

LIFE

WATERFRONT NEWSTEAD

by mirvac

ISLE

Discover your own
island in the *sky*.

One in a *collection* of
elegantly biophilic buildings,
each with a unique identity.

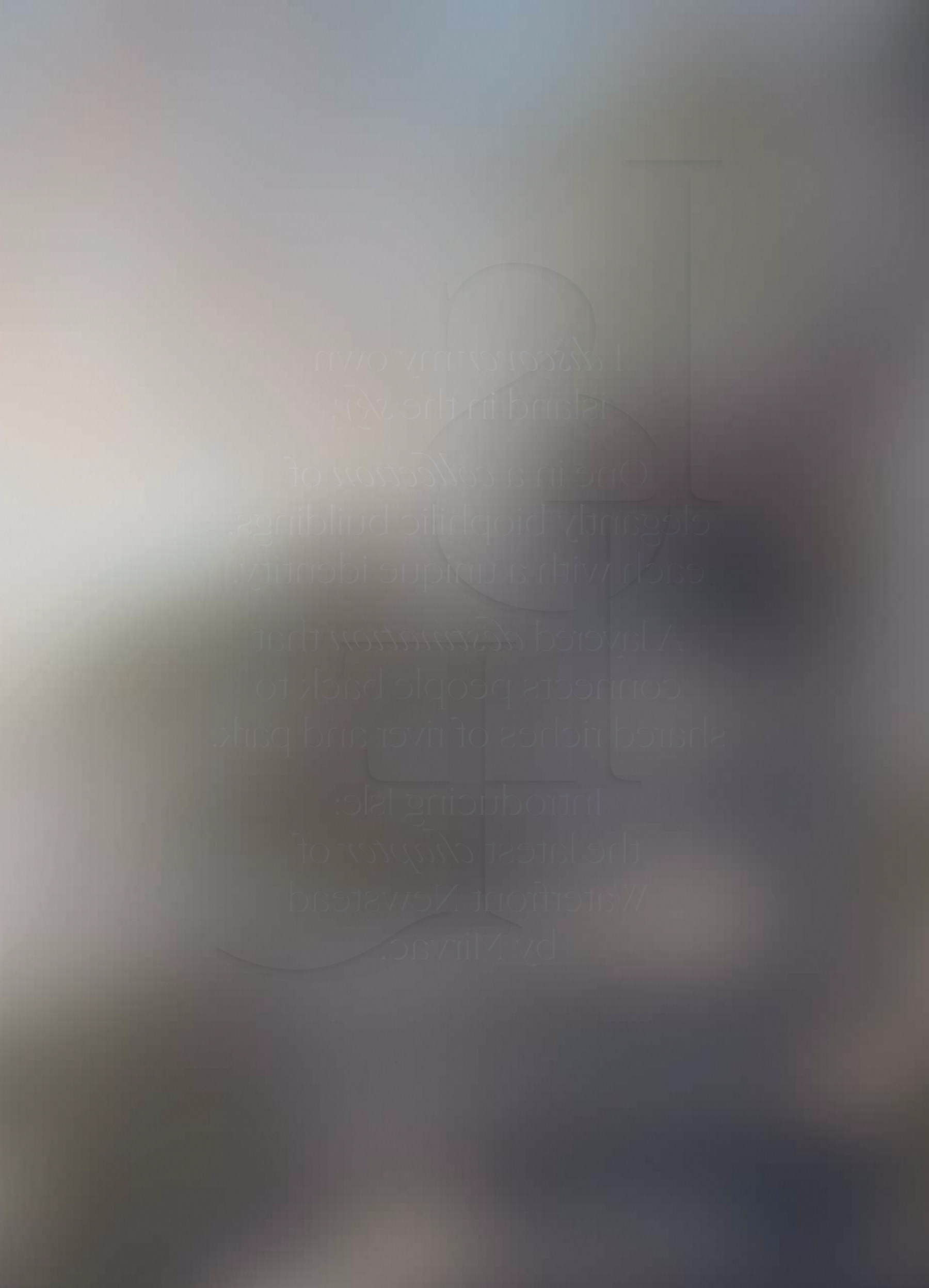
A layered *destination* that
connects people back to
shared riches of river and park.

Introducing Isle:
the latest *chapter* of
Waterfront Newstead
by Mirvac.



REIMAGINING URBAN LIFE SINCE 1972

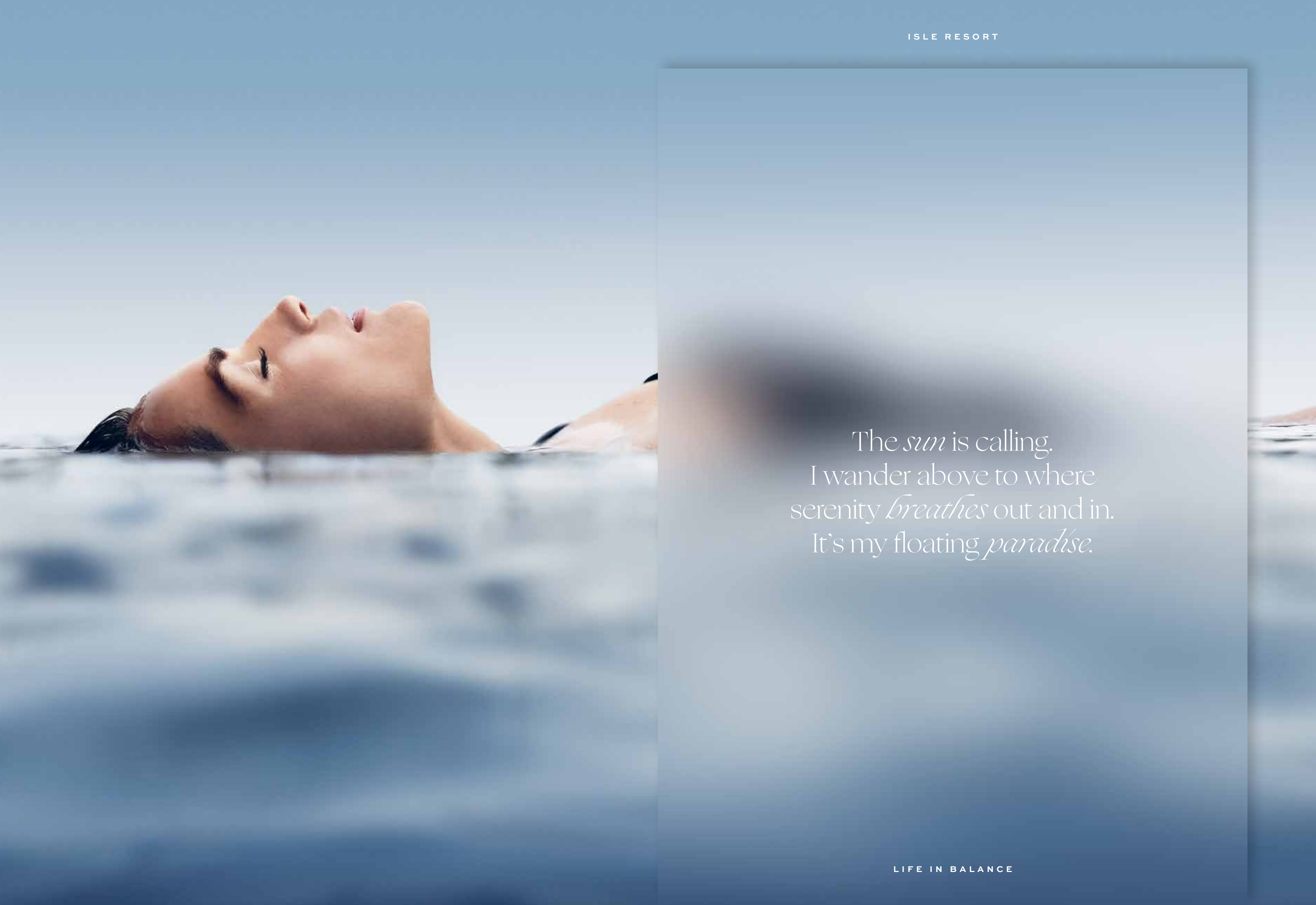
Artist impression. Architecture, services and landscaping are indicative only and subject to change.
The location, extent, height and design of the upstand balustrades is subject to change.



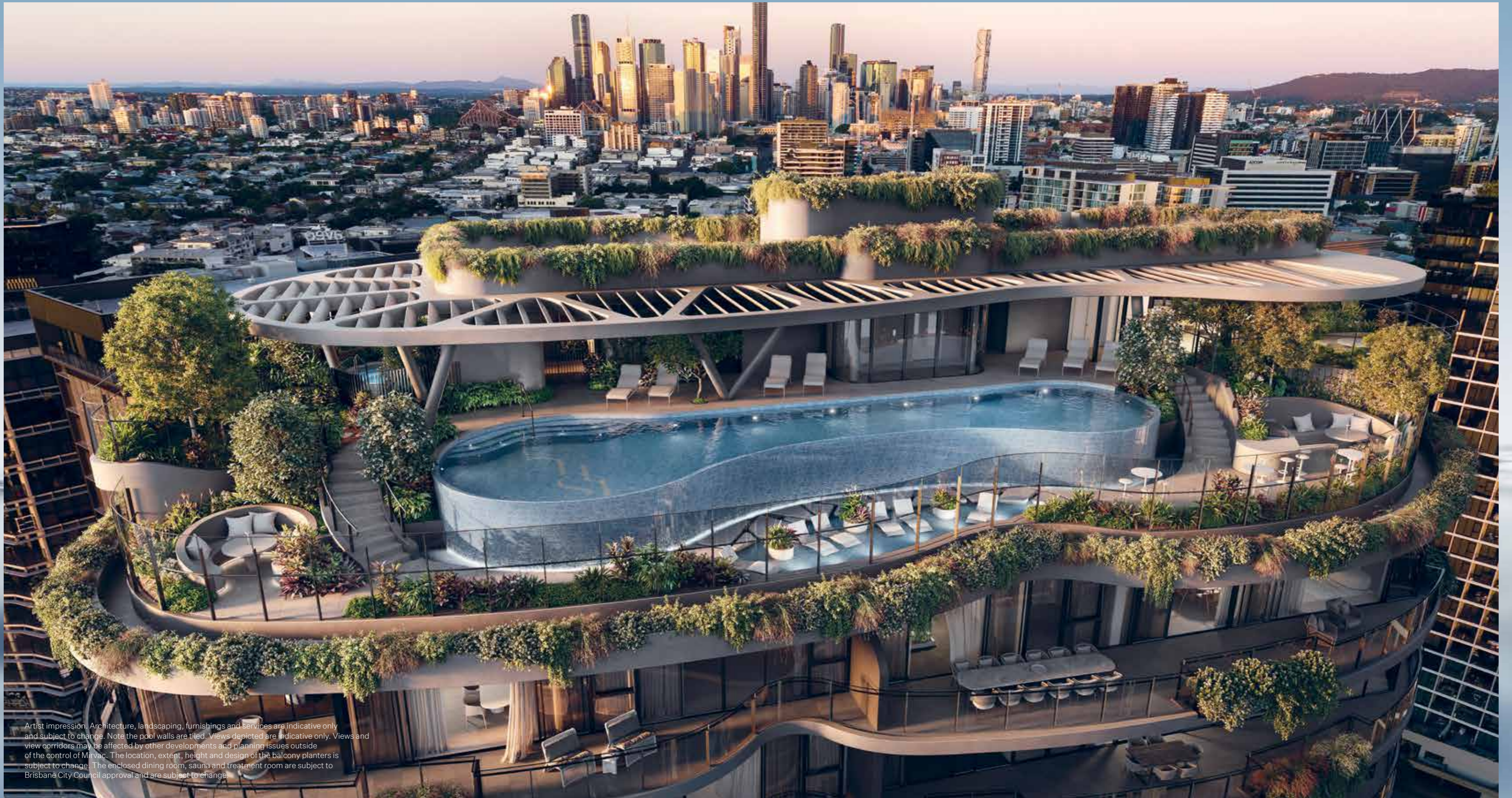
Introducing the
latest way of
living in the city.
A brand new way that
connects people back to
shared spaces of trees and parks.
Each with a unique identity,
elegantly designed buildings
are in a collection of
residential towers
located in the city.
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Artist 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.



The *sun* is calling.
I wander above to where
serenity *breathes* out and in.
It's my floating *paradise*.



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

YOUR SKY-HIGH ESCAPE

Leisure soars at the leafy Isle Resort. Overlooking a vista of the Brisbane River and Waterfront Park, this rooftop elevates the urban resort lifestyle to its most holistic. Luxurious amenity is laid out with a sense of balance. One side of the rooftop hosts lively social activity and the other, private tranquillity and wellbeing.



Artist impression. Architecture, landscaping, furnishings and services are indicative only and subject to change. Design of pool, sunbed and bbq area is an indicative design and its materials, colours, shape, size and design are not finalised 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.

WHERE WATER MEETS AIR

Plunge into an atmosphere of balmy bliss. The centrepiece of Isle Resort is its infinity-edge swimming pool, its curving shape mirroring the building's organic form. Sunbeds suspended in the water invite you to lay back and behold views of parkland and river.

- ~ 20m heated lap pool with infinity edge
- ~ Floating sunbeds
- ~ Outdoor shower
- ~ Relaxing poolside seating



Every day is a *dream*.
Conversation and cocktails flow,
my gaze entranced by the
rippling panorama.



Artist impression. Architecture, landscaping, furnishings and services are indicative only and subject to change. Design of the spas and external area is an indicative design and its materials, colours, shape, size and design are not finalised 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. *The enclosed dining room, sauna and treatment room are subject to Brisbane City Council approval and are subject to change.

RENEWED INSIDE & OUT

Secluded within verdant gardens, the rooftop wellness centre exudes a restorative spirit. Stretch among the lush greenery that frames the yoga lawn or unwind in the sauna*, before immersing yourself in one of the heated wellness spas.

- ~ Private treatment room*
- ~ Relaxation magnesium spa
- ~ Therapeutic magnesium spa
- ~ Sauna*
- ~ Yoga lawn




Artist impression. Architecture, landscaping, furnishings and services are indicative only and subject to change. Design of dining room and external area is an indicative design and its materials, colours, shape, size and design are not finalised 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. *The enclosed dining room, sauna and treatment room are subject to Brisbane City Council approval and are subject to change.

EVERY MOMENT ENTERTAINS

Isle Resort is designed for moments of conversation, spontaneity and fun. Entertain in alfresco seating between the sunset cocktail bar and barbecue area, or book the private dining room* with a river and park outlook and high-end kitchen.

- ~ Sunset cocktail bar
- ~ Barbecues and informal dining
- ~ Outdoor terraced seating areas
- ~ Private dining room with custom designed kitchen, natural stone bench and timber look feature cabinets*



I *ascend* to what's mine.
Exquisite materials and tones.
Quality and comfort, intertwined.
A haven to call *home*.



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 a 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.

TEXTURED BEAUTY

Drawing inspiration from Brisbane's layered landscape and shoreline, the living spaces of Isle express Mirvac's timeless ideals of liveability. Richly tactile materials in considered palettes have been crafted with a philosophy of authenticity – the experience of nature's beauty through touch as well as sight.



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RISE WITH THE SUN

Generous in their dimensions and distinctive in their refinement, Isle fuses the indoors and out. Savour mornings with open balcony doors, harnessing the natural light, northern aspect* and soft breezes that fill your expansive living and dining area.

- ~ Open plan living and dining area
- ~ Building with a northern aspect*
- ~ Tile flooring with engineered timber upgrade
- ~ Floor-to-ceiling sliding doors
- ~ Spacious balcony on all apartments
- ~ Study nook within most apartments

*Northern aspect does not apply to apartments with a southern only orientation. Prospective purchasers must refer to the contract of sale for the list of fittings, fixtures and inclusions.





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BREAKFAST TO BANQUET

Isle's connection to nature continues in the kitchen, where tactile materiality in harmonising hues adds elegance and calm to your daily life. Discover premium appliances and storage seamlessly integrated into joinery, creating a tidy backdrop for your statement travertine* island bench.

- ~ Built-in European appliances
- ~ Feature travertine* and reconstituted stone benchtops
- ~ Timber look joinery
- ~ Brushed nickel tapware (upgrade)
- ~ Ample storage
- ~ Butler's pantry in pavilions and penthouses

*Available in select apartments.
Prospective purchasers must refer to the contract of sale for the list of fittings, fixtures and inclusions.





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A NATURAL FINISH

From the refined marbling of travertine* to the subtle grain of timber look joinery, from the glint of brushed nickel* to the gleam of porcelain tiles. Together, the natural materiality of Isle's finishes enrich living spaces with texture and detail.

Select between two palettes: one imbued with the airy warmth of the landscape, and one capturing the cool depths of the shoreline.

* Brushed nickel tapware is an upgrade. Travertine available in select apartments. Prospective purchasers must refer to the contract of sale for the list of fittings, fixtures and inclusions.



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ONE WITH THE SKIES

At Isle, private balconies with clear-glass balustrades wrap around the building and expand residences even more. Take advantage of the sub-tropical climate and Brisbane River, Waterfront Park* or urban views from this spacious outdoor area.

* Views of Brisbane River and Waterfront Park do not apply to apartments with a southern only orientation.





I feel a *connection*.
Every step grounded in the
nature that surrounds me.
This is my *sanctuary*.

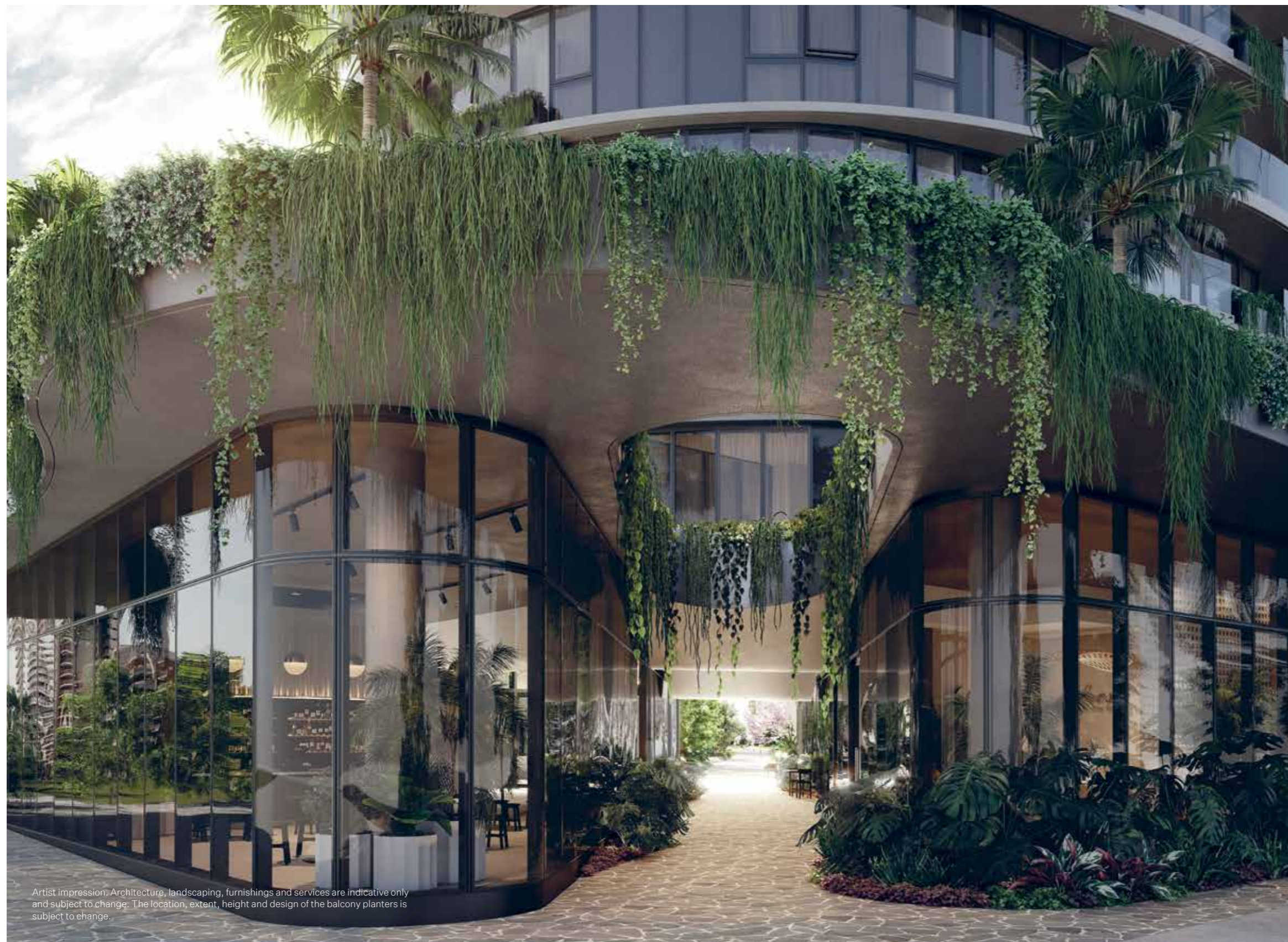


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LIVING DESIGN

At Isle, the beauty of nature follows you at every touchpoint. Your 'front garden' is a forest of activity and discovery, where pockets of seating are enveloped within extensive subtropical planting that blends into the neighbouring parkland. Dine surrounded by abundant greenery and curved water features that reflect the splendour of this resort setting.

- ~ Lush sub-tropical urban forest
- ~ Beautiful reflective curved water features with decorative steppers
- ~ Integrated shade structures
- ~ Dining spaces in a resort setting



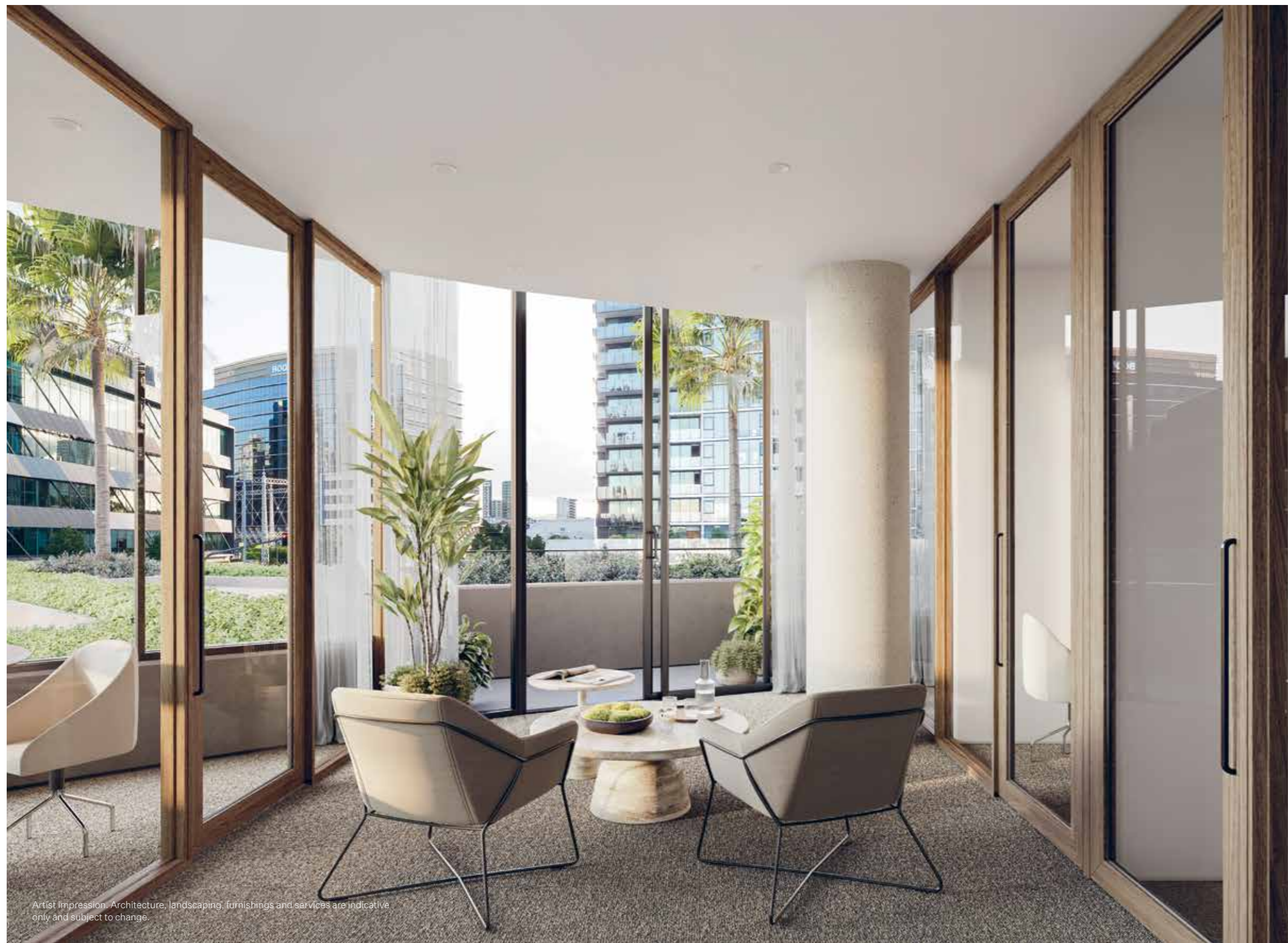
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NATURE LEADS YOUR WAY

Set in serene parkland, Isle connects people back to nature. The ground plane is a series of walkways that wind through Isle Gardens and Waterfront Park – carving a new path between the calm of the Brisbane River and the cosmopolitan hum of Skyring Terrace and the Gasworks precinct.

Isle's central site-through link is punctuated by an architectural light well of cascading greenery, bringing sunlight to the shops and cafés* enlivening this space.

*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.



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THRIVE FROM HOME

Find true work/life balance at Isle. The resident-only Isle Lounge offers a flexible workspace that opens onto a landscaped terrace with garden views, inspiring focus and creative thinking.

- ~ Room equipped with AV for hosting meetings
- ~ 3 enclosed work stations
- ~ Kitchenette amenities

INFUSED WITH WELLBEING

Isle supports every element of your daily routine and lifestyle. Alongside Isle Lounge on Level 2, the Isle Fitness Centre features all the gym equipment you need for a spirited training session, including treadmills, rowing machines, and weights bench. Stretch and warm up in the outdoor breakout area, then after your workout, head to the rooftop wellness centre and unwind in the sauna, one of the spas, or the private treatment room.*

- ~ Gym with cardio equipment and weights
- ~ Outdoor terrace/stretch area

*The sauna and treatment room are subject to Brisbane City Council approval and are subject to change.



Immersed in the horizon,
my nurturing *oasis* reveals
a life in *balance*.



EXPLORE THE
LOCATION GUIDE

EBB AND FLOW WITH THE CITY'S ENDLESS VERVE

Combining a reclaimed industrial heritage with retail, dining and entertainment, Newstead is at the heart of Brisbane's lifestyle. This bustling waterfront neighbourhood is nestled between Brisbane River and the inner north, close to the restaurants, bars, and designer shopping of James Street, with the Riverwalk connecting you to Howard Smith Wharves and the Brisbane CBD just two kilometres away.*



*Distances are approximate only and are calculated as the crow flies.

ISLE

KANGAROO POINT

BRISBANE CBD

STORY BRIDGE

NEWSTEAD

UNISON

PARK

TENERIFFE

FUTURE DEVELOPMENT*

WATERFRONT NEWSTEAD

LIV ANURA

QUAY

FUTURE DEVELOPMENT*

PIER

PIER

BRISBANE RIVER

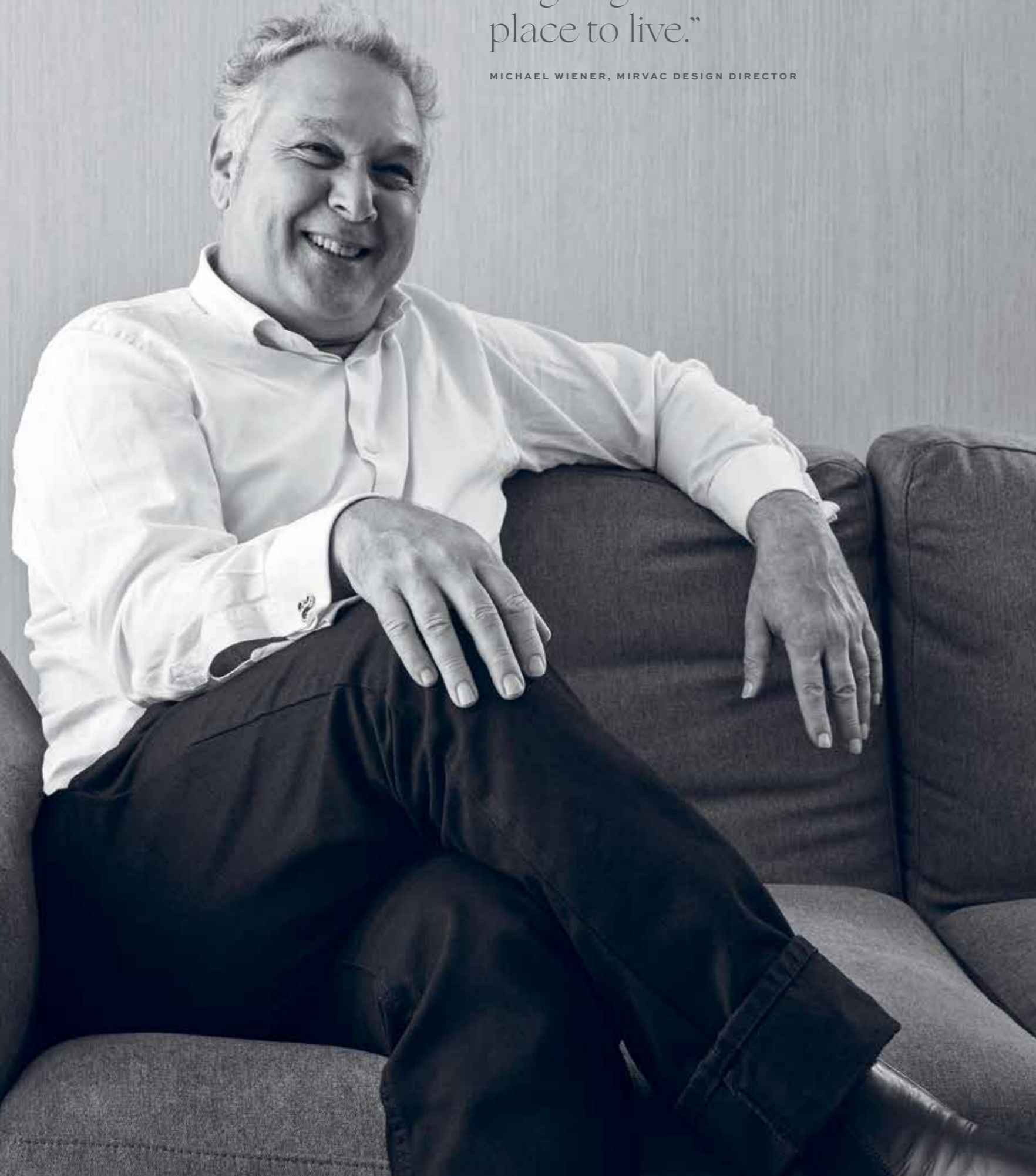
THE NEXT CHAPTER

Isle will join Quay, Pier, Park and Unison in the Waterfront Newstead masterplan. Wrapped around parkland and flanked by the Brisbane River, Waterfront Newstead's story continually unfolds as a connected and vibrant community.

Land outside of the dotted line ('External Area') does not form part of Mirvac's Development Site and is not the responsibility of or under the control of Mirvac. *The areas noted as 'Future Development' at the date of preparation of this brochure may be developed by Mirvac in the future subject to receipt of appropriate development approvals and market conditions. Timing of the future development is unknown.

“Our design inspiration for Isle was quite simply to create a resort in the sky. It’s going to be an incredible place to live.”

MICHAEL WIENER, MIRVAC DESIGN DIRECTOR



EVOLUTION OF WATERFRONT NEWSTEAD

Since 2001, Waterfront Newstead by Mirvac has set the benchmark for real estate in Brisbane on location, design and lifestyle. It represents an opportunity to create history by developing one of the last, and largest, tracts of land along the city’s magnificent waterfront.

This precinct has been central to Newstead’s transformation into a vibrant riverside community. Connecting Breakfast Creek Road with the urban edge of Teneriffe and New Farm, Waterfront Newstead has delivered more than \$65 million of parklands, roads, cycleways, community facilities and retail. This includes the refurbishment of the existing wharf and 5.7 hectares of parkland for the broader community to enjoy.



CELEBRATING
50 YEARS OF MIRVAC

Reimagine urban life. These three words epitomise what we do and have become the foundation upon which Mirvac is built. And while our operations have expanded, our underlying values have remained constant.

For 50 years, we've dedicated ourselves to shaping Australia's urban landscape.

To everyone involved in our story, we'd like to say thank you for helping us reach this exciting milestone.



REIMAGINING URBAN LIFE SINCE 1972

MIRVAC'S LEGACY
FOR BRISBANE

For over two decades, the Mirvac team has invested in developing Waterfront Newstead as a connected environment that grows alongside its community. Yet this precinct is just one example of Mirvac's award-winning impact within Brisbane. Mirvac is renowned for creating premium new spaces for people to live, work, shop, meet and play.



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 1 - June 2022

