

# FOR SALE

## WATERFRONT OPULENCE

Magnificent Oriental Bay apartment in both scale and setting, this residence captures sweeping views of the City and Harbour — a stunning backdrop to 240sqm<sup>+</sup> of exquisite single-level living while the extraordinarily large deck, bathed in sunlight, provides the perfect haven for al fresco bliss. Uniquely designed with an additional three metres of depth from inception, the expansive living areas create an atmosphere of effortless luxury—rarely seen and deeply felt.

Elevated above the bustle and quietly set back from the vibrant parade, the apartment is a sanctuary of peace and privacy. An inclinator delivers seamless access to the front door, while two secure undercover car parks add to the ease of daily living.

Extensive indoor-outdoor flow to an incredibly private, sunny, ultra-wide 100 sqm+ deck with sun till late and views as unobstructed as they are unbeatable - supremely specified inside and out, with new floor-to-ceiling double-glazing, keyless entry, video security and intercom, Escea gas fireplace, central and underfloor heating. Primary bedroom with generous ensuite, two additional double bedrooms, 2.5 bathrooms in total, plus separate laundry, fantastic storage throughout and a bonus of a North/East facing deck

### Luxe List of Features:

- A complete building refurbishment in 2020, including a brand new inclinator, means the apartment is built to all the latest building codes.
- One apartment per floor, one of only eight, thoughtfully designed to nestle into the hillside like a wedge—maximising stability and privacy.
- Dual access points provide direct connectivity to both Oriental Bay and private access to the Town Belt—convenient access to nature and the city.
- Generous outdoor areas include separate sheltered spaces for both relaxed year-round living and laundry.
- This apartment was the first selected in the development, designed by renowned architect Robert Donald for the perfect balance of views and accessibility.
- Set back from the busy Oriental Bay offering peace and quiet—particularly noticeable on the expansive deck.
- Cleverly positioned to be wind-protected; even in a north-easterly the deck remains a comfortable, usable space.
- Enjoy all-day sun throughout the year—bright, warm, and naturally inviting, even in winter.

3 BED | 3 BATH | 2 CAR

### PRICE:

Enquiries Over \$3,550,000

### OPEN FOR INSPECTION:

N/A

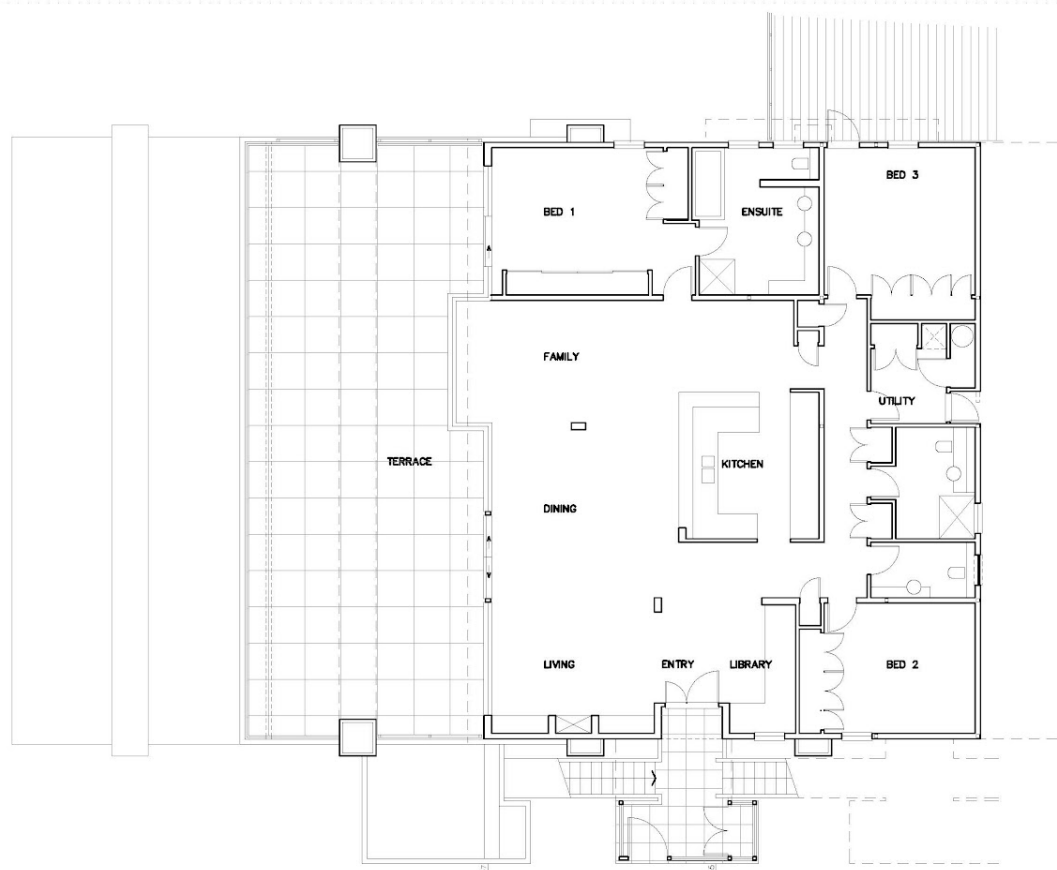


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308 ORIENTAL PARADE  
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UNIT 4

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NAME	DATE
REVISION	ISSUED
CONSTRUCTION	ISSUED

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.