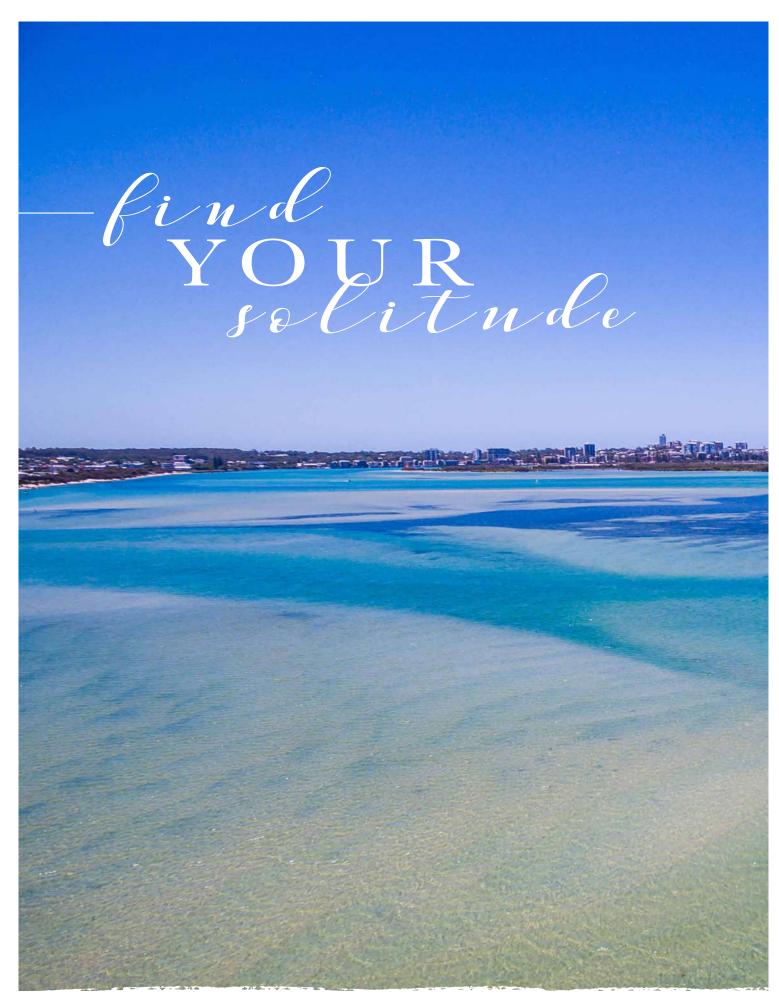


takea LOOK INSIDE -

- 8 A NOTE FROM OUR MANAGING DIRECTOR
- 10 PROJECT SNAPSHOT
- 12 DISCOVER WHAT BEACHSIDE LUXURY TRULY MEANS
- 14 EXCEPTIONAL QUALITY IN AN EXCEPTIONAL LOCATION
- 16 DESIGNING SPACES THAT ENHANCE YOUR LIFE
- 21 IMMERSE YOURSELF
- 24 ONE OF AUSTRALIA'S MOST DESIRABLE LIFESTYLE DESTINATIONS
- 26 NEW ERA FOR GROWTH
- 28 THERE'S NO PLACE LIKE HOME
- 30 UNSURPASSED LUXURY IN EVERY DETAIL
- 34 SUSTAINABLE DESIGN
- 36 REAL PEOPLE, REAL EXPERIENCES
- 38 SETTING AN UNCOMPROMISED STANDARD
- 40 FIND YOUR OWN SPACE TO RELAX AND UNWIND FLOOR PLANS
- 74 ABOUT MOSAIC
- 76 AWARDS









'The Sunshine Coast is a region that's very close to my heart. I've lived and raised my young family here for over a decade. And like a lot of people who have an association with the Sunshine Coast, I have a strong emotional connection to it.

A lot of money is being invested in infrastructure, with financial support from local, state and most recently the federal government. With both public and private investment in education, health and residential projects, which the Sunshine Coast has not seen in its recent history, we're seeing a significant growth in the amount of jobs available. And when we see a significant growth in available jobs, we see an increase in migration, particularly from interstate. That's why the Sunshine Coast region, in our opinion, will be one of the fastest growing regions not just in Queensland, but in the entire country over the next seven to eight years.

The entire team at Mosaic are very excited and confident about our decision to extend our product offering to the Sunshine Coast. After years of consideration and research into the local economy and watching its growth as a dynamic regional city, we look forward to delivering exceptional residential buildings to this ever-expanding location.

Pools

Brook Monahan | Managing Director



PHOTO: KINGS BEACH

deputy mayor — sunshine coast

'Caloundra has got to be one of the most beautiful places on the Sunshine Coast, if not Queensland. It's got great geographical features from our beautiful shipping lane out to Moreton Island to the picturesque Glass House Mountains in the west. Caloundra is a great place to live, to invest, and to play. Mosaic Property Group has seen the potential that Caloundra holds, and are helping develop what is going to be a great future for Caloundra.'

project SNAPSHOT —

- DEVELOPMENT SOLIS by Mosaic

ADDRESS 31 Maltman Street, Kings Beach, Caloundra

LOCATION Just metres from Kings Beach and Bulcock Street

DESCRIPTION | exclusive and spacious | bedroom, | bathroom apartment

21 stylish and generous 2 bedroom, 2 bathroom apartments 6 deluxe and open plan 3 bedroom, 2 bathroom apartments

3 luxurious and extensive 3 bedroom, 2 bathroom sub-penthouses 2 prestigious and expansive 3 bedroom, 2.5 bathroom penthouses

PRICING SUMMARY 2 bedroom apartments starting from \$520,000

DEPOSIT \$1,000 on contract signing and 10% cash on unconditional

SIZE TOTAL INTERNAL 69 to 209 m²

 BALGONY
 17 to 83 m²

 TERRACE
 29 to 65 m²

 TOTAL
 99 to 276 m²

KEY DATES Construction scheduled to commence July 2017, with completion anticipated in July 2018

RENTAL RETURN \$455 to \$555 per week for 2 bedroom apartments (estimate only)

RENTAL YIELD 4.8% (gross/average/unfurnished) - approximately

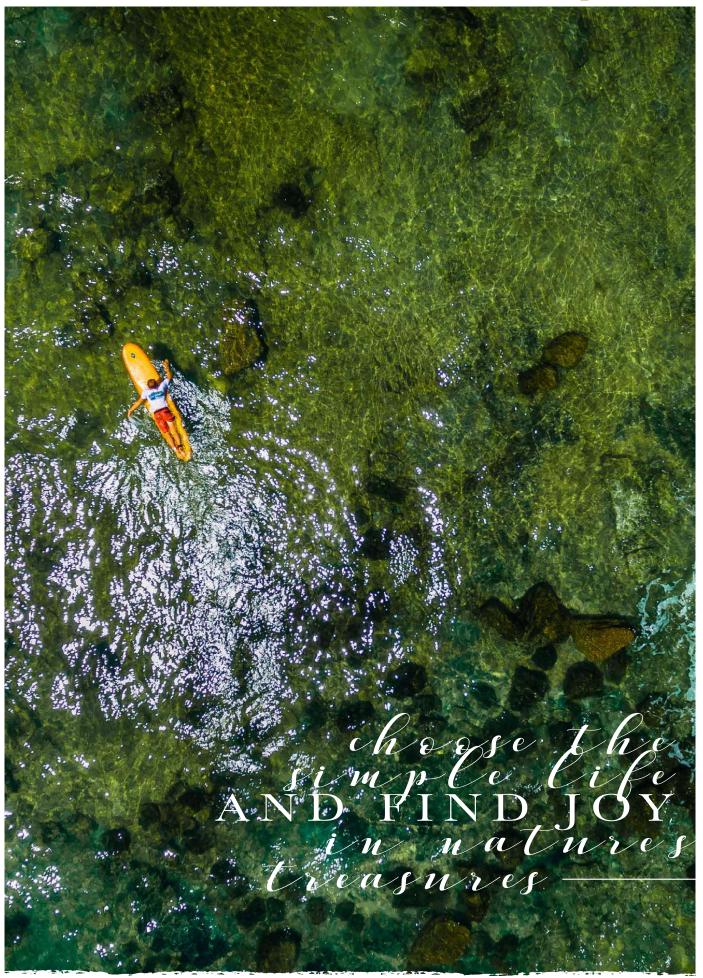
BODY CORPORATE \$3,051.55 to \$4,698.81 p.a. (plus GST), depending on size and location of the apartment in the complex



PLAY PROJECT RELEASE VIDEO



VIEW
LIVE SUNSHINE
COAST MAGAZINE





DISCOVER THE TRUE MEANING
OF LUXURY AT SOLIS, THE LATEST
OUTSTANDING OFFERING
FROM MOSAIC THAT DELIVERS
THE ULTIMATE IN BEACHSIDE
LOCATION AND LIFESTYLE
OPPORTUNITIES.

The sleek lines and contemporary layout bring a peerless sophistication and elegance to beachside living. These luxurious open plan apartments have been expertly positioned to allow each apartment to take full advantage of the cooling sea breezes and stunning views.

The cutting-edge architecture makes a bold statement, while the stylish and functional floor plans maximise natural light, space and privacy and are complemented with high quality finishes and inclusions. The generous balconies and private pool area are perfect for enjoying the views, watching the whales migrate, catching a sunrise or simply relaxing in the shade and enjoying the ocean breezes; the choice is yours.

Surrounded by beautiful beaches, rocky headlands and magnificent mountains, you can enjoy all the benefits of relaxed Sunshine Coast living while still maintaining the convenience of a more suburban lifestyle. With the Caloundra shopping and dining precinct just a stroll away and the Brisbane CBD only 60 minutes by road or rail, you can have the best of both worlds.

These premium residences are perfect for experiencing a low maintenance lifestyle whilst offering quality, stylish appointments for enhanced functionality. Living the beach lifestyle simply does not get any better, anywhere.

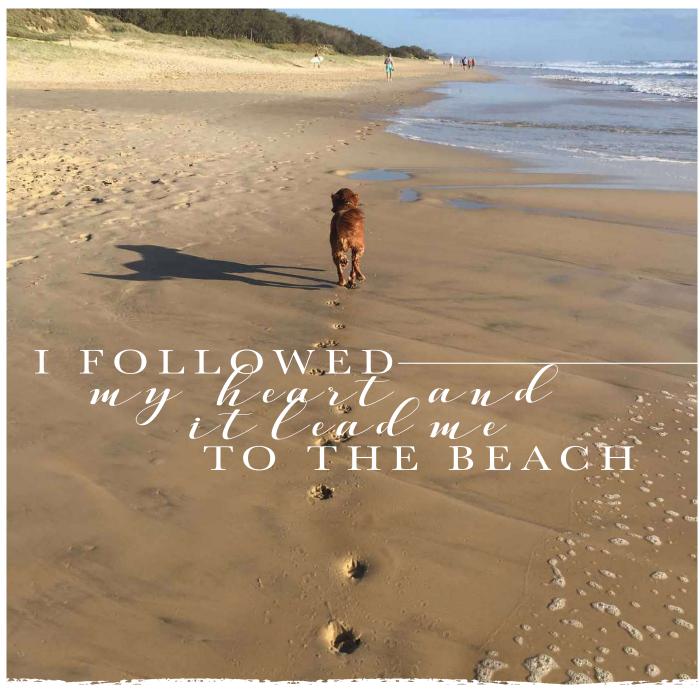


PHOTO: "RUFUS AT STUMERS CREEK" BY JON MANNING, PEREGIAN LOCAL

-john robertson___

ARCHITECT, SOLE DIRECTOR, OGE GROUP

'Mosaic are really wanting to make an impact and design a project that really responds to how people are going to live on the coast. Like the allowance of pets; when people walk back from the beach, there's a facility where they can wash their pet off. This might sound like a little thing, and it's something that some developers might shy away from, but Mosaic don't shy away from anything if it's important to the end users.'

exceptional QUALITY IN AN exceptional ocation

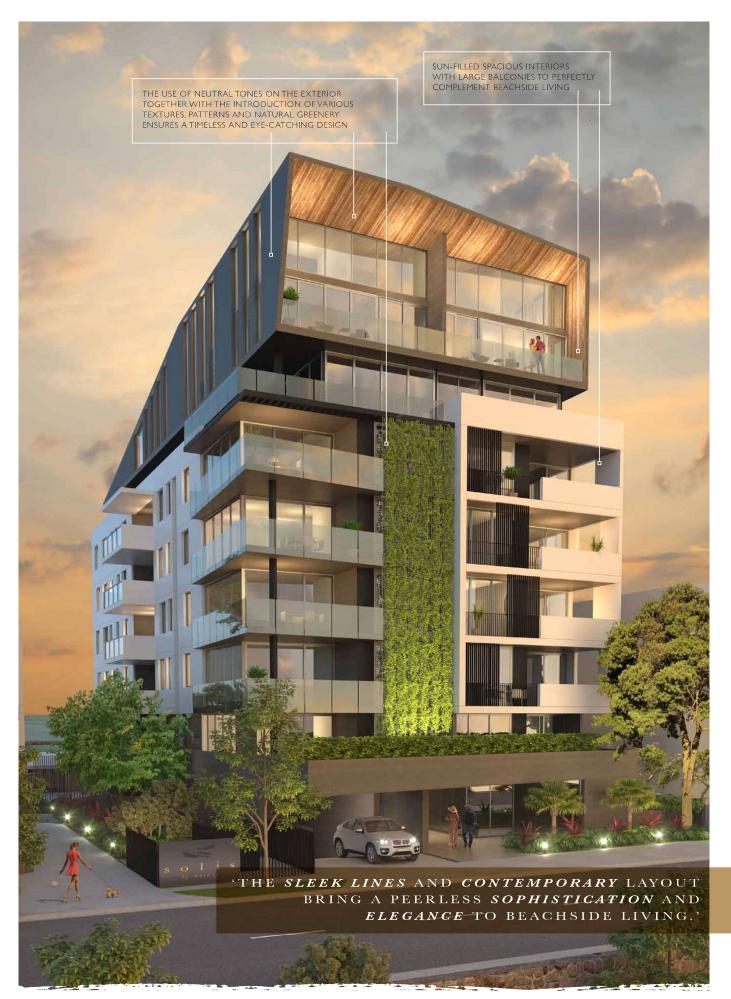
SOLIS BY MOSAIC FEATURES
33 BEAUTIFUL ONE, TWO AND
THREE BEDROOM APARTMENTS
OVER EIGHT LEVELS, CROWNED
BY THREE SUB-PENTHOUSES AND
TWO EXCLUSIVE PENTHOUSE
APARTMENTS.

Taking full advantage of this exclusive location, all apartments have been meticulously designed to embrace the magnificent views in all directions, offering sun-filled spacious interiors and large, private balconies that perfectly complement their beachside location.

Superbly crafted with luxury and comfort in mind, the classic neutral styling fuses contemporary design with environmental sustainability. Open plan interiors with high ceilings and large windows provide an abundance of natural light, while timeless timber floors enhance the tasteful, modern finishes and quality appliances.

With its innovative contemporary architecture, luxury materials, prestige inclusions and meticulous attention to detail, Solis by Mosaic sets a new benchmark in coastal style.





-designing SPACES THAT enhance your life

OPEN PLAN WITH HIGH CEILINGS AS WELL AS LARGE WINDOWS AND DOORS PROVIDE NATURAL LIGHT AND VENTILATION TO ENSURE A FEELING OF SPACE

THE INTERNAL LAYOUT OF EACH APARTMENT HAS BEEN SPECIFICALLY DESIGNED TO MAXIMISE VIEWS OF THE SURROUNDING AREA, PERFECTLY DISPLAYING THE BEAUTY OF NATURE'S WONDERS







john robertson

ARCHITECT, SOLE DIRECTOR

'As a true local, I'm passionate about the area and the community, and about bringing new ideas, new spaces and new architecture to the Sunshine Coast. The design for Solis had to be something exceptional, living up to its outstanding location overlooking the whole coastline.

My aim was to design an architectural oasis with seamless integration of indoor and outdoor spaces, allowing the sea breezes and natural light to flow effortlessly through the spacious rooms. Of course, large private balconies were a must; with the renowned Sunshine Coast weather, so much relaxing and entertaining is done outside, so you need a space big enough for a dining suite and barbeque, or you could simply enjoy the luxury pool.

Being involved in Solis by Mosaic has been a privilege and it's a real pleasure to work with clients who are passionate about delivering unique, stylish, cutting-edge residential options. I think together we are presenting a building with harmonious, enduring and aesthetic appeal.'

WINNER '2014 AUSTRALIAN INSTITUTE OF ARCHITECTS, GABRIEL POOLE AWARD HOUSE OF THE YEAR'





margie sullivan— INTERIOR DESIGN MANAGER

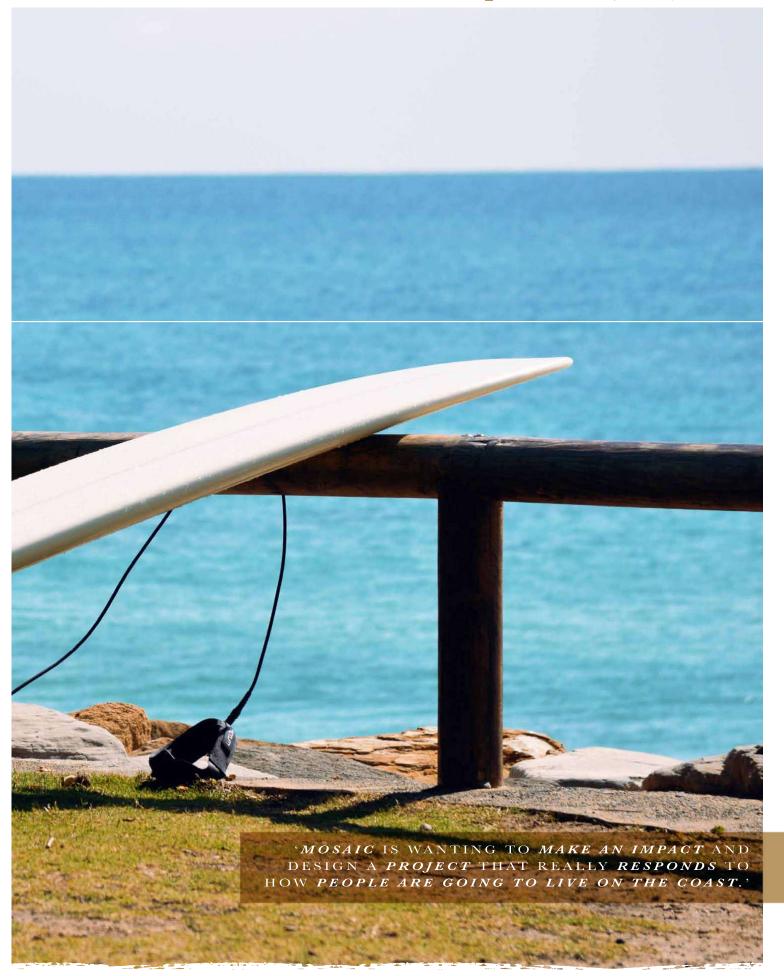
'I love the Sunshine Coast — so much so that I moved here to raise my family. The Coast has a distinct feel and its own style which is both vibrant and relaxing at the same time, and this was the ambience that we wanted to instil in the interior design of these apartments.

With luxury and comfort in mind, I wanted features that were effortlessly understated and elegantly modern, incorporating the finest aspects of open plan living. Well-appointed gourmet kitchens, luxurious bathrooms, feature lighting and timeless timber floors complement the tasteful, modern finishes and quality appliances. The classic neutral styling fuses contemporary design with environmental sustainability, creating the perfect space to unwind, entertain and grow.

Being able to work on a project that embodies all that I love about the Coast has been enormously rewarding; I have loved every minute of it!'

WINNER 'HIA 2016 QLD AWARDS KITCHEN, BATHROOM AND INTERIOR DESIGN'





Rome is WHERE THE beach is-



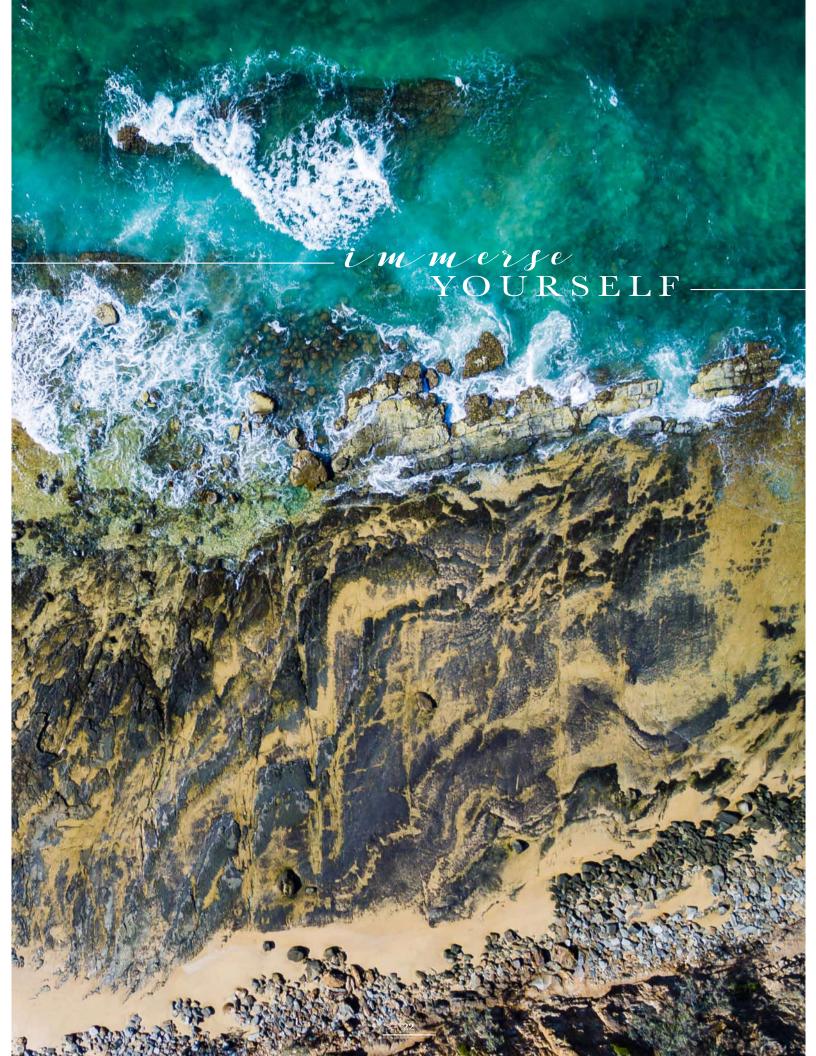
THE CLASSIC NEUTRAL STYLING FUSES CONTEMPORARY DESIGN WITH ENVIRONMENTAL SUSTAINABILITY

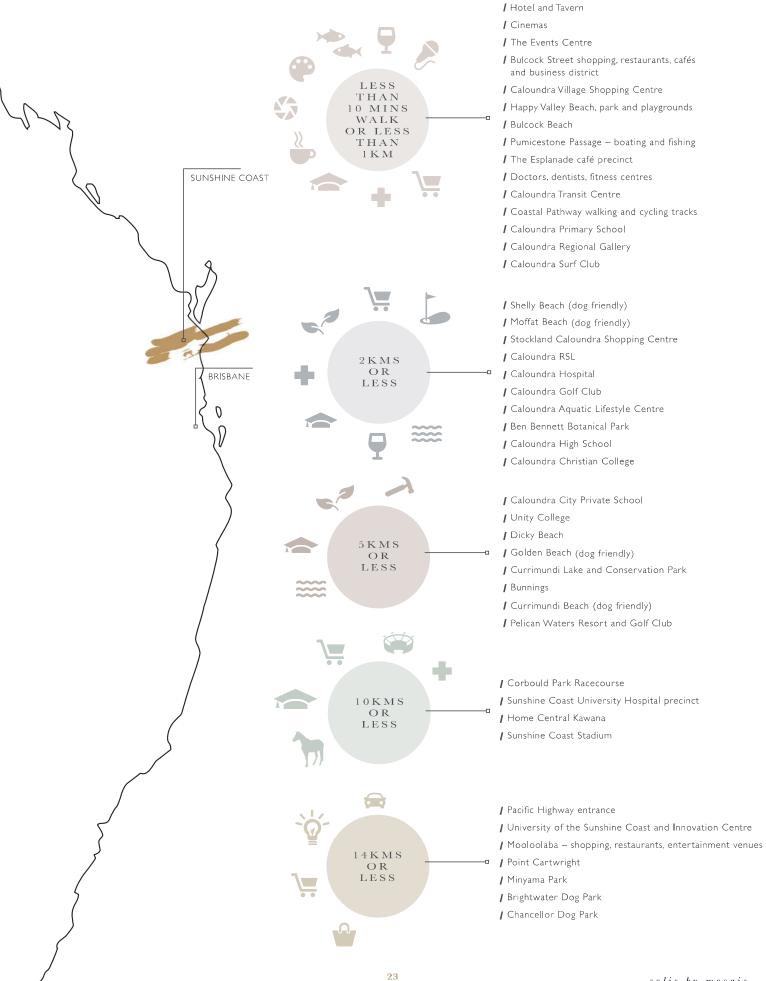
LUXURIOUS AND WELL-APPOINTED KITCHENS FEATURE STONE COUNTERTOPS, AMPLE BENCH SPACE, UNIQUE SPLASHBACKS AND EUROPEAN APPLIANCES AND TAPWARE WITH INTEGRATED DISHWASHER

LAYOUTS TO CAPTURE THE VIEWS TO KINGS BEACH AND SURROUNDING AREA

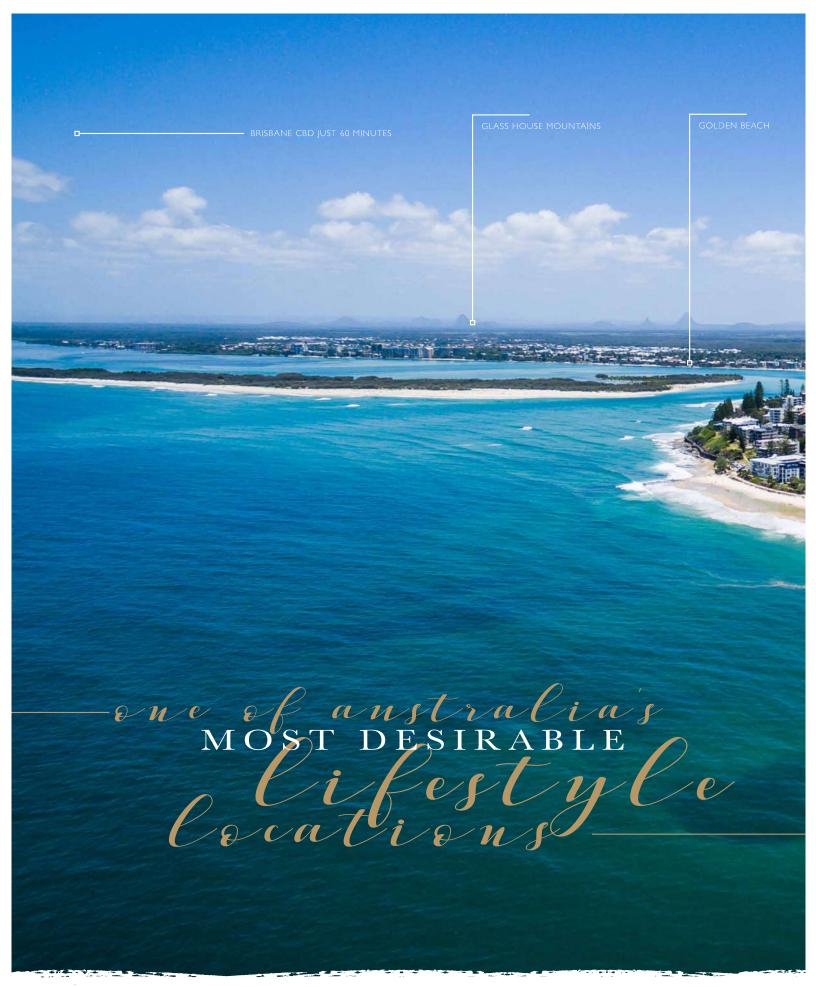
GENUINE TIMBER FLOORS CREATE FLOW BETWEEN LIVING AREAS THROUGHOUT ALL APARTMENTS

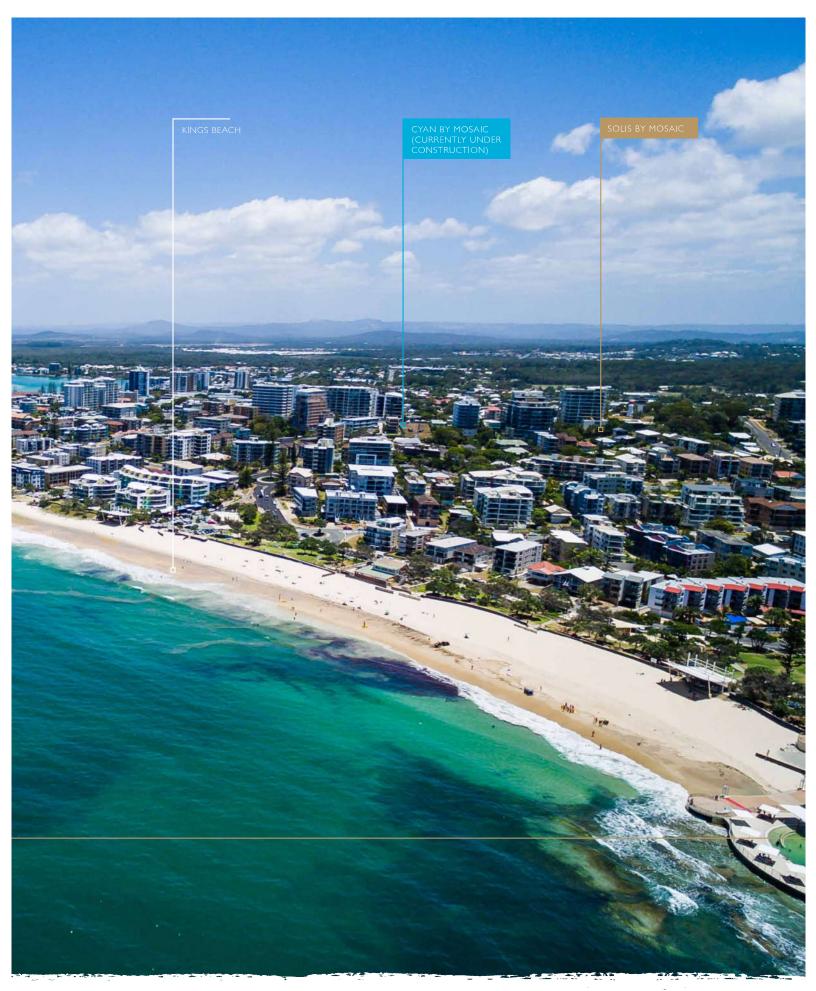






/ Kings Beach





new era FOR GROWTH—

CALOUNDRA HAS LONG BEEN LOVED FOR ITS UNCROWDED BEACHES, VIEWS OF THE GLASS HOUSE MOUNTAINS AND BREATHTAKING COASTAL HEADLAND.

While its wide streets, older-style seaside homes and huge Norfolk Island pines evoke a sense of nostalgia and of slower times, Caloundra has moved with the times. The revamp of Bulcock Street has created a vibrant town centre, with all the modern amenities and infrastructure you'd expect from a growing city: shopping precincts, boutique speciality stores, schools, professional services, sporting clubs, entertainment venues, cafés and restaurants.



With its outstanding range of natural attractions, the Sunshine Coast is understandably one of Queensland's most popular tourist destinations, with its economy historically depending strongly on the tourism industry. However, over the past decade, growth in new industries such as education, health care and professional services has seen the industry base broaden. The Sunshine Coast had the highest growing regional economy in Queensland between 2000-01 and 2010-11, with the new year kicking off with a gross regional product of \$16 billion and growing at an annual rate of nearly 4%, demonstrating the region's economic strength and resilience and providing employment opportunities across diverse industries.

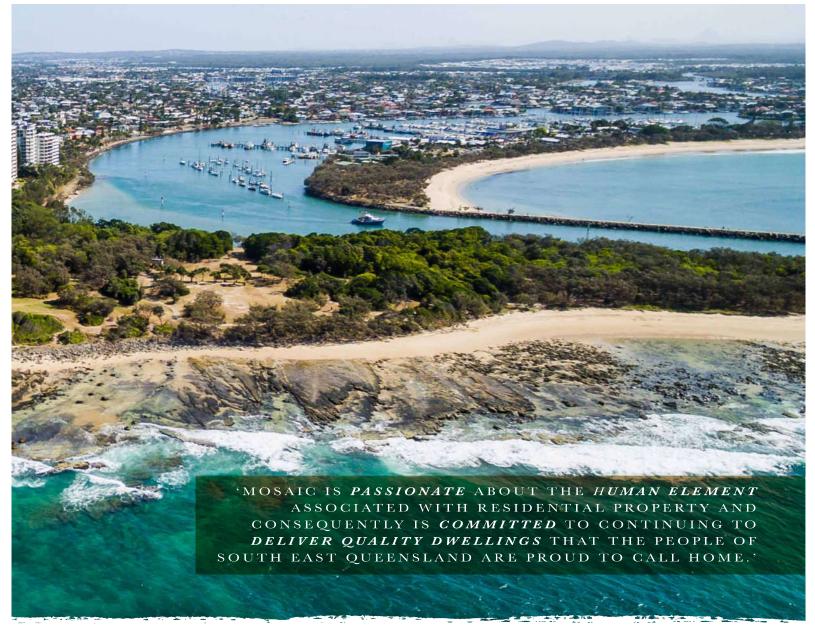
It has been included as one of only four Australian regions on the world's Smart 2I communities for 2017, and recognised by Infrastructure Australia as one of five cities (other than capital cities) that will be the focus for the future productivity of the Australian economy.

More than \$10 billion is committed (or in the pipeline) for major public and private investment in the region. Building approvals are at an eight-year high and unemployment has halved since 2012. The unprecedented infrastructure programme, which includes a major hospital, university upgrades, and master planned communities, is contributing to a steady growth in population.

With limited new apartment supply being delivered to the market over the past eight years, the resale market is demonstrating positive signs of capital gain.

And while it is becoming increasingly popular as a tourist destination, as evidenced by the Sunshine Coast Airport topping national growth charts, it is also attracting people seeking a very special lifestyle that can only be found on the Sunshine Coast. With its strong economy and focus on sustainable progress, the area is set for a prosperous future, offering enduring employment opportunities, better access to facilities and services, greater connectivity between communities and an outstanding natural environment.

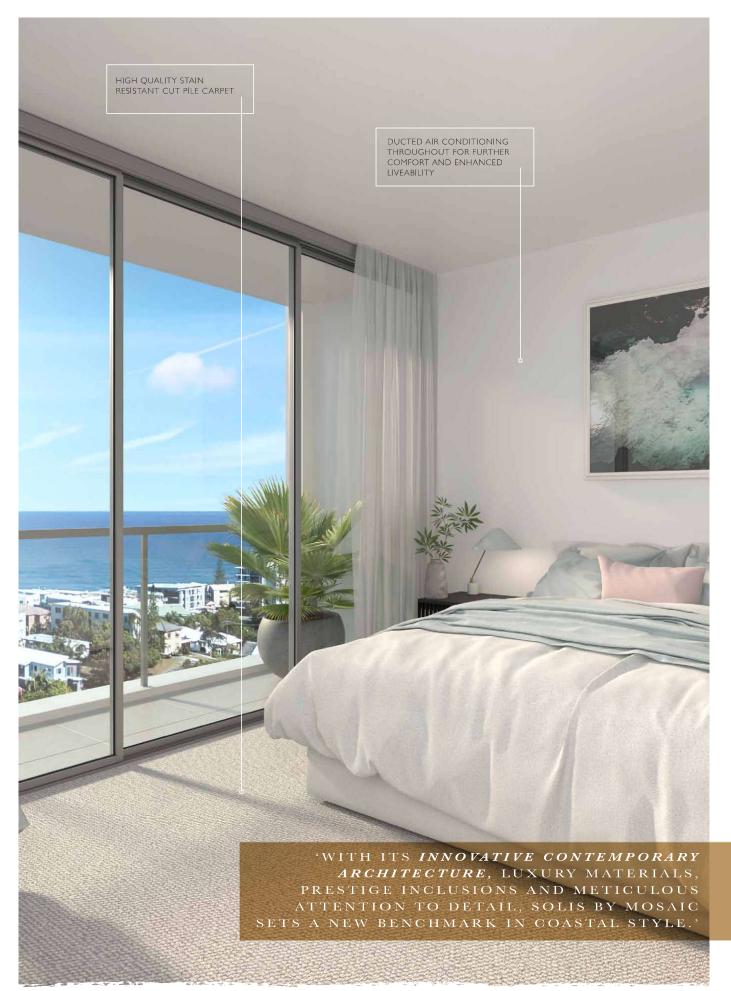
PHOTO: POINT CARTWRIGHT



There's no PLACE LIKE

	#	2					36	шш	
	UNIT NO.	LEVEL	BED	BATH	CAR	INT AREA	TERRACE	BALCONY	TOTAL
	1 0 1	ONE	1	T	I	69	30	-	99
50	102	ONE	2	2	1	93	29	-	122
	103	ONE	3	2	2	119	65	-	184
	201	TWO	2	2	1	88	-	36	124
	202	TWO	2	2	1	91	-	31	122
1	203	TWO	2	2	1	83	-	25	108
300	204	TWO	2	2	1	99	-	20	119
	205	TWO	3	2	2	120	-	25	145
	3 0 1	THREE	2	2		89	_	20	109
	302	THREE	2	2		92	_	24	116
E	303	THREE	2	2	1	83	-	17	100
	304	THREE	2	2	1	99	-	20	119
	305	THREE	3	2	2	120	-	25	145
								0.0	
	4 0 1	FOUR	2	2	1	89	-	20	109
	4 0 2	FOUR	2	2	1	92	-	24	116
	403	FOUR	2	2	1	83	-	17	100
	4 0 4	FOUR	2	2	2	99	-	20	119
	4 0 5	FOUR	3	2	2	120	-	25	145
	5 0 1	FIVE	2	2	1	89	-	20	109
	502	FIVE	2	2	1	92	-	24	116
	503	FIVE	2	2	1	83	-	17	100
	5 0 4	FIVE	2	2	1	99	-	20	119
	5 0 5	FIVE	3	2	2	120	-	25	145
	601	SIX	2	2	1	89	-	20	109
	602	SIX	2	2	1	92	-	24	116
	603	SIX	2	2	1	83	-	17	100
	604	SIX	2	2	1	99	-	20	119
	605	SIX	3	2	2	120	-	25	145
	7 0 1	SEVEN SUB-PENTHOUSE	3	2	2	143	-	83	226
180	7 0 2	SEVEN SUB-PENTHOUSE	3	2	3	142	-	61	203
	703	SEVEN SUB-PENTHOUSE	3	2	3	129	-	23	152
	8 0 1	EIGHT PENTHOUSE	3	2.5	3	204	-	72	276
	802	EIGHT PENTHOUSE	3	2.5	3	209	-	53	262

Floor sizing is subject to change and all measurements in m^2



unsurpassed LUXURY IN every detail

APARTMENTS

GENERAL					
LOBBIES AND HALLWAYS	Detailed highlights using quality finishes such as feature tiles or timber cladding surrounding the lift, beautifully lit by ornate light fittings.				
walls and ceilings	Modern square set plasterboard sheeting finished with a quality low-sheen paint.				
WINDOW AND DOOR COVERINGS	Fly screens and roller blinds to all windows and sliding doors.				
LIVING / DINING					
FLOORS	Oak timber floors in dining and living area for a beautiful, yet resilient finish.				
AIR CONDITIONING	Ducted air conditioning throughout.				
WALLS	Plasterboard finished with high quality, low-sheen paint.				
WINDOWS AND DOORS	Aluminium framed windows and doors.				
FITTINGS	Slimline face plates to GPOs, phone, TV, data outlets and free to air antenna system. Provision for cable TV/broadband only.				
KITCHEN	KITCHEN				
FLOORS	Oak timber floors.				
BENCHTOP	Reconstituted polished stone benchtop with arris corners to kitchen and island benches.				
SPLASHBACK	Reconstituted polished stone extending from the top of the benchtop to underside of the cabinetry.				
CUPBOARDS	Melamine carcass laminate or similar finished doors, shadowline finger pull detail handles, soft close doors and drawers.				
OVEN	European fan-forced electric multi-function under bench oven, stainless steel finish.				
COOKTOP	European 4 plate induction cooktop.				
DISHWASHER	European 60cm dishwasher fully integrated.				
MICROWAVE	European in-built.				
FRIDGE	Openings generally 850mm, with plumbing outlet provided.				
RANGEHOOD	Slide out rangehood with stainless steel or integrated fascia.				
SINK	Stainless steel 1.5 bowl undermount sink.				
FITTINGS	Complementary face plates to GPOs with integrated USB outlets.				



APARTMENTS

BATHROOM				
WALLS (all bathrooms)	Floor to ceiling tiles on all walls.			
FLOOR	High quality ceramic floor tiles.			
TOILET SUITE	Back to wall toilet suite with dual flush cistern.			
VANITY SUITE	Designer vanity cabinetry of laminated MDF with storage cupboard and drawers.			
BASIN	Stylish semi-recessed or inset white ceramic basin.			
TAPWARE	Complementing shower and basin mixers with adjustable rail shower to recess.			
ACCESSORIES	Designer accessories to complement tapware and the overall bathroom design aesthetic; included are two towel rails, hand towel rail, robe hooks, toilet roll holder and shower accessory shelf.			
BATH (where fitted)	White acrylic bath.			
SHOWER SCREEN	Semi-frameless glass screen with pivot door.			
BEDROOMS	BEDROOMS			
AIR CONDITIONING AND FANS (all bedrooms)	Ducted air conditioning throughout and fans in all bedrooms.			
FLOORS	High quality stain resistant cut pile carpet with suitable underlay.			
WARDROBES	Mirrored doors, open melamine shelves and hanging rails.			
ELECTRICAL FITTINGS	Slimline face plates to GPOs and ceiling fan/light combination to all bedrooms; plus phone, TV, data outlets, free to air antenna system to master bedroom.			
LAUNDRY				
FLOOR	High quality ceramic floor tiles.			
SPLASH	Ceramic wall tile.			
SINK	Stainless steel laundry tub.			
TAPWARE	Laundry flick mixer.			
DRYER	Front loading tumble dryer.			
SERVICES				
FIRE SERVICES	In accordance with BCA requirements.			
SECURITY	Audio security system to apartments and remote controlled door to car park.			



unsurpassed LUXURY IN every detail

SUB-PENTHOUSES AND PENTHOUSES

GENERAL				
lobbies and hallways	Detailed highlights using quality finishes such as feature tiles or timber cladding surrounding the lift beautifully lit by ornate light fittings.			
WALLS AND CEILINGS	Modern square set plasterboard sheeting finished with a quality low-sheen paint.			
WINDOW AND DOOR COVERINGS	Fly screens and roller blinds to all windows and sliding doors.			
LIVING / DINING				
FLOORS	Oak timber floors in dining and living area for a beautiful yet resilient finish.			
AIR CONDITIONING	Ducted air conditioning throughout.			
WALLS	Plasterboard finished with high quality, low-sheen paint.			
WINDOWS AND DOORS	Aluminium framed windows and doors.			
FITTINGS	Slimline face plates to GPOs, phone, TV, data outlets and free to air antenna system. Provision for cable TV/broadband only.			

SUB-PENTHOUSES AND PENTHOUSES

KITCHEN			
FLOORS	Oak timber floors.		
BENCHTOP	Reconstituted polished stone benchtop with arris corners to kitchen and island benches.		
SPLASHBACK	Reconstituted polished stone extending from the top of the benchtop to underside of the cabinetry.		
CUPBOARDS	Custom kitchen cabinetry of high end laminated MDF, soft close doors and drawers.		
OVEN	900mm European fan-forced electric multi-function double oven, stainless steel finish.		
COOKTOP	European 900mm induction cooktop.		
DISHWASHER	European 60cm dishwasher fully integrated.		
MICROWAVE	European in-built.		
FRIDGE	Fully integrated fridge-freezer.		
rangehood	900mm concealed undermount rangehood.		
BEVERAGE FRIDGE	Underbench beverage fridge.		
ZIPTAP	Multi-function Zip tap.		
SINK AND TAPWARE	Stainless steel double bowl undermount sink with pull out kitchen mixer.		
FITTINGS	Complementary face plates to GPOs with integrated USB outlets.		
BATHROOM			
WALLS (all bathrooms)	Floor to ceiling tiles on all walls.		
FLOOR	High quality ceramic floor tiles.		
TOILET SUITE	Concealed cistern toilet suite with wall faced pan and dual flush cistern.		
VANITY SUITE	Custom vanity cabinetry of laminated MDF with storage and mirrored vanity cupboard above.		
BASIN	Stylish semi-recessed or inset white solid surface basin, matt finish.		
TAPWARE	Complementing shower and basin mixers with adjustable rail shower to recess.		
ACCESSORIES	Designer accessories to complement tapware and the overall bathroom design aesthetic; included are two towel rails, hand towel rail, robe hooks, toilet roll holder and shower accessory shelf.		
BATH (where fitted)	Freestanding solid surface bath.		
shower screen	Semi-frameless glass screen with pivot door.		
BEDROOMS			
AIR CONDITIONING AND FANS (all bedrooms)	Ducted air conditioning throughout and fans in all bedrooms.		
FLOORS	High quality stain resistant cut pile carpet with suitable underlay.		
WARDROBES	Mirrored doors, open melamine shelves and hanging rails.		
electrical fittings	Slimline face plates to GPOs with USB outlets, phone, TV, data outlets, free to air antenna system and ceiling fan/light combination to each bedroom.		
LAUNDRY			
FLOOR	High quality ceramic floor tiles.		
SPLASH	Ceramic wall tile.		
SINK	Stainless steel laundry tub.		
TAPWARE	Laundry flick mixer.		
DRYER	Front loading tumble dryer.		
SERVICES			
FIRE SERVICES	In accordance with BCA requirements.		
SECURITY	Audio security system to apartments and remote controlled door to car park.		

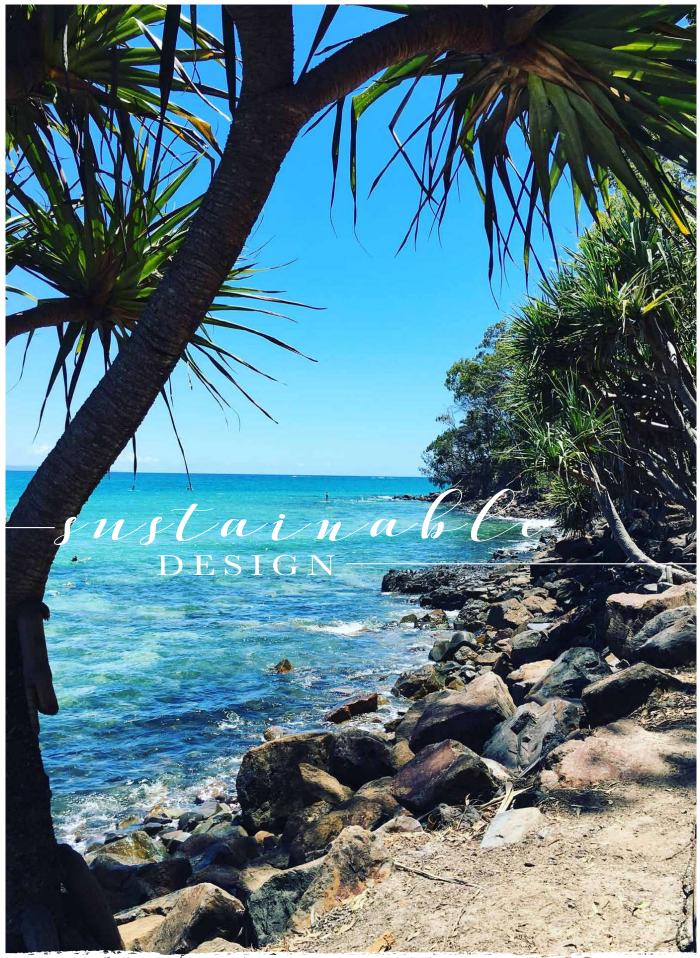


PHOTO: "LITTLE COVE IS THE PLACE TO BE" BY EMILY DAVIS, BRISBANE LOCAL

WE AIM TO MAKE YOUR HOME AS EFFICIENT AS POSSIBLE



LIVING

[Living areas and selected bedrooms are specially designed to maximise cross ventilation and natural light, reducing the use of air conditioning and lighting and therefore electricity costs.]



[Apartments are positioned on the ends or corners of the building where possible, to ensure maximum access to breezes and natural light.]



[Solar shading on the west elevation reduces cooling costs and provides privacy for your home.]



BALCONY

[The large private balconies to enhance outdoor living and reduce the need to live inside air conditioned spaces.]



[Low voltage energy efficient LED lighting throughout.]



[High quality and energy efficient appliances installed as standard.]



[Energy efficient hot water systems.]



[Ample thermal insulation throughout the walls, floor and roof construction reduces the need for additional heating and cooling and associated costs.]



[Reduced water cost through installation of high rated water efficiency labeling scheme (WELS) fixtures.]



[Rainwater harvesting is implemented in selected developments.]



[Kitchens feature induction cook tops for energy efficiency and better cooking.]



[Ceiling fans installed in all bedrooms to enhance natural air flow and reduce the use of air conditioning.]



[Thickened glazing on windows gives increased thermal properties, lowering heating and cooling costs and reducing external noise.]



[High thermal performance materials used for roof, internal and external walls, floors and ceilings plus quality building materials and thickened glazing means improved acoustics and privacy to enhance dual living appeal.]



-ted and june callaghan

'We thought that Mosaic's communications were top class, they kept us informed all the way through the development process and we were more than happy. The settlement process went through without a hitch and we were more than satisfied with all the arrangements and how the settlement was fulfilled.

We certainly still feel attached to Mosaic as they organised everything that needed to be done when you first move in, they were just excellent!

Our overall purchasing experience was initially quite daunting because we were really worried if we were making the right decision after being settled in one place after 41 years but the time to move on came and we've not regretted one second of it. We certainly feel as though Mosaic are going to look after us.'

margie haylor

'I was initially apprehensive about downsizing from a suburban home to a 2-bedroom apartment with particular concerns about feeling confined with the size of the rooms and storage. Mosaic has certainly delivered in every area promised and more. I find myself with sufficient storage, my bedroom, ensuite and walk in robe are more spacious than I had in my home, and I love the functional butler's pantry off the kitchen. My balcony flowing off the spacious lounge/dining area provides an excellent roomy entertaining area with plenty of extra space for a barbeque, pot plants and herbs. Out of interest, I viewed a couple of apartments at a recently completed development in the same street. What I found was what I feared apartment living would be - small rooms, not much cupboard space and a bit of a cramped feeling. Not only was the internal area more than 15m2 smaller, but also the ceilings were lower and the kitchen tiny and not particularly well appointed.

On top of this, I found out that the asking price was around \$7,000 more than what I paid for my apartment at Alto! I rushed back home with an overwhelming desire to be back in my perfect space and thank my lucky stars (and Mosaic) that I didn't purchase off the plan at that complex.'



PHOTOS: NICHOLAS SARVARI, 14 YEAR OLD, CURRIMUNDI LOCAL

yolanda tam

'It has been a pleasure to deal with everyone in Mosaic. Your service is second to none and I very much appreciate the personal attention that you gave me from start to finish. It is rare to find a company like Mosaic, who value their customers as if they are a member of the family. The apartment that you delivered is faultless and the care shown to the smallest details really set Mosaic apart from other property groups. I would have no hesitations at all in recommending Mosaic to anyone who is after a quality property from a quality team.'

christ — nelson

'My partner and I were originally renting a Mosaic property and we are now the proud owner of our very own Mosaic property. From knowing the brand and now living in the brand it's just fantastic! Mosaic was providing what we were looking for which led us to the development that suited all of our needs. As we were new investors, the whole team was really great at explaining the whole process to us and making buying off the plan, which is certainly a daunting experience, a whole lot easier.'

-darid and elle dupen

'I would like to thank all the team at Mosaic for the professional assistance and support that you have provided over the last few months in both the construction and rental phases of our three properties. From my dealings with the staff at Mosaic, along with the obvious proficient outcomes, you can be proud of your teams' personal assistance, efficient and valuable communication. We look forward to a continued relationship with Mosaic.'

setting an UNCOMPROMISED standard

MOSAIC PROPERTY GROUP

- CREATING SPACES PEOPLE WANT TO CALL HOME

Mosaic Property Group specialises in designing and developing high quality, superbly finished, turn-key boutique residential property projects across South East Queensland.

Mosaic has a reputation for setting an uncompromising standard for business practices, expectations and results, with the Mosaic team each carefully chosen for their passion and integrity as much as their high level professional skills.

In their effort to achieve the best possible outcome for their clients, Mosaic has embraced a unique holistic approach to delivering boutique residential property. By managing all aspects of research, design, development, construction and property management, quality is maximised and maintained, ensuring clients not only purchase an outstanding residence but also achieve the best possible returns on their investment.

A well-researched strategy with a disciplined, methodical approach has resulted in developments that set new benchmarks in residential living. A focus on quality rather than profit and a genuine commitment to producing the best product in the marketplace for the price point and location has earned Mosaic a deserved reputation for quality that has become synonymous with their brand.

Mosaic's robust construction methods, innovative design and uncompromising attention to detail have been recognised by peak industry bodies, receiving awards across multiple categories in 2016 from both the Master Builders Australia and Housing Industry Association (HIA), as well as the Urban Development Institute of Australia (UDIA).

Mosaic believes that property development can and should be an ethical business. By continually striving for excellence, Mosaic has delivered living spaces that people really want to live in and are proud to call home.

MOSAIC CONSTRUCTION

- A BUILDER YOU CAN TRUST

Mosaic Construction brings over 20 years of building experience and in-depth industry knowledge to Mosaic Property Group's developments. Their aim is to consistently deliver well researched, individually designed, architecturally stunning and beautifully finished boutique residential properties.

Multidisciplinary teams are managed efficiently and effectively, ensuring all projects run smoothly, on time and on budget, Mosaic Construction is dedicated to delivering exemplary workmanship using the most up-to-date methods and materials, with rigorous attention to detail.

This strict attention to detail and focus on maintaining the highest quality standards throughout the construction process has been recognised by respected industry bodies, with Mosaic Construction winning multiple design and construction awards in 2016, including the prestigious HIA 2016 Queensland Home of the Year award.

The Mosaic Construction team pride themselves on their integrity and their reputation as a builder you can trust. They are committed to ensuring clients are purchasing an exceptional property every time, earning them an excellent reputation and enviable track record of long standing relationships with repeat clients, referral partners, consultants and contractors.

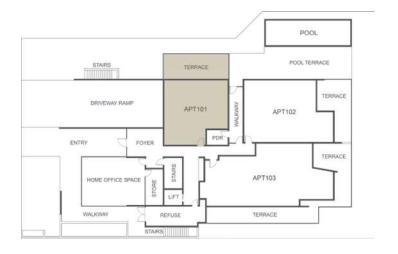


-Pind YOUR OWN SPACE TO relaxand unwind





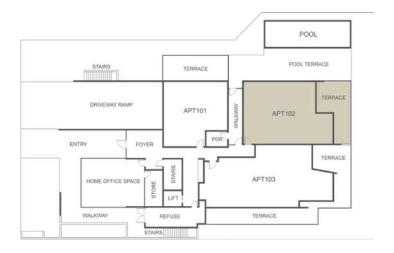




LEVEL	ONE
BEDROOMS	1
MEDIA ROOM	1
BATHROOMS	1
CAR	1
INTERNAL AREA	69M²
TERRACE	30M ²
TOTAL AREA	99M²

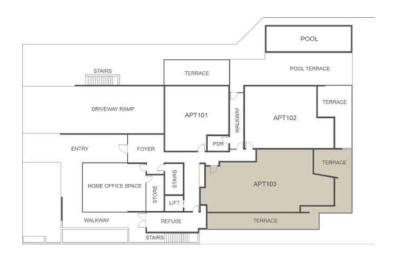






LEVEL	ONE
BEDROOMS	2
BATHROOMS	2
CAR	Ţ
Internal area	93M²
TERRACE	29M²
TOTAL AREA	122M²

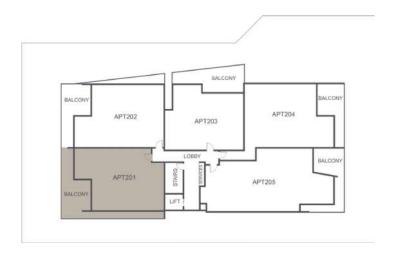




LEVEL	ONE
BEDROOMS	3
BATHROOMS	2
CAR	2
INTERNAL AREA	119M²
TERRACE	65M ²
TOTAL AREA	184M²



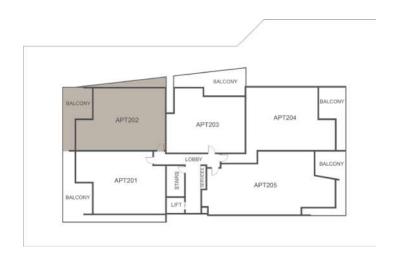




LEVEL	TWO
BEDROOMS	2
BATHROOMS	2
CAR	I
INTERNAL AREA	88M²
BALCONY	36M ²
TOTAL AREA	124M²

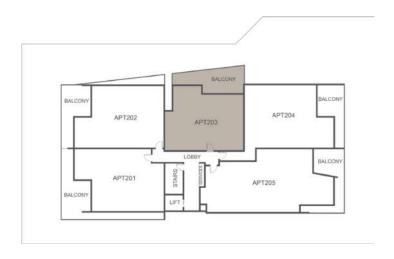






LEVEL	TWO
BEDROOMS	2
BATHROOMS	2
CAR	I
Internal area	9 I M ²
BALCONY	3 l M ²
TOTAL AREA	I 22M²

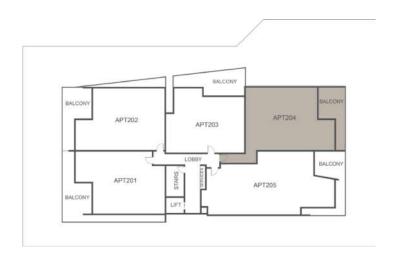




LEVEL	TWO
BEDROOMS	2
BATHROOMS	2
CAR	I
INTERNAL AREA	83M²
BALCONY	25M²
TOTAL AREA	108M²



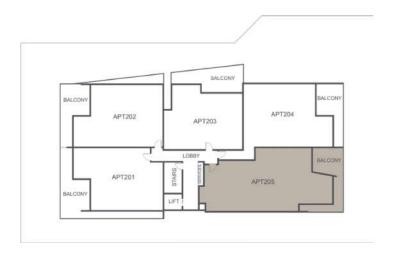




LEVEL	TWO
BEDROOMS	2
BATHROOMS	2
CAR	I
INTERNAL AREA	99M²
BALCONY	20M²
TOTAL AREA	119M²



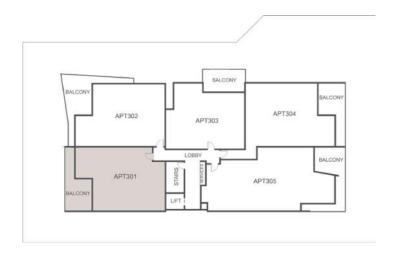




LEVEL	TWO
BEDROOMS	3
BATHROOMS	2
CAR	2
INTERNAL AREA	120M²
BALCONY	25M²
TOTAL AREA	I 45M²



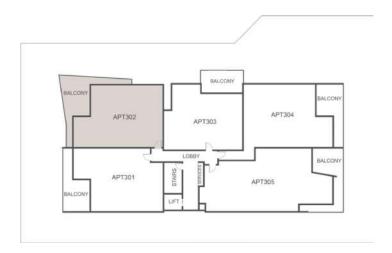




LEVEL	THREE
BEDROOMS	2
BATHROOMS	2
CAR	I
INTERNAL AREA	89M²
BALCONY	20M²
TOTAL AREA	I 09M²

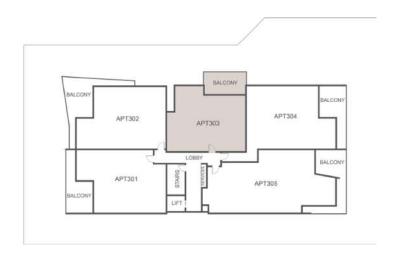






LEVEL	THREE
BEDROOMS	2
BATHROOMS	2
CAR	1
INTERNAL AREA	92M ²
BALCONY	24M ²
TOTAL AREA	116M²

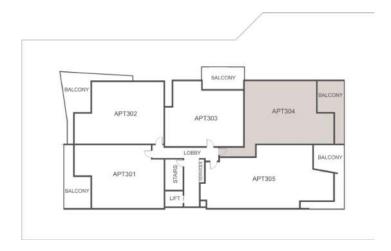




LEVEL	THREE
BEDROOMS	2
BATHROOMS	2
CAR	ı
INTERNAL AREA	83M²
BALCONY	17M²
TOTAL AREA	100M²



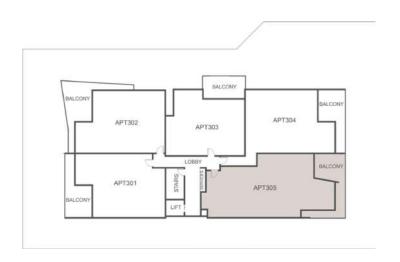




LEVEL	THREE
BEDROOMS	2
BATHROOMS	2
CAR	l
INTERNAL AREA	99M²
BALCONY	20M²
TOTAL AREA	119M²



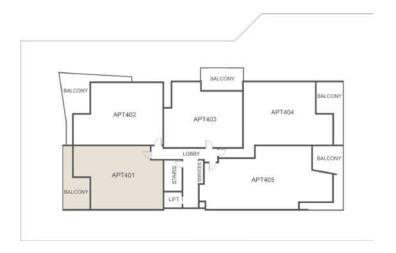




LEVEL	THREE
BEDROOMS	3
BATHROOMS	2
CAR	2
INTERNAL AREA	120M²
BALCONY	25M ²
TOTAL AREA	145M ²



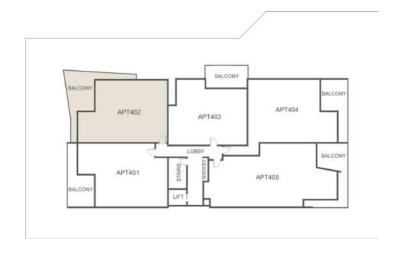




FOUR
2
2
1
89M²
20M²
109M²

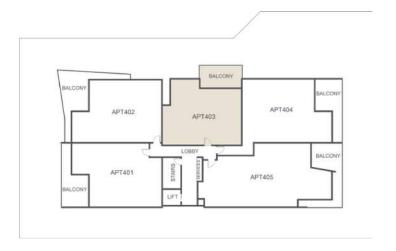






LEVEL	FOUR
BEDROOMS	2
BATHROOMS	2
CAR	1
INTERNAL AREA	92M²
BALCONY	24M²
TOTAL AREA	116M²

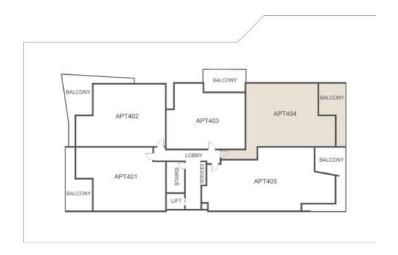




LEVEL	FOUR
BEDROOMS	2
BATHROOMS	2
CAR	I
Internal area	83M²
BALCONY	17M²
TOTAL AREA	100M²



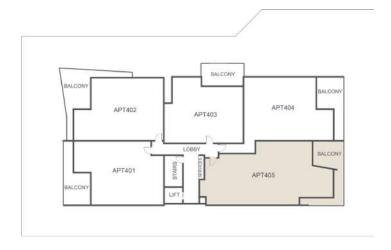




LEVEL	FOUR
BEDROOMS	2
BATHROOMS	2
CAR	I
Internal area	99M²
BALCONY	20M²
TOTAL AREA	119M²



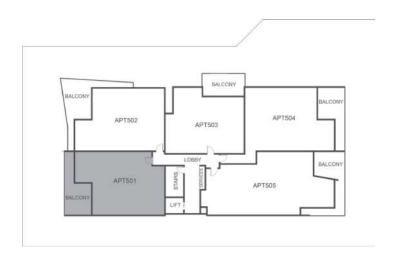




LEVEL	FOUR
BEDROOMS	3
BATHROOMS	2
CAR	2
INTERNAL AREA	120M²
BALCONY	25M ²
TOTAL AREA	145M ²



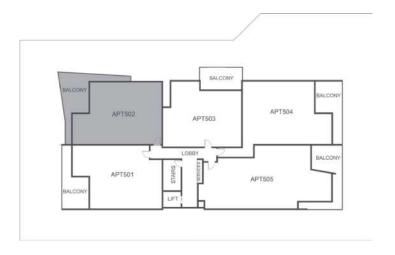




LEVEL	FIVE
BEDROOMS	2
BATHROOMS	2
CAR	T
INTERNAL AREA	89M²
BALCONY	20M²
TOTAL AREA	109M²



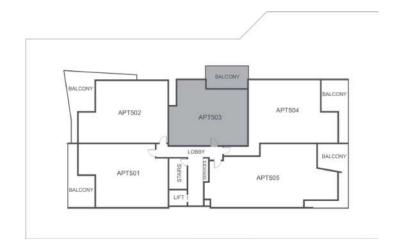




LEVEL	FIVE
BEDROOMS	2
BATHROOMS	2
CAR	I
INTERNAL AREA	92M²
BALCONY	24M²
TOTAL AREA	116M²



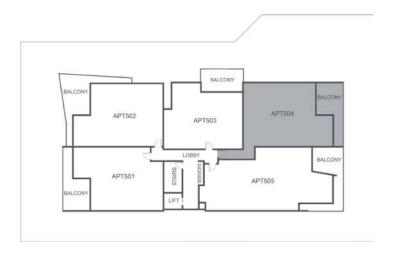




LEVEL	FIVE
BEDROOMS	2
BATHROOMS	2
CAR	I
Internal area	83M²
BALCONY	7M²
TOTAL AREA	100M²



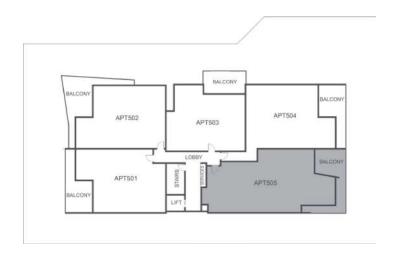




LEVEL	FIVE
BEDROOMS	2
BATHROOMS	2
CAR	1
INTERNAL AREA	99M²
BALCONY	20M²
TOTAL AREA	119M²



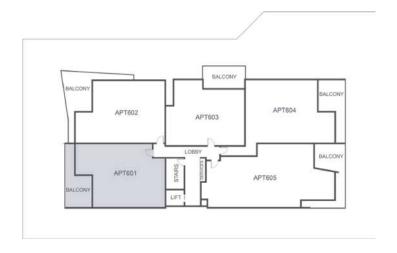




LEVEL	FIVE
BEDROOMS	3
BATHROOMS	2
CAR	2
Internal area	120M²
BALCONY	25M ²
TOTAL AREA	145M²



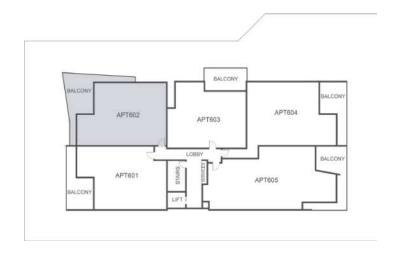




LEVEL	SIX
BEDROOMS	2
BATHROOMS	2
CAR	T
INTERNAL AREA	89M²
BALCONY	20M²
TOTAL AREA	109M²

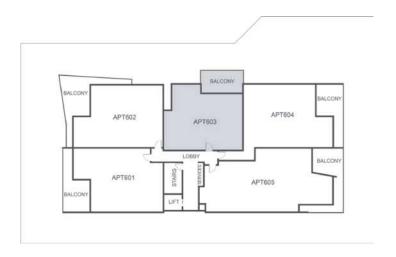






LEVEL	SIX
BEDROOMS	2
BATHROOMS	2
CAR	İ
Internal area	92M²
BALCONY	24M²
TOTAL AREA	116M²

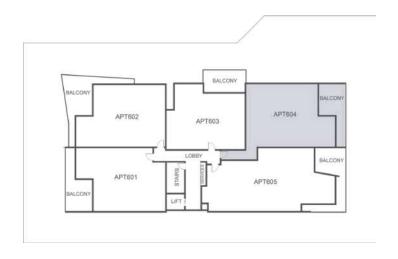




LEVEL	SIX
BEDROOMS	2
BATHROOMS	2
CAR	Ī
Internal area	83M²
BALCONY	17M²
TOTAL AREA	100M²



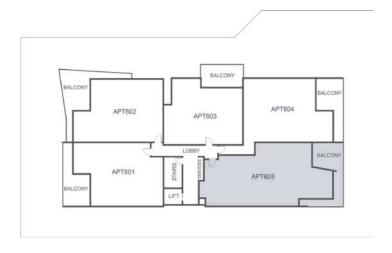




LEVEL	SIX
BEDROOMS	2
BATHROOMS	2
CAR	1
Internal area	99M²
BALCONY	20M ²
TOTAL AREA	119M²

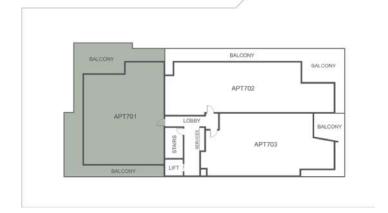






LEVEL	SIX
BEDROOMS	3
BATHROOMS	2
CAR	2
Internal area	120M²
BALCONY	25M ²
TOTAL AREA	145M²

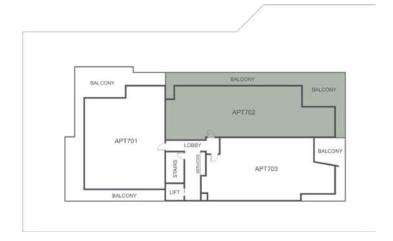




LEVEL	SEVEN SUB-PENTHOUSE
BEDROOMS	3
BATHROOMS	2
CAR	2
Internal area	I 43M²
BALCONY	83M ²
TOTAL AREA	226M²



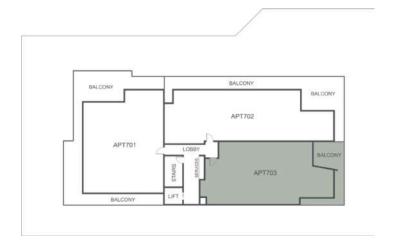




LEVEL	SEVEN SUB-PENTHOUSE
BEDROOMS	3
BATHROOMS	2
CAR	3 (I X TANDEM)
Internal area	142M²
BALCONY	61M ²
TOTAL AREA	203M ²







LEVEL	SEVEN SUB-PENTHOUSE
BEDROOMS	3
BATHROOMS	2
CAR	3 (I X TANDEM)
INTERNAL AREA	129M²
BALCONY	23M ²
TOTAL AREA	152M ²





LEVEL	EIGHT PENTHOUSE
BEDROOMS	3
BATHROOMS	2.5
CAR	3
INTERNAL AREA	204M²
BALCONY	72M²
TOTAL AREA	276M²





MEZZANINE





LEVEL	EIGHT PENTHOUSE
BEDROOMS	3
BATHROOMS	2.5
CAR	3
INTERNAL AREA	209M²
BALCONY	53M²
TOTAL AREA	262M²

about MOSAIC IN 2017 MOSAIC HAS... ☐ 65 TEAM MEMBERS ☐ 28 COMPLETED PROJECTS ■ 8 PROJECTS UNDER CONSTRUCTION ■ 10 PROJECTS IN THE PIPELINE **2,000** CONSULTANTS AND SUB-CONTRACTORS WHAT WE BRING TO THE SUNSHINE COAST IN 2017... ■ \$175 MILLION WORTH OF PROJECT VALUE ☐ 635 DIRECT AND INDIRECT FULL TIME EQUIVALENT POSITIONS, WITH 380 POSITIONS BEING ON THE SUNSHINE COAST **\$33 MILLION** IN WAGES AND SALARIES FOR SUNSHINE COAST WO ■ \$94 MILLION ECONOMIC BENEFIT TO SUNSHINE COAST ■ \$196 MILLION TO THE CONSTRUCTION INDUSTRY DIRECT AN





-mosaic property group MULTI-AWARD WINNING design, development and construction

THE ENTIRE TEAM AT MOSAIC ARE EXTREMELY PROUD AND HUMBLED BY OUR LIST OF ACHIEVEMENTS THROUGHOUT 2016, WHICH HAVE INVOLVED A GREAT DEAL OF DISCIPLINE, DEDICATION AND COMMITMENT TO EXCELLENCE.







UDIA AWARDS FOR EXCELLENCE | ALTO ON PRIORY

WINNER Queensland
Best Medium Density Development

MASTER BUILDERS HOUSING AND CONSTRUCTION AWARDS | SONNET ON DICKENS

WINNER Brisbane Regional and Queensland Best Medium Density Up To 3 Storeys And Over 5 Dwellings

MASTER BUILDERS HOUSING AND CONSTRUCTION AWARDS | TWO ROADS HOUSE

WINNER Sunshine Coast Regional Individual Home over \$2 Million Best Residential Kitchen House of the Year

HIA | TWO ROADS HOUSE

WINNER Sunshine Coast Regional
Best Kitchen Design
Best Bathroom Design
Best Residential Interior Design
Best Custom Built Home over \$2 Million
Sunshine Coast overall Custom Built Home of the Year
The Sunshine Coast Home of the Year

WINNER Queensland
Best Kitchen Design
Best Bathroom Design
Best Residential Interior Design
Best Custom Built Home of the Year
2016 Home of the Year

-we are all here to HELP IN ANY WAY WE CAN and would like to hear from you-

P 1300 336 989 OR 07 3171 2270 F 07 3171 2217

E INFO@MOSAICPROPERTY.COM.AU

ADDRESS 84 LATROBE TERRACE, PADDINGTON Q 4064

POSTAL PO BOX 526, PADDINGTON Q 4064

W MOSAICPROPERTY.COM.AU



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