

# CUMULUS

G R A N D V I L L A S



17 BALTIMORE COURT CARARRA  
Gold Coast Australia





Life at Cumulus on the Gold Coast will connect you with the things you love.

From your Grand Villa overlooking 250 hectares of nature, views to the ocean or mountains will frame your days and nights. All with the amenity and security only a private luxury neighbourhood can provide. Cumulus offers you and your family uniquely-connected living surrounded by big seasons and big skies.

60

MINUTES TO  
BRISBANE

60

MINUTES TO  
BYRON BAY

250

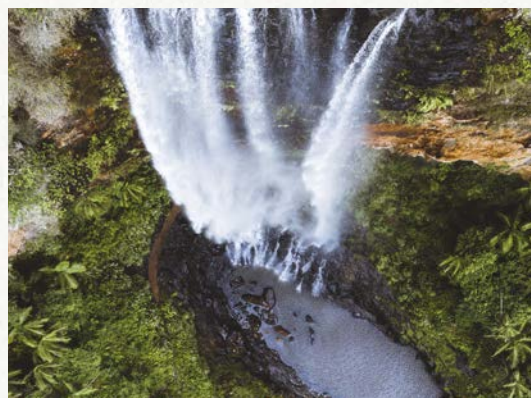
HECTARES OF  
SAVANNA VIEWS






# LIFESTYLE

City lights. Nature's delights.  
Life at Cumulus brims with choices.

A crisp beach at dawn. Clear mountain streams. Golf. Restaurants and entertainment. They're all in easy reach. Then, when you care to retreat, or entertain, your luxurious Grand Villa provides the perfect sanctuary.



## Start your day close to home

 Beaches  Nature Reserve  Local cafes





Embraced by nature in the heart of the Gold Coast, your new, connected lifestyle awaits.

Fresh salt air. A favourite breakfast with friends or family or quality time with man's best friend amongst the birds and trees at the nature reserve. Your days will start how you like them best at Cumulus.

Here, you're surrounded by opportunities to connect with people, the landscape, seasons and wonderful local coffee.



## A life connected




 Golf  Shopping  Work  School

18 holes with your favourite four. Retail therapy. The weekly shop. Or just another day of 9-5. Life at Cumulus places you at the centre of it all. There are major shopping centres to tick off your list.

And, with ten golf courses all within five kilometres of home, the Pacific and the M1 motorways even closer, you can head to work or play with ease.



## Enchanted evenings

 BBQ  Dining  Entertainment

Sundowners with your neighbours. The best fish and chips at Broadbeach or fine dining at Star Casino. Evenings and nights are full. With space to entertain indoors and out in your Cumulus Grand Villa, or at the Infinity Terrace pool deck. Staying in or heading out, the choice is yours.



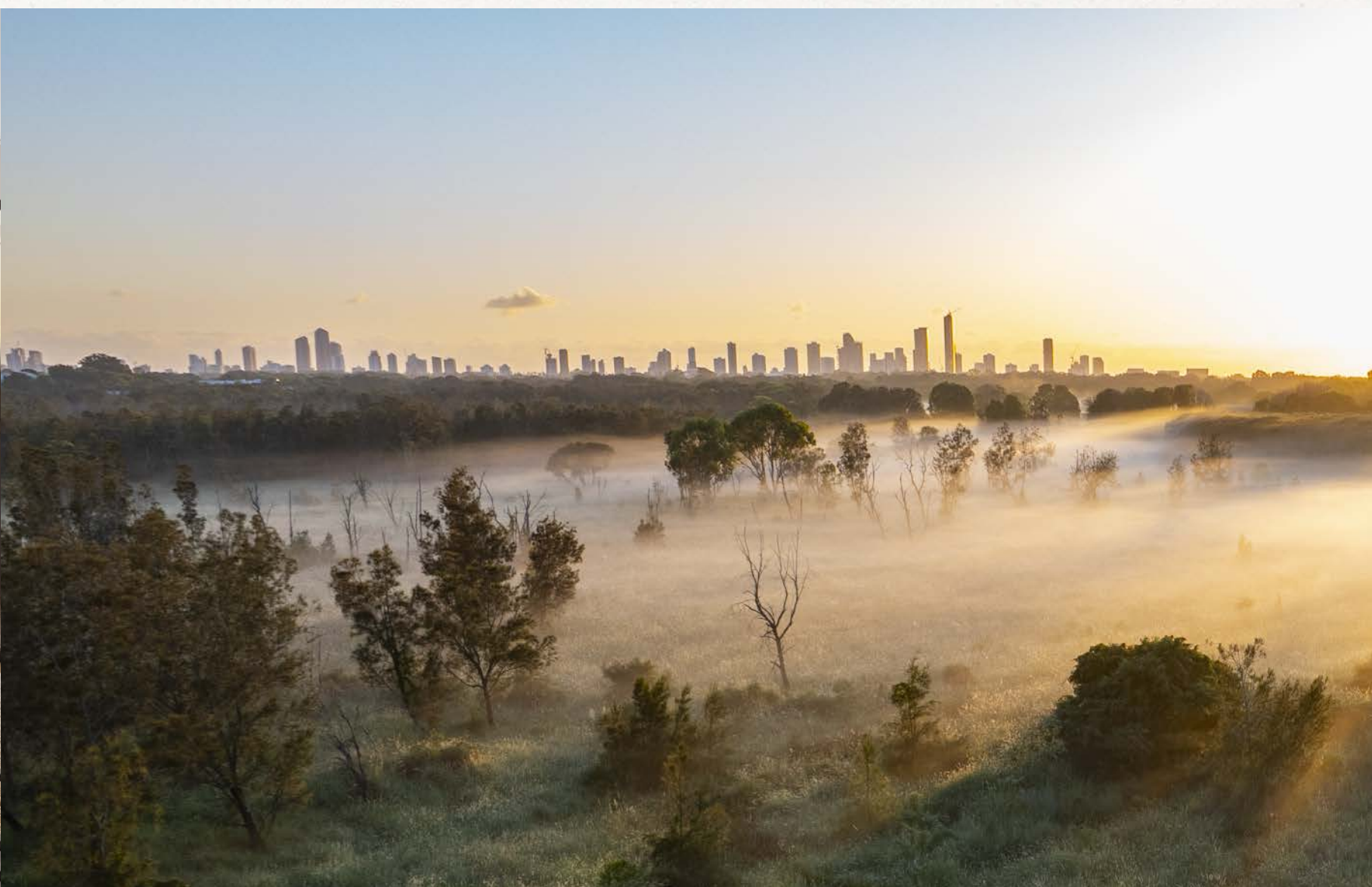
# NATURALLY CONNECTED

Each Cumulus Grand Villa is elevated above the landscape and designed to embrace the wonderful natural setting and regional vistas. BDA Architecture's vision for a strong connection to nature is visible in every Grand Villa. Expansive windows frame mountains, trees, or raised nature reserve views immersing you in beauty. Here, wide open views of nature's rhythm, textures and colours create a luxurious blend of indoor and outdoor experiences.



# INFINITY HORIZONS

The built form at Cumulus celebrates and elevates Mother Nature's beauty. From the Grand Villas, to the Recreational Centre with its pool and Infinity Terrace – you'll bask in raised views, wide skies and the savanna's open spaces. Your moments here with friends and family will be lifted by the beauty and calm of the views from the Cumulus ridgeline. BDA Architecture has achieved a design that simultaneously celebrates nature and luxury – with plenty of room to breathe.



59

GRAND  
VILLAS

20

NATIVE  
SPECIES

02

ACRES OF PRIVATE  
NATURE RESERVE



# MASTER PLANNED



## Green is good

Green designs and technologies—including solar energy—are integrated into the Grand Villas. Water efficient and low maintenance native plantings are abundant throughout the surrounding landscape.



## Connecting people

Each Grand Villa is designed for life. While they provide you with wonderful entertaining spaces to connect with your favourite members of the Cumulus Community, they also provide the privacy you need to unwind after a big week.



## A rare connection to nature

Cumulus Grand Villas is set on a rise above a remarkable 250 hectares of nature. You're connected to this amazing landscape which includes communal environmental walking trails and gardens.



- Skyline Collection (Villa 1 - 6)
- Canopy Collection (Villa 7 - 10)
- Savanna Collection (Villa 11 - 14, 18 - 21)
- Broadview House (Villa 15)
- Broadview Villas (Villa 16 - 17, 22 - 29, 34 - 39)
- Infinity Terrace
- Pool
- Walking trail
- Fenced off leash dog park
- Community garden





# LUXURIOUS SPACIOUS RARE

Elevated for infinity views, these stunning Grand Villa designs by bda Architecture are being crafted with care by VentureCrowd.

bda Architecture has also carefully curated all common areas from gardens and roadways to the communal recreation facilities at the heart of this private luxury neighbourhood.

## Eco luxe design

Energy-efficient design was just the start of the thought process for bda Architecture. Home orientation and a luxury feel are major pillars of the design.

## European appliances

European style, innovation and efficiency are integral to your kitchen with the latest appliances making family meals and entertaining easier.

## Master craftsmanship

VentureCrowd has engaged with a Master Builder with decades of experience and multiple awards for residential, industrial and commercial buildings. Their teams are experts in delivering high-quality builds incorporating exacting standards in finishes and fittings.

## Premium fixtures & fittings

Premium materials and European appliances are the minimum standard.





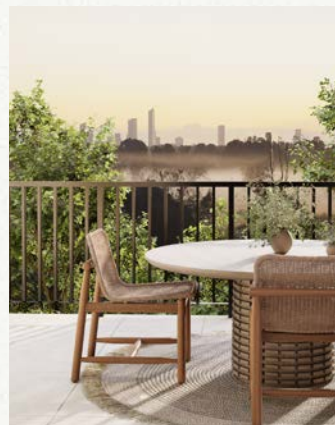


# RELAXED LUXURY AT HOME

Make yours a life of space, luxury and harmony with the environment.

Our Grand Villas are designed with multi family needs in mind, to flex with you and life's changing seasons.

A limited selection have exclusive-use areas, but all enjoy a blend of privacy and serenity with each Grand Villa featuring a balcony overlooking the surrounding nature reserve. Each Grand Villa design provides generous spaces for entertaining neighbourhood.



1



## Skyline Collection

VILLAS 1-6

Skyline Grand Villas embrace sea change or downsizing lifestyles. Embedded against the nature reserve, these beautifully designed villas connect luxury & nature. Perched high amongst the trees, neighbourhood views & sea horizon glimpses are yours to enjoy.



Generous living area



3 Bedrooms



2 Cars



2.5 Bathrooms

2



## Canopy Collection

VILLAS 7-10

Architect designed for large families, Canopy Villas are spacious and located on a cul de sac offering privacy & neighbourly interaction. Facing a protected black she oak forest, nature will always feel close to home.



Generous living area



4 Bedrooms



2 Cars



2.5 Bathrooms

3



## Savanna Collection

VILLAS 11-14, 18-21

Savanna Collection villas offer penultimate vistas across the savanna landscape to the Broadbeach city horizon. Elevate your family lifestyle with lots of room to move and big sky views.



Generous living area



4 Bedrooms



2 Cars



2.5 Bathrooms

4



## Broadview Collection

VILLAS 16, 22-29, 34-39

With an elevated level of luxury fixtures and fittings, Broadview Villas cater to those who enjoy space, quality and views to the Broadbeach city horizon. Broadview Villas are unique with two floors and two master bedrooms with ensuites. The home design provides flexibility as family needs grow.



Generous living area



4 Bedrooms



2 Cars



3.5 Bathrooms





# SECURE PRIVATE SMART

The Cumulus masterplan takes care of the important things with smart tech.

Entry to this gated community is via number plate recognition, with discrete, high-tech cameras capturing anything unusual. A generous waiting area at the entry makes visits easier for your guests. And after hours, the nightscape lighting provides thoughtful styling and security.

Meanwhile, a networked solar, smart car charging and recycled water systems help take care of everyone's home – our blue planet.

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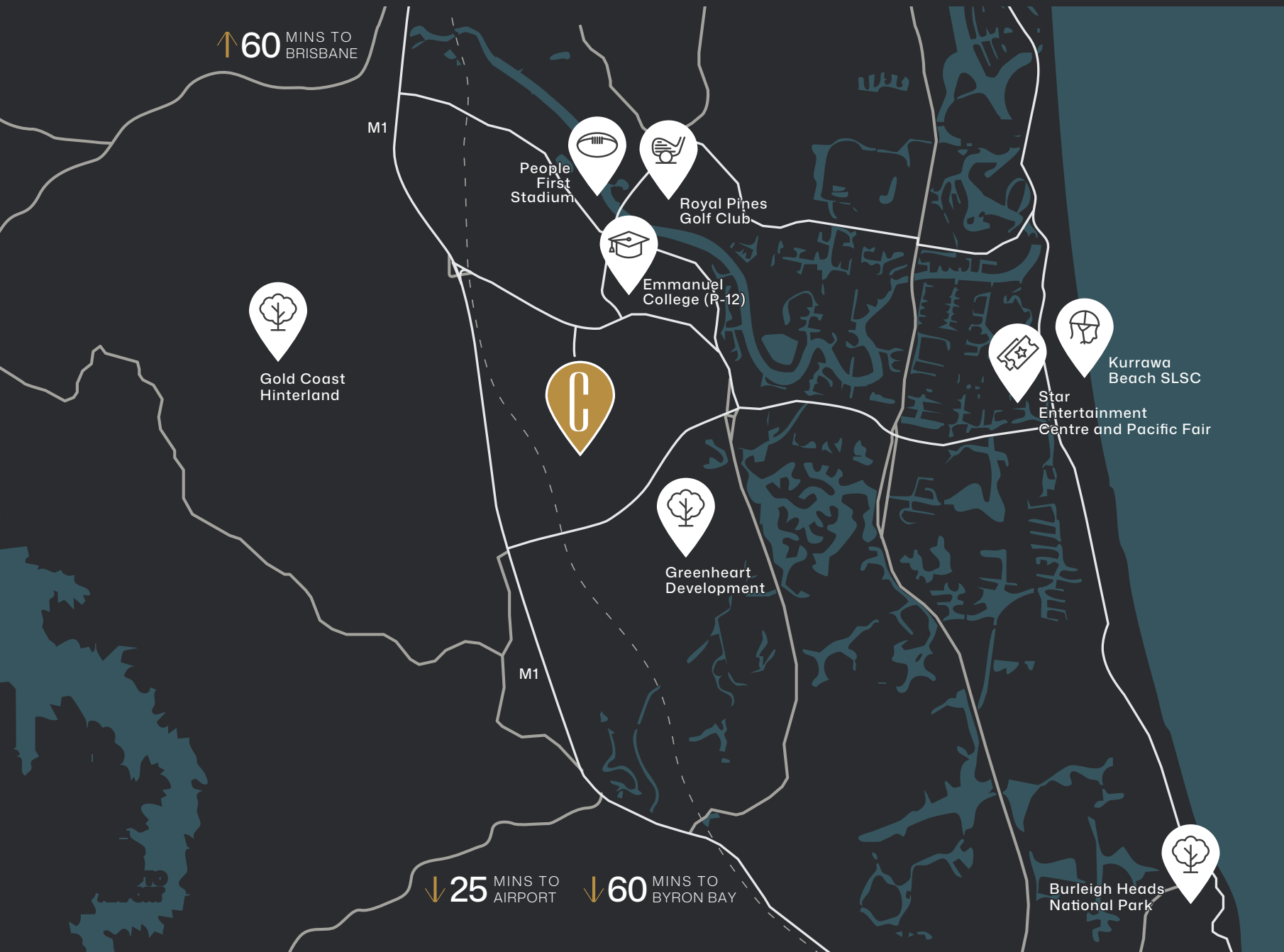


**bda Architecture** is an innovative architectural studio based on the Gold Coast. The design studio is led by Directors, Darren Greenaway and Adam Beck. In over 20 years of practice, bda has demonstrated a continuing commitment to the making of architecture that responds thoughtfully to the wider context.



# CUMULUS

G O L D C O A S T



## A life connected

At Cumulus, you're connected to the rich recreation, retail and entertainment offerings of Australia's sixth-largest and fastest-growing city. Located centrally on the Gold Coast, you'll enjoy convenient access to all this world-famous region has to offer.

### LET'S CONNECT

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**bda**  
architecture

**>C** VENTURE  
CROWD

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