

V&A

VICTORIA & ALBERT
BROADBEACH

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SHOP 1/90 SURF PARADE, BROADBEACH QLD 4218

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CHAPTER ONE INTRODUCING V&A

Designed by highly regarded architects DBI, V&A is a mixed-use development comprised of two spectacular residential towers, Victoria Residences and Albert Residences, a world-class luxury subtropical

recreational podium, sky residences, private owners only amenity, two levels of premium office space and commercial facilities and a vibrant new retail arcade. It truly is everything and more.



V&A FACADE — ARTIST IMPRESSION





“We have a unique opportunity to create something extraordinary for Broadbeach and we don’t take that responsibility lightly.”

SAM ARNAOUT, CEO – IRIS CAPITAL



VICTORIA CLUB POOL DETAIL — ARTIST IMPRESSION

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CHAPTER TWO
A LANDMARK PRECINCT

V&A has been meticulously crafted to become a landmark precinct within Broadbeach, providing meaningful and far reaching lifestyle benefits. It will help cement Broadbeach as one of the pre-eminent locations on the Gold Coast to live, work and revel in first class amenity.

Everything you need is just an elevator ride away. From gourmet dining and shopping, to iconic destinations like the Convention & Exhibition Centre, Star Casino and of course, the pristine beach, there is always so much to see, do and experience within easy walking distance.

Boutique retail and fine food will define the base of the development, creating colour and life, while the two levels above will house beautiful, modern office spaces.



From the moment you step into the breathtaking lobby at V&A, it is clear that you are somewhere special.

Both the Victoria and Albert buildings will offer a diverse range of one, two, three and

four bedroom residences, each crowned by an exclusive collection of spectacular penthouses. Each residence has been carefully crafted to include large indoor and outdoor living spaces, a unique materiality inspired by the landscape and captivating outlooks to the ocean.

THE VICTORIA CLUB

Located on level 4, The Victoria Club is a wonderland of private, recreational amenity for residents to revel in.

The expansive space offers a mix of premium indoor and outdoor amenity. Featuring a swimming pool, gym, wellness room, yoga lawn, resident's lounge, children's area, cinema, outdoor dining, barbecue pods and so much more, all set amongst verdant, green landscaping.

The Victoria Club represents the best of resort style living, without compromise.

- 1 KIDS POOL
- 2 ZEN GARDEN
- 3 STEAM ROOM
- 4 SAUNA
- 5 GYMNASIUM
- 6 BBQ DECKS
- 7 20M LAP POOL
- 8 SPA POOL
- 9 CAFE
- 10 KITCHENETTE
- 11 CINEMA
- 12 KIDS CLUB
- 13 OUTDOOR CINEMA









VICTORIA SKY LOUNGE

On level 64 of the Victoria Residences you'll find the Victoria Sky Lounge, a spectacular space boasting a range of first class amenity and captivating views across the skyline and beyond.

The Victoria Sky Lounge features a sports lounge, private meeting rooms, a range of outdoor spaces with spectacular views and two separate lounges, one complete with galley kitchen, perfect for hosting private functions.

- | | | | |
|---|---------------------|----|---------------------------|
| 1 | SKY LOUNGE | 7 | OUTDOOR LOUNGE |
| 2 | PRIVATE DINING ROOM | 8 | EXCLUSIVE LOUNGE |
| 3 | GALLEY KITCHEN | 9 | EXCLUSIVE WINE CELLAR |
| 4 | YOGA STUDIO | 10 | EXCLUSIVE DINING ROOM |
| 5 | SPORTS LOUNGE | 11 | EXCLUSIVE KITCHEN |
| 6 | MEETING ROOMS | 12 | EXCLUSIVE OUTDOOR TERRACE |

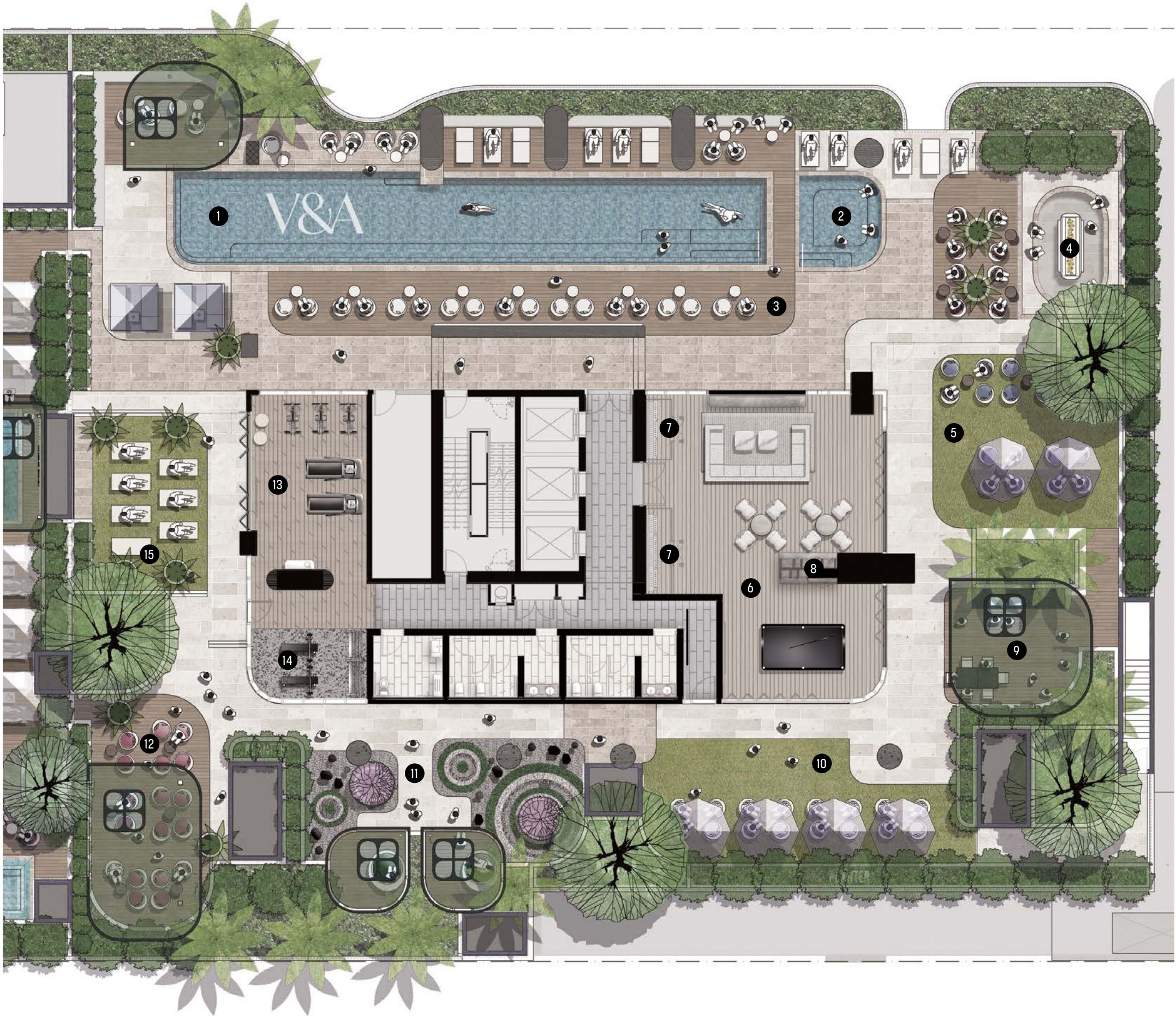




THE ALBERT CLUB

Located on level 4, the Albert Club is a unique and tranquil haven. It has been designed to create the ideal atmosphere for you to savour a diverse array of experiences and moments.

Features include a captivating pool and spa, sauna, steam room, gym, zen garden and yoga lawn studio, allowing you to invigorate your mind, body and spirit.



THE ALBERT CLUB

- 1 LAP POOL
- 2 SPA
- 3 POOL DECK
- 4 FIRE PIT
- 5 LAWN
- 6 MULTI-PURPOSE ROOM
- 7 PRIVATE WINE CELLAR
- 8 LIBRARY
- 9 TEPPANYAKI DECK
- 10 LAWN TERRACE
- 11 ZEN GARDEN
- 12 LOUNGE DECK
- 13 GYM/PILATES
- 14 WEIGHTS ROOM
- 15 YOGA LAWN



ALBERT SKY LOUNGE

On level 64 of the Albert Residences you'll find the Albert Sky Lounge, an observation deck that provides panoramic outlooks rivalling the best on the Gold Coast.

Featuring a breathtaking sky lounge with wrap around balcony, indoor/outdoor kitchen and dining space, private dining room, wine cellar, library, meeting rooms, yoga studio and cards room, it offers you the promise of countless nights spent in good company and great spirits.



ALBERT SKY LOUNGE

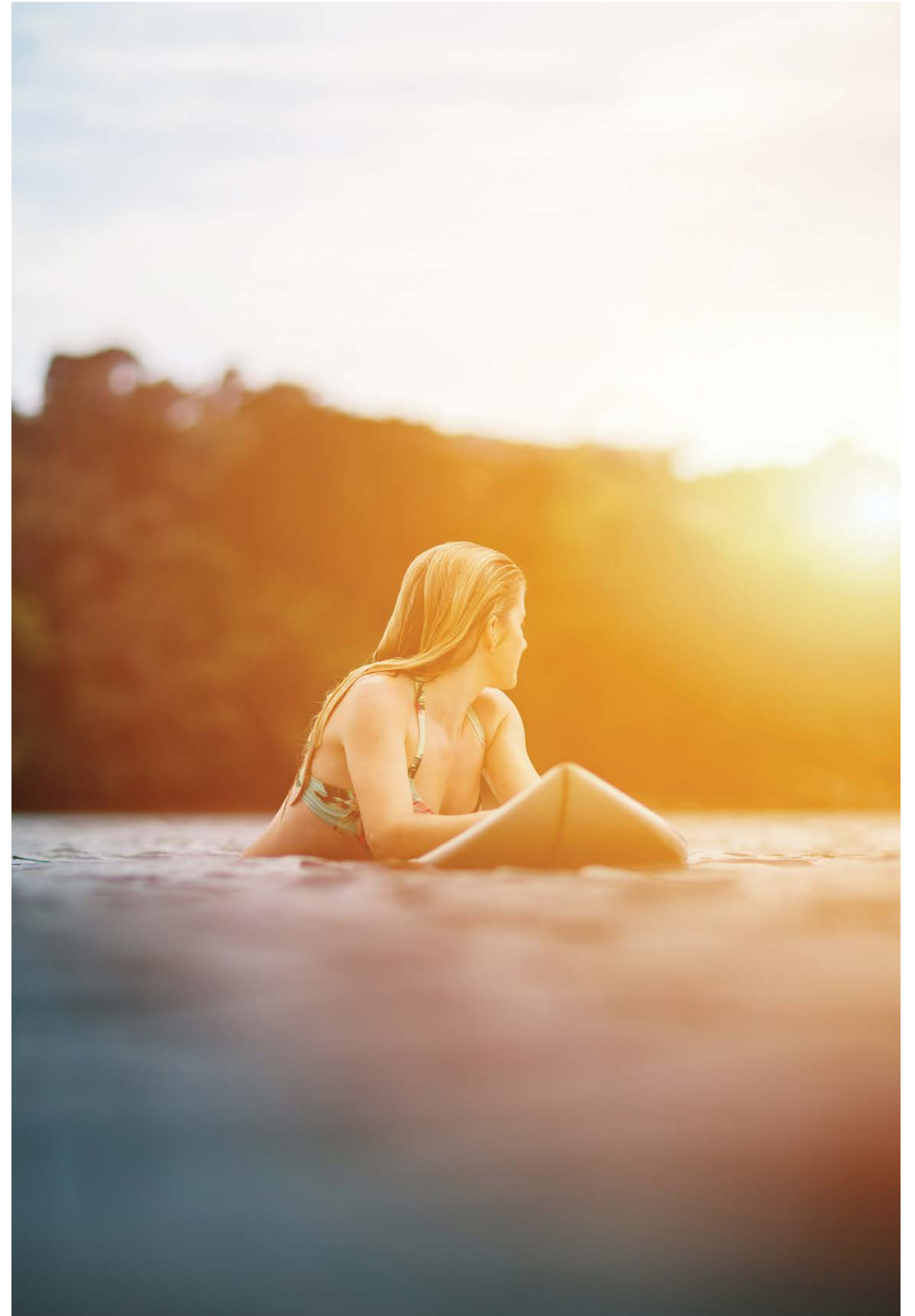
- 1 PRIVATE DINING ROOM
- 2 PRIVATE DINING KITCHEN
- 3 SKY LOUNGE
- 4 WINE CELLAR
- 5 TERRACE LOUNGE
- 6 LIBRARY
- 7 CARDS ROOM
- 8 MEETING ROOM
- 9 YOGA STUDIO
- 10 INDOOR/OUTDOOR KITCHEN & DINING

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CHAPTER THREE THE NEIGHBOURHOOD

Laid back and effortlessly cool, every day feels like a holiday in Broadbeach. Although the neighbourhood has evolved to cater to all the requirements of modern, urban life, it has retained the relaxed, welcoming charm that has long been associated with beachside living.

You can leave the car at home and enjoy a wealth of premium amenity, simply by going for a leisurely stroll. No matter the route you take, you'll always find new restaurants and bars to sample, shops to explore or unique and beautiful landscapes to lose yourself in. V&A puts you at the heart of it all.





CURRUMBIN

BURLEIGH HEADLAND

KURRAWA
SURF CLUB

KURRAWA
PARK

BURLEIGH GOLF CLUB

MERMAID
WATERS

THE ORACLE
BOULEVARD

BROADBEACH
MALL

BOND
UNIVERSITY

PACIFIC FAIR
SHOPPING CENTRE

LIGHT RAIL

THE STAR CASINO

V&A

FOOD & WINE

- 1 Kurrawa Surf Club
- 2 Elk Espresso
- 3 Koi Broadbeach
- 4 Moo Moo The Wine Bar + Grill
- 5 Mamasan Kitchen + Bar
- 6 Social Eating House + Bar
- 7 Nineteen At The Star
- 8 Kiyomi
- 9 Miss Moneypenny’s
- 10 Iyara Thai Restaurant
- 11 Easy Street Diner
- 12 Le Cafe Gourmand
- 13 Bam Bam Bakehouse
- 14 Temple Of Spices
- 15 The Glenelg Public House
- 16 Little Truffle
- 17 Etsu Izakaya
- 18 Alkemist
- 19 Sandrino Kitchen & Bar
- 20 Metro Coffee
- 21 Moana Restaurant & Bar
- 22 Edgewater Dining & Lounge
- 23 Palette Restaurant

- 24 The Exhibitionist Bar
- 25 Alfresco Italian Restaurant
- 26 Asami Teppanyaki
- 27 Shiraz Authentic Persian Restaurant
- 28 Izakaya Umakamon
- 29 Brazilian Flame Bar & Grill
- 30 Costa D’oro
- 31 Sagano
- 32 Espresso Bonsai

RETAIL & LEISURE

- 33 Bvlgari
- 34 Bally
- 35 David Jones
- 36 Louis Vuitton
- 37 Hermès
- 38 Tiffany & Co.
- 39 Gucci
- 40 Home Maker Centre
- 41 SkyPoint Observation Deck
- 42 Surfers Paradise Esplanade
- 43 Chevron Renaissance Shopping Centre
- 44 Surfers Paradise Beachfront Markets

The Gold Coast is a destination that seeks to capture the imagination and provide a lifestyle unlike any other. V&A places you in the heart of this magnificent region with unprecedented access to both north and south Gold Coast.

Enjoy the seemingly endless array of breathtaking beaches, including Kurrawa and Mermaid Beach. Shop to your heart’s

content in the expansive surrounds of Pacific Fair. Broaden your horizons at the Home of the Arts, relax with a lazy 18 at the Southport Golf Club, explore the endless bikeways and walking trails that weave through the landscape or fly out at a moment’s notice from nearby Coolangatta Airport. A world of opportunity is right at your fingertips, just waiting to be experienced.





“V&A is arguably the Gold Coast’s most walkable new address. Everything you need is at your fingertips.”

SAM ARNAOUT, CEO – IRIS CAPITAL

No matter how you define a walkable neighbourhood, there is no doubt that Broadbeach fits the bill.

You can find everything you need for daily living just moments from your door, including supermarkets, fresh food,

wellness providers, banks and other key service providers. The light rail station is only a short walk away from V&A, as are the beach, river and expansive parklands. And to top it all off, there are over 50 restaurants and cafes within 300m of your front door, meaning you’re always going to be spoilt for choice.

FOOD & WINE

- 1 Lime Kitchen & Bar
- 2 Yellowfin Seafood Restaurant
- 3 Sage Restaurant & Bar
- 4 Haveli Authentic Indian Cuisine
- 5 The Gelato Shop
- 6 Arigatou Teppanyaki
- 7 On Fire Broadbeach Greek Taverna
- 8 Manihani Indian Restaurant
- 9 Sushi Train
- 10 Vivid Shisha Lounge & Tapas Bar
- 11 Aloha Bar & Dining
- 12 Double Zero
- 13 Alachati Restaurant/Bar
- 14 Don’t Gnocc It Restaurant
- 15 Rumi Persian Restaurant
- 16 Smokehouse Meat & Co Grill
- 17 Cha Cha Japanese Restaurant
- 18 Valentinis
- 19 George’s On Broadbeach
- 20 Maggie Choo
- 21 Crema Espresso
- 22 Koi Broadbeach
- 23 Murasaki Teppanyaki
- 24 Hand Coffee
- 25 Brew Brew Bubble Tea
- 26 Roosevelt Lounge
- 27 The Loose Moose Tap & Grill House
- 28 Sofia’s Restaurant & Bar
- 29 Madison’s Cafe
- 30 Harajuku
- 31 Grand Dynasty
- 32 Marios Italian Restaurant
- 33 Beachside Pavilion

- 34 Elk Espresso
- 35 Tower 28 Café
- 36 Broadbeach Tavern
- 37 The Cardamom Pod
- 38 Moo Moo The Wine Bar + Grill
- 39 Gemelli Italian
- 40 The Lucky Squire
- 41 Mamasan Kitchen + Bar
- 42 My Gelato
- 43 No Name Lane Cafe & Bar
- 44 Social Eating House + Bar
- 45 Mecca Bah Gold Coast
- 46 Orzo
- 47 Noodle Broadbeach
- 48 Brunch & Co
- 49 The Bavarian
- 50 Sens Coffee
- 51 Nineteen At The Star
- 52 Cucina Vivo
- 53 Harvest Buffet

RETAIL & LEISURE

- 54 Summer Elisabeth Day Spa
- 55 Vintage Cellars
- 56 Broadbeach Thai Massage
- 57 Den Devine Jazz Bar
- 58 Bakers Delight
- 59 F45 Training
- 60 Myfitness Club
- 61 Navarna Hair Excellence
- 62 Ricochet Hair & Beauty
- 63 Woolworths
- 64 Endota Spa
- 65 Barber Bros





ETSU IZAKAYA (2.2KM / 6MIN DRIVE)
MOO MOO WINE BAR (300M / 4MIN WALK)







KURRAWA SURF CLUB (300M / 4MIN WALK)
PACIFIC FAIR SHOPPING CENTRE (1KM / 4MIN DRIVE)







Susan Rossi, Director of Interior Design/Architect — DBI
Neil Clarke, Associate Director/Architect — DBI
Terry Ourari, Design Lead — DBI
Raith Anderson, Managing Director/Architect — DBI

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CHAPTER FOUR THE COLLABORATORS

V&A is a landmark precinct that will forever define Broadbeach. A project that ambitious requires a team of passionate, dedicated and highly experienced collaborators to bring it to life.

Highly regarded developers Iris Capital have assembled just such a team, comprised of innovators and industry leaders. Together, their shared expertise and vision will deliver a lifestyle destination that will command attention, and that residents will feel proud to call home.

DEVELOPER — IRIS CAPITAL

Established in 1995, Iris Capital is a fully integrated development and hospitality group, driven by a passion for creating places people love. They believe in recognising and unlocking the potential in key locations, to deliver destinations that redefine a sense of place and lifestyle.

Dynamic energy infuses everything they do, whether it’s creating a new environment destination, a collection of spectacular residences, or rejuvenating an entire city centre. At Iris Capital, they realise opportunity comes from the relationships

and communities they create, so they never forget that real people and places are the foundation of their success.

V&A represents their largest foray into the Queensland market. It is a bold first step, however, their pedigree in rejuvenating existing urban centres is first class. Their work at East End in Newcastle has delivered a vibrant new neighbourhood where people can live, work, and play with everything they need on their doorstep. V&A will bring the same model to Broadbeach, creating a legacy that will define the area for generations.

QUEENSGATE, POTTS POINT, SYDNEY
EAST END, STAGE 1, NEWCASTLE
EAST END, STAGE 1, NEWCASTLE DETAIL
CLOVELLY APARTMENTS, CLOVELLY BEACH



W HOTEL, BRISBANE
JEWEL, GOLD COAST
JW MARRIOTT, GOLD COAST

ARCHITECTURE & INTERIORS — DBI

DBI was founded in Australia in 1980. For over 40 years, the firm has been driven by innovation in both form and function, putting the human experience as the centrepiece of every project outcome.

Their design ethos is based on the seamless integration of the built structure, the direct environment in which it lives and the positive lifestyle interaction it generates through its urban inhabitancy.

They’re progressive in their collaborative approach to cultural contribution, embracing local customs and stakeholders to deliver exceptional experiences for the people. Their team is ahead of the industry curve in their respective disciplines, striving for leading-

edge solutions that push traditional design paradigms into daring new frontiers.

With success stories all over the globe, DBI continue to expand their portfolio with like-minded partners who are passionate in making meaningful statements of structural impact for society to embrace and enjoy.

At V&A, DBI are composing not only the majestic architecture of the structure, but also the stunning interior design of each residence and the spectacular interiors and landscape architecture of the shared amenity spaces. Their expertise and intimate understanding of Gold Coast living has allowed them to create spaces that unite form and function in perfect harmony.





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