



<b>PROJECT NAME</b>	ICONICA (Surfers Paradise)	
<b>PROJECT WEBSITE</b>	meriton.com.au/iconica	
<b>ADDRESS</b>	152 The Esplanade, Surfers Paradise, QLD 4217	
<b>SALES CENTRE ADDRESS</b>	6706 / 88 The Esplanade, Surfers Paradise, QLD 4217	
<b>SELLING AGENT</b>	Eunice Arden-Wood	
<b>ARCHITECT</b>	DBI	
<b>TOTAL APARTMENTS</b>	327 apartments	
<b>TOTAL UNSOLD/ AVAILABLE APARTMENTS</b>	180 (17 APR 2025)	
<b>COMPLETION DATES</b>	Up to level 31- est. late 2026 / Higher levels - est. late 2027	
<b>LAUNCH DATE</b>	December 2022	
<b>FACILITIES</b>	<ul style="list-style-type: none"> <li>Level 6 - Infinity pool overlooking Surfers Paradise beach, outdoor dining and BBQ pavilion</li> <li>Level 45 Indoor pool, spa, sauna, state-of-the-art Indoor gym, Games room, Amenities room</li> <li>Onsite childcare centre</li> </ul>	<ul style="list-style-type: none"> <li>High speed smart lifts and parcel lockers</li> <li>All car spaces can be upgraded with an EV car charger- Provisions provided</li> <li>Many apartments with lock up storage</li> <li>Bicycle parking available to all residents</li> </ul>
<b>INCLUSIONS / FINISHES</b>		
<b>KITCHEN</b>	<ul style="list-style-type: none"> <li>Premium BOSCH kitchen appliances backed by a 5 year warranty</li> <li>Fridge waterline connection provided</li> <li>20mm Cosentino ultracompact stone bench tops</li> <li>Island benches in all 2 and 3 bedroom apartments, with pendant light and LED lighting</li> <li>Bespoke full height cabinetry with push touch doors and soft closing drawers</li> </ul>	
<b>LOUNGE / DINNING</b>	<ul style="list-style-type: none"> <li>Open plan living spaces enjoy level access out to generous balconies, all with ocean views</li> <li>Reverse cycle A/C in all rooms</li> <li>Sustainable LED downlights and water saving features</li> <li>Floor-to-ceiling glass with superior thermal and sound protection</li> </ul>	
<b>LAUNDRY</b>	<ul style="list-style-type: none"> <li>Freestanding tub, storage cabinet and dryer included</li> </ul>	
<b>BATHROOMS</b>	<ul style="list-style-type: none"> <li>Elegant bathrooms include premium floor-to-ceiling tiles, wet area or frameless glass showers and wall hung toilets.</li> <li>Indulgent freestanding baths in most ensuites.</li> <li>Bespoke vanities with stone benchtops.</li> </ul>	
<b>BALCONY</b>	<ul style="list-style-type: none"> <li>Level access from living area</li> </ul>	



### GENERAL FEATURES

- Tiled living area. Carpeted bedrooms.
- Many apartments enjoy corner positions with dual aspects, flooding them with natural sunlight and fresh air
- Most 1 bedroom apartments boast a multi-purpose room (MPR) providing the perfect space to work from home, complete with a window and A/C
- Storage cabinets with shelves or hanging racks
- Provisions for super-fast broadband and pay TV with fibre optic cabling to all rooms
- Double glazing to all windows
- Garbage room and chute on each level
- Direct lift access to secure underground or above ground parking

### DEVELOPMENT FEATURES

- At 77 levels Iconica will be one of the Gold Coast's tallest residential developments, and situated directly across the road from Surfers Paradise beach
- East facing apartments boast never to be built out ocean views
- Iconica's beachfront retail precinct is set to be a world class shopping and dining destination.
- Light rail station 2 minutes walk.
- Superior thermal and sound protection courtesy of engineered performance glazing and acoustically rated internal wall systems, ensuring privacy & comfort
- Impressive double-height lobbies herald a grand arrival for you and your guests
- Dedicated onsite building management to lease properties, inspect facilities and conduct all maintenance

### PRICE RANGE & SIZES (SUBJECT TO CHANGE) (17 APR 2025)

<b>1 Bed No Car</b>	\$838,000 to \$886,000	Internal 46 - 55sqm	Wintergarden 8sqm
<b>1 Bed + MPR No Car</b>	\$899,000 to \$1,075,000	Internal 61sqm - 73sqm	External 6sqm - 8sqm / Wintergarden 10sqm
<b>2 Bed 2 Bath 1 car</b>	\$1,900,000 to \$1,976,000	Internal 97sqm	External 8sqm
<b>2 Bed+MPR 2 Bath 1 Car</b>	\$2,115,000 to \$2,711,000	Internal 100sqm - 138sqm	External 7sqm - 8sqm
<b>3 Bed 2 Bath 1 Car</b>	\$2,435,000 to \$3,473,000	Internal 108sqm - 162sqm	External 13sqm - 29sqm
<b>3 Bed+MPR 2 Bath 1 Car</b>	\$2,840,000 to \$3,040,000	Internal 156sqm - 163sqm	External 12sqm - 26sqm
<b>4 Bed 2 Bath 2 Car</b>	\$3,480,000 to \$4,040,000	Internal 134sqm - 187sqm	External 16sqm - 26sqm

### MERITON INCENTIVES

- Vendor Finance - 4.25% interest rate fixed for 2 years, up to 90% lend (comparison rate 4.37%), as of 7/4/2025
- Tenant Guarantee for all investors

### LOCAL AREA SUMMARY

- Iconica is located across the road from Surfers Paradise beach
- Easy access to the M1 Motorway to Brisbane and Byron Bay
- 220,000 people are expected to move to the Gold Coast over the next 5 years. The Gold Coast will play a major role in the 2032 Olympic Games which will be hosted by Brisbane. 20 billion dollars is to be spent on local infrastructure projects
- A wide selection of the best private, selective and public schools all within 5km
- The adjacent light rail station connects to the main rail line to Brisbane, to Broadbeach South station with bus connections to Coolangatta airport, and will soon have a connection to Burleigh Heads beach
- Griffith University 8km, Bond university 10.9km
- Gold Coast University 8.1km
- Southport CBD 3.3km
- Sydney CBD 16km

### WHY MERITON

- 100% Australian owned
- 4.5 GOLD STAR iCIRT rated developer
- Over 60-year history
- 100% completion rate
- Multi-award-winning developer
- 2024 UDIA NSW Developer of the Year & HIA NO.1 Apartment Builder