

# AMIAYA



FIRST AVENUE — BROADBEACH

THE ESSENCE  
OF BROADBEACH  
LIVING



AMAYA

Enjoy the wonders of Broadbeach from your luxurious Amaya residence that encapsulates the balance of lifestyle and luxury with convenience. Wander to the beach with ease, browse the boutiques, savour the sea breezes — everything that makes Broadbeach remarkable is just moments away.

Amaya is designed to express the beauty of the natural surrounds. Each spacious residence brims with sunlight, and the glass façade reflects the shifting Queensland skies. Luxurious and sophisticated, these are homes of timeless and enduring appeal by a developer known for impeccable standards.

With its superb location on First Avenue and collection of elegant spaces, Amaya offers an effortless beachside experience to complement your lifestyle.

← AMAYA  
TO BEACH  
300M



# NESTLED BETWEEN RIVER AND SEA

Live just moments from the shoreline but sheltered from the beachside elements. Enjoy a short walk to great coffee and fine food but unwind in your serene sanctuary by the sea. Rising in harmony between the parklands and the golden sands, Amaya offers the best of both worlds.

## AMAYA BEACH 300M

### RETAIL & LIFESTYLE

- 1 Pacific Fair Shopping Centre
- 2 Woolworths Broadbeach
- 3 Harris Farm Markets
- 4 SkyPoint Observation Deck
- 5 The Star Gold Coast
- 6 Gold Coast Convention & Exhibition Centre
- 7 HOTA Gallery

### CAFÉS, BARS & RESTAURANTS

- 8 Room 81
- 9 Beachside Pavilion
- 10 Social Eating House + Bar
- 11 The Loose Moose
- 12 Miss Moneypenny's
- 13 Orzo
- 14 Broadbeach Grocer & Café
- 15 Moana
- 16 Kiyomi

### SPORTS & LEISURE

- 17 Broadbeach Bowls Club
- 18 Broadbeach Surf Life Saving Club
- 19 Broadbeach Soccer Club
- 20 Gold Coast Beach
- 21 Surfers Paradise Beach
- 22 Surfers Paradise Golf Club
- 23 Seaworld
- 24 Cascade Gardens
- 25 Southport Racecourse
- 26 CBUS Super Stadium
- 27 Metricon Stadium

### EDUCATION

- 28 Broadbeach State School
- 29 Griffith University
- 30 Bond University

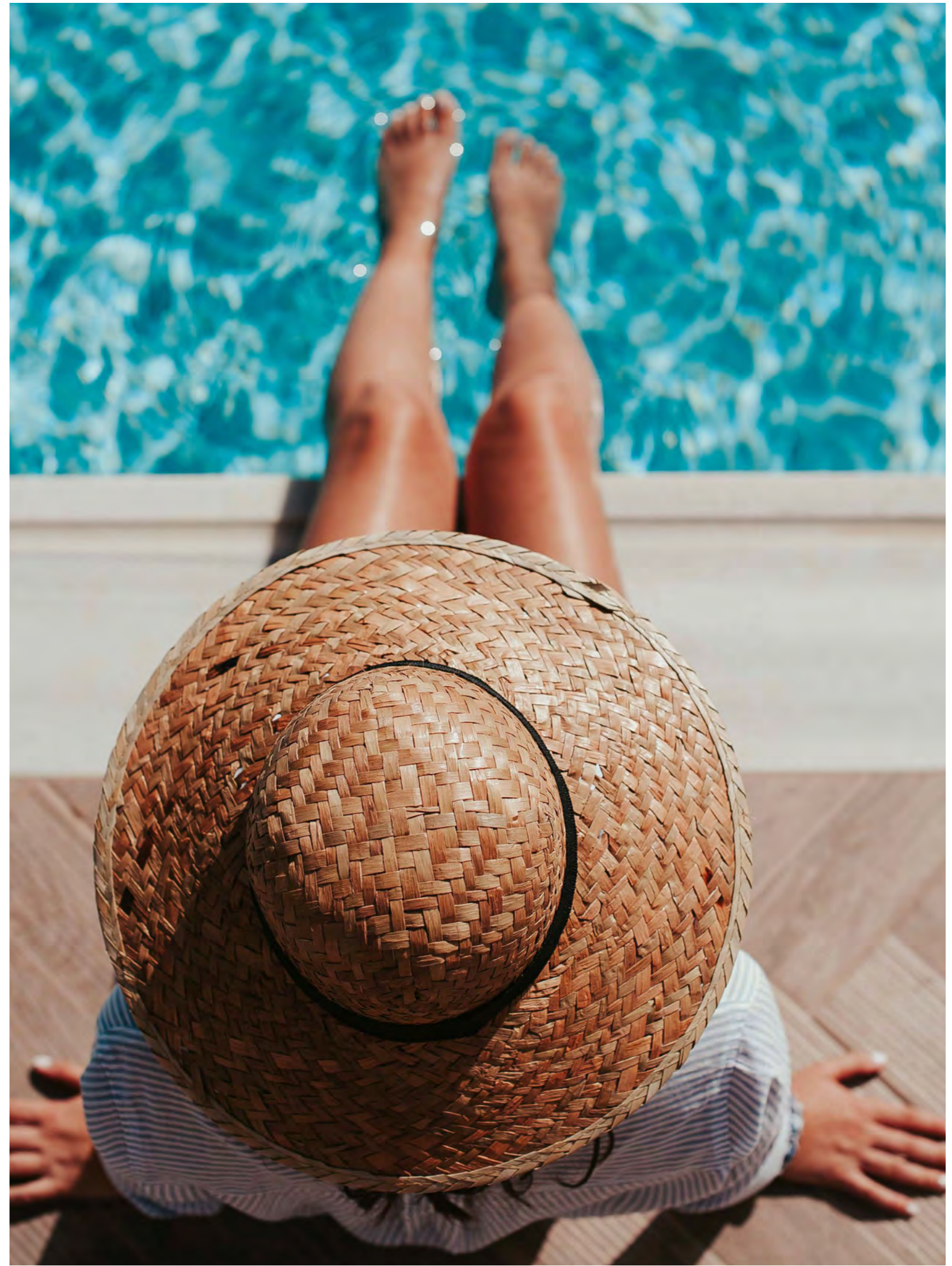
### TRANSPORTATION

- 31 Florida Gardens Tram Station



Amaya offers the perfect balance of cosmopolitan culture and natural beauty. Begin your day with a swim at the beach or mix-up your daily routine by stretching your legs riverside after a workout in the Amaya gym.

LUXURIOUS, LIVELY  
AND LUSTROUS—AMAYA  
IS A WAY OF LIFE



300M FROM YOUR  
FRONT DOOR



Once you step outside your door, Broadbeach offers the best in outdoor living and cultural attractions coupled with sophistication. Year-round sunshine will draw you to the pristine beaches, parks and alfresco dining that line its local streets.

ORZO

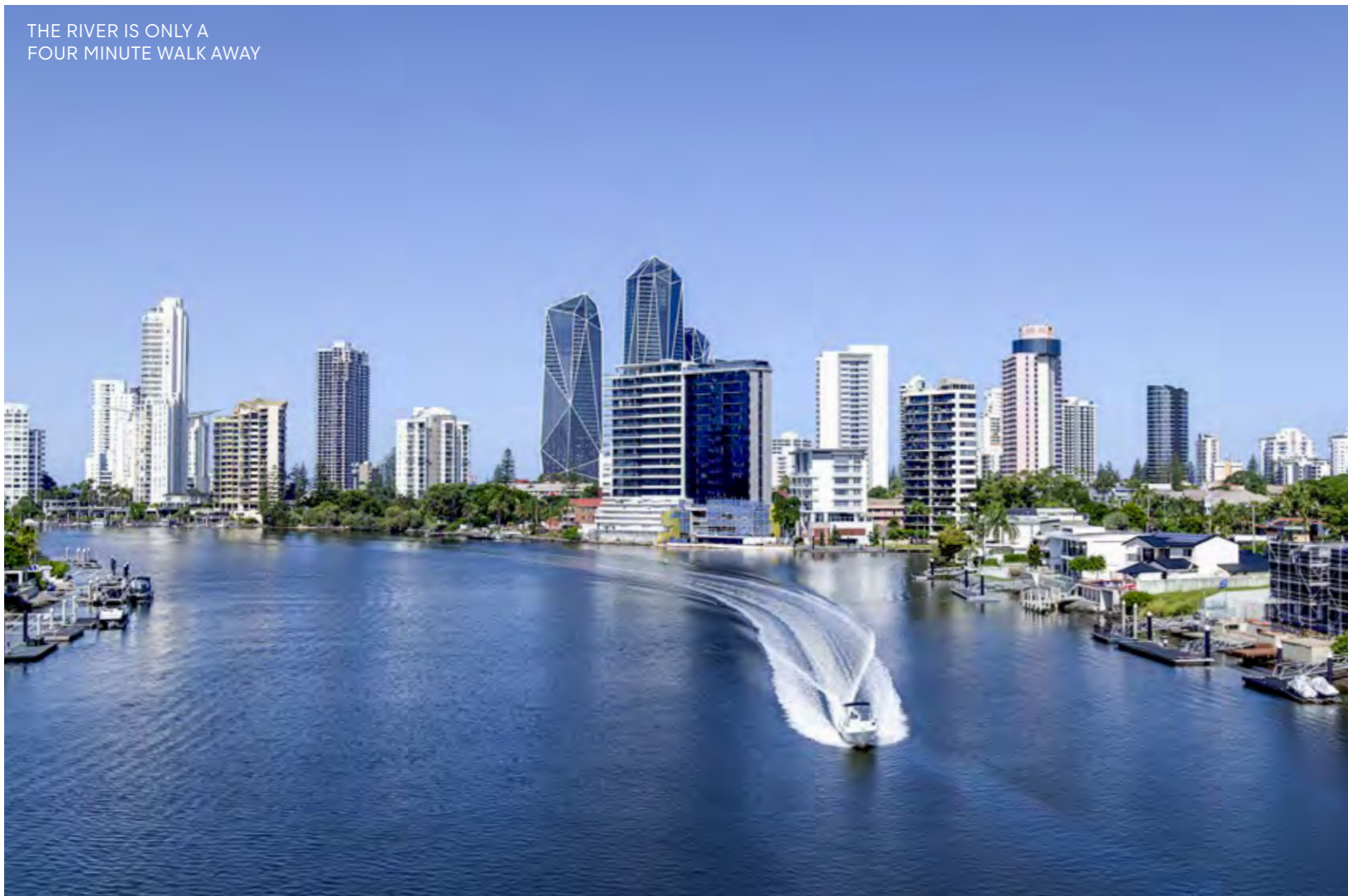


ELK ESPRESSO





A THREE MINUTE STROLL TO THE SAND



THE RIVER IS ONLY A FOUR MINUTE WALK AWAY



CASCADE GARDENS AND THE LIGHT-RAIL JUST A SHORT WALK AWAY





*Artist's impression*

## A HOME OF RARE BEAUTY

Amaya's distinctive form is characterised by individual yet harmonious East and West façade designs that facilitate maximum outlook opportunities and internal efficiencies for homes. The eastern façade has soft horizontal bands that emulate the rhythmic waves of the beach; balanced by glass paneling, this adds an element of symmetry. The western façade is a clean vertical expression of glass and texture that play with the shadows of the setting sun. At night, the visual effect is an elongated glass lantern on the Broadbeach skyline.



Artist's impression

Stretching 33 storeys high towards the sky and central between the sea and the river, Amaya has been designed to create constant connections with nature, from the spectacular views of the Hinterland and the ocean waves, to the greenery that weaves through the podium amenities and lobby.

Each generously proportioned and highly functional residence provides room to thrive and settle in, to feel at one with your beachside locale.



*Artist's impression*



Artist's impression

## THE ESSENCE OF HEALTH IS SELF-CARE

As soon as you step inside the lobby and leave behind the sights and sounds of Broadbeach to retreat to your sanctuary, there is a feeling of comfort. When you wander through Amaya, there is a sense of calm, sophistication and elegance — of dappled light and open spaces.

The podium is reminiscent of a beachside resort and is home to a sauna, steam room and end-of-trip facilities to make your morning, noon or night a daily indulgence. This calm transition point between the pool above and the elevated lifestyle areas, is your introduction to Amaya's relaxation spaces where you can find your centre.

While the Amaya lounge is an exclusive space to relax and gather in luxury, the state-of-the-art gym provides room to stretch, workout and greet the day. Nearby parks are within walking distance, the perfect place to throw a ball, let the kids tackle the playground and stretch your legs.

Residents-only amenities include:

- Spa
- Sauna and steam room
- State-of-the-art-gym
- Resident lounge and dining room
- Pool, patio, BBQ and outdoor recreational space



Artist's impression



*Artist's impression*

Enjoy a drink with friends in the cabanas that line the stunning Amaya pool and spa—a stylish, private space to unwind. Tropical flora winds through the sheltered spaces evoking the Hinterland forests, and an external staircase leads you back to the pool after the beach with ease, celebrating the quintessential Gold Coast lifestyle.

# THE ESSENCE OF LUXURY IS SPACE

The residences will feature a light yet sophisticated palette that pays homage to the natural timber, stone and sandy hues of Broadbeach in a timeless manner. Effortless style and coastal elegance are both at play in these exquisite homes where the eye is drawn to the floor-to-ceiling windows, orientated to maximise views. Lines blur between the indoor and outdoor spaces, creating a seamless flow from the living area to the balcony.



*Artist's impression*

# THE ESSENCE OF COMFORT IS A BLEND OF QUALITY AND CLEVER DESIGN

With sophisticated kitchens connected to the living areas and the horizons, preparing a meal can be a joyful and shared experience. Clean lines, abundant storage, quality materials and meticulous attention to detail combine to create highly functional and durable spaces.

KITCHEN— COOL COLOUR SCHEME



For those who prefer more warmth to offset the cool, beachside tones, the warm colour scheme is designed to complement the timber and stone hues.

High-end fixtures, quality stone and Smeg appliances are a feature of all kitchen designs for an elevated standard.

#### KITCHEN—WARM COLOUR SCHEME





Expansive sliding doors opening to the balcony create a sense of sleeping in the clouds. Master bedrooms feature a large walk-in robe that connects to the ensuite, merging comfort with convenience.



*Artist's impression*

A standalone bath and double vanity in the ensuites add a touch of glamour, and exquisite tiles that extend to the ceiling provide an additional layer of luxury. These contemporary spaces are further enhanced by designer touches that won't go out of style, from the subtle textures to the stylish tapware.

BATHROOM—COOL COLOUR SCHEME



*Artist's impression*

BATHROOM—WARM COLOUR SCHEME



*Artist's impression*



*Artist's impression*

Spacious balconies allow you to make the most of the subtropical climate, immerse yourself in fresh air and embrace the vistas, be it blue or green.



Artist's impression

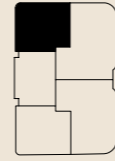
With views of the clear blue ocean or the soft, green undulating hills, Amaya offers a calm oasis above the vibrant streets of Broadbeach and at the centre of it all.



# UNIT TYPE 1

2 BEDROOM  
2 BATHROOM

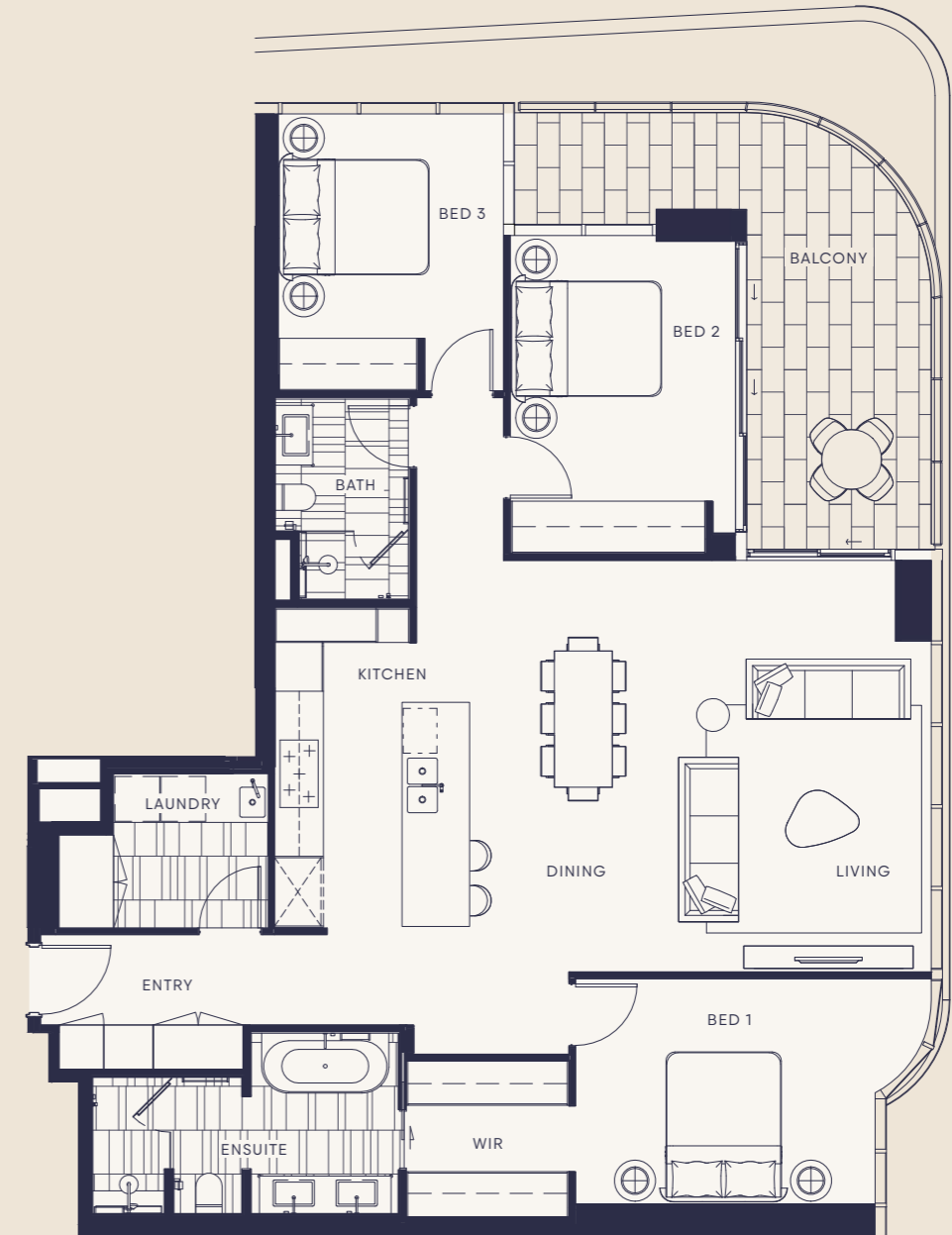
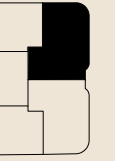
Internal: 92m<sup>2</sup>  
External: 9m<sup>2</sup>  
Total: 101m<sup>2</sup>



# UNIT TYPE 2

3 BEDROOM  
2 BATHROOM

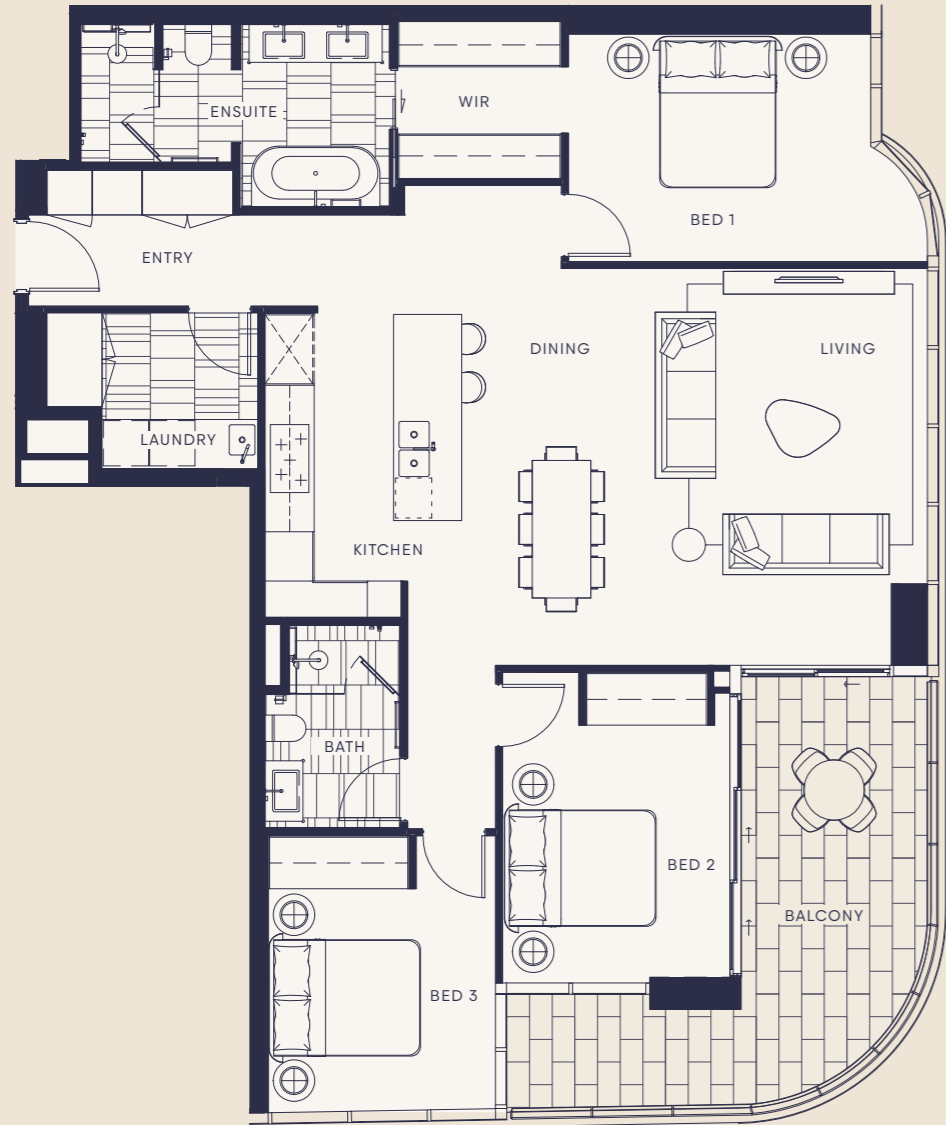
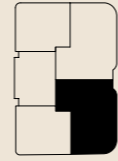
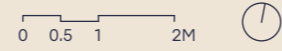
Internal: 132m<sup>2</sup>  
External: 19m<sup>2</sup>  
Total: 151m<sup>2</sup>



# UNIT TYPE 3

3 BEDROOM  
2 BATHROOM

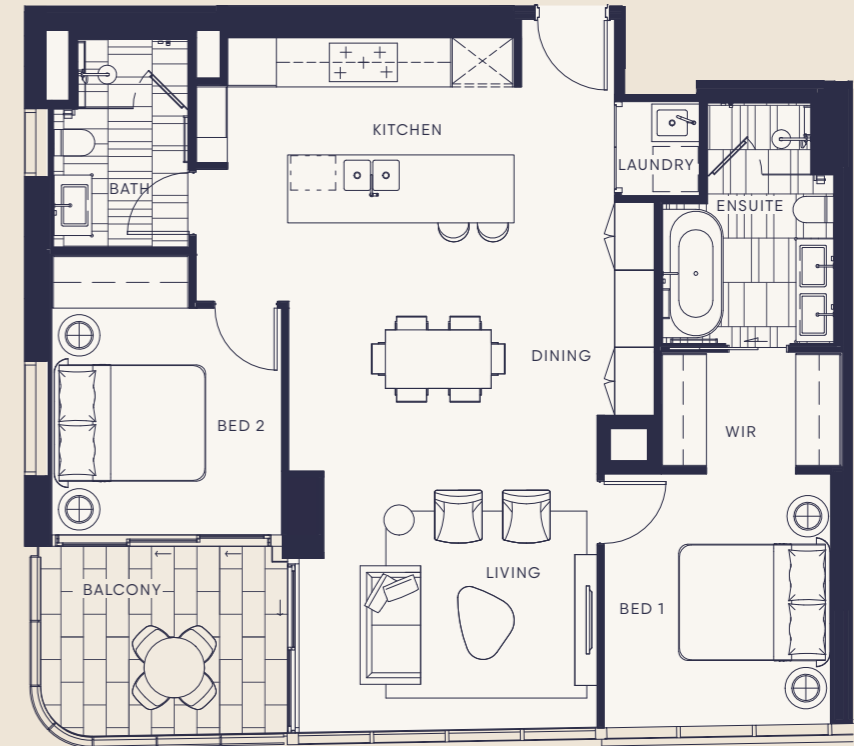
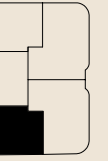
Internal: 129m<sup>2</sup>  
External: 19m<sup>2</sup>  
Total: 148m<sup>2</sup>



# UNIT TYPE 4

2 BEDROOM  
2 BATHROOM

Internal: 91m<sup>2</sup>  
External: 9m<sup>2</sup>  
Total: 100m<sup>2</sup>



# GET ACQUAINTED WITH AMALGAMATED PROPERTY GROUP

## THE DEVELOPERS

Graham Potts, founder of Amalgamated Property Group, and Dennis Milin, Principal of Base Developments, have found continued success in their strong business relationship that spans numerous projects and 20 years.

Outstanding ACT developments delivered in partnership include The Griffin in Parkes, Ivy in Phillip, Oaks precinct (three stages) in Phillip and Kiara in Narrabundah.

## TRUSTED TO DELIVER; PROVEN TO EXCEED

Amalgamated Property Group (APG) have been developing residential and commercial property across Australia since 2002 and are regarded as experts in property development. Our executive team has more than a combined 115 years' experience in the industry and a proven track record in large residential, commercial and mix-use projects in Canberra, Brisbane and the Gold Coast.

Several of Amalgamated's buildings have received local and global awards and we are proud to have implemented a development process that creates liveable, workable, environmentally-friendly and technologically-driven spaces. We are a team that is dedicated to delivering products where the reality is truly above and beyond the level of expectation.

Our demonstrable track record has seen the team develop over \$3.8 billion of property and creating over 5,500 homes and 250,000m<sup>2</sup> of commercial spaces across the country. In Canberra, Amalgamated is the proud name behind the Capital's most prominent developments, which include the first homes within the Parliamentary Triangle. In Queensland, we've created outstanding projects in Brisbane and the Gold Coast, including the 69-storey Aurora development in Brisbane.

## AMALGAMATED IN THE COMMUNITY

We operate ethically, fairly and strive to deliver visions that go beyond the standard, and we are a team of honest and approachable perfectionists. The combination of our values and experience drives us to strike a balance between the needs of the occupants and the surrounding community.

We are mindful of the social, economic and environmental impact we can have and challenge ourselves to do things better, to improve those communities in which we operate and develop new ones that improve the lives of those that inhabit them.

We give back to the community because we are part of the community—our people are actively engaged in volunteering, fundraising and advocacy to address the needs of the communities. Regularly supporting a number of organisation's both local and interstate, such as Starlight Children's Foundation and The Smith Family Appeal, the team is also passionate about supporting child and youth health, safety and mental wellbeing. Amalgamated and their executive team individually, have played significant roles in the creation and growth of many local foundations that have included The Ricky Stuart Foundation, Kulture Break and RAW Potential.

"WE'RE PROUD OF OUR LEGACY. WE'RE VISIONARY IN OUR OUTLOOK. AND WE'RE EXCITED FOR THE FUTURE."

Graham Potts  
Principal and Founding Director  
Amalgamated Property Group



## THE GRIFFIN

44 Constitution Avenue, Parkes, ACT  
Mixed-use: Residential & Commercial

A luxury development that has created 254 of the first homes within the prestigious Parliamentary Triangle and on the doorstep of Commonwealth Park and Lake Burley Griffin. Here, residents experience an indulgent lifestyle with generous floorplans, premium finishes and outstanding amenity.



## IVY

15 Irving Street, Phillip, ACT  
Residential

Redefining the Woden Valley as its landmark development, Ivy has a facade that exudes style and grace, and comprises a total of 280 residences; 274 apartments and 6 town homes. Its iconic curves and outstanding amenities has it being an enviable ACT address.

Awards:  
2020, Winner of 'Apartments and Units Highrise Living', Master Builders ACT and Asset Construction Hire Excellence Awards



## AURORA

Queen St, Brisbane, QLD  
Residential

Aurora is an iconic 69 storey tower on Queen Street with a host of 5-star features and amenities. Aurora was a \$250M development with 408 apartments, 54 sky homes (two storey apartments) and 18 penthouses. Facilities included a 5-star entry foyer, electronic iris-scanning security, a recreation deck with a heated 30m lap pool, fully-equipped gymnasium, spa, sauna, function facilities, residents' private clubroom, bar and a mini-cinema.



## CIVIC QUARTER 1 AND 2

68 Northbourne Ave, Civic, ACT  
Commercial

Civic Quarter 1 is Canberra's premier workplace, a 16,000m<sup>2</sup> building that prioritises the user experience, supports the health of its occupants with wellness priorities, operates with sustainability principles and offers outstanding amenities, including Business Centre, Concierge services, bike storage and business-class End-of-Trip (EOT) facilities. The preferred workplace for leading blue-chip companies, CQ1 is already home to Datacom Australia, Colliers, Westpac and St. George, Hub Australia and more.

Civic Quarter 2 is due for completion in 2022 and has been designed and developed with a 100% precommitment from the Department of Agriculture, Water and the Environment. A 33,000m<sup>2</sup> A-grade office accommodation, it will complete the Civic Quarter precinct and redefine the gateway to the Canberra CBD.

Awards:  
2020, Winner of '2020 Project of the Year' and 'Commercial Development over \$50M', Master Builders ACT and Asset Construction Hire Excellence Awards  
2021, Finalist for Best Office Development, Property Council Awards



## TIMELESS PLACES TO BE ENJOYED FOR GENERATIONS



Graham Potts has an extensive background in property that spans almost 40 years. He has developed more than 5,500 homes and over 250,000m<sup>2</sup> of office accommodation nationally, with vast experience across the country. Being actively involved in all Amalgamated's projects throughout the stages from start to finish, Graham is passionate about delivering a product that he is proud of and ensuring that people remain at the heart of all we do.

“OUR CORE PRINCIPLE HAS ALWAYS BEEN THAT WE WILL PUSH THE BOUNDARIES AND DELIVER OUTCOMES THAT TRULY DO GO BEYOND THE STANDARD. OUR REPUTATION FOR QUALITY AND COMMUNITY IS PARAMOUNT TO OUR TEAM.”

Graham Potts  
Principal and Founding Director  
Amalgamated Property Group

What do your team members and their processes bring to the table that makes Amalgamated deliver a stand-out product?

The team operates like a family. We have created a unique work environment that enables honesty and agility, and these positive relationships flow directly into the outcomes of our product. We're perfectionists and we focus on refining our development and construction processes rather than simply pursuing more business ventures.

The level of thought and detail that goes into considering our buyers' experience in the short and long term is incredible; we've implemented a new internal structure over the last couple of years, so our level of care and commitment extends deeper than ever before, and consistently.

Our approach to the development cycle is unique because of its intricacy and true ownership at every step with both consultants and buyers—we never take our fingers off the pulse. Our long-standing reputation is genuinely strong, and a lowly geared balance sheet means we've got a robust backbone to meet our commitments; homeowners deserve to have this level of confidence. We're continually looking outwards with a far more customer-centric approach to establish homes with an emphasis on livability and longevity.

What are you most excited about for future buyers of Amaya—why is this product different to others?

I'm excited by the special experience these homes are going to deliver every day, to ensure that you can live in these timeless homes with ease. With just a 300m walk to the sand, the river's edge at Cascade Gardens or Broadbeach Park just two blocks away, it'll be effortless to find the time for your wellbeing. It's a unique opportunity to truly have the luxury of choice, to be able to walk out the door and be part of whatever defines your Broadbeach lifestyle. Visiting friends, family and going on day trips will be incredibly easy, whether you live here every day or choose this to be your sea-change ritual. I honestly believe homeowners will appreciate this location daily, and the home amenity and style long-term.

Inside the homes, you'll instantly appreciate the finer details that our Amalgamated team are known for delivering. Beyond fixtures and finishes, our attention to detail in the design is not to be underestimated as we spend an exhaustible amount of time scrutinizing every detail through several team members and the architect until we find the right solutions for different buyer types, the location and their lifestyle.

We don't simply accept what we're given and we hold ourselves accountable for the end-to-end design process. For example, floorplans must evoke a good feeling upon entry by maximising light and space with efficiency, and by minimizing hallways so buyers aren't spending money on unusable zones. Our floorplans are designed to ensure real-size spaces that make sense in reality and not just on paper, and this is incredibly important to educate our buyers on.

These homes should cater for however you might live in the spaces and functionality is crucial to avoid daily frustrations. These types of non-negotiables make our homes a stand-out and with a team founded on integrity, honesty and accountability, you will have confidence in an Amalgamated home.

# PROJECT TEAM



DEVELOPER



Amalgamated Property Group (APG) has been developing residential and commercial property across Australia since 2002.

With a proven track record in large, luxury projects and a commitment to sustainability and community engagement, Amalgamated is regarded as experts in property development.

Our team of honest and approachable perfectionists have built a reputation for exceeding expectations.

[amalgamatedpropertygroup.com.au](http://amalgamatedpropertygroup.com.au)



PARTNERING DEVELOPER



Base Developments is proud of their approach to property, built upon the foundation of genuinely creating value and enjoyment for homeowners. Their work is outcome-focused, with a conscious approach to best practice and maximising quality of life—they want residents to benefit from their careful consideration of every aspect of development, from where we build, to customising the homes and amenity to match the lifestyle potential, to how it feels to come home.

Base are a reputable team that ensure homes are aesthetically desirable, highly functional and are built using construction techniques and standards that endure the test of time. Base Developments have a long-standing relationship with Amalgamated, having already produced a number of outstanding developments together.

[basedevelopments.com.au](http://basedevelopments.com.au)



ARCHITECT AND INTERIOR DESIGNER



DBI Design exist to explore potential and build experiences that challenge perceptions. DBI was founded over 40 years ago and has continued to be driven by innovation in form and function.

Their design ethos is based on a seamless integration of the built structure, the direct environment in which it lives and the positive lifestyle interaction it generates through urban inhabitancy.

DBI have worked closely with Amalgamated on many recent prominent projects in the ACT, including The Griffin, Kiara and Oaks, so this long-term relationship ensures depth of knowledge with Amalgamated's high standards and quality. As Surfers Paradise locals themselves, DBI are intimately acquainted with the Gold Coast style and needs of homeowners at Amaya.

[dbi.com.au](http://dbi.com.au)

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AMAYA-BROADBEACH.COM.AU



**Amalgamated**  
Property Group

Trusted to deliver. Proven to exceed.