



## FACT SHEET

The Boulevarde Residences  
Royal Pines Resort, Benowa QLD 4214

Created by Sunland Group, The Boulevarde Residences comprise 26 luxury duplexes and double storey homes, located in the renowned Royal Pines Resort on the Gold Coast.

### Location

Royal Pines Resort is located in Benowa, just 6km inland from Surfers Paradise, renowned for its fabulous beaches and vibrant nightlife. Situated on the Nerang River, the Resort is security gated for peace of mind for residents.

Access to the M1 motorway is only 5 mins away, linking Brisbane and the Gold Coast. The beautiful Gold Coast Hinterland is also easily accessible via Nerang.



### Royal Pines Resort

Royal Pines Resort offers an unparalleled mix of living, golf and leisure, ensconced within 200 hectares of impeccably manicured environs and emerald fairways. Absolute luxury unites with golfing passion, in this gated master-planned residential resort ... truly the most desirable address on the Gold Coast.

- ITR (Integrated Tourist Resort) status with FIRB approval (Internationals allowed to buy property without prior Federal Government approval)
- Luxurious day spa
- Conference facilities and a wedding chapel
- Tennis Centre
- Golf pro shop
- Four resort restaurants, a cocktail bar and coffee shop to cater for every culinary whim – from casual to a la carte.
- New Marina and Retail precinct to be completed by Sunland Group
- Gated secure residential resort community

### 27 Holes of Championship Golf

Royal Pines offers three unique golfing experiences on three distinct course layouts. Originally designed by highly regarded Japanese golf course architect Tomojiro Maruyama, with an additional nine holes created in 2002 by Graham Marsh Golf Design. Exemplary facilities also include a pro shop, daytime driving range, chipping and putting greens.

The Royal Pines Resort Golf Course is home to many International Golf tournaments, with the Australian Women's Master's being played there every year.

### A Garden Enclave

Designed by Elizabeth Watson Brown Architects, 26 luxury garden residences celebrate nature and art.



Courtyards and gardens are key living spaces in these duplex and double storey free standing homes: green retreats for entertaining, relaxation and contemplation. Each garden residence also incorporates passive climatic principles that maximise natural light and ventilation, summer shade and winter sun.

- Choice of duplexes and double storey homes
- Spacious three bedroom homes featuring beautiful gardens
- Fully equipped entertainer's kitchen including Miele stainless steel appliances
- Well considered lighting, ergonomic fittings and superior finishes
- Fully ducted reverse cycle air-conditioning
- Open plan with large living spaces and high ceilings
- Master Suite with walk-in robe
- Two car accommodation
- Quality bathroom fittings and fixtures
- Custom made joinery in bathrooms

### Disclaimer:

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**ROYAL PINES**  
 RESORT  
 Boulevard Residences

**FACT SHEET** continued

**The Community**

Royal Pines Resort is conveniently located in close proximity to the following local businesses and services:

**PRIMARY & SECONDARY EDUCATION**

- **St Kevin's Catholic Primary School**  
Benowa Road, Benowa
- **Bellevue Park State (Primary)**  
Sapium Road, Ashmore
- **Benowa State High School**  
Mediterranean Drive, Benowa
- **Southport State High School**  
Smith Street, Southport
- **Emmanuel Christian College**  
Birmingham Road, Carrara
- **Aquinas Catholic College**  
Edmund Rice Drive, Southport
- **Trinity Lutheran College**  
Ashmore Road, Ashmore
- **The Southport School (Boys)**  
Winchester Street, Southport
- **St Hilda's Anglican (Girls)**  
High Street, Southport
- **Gold Coast Institute of TAFE**  
Cnr Heeb St and Benowa Rd, Ashmore

**TERTIARY EDUCATION**

- **Bond University**  
University Drive, Robina
- **Griffith University**  
Parklands Drive, Southport

**HEALTHCARE**

- **Pindara Private Hospital** – Benowa
- **Gold Coast Hospital** – Southport
- **Allamanda Private Hospital** – Southport
- **Pacific and Wesley Private Hospitals** – Ashmore
- **Ashmore City Medical Centre** – Ashmore

**ENTERTAINMENT & RECREATION**

- **Emerald Lakes Golf Course**  
Nerang-Broadbeach Road, Carrara
- **Palm Meadows Golf Course**  
Palm Meadows Drive, Carrara
- **Carrara Stadium and Sporting Complex**  
Nerang-Broadbeach Road, Carrara
- **The Botanical Gardens (Rosser Park)**  
Ashmore Road, Benowa
- **Jupiter's Casino**  
Broadbeach Island, Broadbeach

**TRANSPORT**

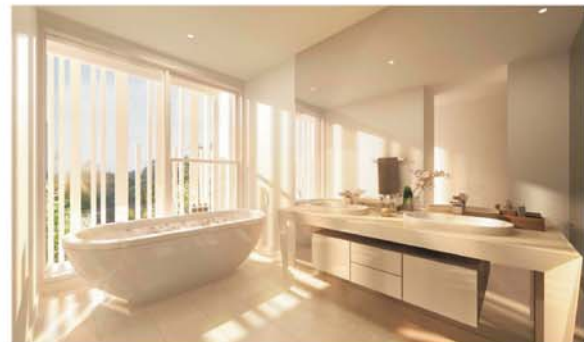
- **Nerang Train Station**  
Boulton Road, Nerang
- **Surfside Buslines** Ph. 13 12 30
- **M1 Motorway** within easy access

**SHOPPING**

- **Benowa Gardens Shopping Centre**  
Ashmore Road, Benowa
- **Ashmore Plaza Shopping Centre**  
Cotlew Street, Ashmore
- **Harbour Town Shopping Centre**  
Gold Coast Highway Biggera Waters
- **Australia Fair**  
Marine Parade, Southport
- **Pacific Fair**  
Hooker Boulevard, Broadbeach
- **Robina Town Centre**  
Robina Town Centre Drive, Robina
- **Australia Post**  
Ashmore Plaza Shopping Centre

**Outgoings**

Body Corporate – weekly levies are anticipated to be from \$58 per week. Council rates are anticipated to be approximately \$2,500 per annum.



**Sunland Group**

Building on its core philosophy of innovation, quality and service, Sunland Group continues its commitment to developing the highest calibre projects. Previous Gold Coast projects include the award winning Q1, Palazzo Versace and Circle on Cavill, as well as award winning townhouse projects Greenvue at Pacific Pines and Northbridge Residences at Robina.

**Terms of Purchase**

Initial deposit of \$5,000 to secure your home. Balance of 10% of deposit payable within 14 days from date of contract. Settlement is 14 days from registration or 30 days from date of contract. Cash/Cheque deposits and bank guarantees from approved financial institutions will be acceptable forms of deposit.

*For further information please contact:*

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**Sunland Group**