



CYPRESS PALMS

SURFERS PARADISE



Project Name	CYPRESS PALMS - SURFERS PARADISE
Project Website	meriton.com.au/cypresspalms
Address	3 Cypress Avenue, Surfers Paradise, QLD 4217
Sales Centre Address	Ground Floor Shop 2/88 The Esplanade, Surfers Paradise, QLD 4217
Selling Agent	Elaine Liu
Architect	DBI
Total Apartments	Tower 1: 90 Levels 656 Apartments (Selling) Tower 2: 76 Levels 571 Apartments (Keeping)
Total Unsold/Available Apartments	Stage 1 - level 8 to 30 Sold 61 out of 216 (17 April 2025)
Completion Dates	Stage 1: Estimate Late 2027 to 2028
Launch date	June 2024
Facilities	<ul style="list-style-type: none">Sub-tropical landscaped podium, BBQ area, Outdoor Pool, kid's waterfall play area on level 8Indoor pool, spa, sauna & gym on level 32Bicycle parking available to all residentsOnsite childcare centreHigh speed smart lifts and parcel lockers
Inclusions / Finishes	
Kitchen	<ul style="list-style-type: none">Premium BOSCH kitchen appliances backed by a 5 year warrantyFridge waterline connection provided20mm Cosentino ultracompact stone bench topsIsland benches with pendant light and LED lighting.Bespoke full height cabinetry with push touch doors and soft closing drawers.
Lounge / Dining	<ul style="list-style-type: none">Open plan living spaces enjoy level access out to generous balconiesReverse cycle A/C in all roomsSustainable LED downlights and water saving featuresFloor-to-ceiling glass with superior thermal and sound protection
Laundry	<ul style="list-style-type: none">Freestanding tub, storage cabinet and dryer included
Bathrooms	<ul style="list-style-type: none">Elegant bathrooms include premium floor-to-ceiling tiles, frameless glass showers and wall hung toilets.Indulgent freestanding baths in most ensuites.Bespoke vanities with stone benchtops.
Balcony	<ul style="list-style-type: none">Open balcony



General Features

- Sleek designer tiling throughout all living areas with level access out to balconies
- Abundant storage spaces include a well-appointed pantry, linen space, and ample closet room.
- Floor-to-ceiling glass in every room providing superior thermal and sound protection
- All 1 bedroom apartments boast a multi-purpose room (MPR) providing the perfect space to work from home, most with a window
- Provisions for super-fast broadband and pay tv with fibre optic cabling to all rooms
- Gabage room on each level
- Direct lift access to secure parking and separate lock-up storage

Development Features

- The highest residences on the Gold Coast soaring 90 and 76 stories, will rise above neighbouring buildings by at least 50 storeys
- Showcasing uninterrupted views over Surfers Paradise Beach, towards Burleigh Heads, Main Beach, the Broadwater and over the Nerang River towards the lush Hinterland
- Direct access to a ground-floor retail and dining precinct boasting a supermarket, cafés, and world-class restaurants.
- 12 high-speed smart lifts, traveling at an impressive 7 meters per second
- All car spaces are designed to be fitted with an EV charger
- Superior thermal and sound protection courtesy of engineered performance glazing and acoustically rated internal wall systems, ensuring privacy & comfort
- Meriton is a leader in sustainable living providing cheaper energy through Meriton Energy, combined with individual smart water meters ensuring maximum savings
- An impressive double height lobby sets the scene for the luxury
- Dedicated onsite building management to lease properties, inspect grounds and facilities and conduct all maintenance

Price Range & Sizes (subject to change) (17 April 2025)

1 Bed+MPR No car	\$763,000 to \$892,000	Internal 58-74sqm	External 9-15sqm
2 Bed 2 Bath 1 Car	\$1,133,000 to \$1,403,000	Internal 90-108sqm	External 10-13sqm
2 Bed+MPR 2 Bath 1 Car	\$1,268,000 to \$1,645,000	Internal 103-109sqm	External 13-23sqm
3 Bed 2 Bath 2 Car	\$1,750,000 to \$1,860,000	Internal 118sqm	External 12sqm

Meriton Incentives

- Vendor Finance - 4.25% interest rate fixed for 2 years, up to 90% lend, as of 17/04/2025
- Tenant Guarantee for all investors

Local Area Summary

- G-Link Light Rail and Bus Station on your doorstep providing services every 7 to 15 minutes
- Surfers Paradise Beach 150m
- Coles Surfers Paradise 700m
- The Star Casino 4.2km
- Pacific Fair Shopping Centre 5.2km
- Gold Coast University Hospital 7.7km
- Griffith and Bond Universities 8/11km
- Gold Coast Airport 22km

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

