CYPRESS PALMS

SURFERS PARADISE

MERITON



Artist Impression



Meriton has a rich history of delivering outstanding developments defined by quality, style and design. Cypress Palms will take this legacy a step further, ushering in a new era in Super Towers.

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, over 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 build the tallest towers in Queensland. Cypress Palms will be like no other development on the Gold Coast, soaring over 300 meters amongst the tallest in Australia.

Cypress Palms will take luxury living to new heights, soaring 76 and 90 storeys the stunning two-tower design will rise above neighbouring buildings, showcasing endless views from a privileged vantage point.

The design embodies everything great about one of the world's most sought-after locations. Cypress Palms is the main entrance to the Gold Coast CBD, located on the popular northern side of Surfers Paradise. The two towers have a unique four-street frontage, making it a prominent destination just 150m from the beautiful Surfers Paradise Beach.

The Cypress Palms buildings will deliver my 22nd and 23rd towers on the Gold Coast, following the completion of the hugely successful beachfront tower, Ocean, which was completed in mid-2022. I am incredibly proud of Meriton's 100% construction completion record, which offers buyers security and certainty."

Harry Triguboff A.O



Artist Impression

MERITON

QUALITY APARTMENTS BUILT FOR A LIFETIME

Why buying a Meriton apartment should be your only choice

- Meriton is a 4.5 GOLD STAR iCert rated developer in NSW. The independent construction industry rating tool assesses developers on ability and trustworthiness
- Over 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 one of Australia's most competitive management rates
- Meriton Property Finance is also offered exclusively to new Meriton purchasers, subject to approval ensuring more people can purchase their dream apartment

Over 80,000 apartments built by Meriton across Sydney, Canberra, Melbourne, Brisbane and the Gold Coast

100%

100% construction completion on every project

$3 billion in apartment sales in 3 years

Over 11,000+ rental apartments and 6,200+ hotel suites owned, managed and operated by Meriton

$60

Over 60 years of history

QUEENSLAND'S TALLEST TOWERS

A fusion of unrivalled architecture and engineering excellence soaring 300 meters, crafting a monumental icon that will transcend the Gold Coast skyline

– Your Home, Your Masterpiece.



Artist Impression

Cypress Palms stands as the apex of coastal elegance, taking luxury living to new heights as **Queensland's tallest buildings**. Soaring **76 and 90 storeys**, this glamorous new address will boast a stunning two-tower design that will rise above neighbouring buildings, showcasing **endless views** from a privileged vantage point.

These premium, **oversized residences** are distinguished by their exceptionally crafted interiors, adorned with the finest **quality finishes**. Outside, indulge in **exclusive amenities** which include a sub-tropical landscaped podium featuring an elevated cascading lagoon pool, a playful children's waterfall area, BBQ and dining pavilion and an indoor wellness centre. A Double height lobby establishes a grand entrance surrounded by a **retail and dining destination** boasting a supermarket, café and world-class restaurants.

As a prominent gateway into the Gold Coast CBD, the two towers enjoy a unique **four-street frontage**, ensuring Cypress Palms stands as a landmark destination. Centrally located on the popular **northern side of Surfers Paradise**, Cypress Palms is a mere **150m from the golden sands of Surfers Paradise Beach** and conveniently positioned on the doorstep of the **G:Link light rail and bus station**, seamlessly connecting residents to beaches, schools, universities, hospitals, Gold Coast Airport, shopping centres and iconic attractions.



Artist Impression

A TIMELESS MASTERPIECE

A collaboration between Meriton and award-winning architects DBI, Cypress Palms boasts a distinctive two-tower design that will stand as a timeless masterpiece. Meticulous attention has been given to the orientation, views and access to natural light.

Connecting the two towers is an exquisite 8-level podium, conceived as a sculptural element that forms a richly landscaped sub-tropical oasis in the sky. A glistening golden spine serves as a unifying feature, binding the towers together while they command a formidable presence on the Gold Coast skyline. This aspirational address embraces a range of impeccably designed 1+MPR, 2, 2+MPR, 3 and 4-bedroom residences.

The 90 level tower is home to some of the highest residences in the southern hemisphere.

- Desirable dual aspect corner positions, maximising spectacular ocean & river outlooks
- Expansive open balconies designed to capture refreshing coastal breezes, perfect for entertaining
- Floor-to-ceiling glass provides superior thermal and sound protection courtesy of engineered performance glazing, while acoustically rated internal wall systems ensure privacy and comfort
- 12 high-speed smart lifts, traveling at an impressive 7 meters per second redefine vertical transportation providing fast and direct lift access to your secure underground parking and lock-up storage
- State of the art technology reaffirms Cypress Palms as a market leading development, futureproofing your investment with EV car charging provisions. All car spaces are designed to be fitted with an EV Charger

Artist Impression



Artist Impression

SHOPPING & DINING

Cypress Palms world-class retail precinct	On-site
Cypress Palms Supermarket	On-site
Coles Surfers Paradise	350m
Circle on Cavill Shopping Centre	550m
Cavill Avenue Cafes & Restaurants	600m
Australia Fair Shopping Centre	3.4km
Marina Mirage	3km
Chinatown	4km
Pacific Fair Shopping Centre	4.7km

EDUCATION

The Southport School	3.4km
Surfers Paradise State School	2.3km
St Hilda' School	4.5km
Griffith University	8km
Bond University	10.7km

TRANSPORT & MEDICAL

Cypress Avenue Light Rail & Bus Station	On your doorstep
Gold Coast Private Hospital	7.8km
Gold Coast University Hospital	8.km
Gold Coast Health & Knowledge Precinct	7.5km
Gold Coast Airport	22km

SPORT & LEISURE

Gold Coast Oceanway Pathway	150m
Surfers Paradise Beach	150m
Southport Golf Club	2.5km
Gold Coast Convention & Exhibition Centre	3.5km
The Star Casino	4km
Sea World	4.5km
People First Stadium	8.5km
Gold Coast Sports Precinct	8.7km
Movie World	17km
Dreamworld	23km

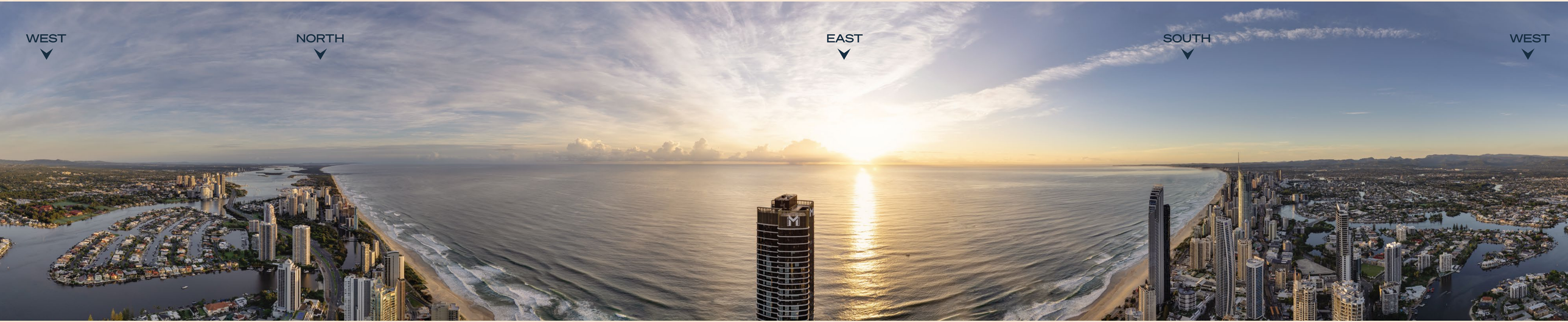
AN ICONIC GOLD COAST LOCATION

Commanding an impressive presence on four distinguished street frontages – Palm Avenue, Cypress Avenue, Surfers Paradise Boulevard, and Ferny Avenue – Cypress Palms emerges as a symbol of seamless connectivity. A mere 150m from the beach this prime location invites you to incorporate early morning swims or invigorating walks along ocean-side pathways into your daily routine.

With the Cypress Ave G-Link light rail and bus station at your doorstep providing services every few minutes, you are effortlessly connected to Educational Institutions, Hospitals, Shopping Centres, Gold Coast Airport and iconic attractions.



Artist Impression



ENDLESS VISTAS FROM EVERY ASPECT

Residences at Cypress Palms are wrapped in a panorama of sublime beauty, with views extending from every vantage point. From the sun's first golden light as it emerges over the ocean until it sets over the mountain ranges, residences enjoy a backdrop that takes in the ever-changing spectacle of Main Beach, the meandering waterways of the Broadwater, the Surfers Paradise skyline, Burleigh Heads and the greenery of the Hinterland.

ELEVATED LIVING

These expansive living areas are designed with a seamless transition in mind, effortlessly extending to generous balconies providing the perfect environment for indoor/outdoor entertaining in style.

- Larger-than-average layouts making furniture placement effortless
- Sleek designer tiling throughout all living areas with level access out to balconies
- Abundant internal storage spaces include a well-appointed pantry, linen, and closet room
- Many apartments boast a multi-purpose room (MPR) providing the perfect space to work from home. Each MPR enjoys full height windows, AC and storage
- Integrated reverse cycle air-conditioning with individual controls in all rooms
- Sustainable features such as LED downlights and water saving fixtures
- Block out roller blinds in all rooms providing complete privacy and light control
- 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

Artist Impression

SKY-HIGH DINING

Kitchens are flawlessly designed with elegant finishes and premium state-of-the-art appliances to make cooking and entertaining enjoyable.



Artist Impression

Select kitchens take in spectacular views, creating a mesmerising backdrop as you whip up your culinary delights, while some include a servery to allow direct access to balcony for alfresco eating.

- Premium BOSCH appliances include an integrated oven with black glass door, gas cooktop, undermount rangehood, integrated dishwasher, and microwave all backed by a 5-year warranty
- Bespoke, full-height, soft-closing joinery
- Island benches with additional storage and Caesarstone or Cosentino Dekton benchtops
- A large undermount sink is framed by brushed brass tapware
- An elegant feature pendant light is perfectly positioned over the island bench
- A fridge waterline connection has been provided

Artist Impression

Artist Impression

DREAMY HEIGHTS

More than just a place to lay your head, each wonderfully generously proportioned bedroom is a cocoon of comfort.

Master suites elevate this sense of exclusivity, with lavish ensuites that serve as private retreats within the comfort of your own quarters. All bedrooms are square functional and include custom-crafted built-in wardrobes. Most are framed by full-height, wall-to-wall windows harnessing natural light and magical views.

Bathrooms are sanctuaries, designed to transport and revive. With premium finishes and elegant appointments, these bespoke spaces offer a serene escape, transforming every moment into an experience of unparalleled sophistication.



Artist Impression

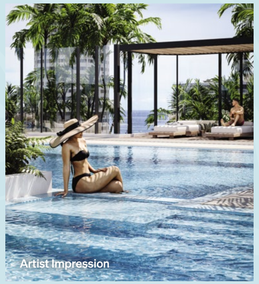


Artist Impression

Artist Impression | Outdoor lagoon pool

TROPICAL OASIS

Relaxation meets recreation amid the idyllic tropical surrounds of the lushly landscaped podium, an oasis of laidback leisure where beautiful surroundings and superb amenities meet.



Artist Impression

A symphony of serenity and recreation

The beautiful lagoon pool spans over 350m², featuring two interconnected pools that gently cascade over levels 9 and 8 with water lounge surrounds and an open spa, providing a refreshing oasis to unwind and rejuvenate. The infinity-edged lower-level pool with children's waterfall play area is a relaxed family friendly space.

Family-friendly bliss

Dedicated children's play areas ensure a safe and vibrant space for the youngest residents to explore and play, making every day an adventure for your little ones.

Culinary delights under the open sky

Transform your alfresco dining in the barbecue pavilion. Create a laidback dining experience for friends and family, set against the lush backdrop of the lawn terraces - an ideal stage for memorable gatherings.

Indoor wellness centre

The superbly equipped an indoor lap pool, spa, gym and sauna on level 32 allows you to maintain a healthy, active lifestyle at your own convenience. Combining absolute luxury with the latest high-tech equipment, the health zone offers a comprehensive wellness experience.



Artist Impression | Level 8-9 podium retreat



Artist Impression | Level 32 indoor pool

THE NEW HEART OF SURFERS PARADISE



Artist Impression


Artist Impression

Cypress Palm's beautifully designed retail and dining precinct places upscale lifestyle offerings at your door.

Enjoy an exclusive selection of retail offerings, including a national supermarket, restaurants and cafés, enriching your lifestyle with convenience and elegance. Pick up your daily essentials from the supermarket, grab your morning coffee from a fashionable café or get dressed up for a romantic dinner, all just a smart lift ride away.

GOLDEN MOMENTS, EVERY DAY

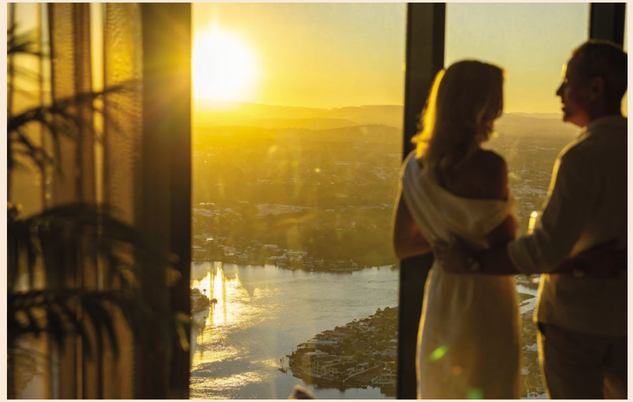












There's nowhere in the world quite like the Gold Coast, where you can enjoy more than 70km of crystal blue ocean and more than 300 days of sunshine a year.

Synonymous with perfect weather, picturesque shorelines and lush green hinterland, this tropical paradise has become known as so much more than just a desirable holiday destination.

The Gold Coast offers a highly desirable beachside way of life & has emerged as Australia's ultimate lifestyle destination, enhanced by luxury residences, world-class recreational attractions, a thriving culinary culture and a prolific entertainment scene - all less than an hour from Brisbane.

In this remarkable corner of the world, life unfolds at a leisurely beachside pace, with a strong emphasis on well-being and work-life balance, complemented by the convenience of city amenities nearby.

AN UNMISSABLE INVESTMENT OPPORTUNITY

The Gold Coast is a true global city with one of the fastest growing economies in the country.

Rising housing values

Rising housing values and impressive rental yields make the area a boon for investment. Highly paid employment opportunities and access to impressive schools and universities make it an attractive place to raise a family.

Increased flexibility

Increased workplace flexibility and interstate migration have contributed to record price growth in real estate across the Gold Coast. With historically low rates of new apartment supply and demand remaining strong, rental vacancy rates also remain low while rents continue to surge.

Cypress Palms

Cypress Palms presents an astute investment opportunity, as demonstrated by the recent success of Ocean by Meriton. This newly completed project has had significant capital growth with buyers who purchased off-the-plan experiencing capital gains of more than 40%. High tenant demand, leading to strong rental income for investors has also underpinned these values.

Multi-billion-dollar infrastructure

Multi-billion-dollar infrastructure investment will continue to transform the region into a globally competitive destination dedicated to business and employment expansion. This growth will be enhanced by the **10 million tourists** who visit the Gold Coast each year. The hosting of **Brisbane Olympic Games in 2032** will have far-reaching benefits for the entire Queensland region. The Olympic games is poised to stimulate our economy, generate employment opportunities, attract investments, and position our state as a prominent global tourism destination.

+36K p.a Forecast Net Migration FY24-FY26

Unit rents in Surface Paradise have increased by 8.3% over the past 12 months

QLD net overseas migration is forecast to reach a decade-high of 83,000

The Gold Coast rental market remains extremely competitive, with a vacancy rate of just 0.9% in January 2024

Unit prices in Surfers Paradise increased 12.5% over the past 12 months

The rental yield in Surfers Paradise reached 5.9% in January 2024

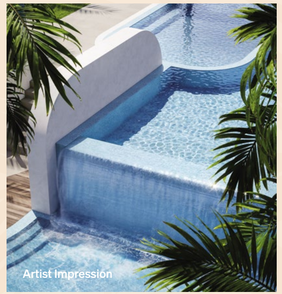
The State Government is heavily committed to the growth of the Gold Coast, with more than $4.4 billion invested in the 2023 State Budget, including the $1.2 billion Gold Coast Light Rail Stage 3 and the $2.1 billion Hospital and Health Service

During the Brisbane 2032 Olympic and Paralympic Games, the Gold Coast will host multiple sports and over 3,900 athletes and officials

Source: qld.gov.au; SQM Research; Realestate.com.au; **Australian Bureau of Statistics; Charter Keck Cramer State of the Apartment H1 2023 Report**
All statistics recorded September 2024

SUSTAINABLE LIVING

At Cypress Palms, the apartments, community areas and retail facilities have been specially designed to meet stringent energy efficiency standards. This ensures that residents and visitors experience enhanced comfort while benefiting from lower energy bills.



Artist Impression

Cypress Palms has been designed to optimise connectivity and pedestrian links, allowing easy access to nearby amenities and multiple transport options including the G:Link Light Rail

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

Bicycle parking allows residents to have a healthy and cost-effective transportation alternative

All car spaces are designed to be fitted with an EV Charger at an affordable cost, future proofing your investment

High-performance window systems designed to achieve exceptionally high thermal performance and reduce reliance on mechanical heating and cooling

Cypress Palms provides an extensive array of community spaces & amenities, enhancing the overall living experience for residents and visitors

For more information please view the Smart & Environmentally Efficient Design Statement

Artist Impression

MERITON

1800 931 779

3-7 Cypress Avenue, Surfers Paradise

meriton.com.au/cypresspalms

Disclaimer: The publication is intended as a general introduction to Cypress Palms only and does not form an offer, guarantee or contract. Interested parties are directed to rely on their own enquiries and information provided in the Contract for Sale. The contents of this publication have been produced prior to the completion of the development. Information, images and artist impressions of exterior and interiors are intended as a guide only. The information, dimensions, specifications, inclusions, landscaping and materials may be changed without notice. Developer: Karimbla Properties (No. 56) Pty Limited ABN 92 168 601 250. Builder: Karimbla Constructions Services (NSW) Pty Limited ACN 152 212 809.