

# PICASO

MOOLOOLABA

## Apartment Design Booklet



# Typical Type 01



3 2 1 155m<sup>2</sup>

0 5m

*\*Optional 2<sup>nd</sup> Car Space Available*

## Poised for perfection.

This three bedroom, two bathroom apartment with light filled open plan living that flows effortlessly to a sizeable balcony, is perfect for a lifestyle of entertaining & relaxing.

Sleek designer kitchen, separate laundry & thoughtful storage options... this is spacious, sophisticated living for the discerning location driven buyer.

High end fixtures & fittings including Smeg appliances & large rain showers. Stone benches with integrated joinery in two modern & timeless colour palettes. Reverse cycle air conditioning, feature lighting, private master bedroom balconies & floor to ceiling balcony glazing are amongst the unique features that fuse striking aesthetics with seamless liveability.

# Typical Type 02



 3  2  1  152m<sup>2</sup>



*\*Optional 2<sup>nd</sup> Car Space Available*

## Inspired, flawless, elegant.

Across it's 152m<sup>2</sup>, this elegant apartment offers the very finest in contemporary beachside living. Perfect for the downsizing or lifestyle driven buyers it has the complete package. Three bedrooms, two bathrooms and powder room, uniquely designed & appointed kitchen, open plan light filled living flowing onto an airy balcony, separate laundry & single car space.

Naturally this calibre of development offers the highest quality fittings & fixtures & world class building integrity.

Architecturally designed to maximise light, breezes, flow & well considered functionality while undeniably dressed to impress.

# Penthouse



3 3.5 2 289m<sup>2</sup>



# Sky-high decadence. Blending relaxation and sophistication.

Located on the top floor of the seven-storey, architecturally designed 'Picasso' building on a prime corner just 200 metres to Mooloolaba's popular family-friendly patrolled beach - this is something to behold.

Light-filled with ocean-glimpses, this 289m<sup>2</sup> penthouse occupies the entire top floor and is complete with three luxury ensuited bedrooms - two with their own private balcony, sleek entertainer's kitchen, two separate living areas, study nook, wine cellar/storage, two additional balconies, stunning pool, separate laundry, and secure two-car parking - this is truly gorgeous in every sense.

No expense has been spared in ensuring this penthouse has lashings of 'wow' and meets, if not surpasses, the expectations of buyers in the prestige beachside market. This is world class - spacious, elegant, effortless living that seamlessly blends sophistication and the casual Sunshine Coast lifestyle that makes this region so sought-after.

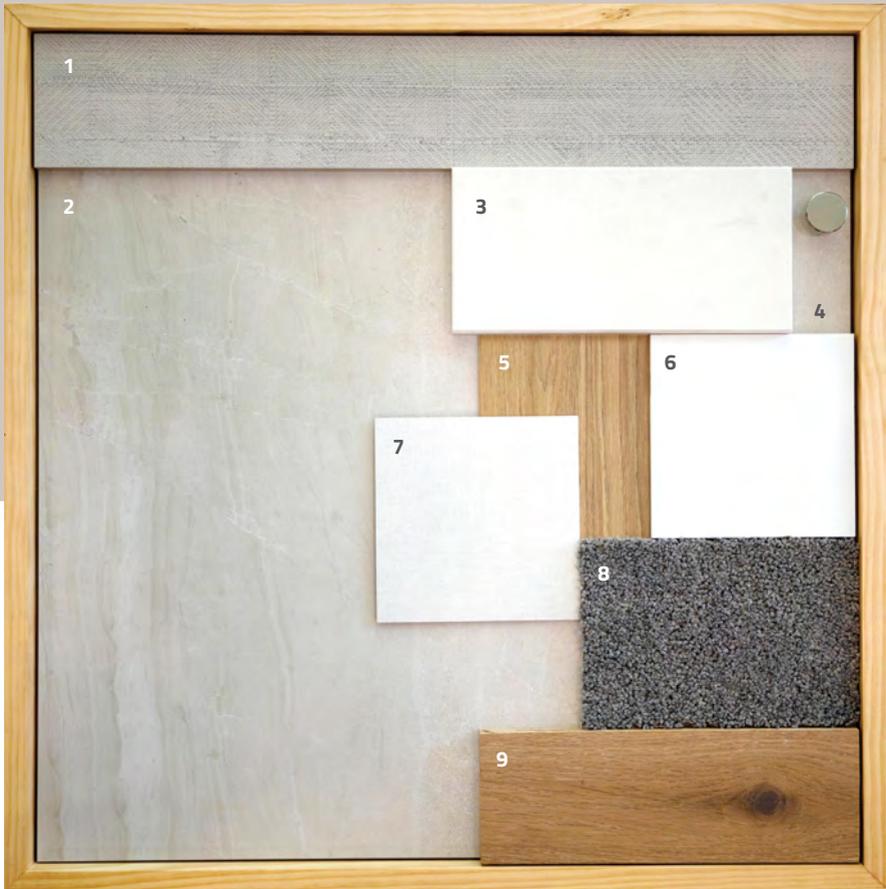
On the upper level of this master-planned complex of only 12 - with on-site facilities including pool, sub-tropical gardens, lift access, and low body corporate fees - you can truly live the high life without compromise in this coveted lifestyle mecca.

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## Key features.

- Live the high life with impeccable style and panache
- 289m<sup>2</sup> under roof occupying entire top floor
- Ocean glimpses - glorious outlook from 4 balconies
- 3 bedrooms, 3.5 bathrooms, 2 separate living areas
- Premium kitchen - sleek with Smeg appliances
- Built-in study nook, wine cellar/storage, private lobby
- Stunning in-ground pool ready for indulging and relaxing
- Secure parking for 2 cars, onsite facilities and low body corps
- 200 metres to beach - effortless walk to convenience and attractions
- Prestige beachside buyers - brand new and exceptional

# Selection Board - Coastal



1. Feature Splashback Tile
2. Large Format Floor & Wet Area Wall Tile
3. Reconstituted Stone Benchtops
4. Tapware & Fitting Finishes
5. Highlight Joinery Finish
6. Laundry / Powder Splashback Tile
7. Joinery Finish
8. Quality Bedroom Carpet with Premium Underlay
9. Engineered Timber Flooring Alternative

# Selection Board - Urban



1. Feature Splashback Tile
2. Large Format Floor & Wet Area Wall Tile
3. Reconstituted Stone Benchtops
4. Tapware & Fitting Finishes
5. Highlight Joinery Finish
6. Laundry / Powder Splashback Tile
7. Joinery Finish
8. Quality Bedroom Carpet with Premium Underlay
9. Engineered Timber Flooring Alternative

# Fittings - Coastal



Kitchen - Double Sink



Kitchen - Mixer

*\*Zip Hydro Tap Upgrade Available*



Laundry - Single Sink



Ensuite - Mixer



Ensuite - Shower Rose



Bathroom - Freestanding Bath



Bathroom - Outlet



Bathroom - Tapware



Bathroom - Shower Insert



Bathroom - Toilet



Bathroom - Robe Hook



Bathroom - Holder

# Fittings - Urban



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# Appliances



SMEG 'Dolce Stil Novo' Oven  
Steel Trim - Coastal Scheme



SMEG 'Dolce Stil Novo' Oven  
Copper Trim - Urban Scheme



SMEG Fully Integrated  
15 place Dishwasher



SMEG 'Dolce Stil Novo'  
Induction Touch Control Cooktop



SMEG Concealed  
Undermount Rangehood



Bosch 8kg Heat Pump  
Condenser Dryer

# Apartment Layout

