

**Lot 4/3519 Main Beach Parade, Main Beach, QLD,  
4217**



**Apartment For Sale**

Wednesday, 13 November 2024

Lot 4/3519 Main Beach Parade, Main Beach, QLD, 4217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## Exclusive, Contemporary Luxury on the Absolute Beachfront

Positioned on the absolute beachfront, this brand-new, half-floor residence in the exclusive "Amani" development offers an unmatched blend of luxury and functionality. Situated on the second floor of this boutique complex, this residence offers sweeping, uninterrupted views from Main Beach down to Coolangatta-stunning panoramas to enjoy at any hour of the day.

Designed for optimal light, space, and flow, the expansive 196m<sup>2</sup> floorplan has been re-imagined to highlight modern elegance and ease of living. From the gourmet kitchen-featuring honed New York marble countertops, premium Gaggenau appliances, and hardwood timber flooring-to the light-filled living and dining areas, every detail has been thoughtfully crafted for a refined lifestyle.

Each of the three bedrooms is a serene retreat, with the master suite enjoying terrace access, a marble ensuite, and a dressing room. A second living area provides versatility, while the wraparound balcony seamlessly connects indoor and outdoor spaces. Indulge in exclusive resident amenities, including an infinity-edge beachfront pool and an ocean-view sauna.

### The Highlights:

- Brand-new, half-floor residence in "Amani," a boutique beachfront development with only 15 luxury residences.
- Prime views of Main Beach and the Pacific Ocean, with sightlines extending down the coastline to Coolangatta.
- 196m<sup>2</sup> floorplan customized for added living space, storage, and natural light, with oversized balcony and ventilation-enhancing louvre windows.
- Contemporary, high-end finishes include honed marble, hardwood floors, and timber-accented doors.
- Gourmet kitchen with New York honed marble benches, premium Gaggenau appliances (including gas burner, induction cooktop, and warming drawer), integrated fridge and dishwasher, wine fridge, and Ziptap.
- Seamlessly integrated indoor and outdoor living spaces, with a light-filled living and dining zone opening to the alfresco terrace.
- Multi-purpose room and three bedrooms, including a deluxe master suite with dressing room, marble ensuite, and terrace access.
- Secure basement parking, ducted zoned air-conditioning, ceiling fans in all bedrooms, and smart home automation for lights, air-conditioning, fans, and window dressings.
- Exclusive amenities: infinity-edge beachfront pool and ocean-view sauna.
- Estimated completion: December 2024.

### Prime Location

This sought-after location offers access to uncrowded beaches and an array of premium conveniences. Just 600m away, explore boutique shopping and dining on Tedder Avenue, enjoy waterfront dining at the Southport Yacht Club, or unwind with a casual meal at the Southport Surf Life Saving Club, all within walking distance. Marina Mirage is a short drive away, along with parks, scenic walking paths, and abundant public transport options.

Embrace the luxury and ease of a beachfront lifestyle at Amani, where stunning views and elegant design converge. For further details, contact Michael Kollosche on 04111 888 15 or Dino Machado on 0414 578 282.

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.