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THE "FRENCH RIVIERA" IS NOW YOURS FOR THE TAKING...



Property Overview

'TIME TO MAKE THE 'RIVIERA DREAM' YOUR REALITY'

Designed and built by award-winning developers, this high-end apartment, together with lavish amenities, will surpass the expectations of the most discerning buyers. The location is only exceeded by the natural landscape and geographical attributes that combine to create a residents-only building with absolutely stunning features.

As you enter your brand-new apartment, perfectly perched on the 15th floor, the significance of these features becomes immediately self-evident. Situated on the rivers bend, with a near-perfect North-facing perspective, your views are spectacular! From the warm rays of morning sunshine to the glow of 'golden hour', hinterland sunsets and the 'sparkle, glam and glitter' of the city skyline as it comes to life, you will enjoy this amazing view for years to come.

High ceilings, natural light and an easy flow create an apartment that makes you feel immediately at home. Your large, protected balcony integrates seamlessly with your internal living spaces and flows from your master bedroom with its own walk-in robe and ensuite. A second bedroom and guest bathroom will cater well to your interstate family and friends.

Be at ease knowing you have the full protection of modern building security and basement parking. Stay active or relax all day with sun lounges, a fabulous swimming pool, Swedish sauna and air-conditioned gym facilities. Rooftop entertaining areas will impress; kitchen and BBQ facilities along with a dedicated business lounge, conference rooms, exclusive dining room with private balcony as well as a 'country club' style common room, this building is world-class.

There is so much more to see, so much more to learn and so much more to enjoy about this stunning apartment in this marquee building. This is the 'one' you've been looking for. Welcome to your new home, a piece of the Riviera within walking distance to the world-renowned beaches of the Gold Coast.

Inspection by Appointment
Please Contact Michael or Lauren



"Home Sweet Home"



"Tastefully Crafted"



"Comfort Redefined"



"Waters Edge"



"Resort Style Living"



"Welcome Home..."

ONE CANNES

Property Specifications

- Positioned in a Peaceful Waterfront & Parkside Enclave
- Located Midway between Broadbeach & Surfers Paradise
- Brand New Building, Completed in July 2024
- Resident-Only Building with Serviced Reception
- Brand New Apartment on the 15th Floor
- True North Facing Perspective, on the Rivers Bend
- Unrivalled Views from Hinterland to City Skyline
- Originally Purchased as a 2 Bed, 2 Bath Plus Study
- Spacious Apartment Wrapped by Floor-to-Ceiling Glass
- State of the Art Kitchen with Butler's Pantry
- Inviting Open Plan Dining & Living Areas
- Seamless Indoor and Outdoor Integration
- Beautiful Balcony with Space to Entertain
- 'Master Suite' with Luxurious Finishes & Balcony Access
- World Class 'Resort Style' Facilities: Rooftop Terrace, Residents Bar, Private Dining Space & Business Lounge
- Fully Equipped Gym with Yoga & Reformer Pilates Studio
- 25-metre Infinity Edge Magnesium Pool & Swedish Sauna
- Exclusive Access to Private Pontoon & Jetty
- Minutes to the Golden Sands of Broadbeach, Premier Shopping & Dining Precincts, as well as Parks &
- Secure Car Park Plus Storage Cage
- Low Body Corporate Fees

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Seller's Insights

"The location is literally phenomenal... Away from the hustle and bustle of Surfers Paradise yet just a couple of hundred meters to the beach, adjacent to a park, great for walking the dog, north facing on a big piece of land and one of the best Main River positions that was ever up for grabs!"

"The quality of the design, the architecture and the build is only surpassed by the view. You will love it, everybody does! All considered, possibly one of the best views on the GC."

"The amenities are world class by any measure. You will utilise them all so much. They are literally an extension of your living and entertaining spaces. Plenty of room for you, your family and your friends."

Market Analysis

76/18 Chelsea Avenue, Broadbeach

Price: \$1,855,000
Traded: 28 Jun 2024
Size: 131m²
2 bed, 2 bath, 1 car



3404/12 Philip Avenue, Broadbeach

Price: \$1,700,000
Traded: 01 Mar 2024
Size: 122m²
2 bed, 2 bath, 1 car



23/173 Old Burleigh Road, Broadbeach

Price: \$2,010,000
Traded: 03 Jul 2023
Size: 125m²
2 bed, 2 bath, 1 car



46/18 Chelsea Avenue, Broadbeach

Price: \$1,850,000
Traded: 23 Jun 2024
Size: 131m²
2 bed, 2 bath, 1 car



701/95-97 Old Burleigh Road, Broadbeach

Price: \$1,780,000
Traded: 04 Dec 2023
Size: 130m²
2 bed, 2 bath



The information contained herein has been obtained through sources deemed reliable by M-Motion but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.



"Cannes Club"

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Suburb Profile

Surfers Paradise is a vibrant coastal suburb, globally recognised for its stunning beaches, iconic skyline, and dynamic lifestyle. Whether you're a local or a visitor, the allure of Surfers Paradise lies in its seamless blend of natural beauty and urban sophistication.

The golden stretch of sand, set against the turquoise waters of the Pacific Ocean, makes it a dream destination for surfers, beachgoers, and water sports enthusiasts alike. Beyond its renowned beaches and energetic nightlife, Surfers Paradise offers an abundance of family-friendly parks, playgrounds, and serene green spaces for everyone to enjoy. For those who love to shop and dine, Surfers Paradise is a retail and culinary hub. You'll find everything from luxury boutiques to local markets, trendy cafes, and award-winning restaurants. Just a stone's throw away, the Home of the Arts (HOTA) precinct hosts a popular Sunday market and a calendar of cultural events, making it a cornerstone of the local lifestyle.

Adding to the appeal of the area is Isle of Capri, an exclusive residential enclave known for its luxury homes and recent developments. Located just minutes from the heart of Surfers Paradise, Isle of Capri offers a more tranquil, upscale living experience while still benefiting from the proximity to the bustling city. With a revitalised shopping and dining scene—anchored by the stylish Capri on Via Roma precinct—it's quickly becoming one of the most sought-after addresses on the Gold Coast. Surfers Paradise is also conveniently located near leading private schools such as The Southport School (TSS) and St Hilda's, with easy access to a variety of other public and private schools. The suburb is serviced by modern public transport options, including buses and the G tram, connecting you effortlessly to the broader Gold Coast.

Whether you're looking for a lifestyle upgrade or a secure investment, Surfers Paradise—and its surrounding jewels like Isle of Capri—offers an unbeatable opportunity to experience the best the Gold Coast has to offer. Investing here is investing in a bright and vibrant future for your family.





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'Real Estate's New Generation'



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