

## 48 Ventura Road Mermaid Beach, QLD

### Ventura Residences Mermaid Beach

Niecon is pleased to welcome you to our latest landmark, Ventura Residences Mermaid Beach. The building includes 47 spacious, north facing, skyline and ocean view residences.

Mermaid Beach is the most tightly held and in-demand suburb on the central Gold Coast. Ventura Mermaid Beach provides a unique collection of bespoke residences in this prestige location. A focus on exceptional craftsmanship, design and finish is a standard maintained throughout Niecon's impeccable track record and defines their reputation.

By utilising a refined, neutral palette, our residential finishes inspire an effortless fusion with its natural surroundings. Boasting exceptional interior design with an emphasis on sophistication and style, Ventura Residence finishes are the ideal foundation of your new home....

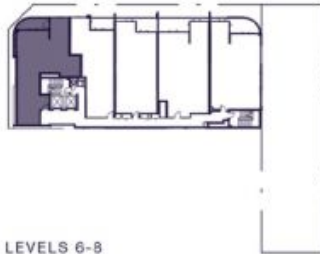
# A

LEVELS 6-8

Internal 112m<sup>2</sup>  
External 10m<sup>2</sup>  
**Total 122m<sup>2</sup>**



**Ventura**  
RESIDENCES | MERMAID BEACH



LEVELS 6-8



### KEY

- 1 Entry
- 2 Bed 2
- 3 Bathroom
- 4 Study
- 5 Kitchen
- 6 Laundry
- 7 Bed 3
- 8 Master Bed
- 9 Ensuite
- 10 Dining
- 11 Living
- 12 Balcony



**NIECON**  
Creating Lifespaces

#### Disclaimer:

The particulars in this document are set out as a general outline only. This is representative as a guide only and does not constitute an offer or a contract. All floor areas measured to outside face of external walls and centre of party walls (including garage). First floor plans exclude area of internal stairs and voids (as measured at ground floor). All reasonable care has been taken in the preparation of this Floor Plan. Intending purchasers are advised to carry out their own investigations of the correctness of each description or reference. All details were correct at the time of printing and are subject to change without notice.

\* Slight variation in size depending on location of lot. Please refer to survey plans in contract for clarification of lot sizes.



# D3

LEVELS 9-11

Internal 127m<sup>2</sup>  
 External 23m<sup>2</sup>  
**Total 150m<sup>2</sup>**



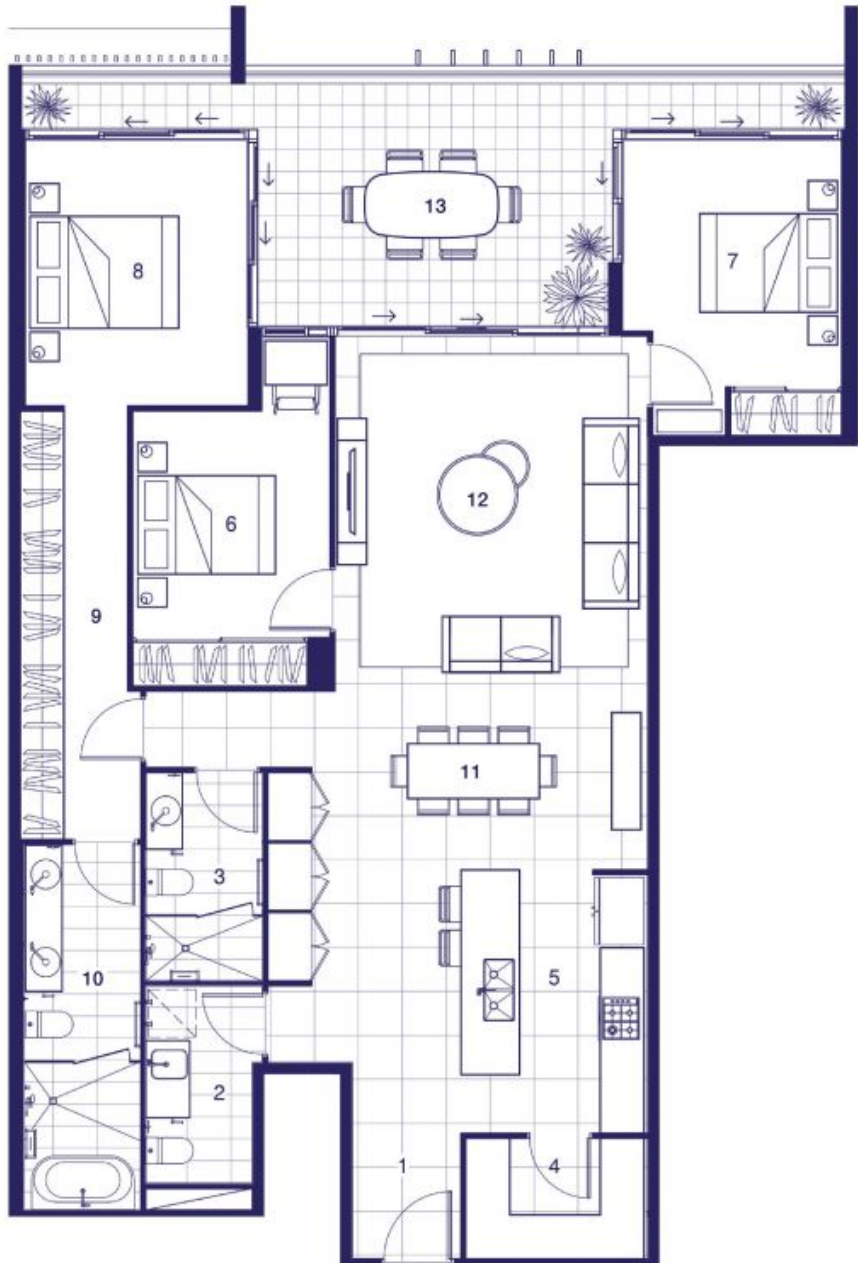
*Ventura*  
 RESIDENCES | MERMAID BEACH



LEVELS 9-11

**KEY**

- 1 Entry
- 2 Laundry/  
Powder Room
- 3 Bathroom
- 4 Butler's Pantry
- 5 Kitchen
- 6 Bed 3
- 7 Bed 2
- 8 Master Bed
- 9 WIR
- 10 Ensuite
- 11 Dining
- 12 Living
- 13 Balcony



# D4

LEVELS 9-11

Internal 136m<sup>2</sup>  
 External 21m<sup>2</sup>  
**Total 157m<sup>2</sup>**



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**KEY**

- 1 Entry
- 2 Laundry
- 3 Bathroom
- 4 Powder Room
- 5 Butler's Pantry
- 6 Kitchen
- 7 Bed 3
- 8 Bed 2
- 9 WIR
- 10 Master Bed
- 11 Ensuite
- 12 Dining
- 13 Living
- 14 Balcony

LEVELS 9-11

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# FLOORPLAN

## SPECIFICATIONS

Internal	291m <sup>2</sup>		4
External	66m <sup>2</sup>		4
Balcony	17m <sup>2</sup>		2
<b>Total</b>	<b>374m<sup>2</sup></b>		

## KEY

- 1 Entry
- 2 Bed 3
- 3 Bathroom
- 4 Powder Room
- 5 Bed 4
- 6 Laundry
- 7 Hallway
- 8 Kitchen
- 9 Butler's Pantry
- 10 Dining
- 11 Living
- 12 Terrace
- 13 Bed 2
- 14 WIR
- 15 Ensuite
- 16 Store
- 17 Master Bed
- 18 WIR
- 19 Ensuite
- 20 Balcony
- 21 Exclusive Garage (34m<sup>2</sup>)



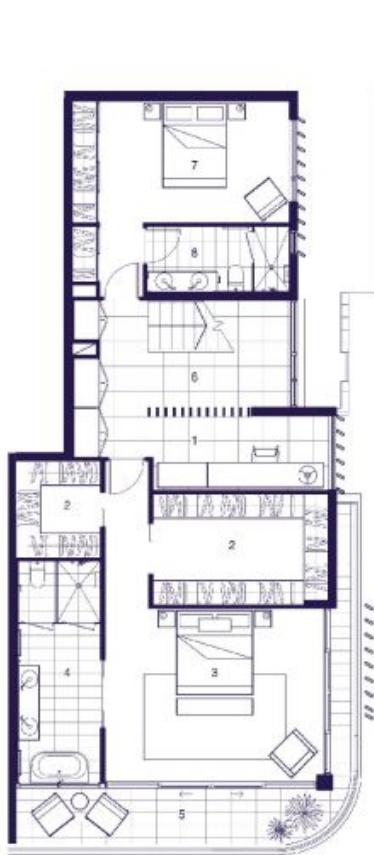
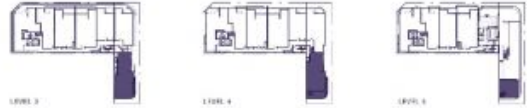
LEVEL 1 (GROUND)



LEVEL 2



# FLOORPLAN



LEVEL 3






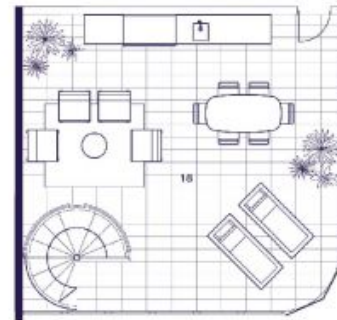
LEVEL 4

## KEY

- 1 Study
- 2 WIR
- 3 Master Bed
- 4 Ensuite
- 5 Balcony
- 6 Hallway
- 7 Bed 2
- 8 Ensuite
- 9 Entry
- 10 Bed 3
- 11 Bathroom
- 12 Laundry
- 13 Kitchen
- 14 Butler's Pantry
- 15 Living
- 16 Dining
- 17 Balcony
- 18 Terrace

## SPECIFICATIONS

Internal	210m <sup>2</sup>		3
External	44m <sup>2</sup>		3
Balcony	54m <sup>2</sup>		2
<b>Total</b>	<b>308m<sup>2</sup></b>		



LEVEL 5

