



Lily

BY MOSAIC



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



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





Bela by Mosaic



The Patterson by Mosaic. Artist impression.



Lorient by Mosaic. Artist impression.



Drift y Mosaic





THE LOCATION



An international icon

Broadbeach is one of those rare remarkable locations with an authentic and memorable sense of place, offering a unique blend of natural beauty, lifestyle and entertainment, and accessibility.

The area is renowned for boasting some of Australia's most beautiful and cleanest beaches, with visitors from all over the world flocking here to experience its golden sands and clear blue water.

So too, Broadbeach is famous for its sophisticated shopping, events, seemingly endless dining options, and entertainment venues, being home to Pacific Fair and The Star Casino precinct, Oracle Boulevard, and the Gold Coast Convention and Exhibition Centre.

Its central position at the heart of the Gold Coast provides easy access to other popular destinations, such as Surfers Paradise, Burleigh Heads, and Coolangatta, and to the region's favourite tourist attractions.

And to top it off, Broadbeach offers plenty of family-friendly activities such as playgrounds, parks, and the Kurrawa Surf Club.

It truly is an outstanding location that genuinely 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



Lily
BY MOSAIC



Beautiful & vibrant

Broadbeach is vibrant and cosmopolitan, with seemingly endless and enriching lifestyle offerings.

Aside from its pristine beaches and parks, it is a shopper's paradise, with plenty of retail outlets ranging from high-end boutiques to artisanal stores.

Foodies are also spoiled for choice with a diverse range of dining options, including casual cafes, upmarket restaurants, and plenty of cuisines from around the world to enjoy.

And you will never be bored with Broadbeach being home to popular nightlife and entertainment venues, such as the Star Casino and the Gold Coast Convention and Exhibition Centre.

It's no wonder it continues to be such an enduringly popular destination.





PARKS & RECREATION



NIKIFORIDES FAMILY PARK | 30M



PRATTEN PARK | 900M



CASCADE GARDENS | 270M



BROADBEACH BOWLS CLUB | 200M



PARKS & RECREATION

KURRAWA SURF CLUB | 820M



KURRAWA BEACH | 770M





STAR CASINO PRECINCT | 1KM



GOLD COAST CONVENTION & EXHIBITION CENTRE | 470M





DINING

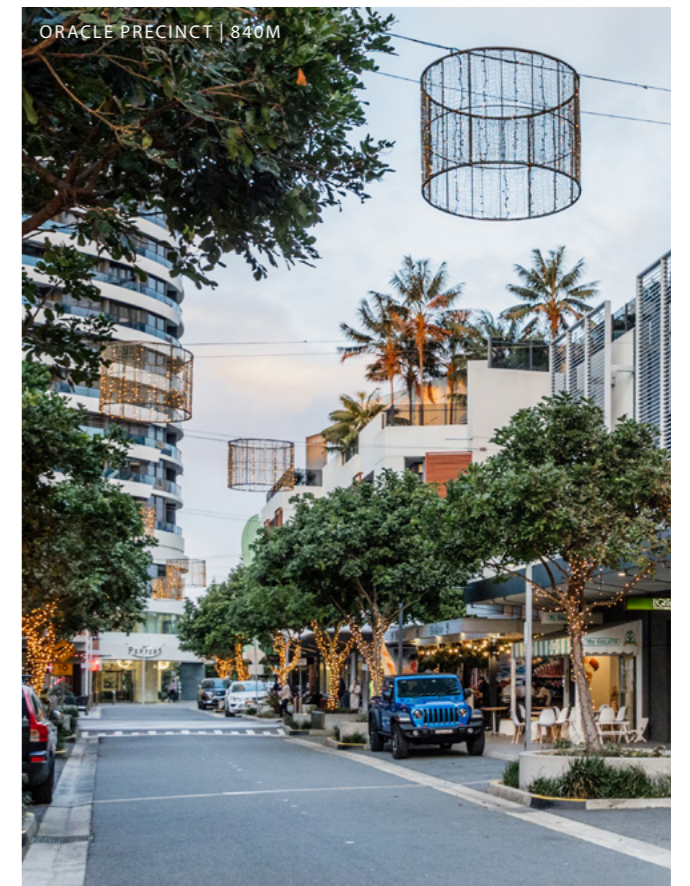


DINING





DINING





RETAIL





THE DESIGN

Welcome to Lily by Mosaic



Our award-winning track record and commitment to beautiful, luxurious, and customer-centric design mean we are again collaborating with Plus Architecture, who helped bring to life our vision for best-selling Marella by Mosaic in Broadbeach and Dawn by Mosaic in Mermaid Beach.

With its soft curves and extensive glazing, Lily's beautiful form delivers an elegant, timeless aesthetic that pays tribute to its special location.

A coveted position directly opposite Nikiforides Family Park allows for magnificent, protected, and uninterrupted ocean views. It offers a quiet reprieve from the densely populated Broadbeach Boulevard while at the same time being just steps to the area's famous natural and lifestyle offerings.

Flawlessly blending functionality, sociability, and innovation, hallmark Mosaic design features include spacious scale, open planning, generous outdoor living, and premium finishes. On top of this is an abundant array of exceptional five-star amenities focused on health, wellness, and community.

As part of our commitment to delivering Enduring Value, considerable emphasis is placed on incorporating the most current sustainability principles into the building's design, construction, and ongoing maintenance.

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

A handwritten signature in black ink that reads "Brook".

BROOK MONAHAN
FOUNDER & MANAGING DIRECTOR





A reflection of beauty

Reflecting its ideal coastal location, Lily by Mosaic is an exquisitely composed collection spacious Residences and Mosaic Masterpiece Series Sky Homes, meticulously considered to deliver a remarkable living experience.

Everything is carefully designed to enhance the quality of life, from the elegantly understated sense of arrival and abundant health and wellness amenities to its beautifully crafted and finely finished homes.

The exterior form is soft and flowing, in harmony with its nearby sister address Marella by Mosaic, punctuated by curves and extensive glazing.

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

Meantime, abundant native planting across the various planes establishes a sophisticated subtropical sanctuary.



Artist impression only, the final product might differ. Landscaping



Sustainably designed

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.

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, Lily features a far-reaching range of initiatives that follow the same core principles of industry-leading certifications.

The end result 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. Image shows



Wellness & community

Incorporating an elevated level of world-class hotel-style amenities relative to its boutique scale, Lily will provide an enriched lifestyle for Residents, who 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 barbeque and dining

Gymnasium

Sauna

Steam room

Level 28 Residents Lounge with a kitchen, dining, outdoor area, library, and Business Centre with workstations



Artist impression only, the final product might differ. Refer back page. Image shows Level 29 Residents' Lounge.



Artist impression only, the final product might differ. Landscaping indicative only Refer back page. Image shows Residents' pool and pool lounge.



Artist impression only, the final product might differ. Landscaping indicative only Refer back page. Image shows Residents' gymnasium.



Artist impression only, the final product might differ. Refer back page. Image shows Level 29 Residents' Lounge and outdoor.





Artist impression only, the final product might differ. Refer back page. Image shows Level 29 Residents' Lounge kitchen, dining, and outdoor.

Elegantly crafted living

We understand the incredible feeling of having a home you love without reservation. There is no better place to nourish the spirit.

At the same time, it provides endless opportunities to spend valuable time with loved ones and create beautiful memories.

Lily's residences are designed with significant consideration and care to do just that, made even more special by an endless ocean backdrop.



Artist impression only, the final product might differ. Refer back page. Image shows a Masterpiece Series Sky Home Kitchen on level 27 with purchaser upgrade (sheer curtains).



Artist impression only, the final product might differ. Refer back page. Image shows a Masterpiece Series Sky Home kitchen on level 27 with purchaser upgrade (sheer curtains).



Artist impression only. The final product might differ. Refer back page. Image shows an experience for some living, dining, and outdoor on level 27 with purchaser upgrade (sheer curtains).



Artist impression only, the final product might differ. Refer back page. Image shows a Masterpiece Series Sky Home Master ensuite, walk-in-robe, and bedroom on level 27 with purchaser upgrade (sheer curtains).



Artist impression only, the final product might differ. Refer back page. Image shows a Masterpiece Series Sky Home Master ensuite and walk-in-robe on level 27 with purchaser upgrade (sheer curtains).



Artist impression only, the final product might differ. Refer back page. Image shows a 3-bedroom kitchen on level 25 with purchaser upgrades (sheer curtains, integrated fridge and 40mm stone edge).



Artist impression only, the final product might differ. Refer back page. Image shows a 3-bedroom kitchen, living, dining, and outdoor on level 25 with purchaser upgrade (sheer curtains).





Artist impression only, the final product might differ. Refer back page. Image shows a 2-bedroom kitchen including upgrade (integrated fridge/freezer and 40mm stone edge).

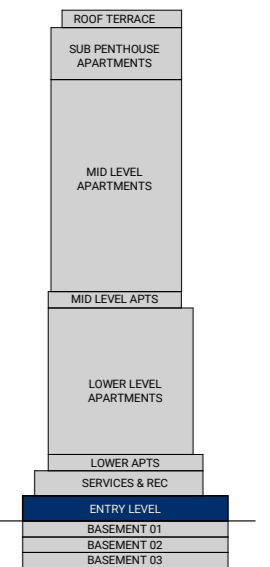
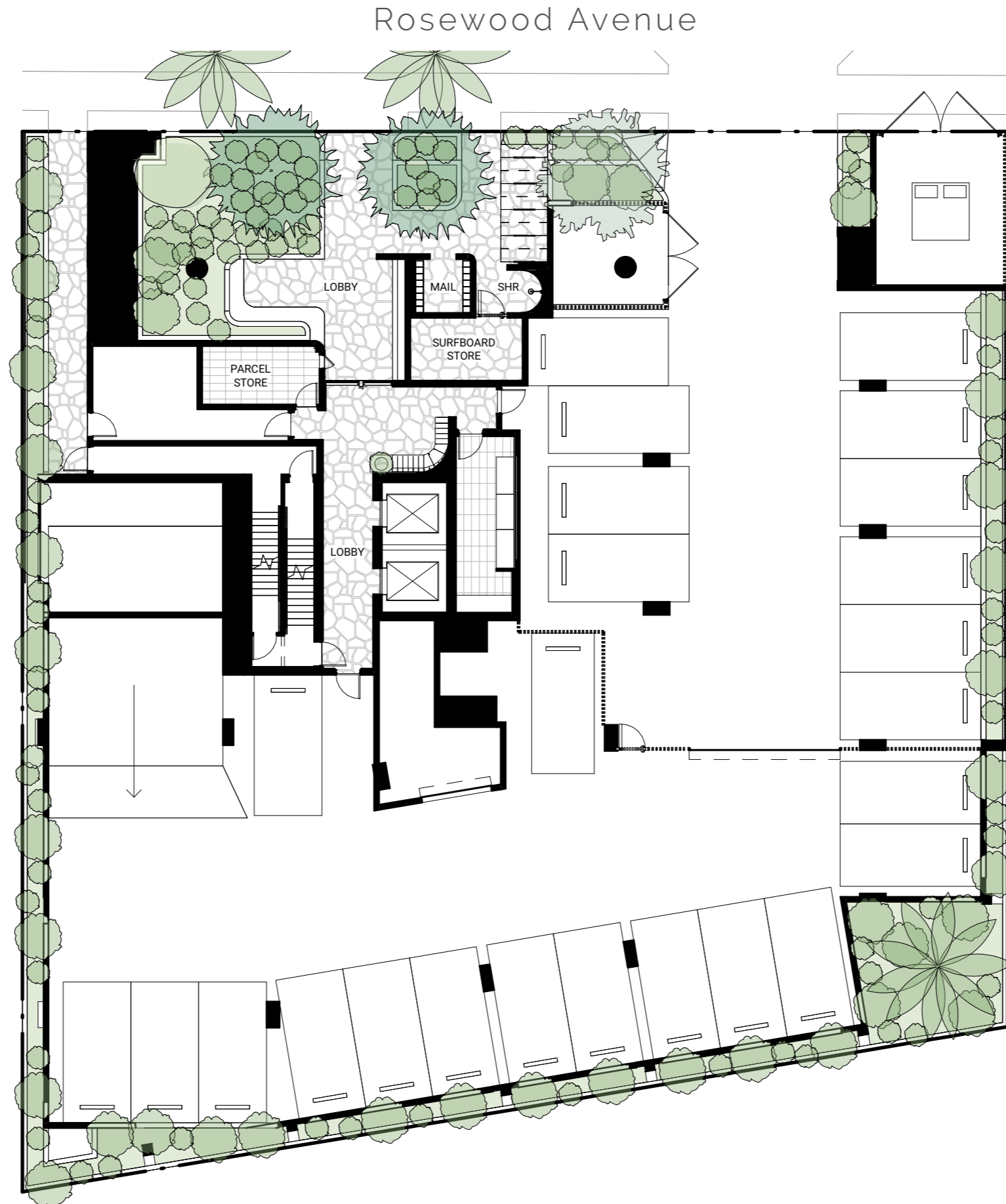


Artist impression only, the final product might differ. Refer back page. Image shows a 2-bedroom living and outdoor on level 25 with purchaser upgrade (sheer curtains).



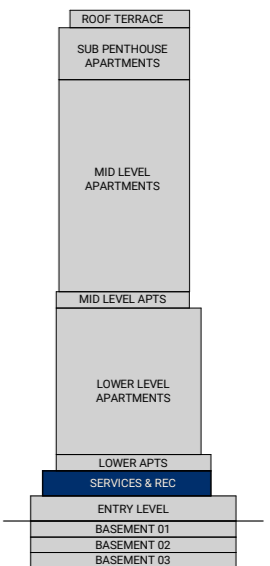
THE FLOOR PLATES

Ground Floor



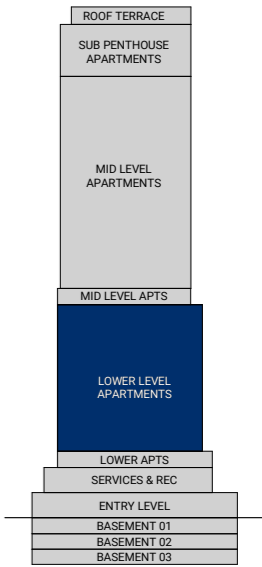
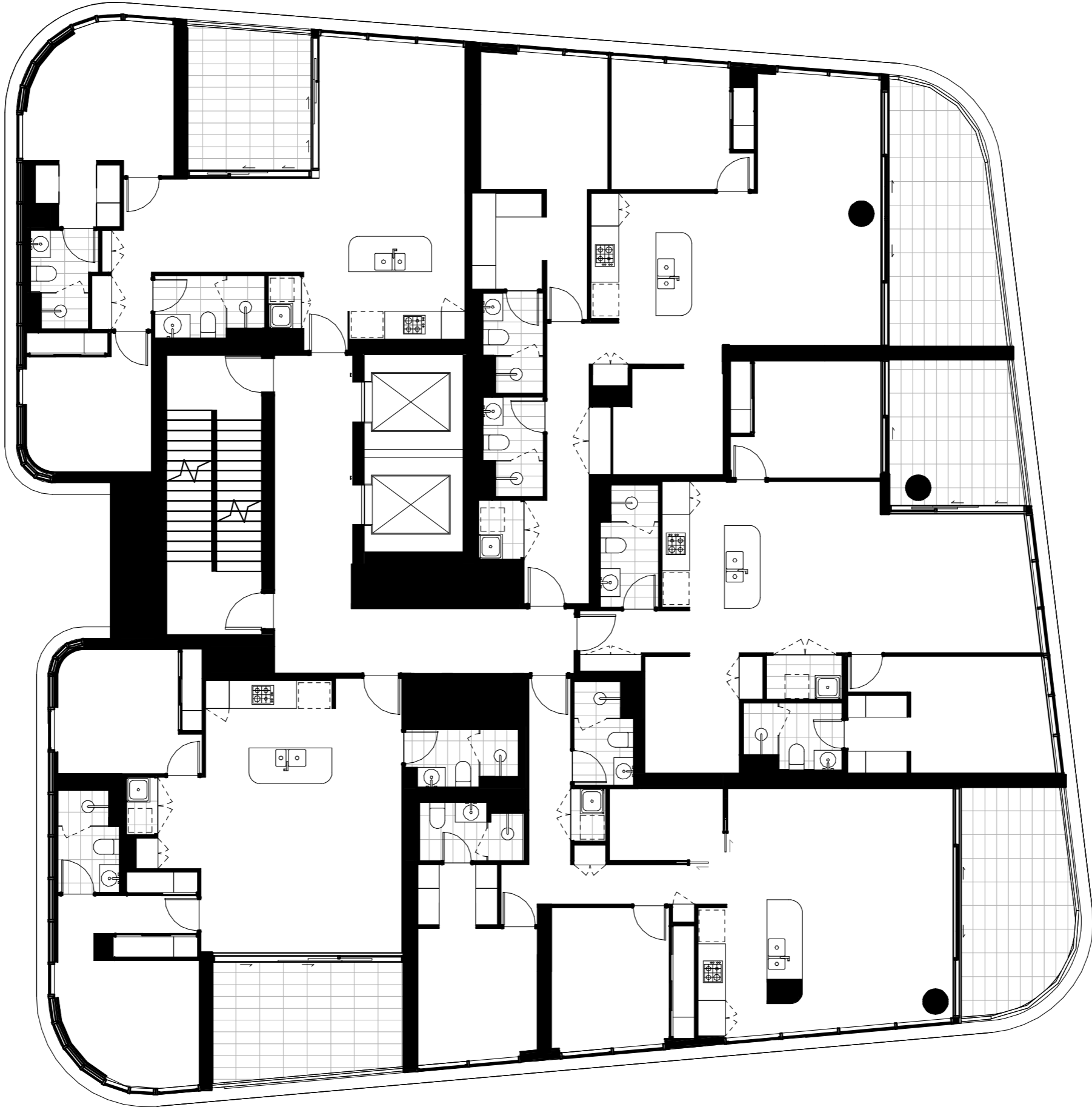
Indicative only. Furniture not included. Subject to variations in accordance with the contract terms. Facade screening and slab edging may vary based on unit locations.

Level 1



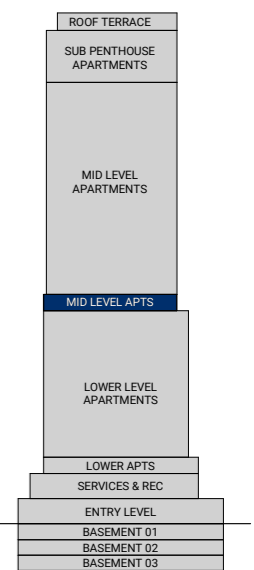
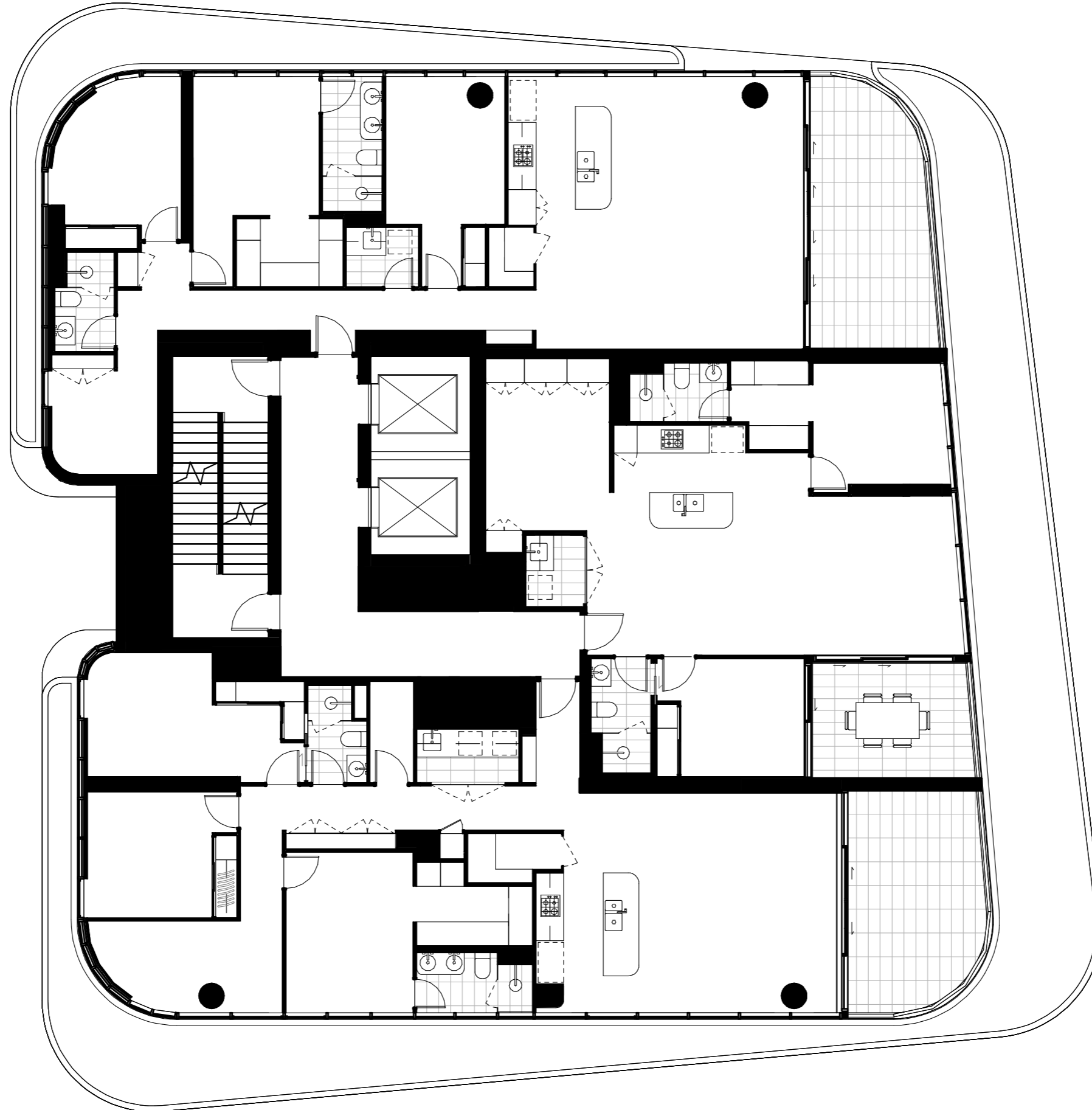
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Levels 3-11



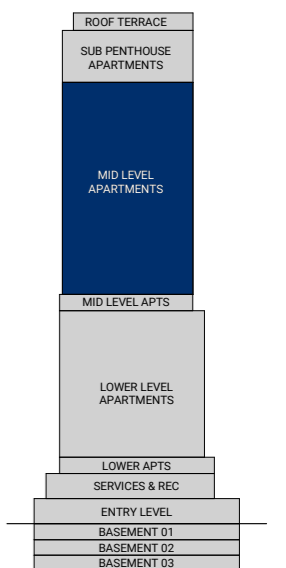
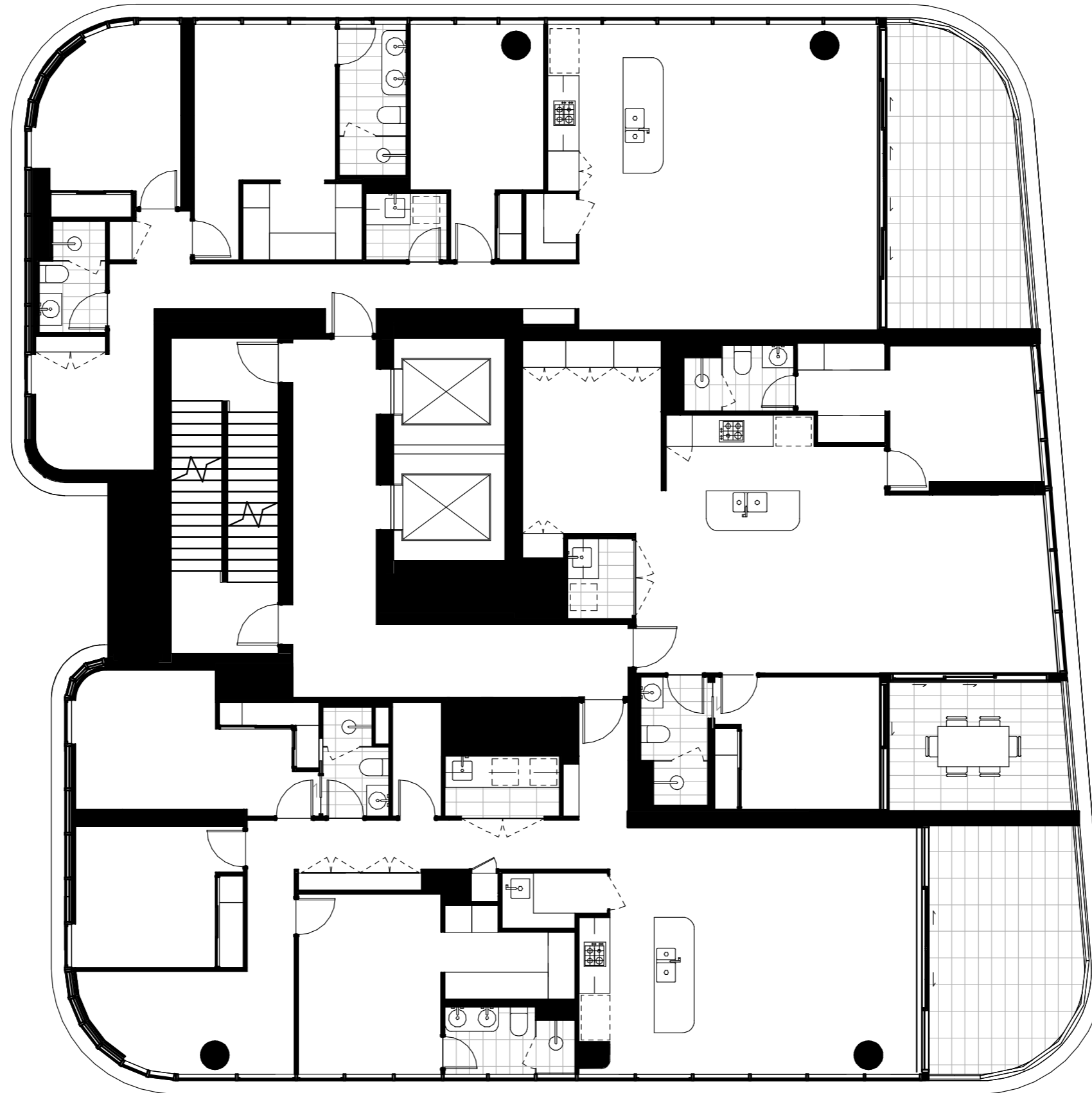
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Level 12



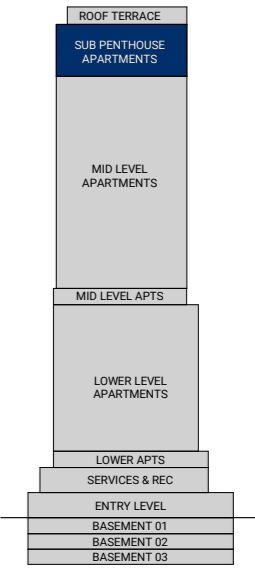
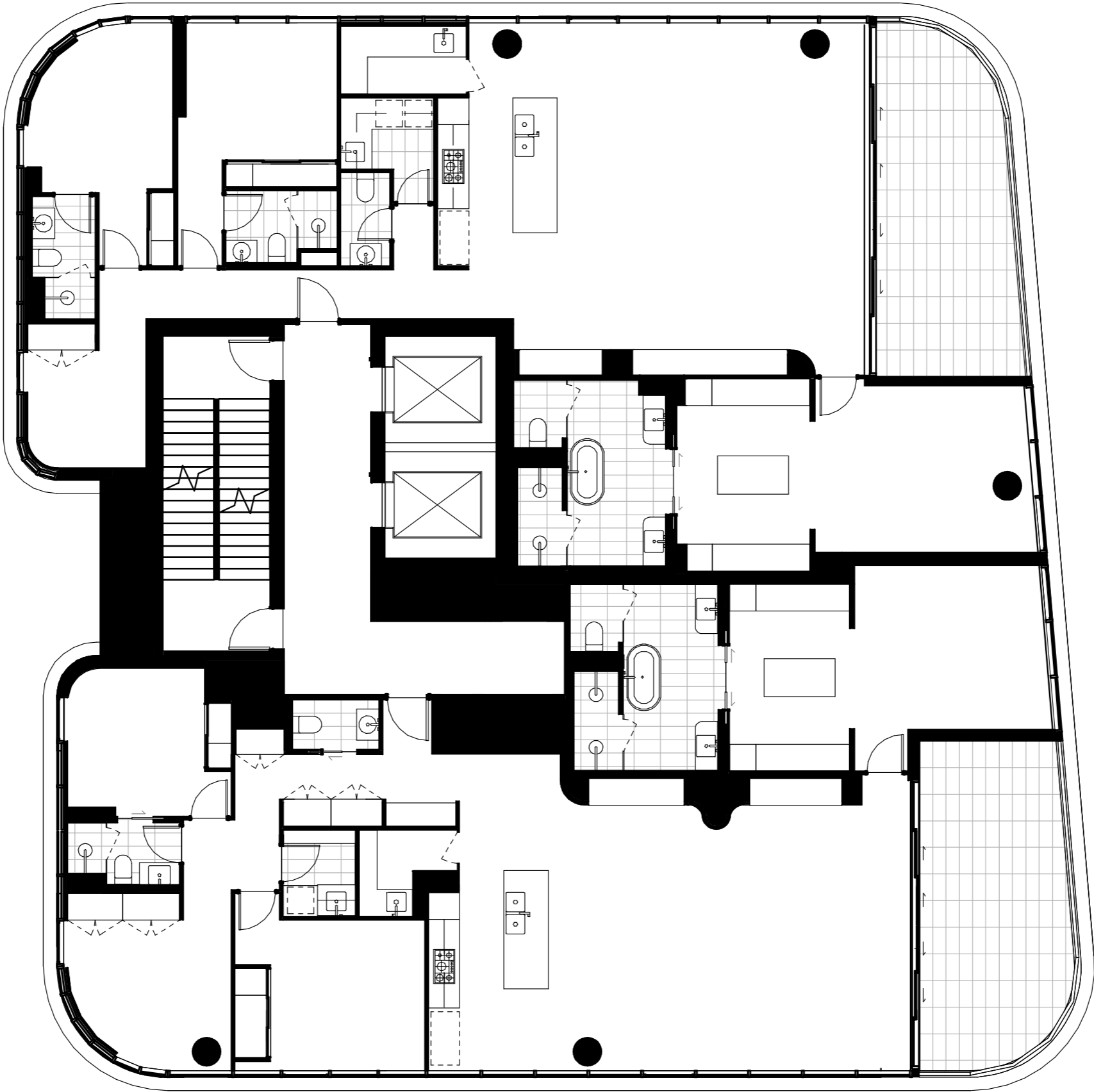
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Levels 13-25



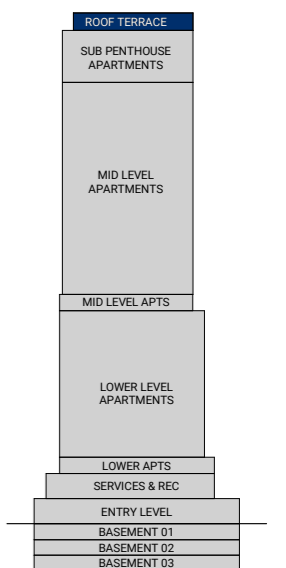
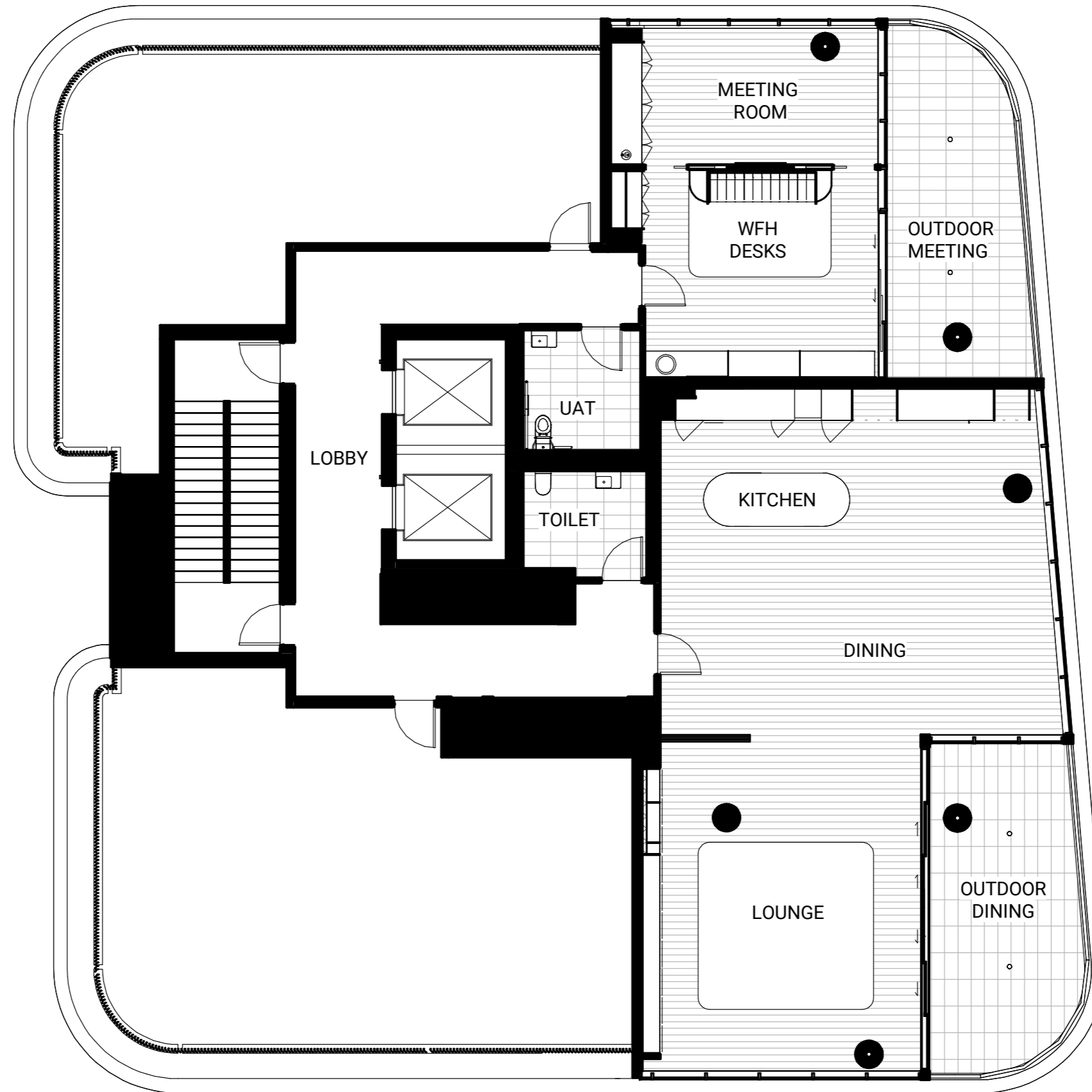
Indicative only. Furniture not included. Subject to variations in accordance with the contract terms. Facade screening and slab edging may vary based on unit locations.

Levels 26-28 | Sky Homes



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.

Levels 29

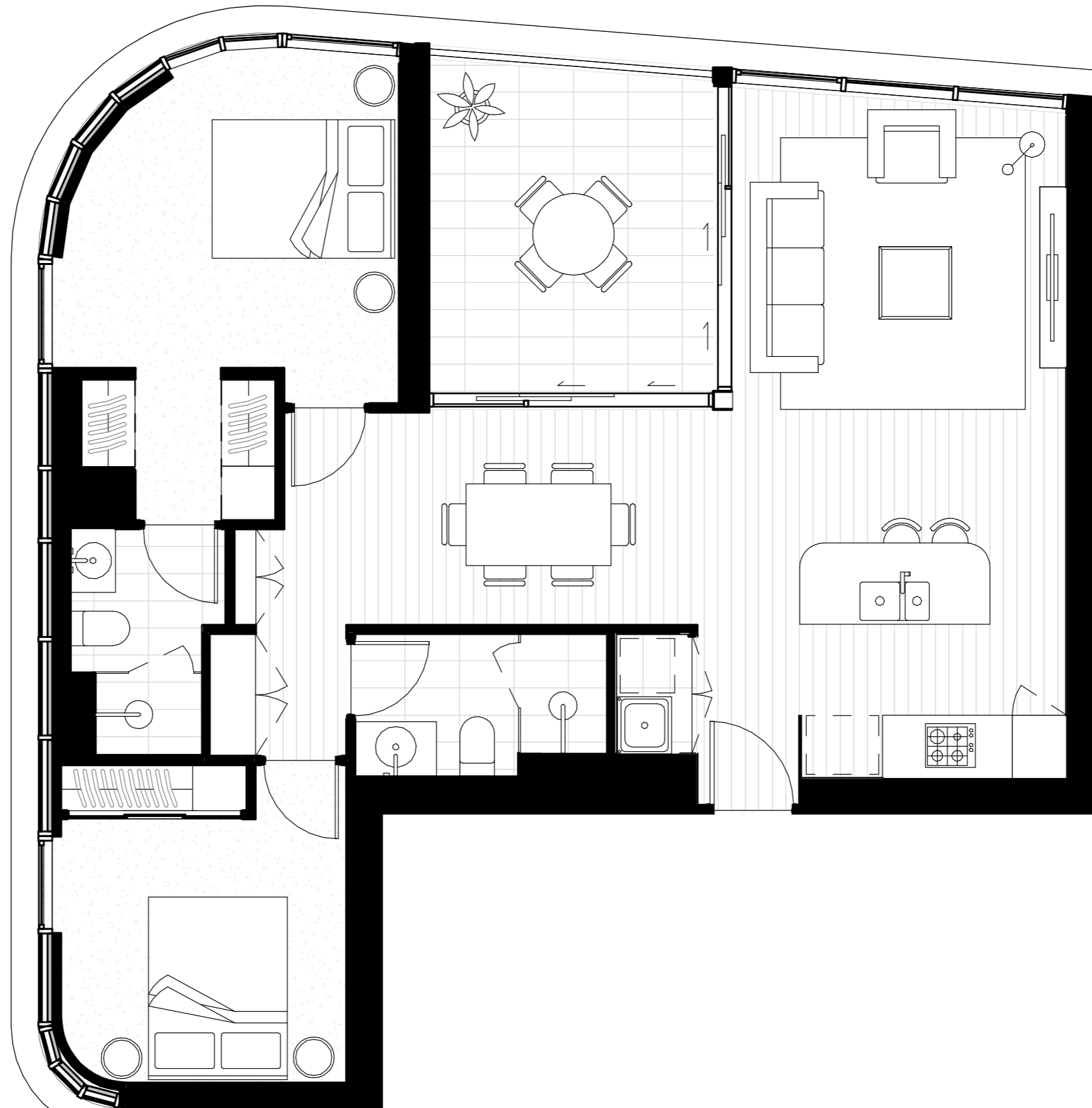


Indicative only. Furniture not included. Subject to variations in accordance with the contract terms. Facade screening and slab edging may vary based on unit locations.



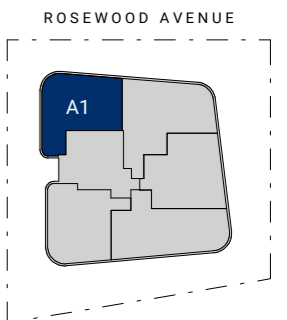
THE FLOOR PLANS

201-1101



Bedrooms	2
Bathrooms	2
Car Spaces	1

Internal Area	89 sqm
External Area	13 sqm
Total Area	102 sqm

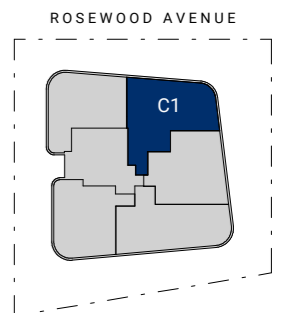


Indicative only. Furniture not included. Subject to variations in accordance with the contract terms. Facade screening and slab edging may vary based on unit locations.

202-1102



Bedrooms	2	Internal Area	107 sqm
Bathrooms	2	External Area	18 sqm
Car Spaces	1	Total Area	125 sqm

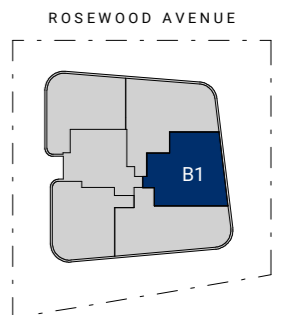


Indicative only. Furniture not included. Subject to variations in accordance with the contract terms. Facade screening and slab edging may vary based on unit locations.

203-1103



Bedrooms	2	Internal Area	95 sqm
Bathrooms	2	External Area	13 sqm
Car Spaces	1	Total Area	108 sqm

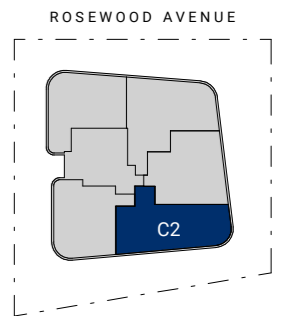


Indicative only. Furniture not included. Subject to variations in accordance with the contract terms. Facade screening and slab edging may vary based on unit locations.

204-1104

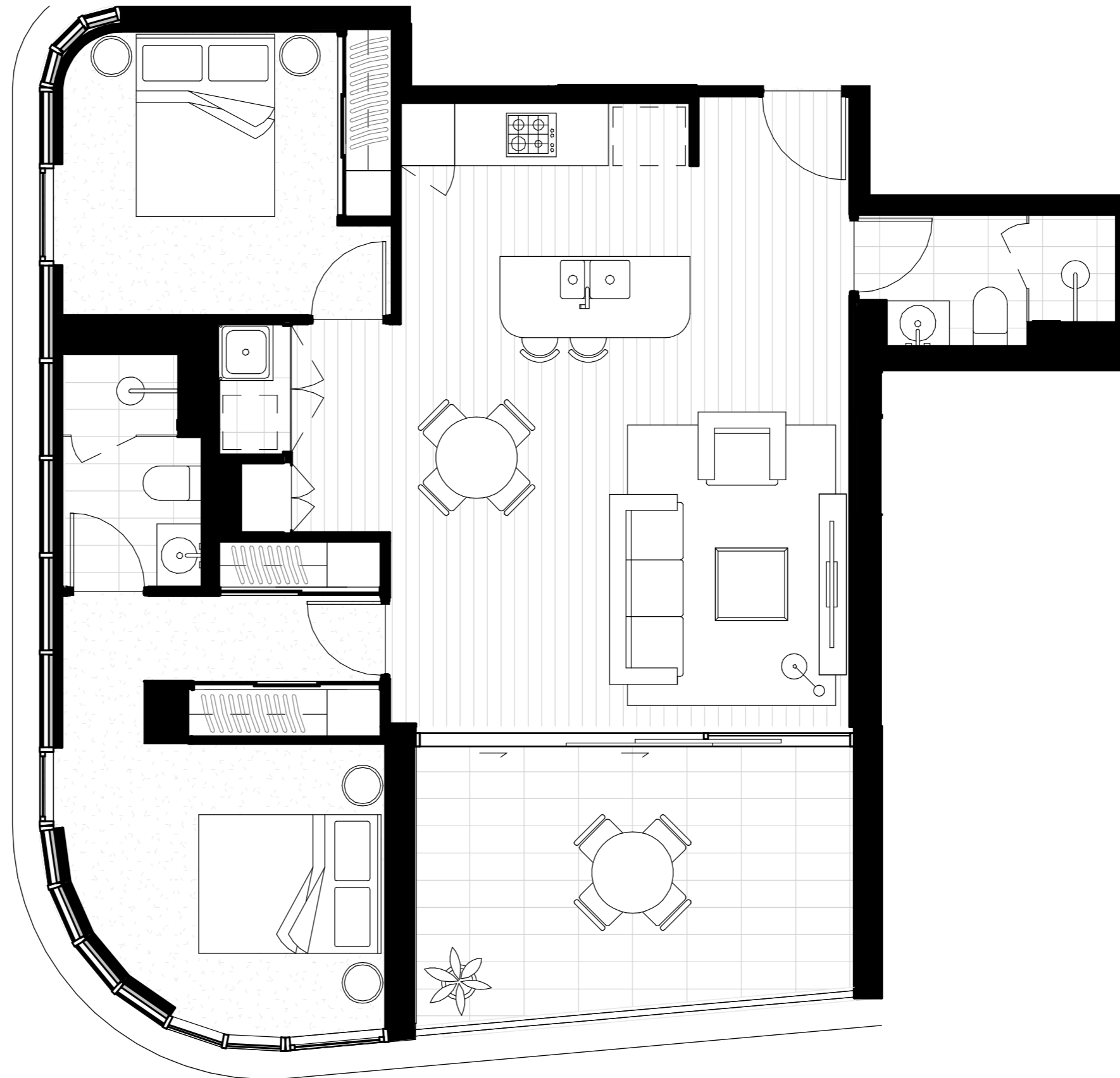


Bedrooms	2	Internal Area	100 sqm
Bathrooms	2	External Area	16 sqm
Car Spaces	1	Total Area	116 sqm

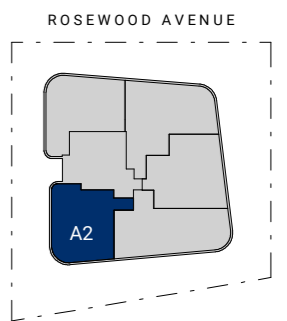


Indicative only. Furniture not included. Subject to variations in accordance with the contract terms. Facade screening and slab edging may vary based on unit locations.

205-1105

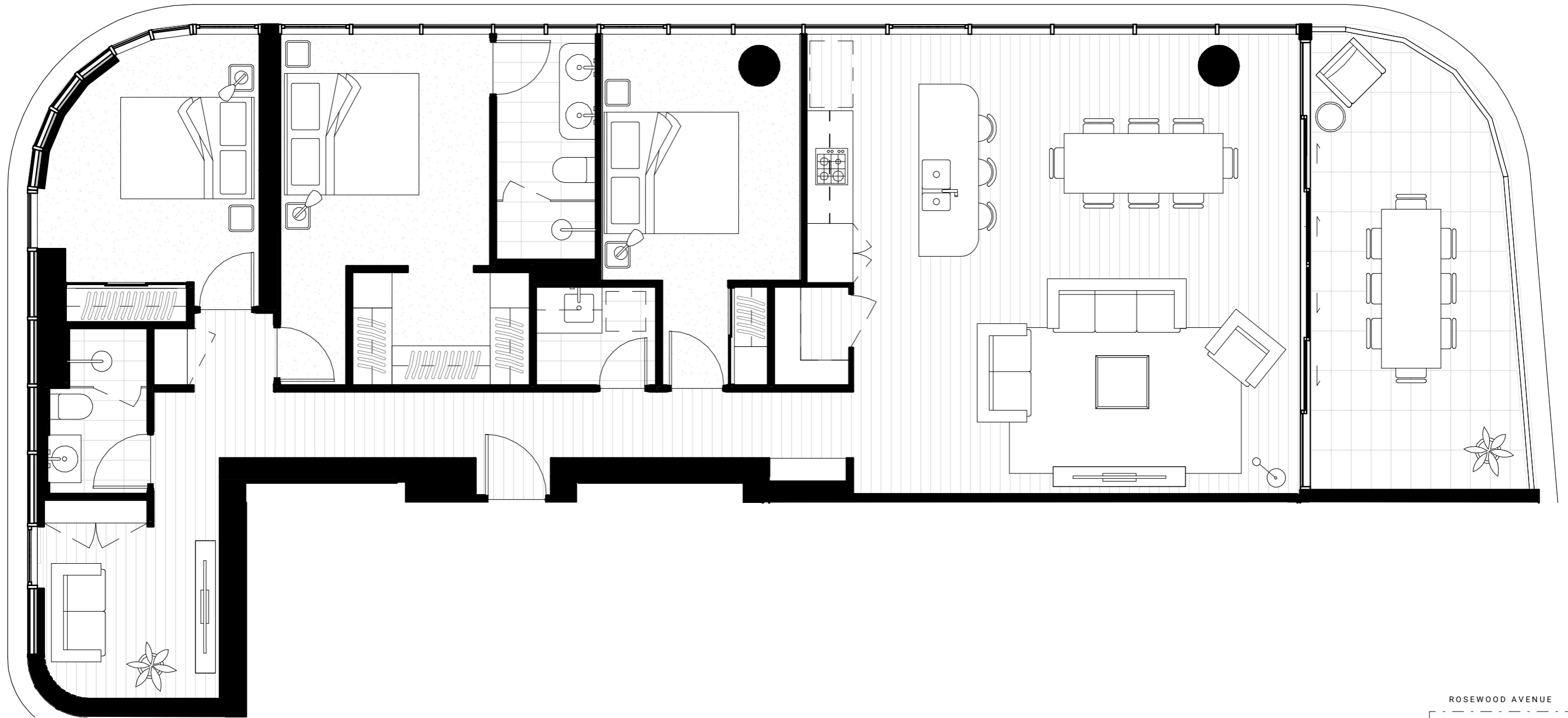


Bedrooms	2	Internal Area	85 sqm
Bathrooms	2	External Area	16 sqm
Car Spaces	1	Total Area	101 sqm

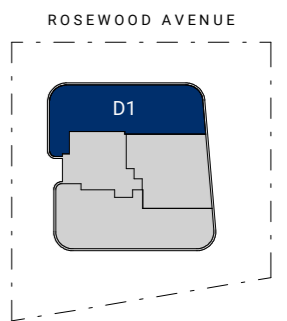


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1201-2501



Bedrooms	3	Internal Area	144 sqm
Bathrooms	2	External Area	21 sqm
Car Spaces	2	Total Area	165 sqm



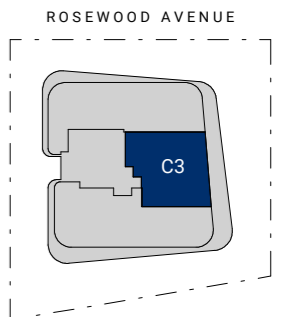
Indicative only. Furniture not included. Subject to variations in accordance with the contract terms. Facade screening and slab edging may vary based on unit locations.



1202-2502



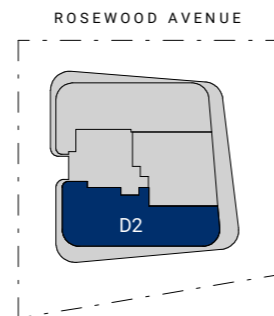
Bedrooms	2	Internal Area	106 sqm
Bathrooms	2	External Area	13 sqm
Car Spaces	1	Total Area	119 sqm



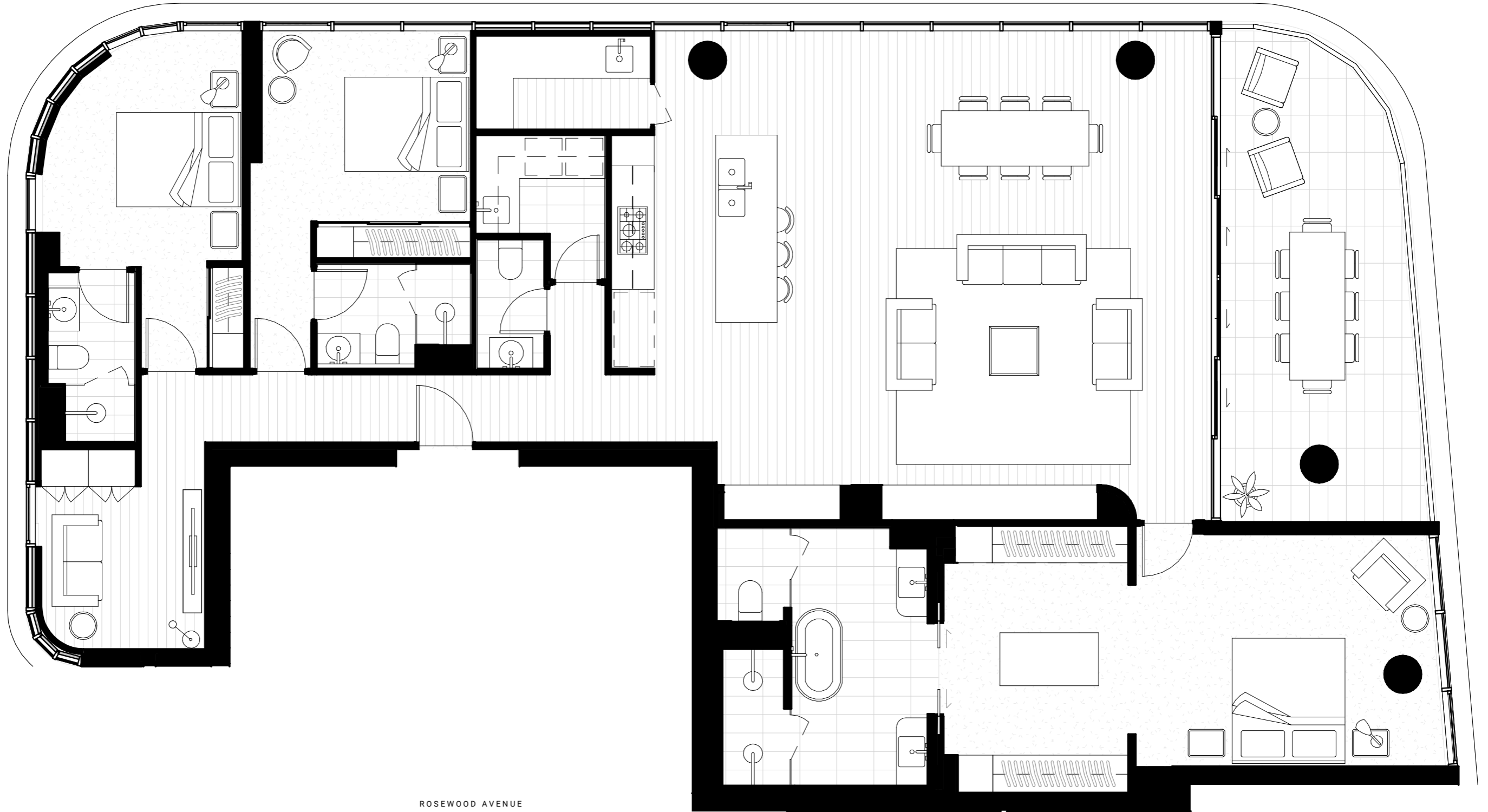
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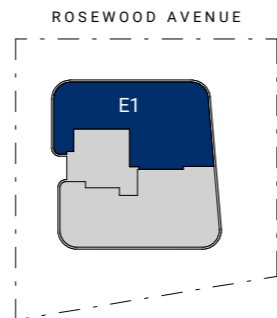
Bedrooms	3	Internal Area	144 sqm
Bathrooms	2	External Area	20 sqm
Car Spaces	2	Total Area	164 sqm



Masterpiece Sky Homes 2601-2801

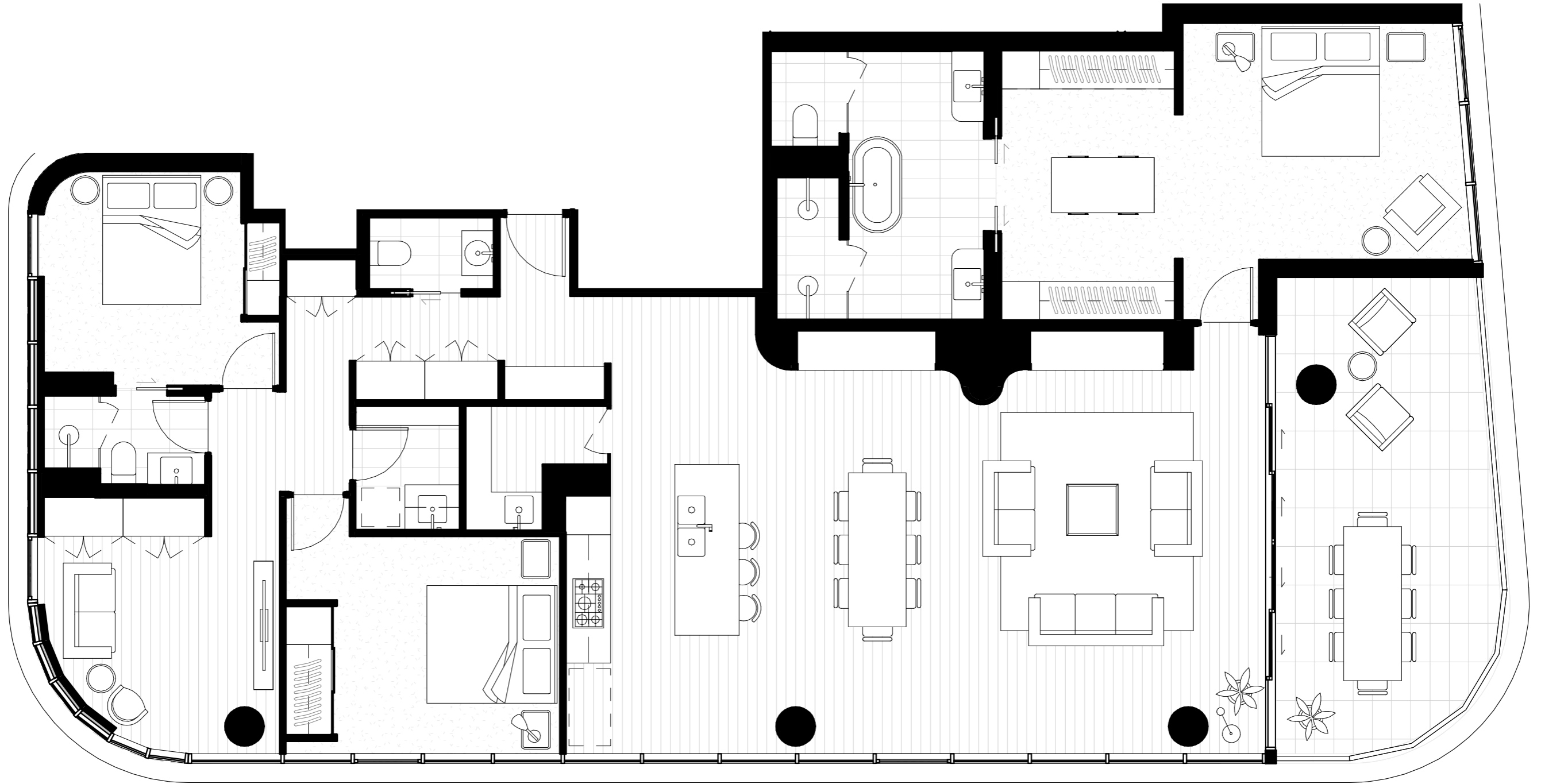


Bedrooms	3	Internal Area	203 sqm
Bathrooms	3.5	External Area	25 sqm
Car Spaces	2	Total Area	228 sqm

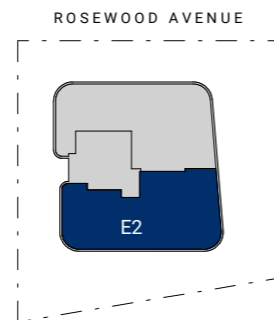


Indicative only. Furniture not included. Subject to variations in accordance with the contract terms. Facade screening and slab edging may vary based on unit locations.

Masterpiece Sky Homes 2602-2802



Bedrooms	3	Internal Area	196 sqm
Bathrooms	2.5	External Area	25 sqm
Car Spaces	2	Total Area	221 sqm



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 & 2-Bedroom MPR (Levels 2-11)

Interior Planning

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

Kitchen

- Smeg stainless steel 60cm gas cooktop, Smeg stainless steel 60cm oven, Smeg microwave and Smeg integrated dishwasher. Ducted 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 with 20mm edge detail.
- Feature tile to splashback.
- Water supply fitting included in fridge cavity.

Bedrooms & 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, open shelving and hanging rails.

Bathroom & Ensuite

- Designer brushed finished accessories. Semi-frameless shower screen.
- Full height porcelain 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 above.

Laundry

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

Balcony/Terrace

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

Communications

- Free to air TV point to living room, MPR (where shown on plan) and main bedroom.
- PAY-TV provision to living room and MPR (where shown on plan).
- Data/phone outlet to living area and MPR (where shown on plan).
- 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) & 3-Bedroom

Interior Planning

- Square set ceiling finish.
- Aluminum 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. Ducted rangehood provided.
- Custom kitchens finished in timber look laminate, with finger pull detail, soft close drawers, feature profile paneling, one and a half bowl undermount sink and brushed finished tapware with pull out spout to kitchen mixer.
- Walk in pantry (where shown on plan) with open shelving.
- Reconstituted stone benchtops with 20mm edge detail.
- Reconstituted stone splashback, concealed LED lighting.
- Water supply fitting included in fridge cavity.

Bedrooms & 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 & Ensuite

- Designer brushed finished accessories. Semi-frameless shower screen.
- Full height porcelain 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 (to ensuites only).

Laundry

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

Balcony/Terrace

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

Communications

- Free to air TV point to living room, MPR (where shown on plan) and main bedroom.
- PAY-TV provision to living room and MPR (where shown on plan).
- Data/phone outlet to living area and MPR (where shown on plan).
- 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 Sky Homes

Interior Planning

- Square set ceiling finish.
- Aluminum 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

- Gaggenau 90cm gas cooktop, Gaggenau 60cm wall oven, Gaggenau combination microwave oven, Gaggenau integrated dishwasher, feature circular rangehood, Fisher & Paykel integrated dishwasher and Liebherr integrated fridge/freezer.
- Custom kitchens finished in premium timber look laminate, with finger pull detail and feature joinery handles, soft close drawers, double undermount sink and designer brushed finished tapware with pull out spout to kitchen mixer.
- Select natural stone benchtops, feature island and splashback (natural stone subject to availability).
- Concealed LED lighting to splashback.
- Boiling/chilled water tap, undermount sink, designer brushed finished tapware, premium reconstituted stone benchtop with 20mm edge detail and premium timber look laminate to butlers pantry.

Bedrooms & Wardrobes

- Quality 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, open shelving and joinery doors.

Bathroom & Ensuite

- Designer brushed finished accessories. Frameless shower screen to master ensuite.
- Full height porcelain tiles to all walls.
- 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 master ensuite, integrated mirror cabinet with inset wall light to master ensuite. Premium reconstituted stone benchtops to all other bathrooms.
- Freestanding bath to master ensuite.

Powder Room

- Designer brushed finished accessories.
- Premium ceramic basin, designer brushed finished tapware and concealed cistern toilet.
- Full-height porcelain 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.
- Porcelain tiles to floor and tiled splashback.
- Front load Miele dryer and Miele washing machine.

Balcony/Terrace

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

Communications

- Free to air TV point to living room, MPR (where shown on plan) and main bedroom.
- PAY-TV provision to living room and MPR (where shown on plan).
- Data/phone outlet to living area and MPR (where shown on plan).
- 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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