

**1103/4 Alexandra Avenue, Mermaid Beach, QLD,  
4218**



**Apartment For Sale**

Saturday, 30 November 2024

1103/4 Alexandra Avenue, Mermaid Beach, QLD, 4218

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Rob Lamb

## Oceanfront Opulence at Mali Residences

Indulge in a lifestyle of unparalleled sophistication at Mali Residences, an exclusive residential haven perfectly positioned opposite the golden sands of Mermaid Beach. With the pristine beach and tranquil parklands just across the road, this location is ideal for pet owners or those seeking a serene coastal escape. World-class shopping at Pacific Fair and the vibrant Broadbeach dining and café precinct are only moments away, combining convenience with coastal tranquillity.

Set on the 11th floor, this apartment boasts uninterrupted views of the ocean, city skyline, and parklands, framed by expansive glazing throughout. The open-plan kitchen, living, and dining area exudes elegance, anchored by a striking island bench crafted from honed Namibian White Quartzite, premium Miele appliances, and bespoke Tasmanian Oak cabinetry. Add to this a second media room/study and you have a winning combination of livability and functionality.

Two spacious bedrooms and two luxurious bathrooms enhance the apartment's allure, with the master suite enjoying direct access to the private balcony-perfect for entertaining or unwinding in style. Offering 104m<sup>2</sup> of thoughtfully designed living space, the apartment also includes secure parking for one vehicle and storage.

As a residential-only building, Mali Residences ensures ultimate privacy and exclusivity. Residents enjoy access to resort-style amenities, including a lap pool, sauna, gymnasium, and an elegant lounge complete with a wine cellar, bar, and dining facilities. This residents lounge is a great extension to your apartment and the ideal entertaining area for any special occasion and large gathering.

### The Highlights:

- Flawless 11th floor apartment in "Mali Residences", with first-class finishes and exceptional, uninterrupted ocean views
- Boutique, residential-only building opposite Mermaid Beach and a tree-lined - East-facing 104m<sup>2</sup> floorplan enhanced by marble flooring and extensive glazing to frame stunning coastal, city and parkland panoramas
- Designed and built with effortless luxury living in mind
- Sleek kitchen showcases Tasmanian Oak cabinetry, Miele appliances and an exquisite island bench wrapped in honed Namibian White Quartzite
- Open plan living and dining area adjoins the kitchen and flows freely onto an alfresco entertaining balcony
- Multipurpose room provides the perfect space for a second TV room or home office
- Two spacious bedrooms, including a master suite basking in enviable ocean and park views
- Two stylish bathrooms; with one appointed as a luxe ensuite to the master suite
- European-style laundry
- One secure car space and storage
- Onsite leisure facilities including a BBQ, lap pool, gymnasium, sauna plus a residents lounge with wine cellar, bar and dining facilities

Perched in a prized location, take advantage of tranquil beachside living without compromising on proximity to necessary amenities. Golden beaches, parklands, shops, medical facilities, cafes and restaurants are all accessible on foot, with ample public transport on your doorstep. All the delights of upscale Pacific Fair await in 900m, or stroll to The Star, to enjoy fine dining or a live show. When travel beckons, it's just 18km to Gold Coast Domestic and International Airport.

Whether it's your permanent residence, a lucrative investment or a luxury weekender/ holiday haven, Mali Residences embodies an enticing beachside lifestyle. Contact Rob Lamb today on 0405 608 601.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.