

A woman in a white swimsuit is shown from the waist down, holding a large, wide-brimmed straw hat. She is standing on a beach with the ocean and a clear blue sky in the background. The lighting is bright and warm, suggesting a sunny day.

SORA

GOLD COAST

A Story For Every Season

Crafting homes for superb liveability every day of the year – page 8

Lifestyle Amenities

Indulge. Rejuvenate. Connect. Breathe – page 30

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Homes for seekers of sun, surf and sanctuary – page 56

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A world of lifestyle opportunities awaits – page 68

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A team with vision and evolved creativity – page 92

SORA

GOLD COAST



A woman in a white bikini is walking on a beach, holding a large, round, light brown straw hat. The background shows the ocean waves and a clear blue sky. The text "A Story For Every Season" is overlaid in a white serif font.

A Story For Every Season



Sora residences by Jinding are designed as a natural extension of today's Gold Coast lifestyle. From the ground up, the building is testament to the timeless appeal of contemporary architecture, connected liveability, and the holistic relationship between wellness and nature.

A PLACE TO LIVE YEAR ROUND.

Celebrating the endless possibilities of life on the Gold Coast year round, Sora's location simultaneously embraces opportunity, nurtures lazy days at home and acts as a perfect full stop to every day. Sophisticated homes quench the soul, while amenities in and around appease the spirit. Taking full advantage of temperate days and nights across every season, Sora is where life blossoms.



Celebrate Summer

Surf culture and beachside lifestyle are woven into the fabric of life at Sora. Summer is a time for venturing outdoors. Long sun-drenched days are made memorable by the water, while a kaleidoscope of nightlife beckons in the balmy evenings lasting well into the night.

AN OPEN EMBRACE

As Australia's beloved summer playground, the Gold Coast is well versed in celebrating the warmest months. Sora is a vibrant expression of this and an open embrace of the outdoors. Spacious private balconies extend on living spaces to take in panoramic views across the coastline, while the pool and BBQ areas invite wellness and social connection right on the threshold of home.



A woman with long, wavy brown hair is smiling and looking to the left. She is holding a large, elegant glass of red wine in her right hand. The setting appears to be an outdoor dining area with a wooden table. In the background, there are blurred lights and greenery, suggesting a warm, evening atmosphere. The overall mood is relaxed and sophisticated.

Explore Autumn

As the days shorten, Autumn paints the landscape in rustic tones. Farmers markets overflow with local produce whilst dinner parties are carefully planned. Arts and culture peak during still temperate evenings with galleries and theatres the place to be.

CONVERSATIONS AROUND A TABLE

When the bike trails have been ridden, and the wineries explored, Sora's indoor-outdoor Sky Garden is the best place to reflect on the day. From quiet meditation in the zen garden to entertaining the kids in the dedicated play zone, there is something for everyone. Later in the evening host friends and family in the private dining room before retreating to the bar for a quiet sundowner.



A man with short, wavy hair is shown in profile, sitting and looking towards the left. He is wearing a dark, ribbed sweater over a light-colored collared shirt and blue trousers. He is holding a glass of red wine in his right hand. In the background, a fireplace with a fire burning inside is visible against a light-colored, vertically-paneled wall.

Relax in winter

During winter, the surrounding area takes on a magnificent crisp beauty and meditative ambience. The vibrant greens of the hinterland become jewel-like against silvery skies. Brisk walks cleanse the mind while velvety glasses of red at local wineries mellow the soul at day's end.

COSY DAYS AT HOME

Sora residences become cosy havens in the cooler months. Neutral palettes and warm tactile materials in the kitchen reflect the muted colours outside, perfectly complimenting the colourful tastes and aromas of home cooked meals.

Downstairs, a residents library & comprehensive games room extends a neighbourly invitation or a simple moment of respite.





Rejuvenate in Spring

Spring heralds a return of longer days and a renewed energy. Meandering walks by the Nerang River or through the Botanic Gardens are the perfect start to the day where green space is abundant and budding growth is a reminder of nature's beauty.

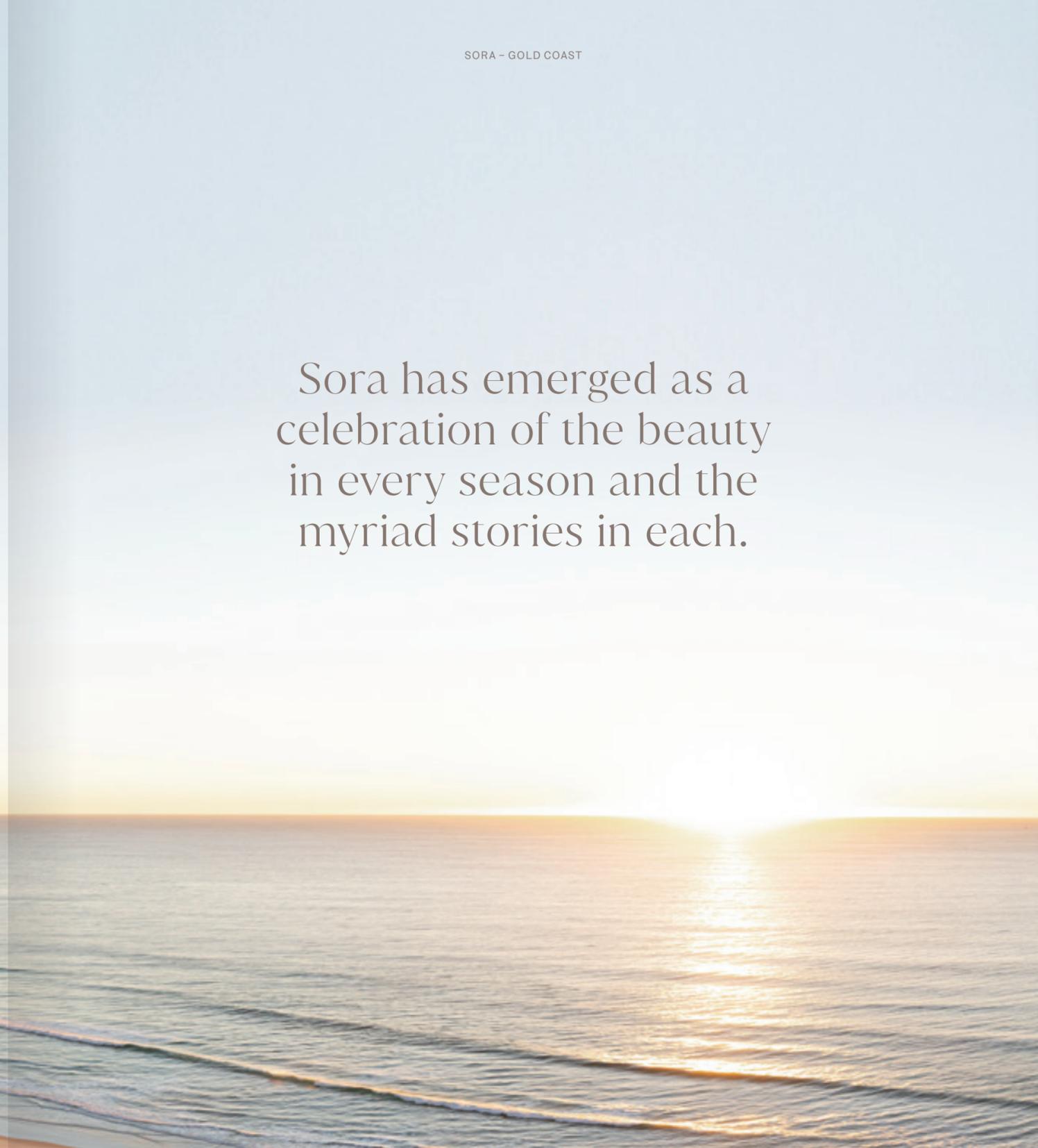
SENSE OF SELF

Spring is a season for restoration, and Sora nurtures this inside and out. Wellness takes on a renewed focus with gym and yoga amenities supporting the physical self, while considered landscaping provides opportunities for communing with nature. Inside residences, luxurious bathrooms encourage rituals of self care, reinforcing the power of holistic fortitude.





Sora has emerged as a celebration of the beauty in every season and the myriad stories in each.



AN EMBRACE FOR EVERY SEASON

Sora's design perfectly supports twenty-first century liveability by responding to the elemental beauty of its surroundings. Balancing the appeal of coastal urban living with a considered emphasis on the sanctuary of home, life at Sora reflects the beauty of the modern Australian lifestyle at its best.

A close-up, profile view of a man's face as he holds a glass of whiskey. The background is a warm, golden sunset over a body of water. The text "Lifestyle Amenities" is overlaid in a white, serif font.

Lifestyle Amenities

SORA



Sora is a celebration of the Gold Coast's sun, sand and surfing lifestyle with amenities designed to perfectly complement this enduring relationship between nature and truly elevated living.

A WELCOMING ENTRANCE

Sora's clean, linear form is anchored to the streetscape by vertical greenery to complement the beauty of the surrounding Norfolk Pines and connect the building to both the community and surrounding natural landscape. An open plan ground floor lobby hosts a dedicated resident reception area with an onsite manager and concierge service. This warm welcome home embraces a contemporary design aesthetic through authentic materials like timber and stone, and sculptural forms that reflect an appealing Japanese influence in the architecture.

SORA



The Ground Floor



Entrance & Bike Storage	01	Sauna	06	Mail & Parcel Rooms	11
Kids Pool	02	Lifts	07	Showers	12
20m Lap Pool	03	Lounge & Co-working	08	WC	13
Gymnasium	04	Office	09	Towel Valet	14
Spa	05	Reception	10	Water Feature	15

Indicative only. Furniture not included. Subject to Variations in accordance with the Contract Terms. See Identification Plan in Disclosure Documents for area.

Sora's amenities are designed to support a life well lived. Mediating between physical and mental wellness, the guiding philosophy that unifies all is a desire to craft a perfectly balanced live-work-play lifestyle.

CONSIDERED FROM THE GROUND UP

Sora's holistic offering of communal amenities ensures residents find social connection and mindful solace through spaces designed to inspire. Via a design language informed by breathable materials, soaring ceiling heights and an abundance of natural light, every aspect has been highly considered and anchored by the guiding principles of Feng Shui.



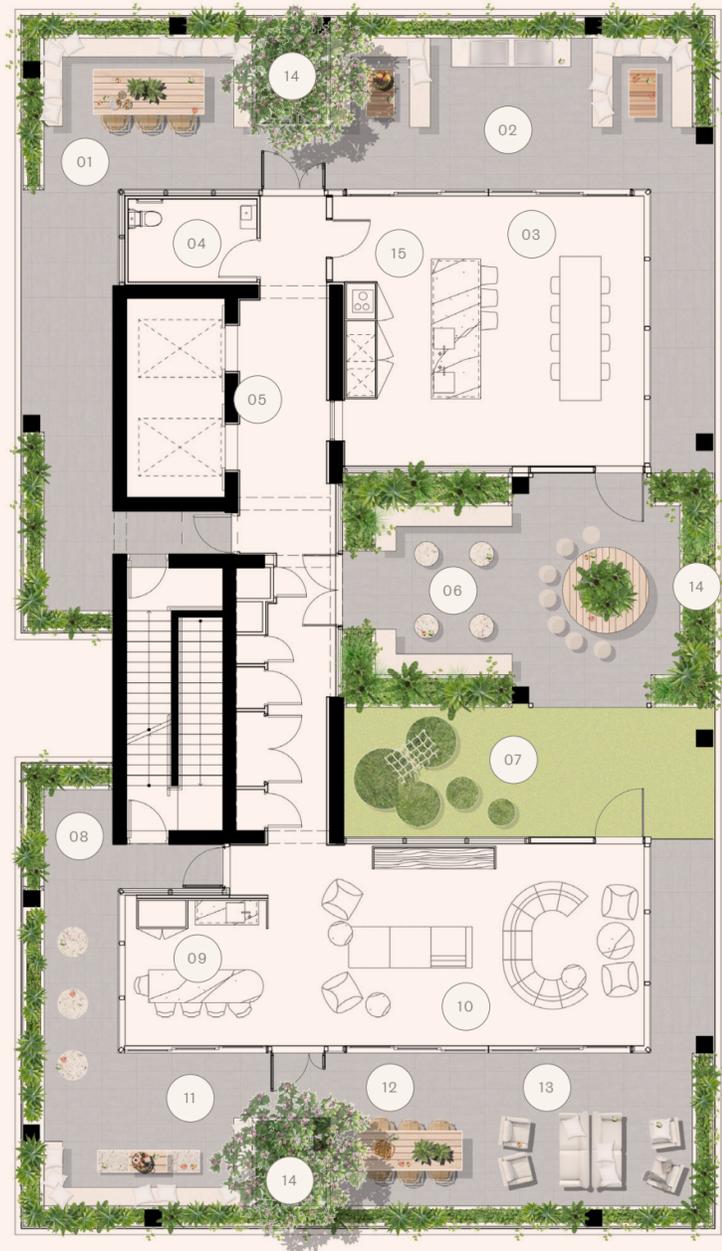


Artist's Impression





The Sky Garden



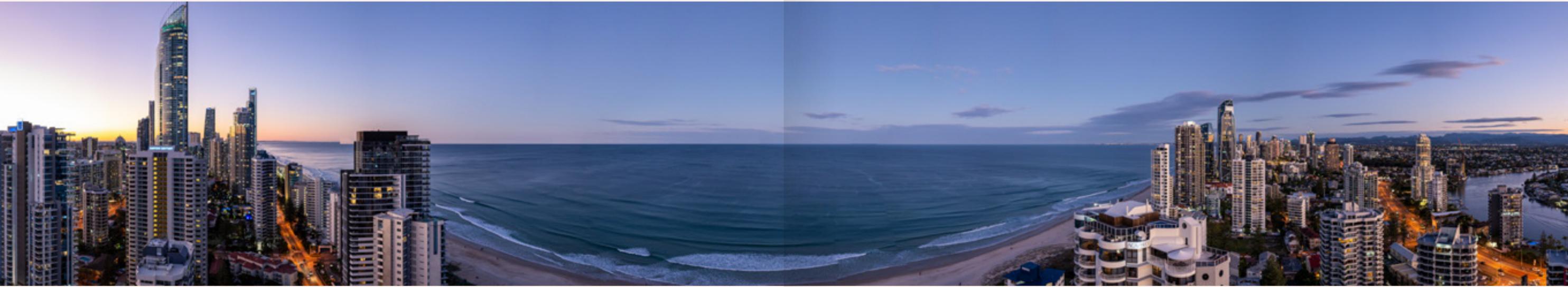
Outdoor Dining	01	Sky Garden	06	Zen Garden	11
BBQ & Entertaining Areas	02	Kids Sky Garden & Play	07	Outdoor Dining	12
Private Dining Room	03	Cocktail Garden	08	Outdoor Lounge	13
WC	04	Sky Bar	09	Landscaping / Planters	14
Lifts	05	Sky Lounge	10	Private Dining Kitchen	15

Indicative only. Furniture not included. Subject to Variations in accordance with the Contract Terms. See Identification Plan in Disclosure Documents for area.

At Sora's pinnacle is the rooftop Sky Garden devoted to basking in Queensland's balmy breezes and dappled light. An expansive space that throws its arms wide open to the surrounding landscaping. A chance to exhale.

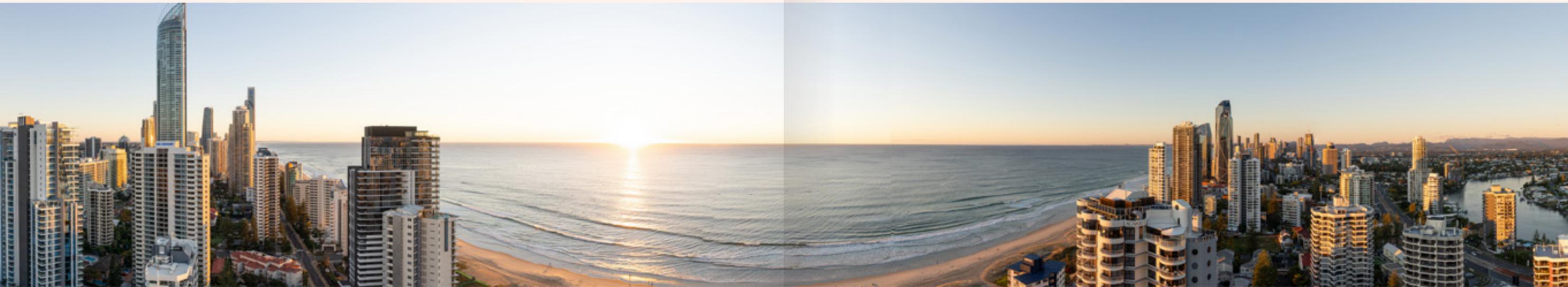
BREATHTAKING VIEWS TO THE HORIZON

With outstanding panoramic views across the beach and hinterland, Sora's rooftop has been thoughtfully planned to provide both relaxation and social amenity for residents. Landscaping beautifully defines intimate zones with plants and integrated indoor and outdoor lounges creating a sheltered kids play area, Sky Bar and Lounge, zen garden and a fully equipped formal kitchen and dining area with more casual BBQ areas where residents can relax with family, meet with friends or simply spend time watching the sun rise and set.



Northern Views

Southern Views







Artist's Impression



Artist's Impression

A close-up, high-angle photograph of a person sitting on a sandy beach. The person is wearing a light-colored, textured knit sweater and a wide-brimmed straw hat. Their dark, curly hair is visible under the hat. The background shows the sand and some dry, tangled driftwood. The overall lighting is warm and golden, suggesting late afternoon or early morning. The text "Seasonal Residences" is overlaid in a white, serif font across the center of the image.

Seasonal Residences



1, 2 & 3 bedroom apartments have been impeccably designed around breathtaking views to the horizon. Sora's residences are light-filled homes with heart.

HOMES WITH HEART

Designed by DKO, residences at Sora are oriented to maximise views and harness an abundance of natural light. Through a layering of natural materiality, fluid navigation and the thoughtful provision of intuitive spaces for elevated living and working, these homes mediate between enduring aesthetic beauty and innovative functionality.



Artist's Impression

Artist's Impression





Artist's Impression

Kitchens



Artist's Impression

WARM & TACTILE KITCHENS

Fusing Japanese design sentiment with a deep understanding of contemporary Australian life, Sora kitchens incorporate functional open-plan layouts and timeless aesthetics. Blonde timber-look joinery, reconstituted stone and cool tiles underfoot perfectly complement discerning beachside living.

Bathrooms



Artist's Impression

BATHROOMS FOR DAILY RITUAL

Bathrooms at Sora are spa like spaces with palettes of pure white, soft grey, blonde timber and chrome. Filled with natural light by day and the ambience of functional designer lighting by night, bathrooms are designed to support modern rituals of self-care.



Gold Coast's Next Wave



The Gold Coast is stepping into a new age which borrows from the innovation of Australia's larger cities, while conserving the breathtaking landscape and aspirational beachside lifestyle.

AN INNOVATION HOTSPOT

Following recent major investment across education, infrastructure, arts and culture, the Gold Coast has established impressive momentum driving economic growth and instrumental change. Alongside this exciting evolution is the constant preservation and amplification of nature. This negotiation between innovation and tradition has inspired a new wave.

As the Gold Coast transitions into its new age, a cultural and lifestyle driven renaissance is taking place.

SOMETHING FOR EVERYONE

The Home of the Arts (HOTA) has stepped up to join Australia's artistic elite, altering the entertainment landscape of the region. Bars and restaurants have similarly elevated their offering to cater to patrons with growing appreciation for Queensland's quality produce. By day, the Botanic Gardens are the perfect place to walk, ride or picnic with friends, while the nearby Hinterlands beckon for weekend adventures. Reigning supreme are pristine expanses of beach and the luminous blue of sky and sea.



Local region

ENTERTAINMENT & THE ARTS

Warner Bros Movie World	01
Sea World	02
Dreamworld	03

PARKS & RECREATION

Mt Tamborine Skywalk	04
Witches Falls	05
Cedar Creek Falls	06
Natural Bridge	07
Twin Falls	08

RETAIL

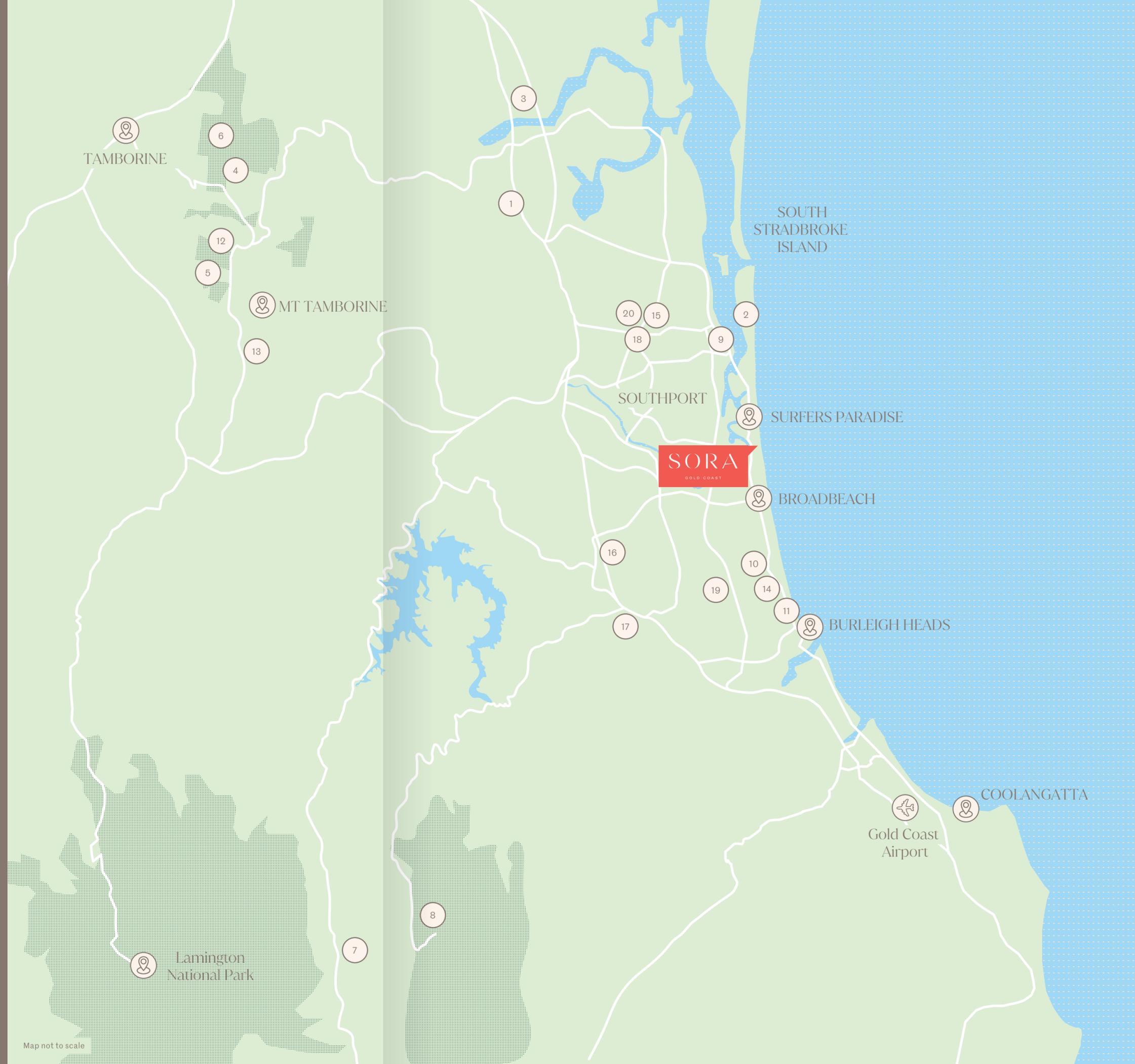
Australia Fair Shopping Centre	09
Miami Marketta	10

WINE & DINE

Burleigh Pavilion	11
Rick Shores	
Witches Falls Winery	12
Tamborine Mountain Coffee Plantation	13
Paddock Bakery	14

HEALTH & EDUCATION

Gold Coast University Hospital	15
Gold Coast Private Hospital	
All Saints Anglican School	16
Somerset College	17
Griffith University	18
Bond University	19
Health & Knowledge Precinct	20



Map not to scale

Local area

ENTERTAINMENT & THE ARTS

Home of the Arts (HOTA)	01
Outdoor Stage	
Gold Coast City Art Gallery	
The Star Casino	02
Gold Coast Convention & Exhibition Centre	03
Southport Racecourse	04

PARKS & RECREATION

Gold Coast Beach	05
BMD Northcliffe Surf Club	06
Evandale Lake & Park	07
Southport Golf Club	08
Botanic Gardens	09
Royal Pines Golf Course	
Kurrawa Surf Club	10

EDUCATION

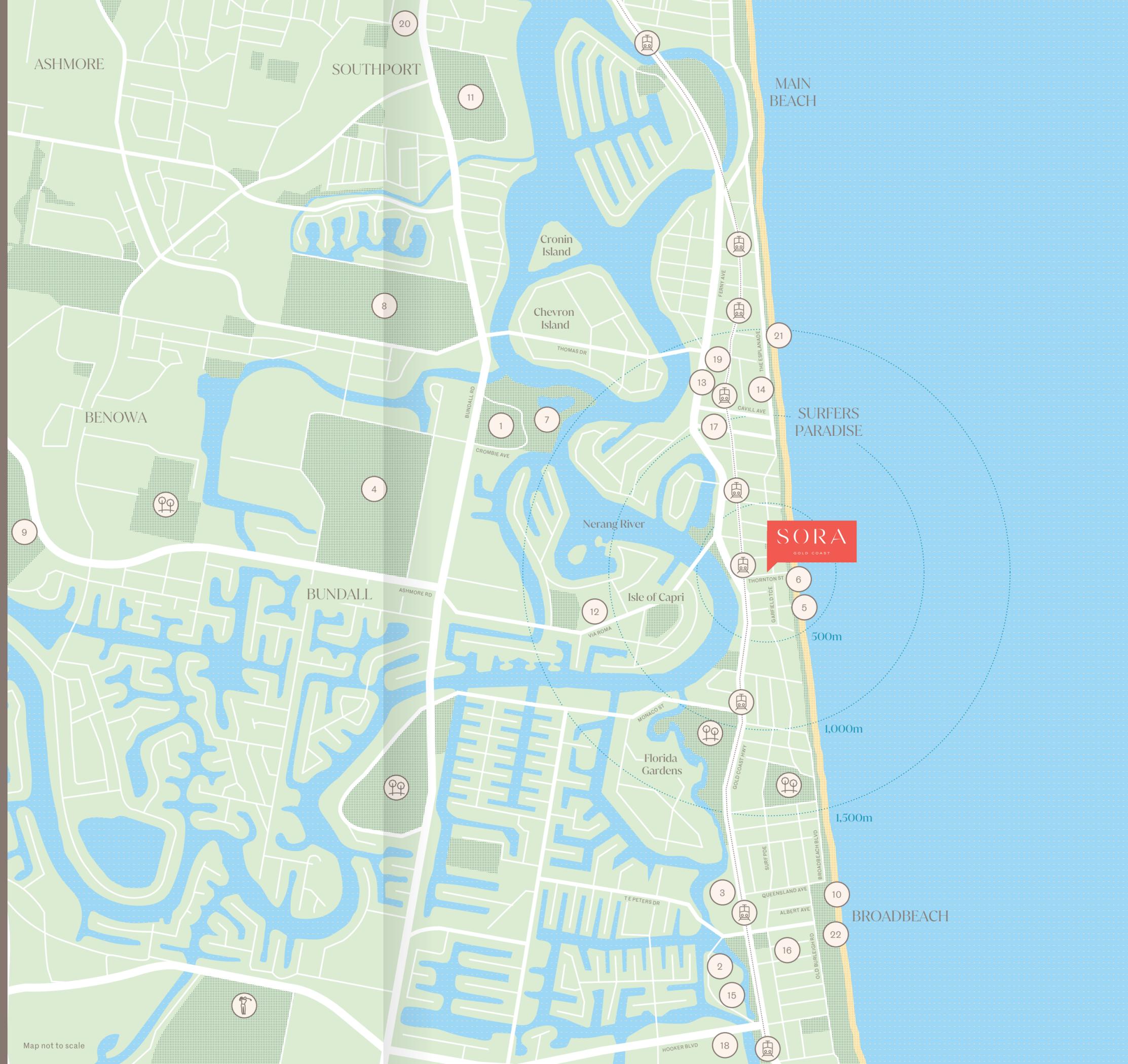
The Southport School	11
Surfers Paradise State School	12
Holmes Institute Gold Coast	13

WINE & DINE

Hyde Paradiso	14
Kiyomi	15
Social Eating House	16
The Island	17

RETAIL

Pacific Fair	18
Chevron Renaissance Shopping Centre	19
Ferry Road Market	20
Surfers Paradise Beachfront Markets	21
Broadbeach Markets	22



Map not to scale

CARRARA STADIUM

SOUTHPORT RACECOURSE (HORSE RACING)

ISLE OF CAPRI FRESH FOOD MARKETS

HOTA ART GALLERY

TAMBORINE MOUNTAIN

Q1 OBSERVATION DECK & TOURIST CENTRE

CAVILL AVE SHOPPING PRECINCT

NERANG RIVER

SORA
GOLD COAST

BROADBEACH

NORTHCLIFFE TRAM STOP

NORTHCLIFFE SURF CLUB

SURFERS PARADISE

SURFERS
PARADISE

Q1 OBSERVATION DECK
& TOURIST CENTRE

BROADBEACH

NORTHCLIFFE TRAM STOP
(THORNTON ST)

GOLD COAST
CONVENTION CENTRE

THE STAR
CASINO

PACIFIC FAIR
SHOPPING CENTRE

SORA

GOLD COAST

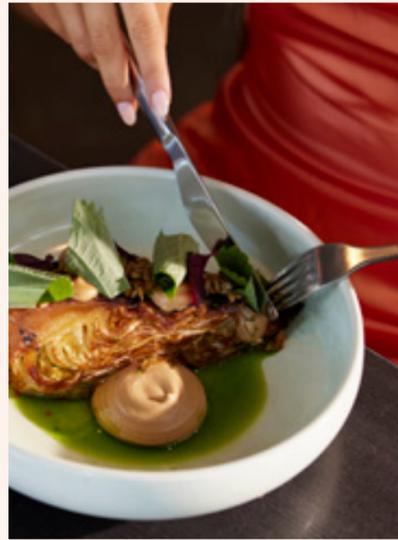
NERANG
RIVER



There is a story for every season on the Gold Coast, with chapters exploring food, wine, leisure, art, retail and everything in between.

YOUR GUIDE TO WHAT'S ON AROUND TOWN

From early morning beach yoga to a vibrant night out with friends, Gold Coast locals enjoy a covetable array of places to go, things to see and extravagances to shop and eat. This is the dawn of a new age for the region. One that is entirely cultivated to craft enviable lifestyles for residents while tempting tourists to make their stay a little more permanent.



DINING REINVENTED

Good food is a balm to the soul and the Gold Coast is a smorgasbord of high quality dining establishments such as Rick Shores, Social Eating House and Fish House.



GETTING PHYSICAL

Queenslanders live by the motto "beautiful one day, perfect the next" with the Gold Coast's hinterland hiking trails, outdoor markets and beaches supporting an active, coastal lifestyle.



IMMACULATE GREENS

When the sun reaches its zenith in the summer months and the beach is searing, the greens of Southport Golf Course and Royal Pines beckon.

Playground of possibilities



FIND YOUR PRIVATE WAVE

Surf culture is alive and strong and intertwined in the Gold Coast lifestyle. Burleigh Point, Currumbin Alley and Snapper Rocks are just some of the places favoured by locals all year round.



IDEAL FOR CYCLING

Cycling is by far one of the best ways to get around the Gold Coast. Enjoy a staggering 57 kilometres of azure coastline and tree-covered headlands.



AUSTRALIA'S BEST BEACHES

From the dynamism of Surfers Paradise and Burleigh Heads, to the family ambience of Northcliffe Surf Club and the solitude of brilliant blue estuaries, Gold Coast beaches meet every expectation.



MAGIC MILLIONS RACEDAY – JANUARY

As one of Australia's richest race days, The Magic Millions is an intoxicating annual event not to be missed.

Bundall | magicmillions.com.au



HOTA MASTERS FROM NYC – ALL SUMMER

In a world premier, exclusive to the Gold Coast, Contemporary Masters From New York cements HOTA as a leading cultural icon.

Surfers Paradise | hota.com.au



Celebrate Summer



THE VILLAGE MARKETS – WEEKENDS

Weekend summer days can be spent exploring local designers, artists, musicians and providers at this launch pad of emerging entrepreneurs.

Burleigh Heads | thevillagemarkets.co



SAIL PARADISE REGATTA – JANUARY

One of the most spectacular events on the Southport Yacht Club's calendar, four days of ocean racing along the iconic Gold Coast.

Southport | sailparadise.com.au





VIBRANT DINING & ENTERTAINMENT

Discover one of the many 'locals' in the area. Savour the tastes of the town in contemporary surrounds from The Burleigh Pavilion and The Island to The Skypoint Bistro & Bar.



EXPLORE LOCAL MARKETS

Autumn is a season for foraging, with the result being overflowing local produce at the many farmers markets that dot the Gold Coast.



COCKTAILS AT HYDE PARADISO

Before or after dinner, or simply because it's Sunday afternoon, Hyde Paradiso is made for socialising with an impressive signature cocktail menu and superb views.

Hunt and gather



LIVE PERFORMANCES

From street artists to the talents surrounding HOTA, live entertainment brings vibrant artistry and colourful ambience for every age and inclination.



FOR THAT PERFECT DISH

A community isn't complete without a local cafe and the Gold Coast boasts plenty. The bar is set high with excellent coffee and food aplenty.



VISIT AN EXCITING LOCAL

At the end of a full day, visiting a local institution is the perfect place to enjoy a quick wine or half a dozen oysters.



HOTA MARKETS - SUNDAYS

Every Sunday morning, these vibrant community markets are the place to pick up the freshest local farm produce.

Surfers Paradise | hotamarkets.com.au



GC LAUGHS FESTIVAL - MARCH

Bringing the best local and international comedy acts to the Gold Coast is the GC Laughs Festival at HOTA.

Gold Coast | gclaughs.com.au



Explore Autumn



SUPERCELL FESTIVAL - MARCH

Supercell at HOTA is a contemporary dance festival which nurtures civic engagement, social change and critical dialogue through dance.

Surfers Paradise | supercelldancefestival.com



BLUES ON BROADBEACH - MAY

A major feature on the It's Live! in Queensland events calendar, Blues On Broadbeach is a musical and cultural immersion.

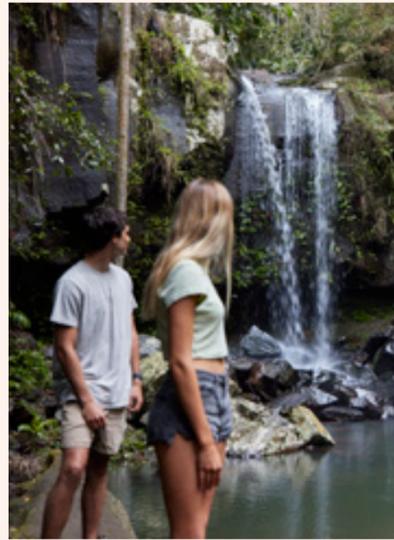
Broadbeach | bluesonbroadbeach.com





ENJOY THE FINEST OF WINES

A deliciously crisp white or velvety red at the stunning Witches Falls Winery at Mt Tamborine warms from the inside out in the winter months.



FORESTED LANDSCAPES

Brisk adventures in nature are perfect winter pastimes. The nearby majesty of Cedar Creek Falls, Natural Bridge and Twin Falls are sites to behold.



UNWIND AT A RAINFOREST RETREAT

Throughout the hinterland, rainforest retreats are hidden gems amongst the dewy foliage. In the wintertime an unforgettable cosiness creates deep respite.

Take time out



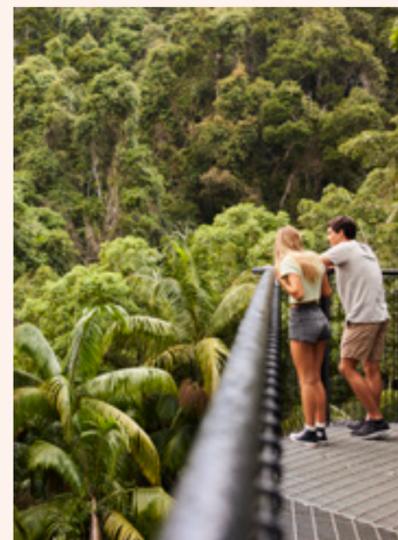
QUEENSLAND'S BEST COFFEE

Mt Tamborine is known for more than just its outstanding natural beauty. The Tamborine Mountain Coffee Plantations grows, roasts and serves Queensland's best coffee.



EXPERIENCE UNBEATABLE VIEWS

Fuelled with coffee, it's time to explore the breathtaking views from the peak of Mt Tamborine. Take a bottle of Witches Falls wine to toast the pinnacle.



TAKE A WALK THROUGH THE TREES

Mt Tamborine Skywalk and Witches Falls offer spectacular scenery. A hike through the trees is a chance to unwind, recalibrate and take in the beauty of ancient forests.



GC MARATHON – JULY

Take part in Australia's premier road race either from the sidelines or as part of the pack.

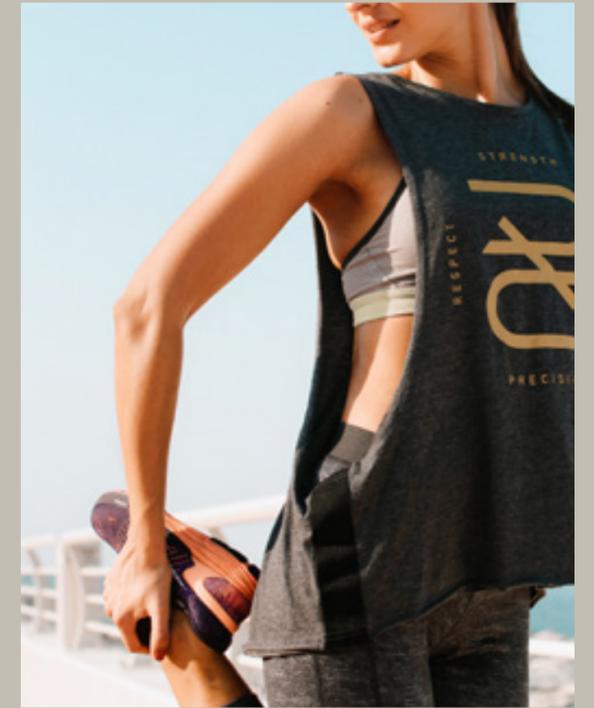
Gold Coast | goldcoastmarathon.com.au



BLEACH FESTIVAL – AUGUST

In August, this quintessentially Gold Coast festival brings together an array of contemporary arts, performance and cultural events for all to enjoy.

Gold Coast | bleachfestival.com.au



Relax in Winter



OUTDOOR PERFORMANCES – WINTER

From outdoor film festivals to street performances down quaint alleyways, the Gold Coast's temperate climate means outdoor performances year round.

Gold Coast | hota.com.au/outdoor-stage/

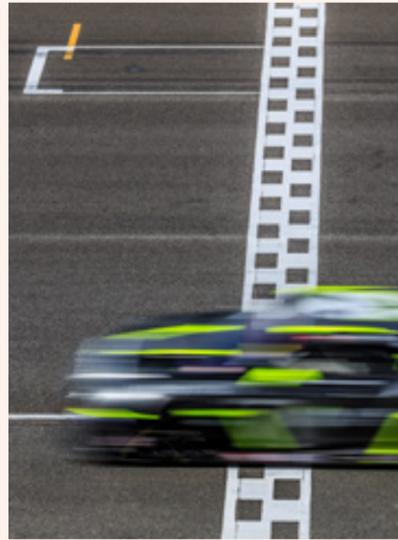


COOLY ROCKS ON – JUNE

Celebrate the music, memories and stand out moments of yesteryear at Cooly Rocks On Festival in Coolangatta.

Coolangatta | coolyrockson.com





EXPERIENCE THE GOLD COAST 500

The ultimate event for fans to combine a passion for high-octane Supercars with long sandy beaches, blue waters and non-stop entertainment.



INSPIRING MODERN ART

Art has always been a poignant reflection of society, and the modern art at HOTA is a diverse and exciting curation of work from Australian and international artists.



EVANDALE PARKLANDS

Nestled on the banks of the Nerang River is Evandale Parklands an ideal location to unwind, enjoy a picnic or go for a swim.

Celebrate the senses



SHOP UNTIL YOU DROP

Retail therapy is well and truly nurtured on the Gold Coast with gems like Pacific Fair, Harbour Town and Robina Town Centre.



CRAFTED BEER FESTIVAL

Queensland has come a long way since the humble XXXX, with a huge variety of craft beers all on show at the Crafted Beer Festival each year.



COOLANGATTA GOLD

As the days begin to get warmer, and the surf picks up, the Coolangatta Gold Surfing Competition brings together the best of the best.



LYRICAL LANDSCAPES - JULY - OCTOBER

HOTA Gallery's second major exhibition celebrates one of Australia's greatest landscape painters and living artists, William Robinson AO.

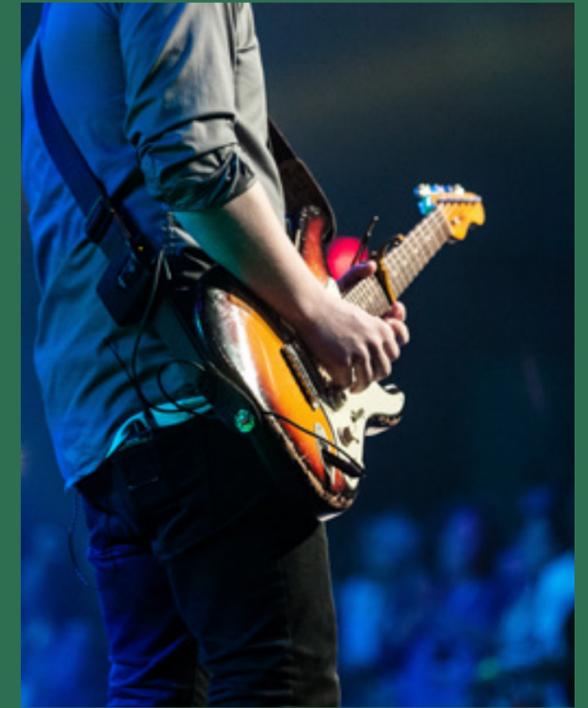
Surfers Paradise | hota.com.au



SPRINGTIME MUSIC FEST - SEPTEMBER

The inaugural Springtime Music Festival will wash the Gold Coast with live music across the streets and beach.

Surfers Paradise | springtimegc.com.au



Rejuvenate in Spring



SWELL SCULPTURE FEST - SEPTEMBER

SWELL Sculpture Festival brings together people, art and place with multi-disciplinary sculptures displayed on Currumbin Beach.

Currumbin Beach | swellsculpture.com.au



CRAFT BEER & WINE FEST - SEPTEMBER

Celebrate the return of spring sunshine at the Gold Coast's favourite Craft Beer and Cider Festival.

Broadbeach | craftedfestival.com.au



A woman is walking on a city street, wearing a tan-colored suit consisting of a long-sleeved blouse and high-waisted trousers. She is also wearing white high-heeled sandals and carrying a white quilted handbag with a gold chain strap. The background shows a paved sidewalk and a concrete wall. The text "Thinkers & Makers" is overlaid in the center of the image in a white serif font.

Thinkers & Makers



PROJECT DEVELOPER

Jinding has an existing property development portfolio exceeding 4,500 residential lots, townhouses and apartments with an end-value in excess of \$1.8bn.

Jinding has combined experience of over 120 years in property development including masterplanned communities, high-rise and medium-density dwellings, commercial projects, and hotels. Jinding’s development capability also covers project management and a range of property advisory services to business partners.

Honouring its origins, the name Jinding represents our commitment to deliver on our promises. At Jinding, we believe in the creation of lasting places through considered and sustainable development.

jinding.com.au



PROJECT ARCHIECTS

DKO is one of Australia's leading innovative design practices, specialising in urban design, architecture and interior design. Established in 2000, the practice now has over 200 design professionals working in studios across Australia, New Zealand and South-East Asia.

DKO's experienced team strive to create beautiful spaces with design integrity. Their meticulous approach ensures each project is bespoke and responsive to its context. At the core of DKO's design philosophy lies a commitment to an urban architecture that serves people, respects place and stands the test of time.

dko.com



Marina Tower

A Wealth of Experience



Artist's Impression

THE PATCH

Located in Melbourne's Wollert Growth Corridor, The Patch will deliver over 720 new homes on completion.

Featuring the regional open space precinct for the area, a village town centre and adjoining a state primary and secondary school, The Patch is the magnetic new neighbourhood.



Artist's Impression

OCTAVE

Located at the entry of the Royal Botanic Gardens Cranbourne, Octave is focused on protecting local flora and fauna. This exclusive community will benefit from environmental sustainability and conservation – living in natural harmony.

Life at Octave is convenient with Cranbourne, Clyde, and established commercial, retail, education and sporting destinations nearby.



Artist's Impression

HARRIOTT

Located opposite the existing shopping village, sporting grounds and education precinct, and bordered by the Sparrovale Wetlands connecting to the nationally significant Lake Connewarre Wetland System – Harriott at Armstrong Creek offers an idyllic lifestyle close to everyday essentials.

Acclaimed Team of Creators



Artist's Impression - Nests



LANDSCAPE ARCHIECTS

Started in 2020, WILD Studio works alongside clients and communities on projects that help shape our towns and cities and make a positive contribution to our way of life.

“Our approach to every project is centered around developing shared design principles with our clients that are grounded in site and place. We are dedicated to building long-term partnerships and adopting design solutions that are not only site-responsive but memorable and enduring.”

wildstudio.com.au



Artist's Impression

