

V&A

VICTORIA RESIDENCES

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VICTORIA & ALBERT

BROADBEACH

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20 ALBERT AVENUE BROADBEACH, GOLD COAST

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CHAPTER ONE INTRODUCING VICTORIA RESIDENCES

Victoria Residences are part of a development unlike any other. V&A is Broadbeach's landmark new lifestyle precinct, comprising two spectacular residential towers, Victoria and Albert, that preside over a world-class recreational podium and premium ground-floor retail and dining. Positioned in the lively heart of Broadbeach, you'll relish living at the Gold Coast's most walkable new address, where everything you need is at your fingertips.

A comprehensive collection of private resident amenity offers luxurious resort-style living, split into two stunning precincts: The Victoria Club on the level 4 podium, featuring swimming pools, gym, cinema, outdoor dining and more, and Victoria Sky Lounge on level 56 of Victoria Residences, which includes lounges, private dining rooms and outdoor spaces, all with sweeping views. It truly is a lifestyle of everything and more.





“We wanted to create a natural harmony between the beautiful landscape and the interiors... so when your gaze sweeps from one to the other, it’s effortless.”

Raith Anderson

RAITH ANDERSON, MANAGING DIRECTOR – DBI



The spectacular residences tower high above \$200 million of world-class retail, dining and commercial office space.



PODIUM POOL DETAIL – ARTIST IMPRESSION

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CHAPTER TWO THE AMENITY

Victoria Residences grants residents a quality of life that will elevate every day far beyond expectation. To achieve this ambitious goal a diverse range of premium amenity has been meticulously integrated into the development across two levels.

On the podium you will find a collection of stunning pools, places to relax, gather and play, all surrounded by spectacular verdant landscaping.

Meanwhile, high atop the tower, the full-floor Victoria Sky Lounge offers chic surrounds with breathtaking 360-degree views of the coastline and beyond. It features a range of first-class amenity, including a sports lounge, private meeting rooms, yoga studio, a range of outdoor spaces with spectacular views and two separate lounges, one complete with galley kitchen, perfect for hosting private functions.



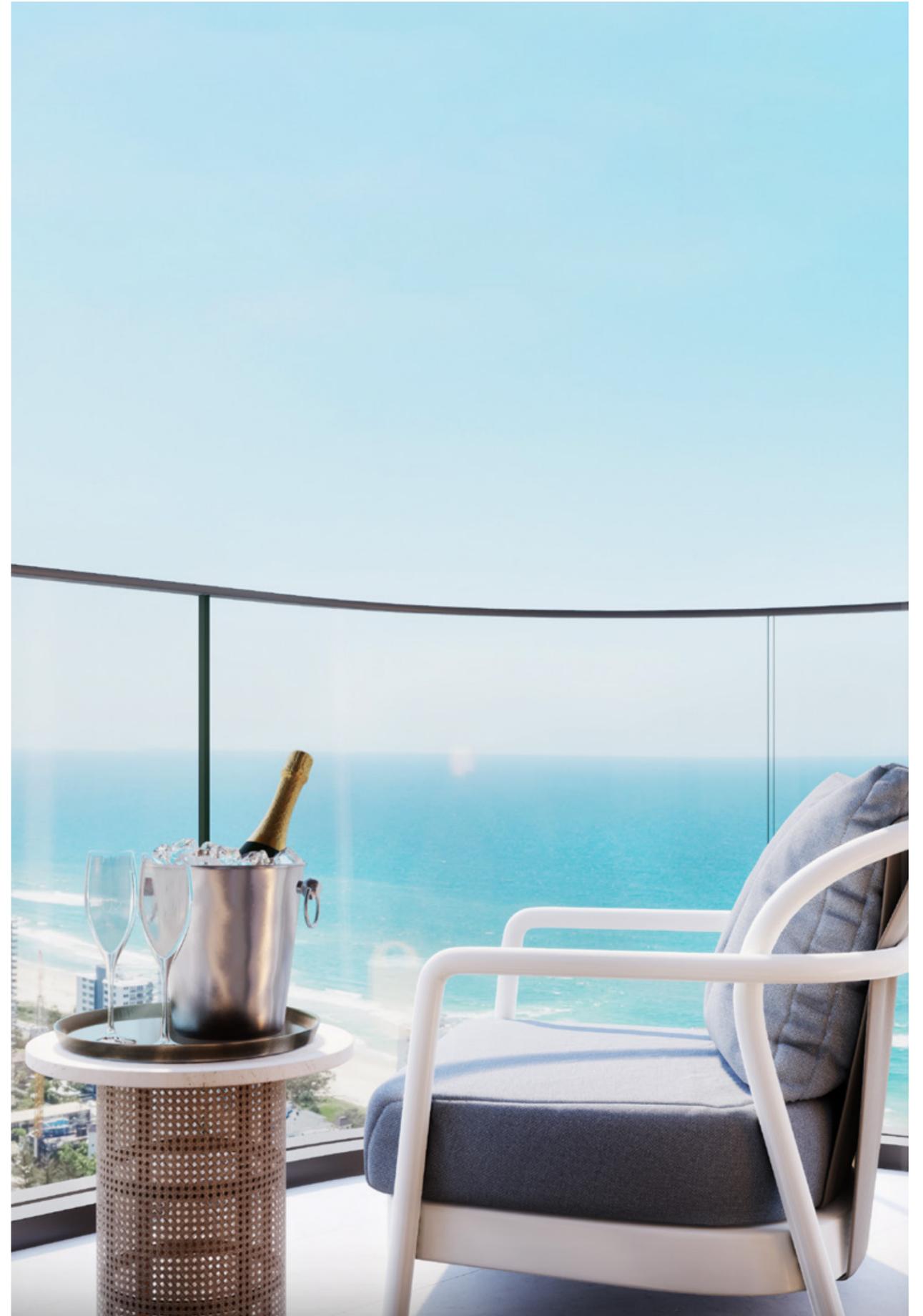


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CHAPTER THREE THE RESIDENCES

Designed by highly regarded architects DBI, the Victoria Residences will offer a diverse range of one, two, three and four bedroom residences, crowned by an exclusive collection of spectacular penthouses. Each residence has been carefully crafted to include large indoor and outdoor

living spaces with a unique materiality inspired by the magnificent Gold Coast landscape, entwining the beautiful outdoors with the elegant interiors. Featuring captivating outlooks to the ocean at every opportunity, the Victoria Residences make every day special.











Open plan living spaces are designed for a harmonious flow between outside and in, with floor-to-ceiling windows embracing natural light, ocean breezes and breathtaking views. Natural textures and colours come together in

the engineered timber flooring, timber veneers and stone benchtops to create a tranquil ambience, while designer tapware and integrated appliances ensure a highly functional kitchen.



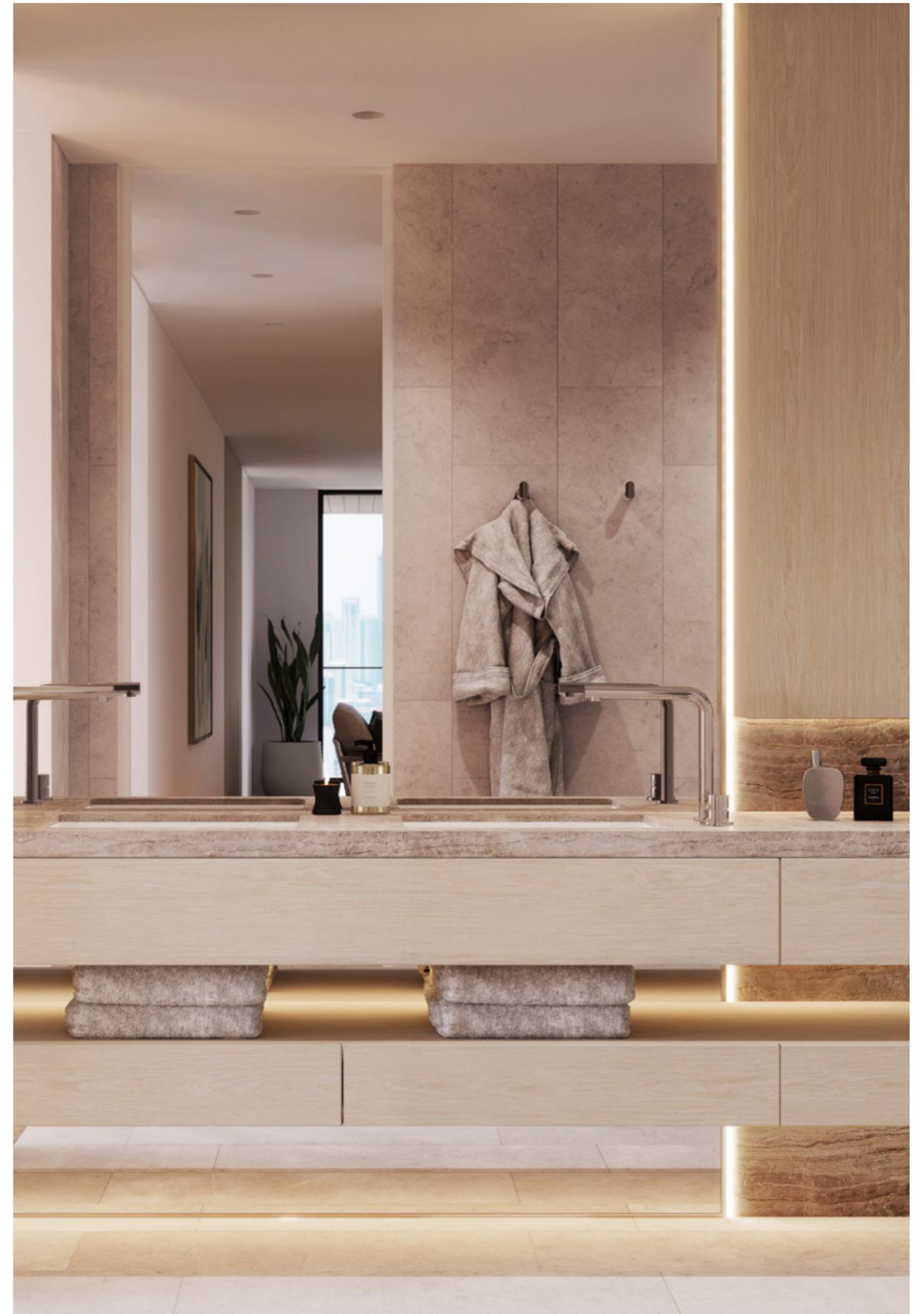






The bathrooms are a celebration in materiality, with a functional design and pared-back elegance allowing the premium fixtures and finishes to shine

through. Every detail, from the textures, colours and tapware, has been thoughtfully considered to deliver a balanced and serene space.







A REPUTATION FOR EXCELLENCE IRIS CAPITAL

Established in 1995, Iris Capital is a trusted name in property. The fully integrated development and hospitality group is driven by a passion for creating places people love, supported by an expert ability to recognise and unlock the potential in key locations, delivering destinations that redefine a sense of place and lifestyle.

Their philosophy — adding value to the lives of residents and the wider community — brings consistent, successful results, no matter the significance or size of the project. Dynamic energy infuses everything they do, whether it's creating a new environment destination, a collection of spectacular residences, or rejuvenating an entire city centre. From smart design to outstanding architecture, their dedication to completing projects to a superior quality is first-class.

They have an impressive line-up of recently completed and under-construction projects, including Stage 1 and 2 of East End in Newcastle, the Grand at Bondi Junction, Palms Village in Chullora and Clovelly Apartments in Clovelly Beach — all perfect examples of Iris Capital's commitment to excellence.

V&A represents their largest foray into the Queensland market. It is a bold first step, however, their pedigree in rejuvenating existing urban centres is first class. Their work at East End in Newcastle has delivered a vibrant new neighbourhood where people can live, work, and play with everything they need on their doorstep. V&A will bring the same model to Broadbeach, creating a legacy that will define the area for generations.

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