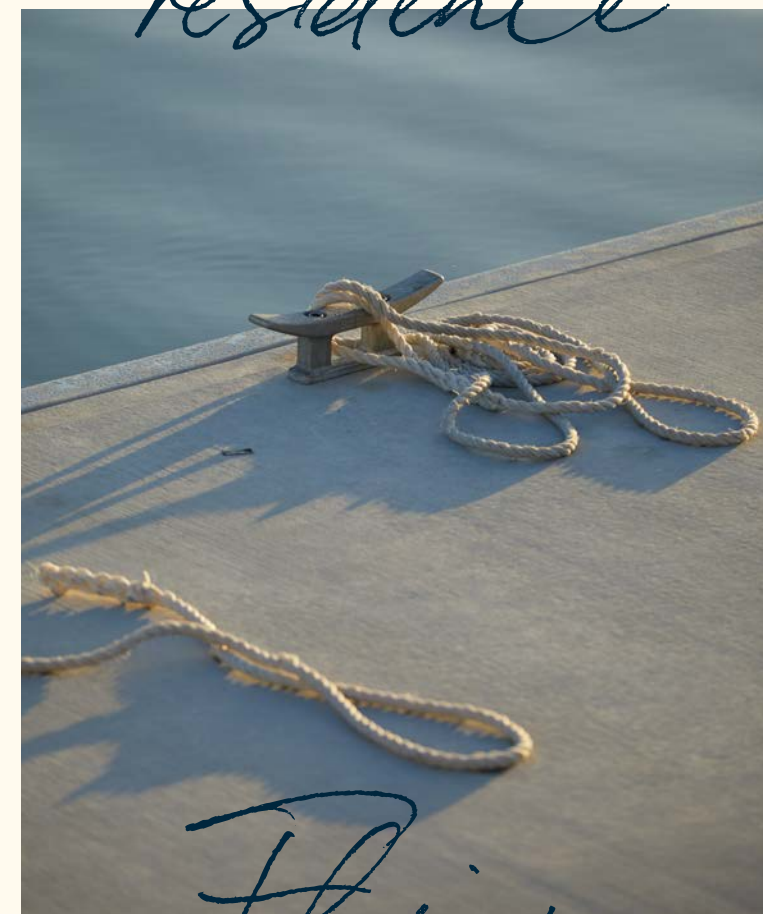


# FLORIAN

42 MONACO STREET GOLD COAST

Your riverfront  
residence



Florian  
Monaco Street





Narrowing River View - Artist Impression



## INTRODUCTION

Experience the beauty and serenity of life by the river. Florian is your luxurious riverfront oasis, inspired by lifestyles of the French Riviera. Perched above the tranquil turns of Little Tallebudgera Creek just moments from the sands of Broadbeach, it's an elegant escape from the everyday.

Absolute riverfront, absolute parkside. This peaceful enclave sits on one of the Gold Coast's most iconic streets, perfectly poised between the never-to-be-built-out expanse of Cascade Gardens and the rippling river foreshore. It's your sanctuary amidst the vibrancy of the Gold Coast.

Rising 17 levels, Florian captures sweeping views over the river, parkland, hinterland and ocean. Each two and three bedroom residence commands ideal corner positions ensuring multi-directional vistas constantly fill your home.

With only 45 residences meticulously designed by Mode Architects and interiors curated by Coco Republic, this is your opportunity to live the endless summer.



# FLORIAN











Nerang River, Isle Of Capri

The ebb and flow of the water invites you to unwind. It's a place where everything is attuned to your whims, needs and desires.

Beautiful architecture rises alongside lush river and parkland landscapes. This leisurely riverside and coastal mood is brought to life through elegant materials and angled forms, inspired by wind-caught yacht sails and draped with cascading greenery.



Nerang River

*The serenity  
of life  
on the water*



Nerang River, Monaco St



Parkside



Home is simple indulgences. Home is waking to the morning light through your next door parkland. Sunday morning with the paper and a cryptic crossword by the canal. Sourdough toast and the perfect flat white.

Home is everything in its place. Home is an hour lost daydreaming watching the light on the leaves in Cascade Gardens. Home is an evening walk with your dog on the river. It's gin and tonic and card nights with friends. Dining outside with a good glass of wine. Home is falling asleep in your sanctuary. Satisfied. Nourished.



*Home is  
more than a place  
it's a feeling*



Nature's sanctuary flows at Florian's feet as lush foliage and floral displays of Cascade Gardens embrace the edges of your home.

Wander amongst the greenery, or simply enjoy the verdant views from the comfort of your residence.



Paradise







Edgewater Restaurant

From glamorous rooftop bars to casual cafés and riverfront dining, there are so many places to relax by the water, dine alfresco, or grab an ice cream for a boardwalk stroll. Florian's surrounds tread that wonderfully balanced line between everyday and special.

Just over the river, the exclusive island community of Isle of Capri beckons with its restaurants, espresso bars, smart boutiques and market-style produce stores.

Venture across to the lively waterside shopping and dining destination, Capri on Via Roma, set amongst some of the most exclusive riverside homes on the Gold Coast.

Spend mornings stocking up on gourmet groceries, farm fresh produce and cheeses at Harris Farm Markets.



Manolas Brothers Deli



MOANA

While away an afternoon soaking up some sun over lunch and prosecco at Manolas Brothers Delicatessen, a local institution. Begin your evening with friends at Edgewater Dining & Lounge enjoying sunset cocktails and fresh oysters, watching the boats pass by.

As well as its destination shopping, leisure and dining, Capri on Via Roma includes numerous essential services including a post office, medical centre, pharmacy and gymnasium.

Spend time on the water cruising, then a leisurely lunch. Pick up beautiful blooms for your table at That Pretty Market florist, some freshly-baked artisan bread from Bisou Bakery, or browse the Australian and Italian labels at the Isle of Capri's elegant boutiques.

# Culinary journeys on the Isle of Capri



CIERAN MURPHY PHOTOGRAPHY

Harris Farm Markets



# Sanctuary

Kitchen Type A - Artist Impression





*Designed by  
Node Architects*



## MODE GOLD COAST

Studio Team

In its coastal locale with just three residences per floor, MODE has meticulously designed your living experience with an alluring blend of relaxed atmosphere and luxe finishes.

The angular screens that dress the façade are ambitious and sculptural, reminiscent of the many boat sails that adorn the nearby riverside. Above, a luxurious rooftop pool, spa and sauna, crown the building, offering the perfect setting to enjoy the Gold Coast sunshine.

Relaxed ambiance and coastal interiors welcome you home. High ceilings peel away and reveal abundant vistas from the oversized balcony.

Binding Florian to the streetscape is a lush garden podium that blends with the tree line forming a seamless valley.





Exterior - Artist Impression

DESIGNED BY MODE

Inside your residence, oversized sheltered balconies and flowing interiors create seamless indoor-outdoor living, drawing the dramatic surrounding landscapes deep into the heart of your home. A true boutique feeling flows with only three apartments per floor.

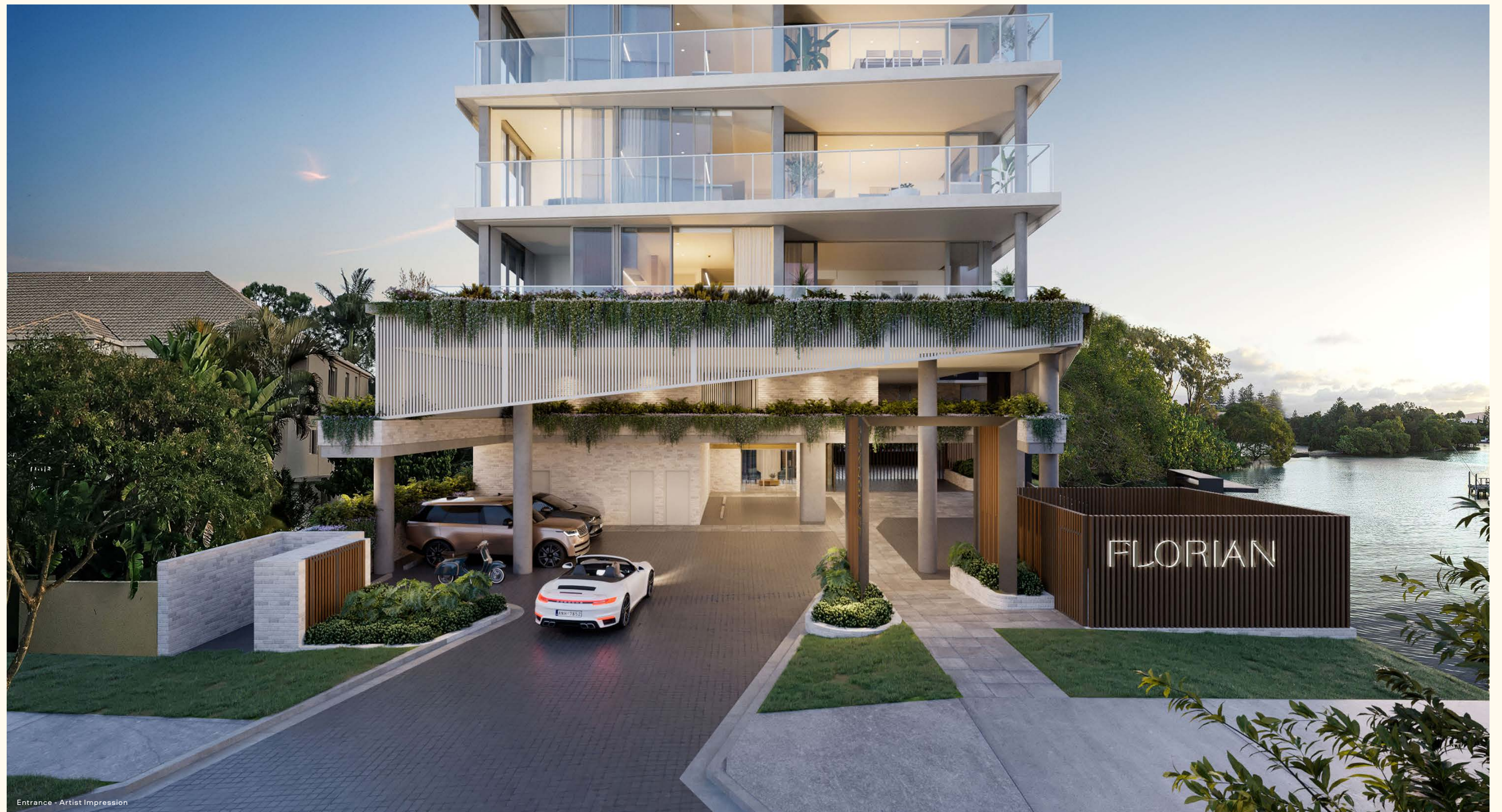
Above, a luxurious rooftop pool, spa and sauna crown the building. It's a wonderful setting to relax on the deck while soaking up the Gold Coast sunshine and far-reaching vistas.

Enjoy leisurely barbecue lunches as blue-sky afternoons drift into refreshing evening cocktails. Take in golden sunsets as the river shimmers in the fading light. Stroll along the riverside boardwalks and sub-tropical gardens that skirt the edge of your home, or refresh with salty swims at the nearby beach.

Riverside, poolside, parkside, beachside. Florian is a place to indulge, escape and enjoy in any way you choose.

FLORIAN RESIDENCES





Entrance - Artist Impression





Nerang River View - Artist Impression







Rooftop Pool - Artist Impression





Rooftop Deck - Artist Impression





Rooftop Deck - Artist Impression



# Homes curated by Coco Republic



## DIANA RIBAREVSKI

Head of Interior Design

Renowned for their breathtaking interiors, Coco Republic Interior Design have curated spaces that respect the architecture and aspirational lifestyles of those fortunate to reside here. They've drawn on the natural setting of winding waterways to create a gentle haven with spaces that invite you to move more slowly, calm your mind, and exhale.

Coco Republic have transformed the residences into personal sanctuaries to retreat, entertain and live.

Free-flowing living, dining and kitchen areas create a private retreat and sophisticated entertainer, perfect to breathe in the leisurely riverside atmosphere. Beautiful lines and deep stone islands create comfortable spaces to relax and gather, with warm timber floors instilling a serene

environment that only nature can provide. Coco Republic's complete grasp of today's lifestyles ensures spacious furniture layouts, maximum storage and versatile spaces such as multi-purpose rooms that easily adapt to your needs.

Find spaces filled with light, cool breezes and shimmering river vistas. Florian's interiors constantly play on your senses as softly layered finishes meet views framed by full-height glass. In the master suites, there's an easy flow to beautiful walk-in robes and luxurious ensembles where the natural palette of textural wool carpet, stone, timber and brushed brass creates a timeless Riviera mood.

Cocooned in a place of calm yet intimately connected to the beautiful surrounds.





Balcony Type C - Artist Impression





Kitchen Type B - Artist Impression





Living Type A - Artist Impression





Kitchen Type A - Artist Impression





Bathroom Type C - Artist Impression





Bedroom Type A - Artist Impression



# The Team

DEVELOPED BY

PACIFICO  
INVESTMENTS

DESIGNED BY



CURATED BY

COCO REPUBLIC®  
INTERIOR DESIGN

SOLD BY





