

# ARC RESIDENCES

— NORTHCLIFFE —

## OVERVIEW

24 levels of  
absolute luxury

Building and interiors  
architecturally designed  
by Mosca Pserras  
Architects

Quiet, beachfront location  
perfectly hidden away from  
the hustle and bustle, while  
remaining conveniently close  
to Surfers Paradise and  
Broadbeach centres via the  
newly constructed  
Ocean Walk

Spectacular protected  
and uninterrupted views  
in all directions

PERCHED ON THE DUNES OF  
THE SHIMMERING PACIFIC OCEAN,  
ARC RESIDENCES OFFER PRIVACY,  
OPULENCE AND EXCLUSIVITY WITH  
ALL THE ALLURE OF THE BAREFOOT  
LUXURY ONE WOULD EXPECT OF THIS  
UNPARALLELED LOCATION.

## SECURITY

- On site concierge and secure entry
- CCTV security at the front entrance, lifts, common areas and car park together with proximity readers ensuring restricted lift access to one residential level only
- Video connection from main entrance to each unit
- Remote control to car park entrance
- Keyless entry into complex

## ACOUSTICS

- An acoustic engineer is involved at all stages of the building's design
- Double glazed windows and external sliding doors
- To minimise sound transfer between apartments, all apartments have:
  - Acoustic insulation to party walls between apartments
  - Acoustic insulation to all pipes
  - Acoustic treatment to flooring

Multi-award winning developers Xsite Group have partnered with Mosca Pserras Architects to create something truly special. A boutique development of only 37 residences, Xsite Group selected the incomparable Northcliffe location to deliver their inspired vision for the ultimate in beachside luxury.

Featuring a selection of half and full floor residences, crowned by a jaw-dropping two storey penthouse, Arc Residences will become synonymous with the very best of opulent beachside living.

## APARTMENT SIZES

Half floor apartments  
Level 2 - 12  
Internal | 193sqm  
External | 24sqm  
Total | 217sqm

Half floor apartments  
Level 13 - 16  
Internal | 184sqm  
External | 23sqm  
Total | 207sqm

Full floor apartments  
Level 17 - 22  
Internal 368sqm  
External 48sqm  
Total | 416sqm

Penthouse apartment  
Levels 23 - 24

## ENERGY RATING

- All external walls are treated with thermal insulation

## AIR CONDITIONING

- Fully ducted individual zone temperature-controlled air conditioning to all bedrooms and living areas

## FEATURES

### Apartments

- Typically 2.7m ceiling height excluding bulkheads / pelmets
- Double glazing to all apartments
- Pelmets with power provided to all apartments which allow provision for motorised blinds and LED lighting
- Floor to ceiling windows in all rooms
- Engineered timber oak herringbone flooring as standard
- Large balconies with integrated outdoor kitchen to full floor apartments
- All apartments have large ocean-front balconies and openable windows or doors to living areas and bedrooms
- Integrated outdoor kitchen to full floor apartments
- High speed broadband
- Lift-lobby privacy and convenience with priority call lift system
- Gallery hanging system to all apartments

### Facilities

#### GROUND FLOOR

- Concierge services
- Impressive entry foyer, indoor/outdoor landscaped arrival zone
- Infinity edge pool with adjacent day beds
- Fully covered bar, Alfresco dining and lounge pads
- Fully integrated BBQ area including designated BBQ dining area
- Outdoor shower and beach wash bay
- Kitchenette

#### FIRST FLOOR

- Whole floor amenity level
- Large, fully equipped gymnasium with beach frontage
- Sauna and steam rooms
- Large beachfront private dining room with kitchen (including catering dumb-waiter to ground level entertaining)
- Cinema room
- Private meeting room
- Treatment room
- Sand wash room
- Dog wash room