

Harmoni

Kingscliff Beach

Incredible Design. Bespoke Living.





Luxury Living In Beachside Kingscliff

Architectural excellence
meets understated interior
design - every time you
arrive, you'll be reminded
how beautiful home is...





To those with an eye for detail, these exquisite homes offer understated superlative living





Artful Design Each Optimised For Light & Living

Each home is beautifully designed & has been wrapped around incredible floor-plans to afford a brilliant & liveable layout, embracing the North facing position.





Curated, Customised & Unique

With a high level of
sophistication, size &
stunning level of
inclusions, these homes
really are set apart.





An exclusive offer of just 4 incredible homes...





Space to Breathe

With 260m² of space
Harmoni offers a superb
size & layout,
encompassing luxury low
maintenance living.





Harmoni

Beautiful Kingscliff
where you'd rather be...

Harmoni





For those lucky enough to call Kingscliff home...





Flexible Living

Designed to meet owners lifestyles with home office or 2nd living accessed off landscaped alfresco - you never have to leave home...





Liveable
Understated
Luxury

The interiors are on trend and timeless, bathed in natural light and framed by views.





Boutique living without any compromise...



Schedule of Inclusions





SMEG
SFRA9300TVX
90cm Classic Thermoseal 100L



SMEG
90cm Induction
Cooktop



SMEG
DWAI6214X2
Semi Integrated Dishwasher



KITCHEN / Franke
Sirius Tectonite Black
Double Sink



KITCHEN / Bezzoni
Mixer with Pull Out
Black



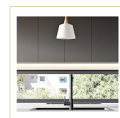
RANGEHOOD / SMEG
PUM910X 90cm Undermount
Airflow 668m³/hr



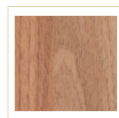
KITCHEN ISLAND STONE
YDL 40mm stone colour
Rosemee



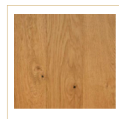
KITCHEN STONE
Rear Bench + WIP
YDL Rosemee



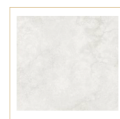
KITCHEN CABINETS
Polytec Matt finish,
colour: Cinder



LAUNDRY/BBQ
Open Shelving Polytec
Colour: Tas Oak



TIMBER FLOORS
Aurora Oak



GROUND FLOOR MPR
Tiles White Matt
600X600



KITCHEN SPLASHBACK
Lil White Gloss 107m x
30mm



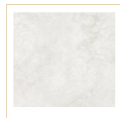
BALCONY/ROOFTOP
Revogue Light Grey
Lappato 600X600



KITCHEN PENDANTS
Beacon Husk 200mm



MAIN BATHROOM /
Floors Revogue Light Grey
600x600



BATHROOM WALLS
Lasting, 600x600



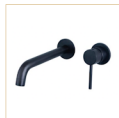
BATHROOM
VANITIES Polytec
Tasmanian Oak



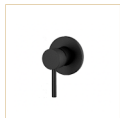
BATHROOM STONE/
YDL Classic White
20mm



SHOWERS
Bezzoni Stream Exposed
200mm shower head Matt Black



BATHROOMS /
Bezzoni Elysian
Wall Mixer with Spout



BATHROOM MIXERS
Bezzoni Elysian Matt
Black



WC + MAIN BATH
Arch Frameless
500x760



BATHROOMS
Casa Lusso Round
350mm



BALUSTRADES
Frameless Glass, Satin
Chrome Spigots



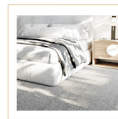
INTERNAL WALLS
Lexicon Dulux



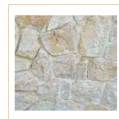
TOILET SUITE
Parisi Tondo Push
Panel Matt Black



TOILET SUITES /
Seima Floor Mount



CARPET / Quest,
colour: Windslow



FEATURE WALLS Brown
Bandit Sandstone,
Random Lay

Floorplans



NORTH



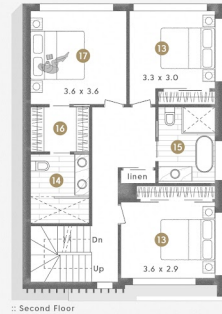
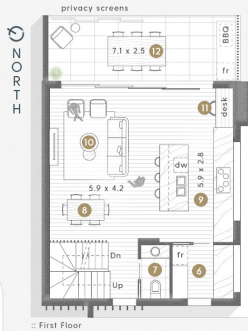
3 Ozone Street *KINGSCLIFF*

● KEY
1. PEDESTRIAN GATE ACCESS | 2. GRASS YARD | 3. VISITOR PARKING | 4. SIDE ACCESS GATE | 5. SHARED DRIVEWAY

DRIVEWAY ACCESS TO
OZONE STREET



KINGSCLIFF STREET



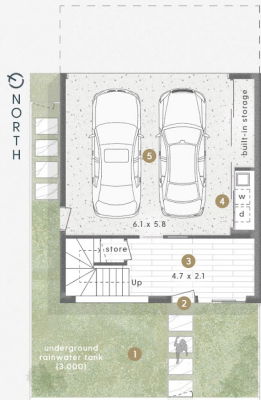
- KEY
- 1. FENCED GRASS YARD | 2. ENTRY | 3. MPR/OFFICE | 4. LAUNDRY
 - 5. DOUBLE GARAGE | 6. WALK-IN PANTRY | 7. POWDER ROOM
 - 8. DINING | 9. KITCHEN | 10. LIVING | 11. STUDY
 - 12. ENTERTAINING BALCONY | 13. BEDROOMS | 14. ENSUITE | 15. BATHROOM
 - 16. WALK-IN ROBE | 17. MASTER BEDROOM | 18. ROOFTOP TERRACE

VILLA 1 - 3 Ozone Street *KINGSCLIFF*

3 Bed + MPR + Study | 2 Bath + Powder | 2 Car | Total Floor Area 263m²

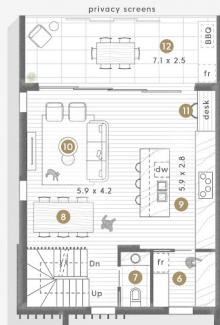


DRIVEWAY ACCESS TO
OZONE STREET

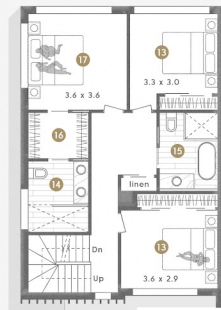


:: Ground Floor

KINGSCLIFF STREET



:: First Floor



:: Second Floor



:: Rooftop

● KEY

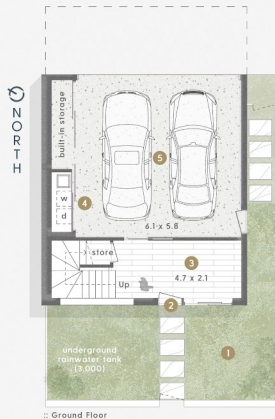
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- 5. DOUBLE GARAGE | 6. WALK-IN PANTRY | 7. POWDER ROOM
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- 16. WALK-IN ROBE | 17. MASTER BEDROOM | 18. ROOFTOP TERRACE

VILLA 2 - 3 Ozone Street *KINGSCLIFF*

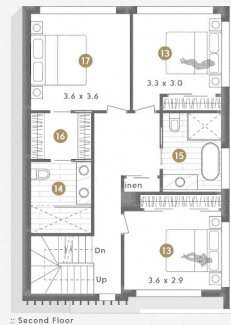
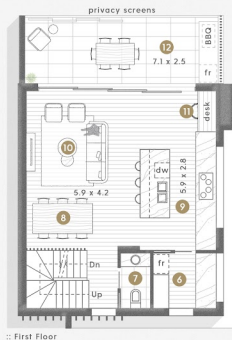
3 Bed + MPR + Study | 2 Bath + Powder | 2 Car | Total Floor Area 261m²



DRIVEWAY ACCESS TO
OZONE STREET



KINGSLIFF STREET



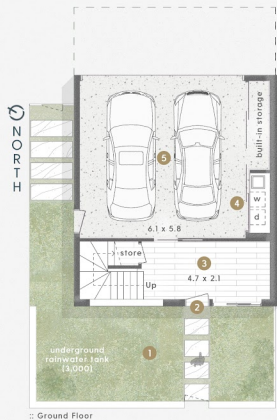
- KEY
- 1. FENCED GRASS YARD | 2. ENTRY | 3. MPR/OFFICE | 4. LAUNDRY
 - 5. DOUBLE GARAGE | 6. WALK-IN PANTRY | 7. POWDER ROOM
 - 8. DINING | 9. KITCHEN | 10. LIVING | 11. STUDY
 - 12. ENTERTAINING BALCONY | 13. BEDROOMS | 14. ENSUITE | 15. BATHROOM
 - 16. WALK-IN ROBE | 17. MASTER BEDROOM | 18. ROOFTOP TERRACE

VILLA 3 - 3 Ozone Street *KINGSLIFF*

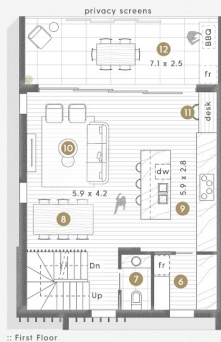
3 Bed + MPR + Study | 2 Bath + Powder | 2 Car | Total Floor Area 263m²



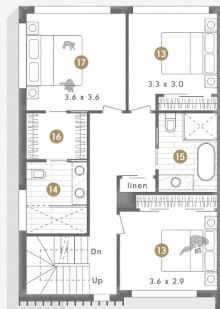
DRIVEWAY ACCESS TO
OZONE STREET



KINGSLIFF STREET



:: First Floor



:: Second Floor



:: Roof Top

- KEY
- 1. FENCED GRASS YARD | 2. ENTRY | 3. MPR/OFFICE | 4. LAUNDRY
 - 5. DOUBLE GARAGE | 6. WALK-IN PANTRY | 7. POWDER ROOM
 - 8. DINING | 9. KITCHEN | 10. LIVING | 11. STUDY
 - 12. ENTERTAINING BALCONY | 13. BEDROOMS | 14. ENSUITE | 15. BATHROOM
 - 16. WALK-IN ROBE | 17. MASTER BEDROOM | 18. ROOFTOP TERRACE

VILLA 4 - 3 Ozone Street *KINGSLIFF*

3 Bed + MPR + Study 2 Bath + Powder 2 Car Total Floor Area 261m²



Builder

ALROE CONSTRUCTIONS are regarded as the Gold Coast's leading builder of luxury & boutique developments - They are responsible for the majority of high-end projects that require close attention to detail being a company with a proven track record for delivering.

With an experienced team & years perfecting the multi-residential sector, Alroe Constructions remain the preferred builder for developers seeking specialised builds.



Team



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Designer

IMPACT BUILDING DESIGNS is a Gold Coast based firm with a reputation for bespoke high-end work.

Projects range from prestigious waterfront, inner city, suburban & rural homes, to residential renovations of any scale; community based commercial developments to boutique retail outlets and restaurants.

Developer

HARMONI DEVELOPMENTS in conjunction with DEVELOP2U are a high-end & boutique luxury property development group based on the Gold Coast.

Their unique depth of knowledge of all facets of property development & project delivery, allows them to continually deliver exceptional results.

Interior Design

POPPY DESIGN are a passionate team bringing a distinctive & compelling edge to every project they are involved with.

Their award winning interior design service covers Gold Coast, Brisbane residential & commercial properties. They are considered a leading industry figure within their field.

Disclaimer; this schedule of finishes was prepared prior to construction of the project and is indicative only. All information contained in the schedule of finishes is gathered from sources we believe to be reliable. The specifications contained in the schedule of finishes (including, dimensions, fittings, finishes, Brands and colours) are subject to variation made in accordance with the contract terms. Design changes, the availability and succession of particular items, council approval and field survey may cause finishes to differ from those showing in this schedule of finishes. Prospective buyers must rely on their own enquiries.