

Marella

BY MOSAIC





THE DEVELOPER



DEVELOPER





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



Bianca by Mosaic. Artist impression.



The Sinclair by Mosaic. Artist impression.



Luca by Mosaic. Artist impression.



Amparo by Mosaic.



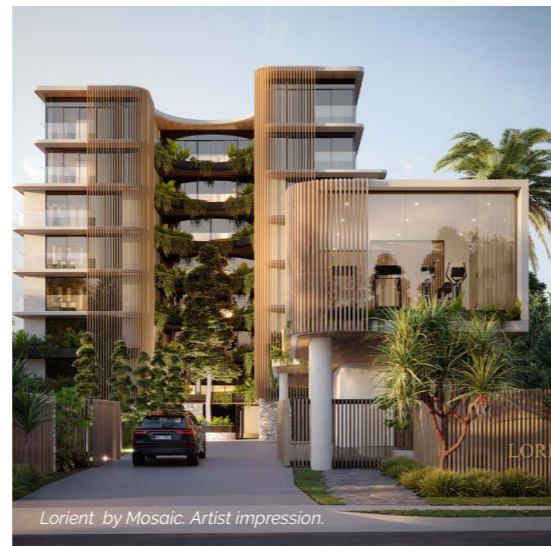
Avalon by Mosaic.



Bela by Mosaic



The Patterson by Mosaic. Artist Impression



Lorient by Mosaic. Artist impression.



Dawn by Mosaic. Artist Impression.



THE LOCATION



LOCATION

BELOVED BROADBEACH

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.





Marella

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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

Marella

BY MOSA





LIFESTYLE

A TRUE SENSE OF PLACE

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.

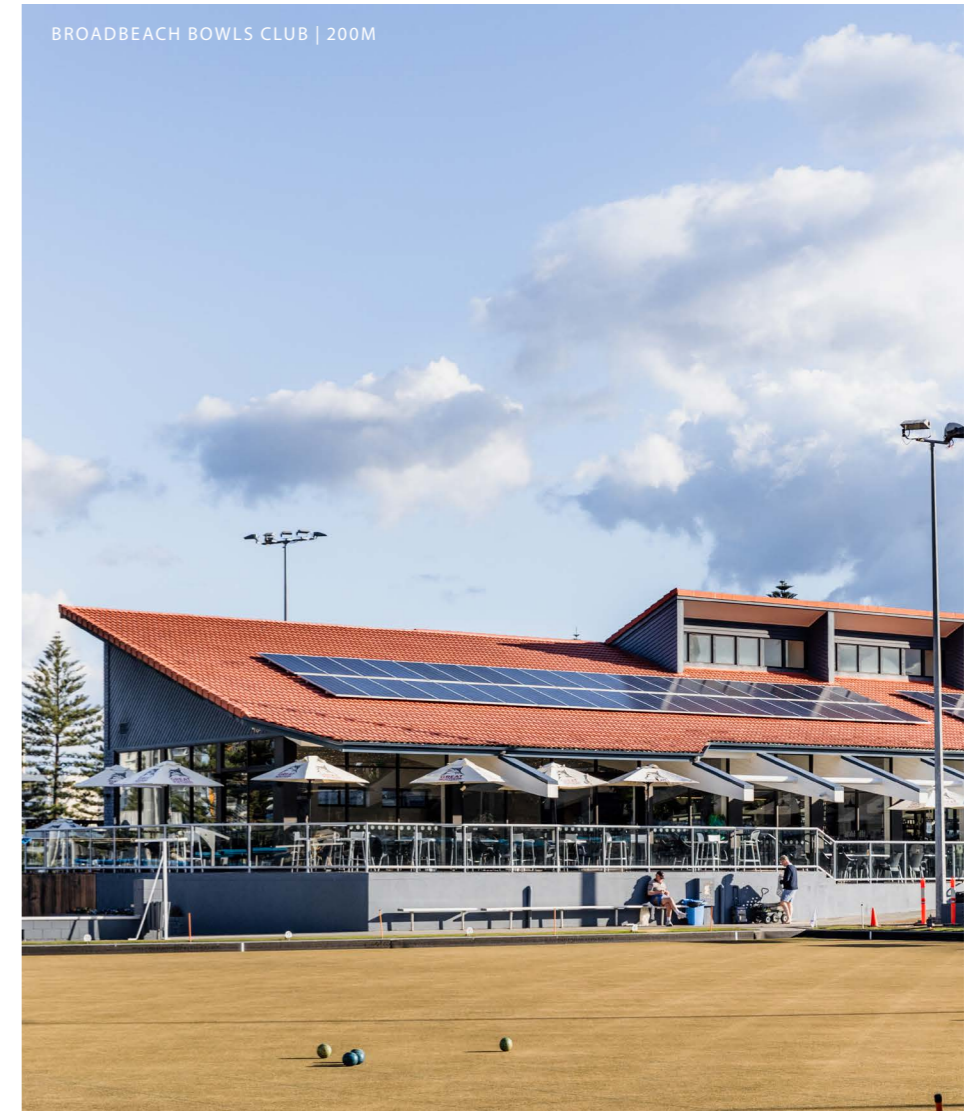
Gourmet delis, bistros, and fine dining will whet your appetite morning, noon, and night. In between is endless options for a spot of retail therapy at Pacific Fair or lively entertainment at The Star, Gold Coast Convention Centre, or Oracle Avenue.

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





PARKS & RECREATION





PARKS & RECREATION



PARKS & RECREATION



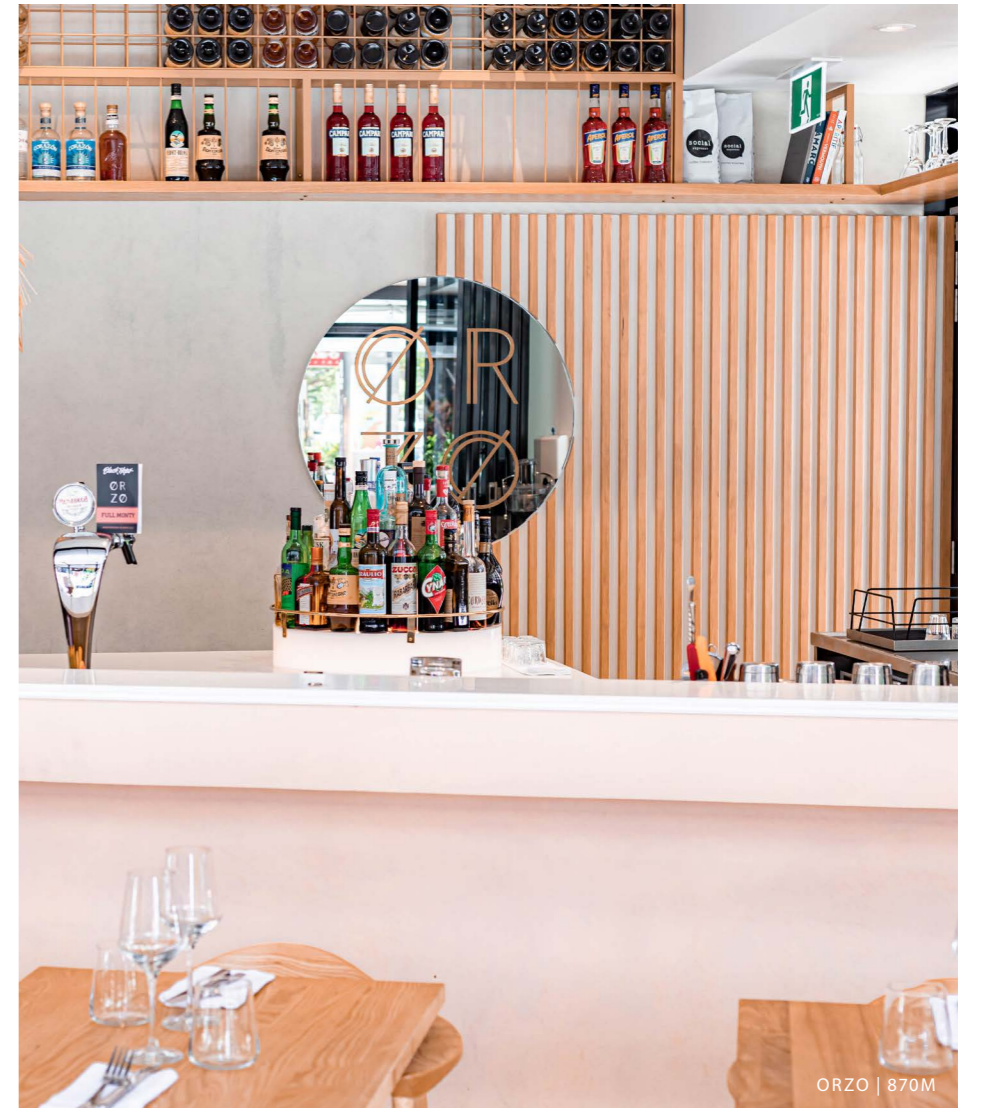


DINING





DINING

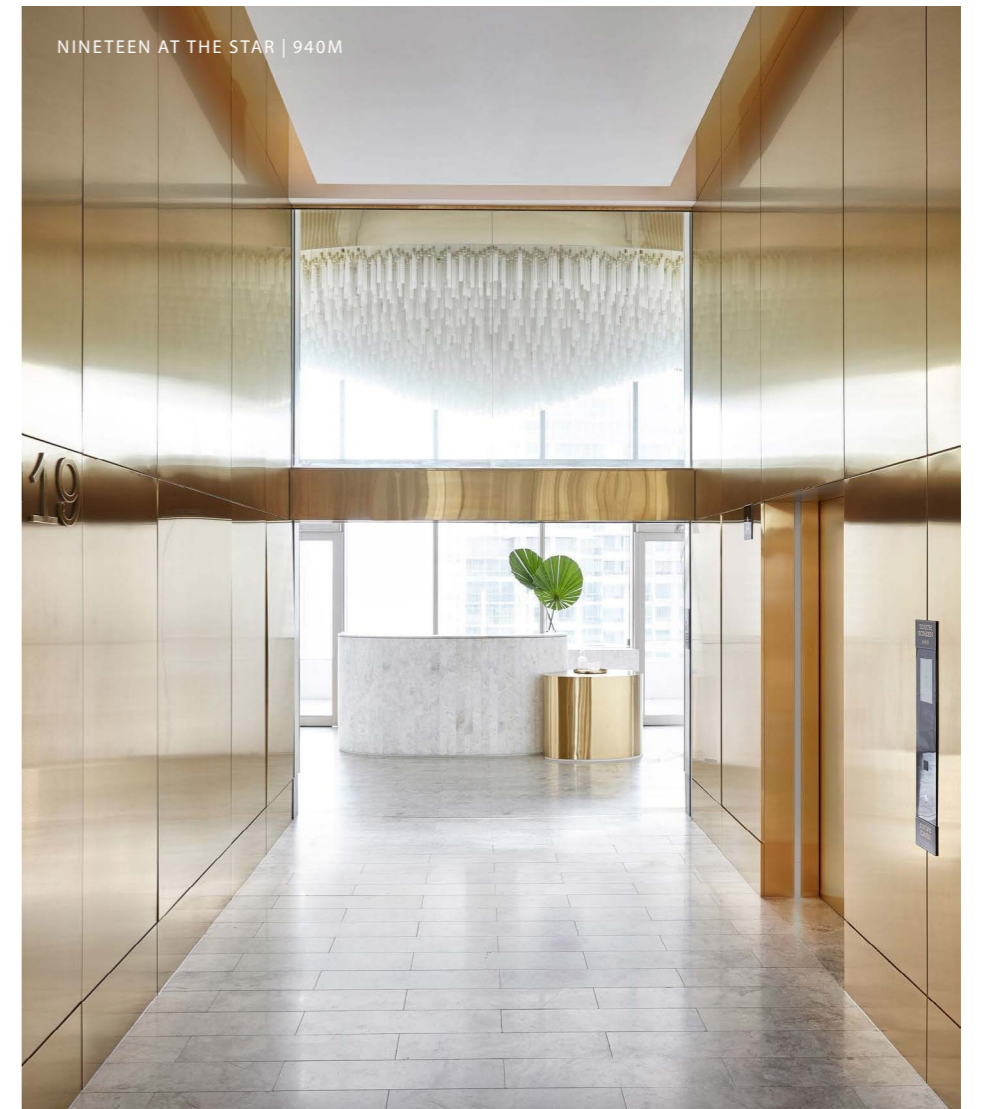




DINING



DINING





RETAIL



THE DESIGN



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





ARCHITECTURE

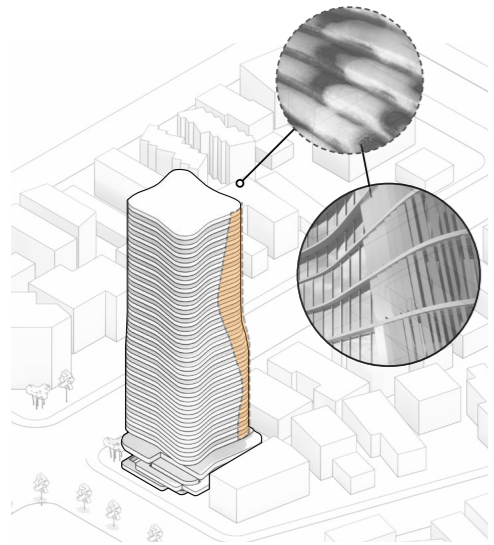
SENSORY & ROBUST

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

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

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









INSPIRED LIVING

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.





As set, impressively, the final product might differ. Refer back page. Image shows Sub Penthouse on level 28, including upgrades (sheer curtains).



EXCEPTIONAL FINISH

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.





Artist impression only, the final product might differ. Refer back page. Image shows a 3-bedroom apartment on level 25, including upgrades (sheer curtains).



Artist impression only, the final product might differ. Refer back page. Image shows a 3-bedroom apartment on level 25, 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).

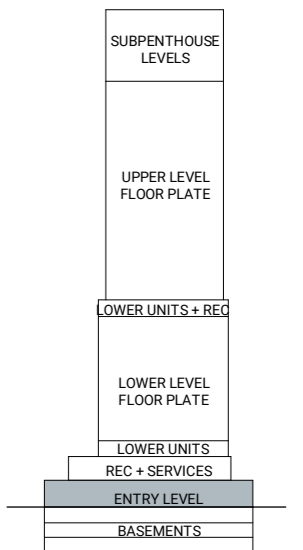
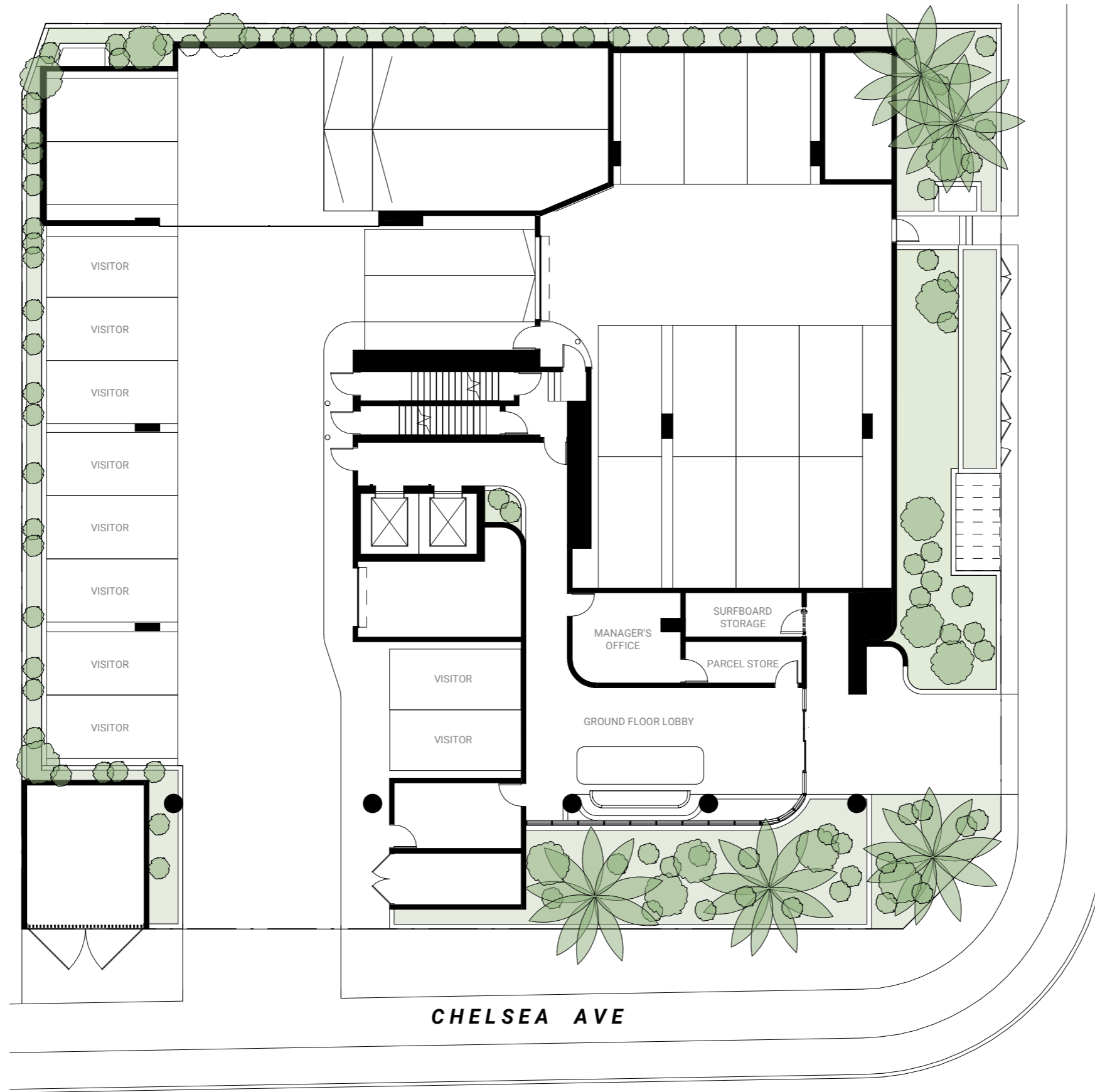




THE FLOOR PLATES

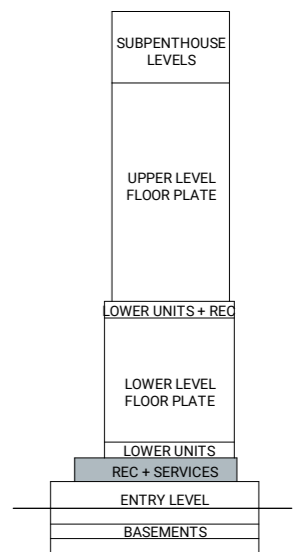
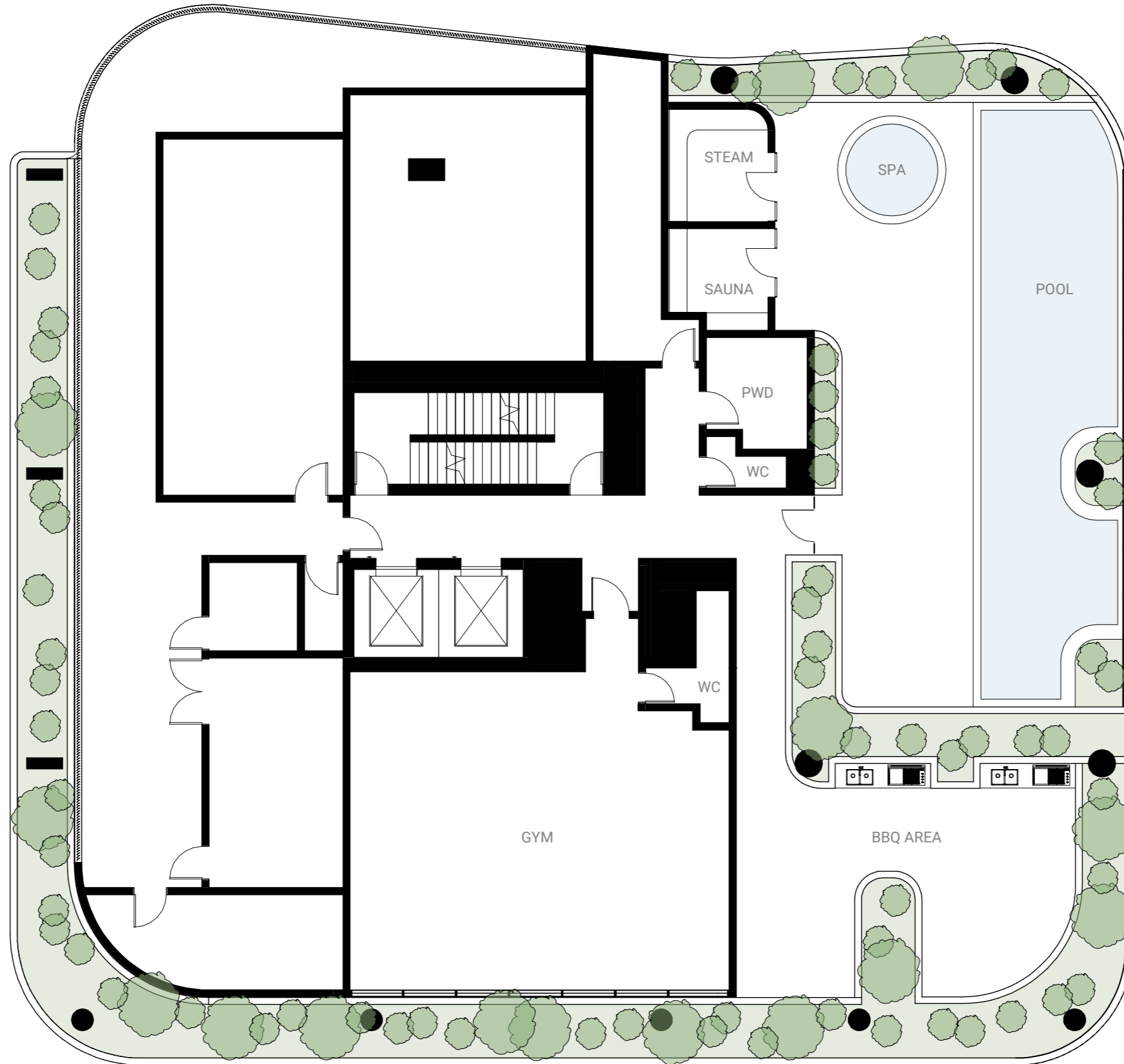


Ground Floor



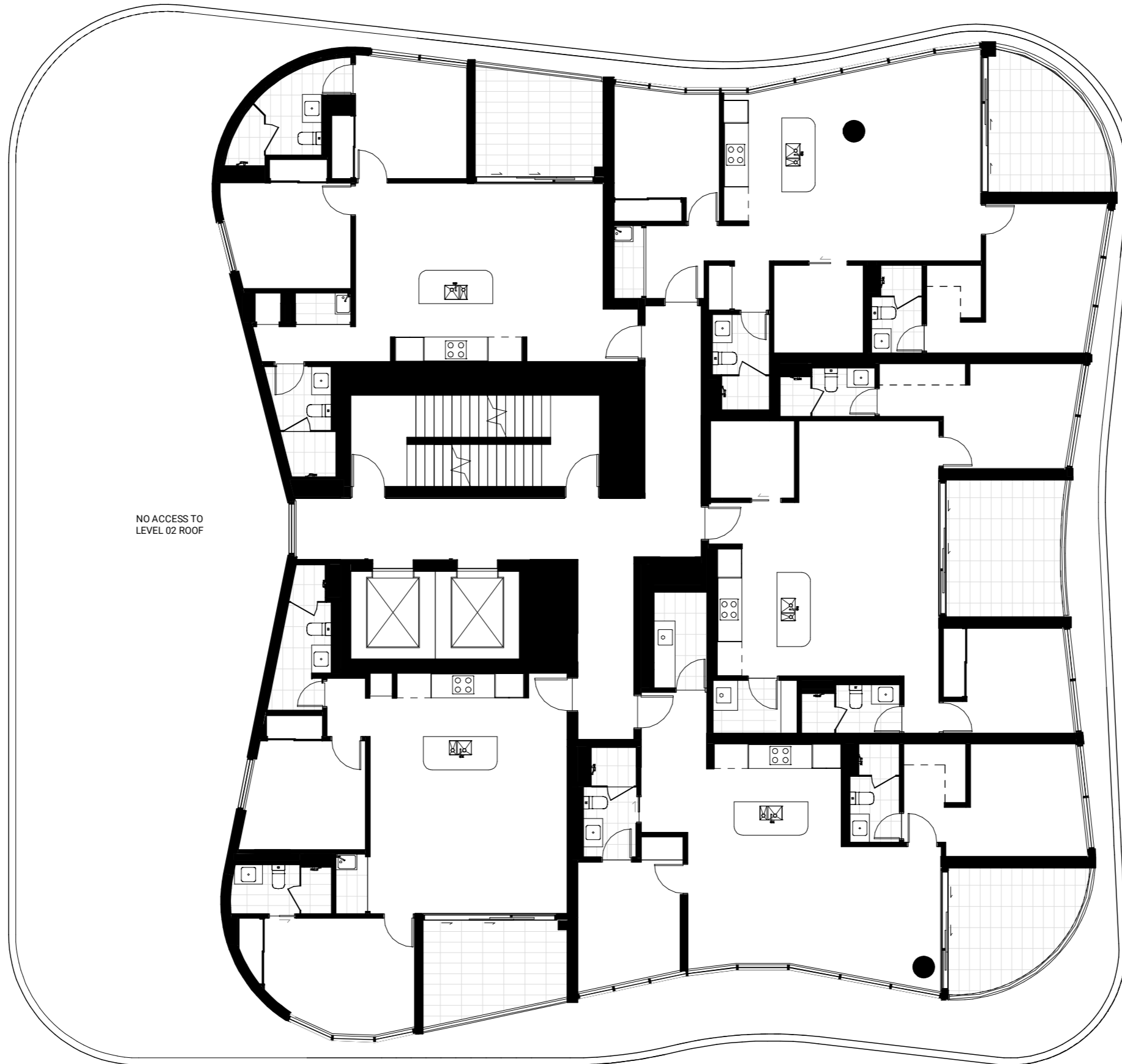
Indicative only. Furniture not included. Subject to variations in accordance with the contract terms. Facade screening and slab edges may vary based on unit location.

Level 1 | Recreation

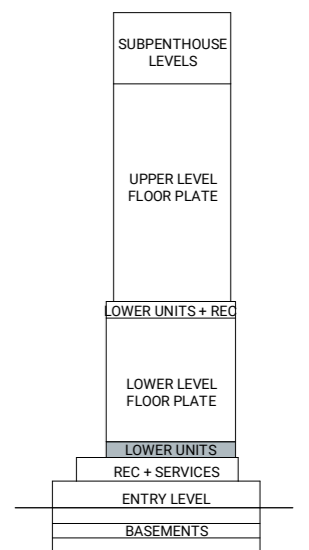


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Level 2

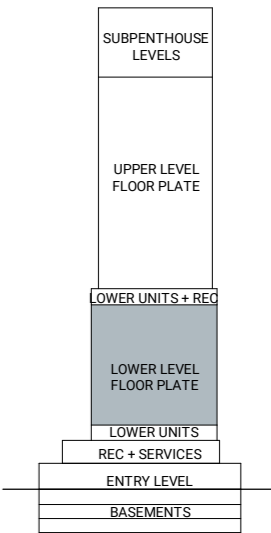
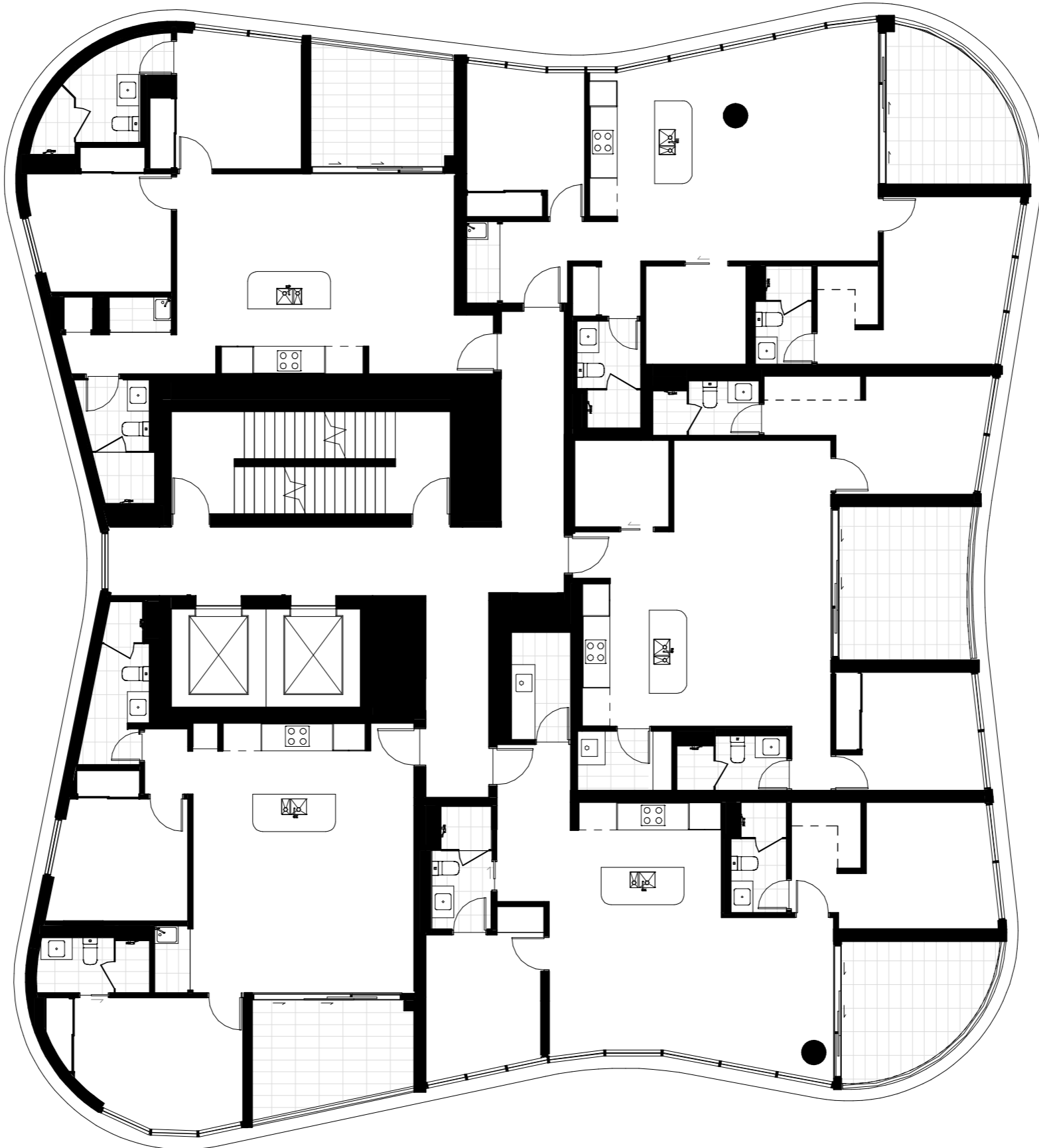


NO ACCESS TO
LEVEL 02 ROOF



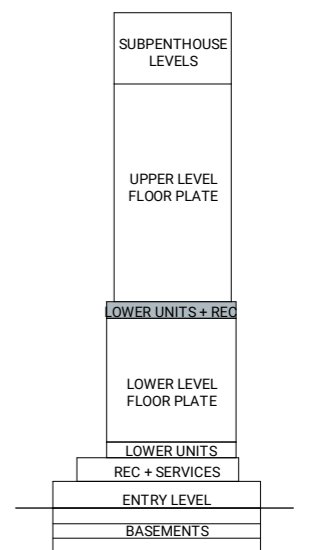
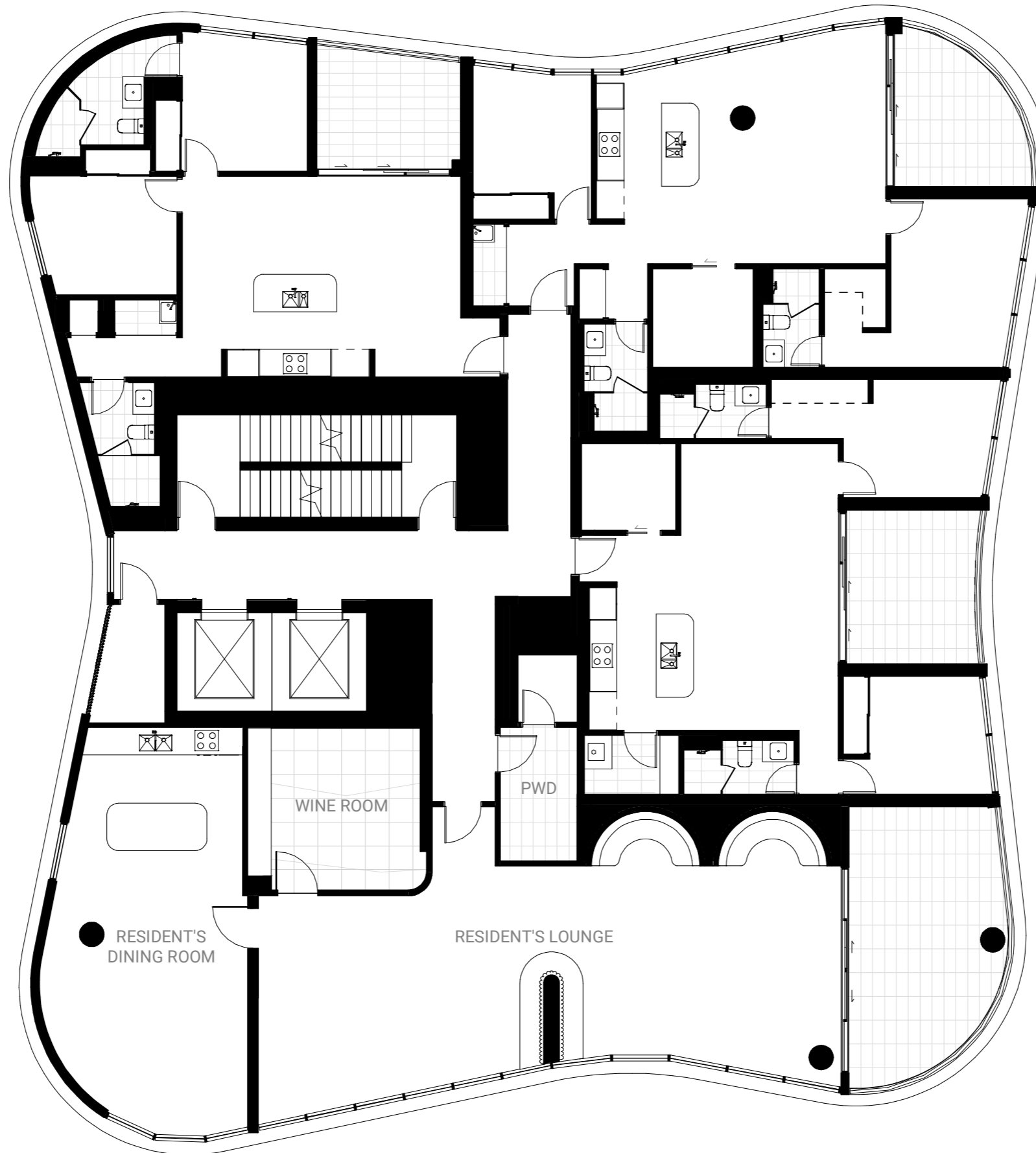
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Level 3 - 10 | Lower Levels



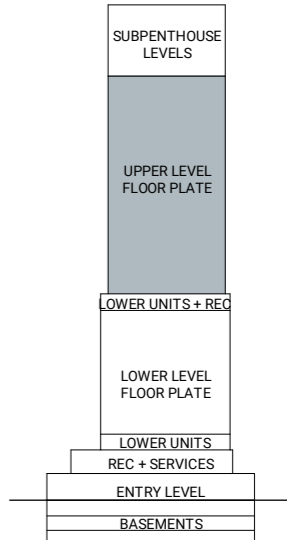
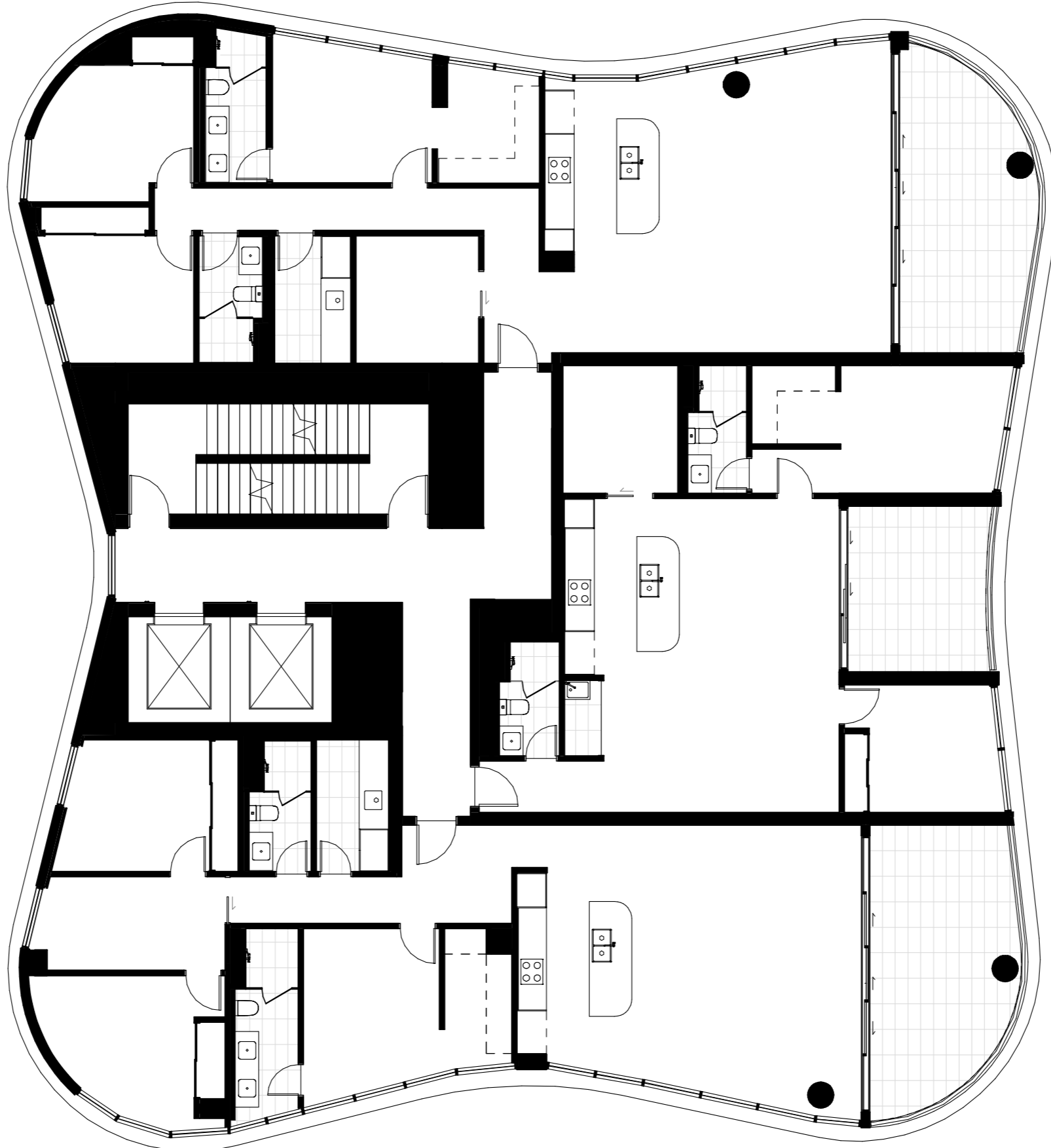
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Level 11 | Recreation



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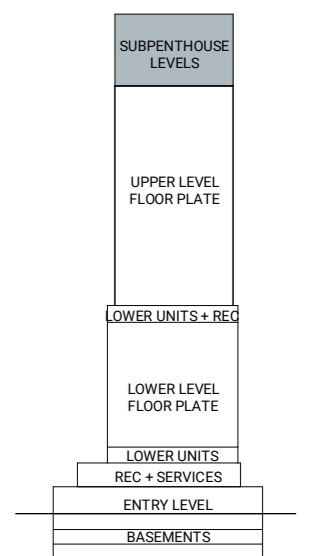
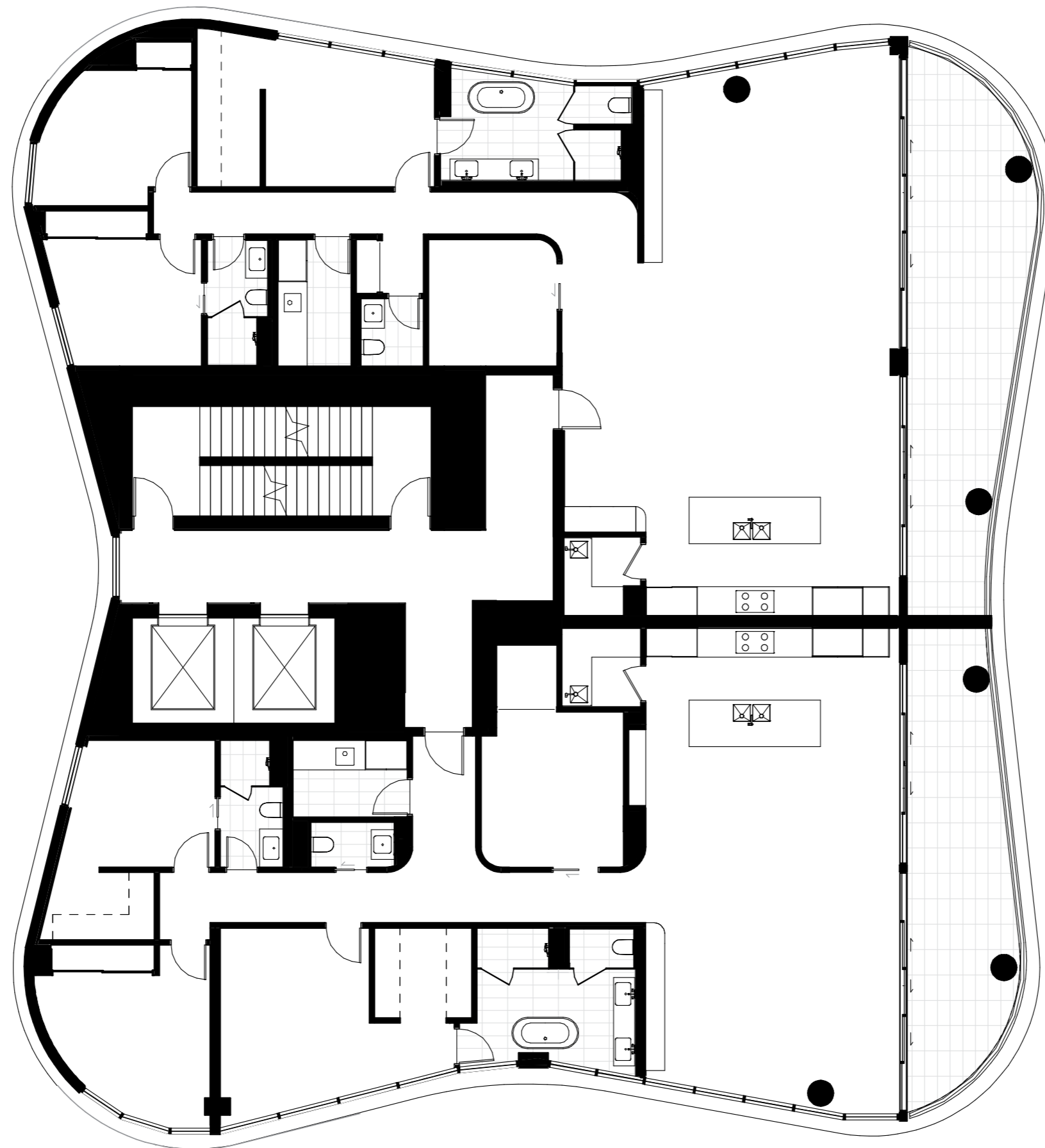
Level 12-25 | Upper Levels



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Level 26-30 | Skyhomes

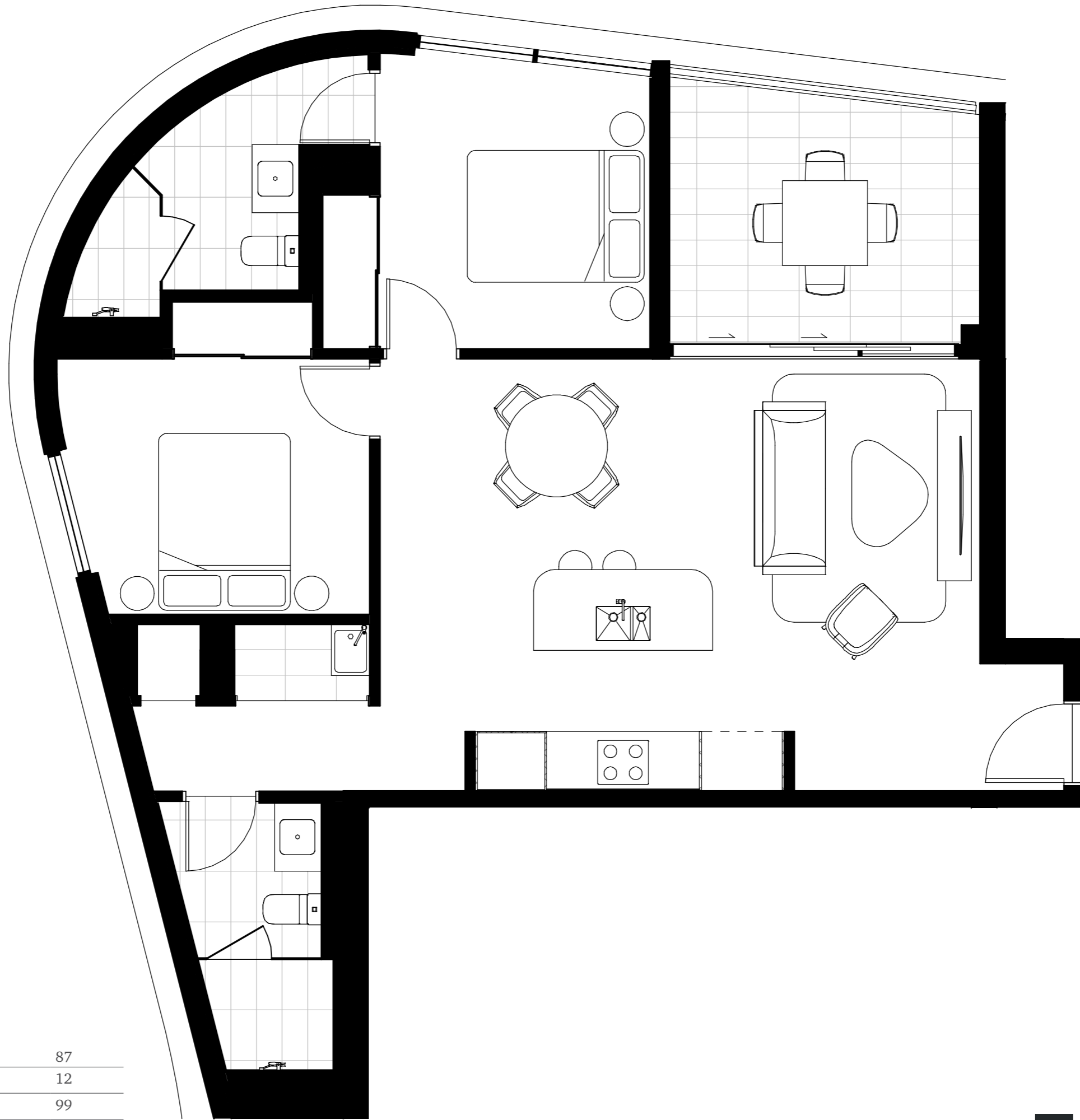


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THE FLOOR PLANS

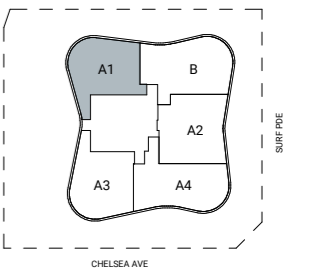
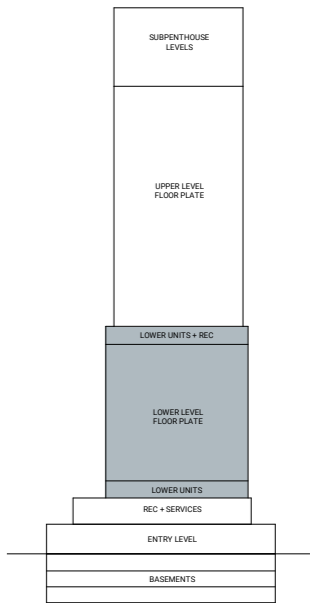


201-1101

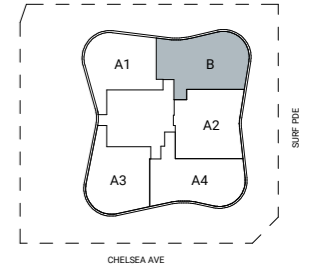
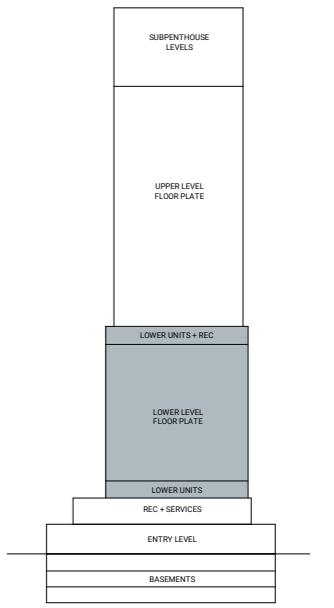
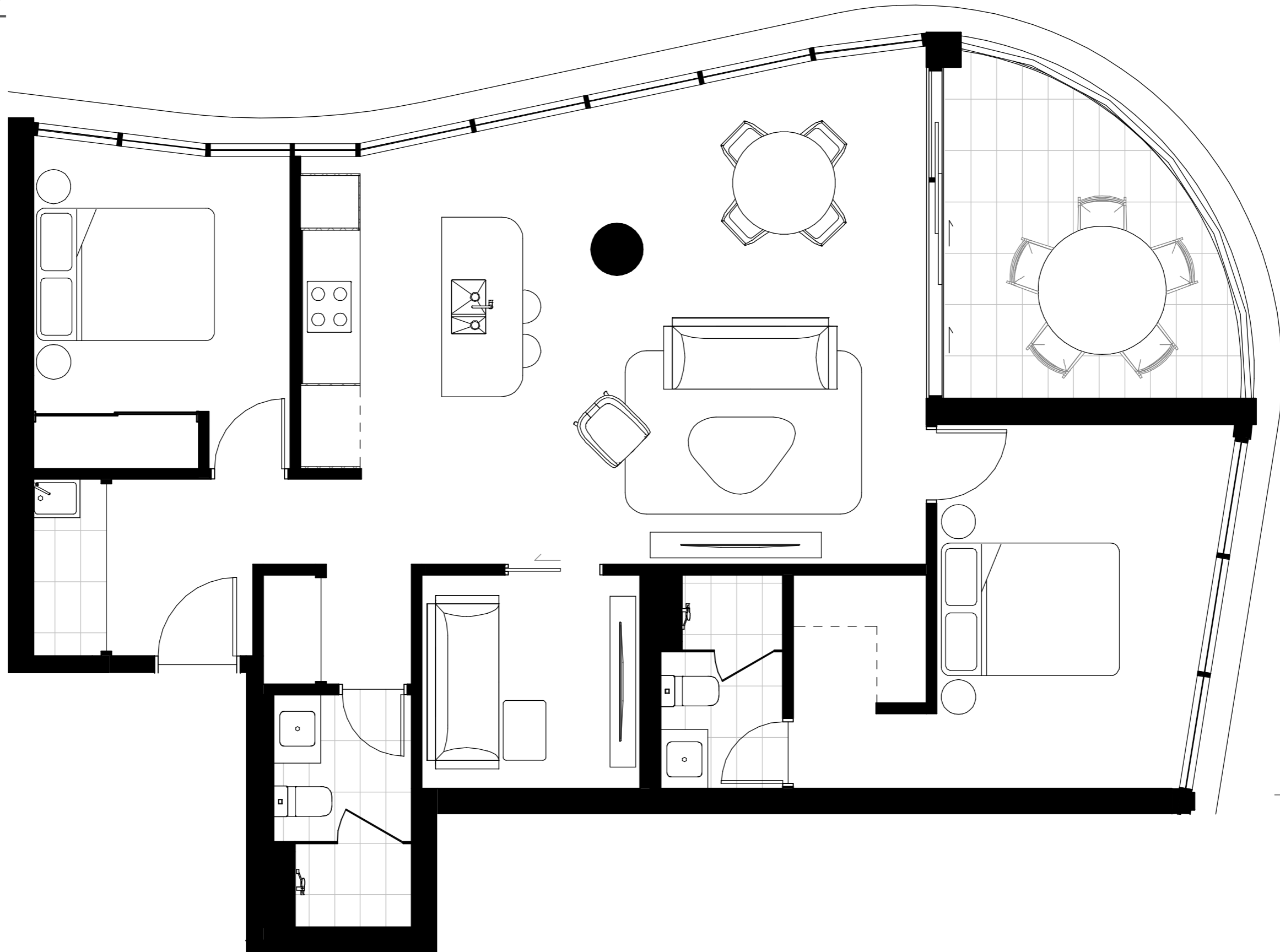


Bedrooms	2
Bathrooms	2
Car Spaces	1

Internal Area	87
External Area	12
Total Area	99



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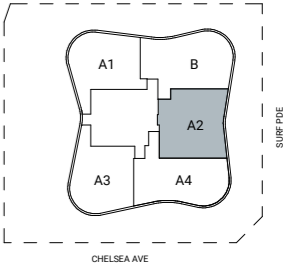
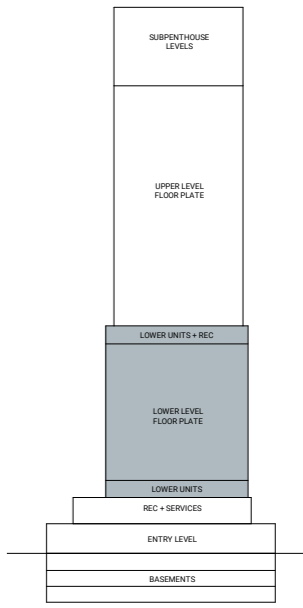
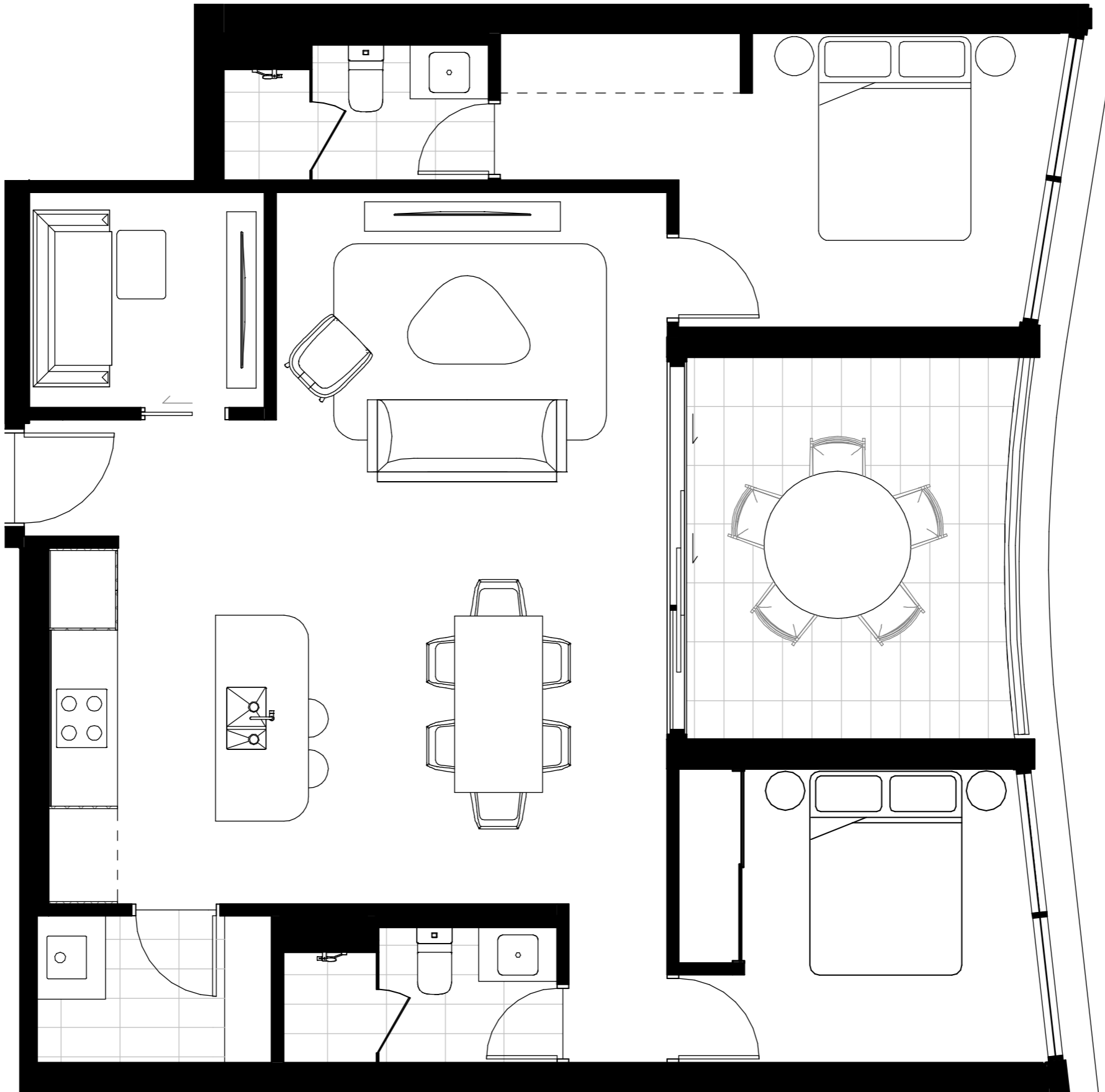


Bedrooms	2
Bathrooms	2
MPR	1
Car Spaces	1

Internal Area	101
External Area	12
Total Area	113

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203-1103

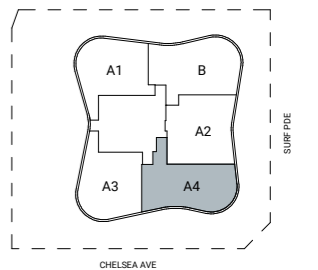
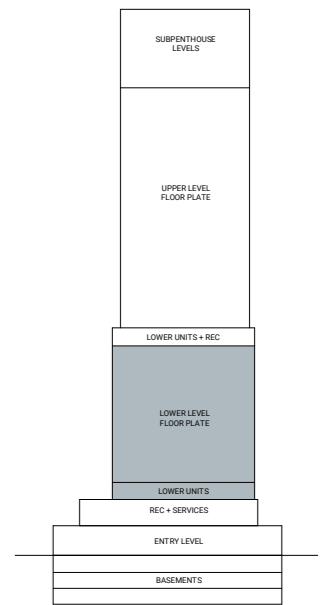
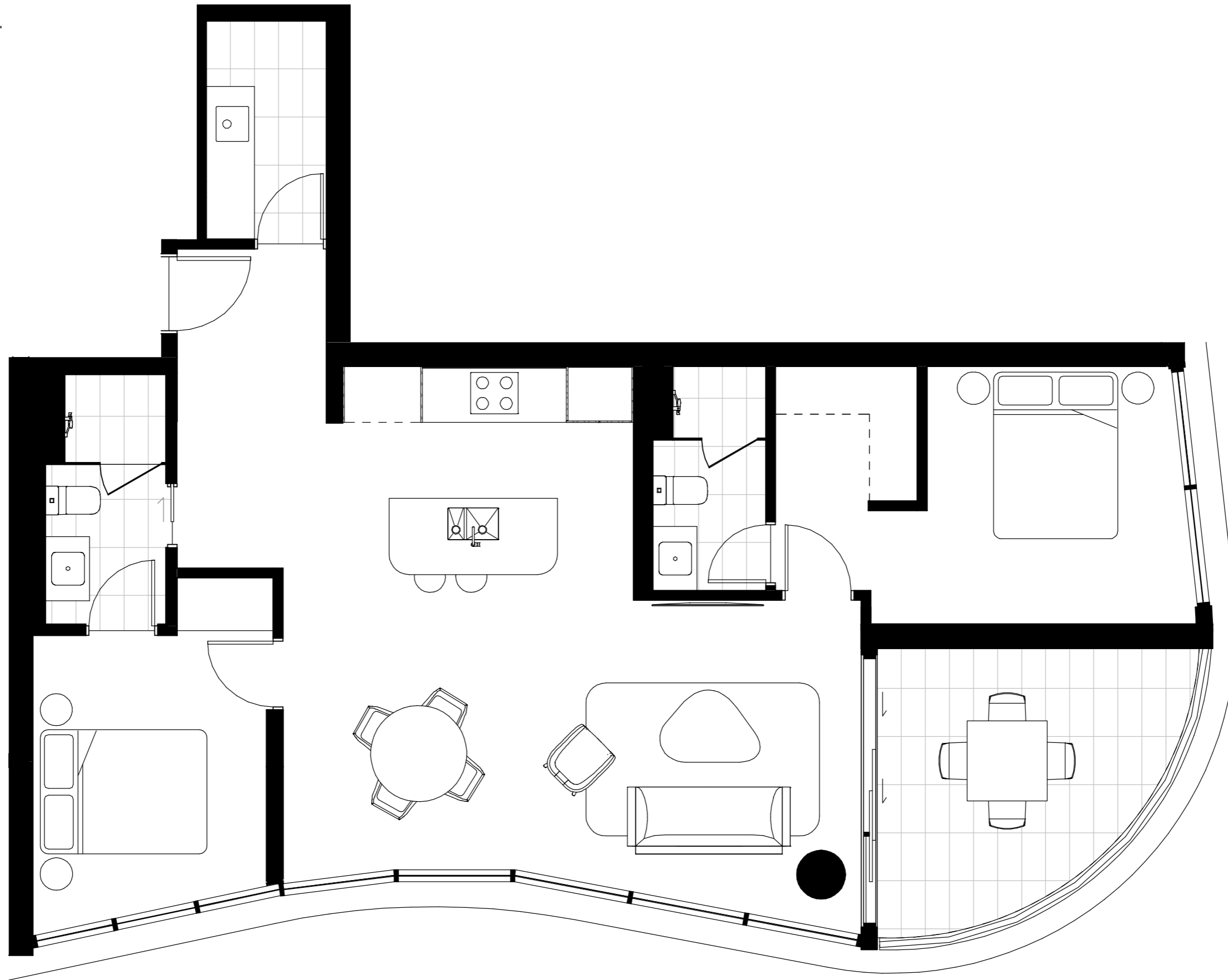


Bedrooms	2
Bathrooms	2
MPR	1
Car Spaces	1

Internal Area	94
External Area	15
Total Area	109

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204-1004

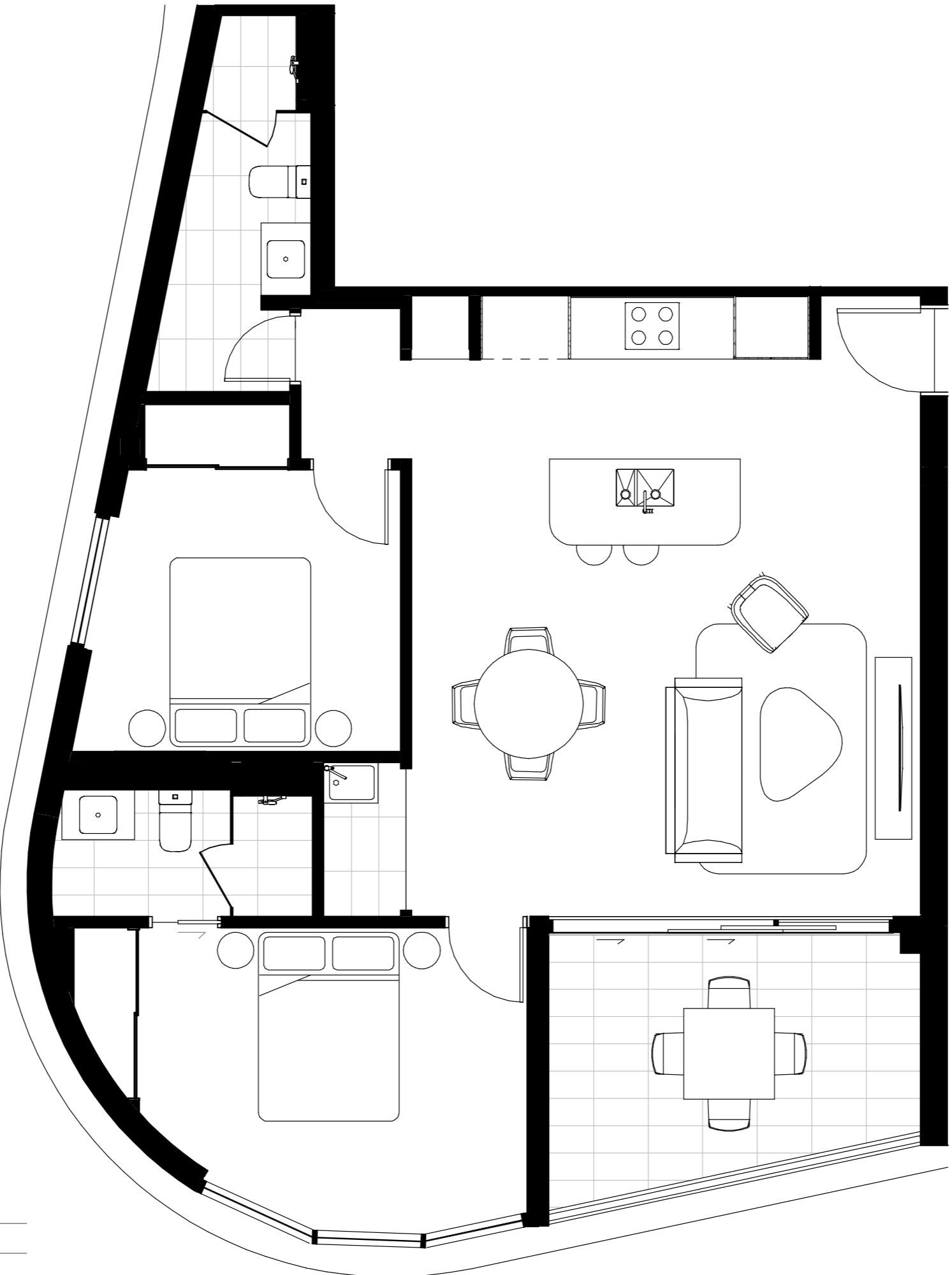


Bedrooms	2
Bathrooms	2
Car Spaces	1

Internal Area	95
External Area	13
Total Area	108

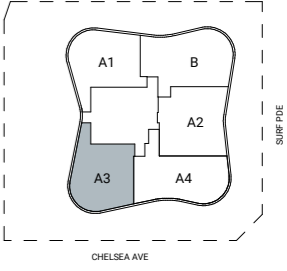
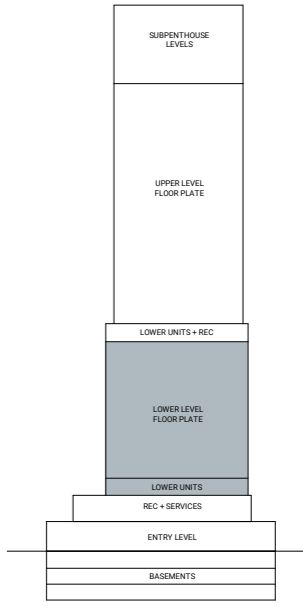
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205-1005



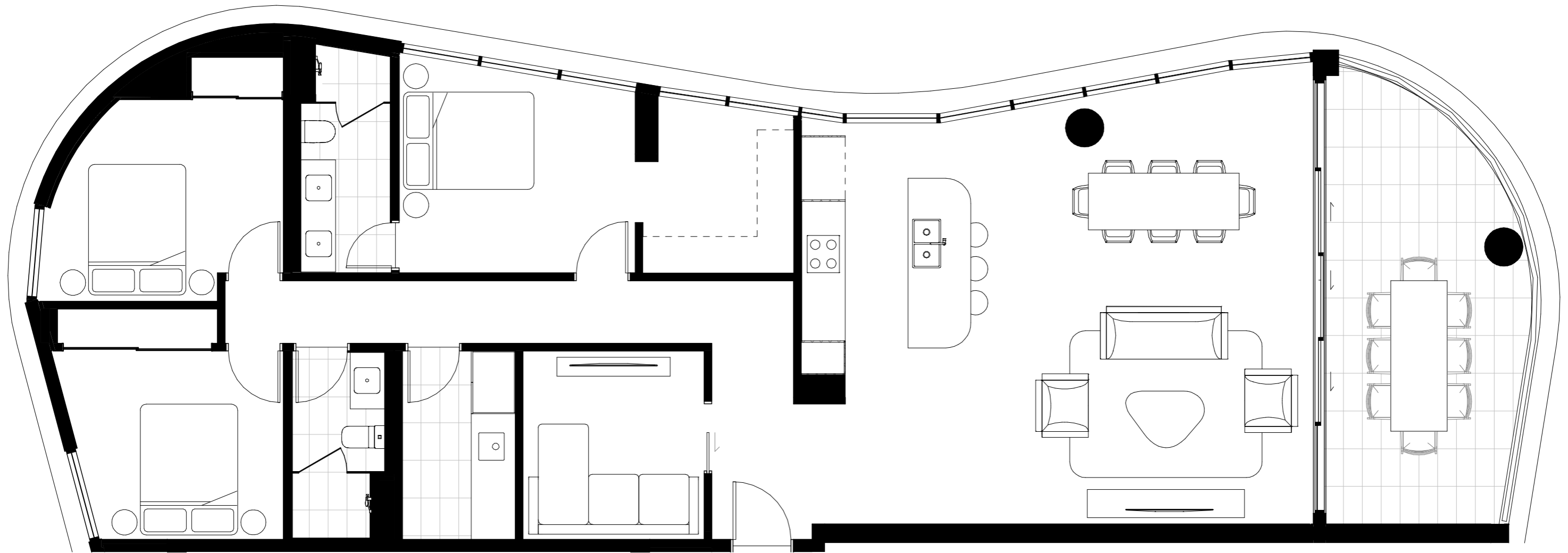
Bedrooms	2
Bathrooms	2
Car Spaces	1

Internal Area	87
External Area	12
Total Area	99



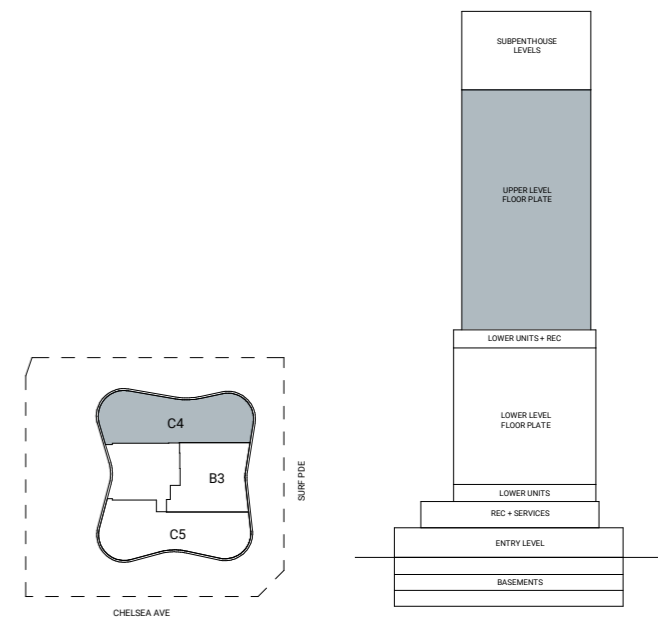
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1201-2501



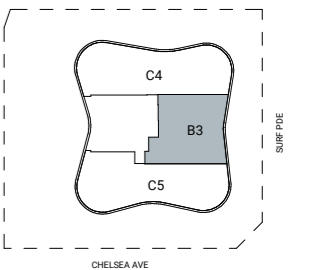
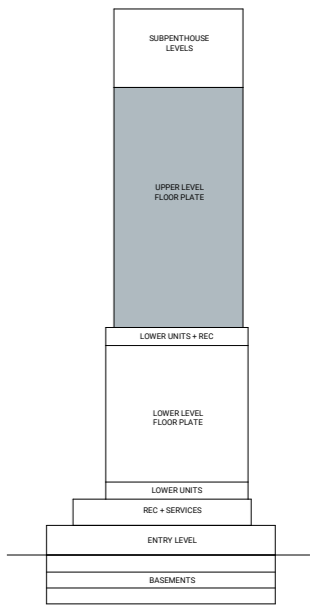
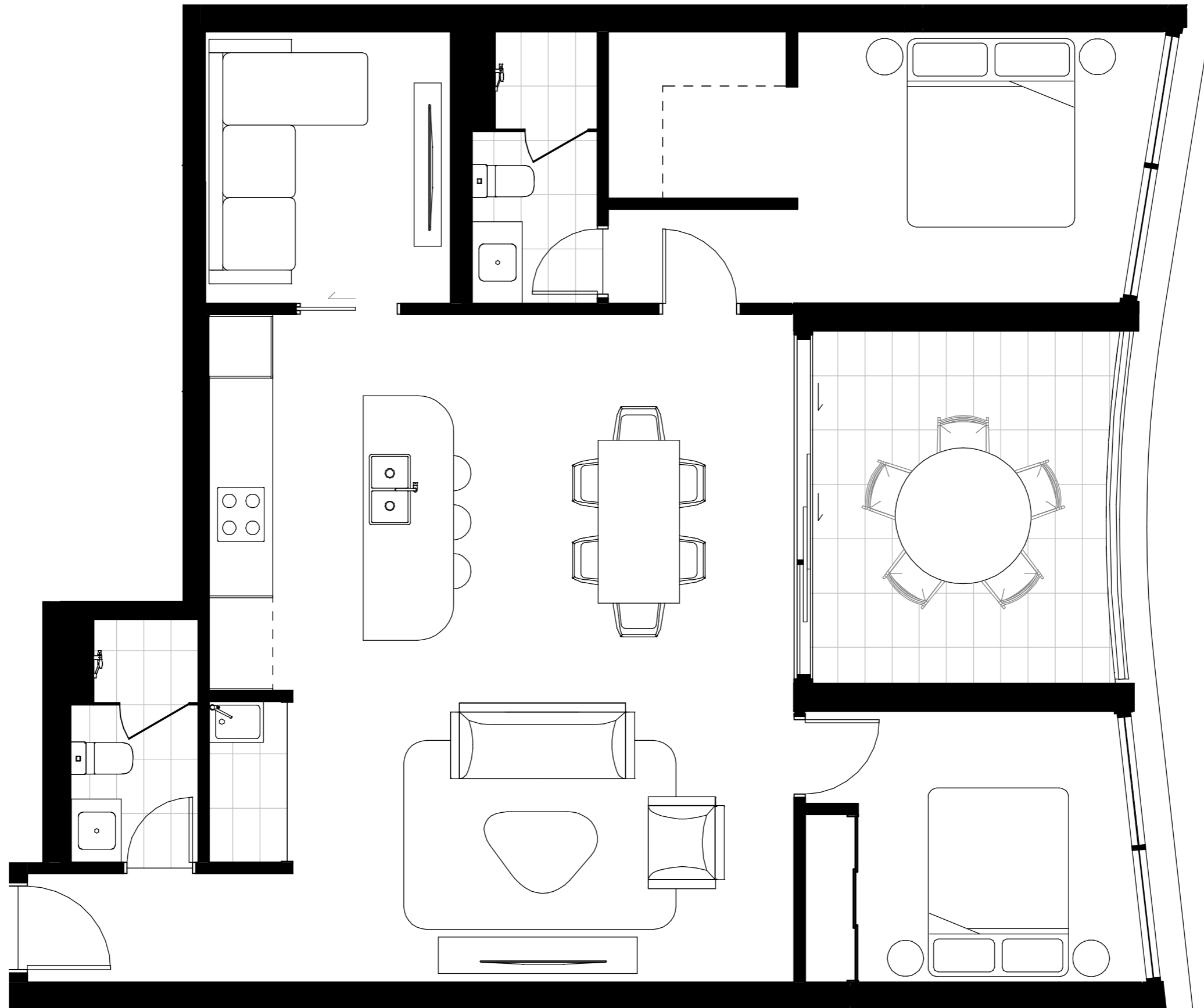
Bedrooms	3
Bathrooms	2
MPR	1
Car Spaces	2

Internal Area	148
External Area	22
Total Area	170



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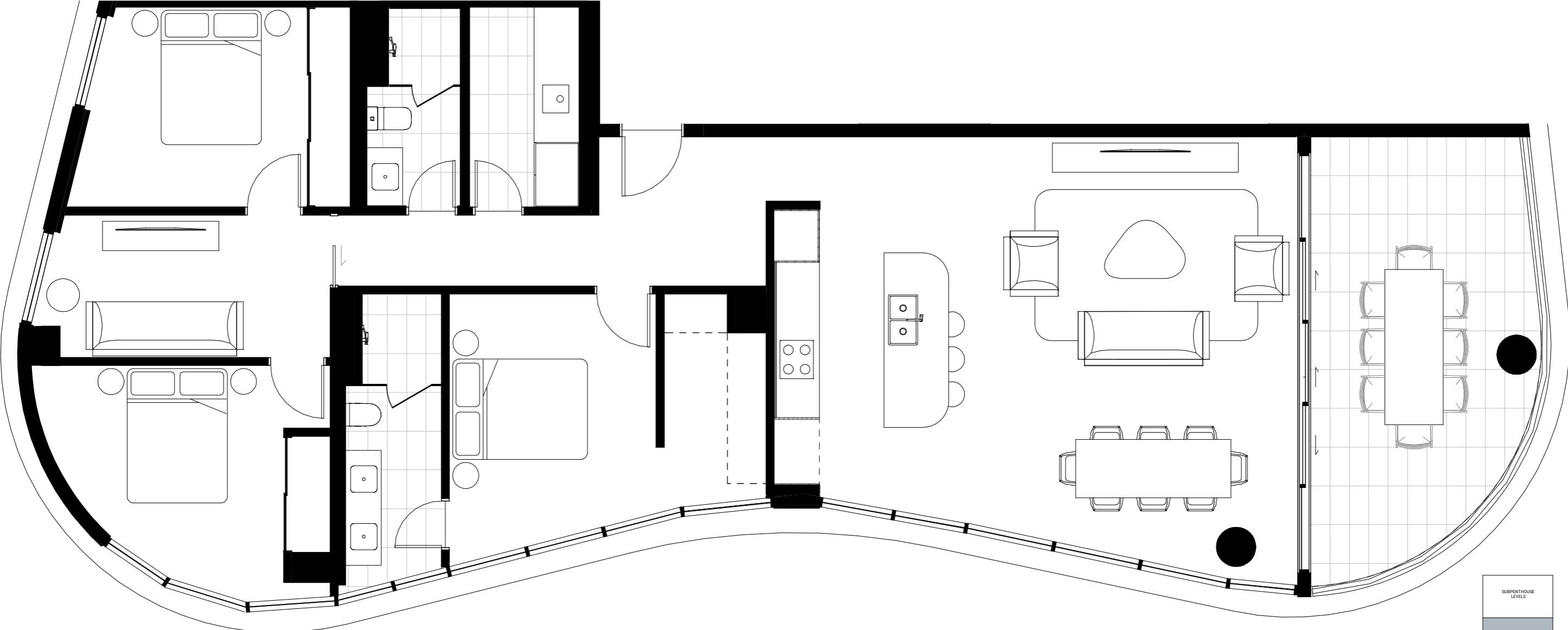
1202-2502



Bedrooms	2
Bathrooms	2
MPR	1
Car Spaces	1

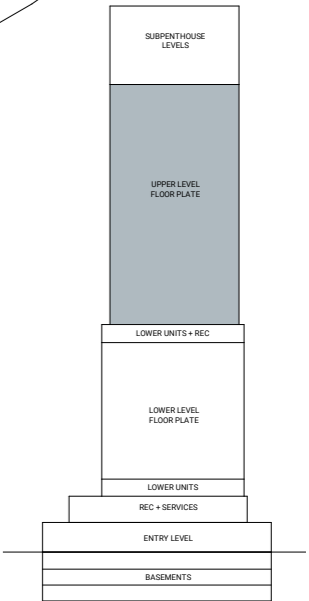
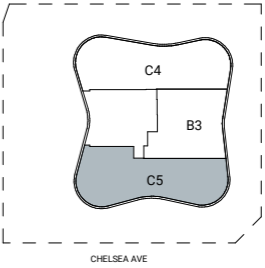
Internal Area	105
External Area	15
Total Area	120

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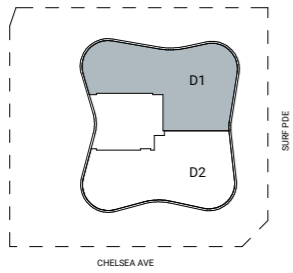
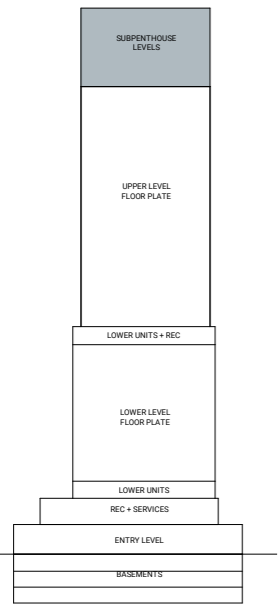
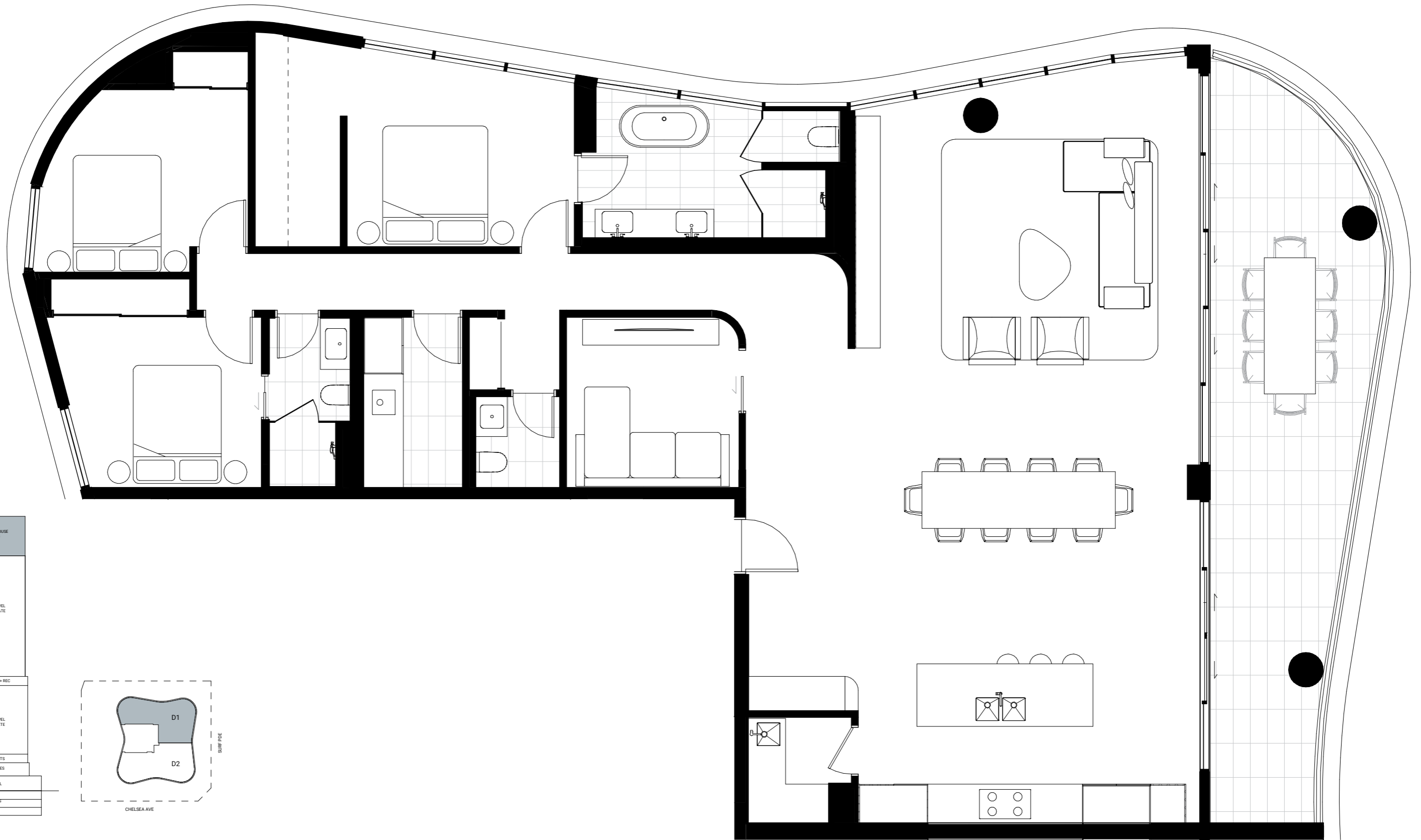


Bedrooms	3
Bathrooms	2
MPR	1
Car Spaces	2

Internal Area	144
External Area	23
Total Area	167



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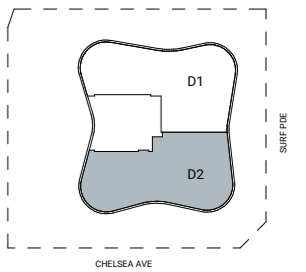
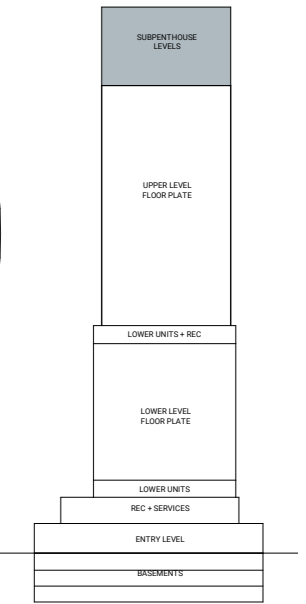
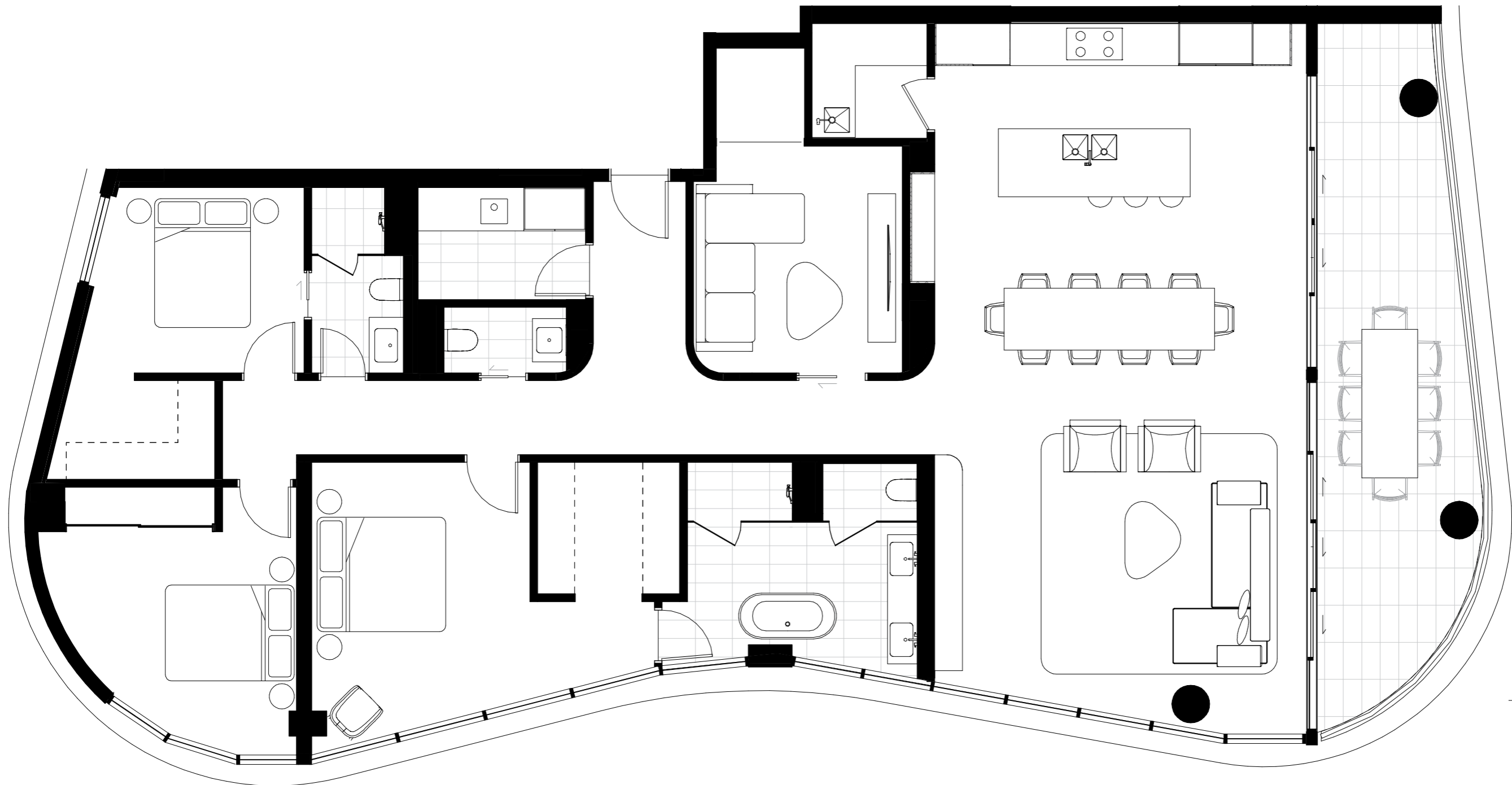


Bedrooms	3
Bathrooms	2.5
MPR	1
Car Spaces	2

Internal Area	200
External Area	34
Total Area	234

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2602-3002



Bedrooms	3
Bathrooms	2.5
MPR	1
Car Spaces	2

Internal Area	200
External Area	27
Total Area	227

Indicative only. Furniture not included. Subject to variations in accordance with the contract terms. Facade screening and slab edging may vary based on unit locations.

THE FINISHES





Schedule of Finishes | 2-Bedroom

INTERIOR PLANNING

- Square set ceiling finish.
- Aluminium framed windows and doors.
- Select architectural flooring to open living, kitchen, dining and MPR room.
- Ducted air conditioning throughout.
- Down lights generally throughout.
- Ceiling fans to all bedrooms.

KITCHEN

- Bosch stainless steel 60cm gas cooktop, Bosch stainless steel 60cm oven, Bosch microwave and Bosch integrated dishwasher. Rangehood provided.
- Custom kitchens finished in timber look laminate, with finger pull detail, soft close drawers, one and a half bowl undermount sink and brushed finished tapware with pull out spout to kitchen mixer.
- Reconstituted stone benchtops.
- Feature tile to splashback, concealed LED lighting.
- Water supply fitting included in fridge cavity.

BEDROOMS AND WARDROBES

- Quality carpet with underlay in all bedrooms and robes.
- Built in robes (where shown on plan) generally with mirror sliding doors, open shelves and hanging rails.
- Walk-in robes (where shown on plan) include quality timber look laminate drawers, open shelving and hanging rails.

BATHROOM AND ENSUITE

- Designer brushed finished accessories. Semi-frameless shower screen.
- Full height ceramic tiles to all walls.
- Select inset ceramic basin, brushed finished tapware and back to wall toilet with dual flush cistern.
- Custom vanity cabinetry with storage finished in quality timber look laminate, reconstituted stone benchtop and mirror cabinet above.

LAUNDRY

- Laundry with stainless steel laundry tub and brushed finished sink mixer.
- Ceramic floor tiles and tiled splashback.
- Front load Fisher & Paykel tumble dryer.

BALCONY / TERRACE

- Select tiles to balcony.
- Waterproof external power point.
- Hose tap.
- External quality light fitting.

COMMUNICATIONS

- Free to air TV point to living room, MPR and main bedroom.
- PAY-TV provision to living room and MPR.
- Data/phone outlet to living area and MPR.
- Power points throughout apartment, including at least one USB charging point.
- Provision for internet via high speed fibre.

SECURITY / GENERAL

- Audio visual intercom system to each residence.
- Secure mailboxes and CCTV security camera system in common areas.

Schedule of Finishes | 2-Bedroom MPR

Levels 2-11

INTERIOR PLANNING

- Square set ceiling finish.
- Aluminium framed windows and doors.
- Select architectural flooring to open living, kitchen, dining and MPR room.
- Ducted air conditioning throughout.
- Down lights generally throughout.
- Ceiling fans to all bedrooms.

KITCHEN

- Bosch stainless steel 60cm gas cooktop, Bosch stainless steel 60cm oven, Bosch microwave and Bosch integrated dishwasher. Rangehood provided.
- Custom kitchens finished in timber look laminate, with finger pull detail, soft close drawers, one and a half bowl undermount sink and brushed finished tapware with pull out spout to kitchen mixer.
- Reconstituted stone benchtops.
- Feature tile to splashback, concealed LED lighting.
- Water supply fitting included in fridge cavity.

BEDROOMS AND WARDROBES

- Quality carpet with underlay in all bedrooms and robes.
- Built in robes (where shown on plan) generally with mirror sliding doors, open shelves and hanging rails.
- Walk-in robes (where shown on plan) include quality timber look laminate drawers, open shelving and hanging rails.

BATHROOM AND ENSUITE

- Designer brushed finished accessories. Semi-frameless shower screen.
- Full height ceramic tiles to all walls.
- Select inset ceramic basin, brushed finished tapware and back to wall toilet with dual flush cistern.
- Custom vanity cabinetry with storage finished in quality timber look laminate, reconstituted stone benchtop and mirror cabinet above.

LAUNDRY

- Laundry with stainless steel laundry tub and brushed finished sink mixer.
- Ceramic floor tiles and tiled splashback.
- Front load Fisher & Paykel tumble dryer.

BALCONY / TERRACE

- Select tiles to balcony.
- Waterproof external power point.
- Hose tap.
- External quality light fitting.

COMMUNICATIONS

- Free to air TV point to living room, MPR and main bedroom.
- PAY-TV provision to living room and MPR.
- Data/phone outlet to living area and MPR.
- Power points throughout apartment, including at least one USB charging point.
- Provision for internet via high speed fibre.

SECURITY / GENERAL

- Audio visual intercom system to each residence.
- Secure mailboxes and CCTV security camera system in common areas.

Schedule of Finishes | 2-Bedroom MPR

Levels 12-25

INTERIOR PLANNING

- Square set ceiling finish.
- Aluminium framed windows and doors.
- Engineered oak timber flooring to open living, kitchen, dining and MPR room.
- Ducted air conditioning throughout.
- Down lights generally throughout.
- Ceiling fans to all bedrooms.

KITCHEN

- Miele stainless steel 60cm gas cooktop, Miele stainless steel 60cm oven, Miele built in microwave and Miele integrated dishwasher. Rangehood provided.
- Custom kitchens finished in timber look laminate, with finger pull detail, soft close drawers, two pack feature profile panelling, double undermount sink and brushed finished tapware with pull out spout to kitchen mixer.
- Reconstituted stone benchtops with 40mm edge detail.
- Reconstituted stone splashback, concealed LED lighting.
- Water supply fitting included in fridge cavity.

BEDROOMS AND WARDROBES

- Quality carpet with underlay in all bedrooms and robes
- Built in robes (where shown on plan) generally with mirror sliding doors, open shelves and hanging rails.
- Walk-in robes (where shown on plan) include quality timber look laminate drawers, open shelving and hanging rails.

BATHROOM AND ENSUITE

- Designer brushed finished accessories. Semi-frameless shower screen.
- Full height ceramic tiles to all walls.
- Select inset ceramic basin, brushed finished tapware and concealed cistern toilet to ensuite. Back to wall toilet with dual flush cistern to second bathroom.
- Custom vanity cabinetry with storage finished in quality timber look laminate, reconstituted stone benchtop and mirror cabinet above.

LAUNDRY

- Laundry with stainless steel laundry tub and brushed finished sink mixer.
- Ceramic floor tiles and tiled splashback.
- Front load Fisher & Paykel tumble dryer.

BALCONY / TERRACE

- Select tiles to balconies.
- Waterproof external power point.
- Hose tap.
- External quality light fitting.

COMMUNICATIONS

- Free to air TV point to living room, MPR and main bedroom.
- PAY-TV provision to living room and MPR.
- Data/phone outlet to living area and MPR.
- Power points throughout apartment, including at least one USB charging point.
- Provision for internet via high speed fibre.

SECURITY / GENERAL

- Audio visual intercom system to each residence.
- Secure mailboxes and CCTV security camera system in common areas.

Schedule of Finishes | 3-Bedroom

INTERIOR PLANNING

- Square set ceiling finish.
- Aluminium framed windows and doors.
- Engineered oak timber flooring to open living, kitchen, dining and MPR room.
- Ducted air conditioning throughout.
- Down lights generally throughout.
- Ceiling fans to all bedrooms.

KITCHEN

- Miele stainless steel 60cm gas cooktop, Miele stainless steel 60cm oven, Miele built in microwave and Miele integrated dishwasher. Rangehood provided.
- Custom kitchens finished in timber look laminate, with finger pull detail, soft close drawers, two pack feature profile panelling, double undermount sink and brushed finished tapware with pull out spout to kitchen mixer.
- Reconstituted stone benchtops with 40mm edge detail.
- Reconstituted stone splashback, concealed LED lighting.
- Feature pendant to island bench.
- Water supply fitting included in fridge cavity.

BEDROOMS AND WARDROBES

- Quality carpet with underlay in all bedrooms and robes.
- Built in robes (where shown on plan) generally with mirror sliding doors, open shelves and hanging rails.
- Walk-in robes (where shown on plan) include quality timber look laminate drawers, open shelving and hanging rails.

BATHROOM AND ENSUITE

- Designer brushed finished accessories. Semi-frameless shower screen.
- Full height ceramic tiles to all walls.
- Select inset ceramic basin/s, brushed finished tapware and concealed cistern toilet to ensuite. Back to wall toilet with dual flush cistern to second bathroom.
- Custom vanity cabinetry with storage finished in quality timber look laminate, reconstituted stone benchtop, mirror cabinet overhead.

LAUNDRY

- Laminate overhead cupboards, undermount laundry tub with reconstituted stone benchtop and brushed finished sink mixer.
- Ceramic floor tiles and tiled splashback.
- Front load Fisher & Paykel tumble dryer.

BALCONY / TERRACE

- Select tiles to balconies.
- Waterproof external power point.
- Hose tap.
- External quality light fitting.

COMMUNICATIONS

- Free to air TV point to living room, MPR and main bedroom.
- PAY-TV provision to living room and MPR.
- Data/phone outlet to living area and MPR.
- Power points throughout apartment, including at least one USB charging point.
- Provision for internet via high speed fibre.

SECURITY / GENERAL

- Audio visual intercom system to each residence.
- Secure mailboxes and CCTV security camera system in common areas.

Schedule of Finishes | Masterpiece Skyhome

INTERIOR PLANNING

- Square set ceiling finish.
- Aluminium framed windows and doors.
- Engineered oak timber flooring to open living, kitchen, dining and media room.
- Ducted air conditioning throughout.
- Down lights generally throughout.
- Ceiling fans to all bedrooms.

KITCHEN

- Miele 90cm gas cooktop, Miele dual 60cm wall ovens, Miele built in microwave, Miele integrated dishwasher, undermount rangehood, Fisher & Paykel integrated dishdrawer and Liebherr integrated fridge/freezer.
- Custom kitchens finished in premium timber look laminate, with finger pull detail, soft close drawers, double undermount sink and designer brushed finished tapware with pull out spout to kitchen mixer.
- Selected natural stone benchtops and splashback (natural stone subject to availability). 40mm natural stone edge detail to backbench and island bench.
- Concealed LED lighting to splashback. Feature pendant to island bench.
- Boiling/chilled water tap, undermount sink, designer brushed finished tapware, premium reconstituted stone benchtop with 40mm edge detail and premium timber look laminate to butlers pantry.

BEDROOMS AND WARDROBES

- Quality wool carpet with underlay in all bedrooms and robes.
- Built in robes (where shown on plan) generally with mirror sliding doors, quality timber look laminate shelves and hanging rails.
- Custom walk-in robes (where shown on plan) including quality timber look laminate his/her drawers, hanging rails and open shelving.

BATHROOM AND ENSUITE

- Designer brushed finished accessories. Frameless shower screen to ensuite.
- Full height ceramic tiles to all walls including feature tile to ensuite.
- Premium inset ceramic basin/s, designer brushed finished tapware and concealed cistern toilets.
- Custom vanity cabinetry with storage finished in premium timber look laminate, selected natural stone benchtop (natural stone subject to availability) to ensuite, integrated mirror cabinet with inset wall light to ensuite. Premium reconstituted stone benchtops to all other bathrooms.
- Freestanding bath to master ensuite.

POWDER ROOM

- Designer brushed finished accessories.
- Premium inset ceramic basin, designer brushed finished tapware and concealed cistern toilet.
- Full-height ceramic tiles to all walls.
- Custom vanity cabinetry with storage finished in quality timber look laminate, premium reconstituted stone benchtop and mirror above.

LAUNDRY

- Laminate overhead cupboards, undermount laundry tub with reconstituted stone benchtop and brushed finished sink mixer.
- Ceramic tiles to floor and all walls.
- Front load Miele dryer and Miele washing machine.

BALCONY / TERRACE

- Select tiles to balconies.
- Waterproof external power point.
- Hose tap.
- External quality light fittings.

COMMUNICATIONS

- Free to air TV point to living room, all bedrooms and media room.
- PAY-TV provision to living room, all bedrooms and media room.
- Data/phone outlet to living area and media room.
- Power points throughout apartment, including at least one USB charging point.
- Provision for internet via high speed fibre.

SECURITY / GENERAL

- Audio visual intercom system to each residence.
- Secure mailboxes and CCTV security camera system in common areas.



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