

6  
*Emporio*  
PLACE



THE HEART  
AND SOUL OF  
THE SUNSHINE COAST

*Australia*



Artists Impression

# Welcome to 6 Emporio Place.

**An incredible modern lifestyle. A World-Class Development that is private, yet highly connected to everything that matters.**

Discover the new benchmark in modern coastal living at 6 Emporio Place, the final lakeside release of coastal town, Maroochydore's Emporio masterplan.

A World-Class Development brought to you by RCQ – one of the Sunshine Coast's most renowned and reputable property companies; backed by a 30 year history in the region.

Curated by the acclaimed team at Cottee Parker Architects, every new home has been crafted to facilitate modern apartment living, with generous space, enriching finishes and a host of modern luxuries; giving everyone the opportunity to enjoy the best the location has to offer.



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# The Heart And Soul Of The Sunshine Coast

As the capital of the Sunshine Coast, coastal town 'Maroochydore' offers everything one could want from a place to live, work and play. The turn of the century seaside resort has evolved over the years into a thriving epicentre of commerce and connection, yet has lost none of its seaside charm and relaxed coastal lifestyle.

6 Emporio Place is situated in the heart of a vibrant lifestyle destination, offering the ultimate blend of coastal serenity and cosmopolitan culture with a highly walkable neighbourhood.







LIVING ROOM

Artists Impression



Artists Impression

BEDROOM



Artists Impression

KITCHEN





LAKESIDE POOL







LOBBY

Artists Impression

## Exceptional Quality Affordable Price

Australian Developer, RCQ has worked hard to ensure the pricing of each new home allows for exceptional quality, yet is affordable for all. Working alongside independent valuers, RCQ have set the pricing at the most competitive level in the market.

When coupled with the lakefront location, the range of residential amenities and high-quality finishes of each apartment, 6 Emporio Place stands alone in terms of value.

*" Surrounded by waterfront boardwalks, cutting edge shopping, modern luxury dining and direct connections to all the major road networks, 6 Emporio Place is the ideal place to call home. Its' private, yet highly connected to everything that matters.*

*" Ric Peterson, RCQ*





## On Your Doorstep

- 1 8 mins walk to Sunshine Plaza Shopping Mall
- 2 8 mins walk to Maroochydore New CBD
- 3 2 mins walk to Homemaker Centre
- 4 15 mins walk to Proposed Light Rail
- 5 5 mins walk to Maroochydore State School (primary)
- 6 7 mins drive to Maroochydore Beach
- 7 5 mins drive to Maroochydore High School
- 8 5 mins drive to Big Top Market



Sunshine Plaza Shopping Mall

## HISTORY OF EMPORIO – A WELL ESTABLISHED LOCATION

The first stage of Emporio was built in 2012 to complement the new Maroochydore CBD as a mixed-use inner-city development. Following the successful launch of 5 and 7 Emporio Place, 3 Emporio Place was completed and fully occupied in 2014. 6 Emporio Place is the final residential stage of the masterplan.

## ONSITE MANAGEMENT – DEDICATED ONSITE TEAM

Greg and Sharon Sheppard have managed Emporio since 2017, and have over 20 years of experience in building management. They employ a team of leading industry professionals to assist in the day to day running and maintenance of the complex and are full service providers, which means they maintain the common areas to an exemplary standard and offer owners a full property management service, including sales and rentals, bond cleaning and minor maintenance.

## REPUTABLE BUILDER AND DEVELOPER

For over 30 years, RCQ have delivered places that Queenslanders love. Having been responsible for high end residential, hospitality, commercial and retail projects, they develop and build with passion and ensure everything they do leaves a positive lasting legacy. From their head office at Emporio on the Sunshine Coast, RCQ delivers to the highest standards.



Sunshine Plaza



Homemaker Center



Maroochydore Beach

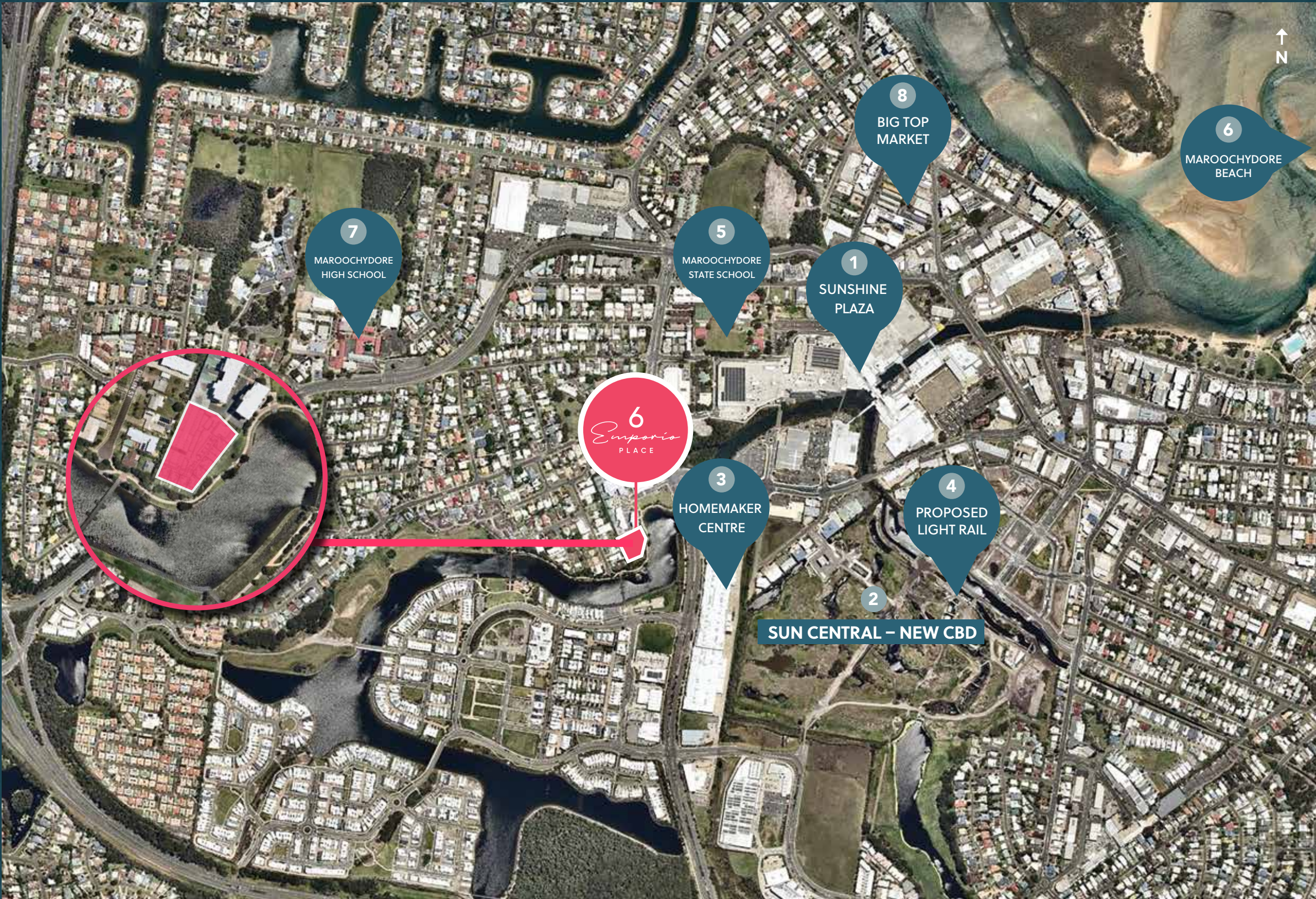


Big Top Market



# A View From Above

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# WHY INVEST IN THE SUNSHINE COAST?



The Sunshine Coast economy has outpaced most of the regional economies in the country in terms of growth over the last 15 years (NIEIR, 2018). The economy is anticipated to grow in a strong and sustainable manner over the next 20 years to reach AU\$33 billion in 2033, accompanied by an increase in knowledge-based jobs, exports and household income.

The Sunshine Coast’s economy continues to evolve into a modern, ‘smart’ economy based on sound growth across numerous high valued and knowledge-based sectors including professional business services, innovative manufacturing and numerous high-tech start-ups.

AU\$18.5 billion economy	4.2% average annual growth since 2004	Exceed growth of national economy by 1.3%	AU\$33 billion economy by 2033
9th largest government in Australia	319,922 population (2018)	+198,000 residents by 2041	Almost 25,000 extra jobs since 2013

Source: Invest Sunshine Coast, 27 August 2019

## A HIGHLY ACCESSIBLE LOCATION

The Sunshine Coast has excellent access to national and international networks, which means supply lines and distribution networks are well assured and it is easy to stay connected. With a variety of beautiful beaches, shopping precincts and close-knit communities peppered along the coastline, the Sunshine Coast offers an idealic lifestyle.

## A GROWING POPULATION

The population of the Sunshine Coast is forecast to grow to over 385,000 people by 2026. It is anticipated that we will require a total of over 168,000 dwellings. The Sunshine Coast and Noosa local government areas are tipped to reach 580,000 residents by 2041.

## MAJOR PROJECTS

- Australia’s only greenfield city centre within an existing urban area at Maroochydore (underway).
- Expansion of Sunshine Coast Airport to deliver direct access from more Australian and international destinations (underway).
- One of the largest health infrastructure precincts being developed in Australia at the 17 hectare Health Precinct adjacent to a new AU\$1.8 billion tertiary teaching hospital campus (underway).
- Major new residential and commercial developments and precincts across the region including the Caloundra South Priority Development Area (Aura), which will house around 50,000 people.
- A business, technology and retail precinct adjacent to the University of the Sunshine Coast, one of Australia’s top-ranking universities.
- Delivery of international broadband submarine cable infrastructure to provide the east coast of Australia with an alternative entry point for its international data connectivity.

Source: Invest Sunshine Coast, 27 August 2019

## A NEW REGIONAL CBD

Walking distance from 6 Emporio Place is the new 53 hectare Maroochydore City Centre, one of the largest greenfield developments in Australia. The project will deliver commercial, residential, retail and mixed-use projects along with public green

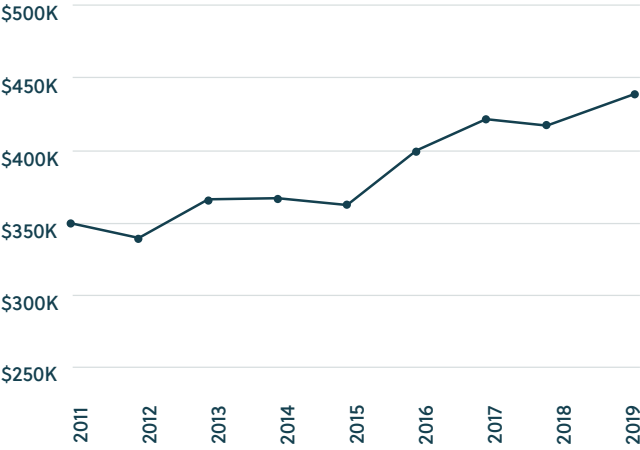


spaces such as parks, plazas and waterways. A catalyst for further growth and expansion of the Sunshine Coast economy, the project aims to create more than 15,000 permanent jobs and inject more than \$4.4b into the local economy. The construction cost for the project is forecast to be \$2.1 billion.

## MAROOCHYDORE PROPERTY MARKET

Maroochydore started life as a turn of the century seaside resort. While it’s now a bustling regional centre, this area has lost none of its seaside charm or relaxed approach to life. Maroochydore is at the very centre of the Sunshine Coast, with Caloundra to the south and Noosa to the north. It provides the region’s commercial and retail heart, but still maintains its beachy, holiday feel.

### Apartment Price Growth



Source: REA, January 2020







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