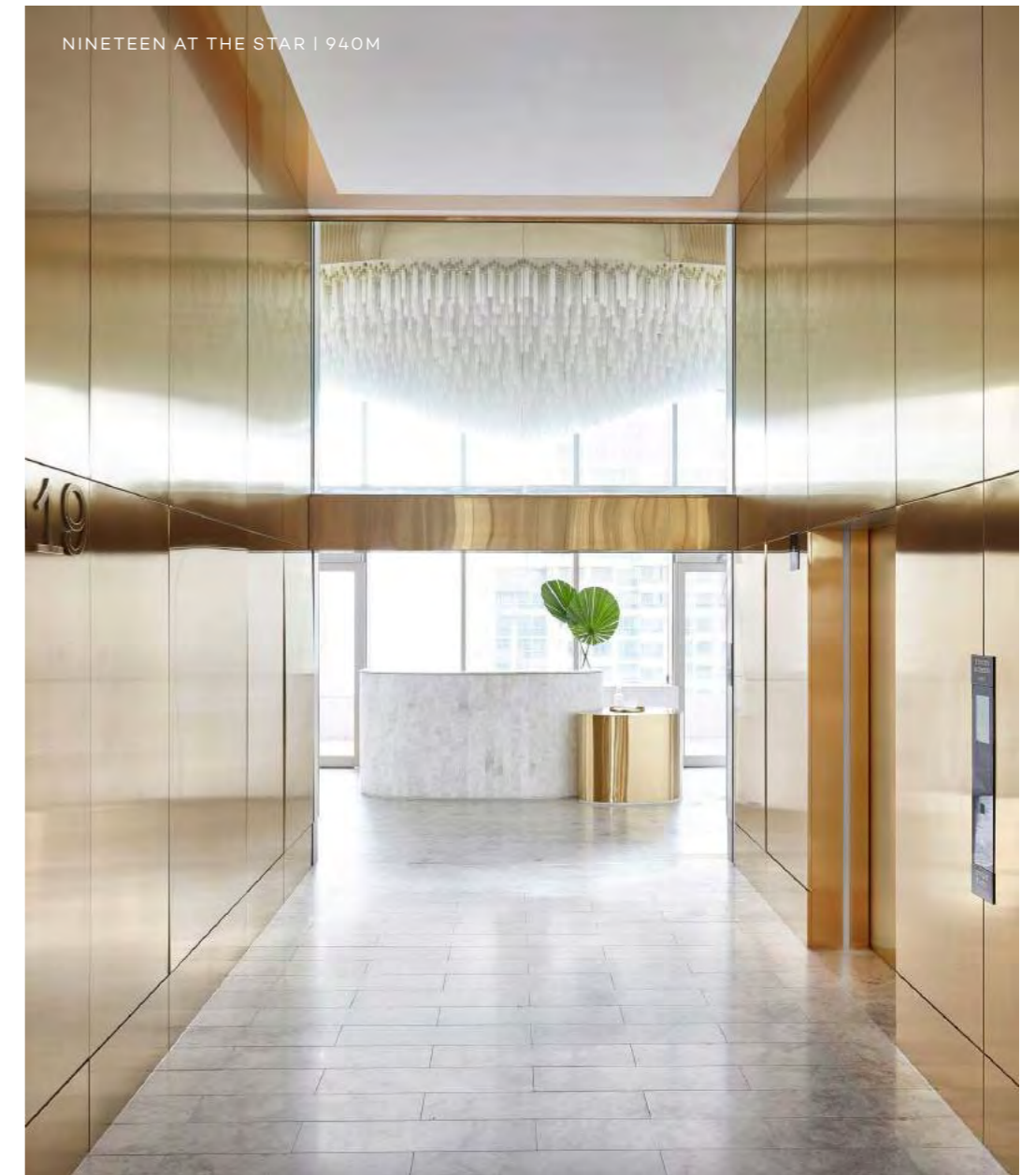




DINING



DINING





RETAIL





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