

ICONICA

RESIDENCES





Artist impression



Meriton has a rich history of delivering outstanding developments defined by quality, style and design. The twin-tower Iconica takes this legacy a step further, ushering in a new era.

This magnificent development has been a long-held dream for Harry Triguboff and will soar as a pinnacle point in Meriton's 60-year history.

"I have loved the Gold Coast since my first visit in the 1960s and, having travelled the world, I still believe the Surfers Paradise beachfront is one of the best.

Meriton's first Gold Coast towers were Florida in Surfers Paradise and the Nelson at Paradise Waters at the start of the 1980s, almost 40 years ago. Xanadu in the late 1990s and Pacific Views in 2002, both overlooking the Pacific Ocean at Main Beach, continued our high-rise love affair with the Gold Coast. Little did I know that one day I would have the opportunity to buy the best land in Surfers Paradise and design Iconica, among the country's tallest and most unique dual residential towers.

Iconica's main tower will be like no other development on the Gold Coast, soaring 262m and boasting a retail precinct which will include cafes and restaurants.

The design encapsulates all that is great about one of the world's most desirable beachfront locations and the long ocean frontage will guarantee more owners have beachfront views than any other building on the Gold Coast. That frontage also allows us to deliver a grand café that will enable customers to relax while they inhale the beach atmosphere. Iconica will boast two-level penthouses crowning its top floors, delivering 360-degree Gold Coast views. I have absolute belief in Iconica and what it has to offer which is why I will keep the 51-floor tower.

The Iconica buildings will deliver my 20th and 21st towers on the Gold Coast, following the completion of the hugely successful beachfront tower, Ocean which was completed in mid-2022. I am extremely proud of Meriton's 100% construction completion record, which offers buyers security and certainty."

Harry Triguboff A.O.



BUILT FOR A LIFETIME



- Meriton is a 4.5 GOLD STAR iCert rated developer in NSW. The independent construction industry rating tool assesses developers on ability and trustworthiness
- 60 years of history under the same name and founder, specialising in building residential communities in only the best locations
- 100% construction completion record on every project
- Our developments are DA approved with construction well underway prior to marketing
- Each development is an evolution in exquisite quality and design, driven by an understanding of future standards and the way people want to live. Our in-house architects and engineers work alongside the best firms in the country to deliver a bespoke product
- Dedicated on-site building management teams routinely inspect grounds, facilities and conduct all maintenance on behalf of owners. This ensures every development is maintained to the highest of standards well after it has been completed
- We provide a tenant guarantee on settlement for every investor and have a vested interest in providing the best rental returns. We also manage your investment and offer Australia's most competitive management rate of 4%
- Meriton Property Finance is also offered exclusively to new Meriton purchasers, subject to approval ensuring more people can purchase their dream apartment



Over 77,000 apartments built by Meriton across Sydney, Melbourne, Canberra, Brisbane and the Gold Coast

100%

100% construction completion on every project



\$3 billion in apartment sales in 3 years

14,000+

Over 9,000 rental apartments and over 5,000 hotel suites owned, managed and operated by Meriton



60 years of history



TAKE YOUR EXCLUSIVE FRONT ROW SEATS AND MARVEL AT THE MAJESTY OF THE GOLD COAST FROM ITS MOST MESMERISING VANTAGE POINT.

Positioned directly across the road from Surfers Paradise Beach, Iconica's two dazzling towers will rise 51 and 77 storeys, placing them among the tallest residential buildings in the country. Commanding three street frontages, Iconica's unique position, beside parks, reserves and the beachfront ensures it stands alone enjoying maximum privacy and the best views on the Gold Coast.

A world-class precinct, Iconica will be home to opulent residences, exclusive resort amenities with spectacular ocean views boasting an entire floor of facilities on level 45, an outdoor beachfront infinity pool on level 6, a childcare centre, along with a sophisticated retail precinct fronting the Esplanade that will place the area's most fashionable cafes and restaurants at your door.

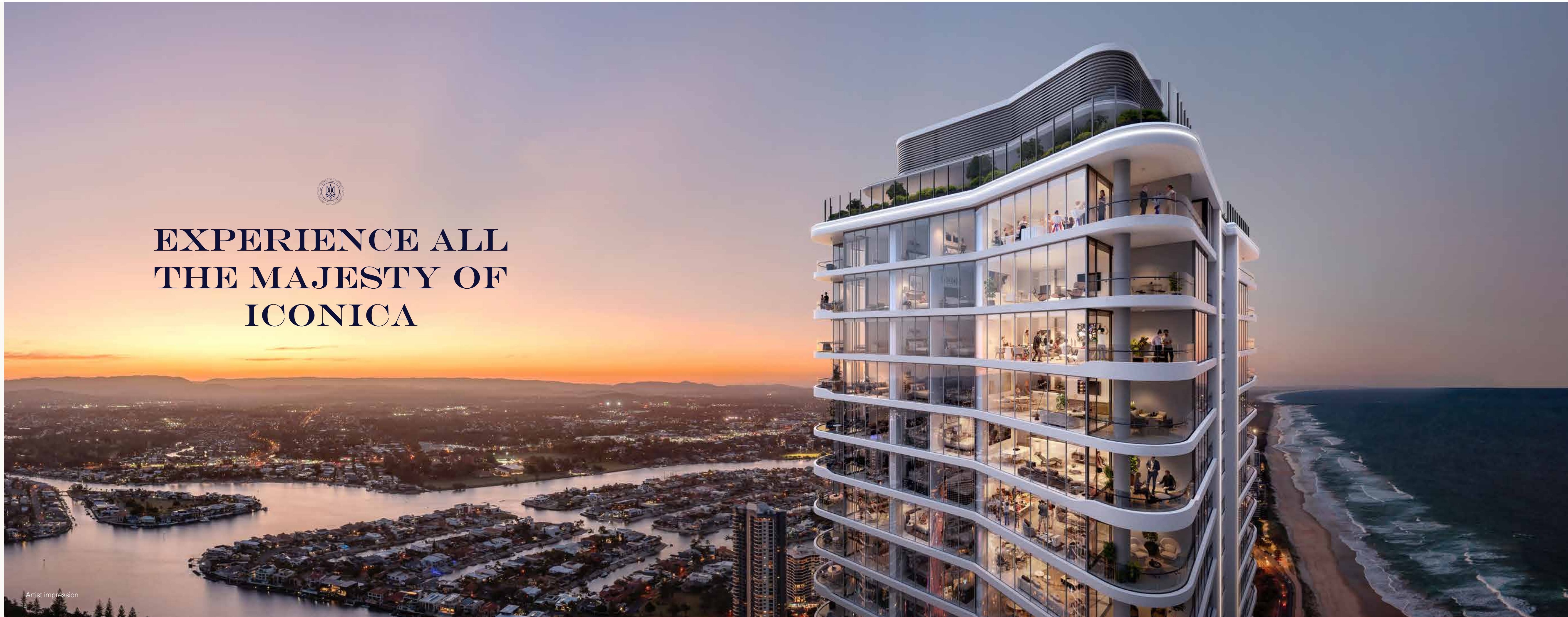
Towering over neighbouring buildings by up to 36 levels, Iconica will encompass 627 oversized residences designed to showcase panoramic, never to be built out views and graced with the finest calibre of finishes. Starting from level 6, residences will command unrivalled beachfront views over the golden sands of Surfers Paradise Beach, while others enjoy the ever-changing backdrop towards Burleigh Heads, Main Beach & the Broadwater, or over the Nerang River to the Hinterland.

Footsteps from the attractions of Surfers Paradise and the Light Rail station, with Gold Coast Airport within a 30 minute drive. Iconica will build on the success of Meriton's recent beachfront development, Ocean, where a standout 90% of all apartments are now occupied, testifying to the enviable location and quality product.



EXPERIENCE ALL THE MAJESTY OF ICONICA

Artist impression





ICONICA

RESIDENCES

A TIMELESS ICON

A COLLABORATION BETWEEN MERITON
AND AWARD-WINING ARCHITECTS DBI,
ICONICA IS A SHOWCASE OF TIMELESS
BEACHFRONT DESIGN.



51 LEVELS

77 LEVELS

LEVEL 45
POOL, GYM, SPA & SAUNA

LEVEL 5
CHILDCARE CENTRE

LEVEL 6
OUTDOOR POOL DECK

GROUND
RETAIL

Artist impression

Iconica's two elegant towers encompass a collection of generous 1, 1+MPR, 2, 2+MPR, 3 and 4-bedroom residences. Delivering a carefully curated environment, the expansive floorplans cater to the demand for larger apartments.

The towers are joined by a beautiful central retail plaza which enhances the pedestrian experience and creates a connection between Main Beach Parade and the lifestyle attractions along The Esplanade.

- Iconica will tower over neighbouring buildings by up to 36 levels, ensuring residences boast panoramic, never to be built out views.
- Most residences enjoy desirable dual aspect corner positions, maximising the spectacular outlooks.
- A unique selection of 4-bed residences catering to the high demand from families and those desiring house-like proportions in the sky. Each residence will command a prime corner position boasting a tri or dual aspect with never-to-be-built-out ocean views.
- Floor-to-ceiling glass in all rooms providing superior thermal and sound protection courtesy of engineered performance glazing and acoustically rated internal wall systems, ensuring privacy and comfort.
- Direct lift access to secure underground parking with a separate lock-up storage. Select 3 and 4 bedrooms boast double parking.
- Porte cochère arrival and impressive double-height lobbies herald a grand arrival for you and your guests
- State of the art technology reaffirms Iconica as a market leading development, boasting high speed smartlifts travelling at 7m per second and EV car charging provisions. All car spaces are designed to be fitted with an EV Charger at an affordable cost, futureproofing your investment.



ICONICA SURFERS PARADISE

DAY

NIGHT



A MAGICAL VANTAGE POINT

SCENIC BY DAY AND DAZZLING BY NIGHT, THE VIEWS ARE NOTHING SHORT OF SPECTACULAR, WITH EVERY APARTMENT ENJOYING AN OUTLOOK OF AWE-INSPIRING BEAUTY.

Sweeping 360-degree vistas take in the full majesty of the Gold Coast, with many residences commanding the ultimate beachfront views east over the Pacific Ocean, seemingly close enough to touch. North-facing apartments are oriented towards the golden expanse of Main Beach and the meandering Broadwater while apartments looking south gaze over the ever-changing backdrop of the Surfers Paradise skyline towards Burleigh Heads. West-facing residences take in picturesque views over the Nerang River with the rolling green hinterland in the distance.



LIVE THE HIGH LIFE

Designed to allow the show-stopping views to take centre stage, Iconica residences showcase a palette of high quality finishes and market-leading appliances that create an air of refinement, comfort and functionality.

- ◆ Expansive open plan living spaces enjoy seamless, level access out to generous balconies
- ◆ Sleek designer timber look tiling throughout all living areas and blackout roller blinds in all rooms
- ◆ Many 1 & 2 bedroom apartments boast a multi-purpose room (MPR) providing the perfect space to work from home, with all 1+MPR's enjoying full height windows
- ◆ All 1 bedroom apartments enjoy fully enclosed balconies that are ingeniously designed with an electric drop-down dividing screen so spaces become extensions of the living area for year round alfresco enjoyment
- ◆ Integrated reverse cycle air-conditioning with individual controls in all rooms
- ◆ Sustainable features such as LED downlights and water-saving fixtures
- ◆ Provisions for super-fast broadband and pay tv with fibre optic cabling to all rooms
- ◆ Comprehensive security including video intercom and CCTV cameras



Artist impression of Level 60 North West aspect living room



Artist impression of Level 7 South East aspect living room
P. 10

HEART OF THE HOME

Flawlessly designed and elegantly finished, the kitchens are a functional work of art that form the heart of each home, where you'll love to entertain family and friends.

- ◆ Premium BOSCH appliances include an integrated oven with black glass door, gas cooktop, undermount rangehood, fully integrated dishwasher, and Belling microwave all backed by a 5-year warranty
- ◆ Bespoke full height cabinetry with push touch doors and soft closing drawers
- ◆ Mirror splashbacks with LED lighting
- ◆ Caesarstone® 40mm benchtops
- ◆ Brushed brass sink mixer and feature pendant light over island benches
- ◆ Fridge waterline connection provided



Artist impression



Artist impression

SPA-LIKE INDULGENCE

Bathrooms are infused with a sense of luxury and a bespoke sensibility, combining premium finishes and refined appointments. The resulting spaces are both beautiful and functional, with most ensuites featuring freestanding baths that you'll look forward to relaxing in after a long day.



Artist impression



THE ESSENCE OF OPULENCE

The spacious bedrooms have been designed as sumptuous sanctuaries where you can wake up to the sight and sound of the ocean, with floor-to-ceiling windows harnessing incredible views. Sophisticated ensuites grace the master bedrooms while generous built-in wardrobes ensure ample storage space.



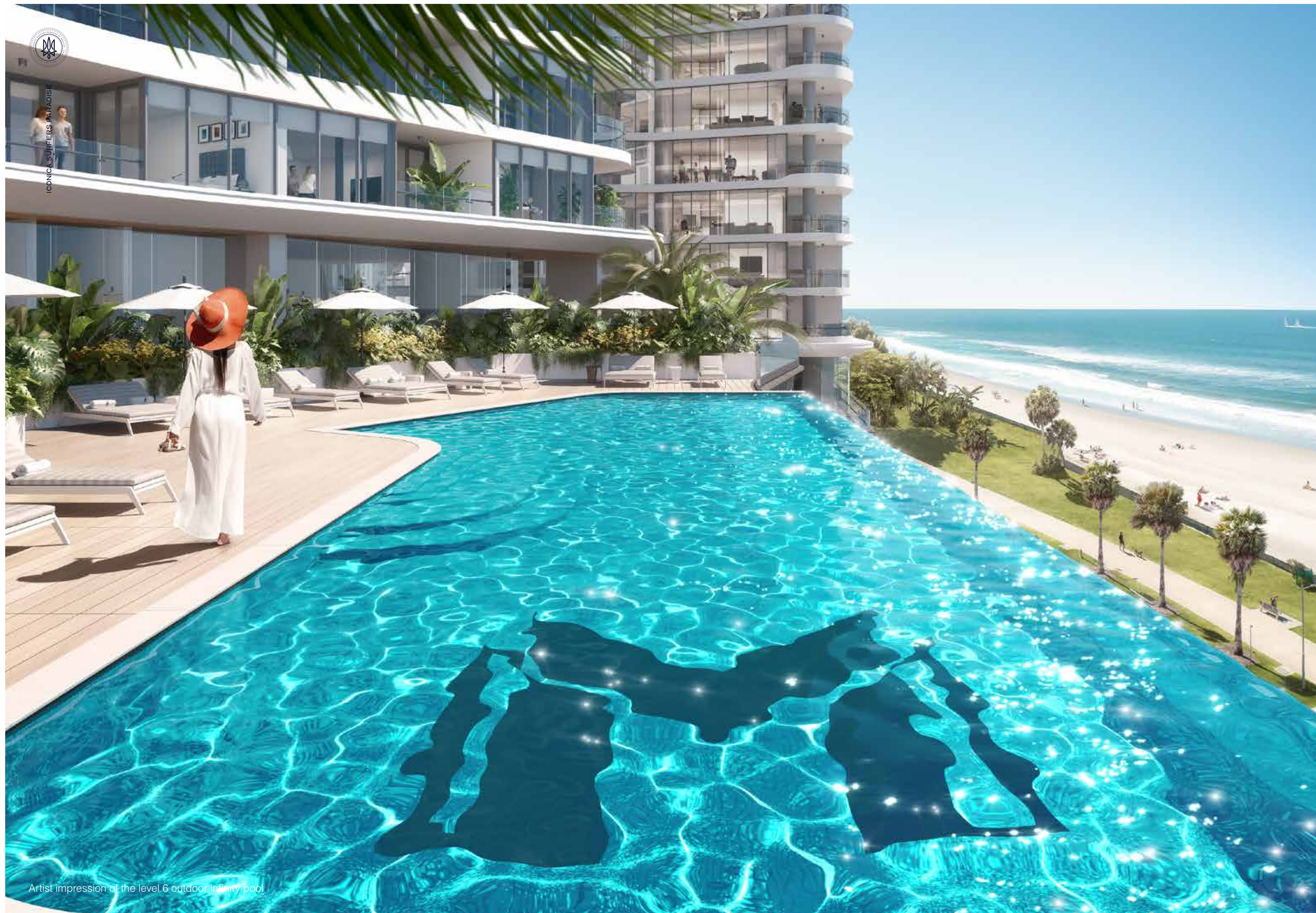
Artist impression of level 60 North East aspect bedroom



WORLD-CLASS AMENITIES

ENJOY THE LUXURY OF AN ENTIRE FLOOR OF SUPERB AMENITIES ON LEVEL 45, JUST A LIFT RIDE AWAY INVITING YOU TO RELAX, UNWIND OR ENJOY YOUR DAILY EXERCISE.

- ◇ Unwind by the beautiful resort-style outdoor infinity pool on Level 6, looking out over Surfers Paradise Beach & surrounded by lush green landscaping
- ◇ Level 6 outdoor dining and BBQ pavilion
- ◇ An entire floor of exclusive resort amenities on level 45 with spectacular ocean views include a luxury 20m indoor sky pool, spa, sauna, state-of-the-art gym, and games room
- ◇ Porte cochère arrival reminiscent of a 5-star hotel
- ◇ Families are afforded the convenience of an onsite childcare centre
- ◇ Dedicated on-site building management to lease properties, inspect grounds and facilities and conduct all maintenance
- ◇ My Parcel locker systems available so that you can fulfil your online shopping needs





SHOP AND DINE IN LUXURY

FRONTING THE ESPLANADE, ICONICA'S BEAUTIFULLY DESIGNED RETAIL PRECINCT CREATES A WORLD-CLASS BEACHFRONT SHOPPING AND DINING DESTINATION.

Take the lift down to the ground level and discover Iconica's beachfront cafes and restaurants. Enjoy the pleasure of outdoor dining with spectacular beachfront views and breathe in the ocean air as you linger over lunch or drop in for drinks at sunset.



Artist impression of Iconica's world-class onsite retail



THE ULTIMATE COASTAL LOCATION

THERE ARE FEW PLACES AROUND THE GLOBE THAT OUTSHINE THE LIFESTYLE AND LOCATION OF THE GOLD COAST, AN IDYLIC DESTINATION WITH YEAR-ROUND BLUE SKIES AND SUNSHINE.

There are few places around the globe that outshine the lifestyle and location of the Gold Coast, an idyllic destination with year round blue skies and sunshine.

Iconica lays claim to one of the Gold Coast's most connected and convenient locations, boasting three street frontages at the intersection of The Esplanade and Main Beach Parade. Stroll or cycle along the Gold Coast Oceanway as you take in scenic beachfront attractions.

The Surfers Paradise North Light Rail Station is across the road on Surfers Paradise Boulevard, with services operating

every 7 to 15 minutes. An abundance of highly regarded schools and tertiary institutions are nearby, including Bond University and Griffith University, which is a 28 minute ride on the Light Rail.

Surfers Paradise North bus stop lies on your doorstep, with services every 15 minutes servicing Broadbeach South, Pacific Fair, Surfers Paradise and Main Beach. Sea World lies within a six minute drive while other premier theme parks including Dream World and Movie World all just 20-30 minutes away.



Artist impression



Artist impression



SHOPPING & DINING

Iconica's world-class retail precinct	Onsite
Coles Surfers Paradise	1.1km
Cavill Avenue, Surfers Paradise	1.2km
Circle on Cavill Shopping Centre	1.3km
Marina Mirage Shopping Centre	2.9km
Australia Fair Shopping Centre	3.3km
Chinatown Gold Coast	4.0km
Pacific Fair Shopping Centre	5.1km



TRANSPORT & MEDICAL

Bus Stop	On doorstep
Surfers Paradise North Light Rail Station	50m
Gold Coast Private Hospital	7.7km
Gold Coast University Hospital	8.1km
Gold Coast Health & Knowledge Precinct	8.3km
Gold Coast Airport	22km



EDUCATION

Iconica's Childcare Centre	Onsite
The Southport School	4.2km
St Hilda's School	4.2km
Griffith University	8.0km
Emmanuel College	8.7km
Bond University	10.9km
All Saints Anglican School	13.9km
Somerset College	14.9km
Southern Cross University	23.2km



SPORT & LEISURE

Gold Coast Oceanway pedestrian & cycle pathway	Across the road
Surfers Paradise Beach	Across the road
Southport Golf Club	3.3km
Seaworld	3.6km
Gold Coast Convention & Exhibition Centre	4.1km
The Star Casino	4.6km
AFL Stadium	9.2km
Movie World	17.9km
Dreamworld	24km

AN UNREPEATABLE INVESTMENT OPPORTUNITY

THE GOLD COAST IS AUSTRALIA'S
SIXTH LARGEST CITY WITH ONE OF
THE FASTEST GROWING ECONOMIES
IN THE COUNTRY.

More than 3 million tourists visit the Gold Coast each year with
thousands moving permanently from interstate and overseas.

Increased workplace flexibility, historically low rates of new
apartment supply and interstate migration have contributed to
record price growth in residential real estate across the Gold
Coast, however there still remains a strong demand as rental
vacancy rates remain impressively low.

Iconica presents an astute investment prospect with the
newly completed Ocean development highlighting the scope
for strong rental returns, impressive capital growth and high
demand from tenants in this premier beachfront location.

UNIT PRICES IN SURFERS PARADISE
CONTINUE TO REACH NEW HEIGHTS



OVER THE 12 MONTHS TO SEP 2022
SOURCE: REA GROUP

HOUSING VALUES IN THE GOLD
COAST HAVE RISEN

31.5%

OVER THE 12 MONTHS TO APRIL 2022
SOURCE: CORELOGIC

GOLD COAST'S RENTAL MARKET REMAINS
EXTREMELY COMPETITIVE,
WITH A VACANCY RATE OF JUST

0.5%

RECORDED IN SEPTEMBER 2022
SOURCE: SQM RESEARCH

RENTAL YIELD IN SURFERS
PARADISE REACHED

6%

IN JULY 2022
SOURCE: THE COURIER-MAIL MAKE
YOUR MOVE REPORT

\$20B+

TO BE SPENT ON INFRASTRUCTURE PROJECTS
INCLUDING THE GOLD COAST AIRPORT EXPANSION,
THE GOLD COAST HEALTH & KNOWLEDGE PRECINCT
& GOLD COAST LIGHT RAIL STAGE 3



220,000 PEOPLE ARE EXPECTED TO MOVE
FROM SOUTHERN STATES TO QLD
OVER THE NEXT 5 YEARS

SOURCE: PROPERTY COUNCIL, A HOME FOR
EVERY QUEENSLANDER REPORT



QLD HAS SEEN THE HIGHEST MIGRATION
OF ANY STATE OR TERRITORY, WITH
94,000 PEOPLE MOVING TO QUEENSLAND FROM
BOTH INTERSTATE AND OVERSEAS OVER
THE 12 MONTHS TO 31 MAR 2022

SOURCES: ABS

THE GOLD COAST RANKED

26TH

IN A LIST OF THE WORLD'S TOP SPORTING
CITIES AND WILL PLAY A MAJOR ROLE
IN THE 2032 OLYMPIC GAMES

SUSTAINABLE LIVING



MERITON IS A LEADER IN
SUSTAINABLE LIVING PROVIDING
CHEAPER ENERGY THROUGH
MERITON ENERGY, COMBINED
WITH INDIVIDUAL WATER METERS
AND WATER SAVING FITTINGS,
ENSURING MAXIMUM SAVINGS



ALL CAR SPACES ARE DESIGNED
TO BE FITTED WITH AN EV
CHARGER AT AN AFFORDABLE
COST, FUTUREPROOFING
YOUR INVESTMENT.



LOCATED CLOSE TO MULTIPLE
TRANSPORT OPTIONS INCLUDING
THE LIGHT RAIL, ENCOURAGING
RESIDENTS TO USE
PUBLIC TRANSPORT



BICYCLE PARKING ALLOWS
RESIDENTS TO HAVE A
HEALTHY AND COST-EFFECTIVE
TRANSPORTATION ALTERNATIVE



For more information please view the Environmental & savings report





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