

COTTON TREE

BY MOSAIC

Where the river meets the ocean.



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 by Mosaic



Location



A beautiful pocket

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 Maroochy River to the north and the pristine Pacific Ocean to the west, 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.





COTON TREE

BY MOSAIC





Parks & Recreation

- 1. Maroochy River 110m
- 2. Maroochyore 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. Maroochyore 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. Maroochyore City Centre 700m

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 Maroochyore 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. Maroochyore SLSC 570m

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. Maroochyore 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. Maroochyore State High 2.2km
- 56. University of the Sunshine Coast 7.4km
- 57. Sunshine Coast University Hospital 10km
- 58. Sunshine Coast Airport 5.4km

COTTON TREE

BY MOSAIC





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



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



04

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



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



Design



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.

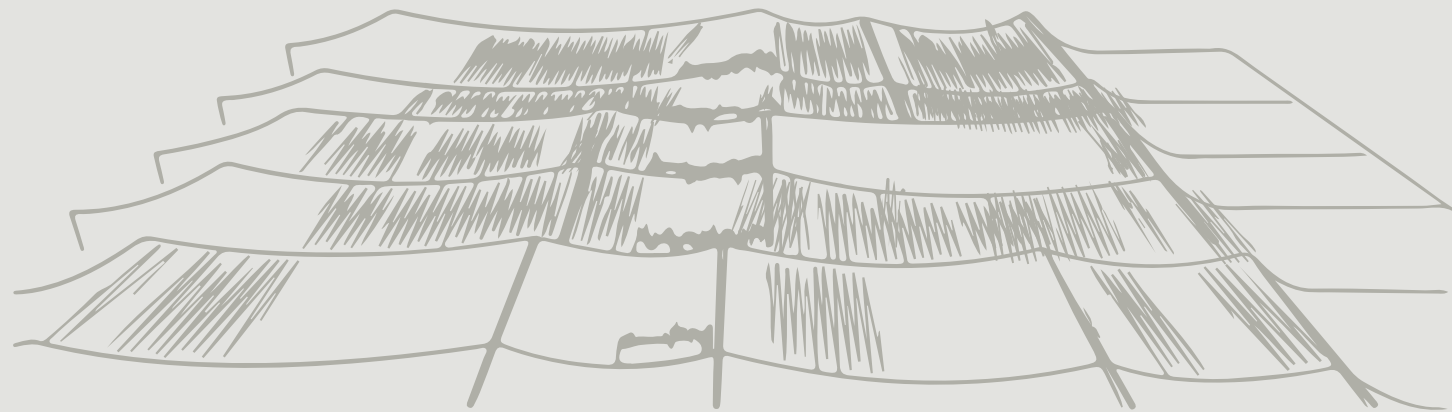
This enduring commitment also extends to Mosaic maintaining the management and caretaking of our developments long after completion, so you can rest assured that your home will remain beautifully cared for, for many years to come.

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

BROOK MONAHAN, FOUNDER & MANAGING DIRECTOR
MOSAIC PROPERTY GROUP



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



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. Landscaping indicative only. Refer to back page.



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 that follow the same core principles of UDIA's 6 Leaf EnviroDevelopment Certification.

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.



A MOSAIC PROPERTY GROUP
SUSTAINABLE
DEVELOPMENT





DESIGN

A 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 including purchaser update sheer curtains.



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





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 a 3-bedroom kitchen with purchaser upgrade integrated fridge.



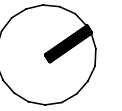


Artist impression only. Refer to back page. Image shows a 2-bedroom kitchen with purchaser upgrade integrated fridge.



Site Plan

Site Plan

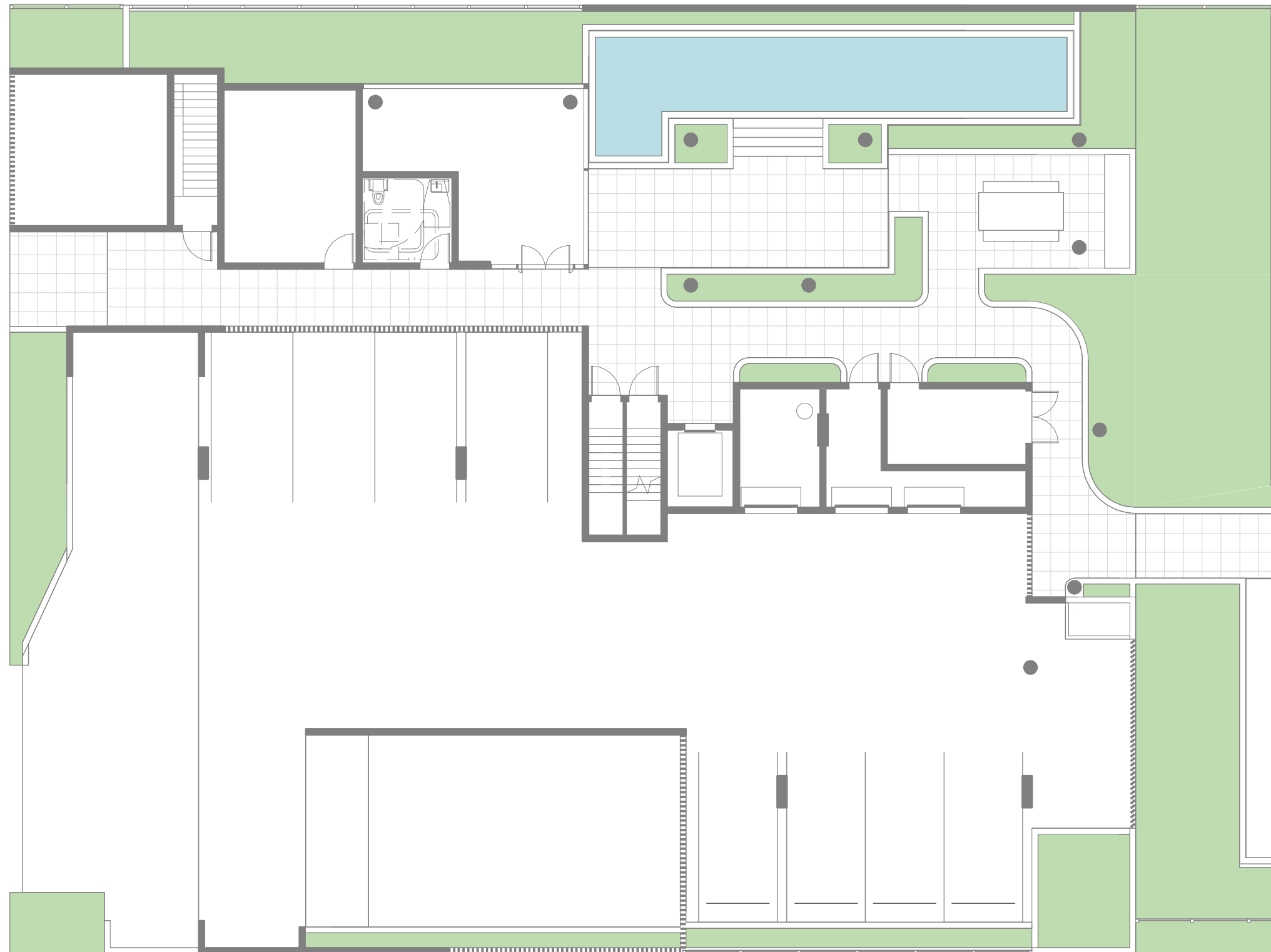


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Floor Plates

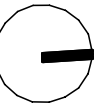
Building 2

Ground Floor



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Level 1



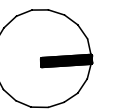
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Level 2



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Level 3



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Level 4



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Level 5



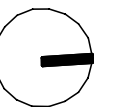
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Level 6



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Level 7

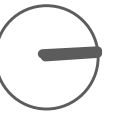


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Floor Plans

Building 1 Masterpiece Series

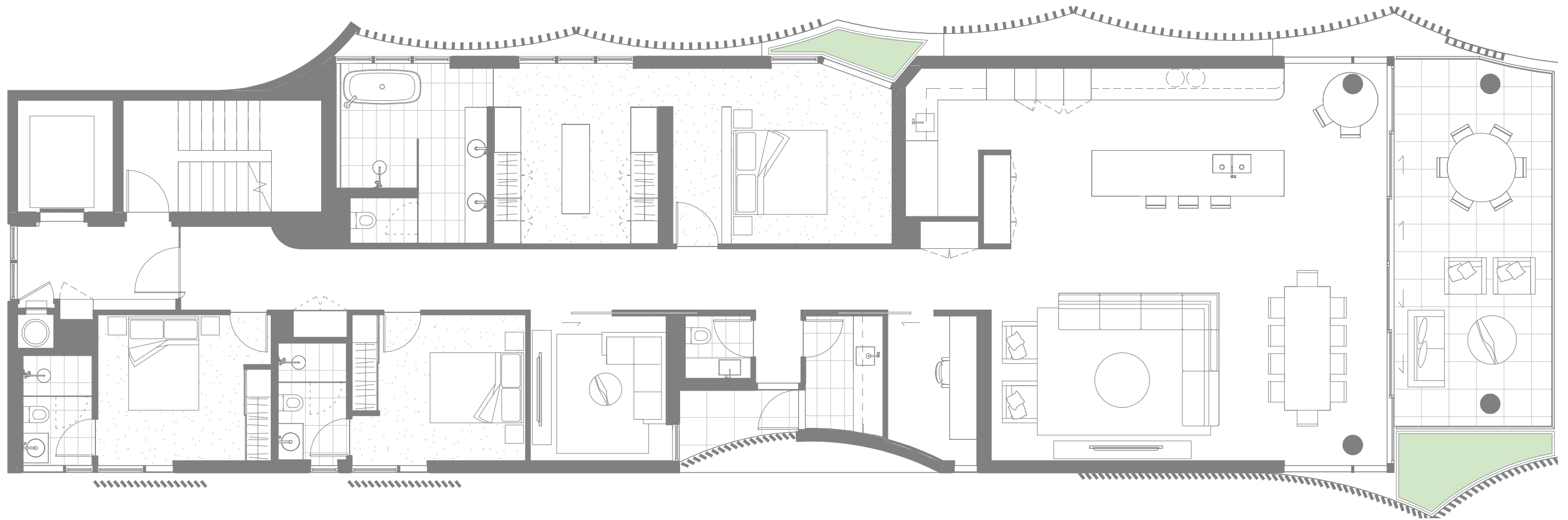
Masterpiece Residence 01



Bedrooms	3	Internal	141 m2
Bathrooms	2	External	41 m2
Car Spaces	2	Total	182 m2
Study	Y		

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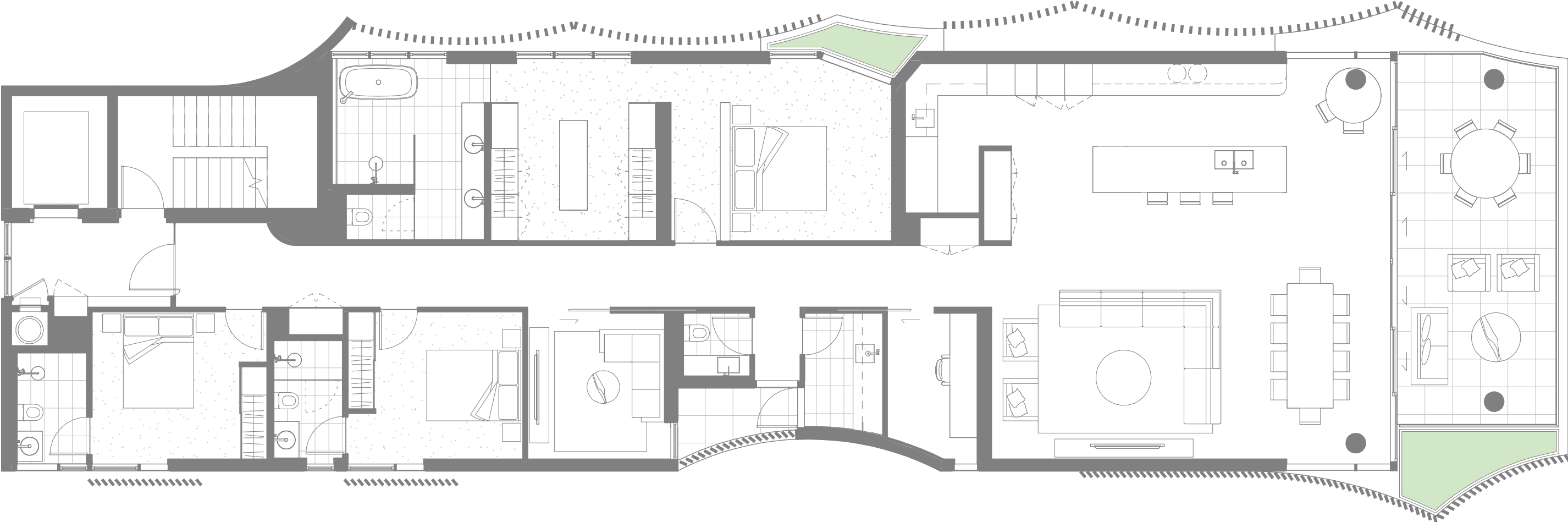
Masterpiece Residence 02



Bedrooms	3	Internal	233 m2
Bathrooms	3	External	33 m2
Car Spaces	2	Total	266 m2
MPR	Y		
Study	Y		

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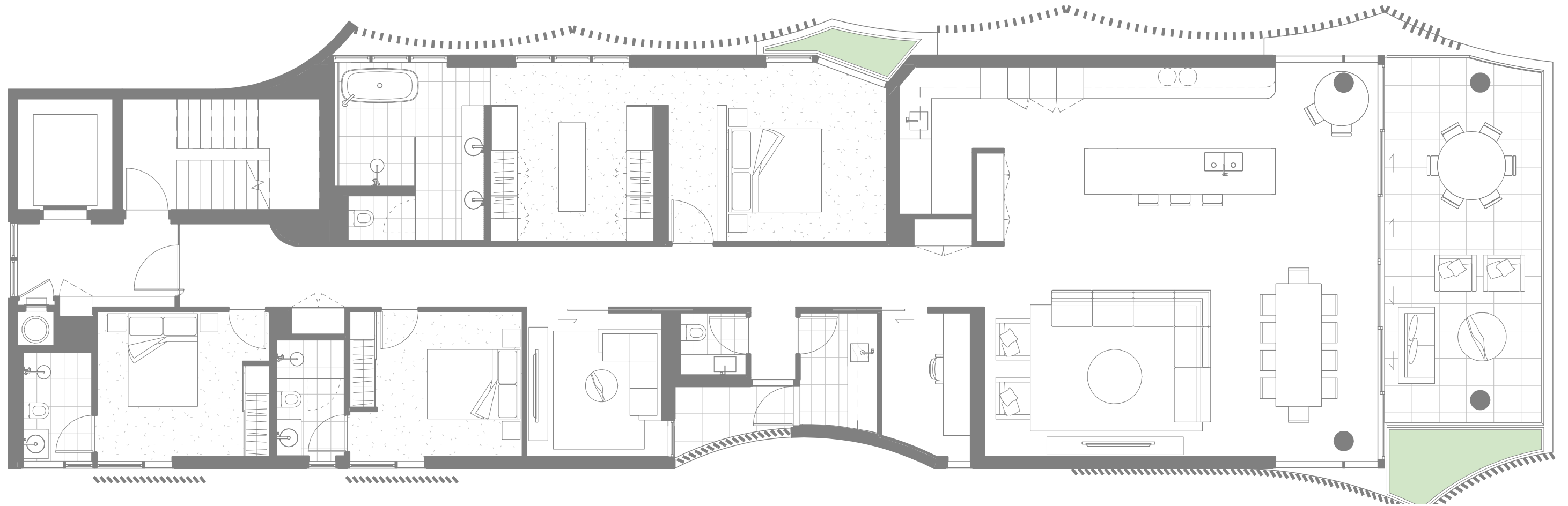
Masterpiece Residence 03



Bedrooms	3	Internal	233 m2
Bathrooms	3	External	33 m2
Car Spaces	2	Total	266 m2
MPR	Y		
Study	Y		

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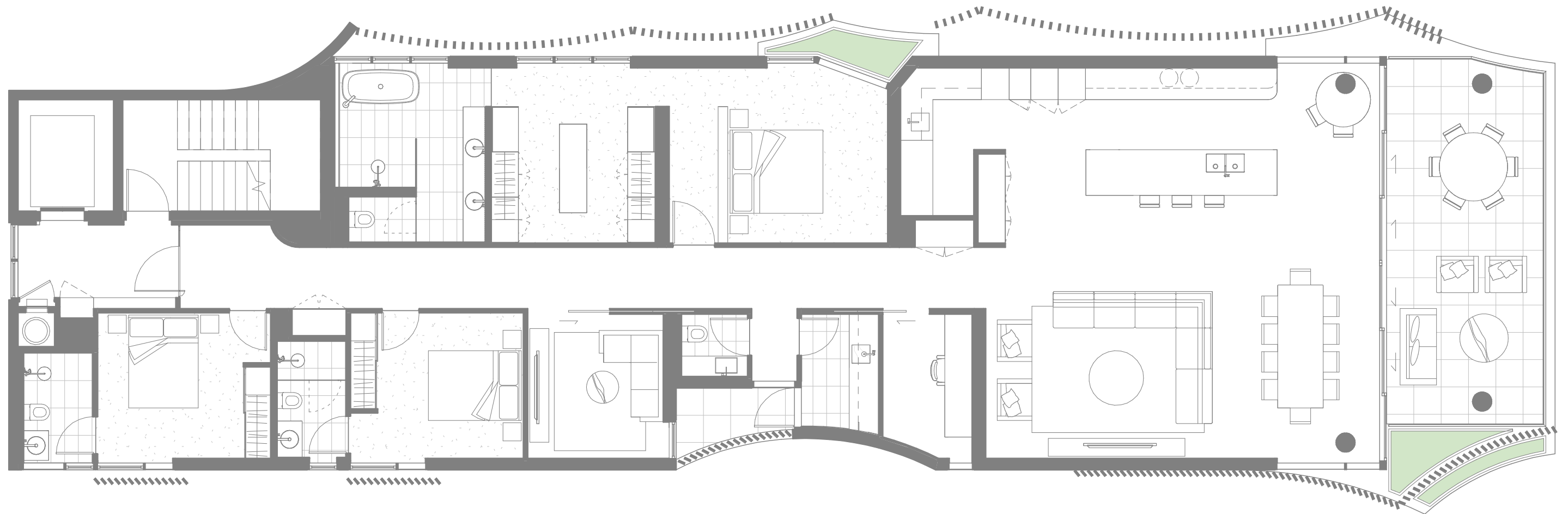
Masterpiece Residence 04



Bedrooms	3	Internal	233 m2
Bathrooms	3	External	33 m2
Car Spaces	2	Total	266 m2
MPR	Y		
Study	Y		

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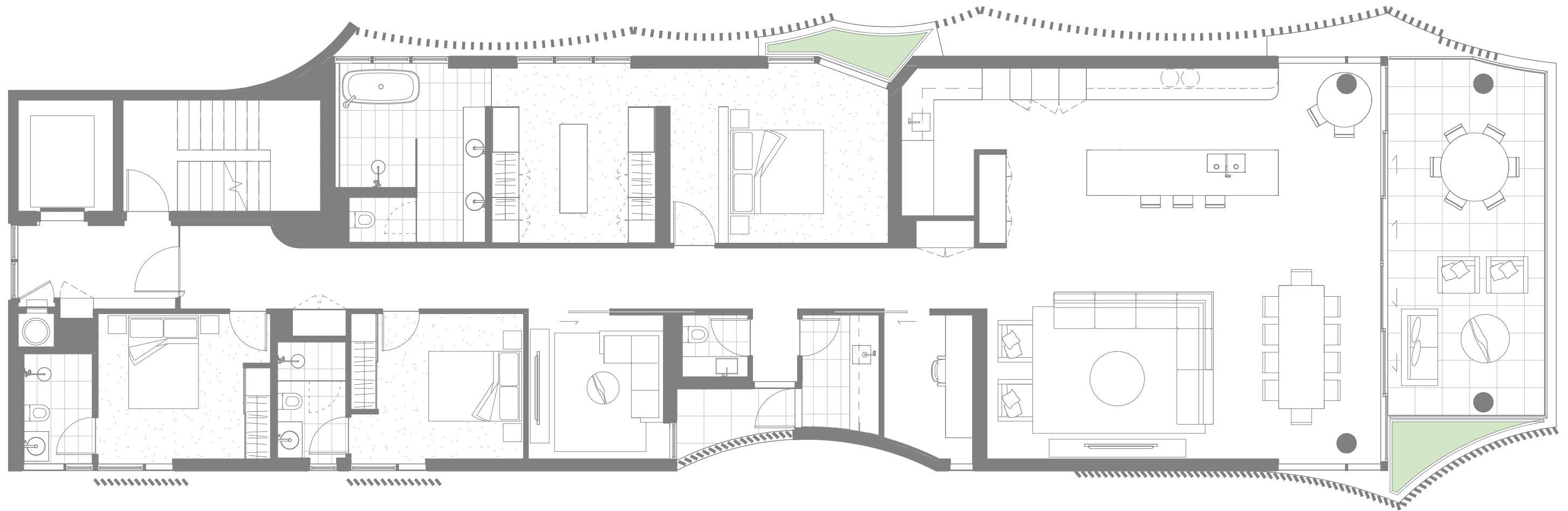
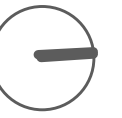
Masterpiece Residence 05



Bedrooms	3	Internal	233 m ²
Bathrooms	3	External	33 m ²
Car Spaces	2	Total	266 m ²
MPR	Y		
Study	Y		

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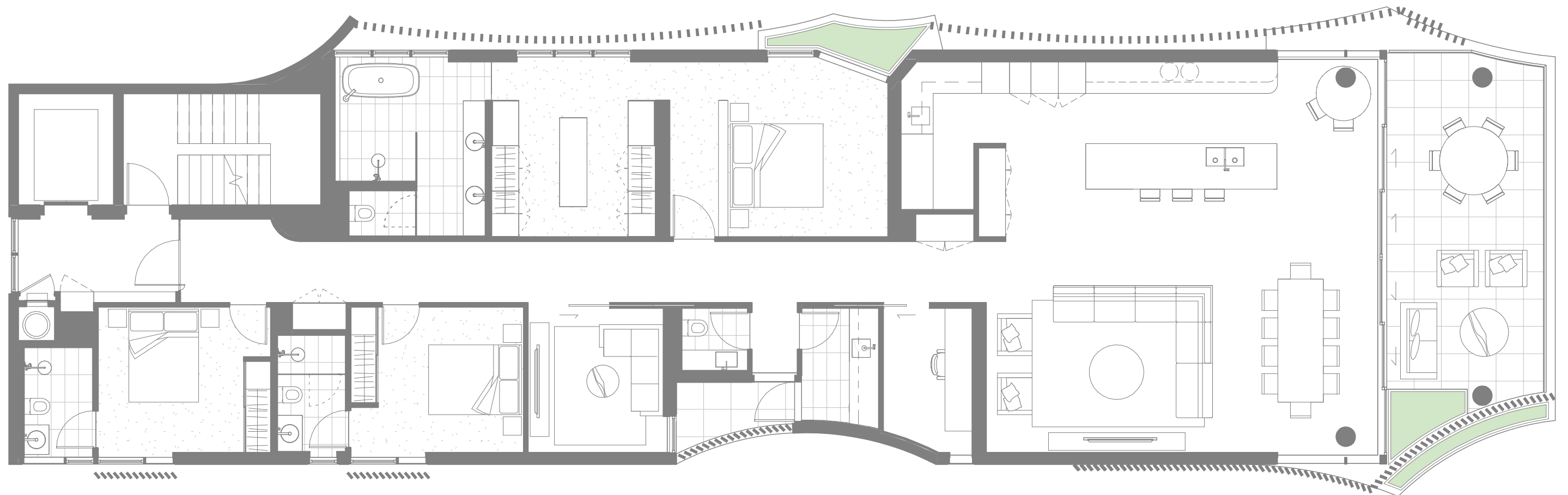
Masterpiece Residence 06



Bedrooms	3	Internal	233 m ²
Bathrooms	3	External	32 m ²
Car Spaces	2	Total	265 m ²
MPR	Y		
Study	Y		

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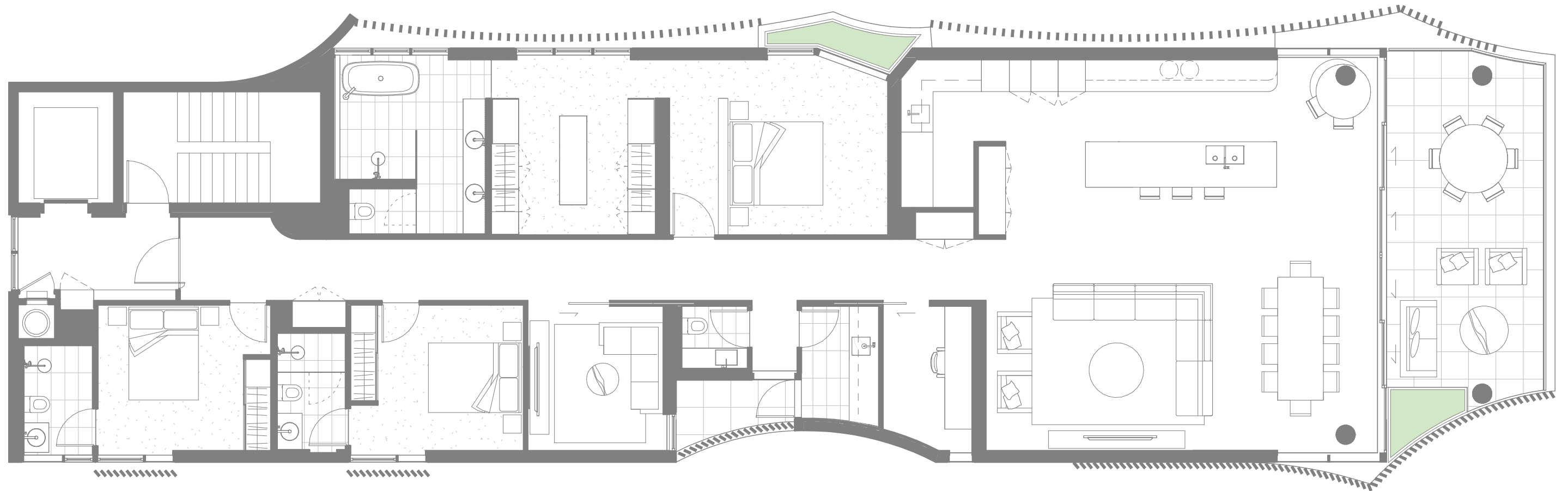
Masterpiece Residence 07



Bedrooms	3	Internal	233 m ²
Bathrooms	3	External	31 m ²
Car Spaces	2	Total	264 m ²
MPR	Y		
Study	Y		

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Masterpiece Residence 08



Bedrooms	3	Internal	233 m2
Bathrooms	3	External	31 m2
Car Spaces	2	Total	264 m2
MPR	Y		
Study	Y		

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Floor Plans

Building 2

Finishes



Schedule of Finishes | 2-Bedroom

Interior Planning

- Square set ceiling finish.
- Aluminum framed windows and doors.
- Select architectural flooring to open living, kitchen and dining.
- Quality carpet with underlay in MPR (where shown on plan)
- Ducted air conditioning throughout.
- Down lights generally throughout.
- Ceiling fans to all bedrooms.

Kitchen

- Smeg stainless steel 60cm induction cooktop, Smeg stainless steel 60cm oven, Smeg microwave and 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.
- 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.

Bathrooms & Ensuites

- Designer brushed finished accessories. Semi-frameless shower screen.
- Select 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, mirror cabinet overhead in master ensuite.

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 and main bedroom.
- PAY-TV provision to living room.
- Data/phone outlet to living area.
- 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.
- Aluminum framed windows and doors.
- Select architectural flooring to open living, kitchen and dining.
- Quality carpet with underlay in MPR (where shown on plan)
- Ducted air conditioning throughout.
- Down lights generally throughout.
- Ceiling fans to all bedrooms.

Kitchen

- Smeg stainless steel 60cm induction cooktop, Smeg stainless steel 60cm oven, Smeg microwave and integrated dishwasher. Rangehood provided.
- Custom kitchens finished in timber look laminate, with finger pull detail, soft close drawers, undermount sink and brushed finished tapware with pull out spout to kitchen mixer.
- Reconstituted stone benchtops.
- Feature tile to splashback.
- Feature scallop panel to island bench front
- 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.

Bathrooms & Ensuites

- Designer brushed finished accessories. Semi-frameless shower screen.
- 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, mirror cabinet overhead in master ensuite.

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 (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 Residences

Interior Planning

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

Kitchen

- Gaggenau 90cm induction cooktop, Gaggenau 60cm wall oven, Gaggenau built in microwave, Gaggenau integrated dishwasher, feature rangehood, underbench wine fridge and Liehberr 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 premium natural stone benchtops with tiled splashback. Island bench with feature scallop panel.
- Premium stone benchtop with premium timber look laminate to butlers pantry.
- Built in credenza with underbench cupboards in premium timber look laminate.

Bedrooms & Wardrobes

- Quality wool carpet with underlay in all bedrooms and robes.
- Built in robes (where shown on plan) generally with mirror sliding doors, 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.

Bathrooms & Ensuites

- Designer brushed finished accessories.
- 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, integrated mirror with inset wall light to ensuite. Premium stone benchtops to all bathrooms and ensuites.
- 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 stone benchtop and mirror above.

Laundry

- Laminate overhead cupboards, undermount laundry tub with premium 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.

COTTON TREE

BY MOSAIC

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