



THE
LANDMARK
MERMAID BEACH

BY ANIKO GROUP



A LIVING, BREATHING LANDMARK, STANDING PROUD

Bold and ambitious, The Landmark Mermaid Beach seeks to create a destination that does not conform to what has come before, but sets a new precedent.

Aniko Group is a fully integrated property development, construction and management firm with a purpose to transform neighbourhoods and the way we live through considered, intelligent and unexpected design. Partnered with Plus Architecture to create a new gateway to the Gold Coast, epitomising all the culture, wonder and opportunity this spectacular global city possesses.



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“Our aim is to create exceptional properties for a sophisticated clientele, who consistently expect the very best.”

G. Mastrocostas

GEORGE MASTROCOSTAS
Aniko — Founder/Managing Director





CHAPTER 01

AT HOME ON THE GOLD COAST

THE LOCATION



1.

2.



- 1. MERMAID BEACH
- 2. MERMAID BEACH
- 3. GOLD COAST HINTERLAND
- 4. SURFERS PARADISE GOLF COURSE
- 5. SEA WORLD

The Gold Coast is a flourishing region that offers an unrivaled quality of life.

From the golden beaches to the raw, natural beauty of the hinterland, the landscape is breathtaking and perfectly complemented by the warm, sub-tropical climate.

In the city, there is no shortage of places to explore and experiences to enjoy. Shopping, dining and entertainment options abound, many within easy walking distance of The Landmark.

Enjoy a day at one of the many iconic Gold Coast theme parks, play a relaxed 18 holes at one of the picturesque golf courses or expand your horizons at the spectacular Home of the Arts, The Star Casino and the Gold Coast Convention & Exhibition Centre.

No other major city in Australia can boast the same alluring aura as the Gold Coast; a truly inspiring destination for exceptional living.

THE ICONIC GOLD COAST

3.



4.



5.





1.



2.



3.

DISCOVER MERMAID BEACH

4.



5.



6.

Mermaid Beach is defined by its spectacular coastline; however, it is also home to a diverse array of first class amenity, from cafes and restaurants that will delight your senses to boutiques, artisan grocers, picturesque parks and so much more.

Step out of The Landmark and into a world of fine dining, casual weekend brunch spots, cosy bars and effortlessly trendy cafes. The Gold Coast's food and wine scene is among the very best in the country, providing a seemingly endless array of choice that will excite the most astute epicurean.

- 1. BAM BAM BAKERY
- 2. SOMM'S WINE STORE
- 3. FIG & FRANKIE
- 4. THE OXLEY, FRESH FOOD MARKET
- 5. THE STAR CASINO AND HOTEL
- 6. MERMAID BEACH



1.

BEYOND EXPECTATION

It's always a good time to indulge in some world-class retail therapy. The Landmark is situated right next door to Pacific Fair, one of Australia's most opulent shopping malls, home to iconic brands like Louis Vuitton, Hermes, Tiffany & Co and Chanel, as well as a host of independent boutiques, supermarkets and the finest fresh food retailers.

- 1. PACIFIC FAIR COURTYARD
- 2. PACIFIC FAIR LUXURY SHOPPING
- 3. PACIFIC FAIR LUXURY SHOPPING
- 4. PACIFIC FAIR LUXURY SHOPPING



2.



3.



4.

TOMORROW'S GOLD COAST

Mermaid Beach and the Gold Coast as a whole, has proven to be a highly desirable destination for property investment, with recent statistics highlighting strong growth, particularly when compared to other major cities in Australia.

This strong property market, coupled with the temperate, sub-tropical climate, world-class amenity and a host of new infrastructure projects scheduled to take place in the lead up to the 2032 Olympics, make the Gold Coast a truly captivating city on a global scale.



MEDIAN UNIT PRICE GROWTH PER ANNUM (OVER 10 YEARS)

6.9%	GOLD COAST	4.6%	MELBOURNE
3.4%	SYDNEY	1.2%	BRISBANE

	NEW APARTMENT	\$1.75M	AVERAGE SALES PRICE IN MERMAID BEACH (Q4 2023)
	2 BED APARTMENT	\$1,125	MEDIAN WEEKLY RENT IN MERMAID BEACH
	3 BED APARTMENT	\$1,525	MEDIAN WEEKLY RENT IN MERMAID BEACH

FUTURE INFRASTRUCTURE PROJECTS

\$385M+	\$1.2B	\$5B
		
GOLD COAST CULTURAL PRECINCT	G:LINK LIGHT RAIL STAGE 3	GOLD COAST HEALTH & KNOWLEDGE PRECINCT
\$500M	\$209M	\$2.4B
		
GOLD COAST AIRPORT MASTERPLAN	THE SPIT MASTERPLAN	COOMERA CONNECTOR MOTORWAY



CHAPTER 02

A LANDMARK VISION

THE ARCHITECTURE

ARTIST IMPRESSION
External Façade



HOME OF THE
ARTS (HoTA)

CASCADE
GARDENS

GOLD COAST CONVENTION
AND EXHIBITION CENTRE

THE STAR
CASINO

PACIFIC FAIR
SHOPPING CENTRE

NERANG
RIVER



SURFERS
PARADISE

BROADBEACH

KURRAWA
SURF CLUB

PACIFIC
OCEAN

MERMAID
BEACH

HEDGES
AVENUE

GOLD COAST HWY

A NEW BEGINNING

On the banks of the river, looking out over the brilliant Pacific Ocean, The Landmark will stand proudly as the centrepiece of Mermaid Beach.

Designed by Aniko in collaboration with Plus Architecture to command the skyline, four elegant towers will rise from the shared podium with grace, elegance and an undeniable sense of strength.

Architecturally, bold vertical and horizontal lines bring structure to the form, while sweeping curves soften the appearance by mimicking the subtle undulations of the river and the coastline. Together they create an aesthetic that is unique and unmistakable; a true landmark.

Within the towers, sophisticated 2 and 3 bedroom residences, many with study nooks, will provide residents with peerless open plan, luxury living and views to the ocean and hinterland that defy description.



ARTIST IMPRESSION
External Façade

"THE LANDMARK WILL
COMMAND THE SKYLINE WITH
A CAPTIVATING DESIGN AND
UNDENIABLE PRESENCE,
BEFITTING OF THIS WORLD
CLASS CITY."

D Juric

DANNY JURIC
Plus Architecture — Principal





ARTIST IMPRESSION
Living Room

CAPTIVATING COASTAL

The Landmark residences offer an elevated coastal haven beyond compare. The soft, muted colour palette creates a peaceful backdrop, allowing the framed outlooks of vibrant sea-and-sky views to form their own natural masterpiece. Luxury fittings and materiality have been meticulously considered to enhance the residents' quality of living.





CHAPTER 03

WORLD CLASS LUXURY

THE AMENITY

EXCEEDING EXPECTATION

Spectacular residences with panoramic views in all directions are only the first part of The Landmark's captivating narrative. The development will also house an impressive range of private and public amenity, transitioning it from merely a building, to a colourful, exciting precinct.

The ground level will play host to Taste at The Landmark, a beautiful and highly convenient dining destination. On the floors above, Innovate at The Landmark will provide three levels of premium commercial space, including offices, medical and fitness services. Finally, on the roof of the podium level you will find Leisure at The Landmark, a stunning, one hectare space providing resort-style amenity to rival the very best hotels in the world.

RESIDE AT THE LANDMARK

LEVEL 6+
A prestigious collection of residences across four towers.

LEISURE AT THE LANDMARK

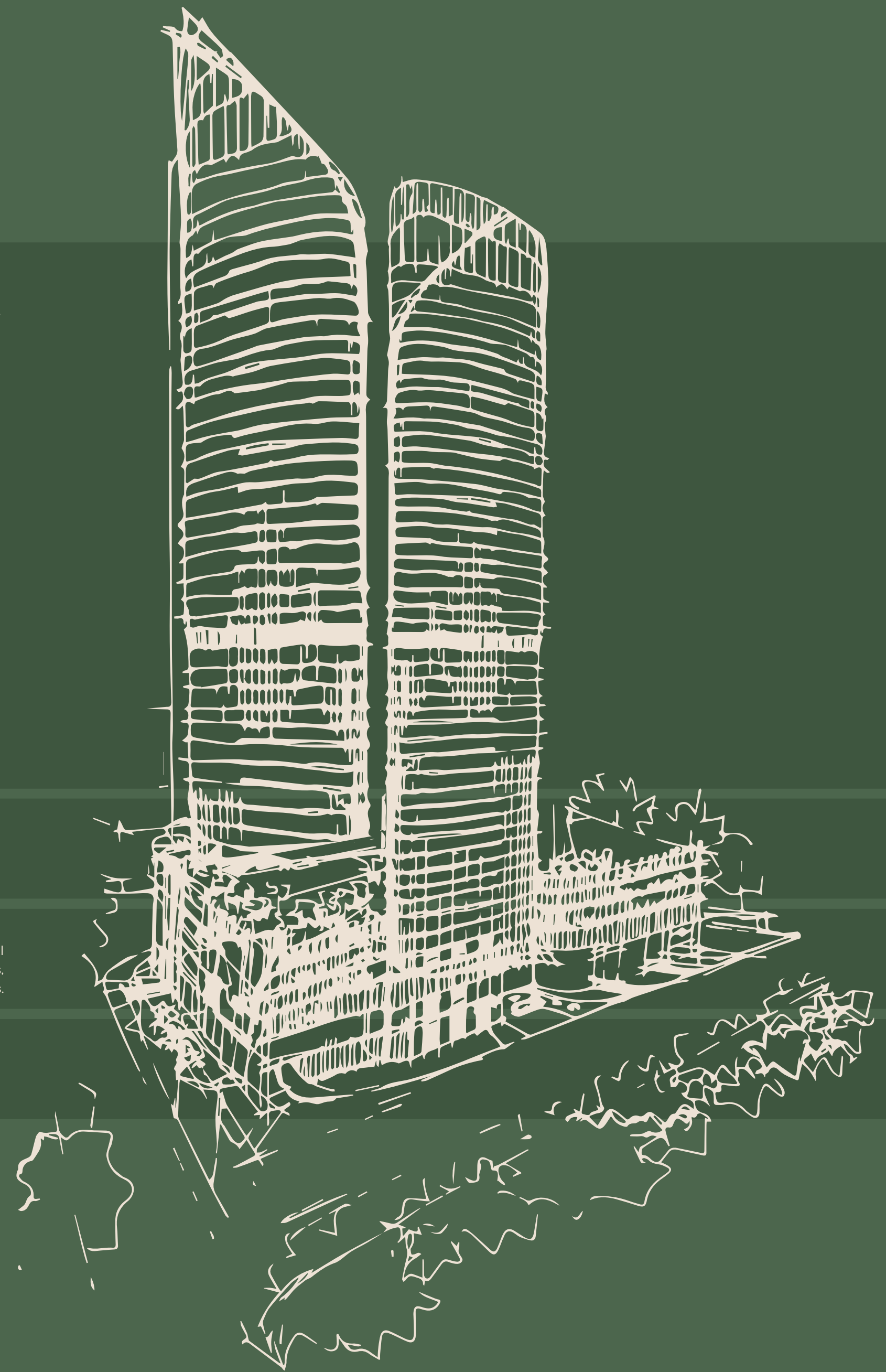
LEVEL 5
A one-hectare parkland with resort-style amenity.

INNOVATE AT THE LANDMARK

LEVEL 2-4
Three levels of commercial space including offices, medical and fitness services.

TASTE AT THE LANDMARK

GROUND
A vibrant dining and retail hub.





INTERNATIONAL
5 STAR HOTEL &
BRANDED RESIDENCES

LEISURE AT THE LANDMARK

Nestled atop the podium, between the four towers, Leisure at The Landmark is a resident amenity destination that is unprecedented in scale and opulence.

Residents can revel in the feeling of living in a world-class hotel every day, with everything you could ever need just a short elevator ride away.



THE POOLS

Immerse yourself in the cooling waters of the expansive lagoon pool or the indoor lap pool.



YOGA & PILATES STUDIO

Re-focus your energy and find your centre.



STEAM ROOM & SAUNA

Embrace true relaxation and indulge yourself.



GYMNASIUM

Focus on wellness and achieving your fitness goals.



POP-JET FOUNTAIN

Lose yourself in the mesmerising water dance.



GIANT CHESS

Exercise your mind on a grand scale.



ALFRESCO DINING

Nourish your body and mind in the beauty of the outdoors.



BUSINESS CENTRE

Work, meet and network in polished, professional surrounds.



PICKLEBALL

Take to the court for a leisurely game.



ARCADE & GAMES ROOM

Get together to share laughter, conversation and fun.



RESIDENTS LOUNGE

Sit back, socialise and revel in the stunning views.



GOLF SIMULATOR

Perfect your swing in style.

PERFECTLY POSITIONED

PARKS AND RECREATION

- 1. Nobby Beach
- 2. Kurrawa Beach
- 3. Mermaid Beach
- 4. Burleigh Head National Park
- 5. Annette Kellerman Park
- 6. Kombumerri Park
- 7. Mermaid Park
- 8. Pratten Park Outdoor Gym
- 9. Mermaid Beach Bowls Club
- 10. Surfers Paradise Golf Club
- 11. Gold Coast Beach Volleyball
- 12. Kurrawa Surf Club
- 13. Mermaid Beach AEME Surf Life Saving Club
- 14. Soak Bathhouse

RESTAURANTS AND BARS

- 15. Etsu Izakaya
- 16. Fig + Frankies
- 17. Six Tricks Distillery
- 18. Kiyomi
- 19. The North Room
- 20. Roosevelt Lounge
- 21. The Glenelg Public House
- 22. Broadbeach Tavern
- 23. Cuscina Vivo
- 24. Pasetel & Bossa
- 25. Mamasan Kitchen & Bar
- 26. Goccia Italian Pizzeria
- 27. Easy House Vegan

CAFES

- 28. The Oxley 1823
- 29. Bam Bam Bakehouse
- 30. The Milkman's Daughter
- 31. Elk Espresso
- 32. Alkemist Cafe
- 33. Le Cafe Gourmand
- 34. Moto Cafe
- 35. Little Mermaid Cafe Bar

ART AND ENTERTAINMENT

- 36. Star Casino
- 37. HoTA
- 38. GC Convention Centre

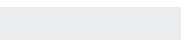
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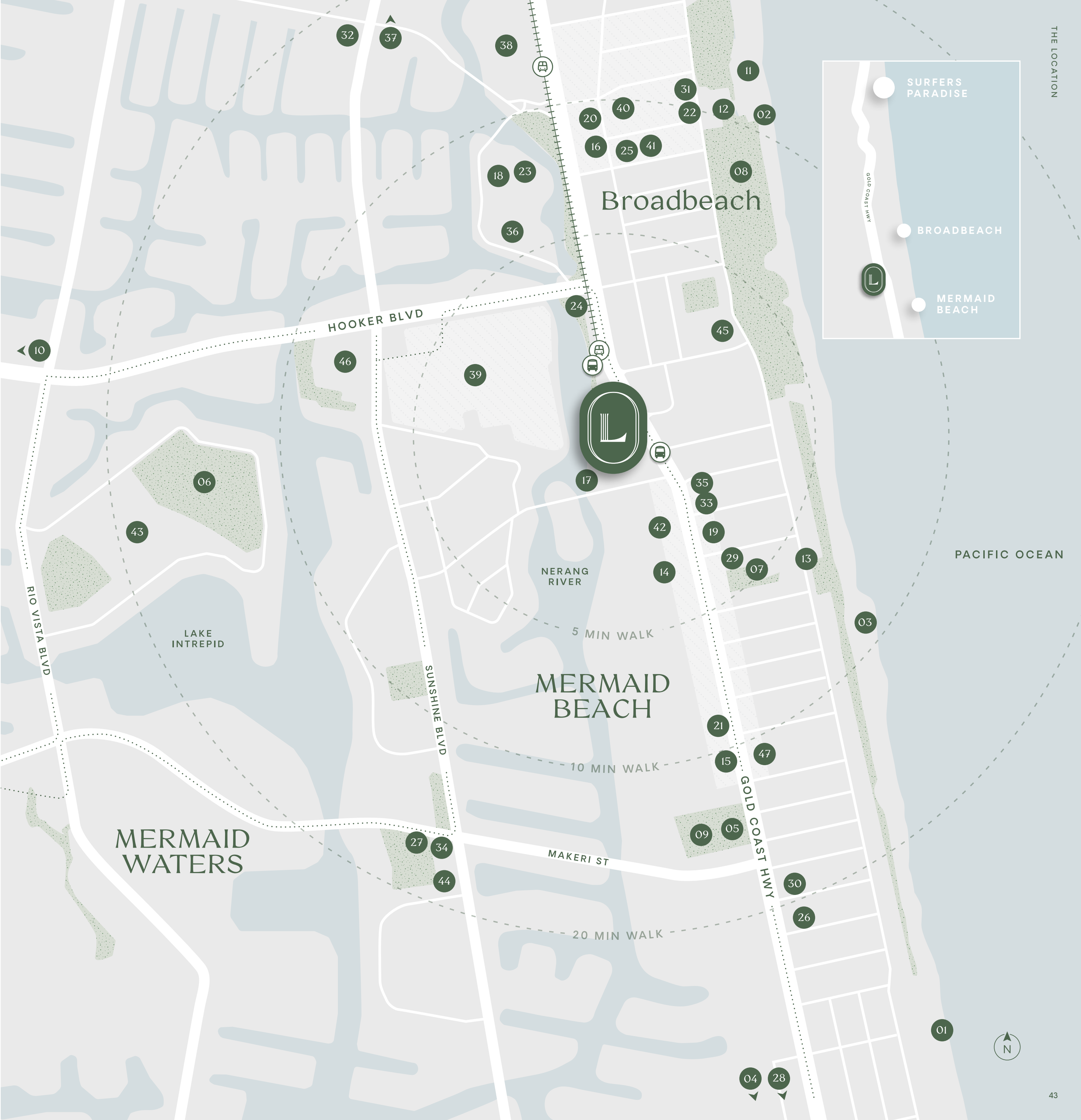
- 39. Pacific Fair
- 40. The Oasis Shopping Centre
- 41. Oracle Shopping Centre
- 42. Pacific Square

EDUCATION AND HEALTH

- 43. Merrimac State High School
- 44. Mermaid Waters Community Kindergarten
- 45. Broadbeach State School
- 46. Broadbeach Library
- 47. Mermaid Central Medical Clinic

LEGEND

G-LINK LIGHT RAIL		PARKLAND	
BUS STOP		WATER	
RETAIL PRECINCT		LAND	





ARTIST IMPRESSION
Ground to Podium Amenity

CHAPTER 04

CREATORS OF EXCELLENCE

THE TEAM



THE DEVELOPER



Aniko Group continues to redefine luxury living on the Gold Coast, crafting world-class residential and commercial masterpieces that exemplify exceptional craftsmanship, visionary design, and an unwavering commitment to community.

Founded with a bold vision to transform premier waterfront locations into iconic lifestyle destinations, Aniko's portfolio boasts over \$2 billion in completed projects, cementing its reputation as one of Queensland's foremost developers of boutique residences and mixed-use landmarks.

At the heart of Aniko's success is its in-house construction arm, Aniko Constructions, recently recognised among the BCI Construction League's top 30 builders in Australia. This integration of development and construction ensures meticulous quality control, seamless execution, and an unyielding commitment to excellence.

Proudly local and family-owned, Aniko Group continues to deliver aspirational living experiences that are not merely envisioned but lived—right here on the Gold Coast.

ANIKO.COM.AU

THE ARCHITECT



Plus Architecture is a dynamic master planning, architecture, interior design and visualisation practice, dedicated to delivering inspiring, impactful projects across Australia and New Zealand.

Delivering community-responsive and energy efficient designs, their projects are always carefully considered. They listen intently to

their clients and thoroughly explore briefs to deliver unique buildings and spaces that are grounded in commercial reality and specific to their location. Underpinning each project is a dedication to client collaboration, high quality delivery, and assurance that the beautiful design is crafted around the habits and lifestyles of real people.

PLUSARCHITECTURE.COM.AU

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