

KOKO

BROADBEACH



Coastal & Heart & Urban Soul



SURFERS PARADISE

GOLD COAST CONVENTION & EXHIBITION CENTRE

THE STAR GOLD COAST CASINO

BROADBEACH NORTH LIGHT RAIL STATION

PACIFIC FAIR SHOPPING CENTRE

OASIS SHOPPING CENTRE

ORACLE PRECINCT

KURRAWA SURF CLUB

KURRAWA BEACH (PATROLLED)

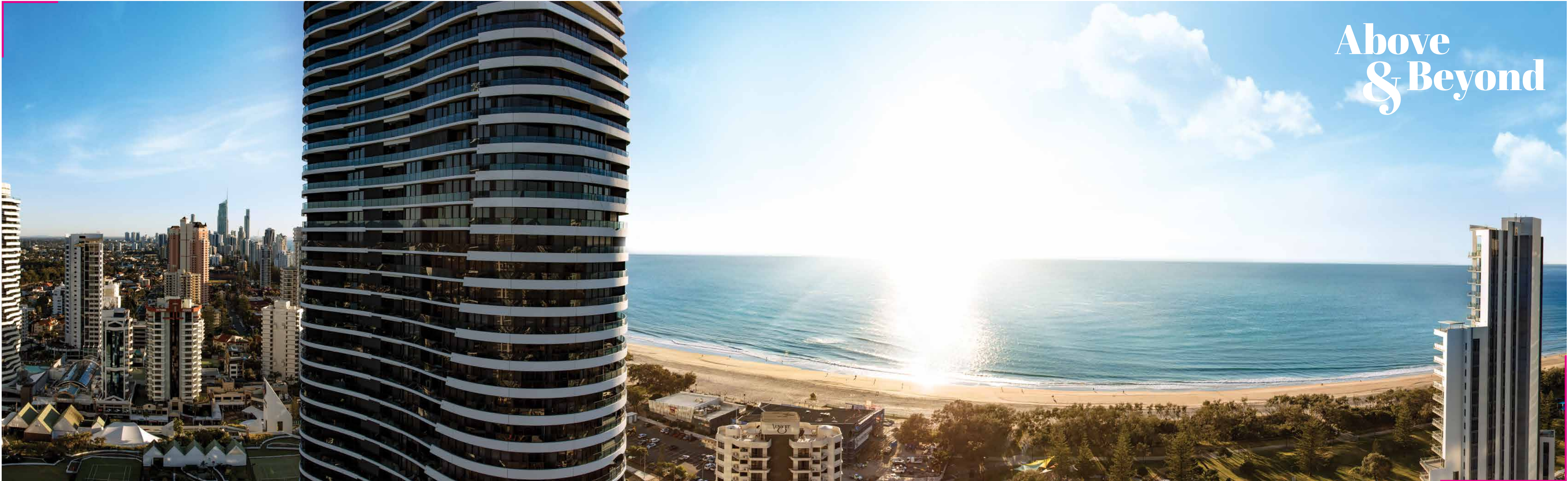
BROADBEACH SOUTH LIGHT RAIL STATION





COASTAL HEART & URBAN SOUL

In the heart of sophisticated Broadbeach, Koko is beach living, city style. Perfectly located just metres away from soothing sands and sparkling waters, Koko epitomises the unique energy and vibrant lifestyle of the Gold Coast's premier urban village. Where you can follow your coastal heart and feed your urban soul.



Above & Beyond

INSPIRE YOUR URBAN SOUL

With Broadbeach at your doorstep, Koko is vibrant and connected. Here you'll find boulevards rich in opportunity, exciting in atmosphere, boundless energy for work and play. Inspired by cosmopolitan living and the buzzing lifestyle of this coveted beachside district, Koko entices with its boutique charm, light-filled spaces and urban sophistication.



FALL IN LOVE WITH HOME

After a day at work, shopping or socialising with friends, Koko's stylish, open living spaces welcome you home. Apartments have been designed to amplify Broadbeach's stunning views and life-affirming sunlight, regardless of the time of day or season. Open plan living and dining areas connect you with the vibrant fabric of Gold Coast life as it beats both inside and outside your front door.





IGNITE YOUR PASSION

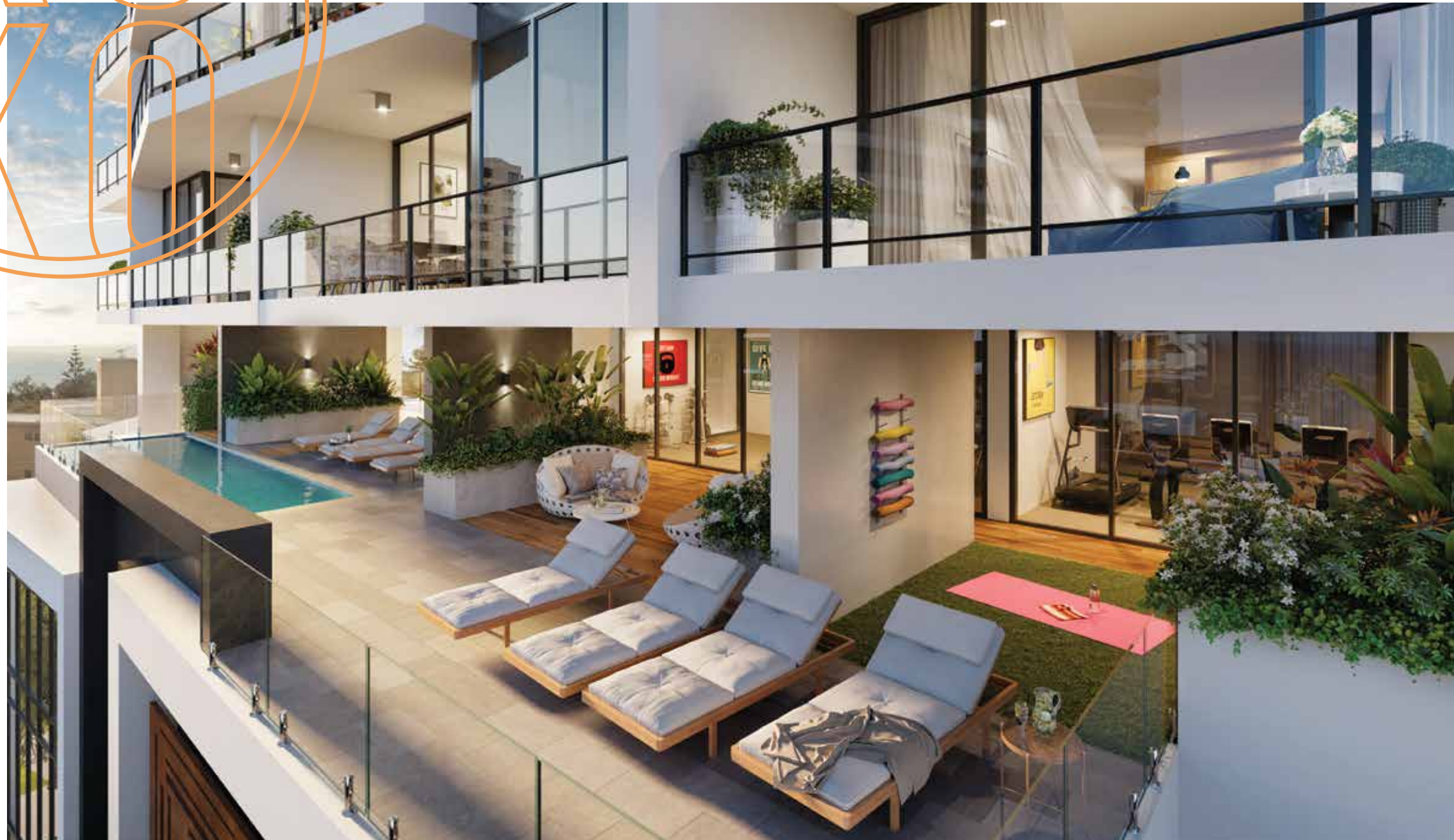
When the sun goes down and the city lights are aglow, the true magic of Koko unfolds. The Oracle precinct, one of the Gold Coast's premier districts for bars and destination dining, is on your doorstep. Or perhaps you prefer to ignite your culinary passion and relax your mind, creating foodie delights in your own exquisitely finished kitchen. Koko's modern kitchens feature European and American appliances by Franke, Wolf and Subzero; while contemporary sinks and tapware create a cool, modern vibe that makes staying home a pleasure.



ESCAPE EVERY DAY

Days come alive when the sun hits the sparkling waters and golden sands; cascading over the beachside metropolis to the hinterland beyond. Escape the hustle and relax in private indoor-outdoor spaces, wrapped by stunning views. Modern styling and quality finishes add to the serene sophistication of Koko's spacious bedrooms and balconies. Take it all in. These magical moments are yours to enjoy, everyday.





EXHALE THE DAY

Inspired by the modern luxe of international boutique hotels, Koko takes relaxation to a new level of sophistication. Choose between the sun-drenched pool, lounge areas or yoga lawn and modern gym facilities. Private outdoor entertaining areas above street level offer sky gardens where you can relax and unwind. Living minutes from Broadbeach's world class parks, walking and cycle paths, and stunning beaches means nature's playground is at your fingertips. Living here, you can create your own work life balance.



FEEL THE DIFFERENCE

Appreciate the urban styling and coastal elegance of Koko's generous two and three bedroom apartments. Intelligent architecture, storage and room layouts deliver the ultimate in open plan living. While stone kitchens and tiled bathrooms, contemporary light fittings and modern fixtures create living spaces to show off, bedroom areas provide a retreat after a long day of work or play.





Out & About

SHOPPING & ENTERTAINMENT

- 1 Oracle Boulevard
- 2 The Oasis Shopping Centre
- 3 Pacific Fair Shopping Centre
- 4 Broadbeach Arts & Crafts Markets
- 5 Gold Coast Convention & Exhibition Centre
- 6 Broadbeach 9D Cinema
- 7 Event Cinema Pacific Fair
- 8 The Star Gold Coast Casino

BEACH & RECREATION

- 9 Kurrawa Surf Life Saving
- 10 Kurrawa Park
- 11 Pratten Park
- 12 Cascade Gardens
- 13 Kurrawa Beach (patrolled)

HEALTH & FITNESS

- 14 First Choice Fitness
- 15 My Fitness Club
- 16 My Heath Yoga
- 17 Pulse Pilates & Fitness
- 18 EMF Fitness Centre Pacific Fair
- 19 Broadbeach Surf School
- 20 Endota Spa
- 21 Pure Indulgence

FOOD & DRINK

- 22 Elk Espresso
- 23 Grocer & Grind
- 24 Garden Kitchen & Bar The Star Gold Coast
- 25 Kiyomi
- 26 Brunch & Co
- 27 Koi Dining
- 28 Hideaway Kitchen & Bar
- 29 The Cardamom Pod
- 30 Ten Japanese Restaurant
- 31 Gemelli Italian
- 32 Bin 89
- 33 Cowch Dessert Cocktail Bar
- 34 Social Eating House
- 35 Bootleg Juice Bar
- 36 Loose Moose Tap & Grill House
- 37 Mamasan Kitchen & Bar
- 38 Moo Moo Wine Bar & Grill

BARS & NIGHTLIFE

- 39 Platinum
- 40 Love Nightlife
- 41 East
- 42 Aloha Bar & Dining
- 43 Bavarian Bier Café
- 44 The Cuban Bar & Lounge Dining

TRANSPORT

- Airport Shuttle Gold Coast
- Broadbeach South Light Rail Station
- Broadbeach North Light Rail Station





1MIN

Walk to Oracle Boulevard & Oasis Shopping Centre



250M

To beautiful Kurrawa Beach & the Pratten Park



500M

To Broadbeach North Light Rail Station



3MIN

Drive to Pacific Fair Shopping Centre



SOAK UP BEACH VILLAGE LIFE

There's a buzz to life here. Metres from the sparkling stretch of beach the Gold Coast is famous for, this vibrant area has its own village style, thriving social scene and blossoming community. Visit Pacific Fair in the morning for your fix of high end shopping and end the day at the Star Casino. Living here is colourful, enticing and sophisticated. It is the ultimate urban lifestyle – with sand between your toes.



THANK YOU FOR EXPERIENCING KOKO BROADBEACH

I am delighted to offer you the opportunity to purchase in this exciting new apartment building right in the heart of the Broadbeach urban village. The Gold Coast's premier shopping, entertainment and dining precincts are conveniently located right at your doorstep. Pacific Fair, The Star Casino and patrolled surfing beaches are all a casual stroll away.

Koko Broadbeach offers two and three bedroom north facing apartments with luxurious appointments, finishes and inclusions.

At Morris Property Group we take pride in creating functional and liveable apartments to enhance your lifestyle. We focus on quality, amenity and value and understand the importance of attention to detail. I have lived in several Morris Property Group apartment buildings and experienced MPG apartment living firsthand. I live by the motto, *'If I can't live in it, I don't expect you to'*.

I hope you enjoy living in Koko Broadbeach as much as we have enjoyed creating it.

Yours sincerely,

Barry Morris
Principal, Morris Property Group





THE MPG DELIVERY PROMISE

Morris Property Group is a multi-faceted property business focusing on property investment, asset management, development and construction. Built over three decades, Morris Property Group has expanded from its hospitality and retail roots to acquire a significant property investment portfolio.

Their delivery of numerous high-profile developments throughout ACT, NSW and QLD has led to them becoming an industry leader in property and construction. Koko is an evolution of this experience, resulting in premium apartments that are of the utmost quality.

Every apartment delivered benefits from the four key pillars of the Morris Property Group's Delivery Promise: Certainty, Quality, Transparency and Simplicity. Koko is no exception.



ECLIPSE
BROADBEACH



IVORY
BURLEIGH BEACH



QUBE
BROADBEACH



VERVE
BROADBEACH



SYNERGY
BROADBEACH



THE AURORA
BRISBANE



SIERRA GRAND
BROADBEACH



ELEMENT
BURLEIGH BEACH



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