



Rare opportunity

As with all investments of this calibre, opportunities are limited.
With only 73 apartments in total, Rumba Resort is for the privileged few.
Don't hesitate to discover a sea change like no other.

Register your interest online at www.rumba.com.au or visit the
Rumba Resort Display Suite at 30 Esplanade Bulcock Beach, Caloundra.

Phone: 07 5492 6000 or email info@rumba.com.au

Proudly developed and marketed by:



A joint venture development proudly brought to you by Caloundra Developments Pty Ltd and Briella Pty Ltd.

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S U N S H I N E C O A S T A U S T R A L I A



Quality takes time.

As more and more Australians choose to make lifestyle a clear priority in balancing their working and family lives, the stability of the Sunshine Coast is attracting an unprecedented influx of population.

Caloundra is fast becoming the residential destination of choice with its unique appeal combining positive business advantages, world class attractions, and exceptional lifestyle opportunities in a forward thinking community.

Reveal

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The new benchmark for luxury resort apartments is here – on Caloundra’s Bulcock Beach Esplanade.

Rumba Resort is the long-awaited redevelopment of one of the Sunshine Coast’s most beautiful waterfront playgrounds – Caloundra’s famous Bulcock Beach.

Turn the pages and discover a perfect marriage between design excellence and pristine waterfront location. A cocktail of five star resort facilities that make an investment in Rumba a very wise decision.

Rumba Resort lighting up the Bulcock Beach Esplanade.

Rumba

Rumba Resort brings to Caloundra a standard of luxury accommodation and resort facilities that outshine all others. With a boutique functions and conference venue incorporated into Caloundra's only five star beachfront accommodation, investors will be quick to pick up on the opportunities for both high capital gains and strong rental returns.



Rumba Resort's luxury beachfront apartments and Reception.



In today's competitive environment, travellers and sea change seekers alike look not only for a stunning location, but also for the facilities that meet their ever-increasing needs. Rumba Resort brings together all the elements of an idyllic lifestyle including specialty restaurants, a fully equipped day spa, poolside functions venue and licensed pool bar.

Professional resort management is already in place to pamper guests and coordinate boutique business conferences and weekend functions; so Rumba is ready to drive maximum occupancy rates and in turn, meet investor expectations.



Conveniently located just an hour's drive north of Brisbane on Queensland's Sunshine Coast, Caloundra's temperate climate and year-round sunshine has made it a favourite holiday destination for Australians and international visitors alike for many years.

Caloundra offers beautiful beaches, great surf and fantastic fishing all year round...

Bribie Island National Park

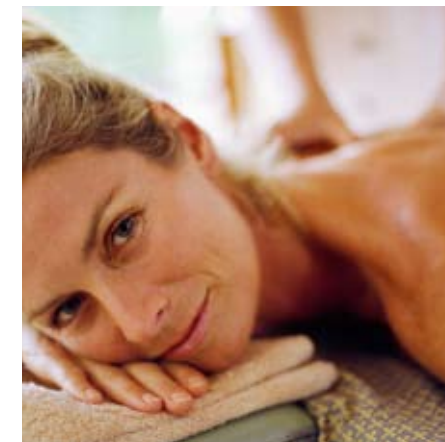


The new Bulcock Beach Esplanade and Rumba Resort's Restaurant Piazza.

Relocate

The development of Rumba's cosmopolitan restaurant piazza has become the catalyst for change on Bulcock Beach Esplanade. Along with recently constructed boardwalks and bicycle paths, Caloundra City's plans to revitalise the entire Bulcock Beach streetscape will make this CBD promenade the jewel in Caloundra's crown.

- ① Alfresco Cafes and Fine Dining Restaurants
- ② Retail shops
- ③ Day Spa
- ④ Underground Parking from Leeding Terrace
- ⑤ Caloundra Council's streetscape redevelopment
- ⑥ Surfclub and patrolled beach



Rare

Recreation, Restaurants & Retail

World class resorts are renowned for their unique dining and shopping experiences... and Rumba is no exception.

Offering direct access to the resort facilities , Rumba's esplanade piazza comprises four premium waterfront restaurants ranging from alfresco fine dining to casual eateries in addition to a range of carefully selected specialty shops. Resort guests are also able to access gymnasium, sauna and day spa amenities located on this level.





- ① Leading Terrace
- ② Access to underground parking
- ③ Reception and guest check-in
- ④ Function room
- ⑤ Poolside bar
- ⑥ Resort pool and spa
- ⑦ Heated lap pool

Five Star Facilities

From the moment you enter through Rumba's Porte Cochere you can expect five star service commensurate with the quality of your surroundings. An inviting and strikingly modern Reception will lead you to your suite, your function venue or simply to the poolside bar.

R esort

Functions and Business Facilities

The boutique functions and conference venue at Rumba adds a new dimension to Caloundra's infrastructure. Its versatility and sophisticated technology make it the ideal choice for a broad range of events including weddings, business functions or other special occasions such as family or school reunions.

State-of-the-art technology including a screen projection system and audio equipment are standard equipment to streamline presentations. Extended Reception hours, business centre and three levels of underground parking provide the ultimate convenience. Wireless Internet (WIFI) throughout pool areas and the retail precinct guarantee a first class business experience.



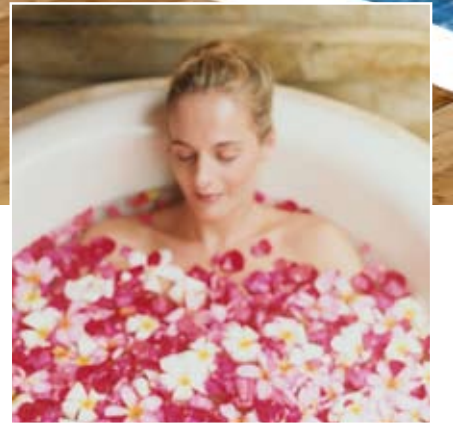
R elax, refresh

Just lounging by the Pool

While there are many apartment buildings that tag themselves as a resort, few measure up to the world-class standards set for Rumba. Architectural features such as a tropical landscaped glass bottomed pool and a poolside bar are signature traits of the resort.

Rumba offers the complete five star resort experience to guests and residents. A gymnasium provides ample opportunity to maintain ultimate fitness and the heated lap pool, hot tub and sauna facilities are all there to ensure you unwind.

Downstairs, Rumba Resort's exclusive Day Spa will feature specifically designed beauty therapies and treatments to relax, rejuvenate and revitalise.





Typical 1 bedroom fully furnished resort unit.

Typical 2 bedroom fully furnished resort unit.

Fully Furnished Resort Units

Fully Furnished Resort Units are offered in one and two bedroom configurations and are priced to ensure investors receive healthy returns. Designed for the business traveller and the leisure tourism market alike, these spacious and fully self contained units are both practical and comfortable. Many Fully Furnished Resort Units enjoy ocean views and all units meet the exacting five star standards set by Rumba Resort management.

Returns



Planned to maximise light and the welcome ocean breezes, the priority of the designer involved a delicate balance between style and comfort. The result – functional spaces that help both the body and soul unwind.

Resort Unit Features

- Fully equipped designer kitchens with stone tops and quality appliances
- Relaxing living areas with large screen flat panel TVs, Bose sound system, Internet and work desk with phone and Ethernet points
- Balconies with views of both the Pumicestone Passage and resort pools
- Luxurious king-size bedrooms all with TV and the most comfortable beds
- Full function laundry with water saving features
- Whirlpool Spa ensuites all featuring double vanities
- Reverse cycle air-conditioning
- Soft lighting scenes, home automation and designer furnishings throughout
- Secure parking and smartcard lift access to all levels
- A full range of guest services including ice machines located on all levels.



*Key Plan
Typical level*



Typical 2 bedroom luxury beachfront apartment.



*Key Plan
Typical level*



Typical 3 bedroom luxury beachfront apartment.



With uninterrupted aquatic views and a level of opulence second to none, these limited Luxury Beachfront Apartments offer the ultimate in prestige waterfront accommodation for the most discerning owner-occupier or astute investor.

Large format living spaces provide the blueprint upon which every convenience and creature comfort is embossed. Available in two and three bedroom designs, these stunning residences can be furnished to participate in resort letting or customised as your own private condominium for a weekend getaway or permanent residence. Won't your friends be envious!

With all Beachfront Apartments featuring equally stunning views of one of South East Queensland's most beautiful marine parks, your only decision is how many bedrooms you require.

Luxury Beachfront Apartments



Beachfront Apartment Features

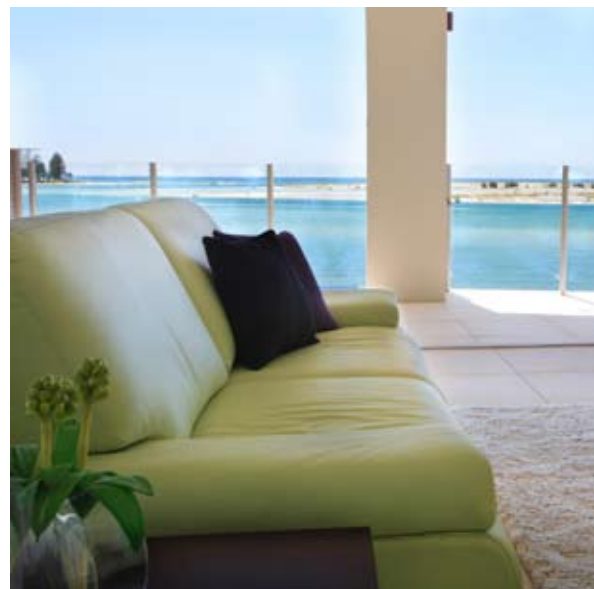
In addition to all the outstanding features offered in Rumba's Resort Units, Beachfront Apartments also showcase:

- Timber veneer and 2 pack kitchens with premium stone surfaces and Miele appliances
- Designer window furnishings
- Multiple Internet points and zoned premium sound system
- Video intercom for safe and secure visitor access
- Superior fittings throughout including exclusive tapware
- Home automation featuring integrated lighting scenes, fully expandable to incorporate remote control security for owner occupiers
- Optional furnishings schedule for participation in resort letting pool
- Two car spaces in secure basement (with direct smartcard lift access)
- Four-person hot tub (Podium Level only).

Refinement

Interior Design comes together with beautiful furnishings

Stylish, modern yet timeless finishes will be a feature of Rumba Resort. Meticulously selected furnishings are professionally installed to ensure living spaces are maximised as well as aesthetically enhanced. Durable commercial quality soft furnishings and sophisticated décor items will highlight the overall concept.



By taking both a flexible and dynamic approach to interior design throughout the construction period, the developers are allowing for the very latest in design direction moving forward. Also, by allowing for innovation in technology, a “future-proofed” environment is created, ensuring a contemporary look and feel for years to come.

The philosophy behind Rumba’s interior design focuses on sophisticated, relaxed and contemporary living.



With any luxury resort, beautiful furnishings and state-of-the-art entertainment systems are always an essential ingredient.

Fully Furnished Resort Units

The brief to the interior designer when selecting the furnishings for Rumba’s Fully Furnished Resort Units is simple: To ensure guests feel totally pampered throughout their stay and to make certain all furnishings are durable and practical.

Luxury Beachfront Apartments

Whilst the Fully Furnished Resort Units will provide short term guest accommodation, it is also foreseen that many of Rumba’s Luxury Beachfront Apartments will also be furnished to become part of the resort letting pool. To ensure consistency and adherence to the 5 star rating criteria, a comprehensive furnishing schedule is also available for these apartments for an additional cost.

Respect

The Development Team

Rumba Resort is the latest collaboration between two of the Sunshine Coast's most respected families. Together they view sustainable, practical and environmentally sensitive projects as the partnership's foundation.

After years of careful planning and extensive consultation with the local community and Caloundra City Council, Nick and Michael Bevacqua and Roy and Julie Henzell have once again been the catalyst for the kind of iconic property development from which the whole community will benefit. Together, they have set a new benchmark in luxury resort apartments in Caloundra with Rumba Resort.



Developers Nick Bevacqua and Roy Henzell supervising construction at Rumba Resort.

The Henzell family



Henzells Agency is synonymous with the Caloundra property market. This third generation family business was founded in 1935 and has continued to grow and diversify, with an emphasis on environmentally friendly and aesthetically pleasing developments. It is this spirit – and maintaining the personal family touch – that makes it one of the most respected companies on the Sunshine Coast.

Henzells' projects include the internationally recognised Pelican Waters, a thriving first-class residential community boasting its own Greg Norman designed golf course. For more project details and a company history, visit the website at www.henzells.com.au or www.rumba.com.au



The Bevacqua family

The Bevacqua family has been established in Caloundra as a highly respected building and property development group since 1972. Founded by Aldo Bevacqua 35 years ago, Caloundra Constructions (now the Bevacqua Group) built such local icons as Centerpoint in the heart of Caloundra's CBD and Gemini Towers at Golden Beach.

The Bevacqua family's reputation for quality workmanship has set them apart from their competitors. Landmark projects like The Lighthouse Apartments and Anchorage on the Pumicestone Passage are testimony to their award-winning style. To view the full list of achievements and awards, visit www.bevacquagroup.com.au or www.rumba.com.au





Responsible

The development team at Rumba Resort take seriously their responsibility to be kind to the environment. Whether it's minimising the carbon footprint contributing to the greenhouse effect or adherence to critical water conservation initiatives, Rumba Resort is at the forefront.

New water saving appliances and fittings and low energy lighting systems are planned for the resort as a whole. Water recycling, catchment and the re-use of grey water also demonstrate the developer's commitment to build environmentally sensitive projects.

