

# LS LIFE

WATERFRONT NEWSTEAD

by mirvac

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RESIDENCES  
INCLUSIONS



LUXURY RESIDENCES

Generous in their dimensions.  
Distinctive in their refinement.  
The luxurious residences of Isle  
draw inspiration from the landscape  
and shoreline they overlook.  
Select from a harmonious palette  
of richly tactile natural finishes and  
create a haven you can call home.

LIFE IN FINERY

**ISLE RESIDENCES**

An Isle Residence captures the best aspects of Brisbane's sub-tropical climate. The building's northern aspect\* and spacious private balconies are designed to permeate your open-plan living area with natural light and cooling breezes.



Artist's impression. Architecture, services and landscaping are indicative only and subject to change. The location, extent, height and design of the balcony planters is subject to change. \*Northern aspect does not apply to apartments with a southern only orientation.



Artist impression. Architecture, layout and services are indicative only and subject to change in accordance with the contract of sale and are not to be relied on as representative of final product. Furnishings are not included in this apartment. Views depicted are indicative only. Views and view corridors may be affected by other developments and planning issues outside of the control of Mirvac. The location, extent, height and design of the balcony planters is subject to change.



Artist impression. Architecture, layout and services are indicative only and subject to change in accordance with the contract of sale and are not to be relied on as representative of final product. Image shows upgraded finishes and fittings options. Furnishings are not included in this apartment. Views depicted are indicative only. Views and view corridors may be affected by other developments and planning issues outside of the control of Mirvac. The location, extent, height and design of the balcony planters is subject to change.

**BALCONY DETAILS**

<b>Walls</b>	Concrete with selected paint finish
<b>Upstands</b>	Concrete with selected paint finish
<b>Doors and Window Framing</b>	Powdercoated aluminium
<b>Balcony Balustrade</b>	Glazed with powdercoated aluminium framing
<b>Screens</b>	Aluminium slats
<b>External Glass</b>	Tinted or clear glass, generally with high performance glass, as required to meet thermal efficiency requirements
<b>Balcony Floors</b>	Tile/paver on terring pads
<b>Balcony Lighting</b>	Wall-mounted light
<b>Gas, Water and Power</b>	Located on balcony
<b>Soffit/Awnings</b>	Concrete with selected paint finish

**BATHROOM & ENSUITES**

<b>WC</b>	Ceramic
<b>Vanity Benchtops</b>	20mm reconstituted stone
<b>Bathroom Joinery</b>	Timber look laminate
<b>Vanity Basin</b>	Ceramic
<b>Shower Screen</b>	Clear glass
<b>Bath</b>	Back-to-wall bath included in: <ul style="list-style-type: none"> <li>• Isle Residences Lvl 3-15: Type 2</li> <li>• Isle Upper Residences Lvl 17-19: Type 1</li> </ul> Note: Apartment 2161 has a freestanding bath
<b>Mirror</b>	Mirror with storage behind
<b>Floor and Wall Tiles</b>	Floor-to-ceiling selected tiles
<b>Tapware</b>	Chrome

**LAUNDRY**

<b>Tub Unit</b>	Stainless steel tub to select apartments Reconstituted benchtop and splashback to select apartments: <ul style="list-style-type: none"> <li>• Isle Residences Lvl 3–15: Type 2 and 4</li> <li>• Isle Upper Residences Lvl 16: Type 1</li> <li>• Isle Upper Residences Lvl 17-19: Type 1 and 3</li> </ul>
<b>Clothes Dryer</b>	Fisher & Paykel

**INTERNAL FEATURES**

<b>Air Conditioning</b>	Ducted air conditioning
<b>Ceiling Fans</b>	To all living areas and bedrooms
<b>Ceiling Height</b>	Generally 2,700mm in living areas/bedrooms Generally 2,400mm in bathrooms/ensuites/laundries/corridors
<b>Living/Dining Flooring</b>	Selected tiles in: <ul style="list-style-type: none"> <li>• Isle Residences Lvl 2: Type 1-5</li> <li>• Isle Residences Lvl 3–15: Type 2-6</li> <li>• Isle Upper Residences Lvl 16–19: Type 1-4</li> </ul> Selected vinyl in: <ul style="list-style-type: none"> <li>• Isle Residences Lvl 2: Type 6</li> <li>• Isle Residences Lvl 3–15: Type 1 and Type 7</li> <li>• Isle Upper Residences Lvl 16–19: Type 5</li> </ul>
<b>Cupboard Handles</b>	Pull handles and recessed finger pulls (pending location)
<b>Wardrobe Internals</b>	Hanging rail, open shelving unit and drawers Master bedrooms with walk in / walk through robes: two sets of drawers per robe Other bedrooms: one set of drawers per robe Finish: melamine
<b>Linen Cupboards</b>	Melamine internal finish and laminate doors
<b>Wardrobe Door Fronts</b>	Aluminium mirror framed door system in all apartments
<b>Bedroom Flooring</b>	Selected carpet

**KITCHEN**

<b>Kitchen Benchtops</b>	20mm reconstituted stone benchtop and splashback
<b>Kitchen Island Fascia</b>	Timber look laminate with travertine feature block*
<b>Kitchen Joinery</b>	Timber look laminate
<b>Butlers Pantry</b>	To select apartments
<b>Cooktop/Rangehood</b>	Concealed European appliance rangehood and gas cooktop
<b>Tapware</b>	Chrome
<b>Integrated Dishwasher</b>	European appliance dishwasher
<b>Oven</b>	<ul style="list-style-type: none"> <li>• 60cm European appliance oven</li> <li>• 1-2 bed x1 oven</li> <li>• 3 bed x2 ovens</li> </ul>

\*Travertine feature block not standard in Isle Residences Type 1 and Type 7, and Upper Residences Type 5. Available as an upgrade for Residences Type 7 and Upper Residences Type 5.

**ELECTRICAL**

<b>Metering</b>	A separately metered electrical supply will be provided to each lot and to common (Body Corporate) areas. Electrical supplies to air conditioning units will be fed from the apartment distribution board and metered accordingly.
<b>Lighting</b>	Apartment lighting comprises: <ul style="list-style-type: none"> <li>• Kitchen, living and dining areas: recessed downlights, 'select' LED lighting</li> <li>• Bedrooms: recessed downlights</li> <li>• Bathroom/ensuite: recessed downlights, 'select' LED lighting</li> </ul>
<b>Communications</b>	Each apartment will have a communications panel located in the linen/storage cupboard This panel will serve as a central distribution system delivering: <ul style="list-style-type: none"> <li>• Minimum 1x phone point</li> <li>• NBN connection point</li> <li>• Minimum 1x Free-to-air TV point</li> </ul>
<b>Access Control</b>	Access Control will be provided to allow apartment owners to be contacted from ground floor lobby and permit visitor access to the lift lobby and to call a lift to the apartment floor. Resident access control is provided to lobbies, lifts and car park. Lift doors to basement car park are access controlled to prevent unauthorised access.

**SERVICES**

<b>Gas Supply</b>	Gas is supplied for connection to the cooktop
<b>Cold Water</b>	A separately metered cold water supply will be provided to each lot and to common property
<b>Hot Water</b>	Hot water will be provided from central gas-fired heating units to each apartment. Individual apartment hot water usage is separately metered and billed accordingly by the Body Corporate or appointed agent.
<b>Garbage Collection/Disposal</b>	Garbage chutes and recycling chutes are provided on each apartment level for the disposal of household rubbish
<b>Mail Delivery</b>	Mail will be delivered to the letterboxes located under a covered area at the building entry

**UPGRADES**

<b>Optional Inclusions (to selected residences)</b>	<ul style="list-style-type: none"> <li>• Integrated fridge</li> <li>• Oven upgrade - European pyrolytic oven</li> <li>• Microwave upgrade - European built-in microwave with trim kit</li> <li>• Zip tap</li> <li>• Kitchen stone upgrade - 60mm travertine band and travertine fascia*</li> <li>• Kitchen lighting upgrade - under bench LED lighting* and overhead cabinet LED lighting.</li> <li>• Tapware and accessories upgrade - brushed nickel</li> <li>• Bathroom stone upgrade - 60mm reconstituted stone benchtop and travertine feature wall^</li> <li>• Bathroom lighting upgrade - LED lighting to top of mirror cabinet, bottom of vanity and to shower niche</li> <li>• Heated towel rails to all bath towel rails</li> <li>• Timber flooring upgrade: <ul style="list-style-type: none"> <li>· Where tiled flooring is standard, option to upgrade to timber flooring, carpet to bedrooms</li> <li>· Where vinyl flooring is standard, option to upgrade to tiled or timber flooring, carpet to bedrooms</li> </ul> </li> <li>• Blinds</li> <li>• Study or storage joinery</li> <li>• Wardrobe upgrade - timber look joinery doors in lieu of mirrored doors</li> <li>• Fridge water access#</li> <li>• European washing machine and dryer</li> </ul>
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\*Travertine and under bench LED lighting not available in Isle Residence Type 1 apartments. Isle Residence Type 7 and Isle Upper Residence Type 5 kitchen stone upgrade also includes travertine island block and rangehood.

^Not available in select apartments

#Not available for integrated fridges



**KITCHEN LIGHT SCHEME UPGRADE**

- |                          |                                    |                                 |
|--------------------------|------------------------------------|---------------------------------|
| 1 Integrated fridge      | 3 Feature travertine island fascia | 5 60mm feature travertine band  |
| 2 Brushed nickel tapware | 4 Under bench LED lighting         | 6 Overhead cabinet LED lighting |

**KITCHEN DARK SCHEME UPGRADE**

- |                          |                                    |                                 |
|--------------------------|------------------------------------|---------------------------------|
| 1 Integrated fridge      | 3 Feature travertine island fascia | 5 60mm feature travertine band  |
| 2 Brushed nickel tapware | 4 Under bench LED lighting         | 6 Overhead cabinet LED lighting |



Artist's impression of Isle Upper Residences Type 3 bathroom. Finishes and inclusions vary by apartment type. Prospective purchasers must refer to the contract of sale for the list of fittings, fixtures and inclusions.



Artist's impression of Isle Upper Residences Type 3 bathroom. Finishes and inclusions vary by apartment type. Prospective purchasers must refer to the contract of sale for the list of fittings, fixtures and inclusions.



Artist's impression of Isle Upper Residences Type 3 bathroom. Bathroom light scheme upgrade. Upgrade selections only applies to selected types. Bath included in Type 2 apartments. Prospective purchasers must refer to the contract of sale for the list of fittings, fixtures and inclusions.



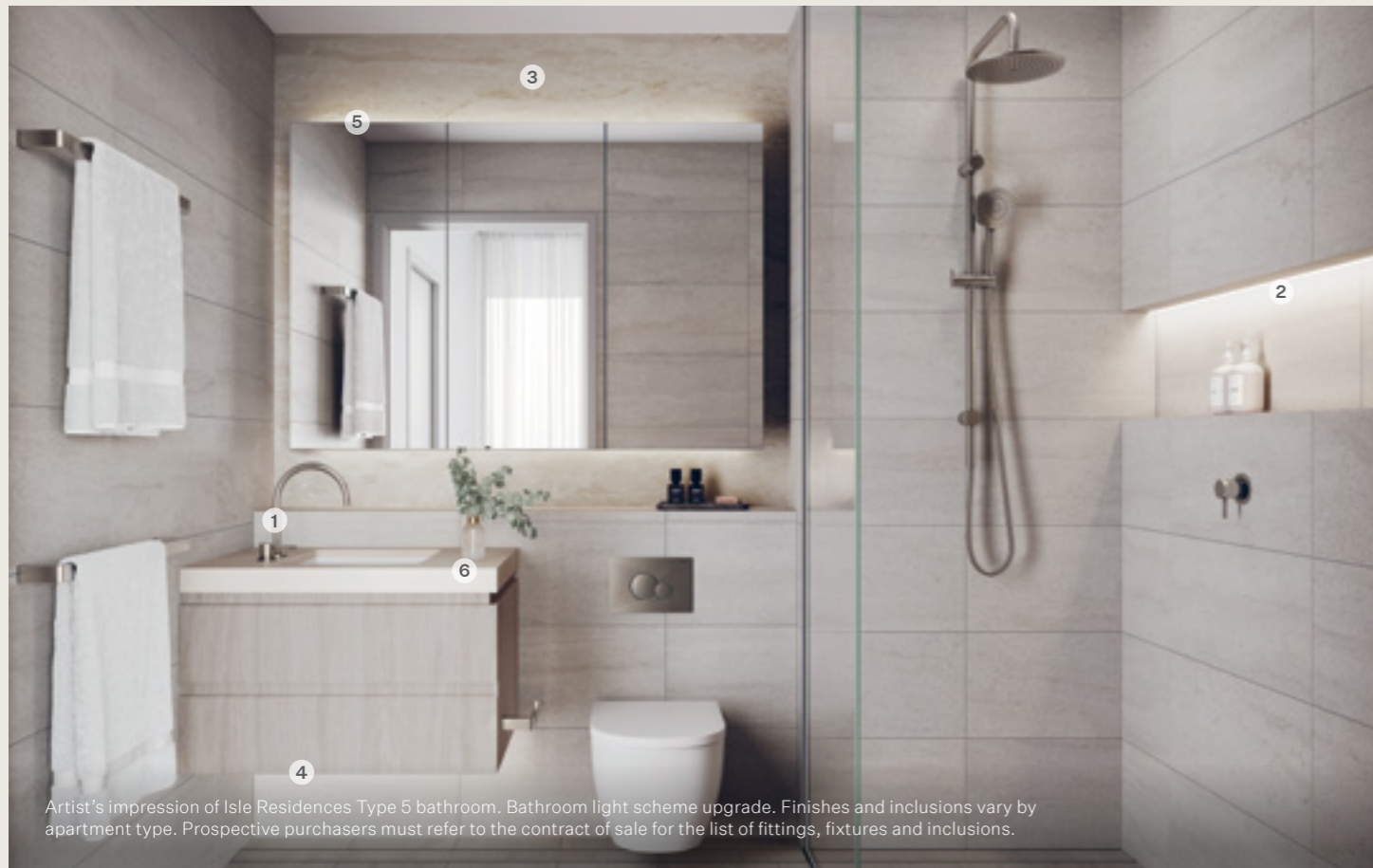
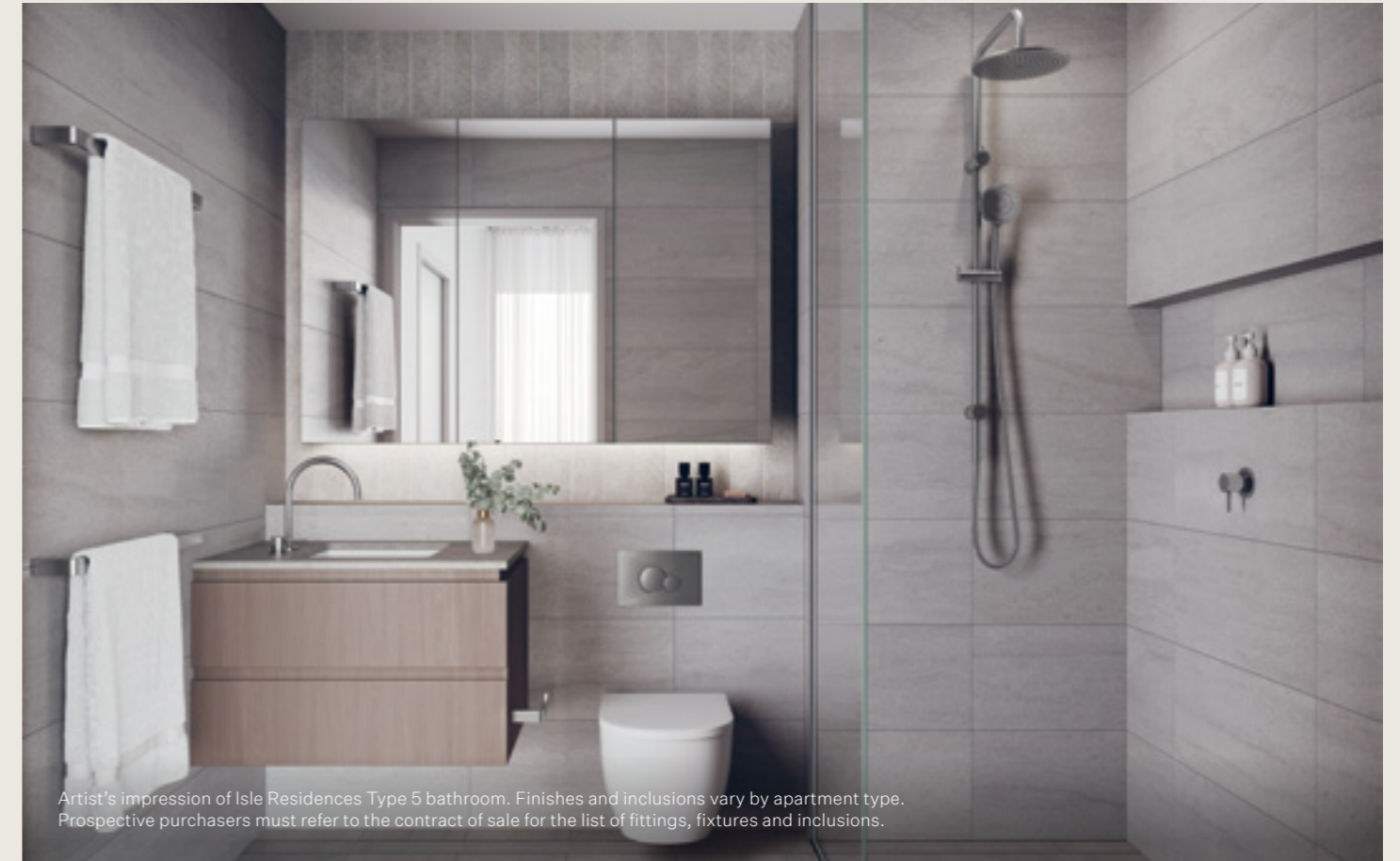
Artist's impression of Isle Upper Residences Type 3 bathroom. Bathroom dark scheme upgrade. Upgrade selections only applies to selected types. Bath included in Type 2 apartments. Prospective purchasers must refer to the contract of sale for the list of fittings, fixtures and inclusions.

**BATHROOM LIGHT SCHEME UPGRADE**

- |                        |                           |                         |                                   |                           |                                   |
|------------------------|---------------------------|-------------------------|-----------------------------------|---------------------------|-----------------------------------|
| 1                      | 2                         | 3                       | 4                                 | 5                         | 6                                 |
| Brushed nickel tapware | Under vanity LED lighting | Feature travertine wall | Above mirror cabinet LED lighting | Shower Niche LED lighting | 60mm reconstituted stone benchtop |

**BATHROOM DARK SCHEME UPGRADE**

- |                        |                           |                         |                                   |                           |                                   |
|------------------------|---------------------------|-------------------------|-----------------------------------|---------------------------|-----------------------------------|
| 1                      | 2                         | 3                       | 4                                 | 5                         | 6                                 |
| Brushed nickel tapware | Under vanity LED lighting | Feature travertine wall | Above mirror cabinet LED lighting | Shower Niche LED lighting | 60mm reconstituted stone benchtop |



**BATHROOM LIGHT SCHEME UPGRADE**

- |                                    |                                    |  |
|------------------------------------|------------------------------------|--|
| <b>1</b> Brushed nickel tapware    | <b>3</b> Feature travertine wall   | <b>5</b> Above mirror cabinet LED lighting |
| <b>2</b> Shower Niche LED lighting | <b>4</b> Under vanity LED lighting | <b>6</b> 60mm reconstituted stone benchtop |

**BATHROOM DARK SCHEME UPGRADE**

- |                                    |                                    |  |
|------------------------------------|------------------------------------|--|
| <b>1</b> Brushed nickel tapware    | <b>3</b> Feature travertine wall   | <b>5</b> Above mirror cabinet LED lighting |
| <b>2</b> Shower Niche LED lighting | <b>4</b> Under vanity LED lighting | <b>6</b> 60mm reconstituted stone benchtop |





ISLE AMENITY

Floating on the horizon.  
Grounded in greenery.  
Isle is a layered destination  
where leisure flows and  
connections deepen.  
Framed by the beauty of  
nature, immerse yourself  
in a nurturing new oasis that  
reveals a life in balance.

LIFE IN BALANCE

**WHERE WATER MEETS AIR**

Overlooking a vista of the Brisbane River and Waterfront Park, the sky high Isle Resort elevates the urban resort lifestyle to its most holistic.

The centrepiece of this leafy rooftop is its infinity-edge swimming pool, whose curving shape mirrors the building's organic form. Perfectly complementing this verdant oasis is a range of desirable lifestyle amenity including wellness treatment room\*, magnesium spas and floating sunbeds.



Artist impression. Architecture, landscaping, furnishings and services are indicative only and subject to change. Please note the pool walls are tiled. Views depicted are indicative only. Views and view corridors may be affected by other developments and planning issues outside of the control of Mirvac. The location, extent, height and design of the balcony planters is subject to change. \*The enclosed dining room, sauna and treatment room are subject to Brisbane City Council approval and are subject to change.



- 1 20m lap pool
- 2 Sauna\*
- 3 Floating sun beds
- 4 Magnesium spas
- 5 Wellness treatment room\*
- 6 BBQ area and sunset cocktail bar
- 7 Private dining room\*
- 8 Yoga lawn

Artist impression. Artist impression, indicative only and subject to change. Landscape materials and planting is indicative, for illustrative purposes only and subject to change. Future plant sizing depends on many conditions, including ideal growing conditions, maintenance and surrounding environment. Plans were prepared prior to the commencement of construction and are subject to change without notice. Furniture not to scale. Future proposed amenity is being delivered by Mirvac and is subject to development approvals, statutory approvals and construction. Some concierge services will incur charges. \*The enclosed dining room, sauna and treatment room are subject to Brisbane City Council approval and are subject to change.

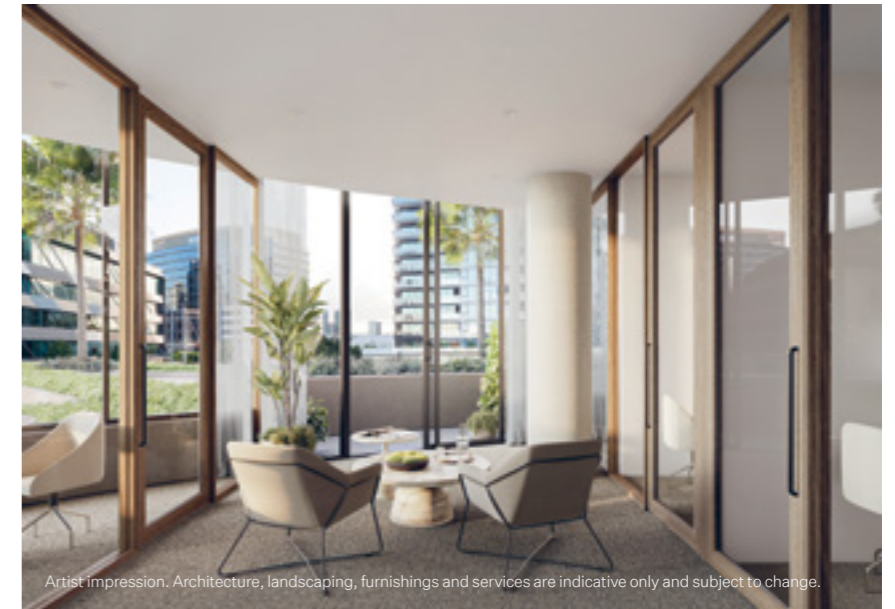
HEALTHY SPIRIT

At Isle, there's a place for every element of your health and wellbeing. The resident-only fitness centre on Level 2 is fully equipped for cardio and training, including an outdoor area for stretching. On the rooftop, the Isle wellness centre invites you to unwind among lush greenery with two spas, a sauna, yoga lawn, and private treatment room.\*



WORK/LIFE BALANCE

For residents who work from home, the Isle Lounge on Level 2 will be your new office and meeting space. Its landscaped terrace, overlooking Isle Gardens will bring inspiration and focus to your working day.



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ISLE FITNESS

- 1 Cardio equipment
- 2 Weights bench
- 3 Outdoor stretch area overlooking landscaping



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ISLE LOUNGE

- 1 Private workstations
- 2 Meeting room 1
- 3 Meeting room 2 with AV for hosting meetings
- 4 Kitchenette
- 5 Amenities



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ISLE GARDEN & ARRIVAL

- 1 Urban forest
- 2 Curved water features
- 3 Shaded outdoor seating
- 4 Path connecting Riverwalk to Gasworks
- 5 Isle lobby arrival
- 6 Retail - cafes, restaurants and shops\*

\* The retail component of the building may comprise one or more tenancies with retail and/or food and beverage operations or other uses as may be approved. The external elements of the retail, including water features and seating, are being delivered by Mirvac and are subject to development approvals, statutory approvals and construction. The internal elements of the retail will be delivered by third party tenants and the design for that internal component is currently unknown. Mirvac makes no representation about the ultimate identity, retail mix or timing for delivery of the retail offering at Isle.

CONCIERGE SERVICES

As a resident of Isle, you will be given the luxury of time. Our menu of concierge services is available to assist you with errands that make daily life seamless or, for when the occasion calls, those extra-special touches.

The concierge services will be available from 8am to 6pm, Monday to Friday (excluding public holidays). Understanding that every resident will have different requirements, a select range of services are included with your residence, with additional services available for fee.

Included Concierge Services

- Your concierge can take care of the ordering of taxis and private cars
- Provision of contacts for local lifestyle providers for all the daily essentials including massage therapists, pet walkers, personal trainers plus many more
- Contacts to help make home maintenance just a little easier to coordinate
- Organising social events each year for Isle residents to come together and enjoy
- Undertake printing and scanning administration services for reasonable domestic scale purposes
- Operate and manage a booking system for communal facilities nominated by the Body Corporate

Optional Services (incur fee)

- Assistance in organising a variety of services providers, including onsite car wash, onsite dog wash, pet walking, cleaning and dry cleaning collection and drop off
- Arrange and facilitate health and wellness services including massage therapy, yoga or fitness instruction, beauty treatments or other allied health providers to make the most of the dedicated spaces within Isle
- Assistance with utility connections for when you move in to your new apartment
- For those residents that travel, or are away from home for up to one month, services including the forwarding of mail, supervised entry of contractors and plant watering can be arranged
- Be welcomed home after an extended leave with a cleaning service or the restocking of pantry essentials
- Assistance with recommendations or booking of a private chef or catering service to make your next dinner party effortless
- The booking of restaurants, cafes, bars, events, pet vacation care and other services or activities can be taken care of for you
- Arrange access to your apartment and supervision on your behalf when a service contractor is needed
- The finer touches of flowers, gifts or other items can be arranged
- Daily newspaper deliveries can also be organised

Concierge services prepared as at July 2022 and are subject to change. The proposed concierge services will not be owned or managed by Mirvac and timings, services and outcome are outside of Mirvac's control and subject to change and delay.



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**NET POSITIVE LEGACY**

Every Mirvac development strives to have a positive environmental and social impact. Designed and undergoing assessment from Green Star, Isle sets out above-and-beyond targets to ensure a more efficient, resilient, and sustainable building.

Mirvac’s sustainability strategy, *This Changes Everything*, sets out clear targets to ensure we continue to have a positive environmental and social impact, and make better choices in all that we do. Eight years before our 2030 target, Mirvac has become net positive for carbon emissions within our operational control – the first real estate company in Australia to achieve this significant milestone.



**GREEN ENERGY**

- ~ Targeting 7 Star average, 6 Star min. NABERS Rating
- ~ EV car charging in residential basement for select apartments
- ~ Solar panel system for communal electrical circuit



**LIVING GREENERY**

- ~ Subtropical planting to reduce building water demand
- ~ Landscaping for public shade and reducing heat effect
- ~ Aligns with Brisbane City Council’s ‘Buildings That Breathe’ principles



**WATER & WASTE**

- ~ Efficient water fittings that reduce building water demand
- ~ Mirvac committed to net positive water by 2030
- ~ Designed to minimise construction waste sent to landfill
- ~ Mirvac committed to zero waste to landfill by 2030

All information in relation to sustainability is indicative only and may not necessarily reflect final outcomes which are dependent on a number of variable factors.

# Quality and care in every little detail

## THE MIRVAC DIFFERENCE



For over 50 years we have been reimagining urban life  
in Australia - creating exceptional living experiences through  
the pursuit of quality and care in every little detail.

**AWARD WINNING EXCELLENCE SINCE 1972, WITH  
OVER 800 PROJECT AND INDUSTRY AWARDS.**



**UDIA 2020**

Excellence in High Density  
Development Award  
Best Mixed Use Development

St Leonards Square, NSW



**UDIA 2020**

High Density  
Development Award

The Eastbourne  
East Melbourne, VIC



**ULI ASIA PACIFIC 2021**

Award for  
Excellence

Marrick & Co, NSW



**UDIA 2021**

Development of the year  
Environmental Excellence

Gainsborough Greens,  
Pimpama, QLD



REIMAGINING URBAN LIFE SINCE 1972

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