



Jewel

BIRTINYA ISLAND

SUNSHINE COAST

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At the heart of the Sunshine Coast, in the most select area of highly-prized Birtinya Island, is Jewel.

Presenting 2 and 3 bedroom premium residences and magnificent penthouses – all graced with spectacular views to the north or east, over the lake and signature parkland next door.

Combining architectural style with inspired design, four elegantly symmetrical buildings accommodate these luxurious living environments – and each enjoys its own lift access, maximizing the blissfully private lakeside life you’ve longed for.



A Brilliant
Lakeside Life

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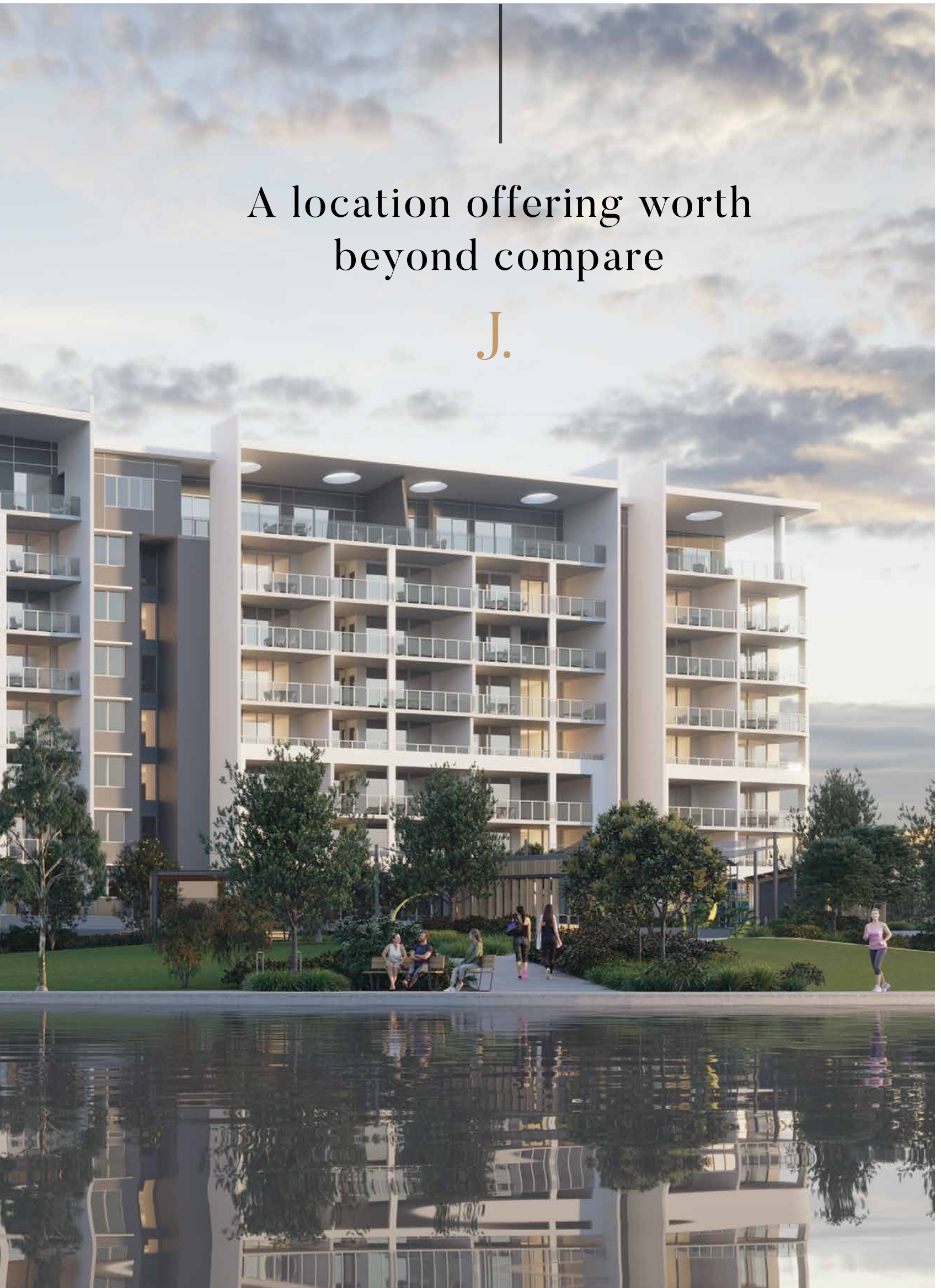




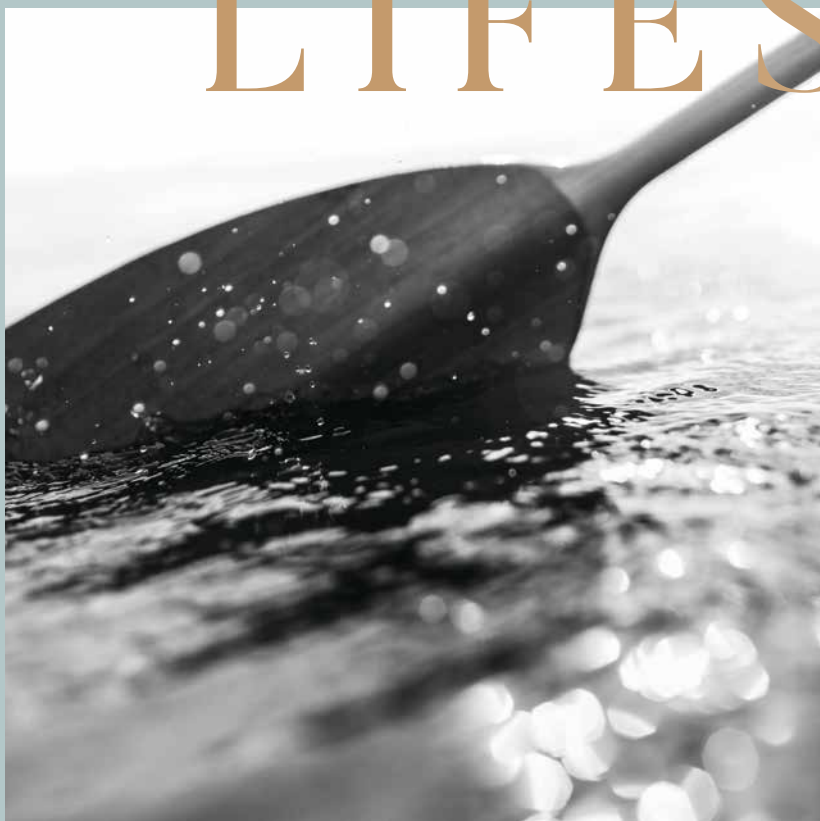
JEWEL BIRTINYA ISLAND EXTERNAL RENDER

A location offering worth
beyond compare

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LIFESTYLE



This perfect corner of the world is a destination blessed, an enticing blend of laidback days enjoying near-perfect weather and cool seabreezes. Taking your kayak or paddle board onto the water. Deliciously modern dining and pleasurable shopping. Vibrant cultural and entertainment options.



Jewel Residences is the new touchstone for leisure and lifestyle: imaginatively conceived, exquisitely finished. In each apartment, generous balconies integrate indoors and out, against the endless perfection of the lakeside backdrop. Wide expanses of glass capture every day's changing light on the water, and the peaceful neighbouring parkland.

The life you've always promised yourself, now you're ready to refresh, revive and unwind ...



COASTAL STYLE

RESIDENCE LIVING RENDER



YLE

Inside, the decor reflects a distinctively different take on coastal style, with soft neutral textures and colours set off by richer, darker accents. Kitchens are utterly stylish, premium appliances showcase discriminating taste, and bathrooms are reimagined as serene retreats.

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LEVEL ONE - RESIDENCE BALCONY RENDER





Showpiece resort-style facilities include the beautifully positioned pool and surrounding sun deck, designed for ultimate enjoyment of gentle winds and gloriously sunny days. The barbecue area is another key element of this exclusive relaxation zone, an idyllic place to gather family and friends together.





PROJECT AT
A GLANCE

106 residences and penthouses, all with lake and park views

North or east orientation

Flowing open plan living

Impressively large living spaces, generous balconies

Beautifully appointed kitchens

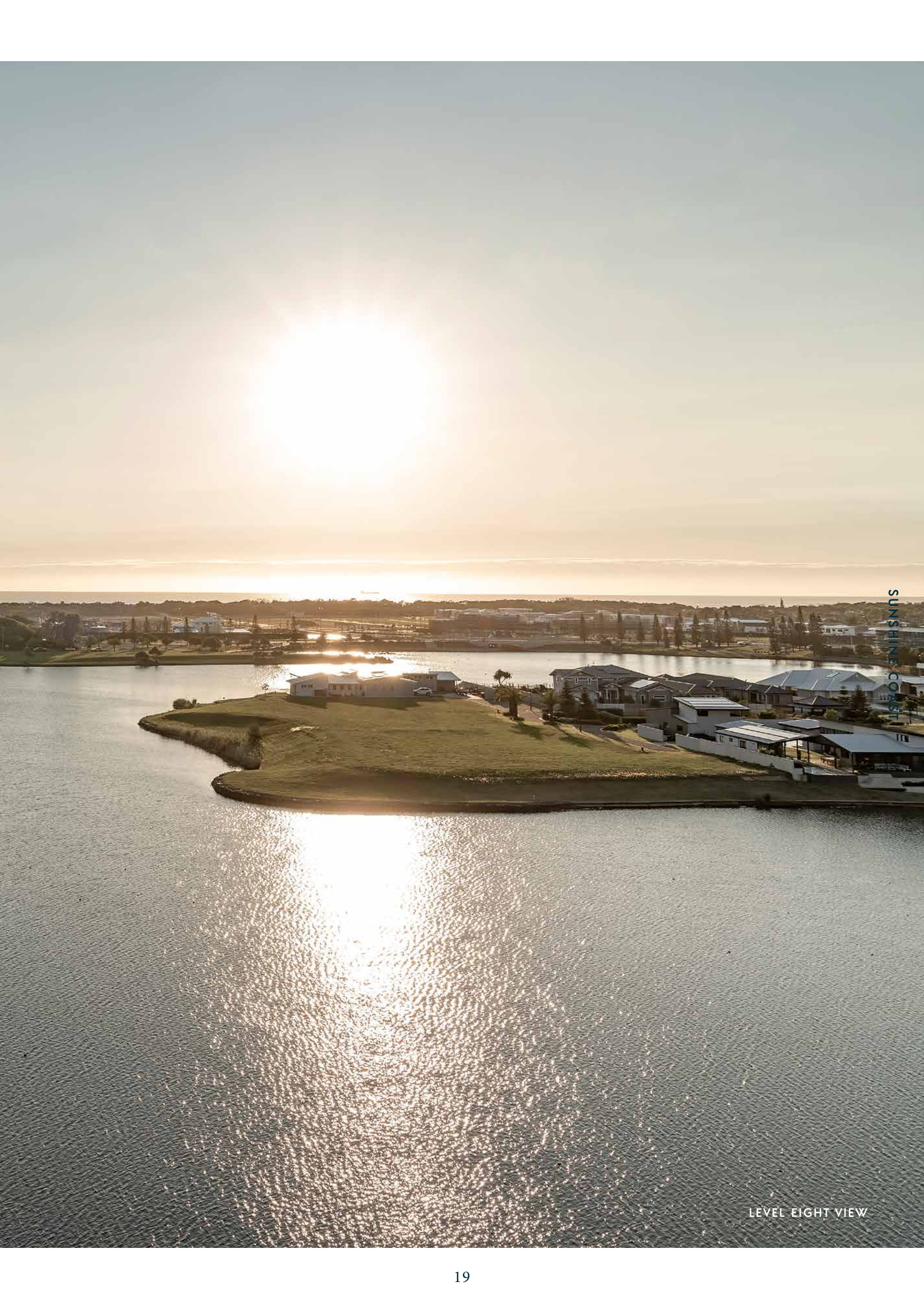
Ducted air conditioning

Onsite gym

Wide-ranging views over the lake and adjacent parkland

Exclusive residents' pool, sun deck and barbecue





SUNSHINE COAST

LEVEL EIGHT VIEW

An aerial photograph of a coastal city at sunset. The sky is a mix of light blue and warm orange. The ocean is dark blue with white waves crashing onto a sandy beach. The city is densely packed with buildings, and a large body of water is visible in the background. Three vertical black lines are drawn across the image to mark specific locations: one on the left side of the city, one in the middle-right, and one on the far right.

CALOUNDRA

BOKARINA
BEACH

NICKLIN
WAY

Every facet of life here, beside Lake Kawana's winding waterways, has been polished and perfected like a statement piece of fine jewellery.

Just beyond your Jewel Residences front door is a world of relaxation and stimulation. Step outside to watch sunrise over the water, cool off with an afternoon swim, meander through green open spaces. Drop into your favourite local café, lingering over coffee, socialising and people watching.

LOCATION



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KAWANA WAY
TO M1

SUNSHINE COAST
UNIVERSITY PRIVATE /
PUBLIC HOSPITAL

GLASSHOUSE
MOUNTAINS

PARKLANDS

BUSWAY

COLES & ALDI
SHOPPING CENTRE

HOME
CENTRAL

SUNSHINE
COAST
STADIUM

KAWANA
PRIVATE
HOSPITAL

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STOCKLAND
BIRTINYA SHOPPING
CENTRE

MAROOCHYDORE
CBD

SUNSHINE
COAST
AIRPORT

MOOLOOLABA

KAWANA
SHOPPING
WORLD

KAWANA
AQUATIC
CENTRE

SUNSHINE
COAST
STADIUM





SHOPPING & SERVICES

1. Coles & Aldi Supermarket
2. Foodworks Birtinya
3. Home Central Kawana
4. Oceanside Town Centre
5. Kawana Waters Farmers Markets
6. Kawana Aquatic Centre
7. Sunshine Coast Stadium

MEDICAL SERVICES

8. Sunshine Coast University Hospital
9. Sunshine Coast University Private Hospital
10. Kawana Private Hospital




SCHOOLS & CHILDCARE

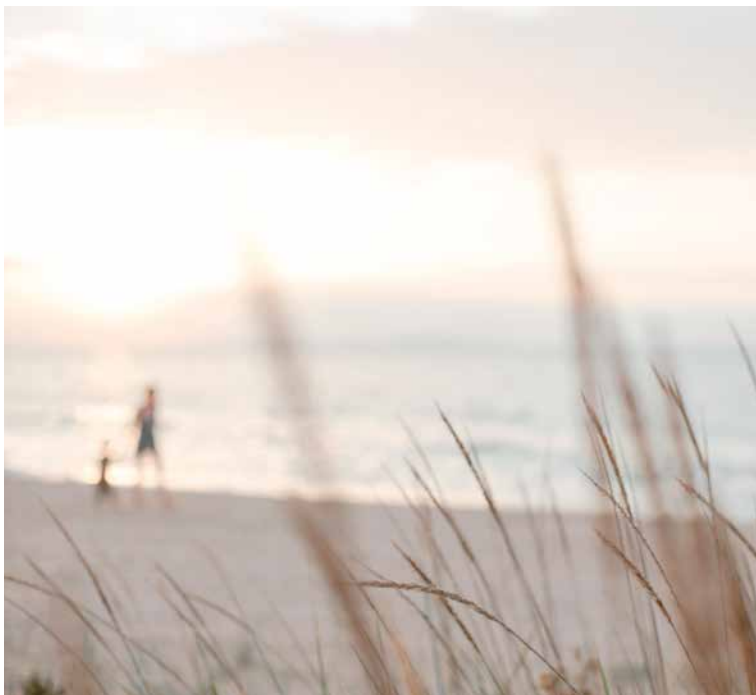
11. Kawana Waters State College (Junior)
12. Kawana Waters State College (Senior)
13. C&K Kawana Community Kindergarten & Preschool
14. Green Leaves Early Learning Oceanside
15. Green Beginnings Child Centre

LOCAL PARKS

16. Florey Park
17. Prime Parade Park
18. Lake Kawana Community Garden
19. Viridian Park Dog Park
20. Lake Kawana Exercise Park

TRANSPORT

-  Bus Stops
-  Bicycle paths
-  Proposed/Future Projects



COMMUNITY



Stroll to Bokarina Beach, on the new pathway under Nicklin Way

Close to Birtinya NightQuarter: Street food, night market and entertainment destination

Lake and ocean access via kayak launching pontoon

12 minute drive to the University of the Sunshine Coast

1 minute drive to Stockland shopping centre with Coles and Aldi

Well-planned network of waterside/ lakeside walking and cycling paths

2 minute drive to Home Central at Kawana

Easy main road access – north to Noosa, south to Brisbane Handy to public transport

2 minute drive to Sunshine Coast University Hospital

Easy access to Sunshine Coast Stadium and Venue 114

Close to local cafés, restaurants and bars



Unprecedented investment in major projects and infrastructure is delivering ever-more sophisticated services and amenities. The expansion of Sunshine Coast Airport will mean direct flights to more destinations across Australia, Asia and the Western Pacific. The region is served by great shopping choices, excellent schools and the world class Sunshine Coast University Public Hospital.

Premium penthouses - quality,
individuality and distinction

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SUNSHINE COAST



PENTHOUSE BALCONY RENDER







SUNSHINE COAST

PENTHOUSE LIVING RENDER

Live in high-end luxury

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SUNSHINE COAST



RESIDENCE ENSUITE RENDER





NORTH BIRTINYA DEVELOPMENTS

Based on the Sunshine Coast, North Birtinya Developments is a collaboration of vision and experience.

Headed by a local developer and builder team, the company brings together their 30 years of industry expertise to deliver Jewel Birtinya Island: exceptionally large, magnificently located lakeside residences and penthouses.

Their highly successful track record on the Sunshine Coast includes land subdivisions, commercial property, housing and residential apartments.

DISCLAIMER: While care has been taken in the preparation of this document, the material contained is a general guide only and provided for the sole purpose of providing an impression of the proposed development. The architectural renders used in this document are artistic representations only and should not be relied upon to accurately represent final details of the proposed development, and no warranties are given in relation to representations made in relation to the current or future location or existence of any services, facilities or destinations.

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