



2302/7-9 Mermaid Avenue Mermaid Beach, QLD



### Four bedroom sub penthouse apartment with multi purpose room

Price: \$4,500,000

Designed by renowned architects, Rothelowman, Yves is a striking addition to the Mermaid Beach skyline. Fluid scalloped lines flow the full height of the building, rising from the integrated subtropical greenery and the whisper of the ocean, soaring upwards to create a remarkable sculptural form delivering spectacular Pacific Ocean views. Yves is everything you've been waiting, hoping, wishing for.

With its perfect position, right on the edge of vibrant Broadbeach, overlooking protected, peaceful, low-rise Mermaid Beach, Yves delivers the very best of both worlds. The Gold Coast's most coveted patrolled beaches are right on your doorstep, along with effortless access to Pacific Fair with its boutique shopping, and a superb choice of cafes, bars and both casual and luxurious dining.

This is living well, with a focus on wellbeing and community, proximity and choice. Yves enables residents to make the most of every day, with exclusive access to the residents' level 03 recreation deck with its resort-style pool, gym, sauna, outdoor BBQ area and kids' play space. Residents also enjoy spectacular views and additional amenity on the level 24 rooftop terrace, with a private bookable dining space and residents' lounge for sunsets, d...



Bedroom / 4  
 Bathroom / 3.5  
 Carport / 2  
 Multi Purpose Room / 1  
**Sub Penthouse Type T**

- Legend**
- 1. Kitchen
  - 2. Pantry
  - 3. Fridge
  - 4. Dining
  - 5. Living
  - 6. Balcony
  - 7. Laundry
  - 8. Bathroom
  - 9. Ensuite
  - 10. Study
  - 11. Master Bedroom
  - 12. Bedroom 2
  - 13. Bedroom 3
  - 14. Bedroom 4
  - 15. Storage
  - 16. Powder Room
  - 17. Services Cupboard
  - 18. Butler's Pantry
  - 19. Walk-in-Robe
  - 20. Wine Storage
  - 21. Multi Purpose Room
  - 22. BBQ
- Apartment Number**  
 202
- |              |                            |
|--------------|----------------------------|
| Apartment    | 280 / m <sup>2</sup>       |
| Terrace      | 85 / m <sup>2</sup>        |
| <b>Total</b> | <b>365 / m<sup>2</sup></b> |



**M01.031 / P6**  
 1:100  
 10/11/2023

# Yves

7-9 MERMAID AVENUE, MERMAID BEACH 4218

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