



INDICATIVE ARTIST IMPRESSION

A WORLD OF UNCHARTERED LUXURY

There is no place in the world that compares to the Gold Coast's northern peninsula. Abundant in natural beauty, this famous stretch of sand known as The Spit is a boating and recreation paradise, bounded by the wide surf beaches of the Pacific Ocean on one side and the pristine passage of the Gold Coast Broadwater on the other.

The Queensland Government's new vision for this waterfront playground has been a catalyst for major investment in international hotels and world-class leisure, entertainment and dining precincts on The Spit, while preserving and celebrating its coastal habitat.

Entrusted with this vision, The Mantaray Marina & Residences combines exquisite architecture and best in class marina infrastructure to deliver an iconic landmark worthy of its location.

Inspired by the graceful, wing-like fins of the manta ray, it presents an unrivalled lifestyle experience comprising ultra-luxury private residences, restaurants, a private on-water lounge, and Australia's first dedicated superyacht marina.

A once in a generation opportunity that will transform the peninsula into a world-class leisure precinct and a global superyachting destination.

TIM GORDON
MANAGING DIRECTOR | GORDON CORP



AUSTRALIA'S MARITIME PLAYGROUND

Australia's undisputed maritime playground, the Gold Coast, is home to some of the world's best surf beaches, deep water passages, and island escapes. Here, there are endless options from the moment you arrive. Scuba dive the reefs and wrecks, surf the breaks, or tee off on PGA golf courses.

Discover the thriving arts scene and international sporting events, or relax and indulge in the city's culinary delights.

The Gold Coast's northern peninsula, The Spit, is the heart of the city's boating and water sports culture and the focus of significant new investment.



GOLD COAST | AUSTRALIA



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- | | |
|----------------------------------|------------------------------------|
| 01 SURFERS PARADISE | 06 FUTURE HOTEL DEVELOPMENT SITE |
| 02 MAIN BEACH | 07 MARINA MIRAGE |
| 03 SOUTHPORT YACHT CLUB | 08 PALAZZO VERSACE |
| 04 GATEWAY SOUTH REDEVELOPMENT | 09 SHERATON GRAND MIRAGE RESORT |
| 05 FUTURE RITZ CARLTON HOTEL | 10 SEA WORLD |

A NEW VISION ADVANCES

Born from a deep desire to protect and evolve this pristine stretch of peninsula, the Queensland Government has chartered a new vision for The Spit that preserves its vast stretches of beach and coastal landscape, alongside new investment in international hotels, retail precincts, fine dining, and theme park attractions.

Waterfront parklands and playgrounds, new boulevards linking the Broadwater to the beach, and marina precincts and ferry terminals will also evolve over time, offering endless opportunities for relaxation, freedom, and leisure.



- 01 | DOUG JENNINGS PARK

02 | MARINE STADIUM

03 | MURIEL HENCHMAN PARK

04 | SEA WORLD
- 05 | VILLAGE CENTRE NORTH – FUNCTION CENTRE, ENTERTAINMENT VENUES, OPEN AIR AUDITORIUM AND VISITORS CENTRE

06 | CARTERS BASIN MARINE PRECINCT – MARKET PAVILION, MARITIME MUSEUM, MARINA PRECINCT AND FERRY STOP

07 | PALAZZO VERSACE
- 08 | MARINA MIRAGE

09 | SHERATON GRAND MIRAGE RESORT

10 | FUTURE RITZ CARLTON HOTEL

11 | GATEWAY SOUTH REDEVELOPMENT

12 | SOUTHPORT YACHT CLUB



THE
MANTARAY
MARINA | RESIDENCES

*THE MANTARAY MARINA & RESIDENCES IS A WORLD-CLASS
LEISURE PRECINCT FEATURING A COLLECTION OF
ULTRA-LUXURY RESIDENCES, HIGH-END RETAIL AND DINING,
AUSTRALIA'S FIRST DEDICATED SUPERYACHT MARINA,
AND AN EXCLUSIVE MEMBERS-ONLY LOUNGE.*

A LIFESTYLE UNSURPASSED



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A SUPERYACHT DESTINATION

Surrounded by the beauty of the Gold Coast Broadwater, The Mantaray Superyacht Marina provides an exceptional standard of arrival, departure and operations facilities.

Year-round deep-water access and immediate ocean passage through the Gold Coast Seaway places the cruising grounds of Stradbroke Island and Moreton Island only a short sail away, while further north the protected haven of the World Heritage Listed Great Barrier Reef and Whitsunday Islands beckon.

The 67 berths range from 12 to 60 metres and are available under short and long-term lease options. Owners and guests have access to world-class operations, on-site security, and a full-service concierge via the exclusive Riva Lounge and Bar – the centrepiece of the marina precinct.

The dedicated marina concierge delivers a broad range of personalised services, including facilitating provisions and storage, charter services, transportation, and onboard staff and personnel. Concierge staff are also at your service to assist with deliveries, events, private catering, and entertainment.

WORLD-CLASS OPERATIONS



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THE
MANTARAY
CLUB

THE MANTARAY CLUB IS LOCATED WITHIN THE SUPERYACHT MARINA PRECINCT, PROVIDING AN UNRIVALLED LEISURE AND LIFESTYLE EXPERIENCE FOR RESIDENTS AND THEIR GUESTS. ENCOMPASSING TWO LEVELS, THE FLOATING LOUNGE PROVIDES PRIVILEGED ACCESS AND PRIVATE BAR AND DINING EXPERIENCES FOUND NOWHERE ELSE IN THE WORLD.

UNIQUE TO AUSTRALIA



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Pairing time-honoured tradition with superb hospitality, The Mantaray Club has the distinction of hosting the first Riva Lounge and Bar outside Europe – a prestigious mantle, bestowed only on the world's great yachting destinations. Joining the ranks of Montecarlo, Venice, Opatija, Sarnico and Paris, it is one of only twelve Riva Lounges worldwide. A truly exclusive membership experience, steeped in the 181-year history of the iconic Riva brand.

Gracing the entire lower level of The Mantaray Club, the decadent whiskey bar and restaurant evoke the glamour and magic of Riva's legendary yachting history.

Riva
LOUNGE

WHERE LEGEND MEETS LUXURY



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Encapsulating the very finest of old-world service and new-world luxury, The Residence Lounge spans the entire upper level of the marina's leisure precinct. A place for residents of The Mantaray to enjoy fine dining experiences in the restaurant or the Riva Lounge and Bar below, relax on the sun deck, or entertain guests in the private dining and meeting rooms.

THE
RESIDENCE
LOUNGE

EXCLUSIVE RESIDENTS' LOUNGE



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CURATED EXPERIENCES

Only moments from your doorstep, The Mantaray's beautifully landscaped plaza and high-street promenade present an extraordinary collection of curated dining and retail destinations overlooking the marina. Discover the culinary wonders of leading Australian restaurateurs and the delights of the premium wine bar and cellar door. Magnificent patisseries and cafes provide endless options for long relaxed breakfasts, followed by leisurely strolls along the waterfront promenade.





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THE MANTARAY

MARINA | RESIDENCES

*CELEBRATING THEIR PRIVILEGED WATERFRONT POSITION,
THE MANTARAY RESIDENCES ARE AS RARE AS THEY ARE
BEAUTIFUL. DESIGNED BY ACCLAIMED ARCHITECTURE
STUDIO ROTHELOWMAN, THE 24 ULTRA-LUXURY THREE
AND FOUR-BEDROOM RESIDENCES, ACCOMPANIED BY
EXCEPTIONAL RESORT AMENITIES, IMBUE A LUXURIOUS
AND PRIVATE LIFESTYLE.*

THE RESIDENCES | UNCHARTERED LUXURY



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From the moment you arrive, the grandeur of the porte-cochere, gracefully intertwined with coastal landscaping and a central sculptural water feature, frames the stunning view lines to the superyacht marina and the Broadwater beyond.



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Sophistication and raw beauty come together in the elegantly appointed foyer. Here, your dedicated concierge is at hand to assist with a range of personalised services, while 24-7 onsite security personnel and a state-of-the-art CCTV system, provide added peace of mind.



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THE 50 METRE RESORT POOLS PRESENT AS A STRIKING FOCAL POINT OF THE RESIDENTIAL PRECINCT.

POOLSIDE OASIS

Designed as a sanctuary within the private grounds of the residential precinct, The Mantaray's 50 metre resort pools imbue a calming sense of tranquillity. Celebrating its sparkling Broadwater views, the floating central pathway adjoins an oasis of private cabanas and secluded gardens.



A TRANQUIL SANCTUARY



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A RESIDENTIAL EXPERIENCE LIKE NO OTHER

The Mantaray's collection of 24 ultra-luxury three and four-bedroom apartments and penthouses exemplify refined elegance. Generously proportioned, with the penthouse collection featuring high, curved ceilings that carry the wave-like ballow from the large entertaining balconies into the residences.

Expansive open plan entertaining and living areas present a flow of cohesive, beautifully crafted spaces designed for comfort. Oriented to take advantage of sweeping views across the Broadwater and east to the Pacific Ocean, the full height three metre windows provide spectacular views at every opportunity, enhancing the feeling of space and light. Textures of limestone, marble and walnut, exquisite in their expression, weave the beauty of natural finishes throughout the homes.

BEAUTIFULLY CRAFTED





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Striking finishes and stylish functionality are the hallmarks of the large gourmet kitchen. Set against the backdrop of fluted limestone splashbacks and walnut timber cabinetry, the striking four-metre marble island makes a grand statement of luxury.

Custom joinery cleverly conceals Gaggenau or SubZero appliances, a large butler's pantry, wine cellar and study, providing exceptional attention to form and function, and the flexibility to entertain from home.

Carved timber, fluted glass, and limestone finishes accentuate the bar, creating a seamless connection to the living and entertaining areas and the perfect vantage for pairing your favourite drink with a spellbinding sunset.



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PRIVATE MEDIA ROOM



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Subtle details create beauty and luxury at every turn. The hallway connecting the entrance to the living areas doubles as a gallery space, with edited lighting, neutral palettes and high ceilings to accentuate artworks.



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The wine room, visible from the gallery passage, features a backlit limestone wall complete with a feature bottle display. Accessible via the butler's pantry, the room accommodates two large Gaggenau or SubZero climate-controlled wine fridges.



INDICATIVE ARTIST IMPRESSION

Refined interiors transform the master suite into a private haven, combining a neutral palette with premium finishes for a classic, timeless effect. Designed as a luxurious retreat, the large ensuite features curved, fluted limestone recesses with air-enriched rain showers and a deep, freestanding bath.

The stunning walk-in wardrobe provides an elegant aesthetic mirroring the fluted glass and walnut timber finishes of the bar and living areas.

TIMELESS ELEGANCE



INDICATIVE ARTIST IMPRESSION

Handcrafted joinery finished in walnut timber, bronze fluted glass and custom lighting lends a sense of elegance and grandeur to the walk-in robe.



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The natural finishes of the limestone floor, fluted feature walls and marble water planes, complete a picture of absolute luxury.



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Spanning more than 1,100 square metres, each penthouse features four large bedrooms, expansive living and entertaining spaces, a private lift, and private landscaped rooftop terrace with a pool, barbecue and entertaining areas.

ROOFTOP TERRACE - WEST TO THE BROADWATER



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ROOFTOP TERRACE - EAST TO THE PACIFIC OCEAN



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THE MANTARAY

HEALTH CLUB

A WORLD OF WELLNESS AWAITS IN THE RESIDENTS-ONLY HEALTH CLUB, BRINGING TOGETHER THE VERY BEST IN PREMIUM GYM AND TRAINING FACILITIES, HOT AND COLD-WATER PLUNGE POOLS, YOGA ROOM, SAUNA, AND STEAM ROOMS. A PLACE TO RESET, RECHARGE AND REJUVENATE ONLY STEPS FROM YOUR FRONT DOOR.

PERSONALISED WELLNESS



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Adopting a holistic approach to wellness, The Mantaray Health Club provides health and fitness spaces including steam room and sauna that nurture inner and outer strength, respite and relaxation.



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The large private gymnasium is equipped with a selection of premium facilities including free-form weights, cardio equipment, and spaces for personalised training.



RIVERMEAD ESTATE | EQUESTRIAN CENTRE

Residents and members of The Mantaray Club have priority access to booking an unforgettable stay at Rivermead Estate in the Gold Coast Hinterland, complete with on-site concierge service, housekeeping and a butler to meet your every need. The private mansion is set on 22 peaceful hectares in Guanaba, only 10 minutes by air or 30 minutes by road from the Gold Coast.

Rivermead Estate can accommodate up to 18 guests in the majestic six-bedroom homestead and separate three-bedroom pool house. Extraordinary indoor and outdoor spaces include an international polo field, equine facility, tennis court, swimming pool, gymnasium, lake, and two golf buggies to explore the property.



EXCLUSIVE PRIVILEGES

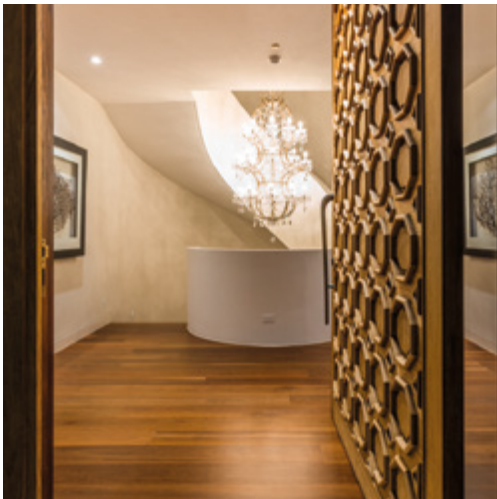
A COMPELLING PARTNERSHIP

The Mantaray Marina & Residences is being delivered in a partnership between Gordon Corp and the Bruce Mathieson Group.

This dynamic alliance brings together decades of experience in diversified property and investment across Australia, and an unwavering commitment to excellence.

Founded by Tim Gordon, Gordon Corp has created and delivered numerous mixed-use properties across Australia.

Bruce Mathieson Group is a family business and a significant shareholder in the listed Endeavour Group, which holds Australian liquor assets and retailing businesses, and holds a substantial property portfolio in its own right.



BIANCA RESIDENCES, PORT MELBOURNE | RIVERMEAD ESTATE, GUANABA | PRIVATE RESIDENCE, HEDGES AVENUE QUEENSLAND

COLLABORATORS

Tim and Karin Gordon, in close collaboration with the extraordinary architects and designers at the award-winning Rothelowman and Inarc Design studios, are the visionaries behind The Mantaray Marina & Residences.

As part of a larger assembly of industry leaders, urban planners, marina specialists and government authorities, the collective behind this landmark international precinct are united in their shared vision for The Spit and its broader contribution to the Gold Coast.

Together, this exceptional team are delivering a new global superyachting destination and the first private residential sanctuary on the peninsula in more than two decades, alongside world-class retail and dining experiences.



TREEHOUSE, BRISBANE



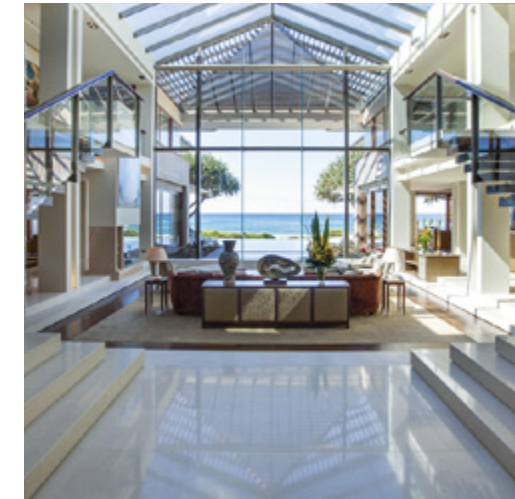
PARADISO PLACE, GOLD COAST

ARCHITECTURE

KIM LOWMAN
Founding Principal and Director

Rothelowman is one of Australia's most celebrated and awarded architecture practices, with a reputation built on trust, superior performance and an unwavering commitment to excellence. We design spaces that enhance their surrounds, add value to their urban or natural landscapes, and stand the test of time.

rothelowman



TIDEMARK, GOLD COAST



AURORA APARTMENTS, GOLD COAST

INTERIORS

SUE HISCOX
Director

Inarc Design has been creating unique environments for the past 32 years, transforming spaces and enhancing their connection to people, and place. Our contribution to the residential, civic, retail, hospitality and corporate sectors has created a body of contemporary work synonymous with lifestyle and environment.

INARC
ARCHITECTURE + INTERIORS



THE
MANTARAY
MARINA | RESIDENCES

GOLD COAST | AUSTRALIA

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