

**302/7 Douglas Street, Coolangatta, Qld 4225**

Coastal

**Apartment For Sale**

Wednesday, 7 February 2024

302/7 Douglas Street, Coolangatta, Qld 4225

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Jacqueline Chapman  
0755266999

## Auction

Last Open Home 8.30am Saturday 24th February Auction On-site 9.00am Saturday 24th February Discover the epitome of luxury living at Luca Residences, where sophistication meets sustainability. Indulge in the pinnacle of contemporary living at Residence 302, where every detail is designed to enhance your lifestyle. From the luxurious floor to ceiling glass doors, infinity feature walls, hybrid flooring to the cutting-edge technology, each element has been carefully curated to create a living space that exudes comfort, style, and functionality all overlooking the breathtaking Pacific Ocean.

302 Luca Residence features:

- Brand-new development
- Positioned on level three boasting beautiful ocean views
- Two-bedrooms with an additional large multi-purpose room, 2 bathrooms, 1 car space
- A prime location - just 200 metres flat walk to the iconic and world famous Kirra Beach
- A host of luxe resort style amenities exclusive to residents and guests
- Master bedroom with ocean views, decadent ensuite with double basin & vanity offering privacy and convenience + light filled double walk in wardrobe
- Large second bedroom also offers ocean views, mirrored ceiling to floor wardrobe
- Equally large third multi-purpose room/ media suite or large third bedroom with glass frosted sliding door for privacy
- Premium bathroom finishes for luxury living, semi-frameless shower screens, brushed finished tapware, and custom vanity cabinetry
- Kitchen boasts reconstituted stone benchtops and top-tier Fisher & Paykel appliances including an integrated rangehood, built-in microwave, and dishwasher.
- Infinity feature walls in living area and master suite
- Front-load tumble dryer is installed in the laundry
- The apartment is designed for optimal air quality and flow, with features such as oversized windows, moisture management technology to prevent mould, and the use of low VOC (low emission) products
- Enjoy year-round comfort with ducted air-conditioning throughout and ceiling fans in all bedrooms
- Hybrid timber-look floors (selected for longevity) add warmth and style to the living, kitchen, and dining areas.
- Secure electronic keyless entry points and advanced audio-visual intercom system, ensures control and peace of mind
- Lift from the secure basement car park
- Rental Appraisal \$1,000 - \$1,100 pw
- LUCA by Mosaic highlights:
- Elegant residences' leisure area designed for poolside dining and entertaining with friends
- Resort style pool with ocean views
- Luxe outdoor BBQ area with landscaped gardens
- Fast internet with Lightning fiber-backed broadband.

Luca Residences takes pride in its contextual and climate-responsive design. The building materials were carefully selected to have low volatile organic compound (VOC) ratings, promoting eco-friendly living. The rooftop features 88 solar panels to support energy consumption within the building. Each apartment utilizes energy-efficient heating and cooling systems, with sub-metering allowing residents to monitor their hourly/ daily consumption. The residence is pet-friendly (subject to body corporate approval). Each apartment includes a bike/scooter/skateboard storage room, and a parcel room in the main lobby for added convenience.

4 x Apartments on level three

9 Levels

31 Apartments

Build completed in 2024

Designed in partnership with nationally acclaimed Gatehouse Architects & Mosaic

Body Corporate \$112.50 pw

Luca Residences is strategically located within walking distance to Kirra Beach, Musgrave Street bus stop, and a plethora of fashion, homeware retailers, upmarket restaurants, and bars. The elegant residences stands as a testament to luxury, sustainability, and coastal living, offering a harmonious blend of elegance, absolute comfort and environmental consciousness.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracy or misstatements that may occur. Prospective purchases should make their own enquiries to verify the information contained herein. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.