

BAY GRAND

APARTMENTS



LIVING ON A GRAND

Bay Grand is one of the latest developments for the Heran Building Group, where we have envisioned a 3 tower community with impeccable style and absolute grandeur to become a reality with the building of Bay Grand apartments. It is a concept so innovative and inspired, it embodies all there is to offer when you are in the heart of urban

SCALE

Situated in the beach community of Tweed Heads Coolangatta, Bay Grand embraces the serenity of the sea as well as the excitement of the local dining and entertainment precinct.

With an abundance of gourmet restaurants, boutique style shopping and a thriving commercial precinct, it's no wonder you will be captivated when you visit Bay Grand.



GOLD COAST AIRPORT

BAY GRAND
APARTMENTS



CURRUMBIN



COOLANGATTA



SURFERS PARADISE



TWIN TOWNS



TWEED RIVER



WORLD CLASS LIVING

IN THE ULTIMATE BEACH LOCATION



Bay Grand offers luxury like no other.

Imagine walking up to the smooth rolling waves of the sea and feeling the fresh breeze of the pacific ocean every morning.

The Heran Building Group has envisioned a living area to suit its surroundings, with flawless beach inspired finishes that flow seamlessly with the pure, endless white sand.

Generous sized balconies to capture the beauty of the coast and an overall comfort from just being situated in such an elegant and enriched atmosphere.



GATEWAY TO SURFERS PARADISE AND BYRON BAY. EXPERIENCE TWEED HEADS AT ITS BEST!

TWEED HEADS



Bay Grand offers a range of exciting activities to enjoy, such as a cool refreshing swim in the outdoor swimming pool, a fully equipped gym, luxurious outdoor lounge areas and private meeting rooms. Or if you're in the mood to socialise, why not head out and enjoy a meal at one of the many fabulous restaurants.

Bay Grand is conveniently located so that going to the beach or spending the day enjoying the many local activities is only a short stroll away.

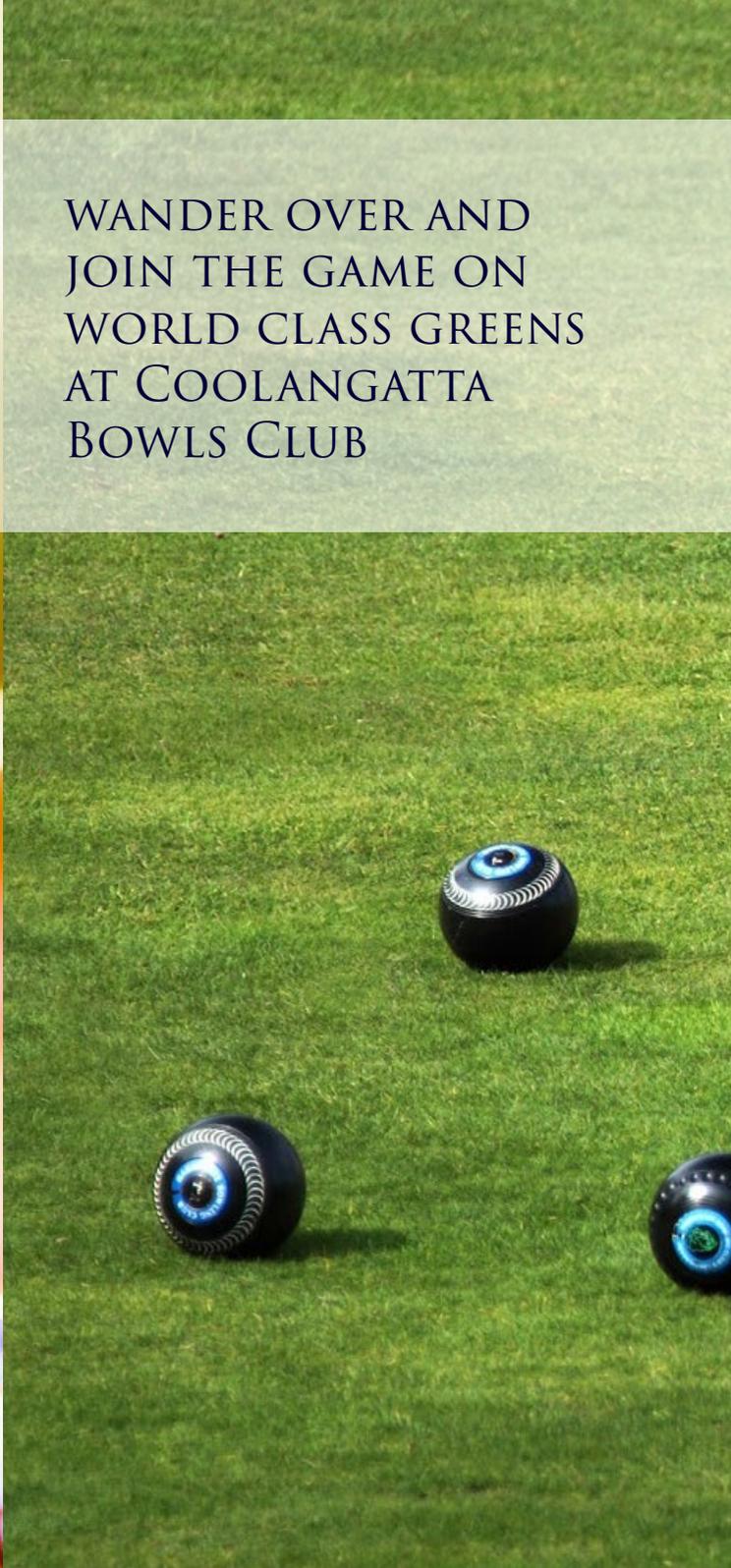


BAY GRAND APARTMENTS





STROLL DOWN THE
STREET TO EXPERIENCE
THE EXCITEMENT OF
TWIN TOWNS
ENTERTAINMENT HUB



WANDER OVER AND
JOIN THE GAME ON
WORLD CLASS GREENS
AT COOLANGATTA
BOWLS CLUB

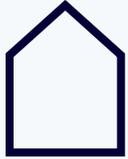
DISCOVER THE POPULAR
COOLANGATTA TWEED
HEADS GOLF CLUB ONLY
A 10 MINUTE DRIVE AWAY

EXPERIENCE THE LIFESTYLE

12 GREAT REASONS TO INVEST IN BAY GRAND



1. 0.7%



VACANCY RATE

2. 51%



POPULATION GROWTH

3. 5 MINUTE WALK



DINING PRECINCT

4. 5 MINUTE WALK



BEACHES

5. 5 MINUTE DRIVE



GOLD COAST AIRPORT

6. 5 MINUTE DRIVE



TWEED HOSPITAL

7. 5 MINUTE WALK



TWIN TOWNS CLUB

8. 2 MINUTE WALK



COOLANGATTA BOWLS CLUB

9. 10 MINUTE DRIVE



COOLANGATTA & TWEED HEADS GOLF CLUB

10. 4 MINUTE DRIVE



SOUTHERN CROSS UNIVERSITY

11. \$1.7 BILLION



INFRASTRUCTURE

12. 5 YEARS



LIGHT RAIL EXTENSION

1. 0.7% Vacancy rate in Tweed Heads.
2. Tweed Heads Coolangatta region growth from 2011 to 2036 forecast to grow by around 51%.
3. 5 Minute walk to the Coolangatta and Tweed dining and entertainment precincts.
4. Close to stunning beaches & 50 minute drive to world heritage listed national parks.
5. Fantastic gateway to travel! 5 minute drive to Gold Coast Airport.
6. 1km from Tweed Heads Hospital. 5.5km to John Flynn Private Hospital.
7. 500m from Twin Towns Entertainment Hub.
8. 2 Minute walk to Coolangatta Bowls Club or 10 minute walk to Tweed Bowls Club.
9. 6.2km From Coolangatta & Tweed Heads Golf Club.
10. 4 Minute drive to Southern Cross University.
11. \$1.7 Billion forecast to be spent on infrastructure & development within the catchment.
12. Light Rail extension to Coolangatta via the Gold Coast Airport planned within the next 5 years.

Sources – SQM Research, RP Data, Urbis.



EXCELLENCE *AT A HIGH STANDARD*

Over the years Heran has become one of the top privately-owned, self funded residential property builder/developers in Queensland.

Confidence has been expressed in the form of consistent repeat investments by clients who have profited by Heran's comprehensive depth of experience in property development.

These developments are professionally crafted with a detail most building companies could not dream of.

It's all about pride in our work and pride in knowing that our customer's expectations have been exceeded.



HERAN BUILDING GROUP

Heran Building Group has more than 60 years experience building high-quality and affordable homes for thousands of Queenslanders.

The Heran family moved to South East Queensland in the early 1950's and recognised that the holiday destination would grow to become one of Australia's most exciting areas.

With population growth comes diversification, and Heran Building Group have evolved their family business to now offer a wide range of townhomes, homes and apartment developments in Queensland and New South Wales.

BAY GRAND

TWEED HEADS



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FEATURES LIST

General External Features

- BBQ Area
- Communal amenities block
- Timber decking
- Outdoor swimming pool
- Lush landscaping with night lighting
- Comtemporary styling with rendered finishes

Public Area Features

- Vitriified ceramic floor tile
- Commercial glass entry doors
- Floor tile to balcony
- Glass balustrade to balcony

Internal Features

- Air-conditioned apartments
- Cable TV and internet access (wiring only)
- Intercom system
- Telephone points
- Quality carpets and tiles
- Washable paint to all walls
- Venetian/Roller blinds throughout, or similar
- Shelves and hanging rails to robes
- Quality internal and external door furniture
- Light fittings

Living/ Dining

- Vitriified floor tile
- Quality door handles
- Spacious open plan living

Bedrooms

- Quality durable carpet
- Built-in wardrobes with mirrored sliding doors as applicable or walk in robe
- Custom intergrated wardrobe system with melamine finish

Kitchen

- Quality joinery
- Reconstituted stone bench tops
- Coloured glass splash back
- Ample pantry space
- Island bench or galley kitchen designs
- Dishwasher
- Stainless steel kitchen sink with mixer tap
- Stainless steel European appliances
- Electric under bench oven
- Gas cooktop
- Integrated range hood
- Microwave

Bathroom and WC Features

- Wall full height tiling to shower and bath
- Ceilings and walls plasterboard
- Quality polished stainless steel towel rail, toilet roll holder, robe hook
- Semi-framed glass shower screen
- Quality shower and tap set
- Wall mounted basin with vanity units
- Privacy locks to all bathrooms and WCs
- Polished edge frameless mirror
- Quality mixer tapware
- Fully adjustable shower heads
- Quality dual-flush cisterns to WCs

Laundry

- Walls paint finish
- Broom cupboard
- Clothes dryer and stainless steel laundry tub

Security

- Intercom system to each apartment
- Security key to entrance, foyer, lift and carpark level

Please Note: Proposed external and internal finishes are subject to change.

Heran Building Group reserves the right to substitute similar colours or products depending on availability and/or cost constraints. Correct from December 2015

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