

LS LIFE

WATERFRONT NEWSTEAD

by mirvac

PAVILION & PENTHOUSE
INCLUSIONS



PAVILIONS & PENTHOUSES

Discover where life soars
above Brisbane and beyond compare.
From the grandeur of their vistas,
to the meticulous detail in their finish,
the pavilions and penthouses
of Isle are the height of quality.

LIFE IN FINERY

ISLE PAVILIONS

For those seeking a sanctuary above it all, welcome to an Isle Pavilion. With luxury inclusions, these three and four bedroom residences are set apart by their premium standard of finish and expansive floor plans.



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.



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.



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. The location, extent, height and design of the balcony planters is subject to change.

BALCONY DETAILS

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

BATHROOM & ENSUITES

WC	Ceramic
Vanity Benchtops	Reconstituted stone with 60mm edge
Bathroom Joinery	Timber look laminate
Vanity Basin	Ceramic
Shower Screen	Clear glass
Bath	Freestanding baths in all master ensuites
Mirror	Mirror with storage behind
Floor and Wall Tiles	<ul style="list-style-type: none"> • Floor-to-ceiling selected tiles • Travertine feature wall (Not available in Pavilion Type 1 secondary bathroom)
Tapware	Brushed nickel

INTERNAL FEATURES

Air Conditioning	Ducted air conditioning
Ceiling Fans	To all living areas and bedrooms
Ceiling Height	Generally 2,700mm in living areas/bedrooms and generally 2,400mm in bathrooms/ensuites/laundries/corridors
Living/Dining Flooring	Selected tiles
Cupboard Handles	Pull handles and recessed finger pulls (pending location)
Wardrobe Internals	Hanging rail, drawers and open shelving unit. Finish: timber look laminate in master bedrooms and melamine in additional bedrooms
Linen Cupboards	Melamine internal finish and laminate doors
Wardrobe Door Fronts	Master bedroom robe: open shelving with timber laminate joinery All other bedrooms: aluminium mirror framed door system
Wardrobe Fitout	Master bedrooms provided with two set of drawers per robe Additional bedrooms: one set of drawers per robe
Bedroom Flooring	Selected carpet

KITCHEN

Sink Unit	Selected stainless steel double undermounted bowl
Cooktop/Rangehood	Concealed European appliance rangehood and gas cooktop
Integrated Dishwasher	European appliance dishwasher
Oven	60cm European appliance oven x2
Kitchen Joinery	Timber look laminate
Kitchen Stone	20mm reconstituted stone benchtop and splashback, 60mm travertine band, travertine rangehood and travertine island bench
Butler's Pantry	20mm reconstituted stone benchtop and timber look joinery
Tapware	Brushed nickel
Integrated Fridge	Timber look laminate
Integrated Microwave	Integrated European appliance with trim kit

LAUNDRY

Tub Unit	Reconstituted stone 20mm benchtop and splashback, undermount sink and timber look laminate joinery
Washing Machine and Clothes Dryer	European washing machine and clothes dryer

ELECTRICAL

Metering	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.
Lighting	Apartment lighting comprises: <ul style="list-style-type: none"> • Kitchen, living and dining areas: recessed downlights, feature LED lighting and feature recessed light above island bench • Bedrooms: recessed downlights • Bathroom/ensuite: recessed downlights, feature LED lighting, LED lighting above bath coffer
Communications	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"> • Minimum 1x phone point • NBN connection point • Minimum 1x Free-to-air TV point
Access Control	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

Gas Supply	Gas is supplied for connection to the cooktop
Cold Water	A separately metered cold water supply will be provided to each lot and to common property
Hot Water	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.
Garbage Collection/Disposal	Garbage chutes and recycling chutes are provided on each apartment level for the disposal of household rubbish
Mail Delivery	Mail will be delivered to the letterboxes located under a covered area at the building entry

UPGRADES

Optional Inclusions (to selected Pavilions)	<ul style="list-style-type: none"> • Timber flooring • Blinds • Walk in wardrobe upgrade - timber look joinery doors to conceal open shelving • Wardrobe upgrade - timber look joinery doors in lieu of mirrored doors • Study or storage joinery • Zip Tap • Oven upgrade - European pyrolytic ovens • Premium European kitchen appliance upgrade - gas cooktop, integrated dishwasher, integrated microwave and pyrolytic ovens • Integrated European fridge upgrade • Heated towel rails to all bath towel rails
--	---



Artist's impression of Pavilion Type 2. Kitchen light scheme. Timber flooring shown in the image is an upgrade. Prospective purchasers must refer to the contract of sale for the list of fittings, fixtures and inclusions.

KITCHEN LIGHT SCHEME



Artist's impression of Pavilion Type 2. Kitchen dark scheme. Timber flooring shown in the image is an upgrade. Prospective purchasers must refer to the contract of sale for the list of fittings, fixtures and inclusions.

KITCHEN DARK SCHEME



Artist's impression of Pavilion Type 2. Ensuite light scheme. Prospective purchasers must refer to the contract of sale for the list of fittings, fixtures and inclusions.

ENSUITE LIGHT SCHEME



Artist's impression of Pavilion Type 2. Ensuite dark scheme. Prospective purchasers must refer to the contract of sale for the list of fittings, fixtures and inclusions.

ENSUITE DARK SCHEME

ISLE PENTHOUSES

Become one with the skies in an Isle Penthouse. Encompassing the top two levels of the building, with only two penthouses per floor – providing the utmost in privacy and exclusiveness – these incredibly spacious residences boast four bedrooms and breathtaking views* of the Brisbane River and Waterfront Park.



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. *Views and view corridors are indicative only and may be affected by other developments and planning issues outside of the control of Mirvac.



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.



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.

BALCONY DETAILS

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

BATHROOM & ENSUITES

WC	Ceramic
Vanity Benchtops	Reconstituted stone with 60mm edge
Bathroom Joinery	Timber look laminate
Vanity Basin	Ceramic
Shower Screen	<ul style="list-style-type: none"> Frosted glazing in penthouse master ensuites Clear glass to all other bathrooms
Bath	Freestanding baths in all master ensuites
Mirror	Mirror with storage behind
Floor and Wall Tiles	<ul style="list-style-type: none"> Floor-to-ceiling selected tiles Travertine feature walls
Tapware	Brushed nickel

INTERNAL FEATURES

Air Conditioning	Ducted air conditioning
Ceiling Fans	To all living areas and bedrooms
Ceiling Height	Generally 3,000mm in living areas/bedrooms and generally 2,700mm in bathrooms/ensuites/laundries/corridors
Living/Dining Flooring	Selected tiles
Cupboard Handles	Pull handles and recessed finger pulls (pending location)
Wardrobe Internals	Hanging rail, drawers and open shelving unit. Finish: timber look laminate in master bedrooms and melamine in additional bedrooms
Linen Cupboards	Melamine internal finish and laminate doors
Wardrobe Door Fronts	Master bedroom robe: open shelving with timber laminate joinery All other bedrooms: aluminium mirror framed door system
Wardrobe Fitout	Master bedrooms provided with two set of drawers per robe Additional bedrooms: one set of drawers per robe
Bedroom Flooring	Selected carpet

KITCHEN

Sink Unit	Selected stainless steel double undermounted bowl
Cooktop/Rangehood	Concealed European appliance rangehood and gas cooktop
Integrated Dishwasher	European appliance dishwasher
Oven	60cm European appliance oven x2
Kitchen Joinery	Timber look laminate
Kitchen Stone	20mm reconstituted stone benchtop, 60mm travertine band, travertine display shelves, travertine rangehood and travertine island bench
Butler's Pantry	20mm reconstituted stone benchtop and timber look joinery
Tapware	Brushed nickel
Integrated Fridge	Timber look laminate
Integrated Microwave	Integrated European appliance with trim kit
Wine room	Temperature controlled zone with wine fridges

LAUNDRY

Tub Unit	Reconstituted stone 20mm benchtop and splashback, undermount sink and timber look laminate joinery
Washing Machine and Clothes Dryer	European washing machine and clothes dryer

ELECTRICAL

Metering	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.
Lighting	Apartment lighting comprises: <ul style="list-style-type: none"> • Kitchen, living and dining areas: recessed downlights, feature LED lighting and feature recessed light above island bench • Bedrooms: recessed downlights • Bathroom/ensuite: recessed downlights, feature LED lighting, LED lighting above bath coffer
Communications	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"> • Minimum x1 phone point • NBN connection point • Minimum x1 Free-to-air TV point
Access Control	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

Car Parking	4 car lock up garage including storage
Gas Supply	Gas is supplied for connection to the cooktop
Cold Water	A separately metered cold water supply will be provided to each lot and to common property
Hot Water	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.
Garbage Collection/Disposal	Garbage chutes and recycling chutes are provided on each apartment level for the disposal of household rubbish
Mail Delivery	Mail will be delivered to the letterboxes located under a covered area at the building entry

UPGRADES

Optional Inclusions (to selected Penthouses)	<ul style="list-style-type: none"> • Timber flooring • Blinds • Walk in wardrobe upgrade - timber look joinery doors to conceal open shelving • Wardrobe upgrade - timber look joinery doors in lieu of mirrored doors • Study or storage joinery • Zip Tap • Oven upgrade - European pyrolytic ovens • Premium European kitchen appliance upgrade - gas cooktop, integrated dishwasher, integrated microwave and pyrolytic ovens • Integrated European fridge upgrade • Heated towel rails to all bath towel rails
---	---



Artist's impression of Penthouse Type 2. Kitchen light scheme. Timber flooring shown in the image is an upgrade. Prospective purchasers must refer to the contract of sale for the list of fittings, fixtures and inclusions.

KITCHEN LIGHT SCHEME



Artist's impression of Penthouse Type 2. Kitchen dark scheme. Timber flooring shown in the image is an upgrade. Prospective purchasers must refer to the contract of sale for the list of fittings, fixtures and inclusions.

KITCHEN DARK SCHEME



Artist's impression of Penthouse Type 1. Ensuite light scheme. Prospective purchasers must refer to the contract of sale for the list of fittings, fixtures and inclusions.

ENSUITE LIGHT SCHEME



Artist's impression of Penthouse Type 1. Ensuite dark scheme. Prospective purchasers must refer to the contract of sale for the list of fittings, fixtures and inclusions.

ENSUITE DARK SCHEME



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.



- 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

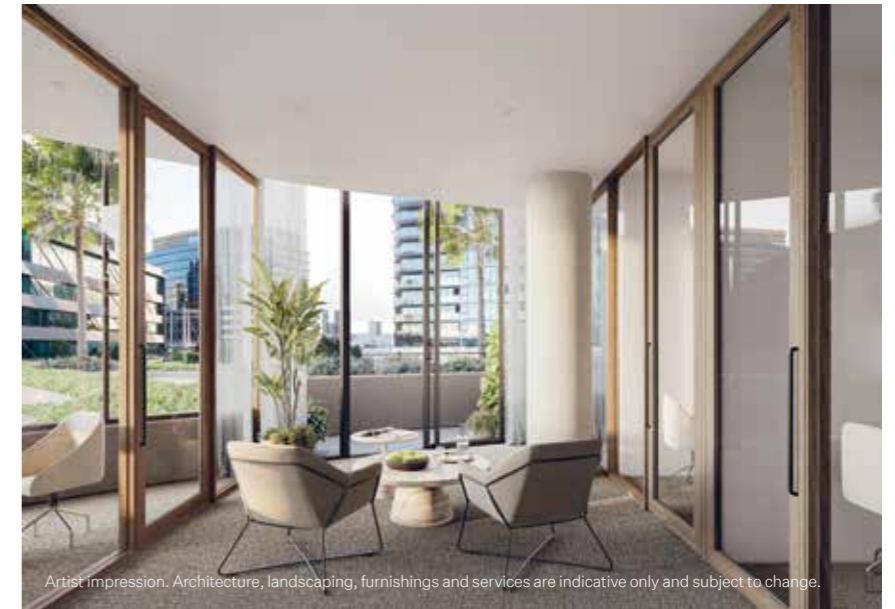
HEALTHY SPIRIT

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.



Artist impression. Architecture, landscaping, furnishings and services are indicative only and subject to change.



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.

ISLE FITNESS

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



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.

ISLE LOUNGE

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



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.

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.



Artist impression. Architecture, landscaping, furnishings and services are indicative only and subject to change. 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.

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

The content of this brochure was produced prior to completion, and prior to the receipt of final planning approvals. Photographs, diagrams and artists impressions depicting interiors, exteriors and indicative views are a guide only. The information provided in this brochure, including those images, is believed to be correct at the time of printing but will change as the development and planning approvals proceed. Changes will also be made during the development of the project and specifications, details and fittings may be changed without notice. Purchasers must rely on their own continuing enquiries. To the extent permitted by law, this brochure is not an offer or a contract. Mirvac expressly excludes any and all liability relating to, or resulting from, the use of or reliance on, any information contained in this brochure by any person. The features/inclusions were prepared prior to development approval, statutory approvals and commencement of construction. Prospective purchasers must refer to the contract for sale for the list of inclusions. Fittings, fixtures and appliances stated are as intended at the date of publication of this list and are subject to change or substitution in accordance with the contract for sale. Version 2, July 2022.

ISLE.MIRVAC.COM



REIMAGINING URBAN LIFE SINCE 1972