

SOUTH BEACH

SURFERS PARADISE

BY

ANDREWS

DESTINATION ESCAPISM.

An Australian first, here life unfolds against a backdrop of breathtaking ocean, city, and river views, with world-class wellness, leisure, and resort-style amenities at your doorstep. Inspired by the effortless luxury of Miami, these private residences are designed for those who seek beauty, relaxation, and an endless summer state of mind. At South Beach, home isn't just where you live—it's where you escape.







**THE SKY
ABOVE, THE
SEA BEYOND, &
LIFE PERFECTLY
IN BETWEEN.**

SOUTH BEACH

SURFERS PARADISE

ARTIST IMPRESSION - SOUTH BEACH

BUNDALL

GOLD COAST
TURF CLUB



HOME OF
THE ARTS

FARMERS
MARKETS

DIPCRO PASTRY

CHEVRON
ISLAND

BUMBLES
CAFÉ



SURFERS PARADISE
DINING

SURFERS
PARADISE



NORTHCLIFFE
SURF CLUB

PERFECTLY POSITIONED, DESTINATION LIVING.

NERANG RIVER

CAPRI ON
VIA ROMA

SOUTH
BEACH

Q1

ESPLANADE

MONACO STREET

LIGHT RAIL

O BAGEL

THE LANGHAM

BROADBEACH
BOWLS CLUB

BROADBEACH SURF
LIFE SAVING CLUB

BROADBEACH
WATERS

CASCADE
GARDENS

CONVENTION
CENTRE

BROADBEACH

ELK
ESPRESSO

MAMASAN

SOCIAL

NO NAME
LANE

THE DARLING
AT THE STAR

KURRAWA
SURF CLUB



PACIFIC
FAIR



SOUTH BEACH
SURFERS PARADISE





RARELY SPEECHLESS.



ARTIST IMPRESSION - TYPE C BALCONY

Every residence is a seamless blend of international sophistication and relaxed coastal elegance, offering light-filled spaces, premium finishes, and timeless design. More than just a home, South Beach invites you into a lifestyle defined by connection — to the ocean, to nature, and to a community that values quality and the freedom to live differently, the ultimate wellness destination.



ARTIST IMPRESSION - TYPE D KITCHEN





ARTIST IMPRESSION - TYPE B KITCHEN



ARTIST IMPRESSION - TYPE B MASTER BEDROOM



ARTIST IMPRESSION - TYPE B MASTER ENSUITE



ARTIST IMPRESSION - TYPE B DRESSING

Defined by precision and poise, the bathrooms combine impeccable craftsmanship with globally inspired design. Bespoke fixtures, tactile materials, and a palette of enduring elegance transform everyday moments into rituals of quiet luxury.



ARTIST IMPRESSION - SOUTH BEACH FAÇADE

5,500M² OF
AMENITY IS
CALLING.



A CIRCUIT OF WELLBEING.

Indulge in a sanctuary of wellness and lifestyle luxuries spread across 5,500m². Thoughtfully curated spaces invite you to unwind, recharge, and connect, from resort-style pools and private cabanas to spa facilities, fitness centres, and dining experiences. Every detail has been considered to elevate your daily routine into something truly extraordinary.

KEY

OUTDOORS

- 1 25M SUNRISE POOL
- 2 SHALLOW POOL
- 3 POOLSIDE CABANAS WITH DAY BEDS
- 4 GROUNDING LAWN
- 5 OUTDOOR DINING
- 6 SUNSET POOL (ADULTS' ONLY)
- 7 OUTDOOR SPA
- 8 OUTDOOR READING TERRACE
- 9 YOGA LAWN
- 10 SUNSET BBQS TERRACE & NOOK SEATING

NORTH TOWER - WELLNESS

- 11 WELLNESS CONCIERGE
- 12 HYDROTHERAPY POOL
- 13 FINNISH SAUNA
- 14 INFRARED SAUNA
- 15 ICE FOUNTAIN
- 16 SHOWER & COLD PAILS
- 17 HAMMAM
- 18 ICE PLUNGE (10°)
- 19 COLD PLUNGE (18°)
- 20 HEATED SPA (36°)
- 21 YOGA & MEDITATION ROOM
- 22 SOUND HEALING & RELAXATION ROOM
- 23 RED LIGHT THERAPY ROOMS
- 24 TREATMENT ROOMS
- 25 RESTROOMS

SOUTH TOWER - LIFESTYLE

- 26 FITNESS CENTRE BY TECHNOGYM
- 27 OUTDOOR CALISTHETICS GYM
- 28 LIBRARY & CO-WORKING HUB
- 29 PRIVATE RESIDENTS' LOUNGE
- 30 CINEMA





EVERY MOMENT,
MOVING IN
CIRCADIAN
FLOW.





INFINITE WELLNESS.



ARTIST IMPRESSION - FITNESS CENTRE

South Beach redefines wellness on the Gold Coast with a gym and wellness precinct unlike anything seen before. As a true first in luxury amenity, it brings together elite facilities with holistic experiences, all under one roof. Residents can move seamlessly from a high-performance workout to world-class Swedish and infrared saunas, ice and cold plunge pools, and much more.



ARTIST IMPRESSION - LIBRARY





ARTIST IMPRESSION - SUNRISE POOL



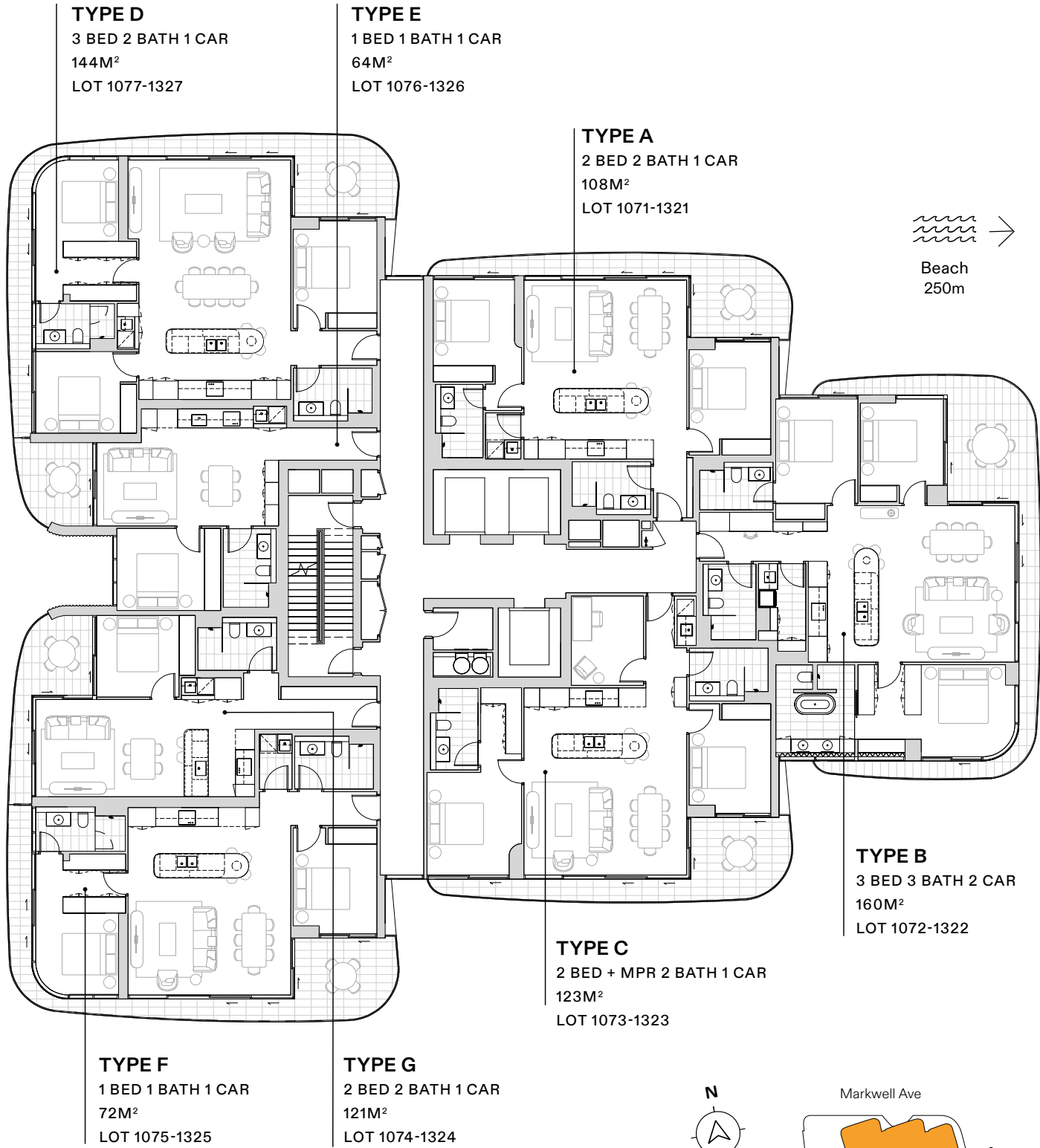
ARTIST IMPRESSION - RESIDENTS LOUNGE



ARTIST IMPRESSION - SOUTH TOWER LOBBY

TYPICAL FLOOR PLATE

LEVELS 7 - 32



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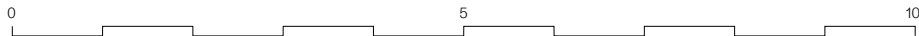
NORTH TOWER
TYPE A

LEVELS 7 - 32

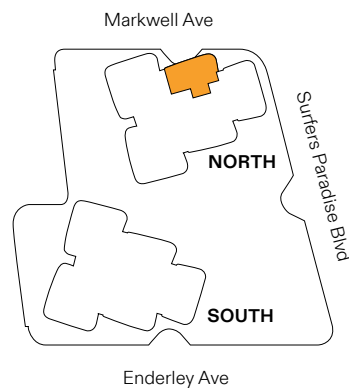


2 2 1

INTERNAL 90m² | EXTERNAL 18m² | TOTAL 108m²

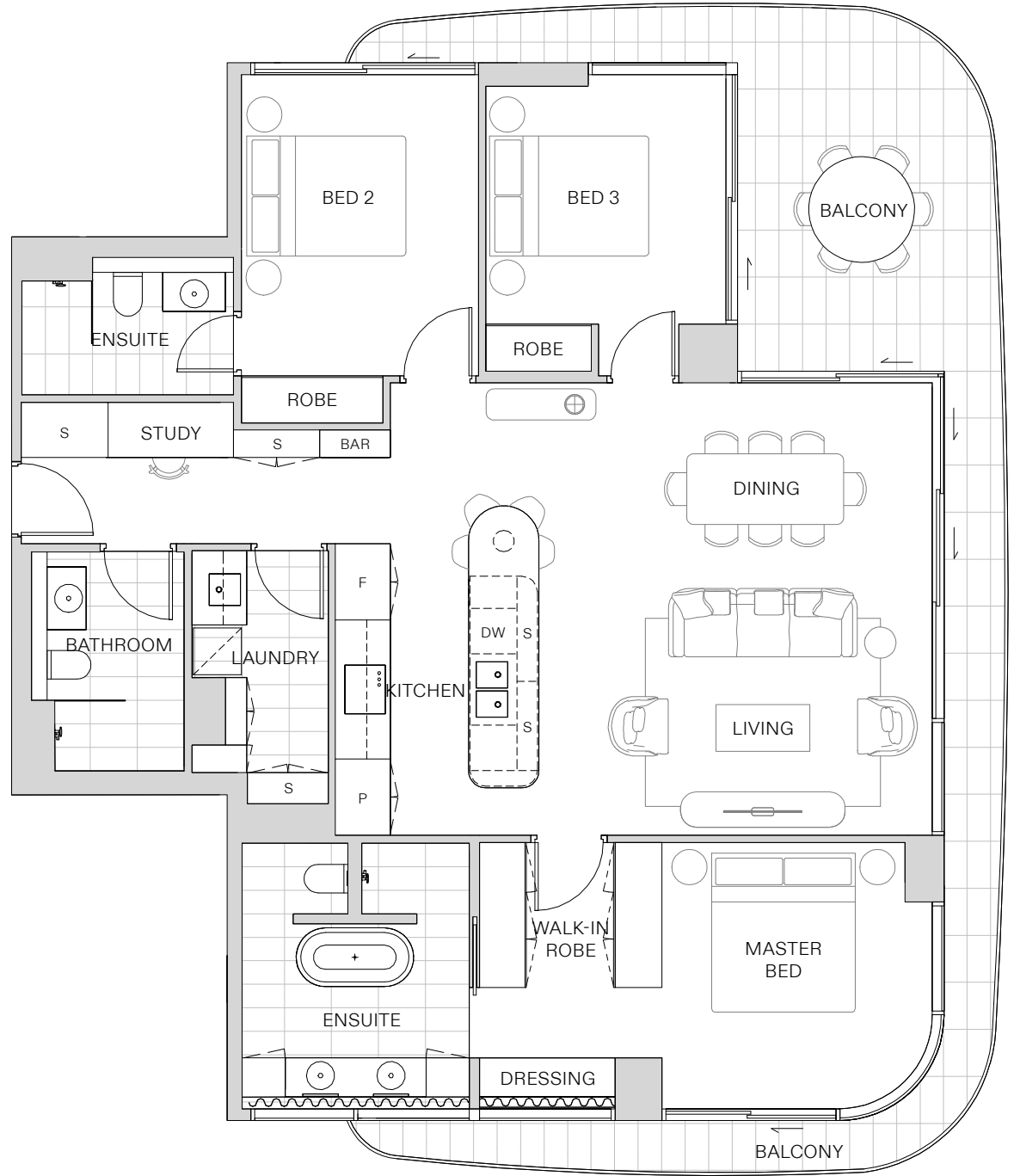


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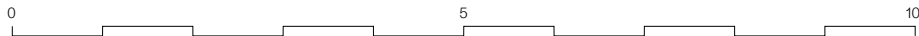
NORTH TOWER
TYPE B

LEVELS 7 - 32

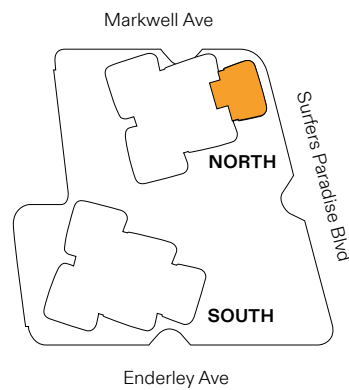


3 3 2

INTERNAL 129m² | EXTERNAL 31m² | TOTAL 160m²



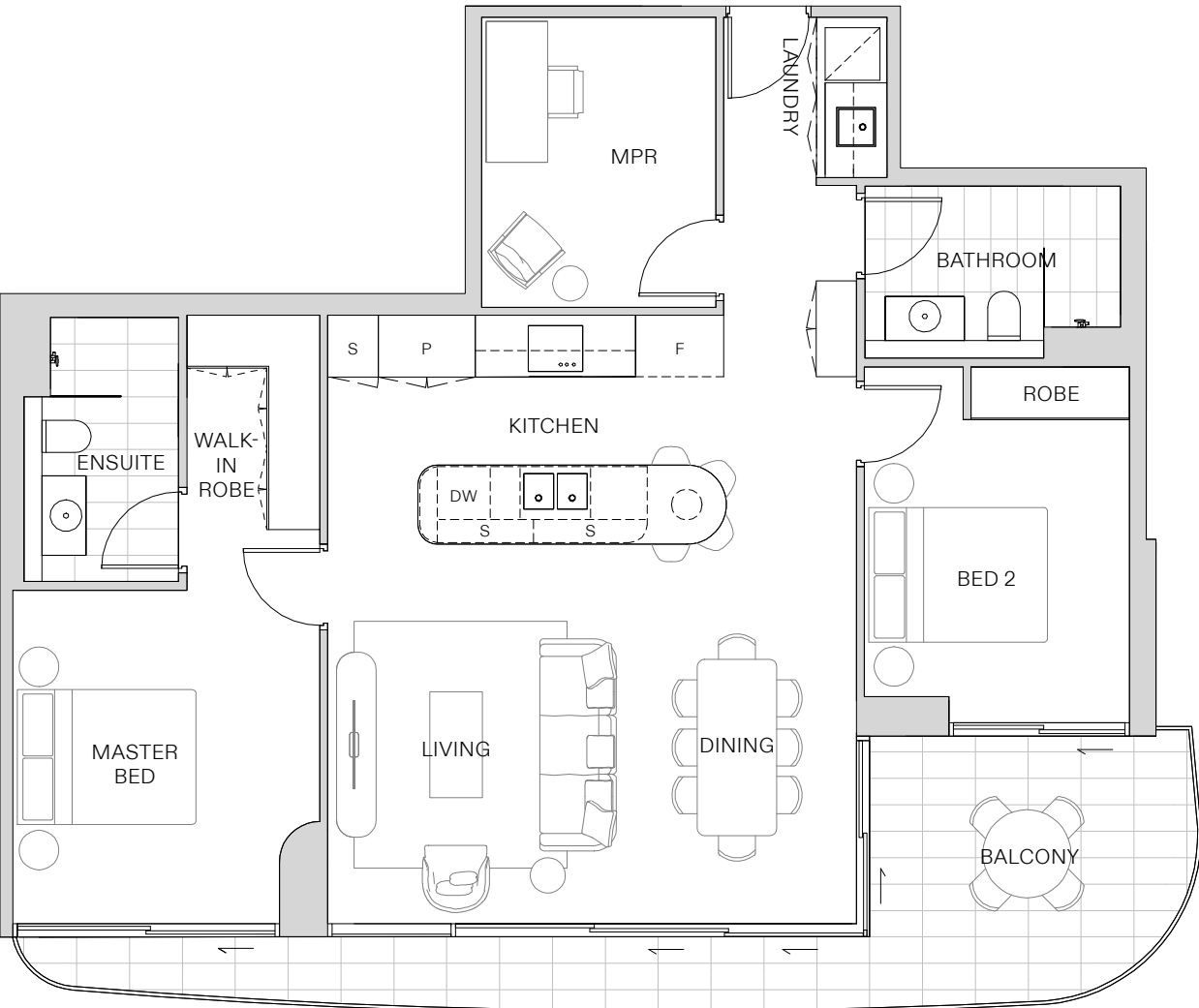
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NORTH TOWER

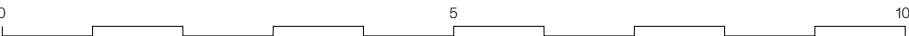
TYPE C

LEVELS 7 - 32

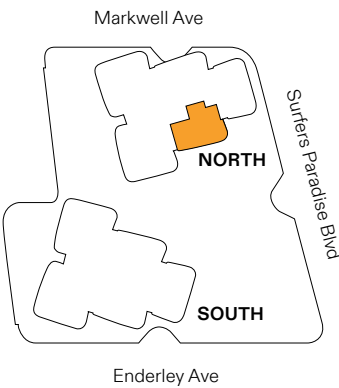


2 + MPR 2 1

INTERNAL 105m² | EXTERNAL 18m² | TOTAL 123m²



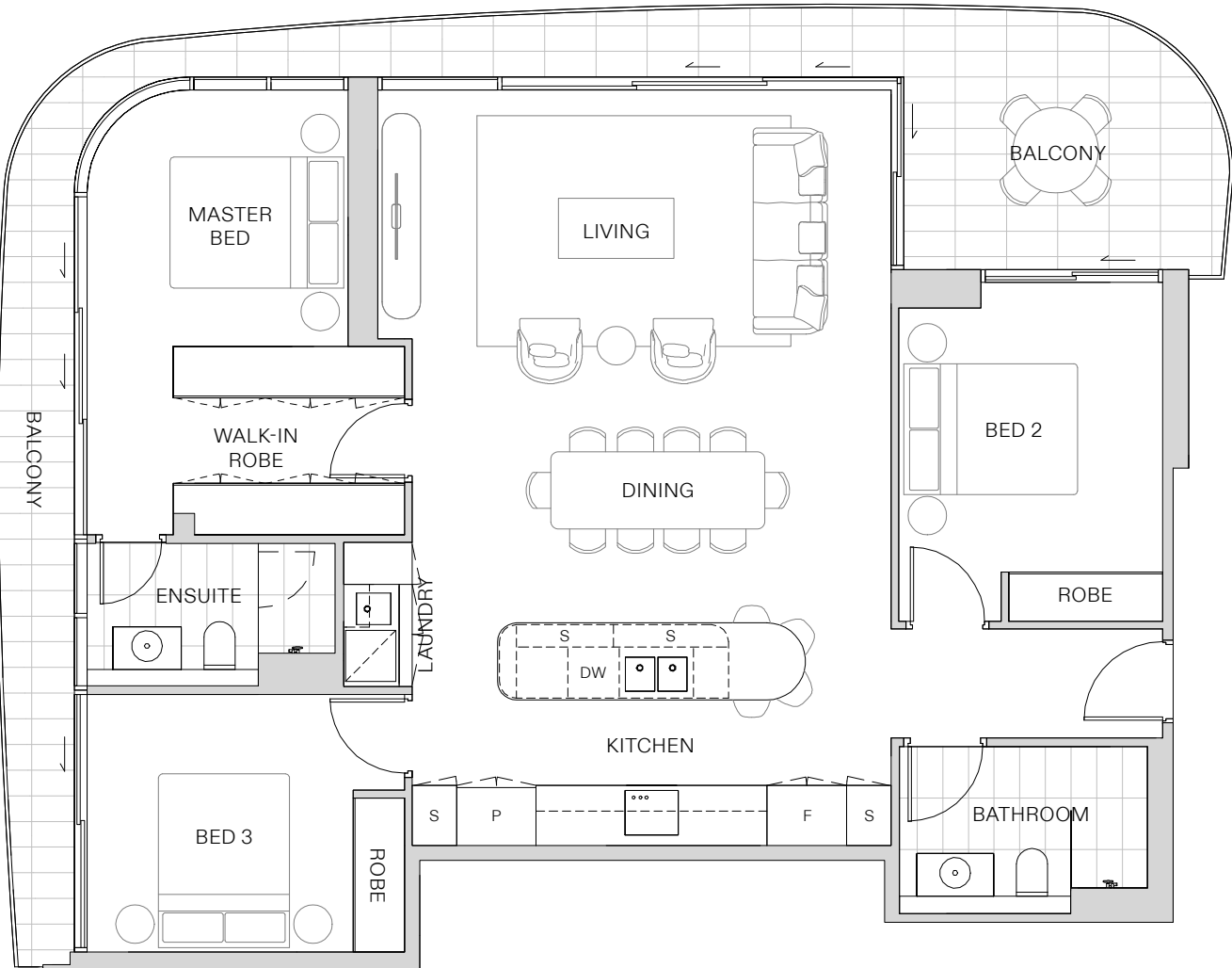
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NORTH TOWER

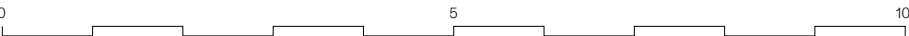
TYPE D

LEVELS 7 - 32

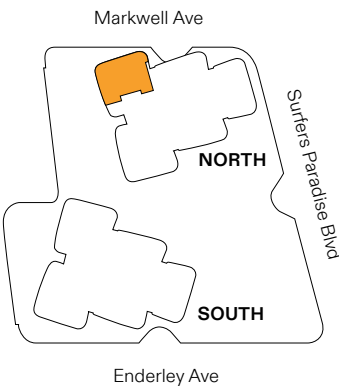


3 2 1

INTERNAL 116m² | EXTERNAL 28m² | TOTAL 144m²

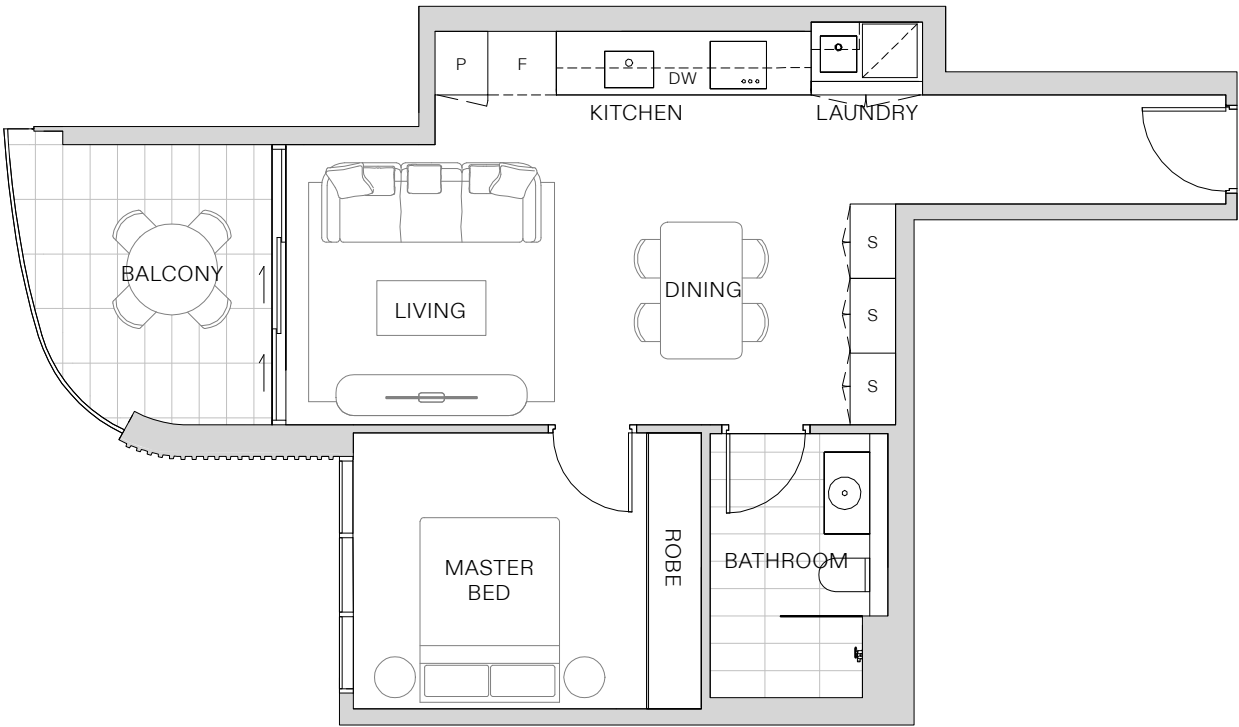


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NORTH TOWER
TYPE E

LEVELS 7 - 32

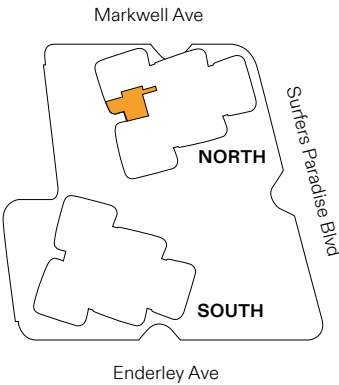


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INTERNAL 55m² | EXTERNAL 9m² | TOTAL 64m²

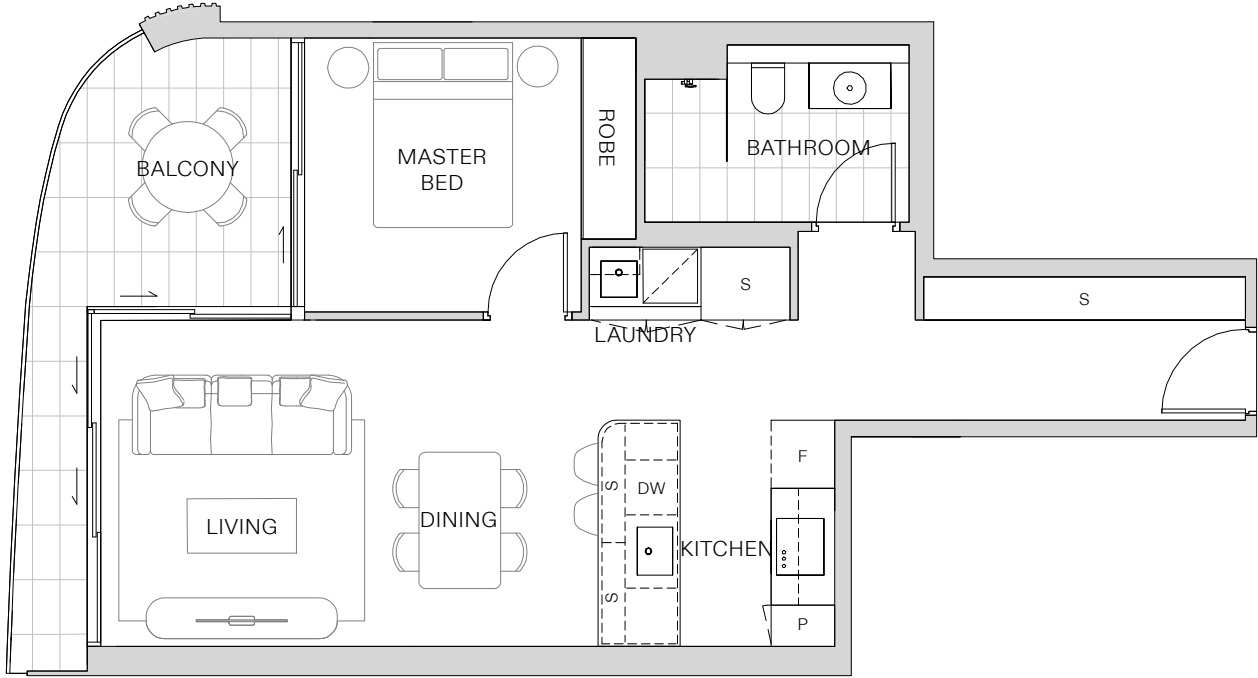
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NORTH TOWER
TYPE F

LEVELS 7 - 32

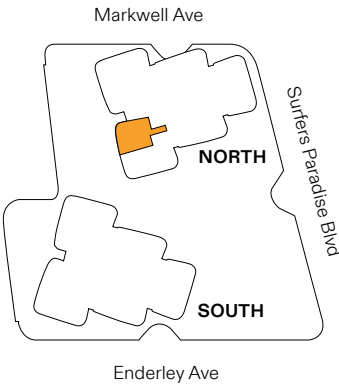


1 1 1

INTERNAL 61m² | EXTERNAL 11m² | TOTAL 72m²

0 5 10

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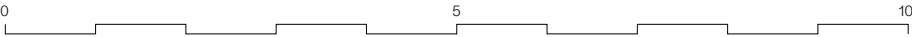
NORTH TOWER
TYPE G

LEVELS 7 - 32

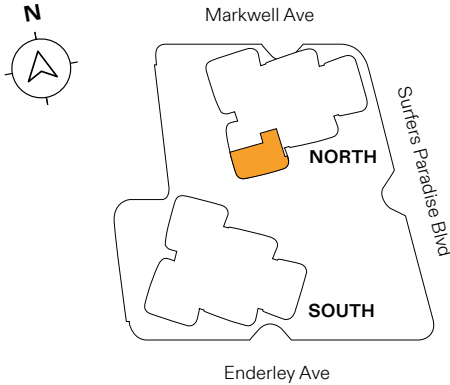


2 2 1

INTERNAL 96m² | EXTERNAL 25m² | TOTAL 121m²



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ARTIST IMPRESSION - PORTE COCHERE



ARTIST IMPRESSION - TYPE D MASTER BEDROOM

A TASTE OF LIFE
WELL LIVED.





ARTIST IMPRESSION - SOUTH BEACH FAÇADE



ARTIST IMPRESSION - SOUTH BEACH FAÇADE

BUILT ON QUALITY.



The Andrews Development Team From Left Alan Lengsfeld (Senior Contracts Administrator), Sam Parker (Site Manager), Kyle Robertson (Sales Manager), Sarah Andrews (General Manager), Danny Andrews (Director), Adam Beard (Project Manager), Marcel Pradella (Design Manager).

“At Andrews, we believe building is about more than just structures, it’s about creating lasting value, a sense of place, and homes people are truly proud to live in. As a family-owned developer with over two decades on the Gold Coast, we bring accountability, creativity, and care to every stage of the journey. With our in-house construction team, trusted partners, and a proven track record of delivering award-winning projects, we are committed to doing things the right way, with quality, integrity, and timeless design at the forefront. For us, every project is personal.”

D. Andrews

DANNY ANDREWS
Director

ANDREWS



CASCADE ROBINA
Completion 2026



DUNE MAIN BEACH
Completed 2024



BEACH HOUSE BROADBEACH
Completed 2023



ENCORE BROADBEACH
Completed 2021



VUE BROADBEACH
Completed 2020



ALLEGRA SOUTHPORT
Completed 2017



SOUTHBEACH.COM.AU

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ANDREWS