

# FOR SALE

## ARTIQUE RESORT | LEVEL 10 | LUXURY ONE BEDROOM + STUDY

Elevated on Level 10 of the award winning Artique Resort, this one bedroom plus study apartment delivers an unrivalled blend of location, lifestyle and views. From the moment you step inside, you are met with sweeping panoramas of the Surfers Paradise skyline and sparkling ocean, framed by full height glass and complemented by sleek modern finishes. Residents enjoy access to an exclusive suite of world class resort amenities, creating the ultimate coastal address where every day feels like a holiday.

Recently vacated and now mostly unfurnished, the apartment's open and light filled layout is on full display, offering a rare blank canvas to style exactly as you wish. The versatile floor plan lends itself to a luxurious weekend, a high earning holiday let or a low maintenance home in one of the Gold Coast's most sought after locations. With proven holiday letting income of up to \$65,000 gross per year and unlimited owner usage under the flexible onsite management agreement, it is a premium opportunity for both lifestyle buyers and savvy investors.

### Why You'll Love It:

- 78sqm of indoor-outdoor living with high ceilings and all-day natural light
- Exclusive corner setting providing privacy and a sense of separation from surrounding apartments
- Spacious master bedroom with mirrored built-in robe and balcony access
- Study with potential to be fully enclosed and converted into a second bedroom
- Open plan living and dining with floor-to-ceiling glass and ocean glimpses from every angle
- Wide entertainer's balcony with panoramic skyline views
- Stone kitchen with stainless steel appliances and abundant storage
- Ducted air conditioning and internal laundry
- Secure wall-side basement car space with stairwell access to visitor parking

### Resort-Style Amenities:

- Heated lagoon-style pool and spa
- Gym, sauna and steam room
- Tropical BBQ area for entertaining

1 BED | 1 BATH | 1 CAR

PRICE:  
\$745,000

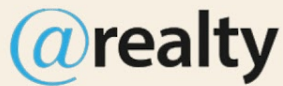
OPEN FOR INSPECTION:  
N/A



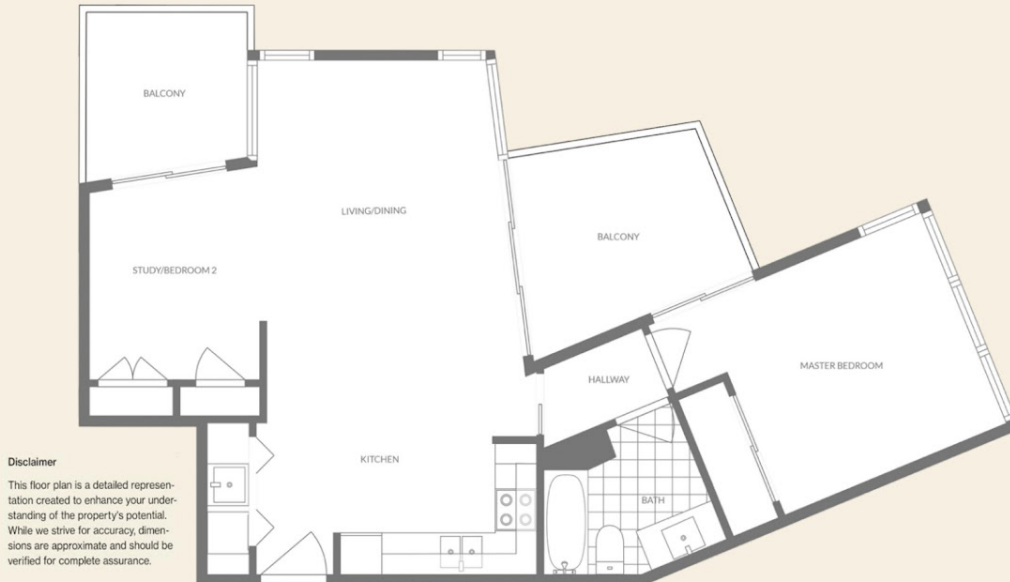
**Nenad Miljkovic**  
**0431343002**  
nenad.miljkovic@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

# 1001/18 Enderley Avenue Surfers Paradise

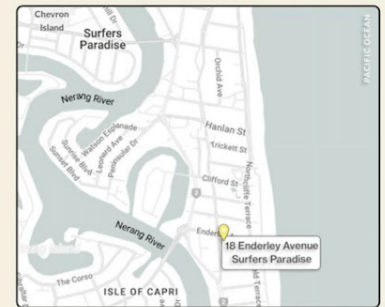
Total 78m2  
Car Space & Storage 31m2



NENAD MILJKOVIC 0431 343 002



Basement Car Space & Storage



Location Map

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.