

COTTON TREE

BY MOSAIC

Where the river meets the ocean.



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





Artist impression only. The final product may differ. Landscaping indicative only. Refer to back page.

DEVELOPER

Welcome to Cotton Tree by Mosaic



My team and I are honoured to have the opportunity to deliver another incredibly special Maroochydore address, particularly in what is such a special pocket of the Sunshine Coast.

Significantly, we very much recognise that Cotton Tree is a coveted locale with an authentic sense of community and its own unique identity. We have worked hard to create an address that respects this individuality, harmonises with existing

surroundings, and will stand the test of time.

Enjoying an extremely rare north-facing waterfront position opposite Rotary Park, this collection of only 41 residences across two boutique luxury buildings makes the most of the unbeatable lifestyle benefits Cotton Tree offers, not to mention the priceless views.

We are proud to partner again with the celebrated architecture firm Bureau Proberts. This collaboration has already produced two immaculate Mosaic Masterpiece Series addresses, each selling out in record time; *Lorient by Mosaic* in Maroochydore and *Florence by Mosaic* in Burleigh Heads.

As part of our commitment to delivering Enduring Value, considerable emphasis is placed on incorporating the most current and innovative 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
MOSAIC PROPERTY GROUP



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LOCATION

A beautiful pocket of paradise

An iconic, beloved location, Cotton Tree is one of those special spots with a distinctly unique sense of place, underpinned by its outstanding natural beauty.

Bordered by the pristine Maroochy River and the azure waters of the Pacific Ocean, it is a thriving community of quaint cafes and restaurants, boutiques, markets, and arts and cultural events.

Locals are charming and warm, and the lifestyle relaxed and effortless. A perfect place to call home.





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Parks & Recreation

- 1. Maroochy River 110m
- 2. Maroochydore Beach 560m
- 3. Cotton Tree Beach 300m
- 4. Cotton Tree Pier 180m
- 5. Goat Island 630m
- 6. Alexandra Headland Beach 1km
- 7. Cotton Tree Park 80m
- 8. Cotton Tree Aquatic Centre 100m
- 9. Maroochydore Tennis Club 230m
- 10. Chambers Island 2.1km
- 11. Maroochy River Golf Course 5.2km
- 12. Mooloolaba Beach 3.3km
- 13. Maroochy Sailing Club 2.3km
- 14. Club Maroochy Bowls Club 330m
- 15. Cotton Tree Markets 300m
- 16. Pincushion Island 960m
- 17. Cotton Tree Caravan Park 210m
- 18. Pierce Park 730m
- 19. Maroochydore City Centre 700m

Shopping

- 44. Cotton Tree Plaza 350m
- 45. Big Top Shopping Centre 580m
- 46. Willow & Bird 240m
- 47. Hunted Concept 820m
- 48. Sunshine Plaza 710m
- 49. Coast Store 430m
- 50. Alterior Motif 290m
- 51. Maroochydore Homemaker Centre 1.5km

Education, Hospital & Infrastructure

- 52. Immanuel Lutheran College 2.7km
- 53. C&K Cotton Tree Childcare Centre 360m
- 54. Stella Maris Catholic Primary School 2.5km
- 55. Maroochydore State High 2.2km
- 56. University of the Sunshine Coast 7.4km
- 57. Sunshine Coast University Hospital 10km
- 58. Sunshine Coast Airport 5.4km

Hospitality

- 20. Local Flow Eatery 200m
- 21. Cotton Tree Beach Bar 10m
- 22. RAW Energy Café Cotton Tree 300m
- 23. Café Envy 170m
- 24. Mio Spazio Café 230m
- 25. Cafe 37 120m
- 26. Mojos Cafe 310m
- 27. The Silva Spoon 200m
- 28. Market Bistro 680m
- 29. Giddy Geisha 700m
- 30. The Boat Shed 200m
- 31. NAMORY Eatery 200m
- 32. Beach Street Deli 550m
- 33. Alexandra Headland SLSC 1.75km
- 34. Corbins 580m
- 35. Murrays Café Maroochydore 570m
- 36. The Prickly Pinyata 200m
- 37. Glass Coffee House & Wine Bar 600m
- 38. Tome 810m
- 39. Milk Bar Coffee Co 530m
- 40. Urban Garden 470m
- 41. Orléans Restaurant & Bar 550m
- 42. Ocean Street dining precinct 700m
- 43. Maroochydore SLSC 570m

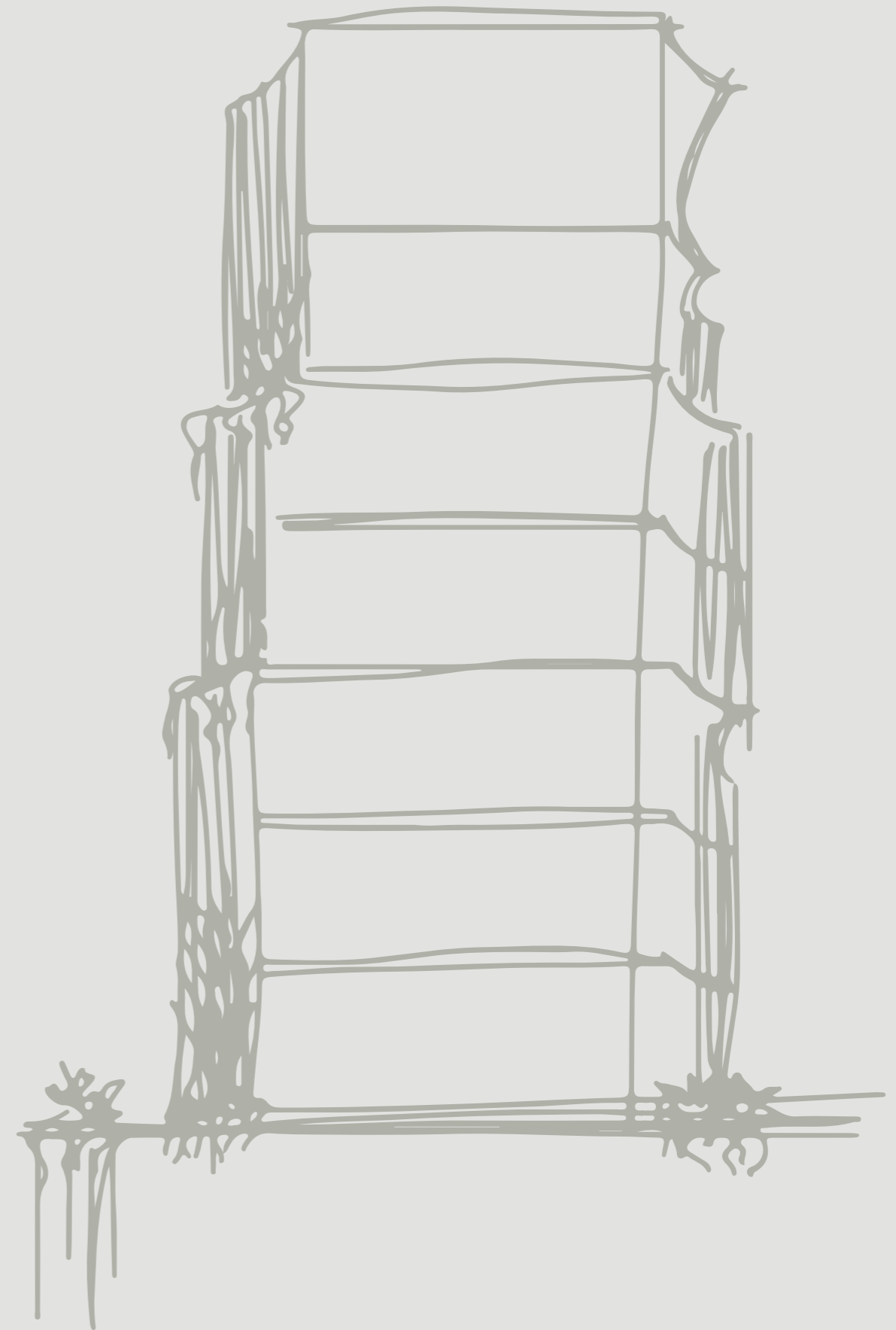
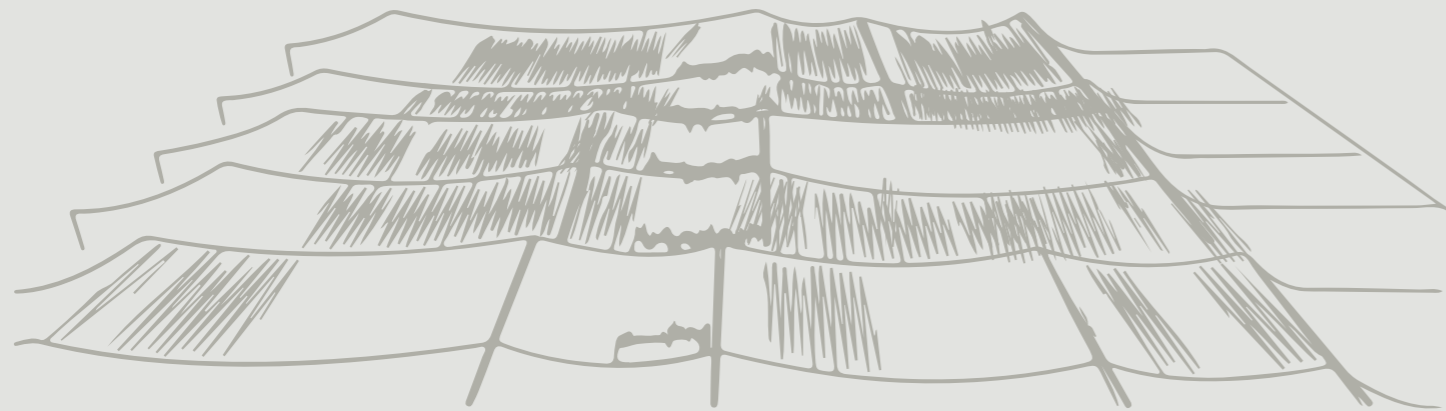
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Sculptured form and organic materiality are inspired by Cotton Tree's outstanding natural beauty and distinctive character.



DESIGN

Respect for a unique and authentic place

Cotton Tree by Mosaic showcases tremendous respect for the area's unique, beloved character through an unwavering commitment to best-practice urban and sustainable design principles.

Every aspect and detail reflects the beauty of its rare, north-facing waterfront position. Materials are robust yet delicately composed and layered to achieve an exquisitely elegant collection of homes.

Lush landscaping and deep planting are central features, along with a generous array of resident amenities to encourage health, wellness, and community.



IN PROUD PARTNERSHIP WITH



Artist impression only. The final product may differ. Image shows view from The Esplanade. Landscaping indicative only. Refer to back



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A home that is beautiful and friendly to the environment

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, Cotton Tree by Mosaic features a far-reaching range of initiatives using the core principles of industry-leading accreditation programs.

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.



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DESIGN

Home against a heavenly backdrop

Cotton Tree by Mosaic's interiors pay homage to one of the most spectacular outlooks on the east coast of Australia.

Everything about this limited collection of only 41 residences is thoroughly considered, designed, and finished to elevate every sense.

Premium, organic materials, open functional spaces, elevated ceilings, oversized windows and doors, and large outdoor areas imbue a sense of luxury, comfort, and serenity.



Artist impression only. Refer to back page. Image shows Masterpiece Series kitchen/living/dining/outdoor



Artist impression only. Refer to back page. Image shows Masterpiece Series level 8 outdoor living.



Artist impression only. Refer to back page. Image shows Masterpiece Series kitchen/living/dining/outdoor with purchaser upgrades TV unit and sheer curtains.



Artist impression only. Refer to back page. Image shows Masterpiece Series kitchen/living with purchaser upgrade built in bar and wine fridge's.



Artist impression only. Refer to back page. Image shows Masterpiece Series kitchen/living with purchaser upgrade sheer curtains.





Artist impression only. Refer to back page. Image shows Masterpiece Series master bedroom ensuite.

DESIGN

Refined elegance and an inventive approach to simplicity are a perfect canvas to create the ultimate coastal abode.



Artist impression only. Refer to back page. Image shows Masterpiece Series 3-bedroom kitchen with purchaser upgrade integrated fridge.



Artist impression only. Refer to back page. Image shows 3-bedroom kitchen/living/dining/outdoor with purchaser upgrades integrated fridge and sheer curtains.



Artist impression only. Refer to back page. Image shows a 3-bedroom kitchen with purchaser upgrade integrated fridge.



Artist impression only. Refer to back page. Image shows a 3-bedroom master bedroom ensuite with upgrade feature shelving.





A naturally perfect, world-class destination

Given its position, it is no surprise that Cotton Tree is a hive of water activities, including fishing, stand-up paddle boarding, kayaking, boating, and swimming.

The tranquil pocket is filled with families on the weekend, swimming in the flagged Cotton Tree beach, playing in Rotary Park's playground or picnicking. Locals often walk the 2km coastal pathway from Cotton Tree to Alexandra Headland, taking in glorious, sweeping ocean views.

Cotton Tree is also minutes from Maroochydore's exciting and evolving dining scene and Sunshine Plaza, the largest shopping centre on the Sunshine Coast, with hundreds of retail stores, restaurants and cinemas.

It is little wonder the area is so adored and tightly held.





An active life well lived.



01



02



03

Wake to sunrise over the ocean, the sounds of native birds, and the sight of Maroochy River as it transforms from an early morning calm to a hive of activity. Life at Cotton Tree is not only sublime, it is wonderfully effortless.



04

05

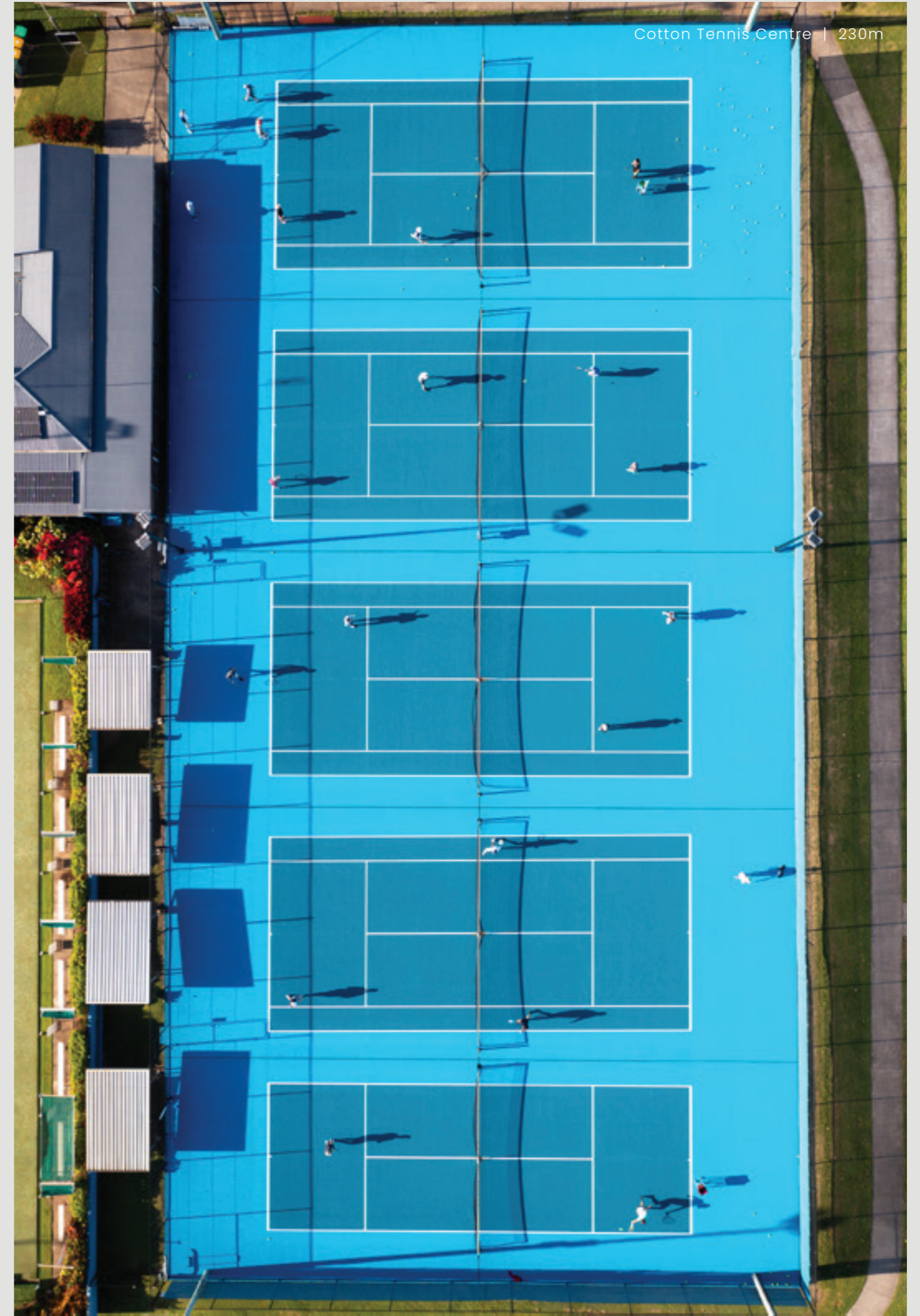


01	Maroochydore SLSC	570m
02	Maroochydore Aquatic Centre	100m
03	Maroochy River Golf Course	5.2km
04	Alexandra Headland	1km
05	Cotton Tree Park	80m

Cotton Tree Park | 80m



Cotton Tennis Centre | 230m





DINING

A best-in-class dining destination.



01



02

Take your tastebuds on a morning till night journey to an incredible, diverse array of local cafes and restaurants, all within walking distance.



03

04



01	Namory	200m
02	The Milk Bar Coffee Co	530m
03	Corbins	580m
04	The Prickly Pinata	200m



Orleans | 550m



Glass Cafe & Wine Bar | 600m



Cotton Tree Beach Bar | 10m



Market Bistro | 680m



SUNSHINE PLAZA

An artisanal retail delight.



01



03

At Cotton Tree, you'll find delight in the many artisanal retail gems on your doorstep. Whether you're styling your home, indulging your green thumb, upgrading your wardrobe, or sourcing ingredients for a party, you will find everything you need in close reach.



04



02



05

01	Alterior Motif	290m
02	Design Trader by Vantage	600m
03	Hunted Concept	820m
04	Willow and Bird	240m
05	Coast Store	430m

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