

**1004/1 Cannes Avenue, Surfers Paradise, Qld 4217**



**Apartment For Sale**

Thursday, 11 July 2024

1004/1 Cannes Avenue, Surfers Paradise, Qld 4217

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 109 m2**

**Type: Apartment**

**\$1,495,000**

One Cannes represents the ultimate in luxury waterfront living, with the premium apartment project almost complete with first residents to begin moving in from mid-July 2024. Residence 1004 is the only opportunity to purchase in this recently completed project and move in straight away. Inspections are now available! Developed by Marquee Development Partners, One Cannes will be the most premium luxury apartment project delivered to date by the award-winning developer with a successful track record on the Gold Coast. One Cannes is ideally located north facing on a premium bend of the Main River & neighbouring beautiful green parklands. Each residence enjoys spectacular views of the river, hinterland and city. Centrally located in a quiet enclave of Surfers Paradise, residents are walking distance to a year-round patrolled beach, local cafes, and world-renowned dining. Residents will have access to an unprecedented level of amenity up to the value of 10 million dollars which is only usually present in luxury hotels. One Cannes is exclusively for long term residents, no short-term or holiday letting (Air BnB) allowed and is managed by the Marquee Team. Apartment 1004 - Level 10 - 2 Bedroom, 2 Bathroom plus Multi-Purpose Room & 1 Car» North-facing aspect» Stunning views of the river, city skyline & hinterland» Unique riverfront location » Double sided kitchen with waterfall stone bench, European appliances & plenty of storage» Master suite floating over the river featuring walk-in robe with additional drawers and storage including an ensuite » Modern kitchen with walk-in pantry, seamlessly integrated with dining, living & outdoor» Large balcony with expansive river and skyline views» Luxurious bathrooms with back-lit mirrors, floor to ceiling tiles, rainfall showers» Air conditioning to all bedrooms & living spaces» Secure intercom system & NBN ready Premium resident amenity:» 25m infinity edge lap pool surrounded by private booths, sun beds & cabanas» 10 person European style sauna» Expansive gym with cardio, weights, wellness and recovery space with river views» Yoga & reformer Pilates studio» First class business lounge including private work from home offices & boardroom» Rooftop terrace lounges and casual dining with 270 degrees elevated views » Outdoor Teppanyaki dining and outdoor BBQ areas» Private formal dining room» Rooftop bar with billiards table, tv and lounge» Mail room and parcel lockers» Private pontoons» First class building security, surveillance and onsite management The Location:» Next door to Neddy Harper Park» 2min walk to G:Link Station» 4min walk to Langham Beachfront Dining Precinct» 5min walk to year-round patrolled beach» 6min G:Link to Pacific Fair» 7min walk to multiple local cafes» 8min walk to Northcliffe Surf Club» 9min walk to Broadbeach Bowl Club Images are indicative only from apartment 803 at One Cannes which has a similar aspect and floor plan. Register your interest with our in-house team, enquire here or call Dan 0405 516 471 or Michael 0427 065 693. Pricing and times are indicative only and subject to change.