

THE
DUNES
BEACHFRONT RESIDENCES



Ocean View Business Opportunities.

FOUR EXCLUSIVE COMMERCIAL SPACES IN SCARBOROUGH'S
FINEST APARTMENT DEVELOPMENT

Become part of the new age of Scarborough.



THE DUNES BRINGS A LONG OVERDUE SOPHISTICATION TO THE PRECINCT.

Take advantage of Western Australia's iconic sunsets and the panoramic turquoise vistas these commercial spaces have to offer.

Designed by multi-award-winning Hillam Architects, the fluid form echoes the natural surrounds of one of Australia's most idyllic stretch of coastline.

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Free Public Parking Existing dining & entertainment precinct Event space Bus Stop

RESERVE STREET, SCARBOROUGH

Perfectly positioned for business.

Scarborough receives over 1 million visitors each year.

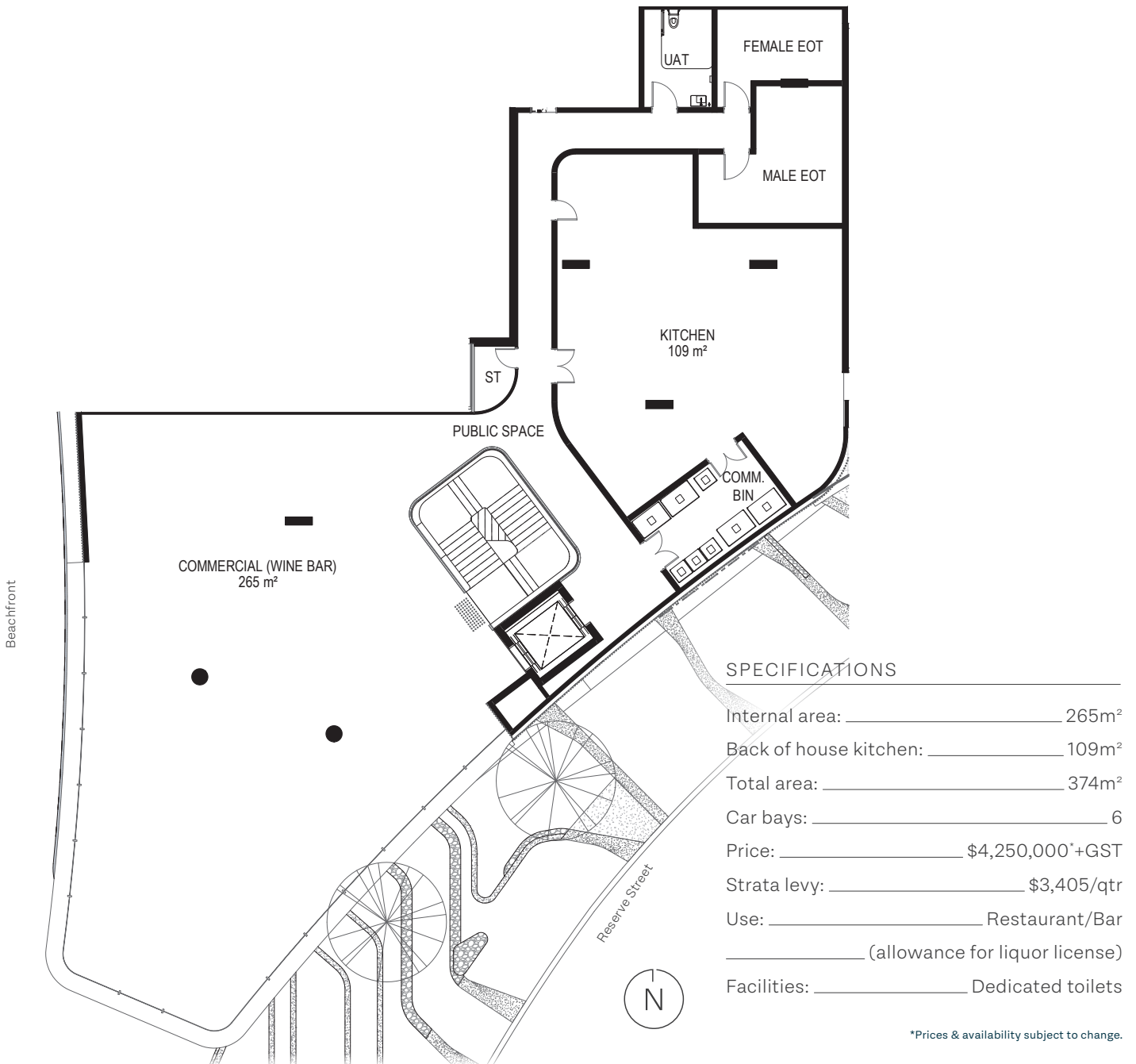
- Spectacular ocean and glowing sunset views
- Benefit from Scarborough's existing popular dining and entertainment precinct
- Wide range of regular and new customers (including the 1,000 residents from The Dunes and surrounding apartments, local, interstate and international beachgoers)
- Convenient corner location with north, south and east access
- Easy access via West Coast Highway
- Large adjacent free public parking area
- Additional 100 public undercover parking to be provided as part of the development
- Public transport connection

Commercial space floor plans.



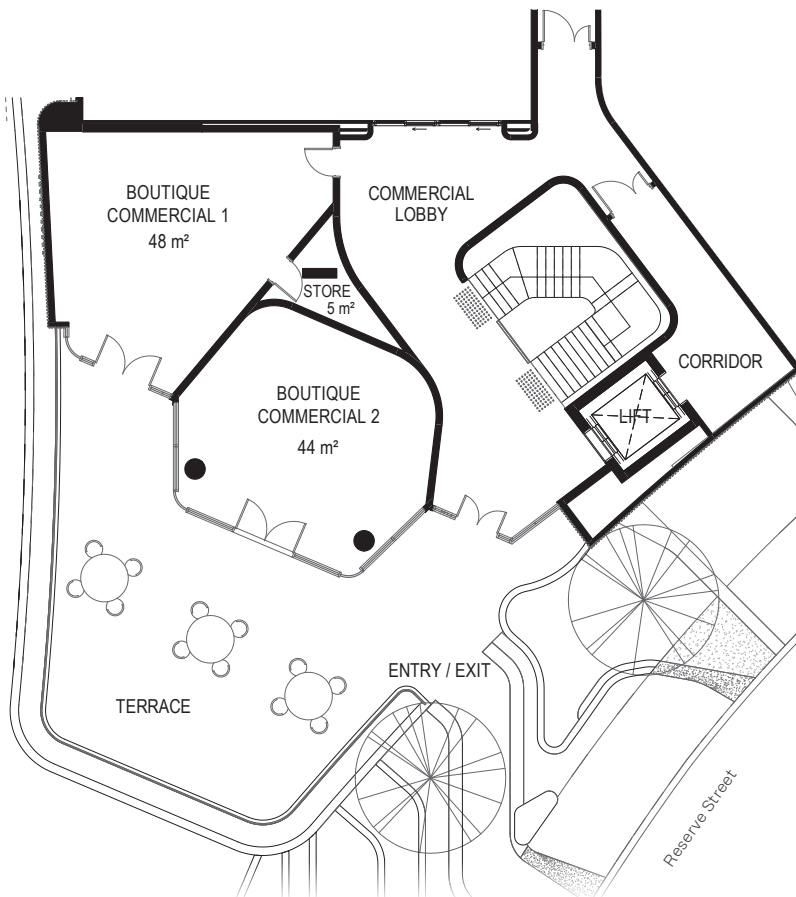
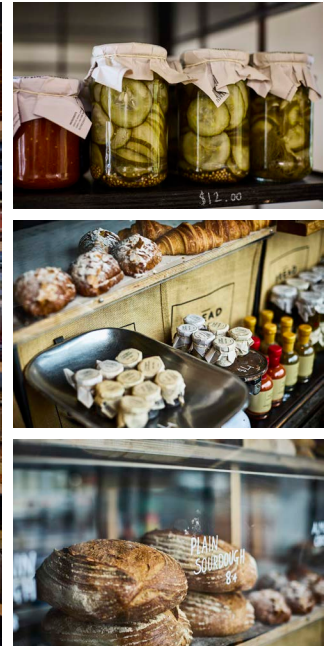
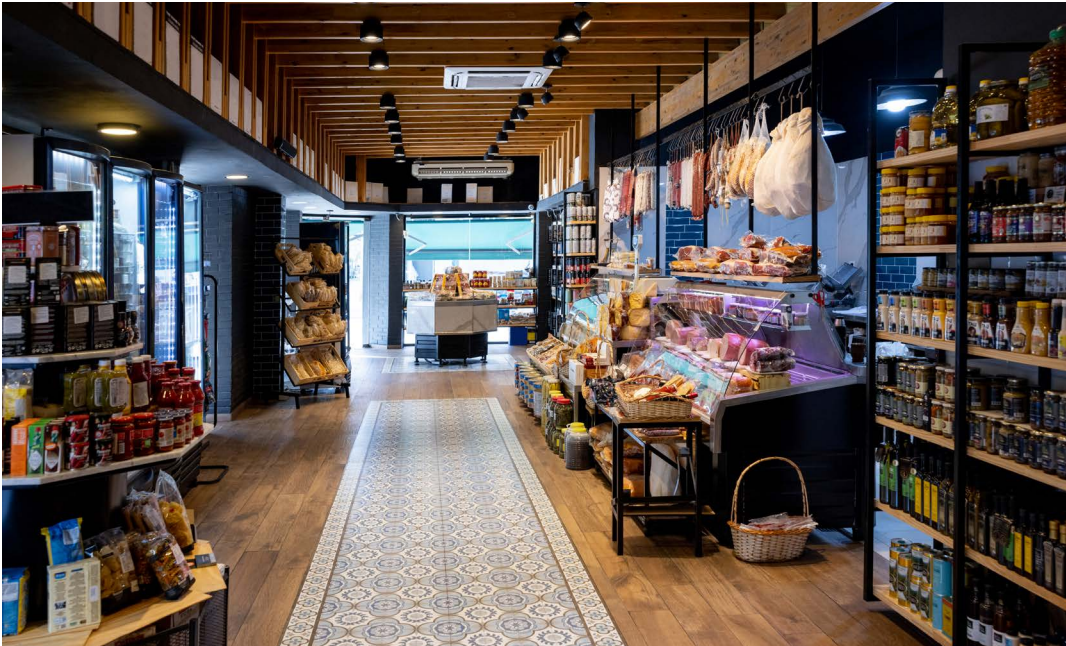
Wine Bar

LEVEL 1



Boutique Commercial

LOWER GROUND 1



SPECIFICATIONS

Internal area: _____ 44m² - 48m²
Car bays: _____ 2
Price: _____ \$950,000* - \$1,050,000*+GST
Strata levy: _____ \$531/qtr
Use: _____ Premium grocer
Facilities: _____ Toilets on LG2

UNIQUE OFFERING

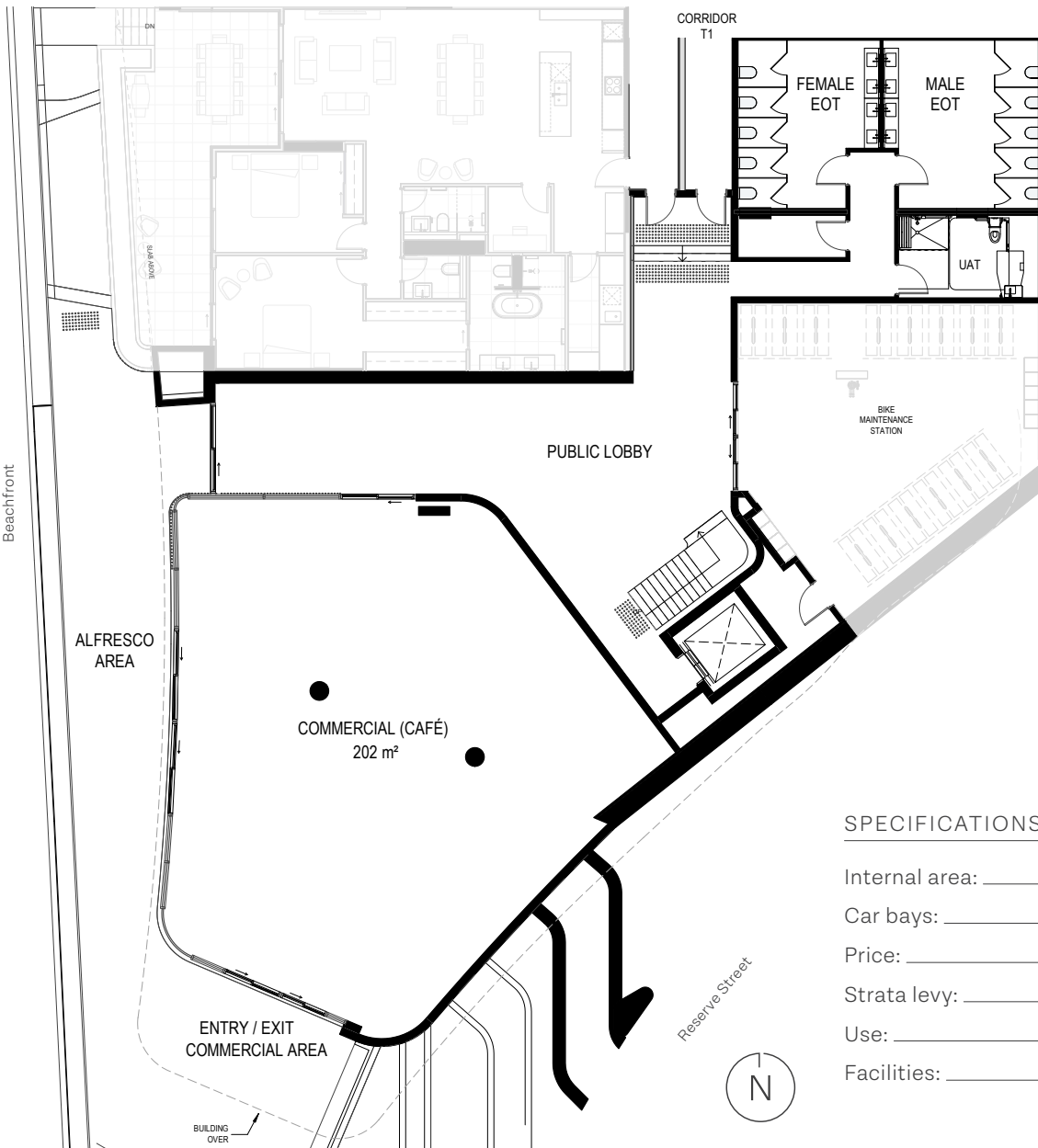
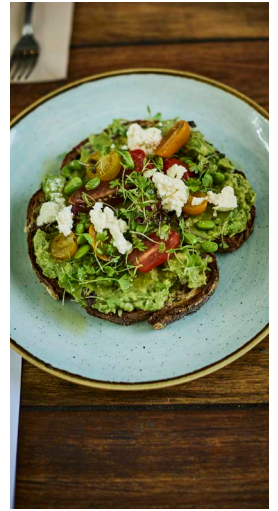
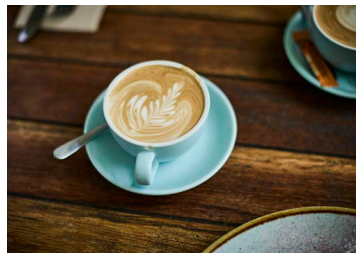
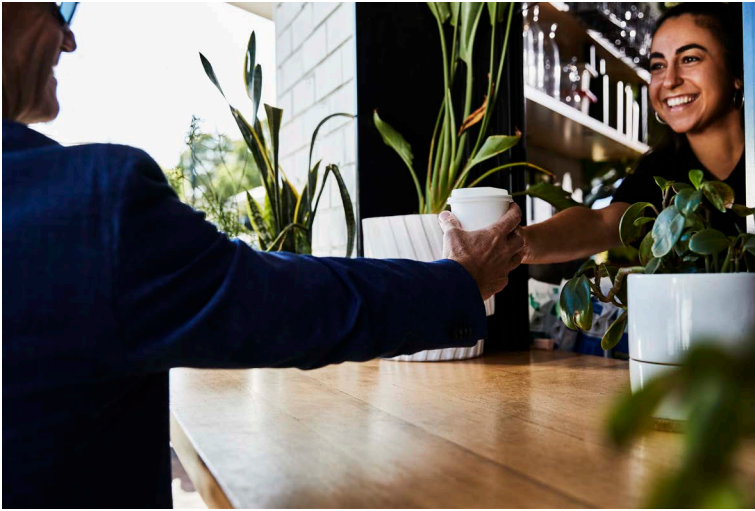
- Suitable for gourmet convenience / premium grocer.
- Flexibility in tenancy layout and configuration.
- Opportunity to amalgamate to create a larger tenancy (up to 97m²).
- Ideal ground floor location with direct access from Reserve Street, and interface with a public viewing deck showcasing spectacular ocean views.



*Prices & availability subject to change.

Café

LOWER GROUND 2



SPECIFICATIONS

Internal area: _____ 202m²

Car bays: _____ 4

Price: _____ \$2,850,000*+GST

Strata levy: _____ \$1,468/qtr

Use: _____ Café

Facilities: _____ Toilets on LG2

*Prices & availability subject to change.



thedunesscarborough.com.au

Developed by

EDGE

Building images are artist impressions.