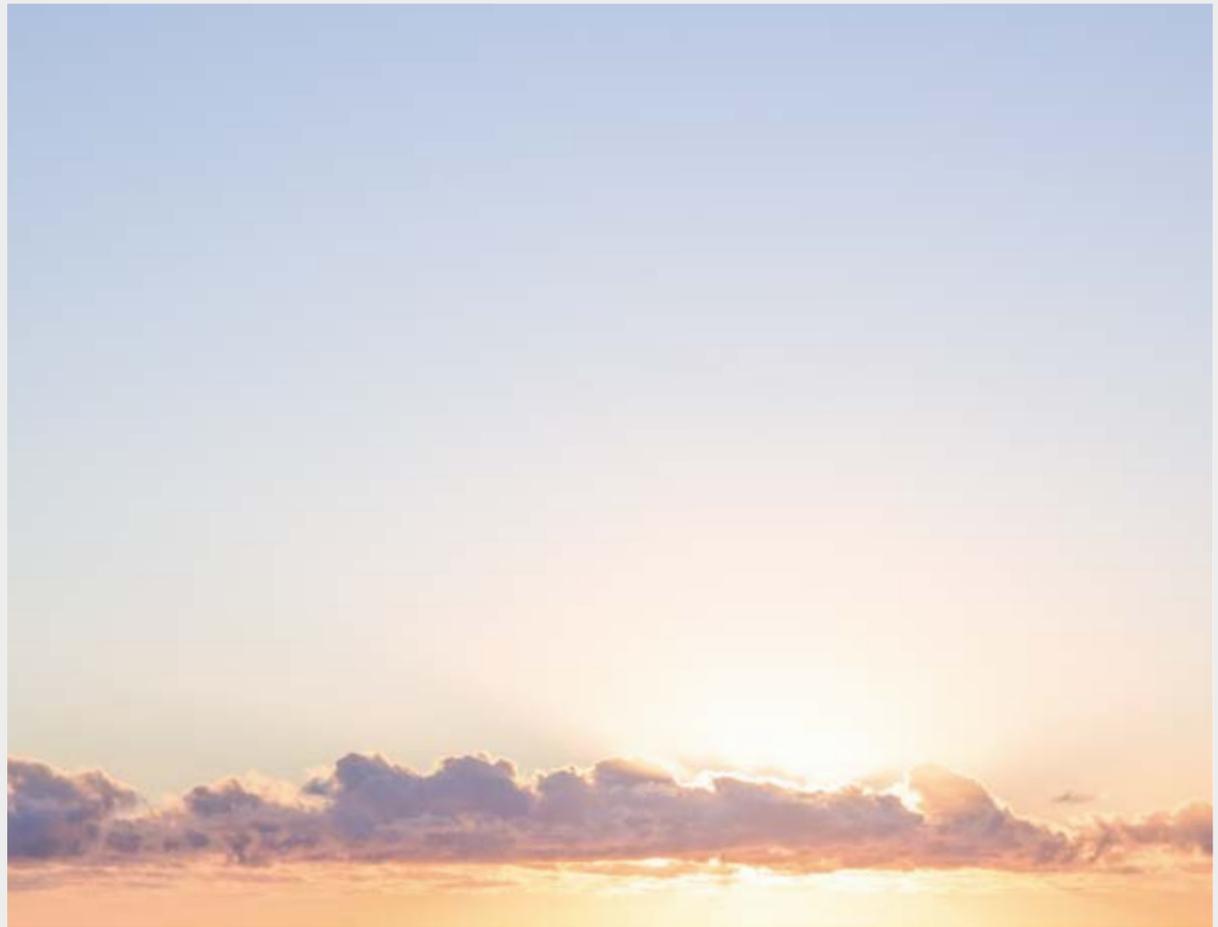


THE HEIGHTS
RESIDENCES

Sunland Group



Sunland's journey commenced more than three decades ago with the creation of a single luxury home, imbued with a pioneering spirit and a tapestry of innovation, to culminate in a singularly original design.

Sunland Group

Creating Vibrant Communities

At every point on this unfolding continuum, each project has been a source of new inspiration. Each site has evoked an individual response. The Group's unique achievements in creating architecture as art are markers of our ongoing evolution – beautiful buildings that stretch the boundaries, outpace conventional thinking and distinguish us as a protagonist in our field. Along this journey, we have influenced the way vibrant communities can be defined, shaped and engaged. Through our nuanced understanding of people's hopes and dreams, we create living environments that intimately nurture the private self and connect happily with the public realm.

Now Sunland is proud to present The Heights Residences – a private collection of parkland terrace homes on the northern Gold Coast, enriched by beautiful landscaping, tree lined streetscapes and striking architectural design.



Sahba Abedian - Managing Director



Idyllic parkland living

Adjoining peaceful forest on a gently sloping hillside, The Heights Residences presents a perfect balance between natural beauty and architectural form. Located within the expansive master planned environs of The Heights in Pimpama, this beautiful collection of 60 premium terrace homes encompasses a large central parkland connecting to four smaller pocket parks, combining elegant architecture, landscape design and the area's own natural beauty to create a singularly unique lifestyle.

Each home at The Heights Residences is impeccably landscaped and connected to their parkland setting by tree lined boulevards, creating an enduring bond between the living and built environments. These open green spaces are a gift to residents, providing perfect leisure moments and a welcome space for social gatherings, recreation and relaxation.

Gold Coast - Queensland

Architecture As Art

A harmonious blend of elegant architecture and graceful interior design are showcased in the home designs at The Heights Residences. Behind each striking framed façade is a contemporary home featuring three bedrooms, multipurpose room, bathroom, master ensuite and powder room. Thoughtful planning creates an enhanced sense of space, enriched by the seamless interaction between the indoor and outdoor living environments.



ARTIST IMPRESSION - INDICATIVE ONLY.



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External Finishes

WALLS

Hebel cladding with exterior grade applied textured paint finish.

Lightweight cladding with exterior grade paint finish.

Formed architectural mouldings with exterior grade applied textured finish.

WINDOWS

Powdercoat finished aluminium framed windows and sliding doors.

Flyscreens.

ROOF

Metal roofing.

Fascia, gutters and downpipes all in matching colour.

AWNINGS (OPTIONAL)*

Remote controlled motorised retractable awning with colour matched fabric and control mechanism.

*Additional costs apply.

GARAGE

Attached lockup garage with remote control sectional garage door.

GENERAL

Exposed aggregate concrete driveways, entry path and patio.

Landscaping.

Gas hot water system.

Clothes line.

External light fittings.

Fencing.





Inspiring Interiors

At The Heights Residences, contemporary interiors offer every advantage of space and natural light, while sumptuous textures and refined finishes create a functional sophistication. Understated colours allow you to incorporate your own personal style preferences and space, the most highly prized of all modern luxuries, is cleverly maximised by discreet storage solutions.

Gold Coast - Queensland

Gourmet kitchens featuring reconstituted stone bench tops, high-gloss cabinetry and stainless steel appliances flow seamlessly to landscaped outdoor entertaining areas.



Bathroom design is beautiful as well as functional, with custom-made vanity tables, stylish reconstituted stone bench tops and an impeccable selection of premium fittings.





Internal Finishes

WALLS

Plasterboard wall lining with paint finish.

Villaboard wall lining in bathrooms.

CEILINGS

Plasterboard ceiling lining with paint finish.

EXTERNAL DOORS

Solid core flush panel door with gloss paint finish.

INTERNAL DOORS

Hollow core flush panel door with satin paint finish.

FLOORS

Reinforced concrete slab:

- Ground floor
- Garage.

Particle board flooring:

- First floor.

Porcelain tiles (refer to floor plans for extent).

Carpet (refer to floor plans for extent).

GENERAL

2 x split air-conditioning systems.

Ceiling fans in bedrooms 2 and 3.

Television points in master bedroom, living and multipurpose room.

Telephone points in master bedroom, dining room and multipurpose room.

Downlights throughout the home.

Mechanical ventilation in all bathrooms and laundry.

Minimum of 1 double power point to each living room and bedroom.

Minimum of 1 light switch at entrance to each room.

KITCHEN

High quality laminate cabinetry.

Reconstituted stone bench tops.

Stainless steel appliances to include dishwasher, oven, gas cooktop and range hood.

Mirrored splashback.

Kitchen mixer.

Kitchen sink.

GUEST POWDER ROOM

Porcelain floor tiles.

Vanity basin and vanity mixer.

Toilet suite.

Hand towel rail.

FAMILY BATHROOM

Porcelain floor tiles.

Porcelain wall tiles to shower recess.

Reconstituted stone vanity tops.

Custom designed vanity with storage.

Shower recess:

- Semi frameless glass shower screen (height 2050mm).

Shower head.

In-wall shower mixer.

Vanity basin and vanity mixer.

Bath.

Bath spout mixer.

Toilet suite.

Bathroom accessories:

- Towel rail, toilet roll holder and soap dish.

ENSUITE

Porcelain floor tiles.

Porcelain wall tiles to shower recess.

Reconstituted stone vanity tops.

Custom designed vanity with storage.

Shower recess.

Shower head.

In-wall shower mixer.

Vanity basin and mixer.

Toilet suite.

Ensuite accessories:

- Towel rail, toilet roll holder and soap dish.

WALK-IN ROBE (BEDROOM 1)

Mirrored sliding doors.

Shelf and hanging rails.

WARDROBES (BEDROOMS 2 AND 3)

Mirrored sliding doors.

Shelf and hanging rails.

LAUNDRY

Laundry tub unit.

Laundry mixer.

Porcelain floor tiles and splashback.

STAIR

Timber framed stair with MDF treads and risers.

Stained timber handrail.

Please note: fittings may change during construction. Sunland Group Limited reserves the right to change fittings with equivalent products if the product becomes unavailable.

Sunland Group

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