

**87/114 The Esplanade, Surfers Paradise, Qld 4217**



**Apartment For Sale**

Friday, 27 October 2023

87/114 The Esplanade, Surfers Paradise, Qld 4217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 168 m2**

**Type: Apartment**



Steven Spiteri



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## Offers from \$1,299,000

Elevated on the 22nd floor, this expansive apartment provides a captivating living experience that fulfills the dreams of many. Offering a spacious layout, the lounge seamlessly connects to a renovated balcony, creating a breathtaking dining space with expansive views of the city and river that seem to stretch endlessly. The open-plan kitchen has been tastefully updated, enhancing the apartment's overall appeal. The 'Focus' Building site spans over 6,000 square meters, the lush garden area serves as a recreational haven for residents. It includes a recently upgraded swimming pool area, complete with a rejuvenating spa and a safe, shallow wading pool for children. The surroundings feature inviting lawns adjacent to a well-equipped gym, a peaceful sauna, and an active table tennis room. Tennis enthusiasts can engage in friendly matches on the well-positioned north-south court, while basketball enthusiasts can practice their skills nearby. The apartment offers a unique blend of comfort and style. Each bedroom features private balconies, with the master bedroom offering an ocean-facing vantage that's simply breathtaking. The spacious open-plan lounge, dining, and kitchen areas create a versatile living space that's perfect for various activities. In total, the apartment boasts three bedrooms, with two of them featuring built-in robes. The master bedroom stands out with an ensuite and an additional balcony overlooking the picturesque hinterland. The complex also includes a generously sized, heated pool, perfect for your enjoyment. Families with young children will appreciate the shaded children's play-pool. Moreover, there's an outdoor spa and sauna, adding a touch of luxury to your lifestyle. The spacious lawn area invites outdoor activities, and a covered BBQ area is well-equipped to facilitate your gatherings. Tennis enthusiasts can indulge in games on a full-size court, while basketball facilities are readily available. Security is a top priority, with a comprehensive system that controls access to all entrances, basement, and elevators. Additional safety measures encompass CCTV surveillance and a video intercom system at the main entry. Parking is both secure and convenient, with a generously sized single lock up garage at your disposal. Furthermore, a professional reception management service caters to holiday visitors, with designated visitor parking for added convenience.