



An aerial photograph of the ocean. The water is a deep, vibrant teal color. On the right side, white, frothy waves are breaking, creating a stark contrast with the dark water. In the lower-middle part of the frame, a small white surfboard with a person on it is visible, riding a wave. The overall scene is serene and captures the beauty of the ocean from a high angle.

Ocean

GOLD COAST



WELCOME

Meriton has a rich history of delivering outstanding developments defined by quality, style and design. Ocean takes this legacy a step further, ushering in a new era.

This iconic development has been a long-held dream of Harry Triguboff's and today it rises high as the jewel in Meriton's crown.

"Meriton's first Gold Coast towers were Florida in Surfers Paradise and the Nelson at Paradise Waters at the start of the 1980's, almost 40 years ago. Xanadu in the late 1990's and Pacific Views in 2002 on the western side of Main Beach Parade that overlooked the Pacific Ocean continued our high-rise love affair with the Gold Coast. Little did I know that one day I would have the opportunity to purchase the best land in Surfers Paradise and design one of the country's tallest and most iconic residential towers – Ocean.

Ocean will be like no other development on the Gold Coast. Soaring 252m, the design encapsulates all that is great about one of the world's most desirable beachfront locations, Surfers Paradise.

I have been very passionate about designing and delivering a building that is in tune with the ocean and the golden beach that fronts it, and I believe Ocean will bring a new dimension to the Surfers Paradise beachfront strip in the form of a sculptured tower that uses materials and finishes inspired by the ebb and flow of the ocean.

I have loved the Gold Coast since my first visit in the 1960's, and after all my travels internationally, I still believe the Surfers Paradise beachfront is one of the best in the world.

Ocean will be my 19th high-rise on the Gold Coast and will be the jewel in my 57 year development career. I am extremely proud of Meriton's 100% construction completion record which offers purchasers security and certainty."

Harry Triguboff A.O.



BUILT FOR A LIFETIME OF COMFORT



Why buying a Meriton apartment should be your only choice

- 57 years of history under the same name and founder, specialising in building residential communities in only the best locations
- Our developments are DA approved with construction well underway prior to marketing, unlike our competitors who are yet to receive DA approval let alone finance approval which is required for construction to commence
- Each development is an evolution in exquisite quality and design, driven by an understanding of future standards and the way people want to live. Our in-house architects and engineers work alongside the best firms in the country to deliver a bespoke product
- Dedicated on-site building management teams routinely inspect grounds, facilities and conduct all maintenance on behalf of owners. This ensures every development is maintained to the highest of standards well after it has been completed
- We provide a tenant guarantee on settlement for every investor and have a vested interest in providing the best rental returns. We also manage your investment and offer Australia's most competitive management rate of 4%
- Meriton Property Finance is offered exclusively to new Meriton purchasers, ensuring more people can purchase their dream apartment



Over 75,000 apartments built by Meriton across Sydney, Brisbane and the Gold Coast

100%
100% construction completion on every project



\$1.2 billion in apartment sales in 2019

13,000+
10,000+ rental apartments and 3,000+ hotel suites owned, managed and operated by Meriton



Over 57 years of history

76 LEVEL

ICONIC BEACHFRONT TOWER



In the centre of Surfers Paradise, directly opposite the beach.

One of the most iconic and tallest residential towers Australia has ever seen.

Ocean, rising 76 storeys against the Gold Coast skyline, is set to be the most iconic Surfers Paradise beachfront landmark, bringing to life a new era in modern living, one where lifestyle, convenience and luxury meet. This thriving new precinct will be home to a luxury **five-star hotel**, opulent **residential apartments**, **world-class facilities** boasting a resident-only sky pool and gym on level 33, beach club podium on level five, and a **vibrant** retail precinct fronting both the Esplanade and Surfers Paradise Boulevard with cafés and two purpose-built restaurants taking advantage of Ocean's stunning beachfront vistas.

Ocean residences will be home to **387 apartments rising from level 33** and will tower over all neighbouring buildings by up to 40 storeys. Residents, who will be a few steps from the beach, will be awestruck by their **never-to-be-built-out views**. They include northern views toward Main Beach and the upmarket Marina Mirage, eastern views over the mesmerising Pacific Ocean, southern views over the vibrant Surfers Paradise skyline, and western views over the winding canals of the Gold Coast toward the lush hinterland rainforests.

Designed by award-winning architect SJB, the attention to planning and design is evident at first glance, from the **glistening glass facade** with horizontal white feature stripes, to the impressive **double-height lobby**, to the **spacious apartment interiors with their high ceilings**. Residents will be able to enjoy **semi** or **fully enclosed balconies** ensuring all year round enjoyment.

The use of sophisticated materials, lavish fixtures and fittings, and lush landscaping ensures Ocean will set **a new standard of luxury living on the Gold Coast**.

Ocean, on the doorstep of a Cypress Avenue light rail station and just 30 minutes from the Gold Coast Airport, combines a vibrant lifestyle with modern amenities and easy connectivity, ensuring residents will **experience a quality of apartment living never before seen on the Gold Coast**.



NORTH VIEW

Toward the Broadwater



SOUTH VIEW

Toward Burleigh and Coolangatta



WEST VIEW

Over the Nerang River and out to the Hinterland





A LOCATION TO ENVY

The Gold Coast is one of the fastest-growing areas in Australia and its splendour offers a lifestyle like no other, one brimming with opportunities for high-quality education, upmarket shopping, fine dining and leisure all dressed in the beauty and warmth of the beach. Ocean is perfectly positioned in the heart of this thriving city, poised beside the golden sands and clear water of Surfers Paradise Beach.

The convenience of life at Ocean is further enhanced by the proximity to transport services and nearby destinations. From light rail, with services every 7 to 15 minutes, to the express train lines and international airport, to the delights of Brisbane, Byron Bay and destinations further afield, you are easily connected to numerous destinations both near and far.



THE GOLD COAST'S NEW CENTRAL HUB

Everything you need is at your fingertips at Ocean, offering an exceptional level of convenience and ease of living, ensuring you never have to leave your home. Ocean residents have access to five-star services and facilities, including their very own buzzing **retail precinct** which will be home to cafés and **two purpose-built restaurants** on level one which will enjoy Ocean's stunning beachfront vistas.

Start the day with your favourite coffee while browsing through the array of luxury retail shops, or enjoy lunch at one of the first-floor restaurants which boast outdoor seating allowing you to breathe in the ocean air whilst listening to the crash of the waves.

Meriton have delivered a

VISIONARY NEW ICON

that draws inspiration
from the Pacific Ocean and the
vibrant urban surrounds.

LVL 75

DOUBLE-STOREY
SUPER PENTHOUSES

LVL 73

74

PENTHOUSES

LVL 33

FIRST LEVEL OF
RESIDENTIAL
APARTMENTS

LVL 33

RESIDENT-ONLY
FACILITIES

GRAND DOUBLE
HEIGHT LOBBY
AND ALFRESCO
DINING

LVL 5

BEACH CLUB



Artist Impression.

WHERE SPACE IS THE ESSENCE OF LUXURY

Ocean brings the remarkable comforts of world-class finishes and luxe materials to these residences of house-like proportions, which will afford truly extraordinary views that are an essential part of upper-floor living.

Ocean offers **large and flexible floorplans** with apartments opening onto spacious balconies for seamless indoor outdoor living, ensuring your lifestyle is elevated with a home you will not want to leave.

- Apartments enjoy **semi or fully enclosed balconies** ensuring all year round enjoyment
- Oversized 900mm x 450mm European tiles flow throughout the kitchen and living areas, accentuating the open-plan design and creating a remarkable practicality
- Each apartment has been designed to ensure that all rooms take advantage of the sweeping views through floor-to-ceiling glass windows and generously high ceilings
- Security includes a video intercom in apartments and CCTV cameras around the development
- Each apartment will be fitted with electronic smart meters allowing you to keep a close eye on your energy usage via a smartphone app
- A selection of one, two and three bedroom apartments with generous size study rooms providing the perfect space to work from home
- Provisions for super-fast broadband and pay TV, with fibre-optic cabling in the living areas and bedrooms
- Internal laundry with dryer and cabinetry
- Split-system reverse cycle air-conditioning to all rooms



Artist impression.

THE ENTERTAINER'S KITCHEN

The hero of the home is undoubtedly the contemporary kitchen in each Ocean apartment.

The sleek and luxurious design of this entertainer's delight makes it as functional as it is beautiful, with a sense of luxury in every detail.

- Premium SMEG stainless-steel appliances including concealed undermount rangehood, gas cooktop, oven, microwave with black glass, and a fully integrated dishwasher

- Caesarstone 40mm benchtop and mirror splashback
- Soft-closing, full-height cabinetry in satin Polyurethane and Polytec wood inspired finish

ROOM WITH A VIEW

Wake up each day to the calming sounds of the ocean, with a view that will take your breath away. This is just one of the pleasures of life as an Ocean resident.

Luxuriously large bedrooms are designed as restful retreats. They are a private oasis offering the comfort and convenience of built-in wardrobes and the sheer luxury of a master ensuite that features a freestanding bath.

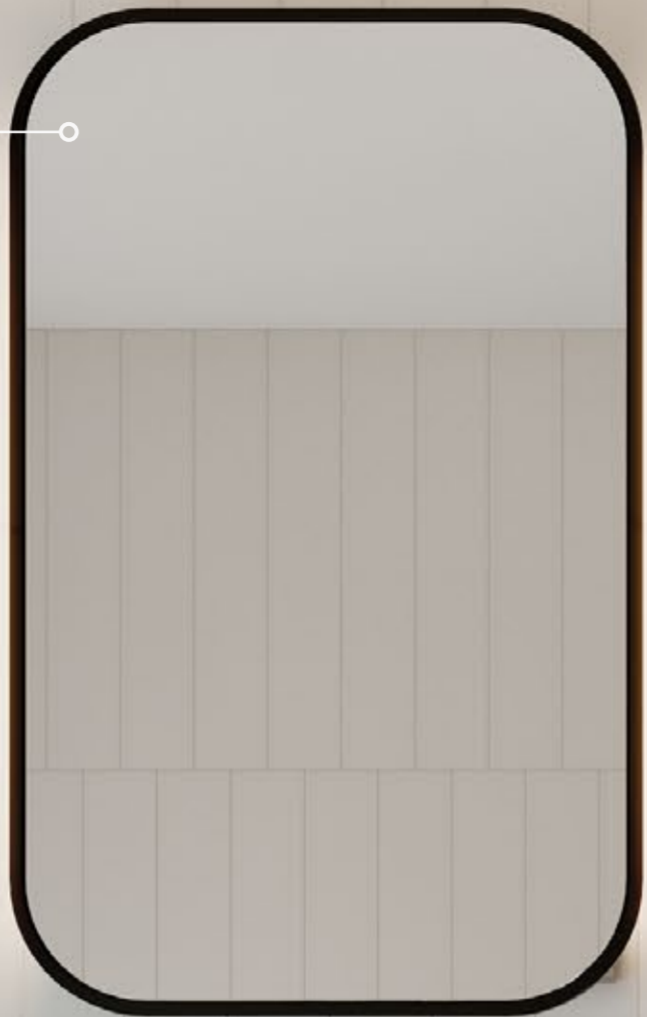
Colours and finishes are linked throughout each residence, tying design themes together throughout each room.



OVERHEAD
RAINWATER AND
HAND HELD SHOWER
HEADS

FRAMELESS GLASS
SHOWER

MIRRORED WALL
HUNG SHAVING
CABINET WITH LED
STRIP LIGHTING



POLYTEC FLOATING
SHELVES



CAESARSTONE
TOP AND
SIDE PANEL

POLYTEC VANITY



WALL HUNG TOILET
SUITE WITH
CONCEALED CISTERN



BRUSHED BRASS
WALL MOUNTED
MIXER TAPS AND
HARDWARE



FREE-STANDING
BATH

LARGE 300X600
MARBLE-INSPIRED
TILES ON
FLOORS AND
FEATURE WALL

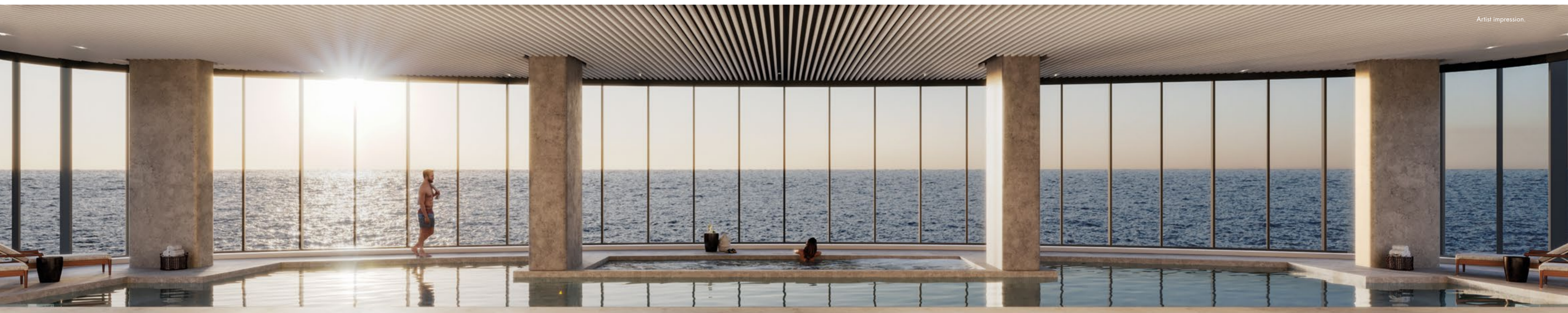


AMENITIES THAT ENHANCE YOUR LIFESTYLE

Ocean, which fronts premier beachfront street The Esplanade, creates a bold first impression from the moment you step into the expansive lobby with its soaring 4.5m ceilings. Residents pass through this space to their own private reception area, absorbing the opulent atmosphere as they go, and enter a high-speed smart lift, ensuring a quick return to their high havens. The lobby, with views to the ocean and elegant yet striking design features, is the grand entrance your luxury apartment deserves.

Extensive lifestyle facilities complement this stunning area. A beach club on level 5 is serviced by a bar and features lush landscaping, while level 33, exclusive to Ocean residents and their guests, features a 22-metre indoor pool with unobstructed ocean views, gymnasium, sauna, spa and community rooms.

LVL 33



Indoor pool located on LEVEL 33

SKY POOL



THE EXCLUSIVE OCEAN BEACH CLUB

This fun yet functional area will appeal to all lifestyle groups, with a 25m pool with adjacent spa, bar, large open lawn and sunbaking day beds. The lifestyle precinct is designed by highly sought-after landscape architects, Urbis. A carefully selected palette of plants with a variety of colours, sizes and textures will create a rich sub-tropical environment and provide a lush green and colourful landscape of character to this dynamic space.

Should you want to relax and unwind in a serene, spa-like environment, take the lift to level 33 where you can savour the uninterrupted views across the Pacific Ocean from your very own 22m lap pool. This relaxing space also features a gymnasium, sauna, spa and community room, all with 24-hour access.

A WORLD-CLASS DESTINATION

Ocean
GOLD COAST



Artist Impression

SHOPPING & DINING

Coles Surfers Paradise	700m
Cavill Avenue, Surfers Paradise	700m
Cavill Lane Shopping Mall	850m
Woolworths Surfers Paradise	900m
Chinatown Gold Coast	4.2km
Australia Fair Shopping Centre	3.7km
Marina Mirage Shopping Centre	3.3km
Pacific Fair Shopping Centre	5.2km

TRANSPORT & MEDICAL

Cypress Avenue Light Rail Station	25m
Bus Stop	125m
Gold Coast University Hospital	8.3km
Gold Coast Private Hospital	8.8km
Gold Coast Airport	22km

EDUCATION

The Southport School	3.8km
St Hilda's School	4.4km
Griffith University	7.7km
Emmanuel College	8.4km
Bond University	11.3km
All Saints Anglican School	13.4km
Somerset College	14.7km
Southern Cross University	22.7km

SPORT & LEISURE

Surfers Paradise Beach	91m
The Wax Museum	550m
Southport Golf Club	3.0km
AFL Stadium	8.9km
Gold Coast Convention & Exhibition Centre	4.1km
The Star Casino	4.2km

SUN, SAND AND SURF

Near perfect weather guarantees days are ideal for catching up with friends at a marina, unwinding in the Hinterland or simply enjoying the sunshine on the beach.

The Gold Coast is renowned for its outdoors lifestyle. It is a place dedicated to the sun, sand and surf with its iconic coastline a picture startling physical beauty stretching over 52km of soft golden sand. Venture inland and explore the beauty of the Gold Coast Hinterland, famous for its unspoiled world heritage sites, charming mountain villages and sweeping coastal views.

SOMETHING FOR EVERYONE

The Gold Coast is renowned for hosting a diverse range of events and has earned the enviable reputation as the events destination of Australia. Spectators from all over the world travel to this dynamic location for events such as the Quicksilver Pro surfing titles, the Vodafone Gold Coast 600 motor race, and the Magic Millions racing carnival.

The Gold Coast also proudly houses a number of prestigious secondary and tertiary education institutes, recognised on both the national and international stage. Both Bond University and Griffith University are globally recognised for offering world-class, personalised educational experiences, and are dedicated to developing the next generation of corporate and community leaders.

- Bond University
- Griffith University
- Southern Cross University
- Somerset College
- All Saints Anglican School
- Emmanuel College
- St Hilda's School
- The Southport School



BEACHFRONT LUXURY

From world-class events to premier shopping destinations, cosmopolitan living is at the forefront of life on the Gold Coast. The multicultural nature of the Gold Coast has brought about a deliciously successful food and wine society. The wide variety of restaurants, bars and cafés are world class, with the freshest fine foods and international flavours to tantalise your tastebuds.

Discover only the best in retail therapy with fantastic boutique shopping at one of Australia's largest shopping centres, Pacific Fair, being just moments away. Indulge in five-star luxury and live it up with first-class entertainment at the newly renovated Star Casino. Experience a wide range of restaurants, bars and the never-ending excitement of the 24-hour casino.

A VIVACIOUS BEACHSIDE LIFESTYLE

There are few places in the world that surpass the combination of lifestyle, location and affordability found on the Gold Coast.

There is something for everyone in this idyllic city. Lovers of the outdoors are gifted year-round sunshine for days filled with boating, swimming, surfing, hiking and exploring, while those looking for something more luxurious are surrounded by dining and entertainment precincts and high-end retail.

Ocean is at the heart of a vibrant Gold Coast lifestyle.

BE PART OF THE FUTURE

The Gold Coast hosts millions of visitors each year, with thousands of those people moving permanently from interstate and overseas.



SUNSHINE STATE

The Gold Coast boasts an average temperature of between 21 and 28 degrees celsius, and enjoys more than 300 days of sun a year.



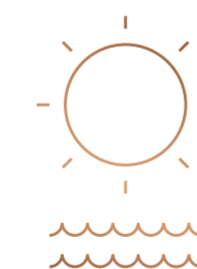
A POPULAR PLACE

The Gold Coast population is set to double by 2036, ensuring a steady occupancy rate of 98% in the Surfers Paradise living precinct.



FLYING HIGH

Coolangatta Airport has more than 70 planes arriving and departing from both national and international locations daily. A \$300 million masterplan refurbishment is complete, ensuring the airport will become one of Australia's primary regional hubs.



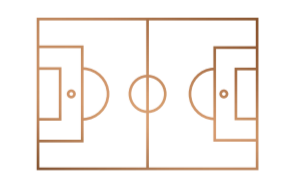
A GOLDEN LIFESTYLE

The Gold Coast is the sixth largest urban area in Australia and continues to attract visitors nationally and internationally, people lured by the endless beaches, relaxed culture, warm weather and multitude of lifestyle activities.



A NEW WORLD CITY

A \$17 billion development pipeline is set to be laid down on the Gold Coast over the next decade, with more than 250 projects rolling out across multiple sectors such as housing, transportation, tourism, retail, health and services.



SPORTING HEAVEN

\$320 million has been invested into new world-class sporting infrastructure.