

SOLARIS Sands

Welcome to SOLARIS Sands!

Life at the heart of Sunshine Beach village and
so close to the beach.



Updated brochure:
1 October 2023

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The most desirable coastal village:
Sunshine Beach, Qld.

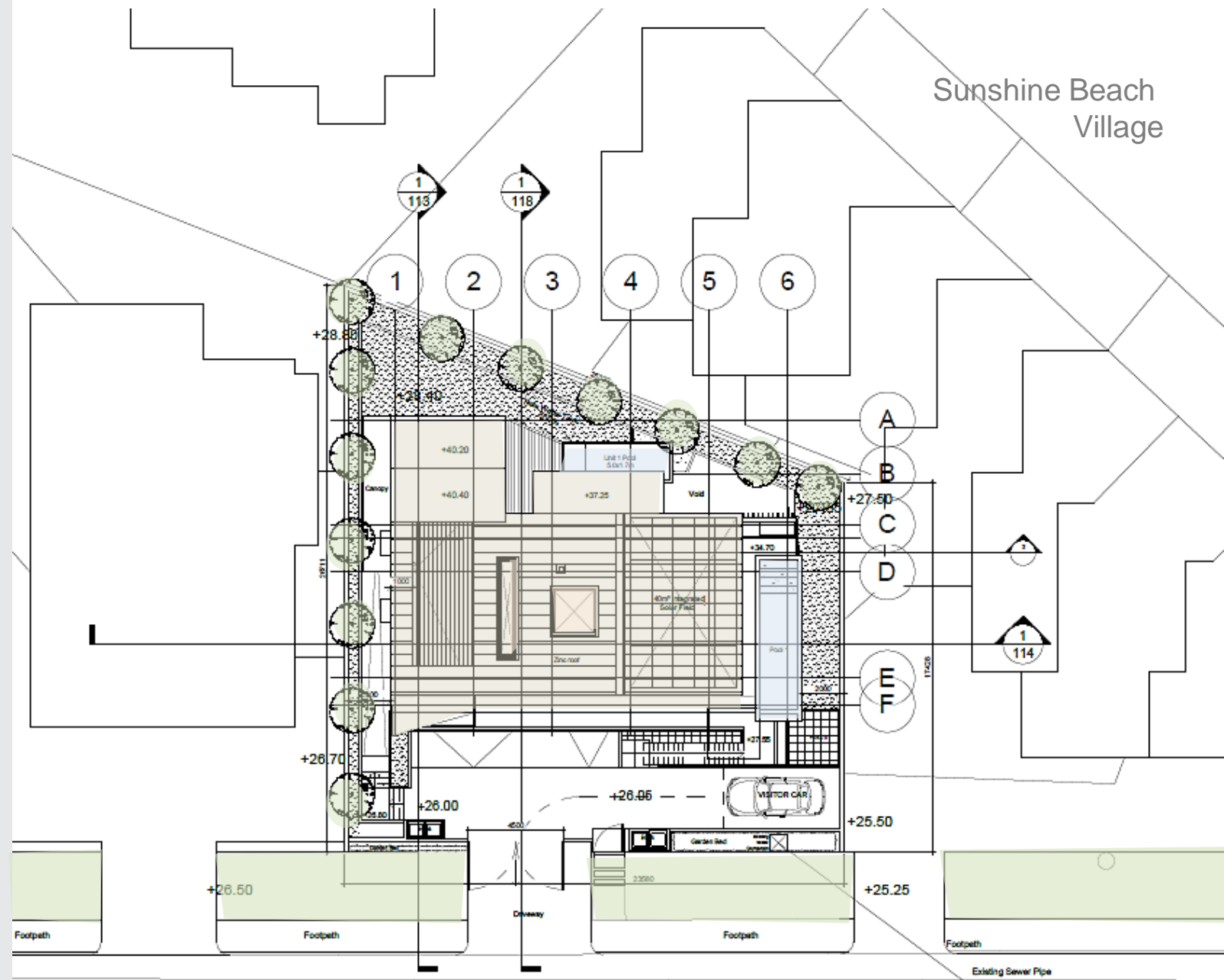
The duplex is nestled peacefully in a private and leafy pocket of Sunshine Beach, only few steps close to the sand, access to the main beach and surf club, and enveloped by the lush surrounds of nature.

the site



SOLARIS Sands

Disclaimer:
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site plan

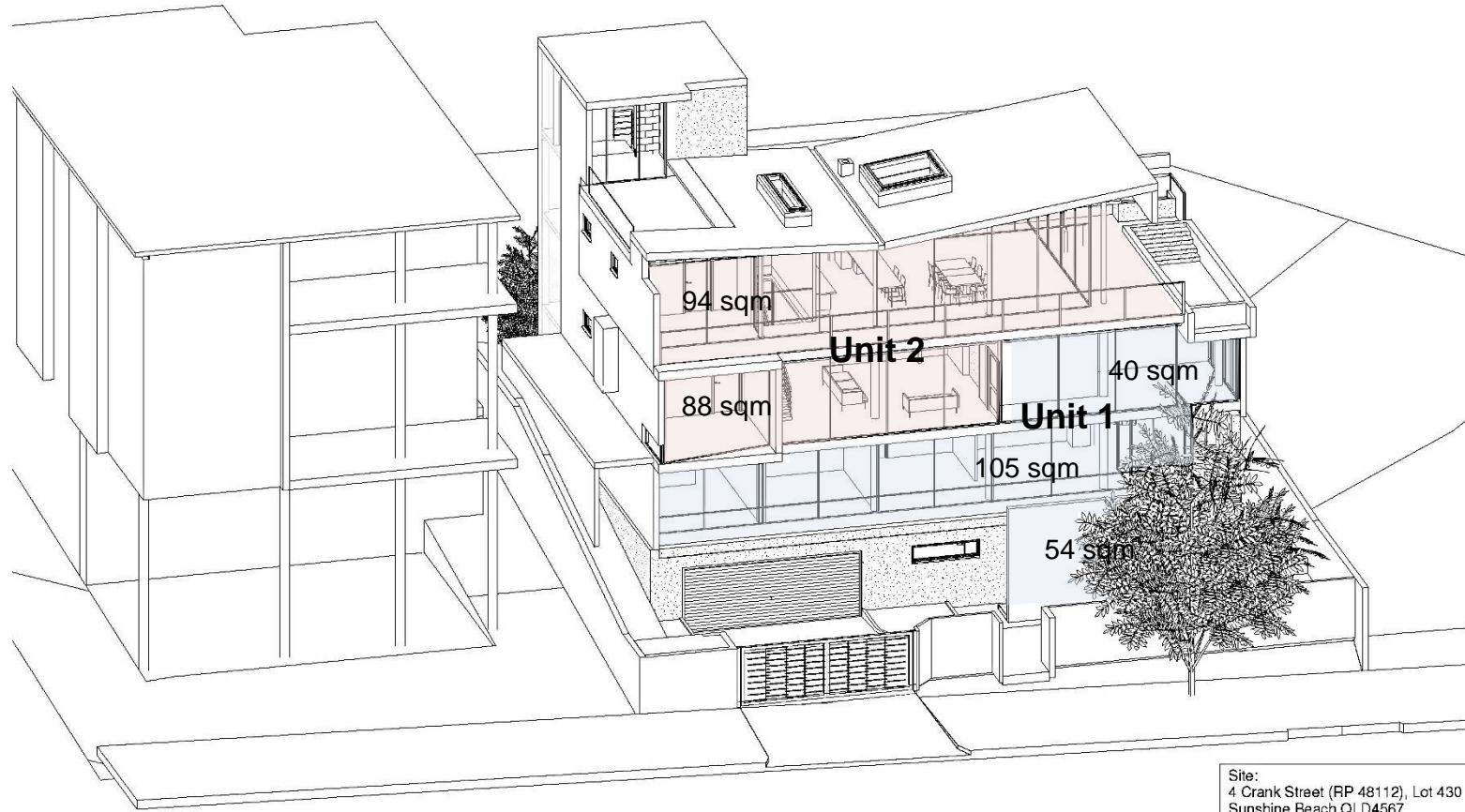
Site plan (version Oct. 2023)

Access to Main Beach



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2 units: Unit 2 on Levels +1 and +2
Unit 1 on Levels +1 , GrdFloor and -1

Total internal 182 sqm
Total internal 199 sqm

concept view

Concept view (version Oct. 2023)
Figures are approximate sqm

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View from Crank Street (Nov. 2022)

perspective

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View from Crank Street (Nov. 2022)

perspective

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View from Crank Street

Rendering with balcony for Unit 1
at Level +1
(February 2023)

perspective

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View from Crank Street

Rendering with balcony for Unit 1
at Level +1
(February 2023)

perspective

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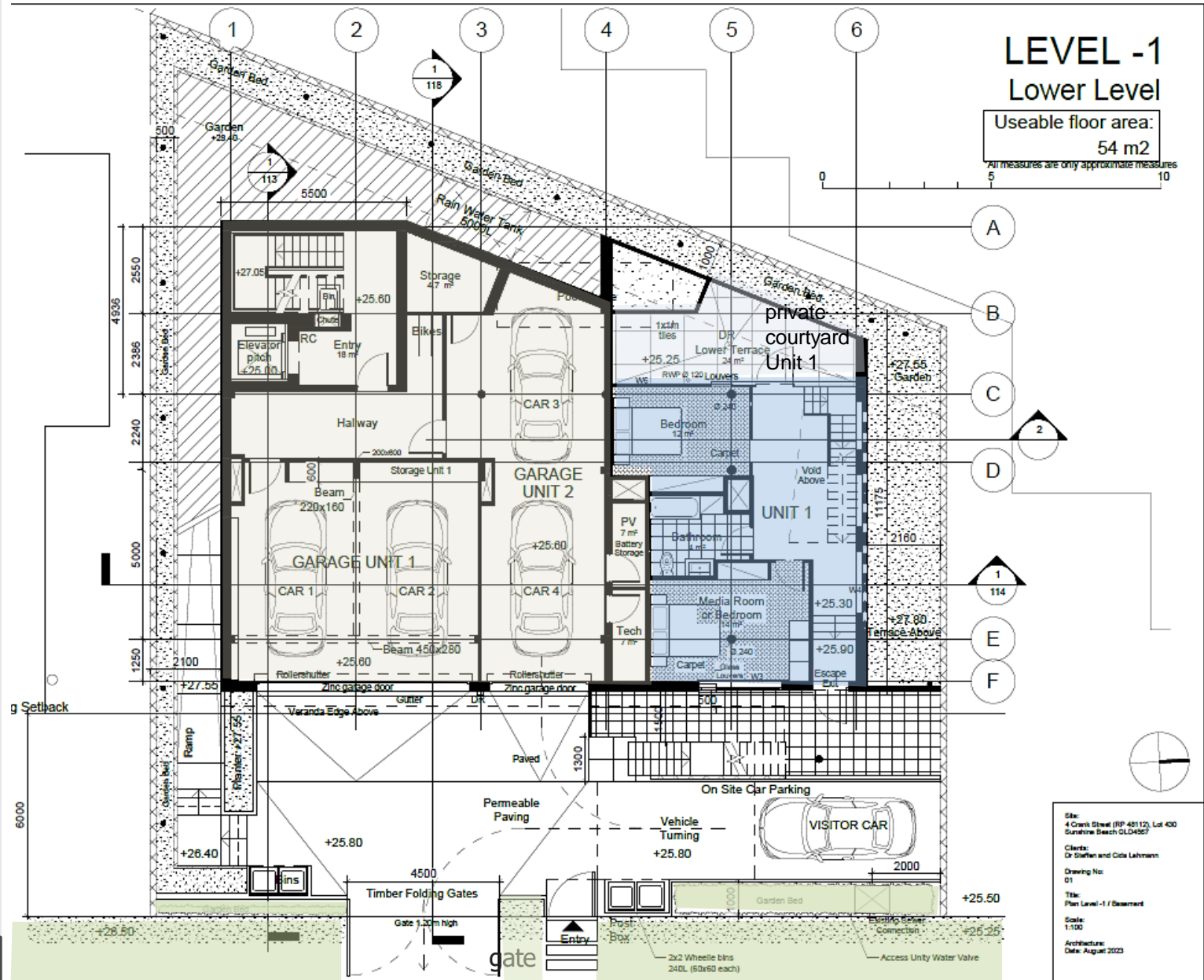


Unit 1: Lower Level Floor Area

Internal	54m ²
Courtyard	24m ²
(external)		
Combine Total	78m²

(please note that all floor areas are approximate figures only)

unit 1



Crank Street

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Unit 1: Ground Floor Area

Internal 105m²

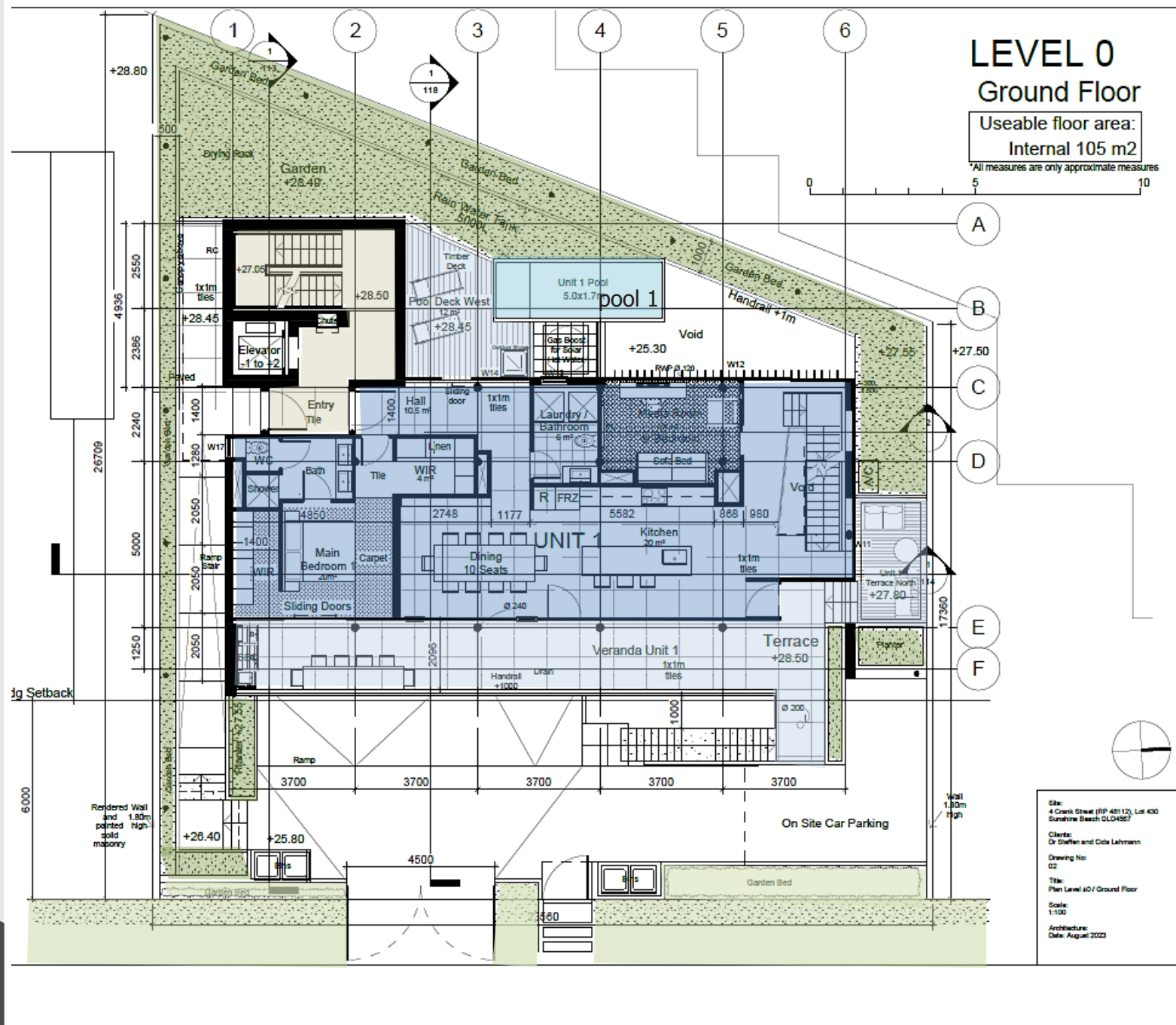
Balcony/deck/pool 75m²

Combine Total 180m²

(please note that all floor areas are approximate figures only)

unit 1

Garden area
for use by Unit 1



Site:
4 Crank Street (RP 40112), Lot 430
Sunshine Beach QLD 4567
Client:
Dr Stefan and Cida Lehmann
Drawing No:
02
Title:
Plan Level 0 / Ground Floor
Scale:
1:100
Architecture:
Date: August 2023

Crank Street

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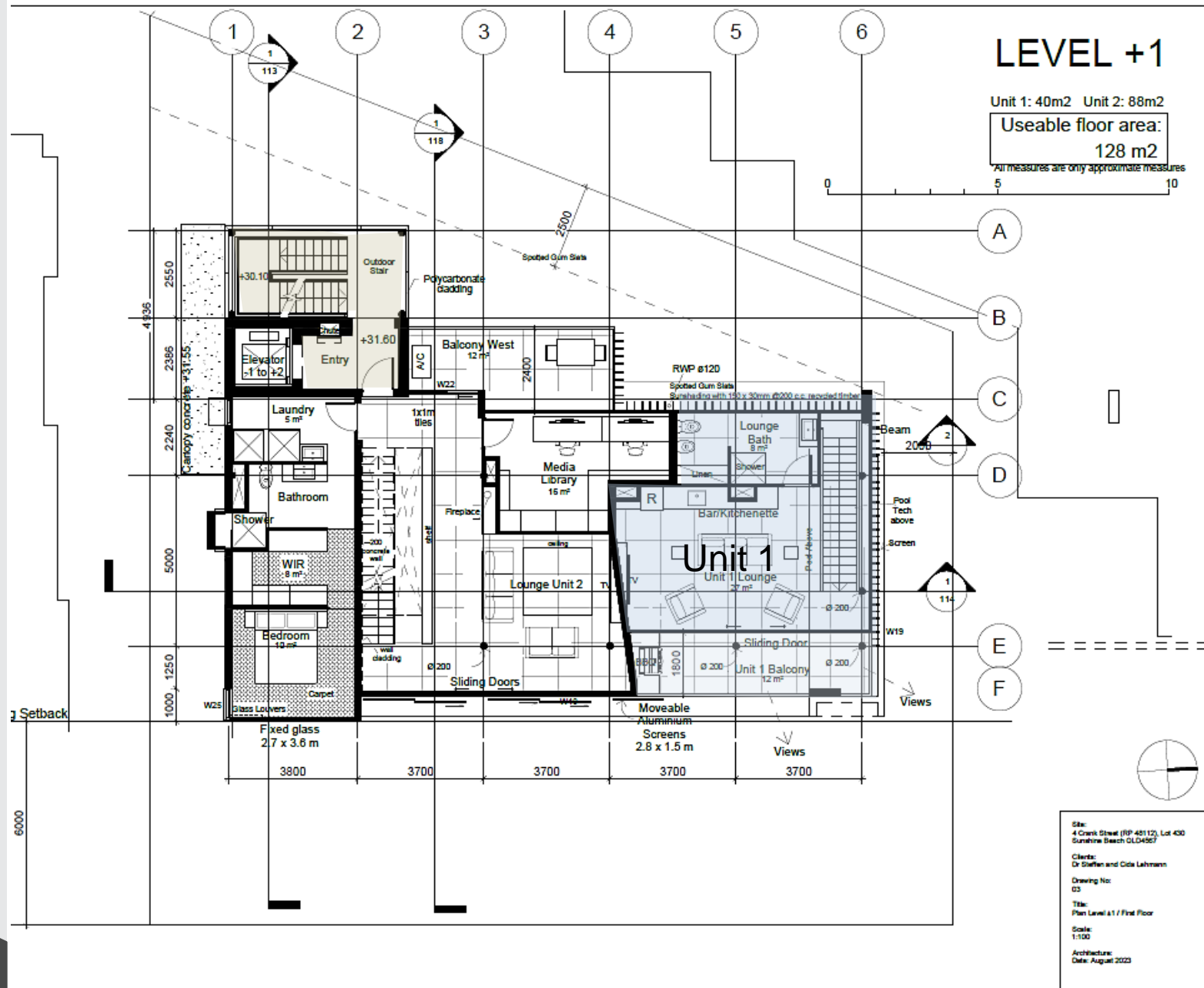


Unit 1: First Floor Area

Internal	40m ²
Balcony	12m ²
Combine Total	52m²

(please note that all floor areas are approximate figures only)

unit 1



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Unit 2: First Floor Area

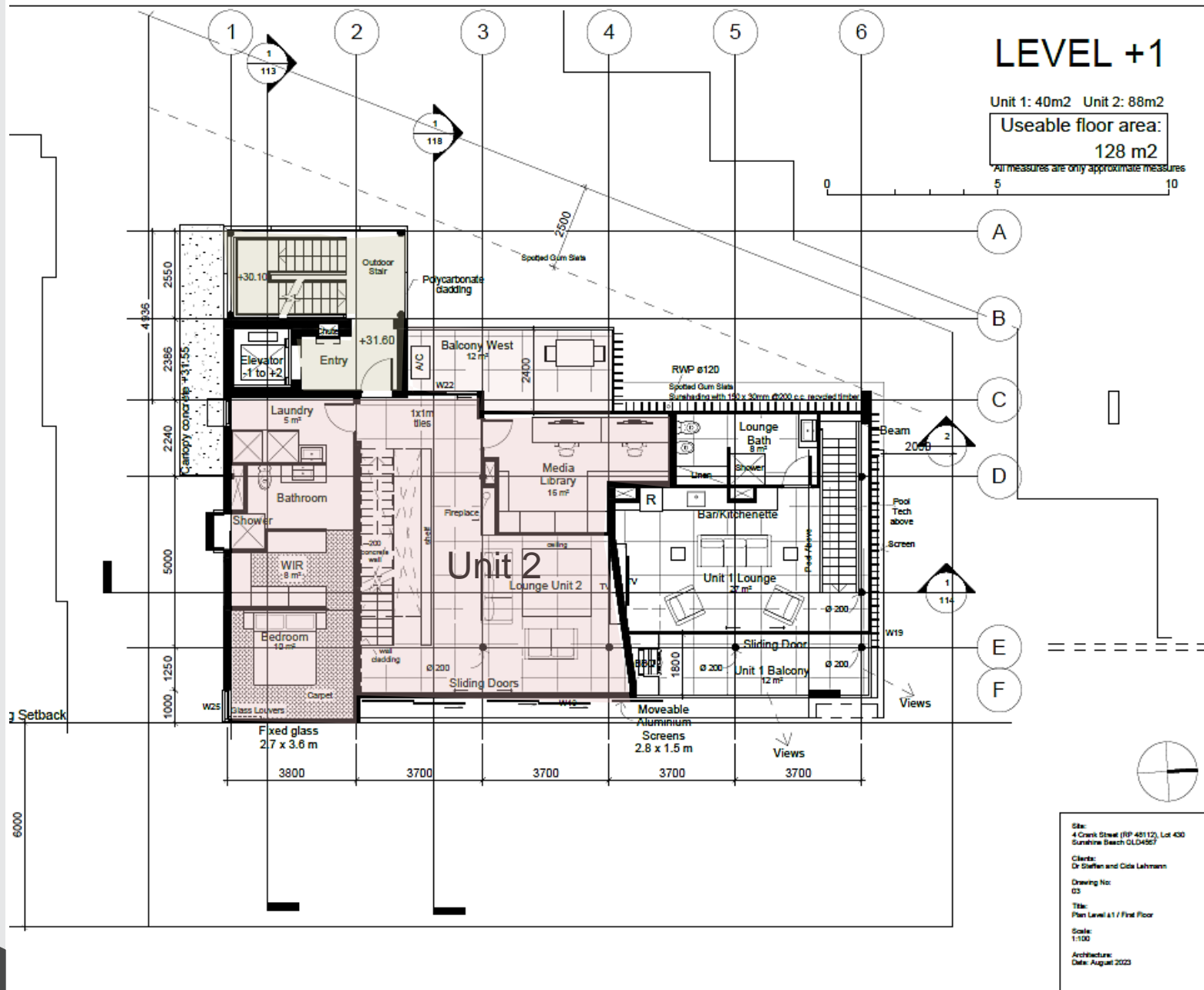
Internal 88m²

Balcony 12m²

Combine Total 100m²

(please note that all floor areas are approximate figures only)

unit 2



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Unit 2: Second Floor Area

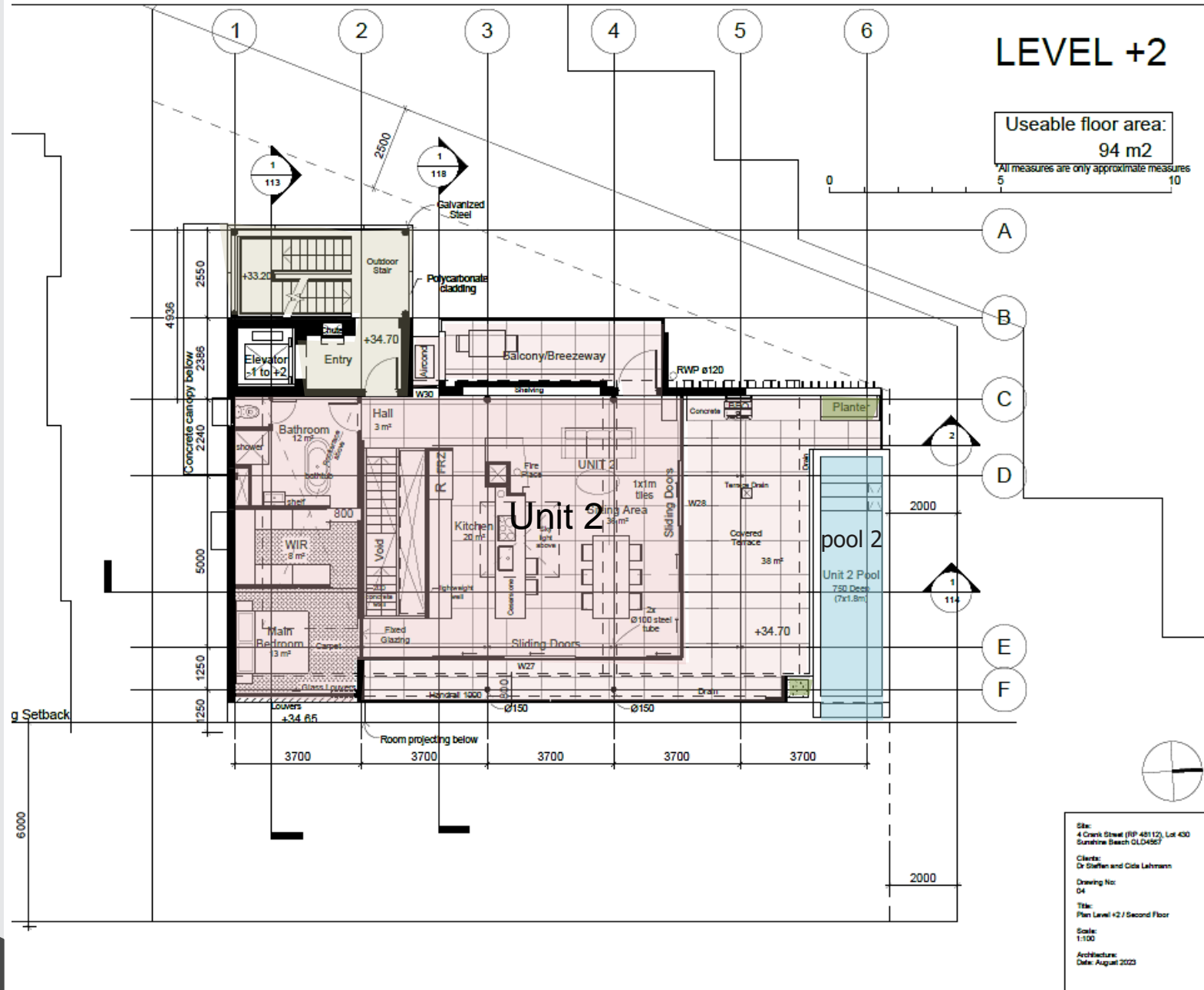
Internal 94m²

Balcony/Pool 68m²

Combine Total 162m²

(please note that all floor areas are approximate figures only)

unit 2



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Roof Terrace 20 sqm
for use by Unit 2

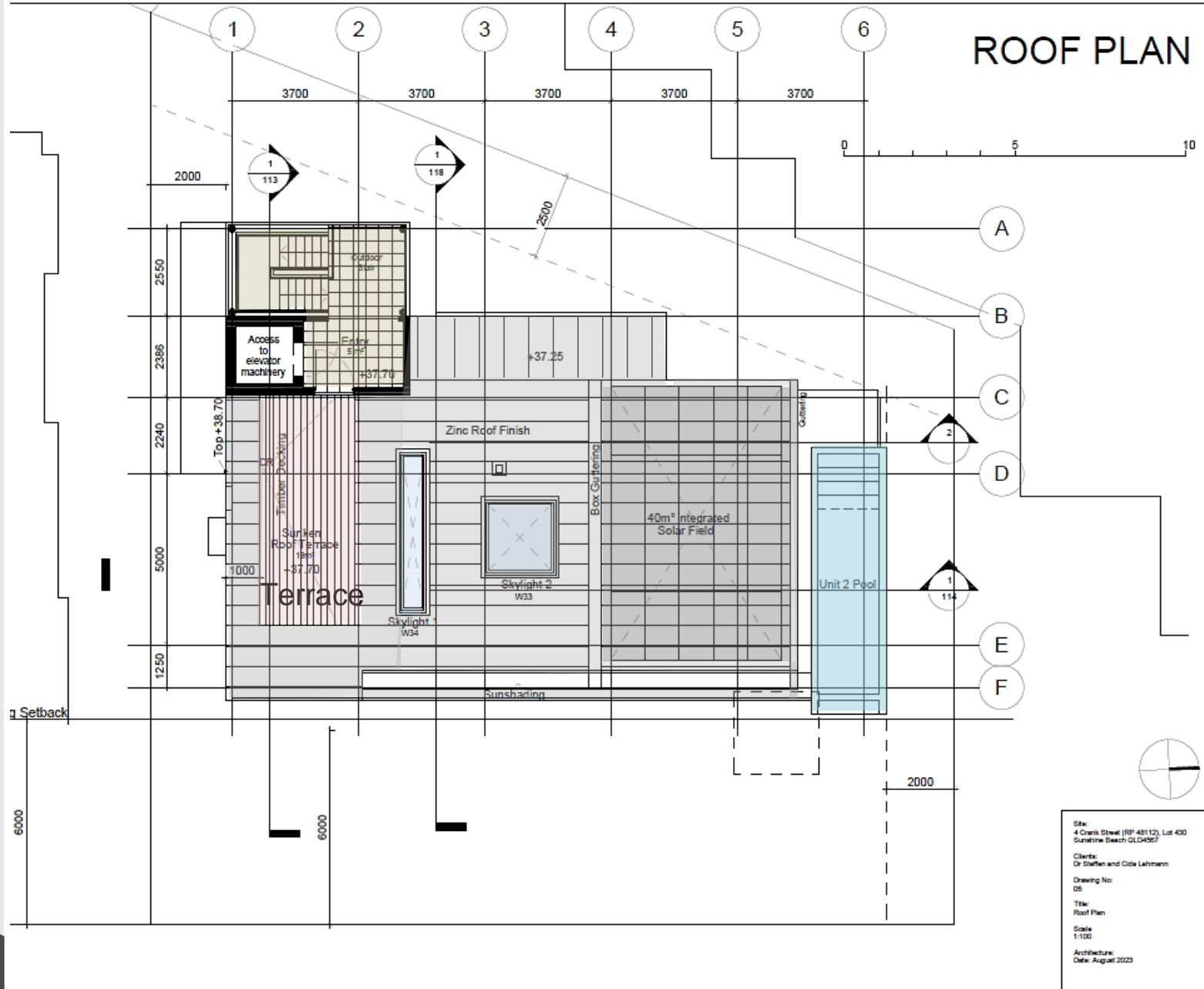
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rooftop

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Roof Terrace 20 sqm
for use by Unit 2

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rooftop

Site:
4 Crank Street (RP 48112), Lot 430
Sunshine Beach QLD4567
Client:
Dr Stefan and Oda Lehmann
Drawing No:
05
Title:
Roof Plan
Scale:
1:100
Architecture:
Date: August 2023

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Total areas
including lower level
and roof terrace

Unit 2:

Internal 182 sqm
External 100 sqm

Unit 1:

Internal 199 sqm
External 111 sqm

Shared areas:

Internal 125 sqm

(please note that all floor areas
are approximate figures only)



perspective

Artist illustration only

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Unit 1:

Internal 54m²

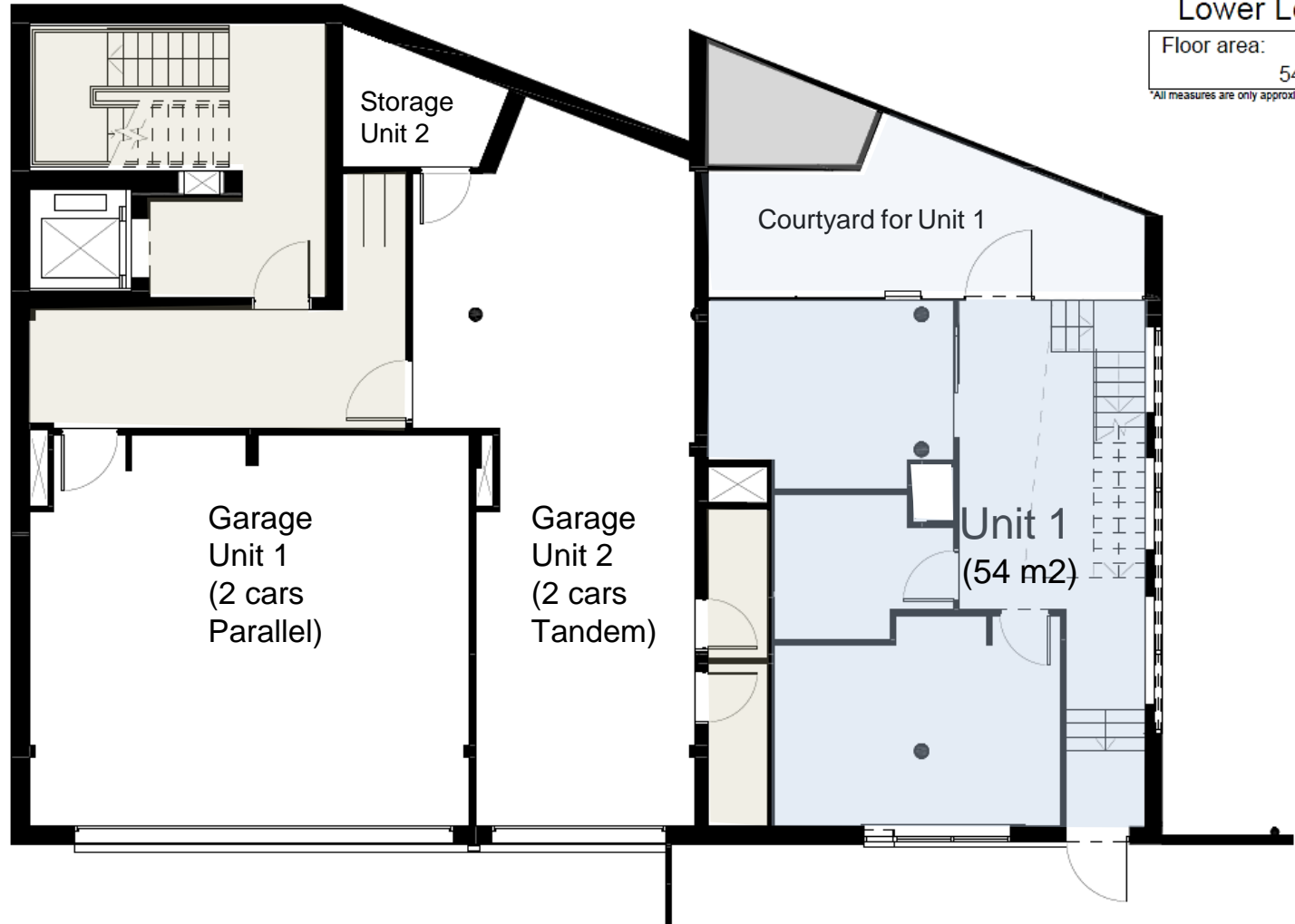
Balcony/deck/pool 24m²

Combine Total 78m²

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LEVEL -1
 Lower Level

Floor area: 54 m²
*All measures are only approximate measures



Crank Street

sq m

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Unit 1:

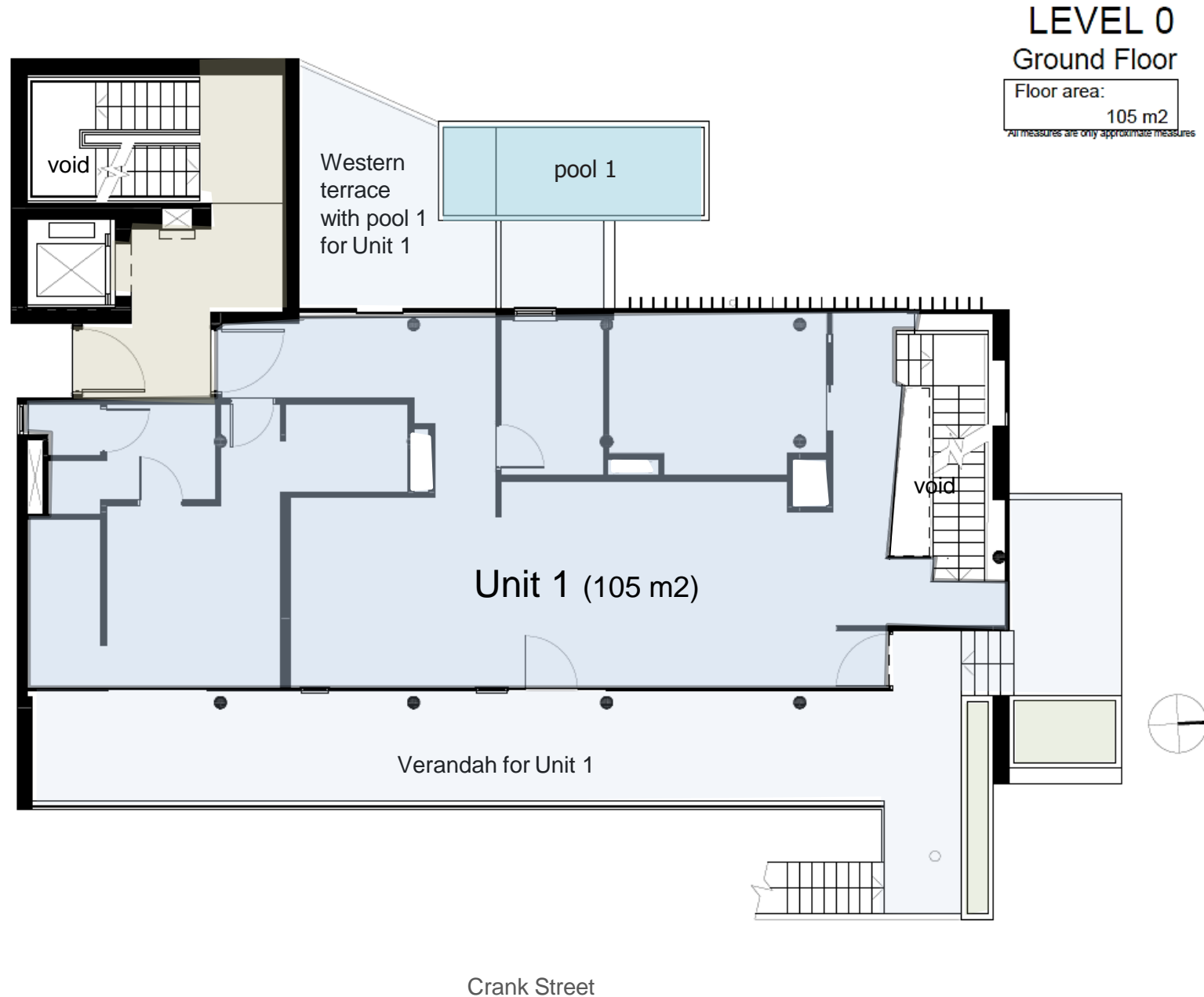
Internal 105m²

Balcony/deck/pool 75m²

Combine Total 180m²

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sq m



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Unit 1

Internal 40m²

Balcony 12m²

Combine Total 52m²

Unit 2

Internal 88m²

Balcony 12m²

Combine Total 100m²

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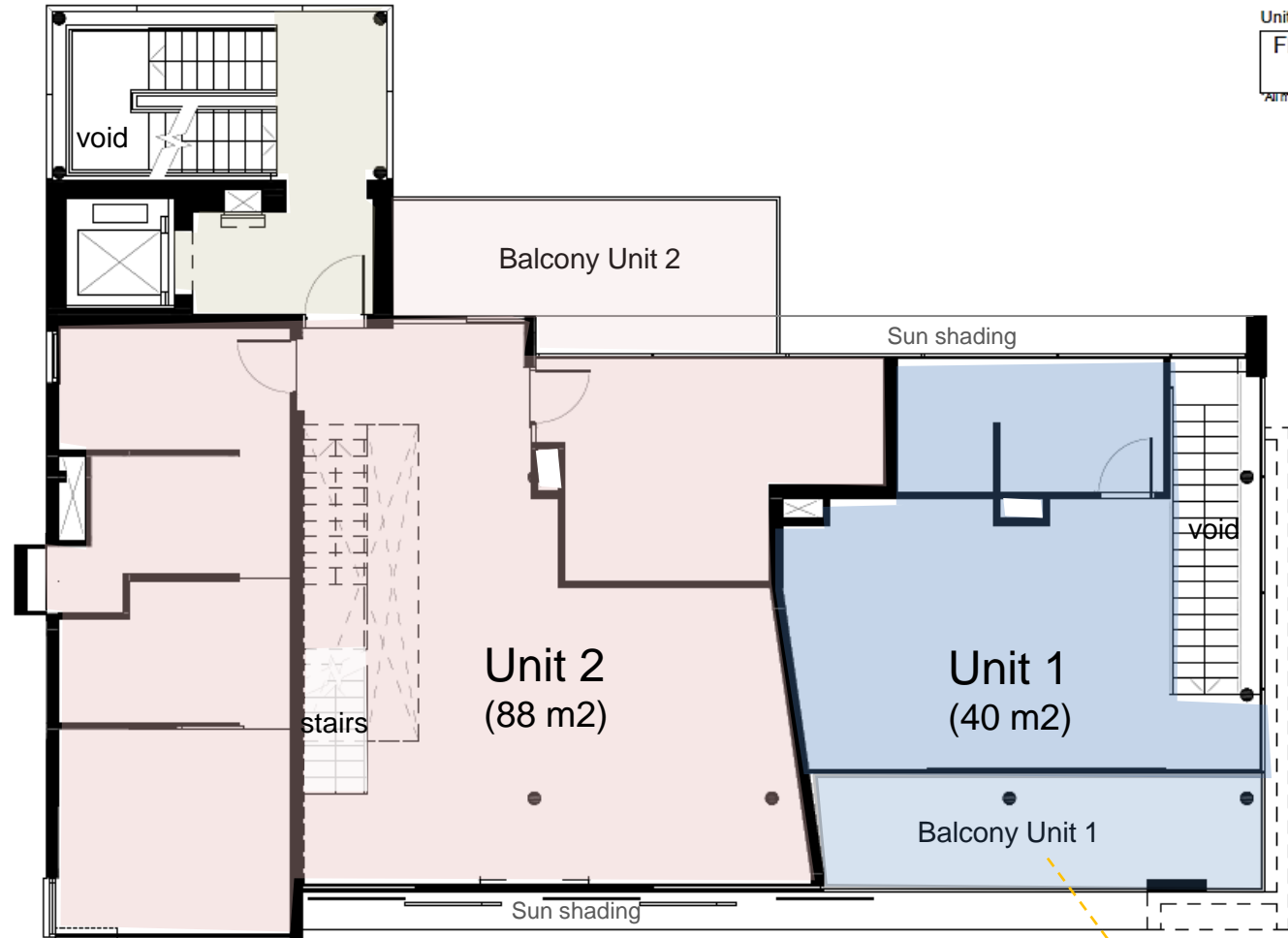
sq m

LEVEL +1

Unit 1: 40m² Unit 2: 88m²

Floor area:
128 m²

All measures are only approximate measures



Crank Street

views

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Unit 2:

Internal 94m²

Balcony/deck/pool 68m²

Combine Total 162m²

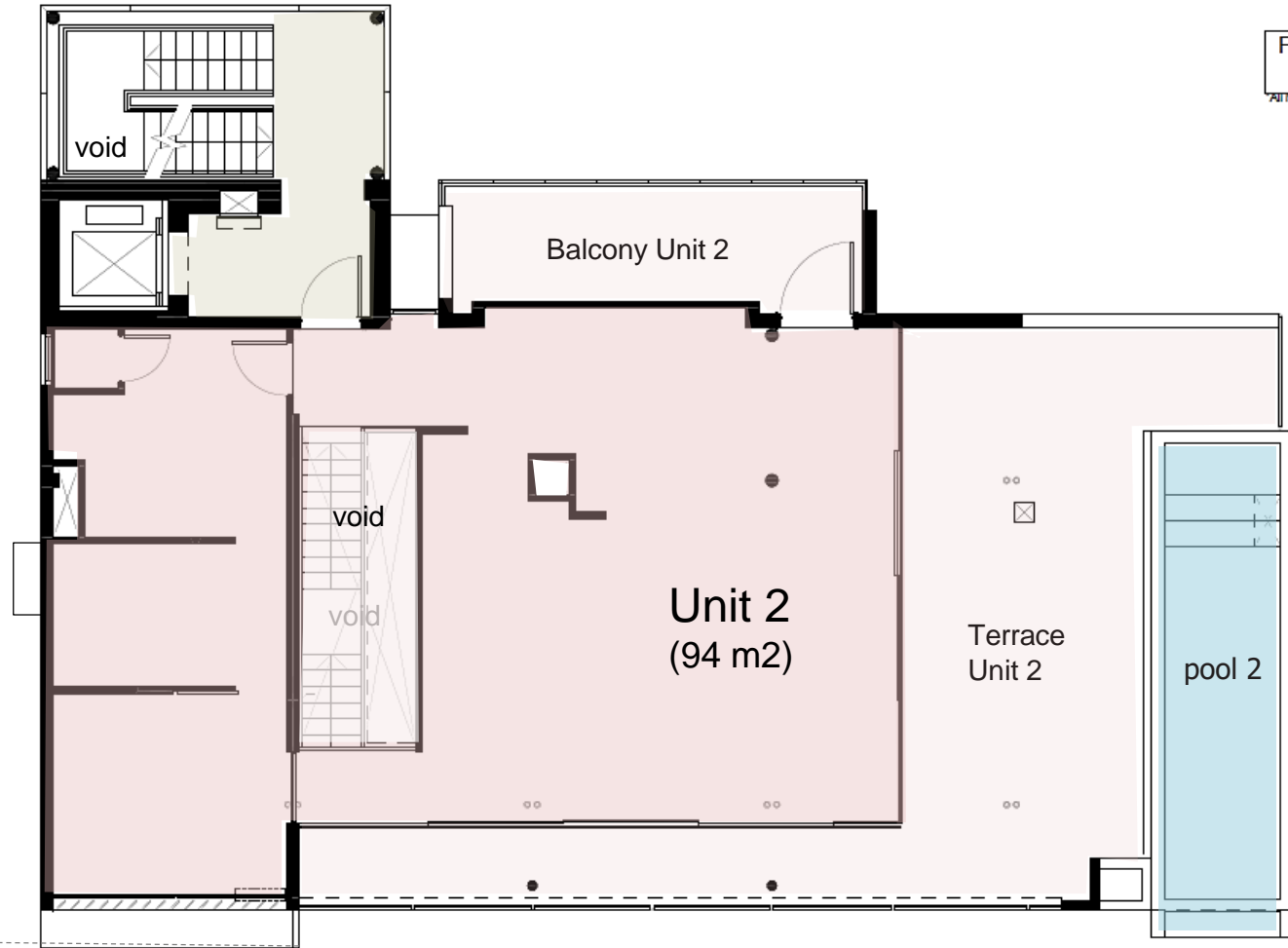
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sq m

LEVEL +2

Floor area:
94 m²

All measures are only approximate measures



6m setback

Crank Street

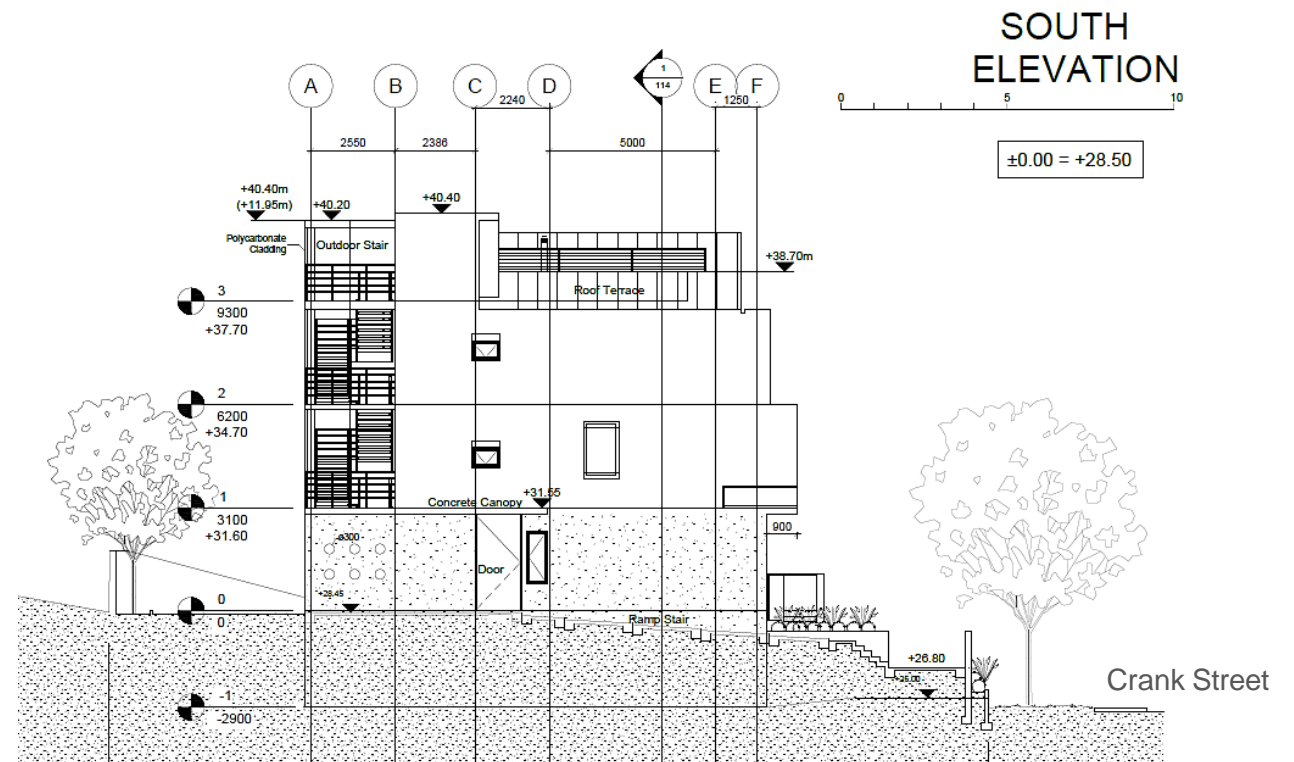
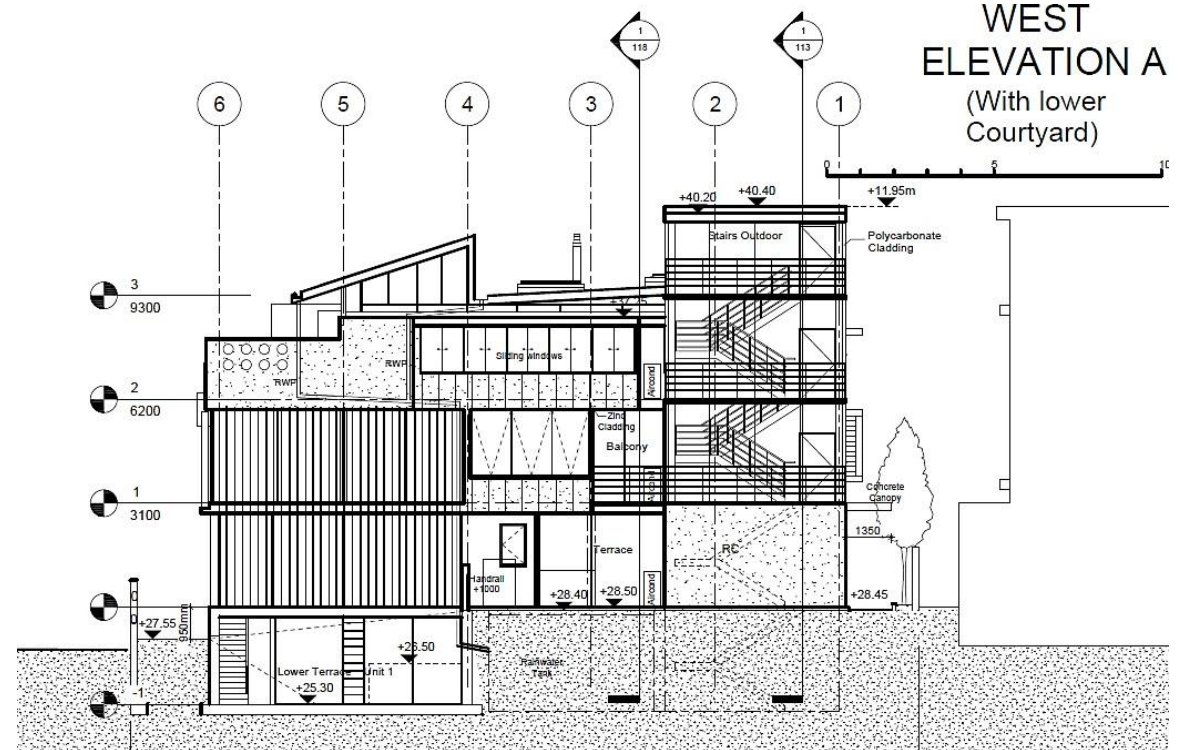


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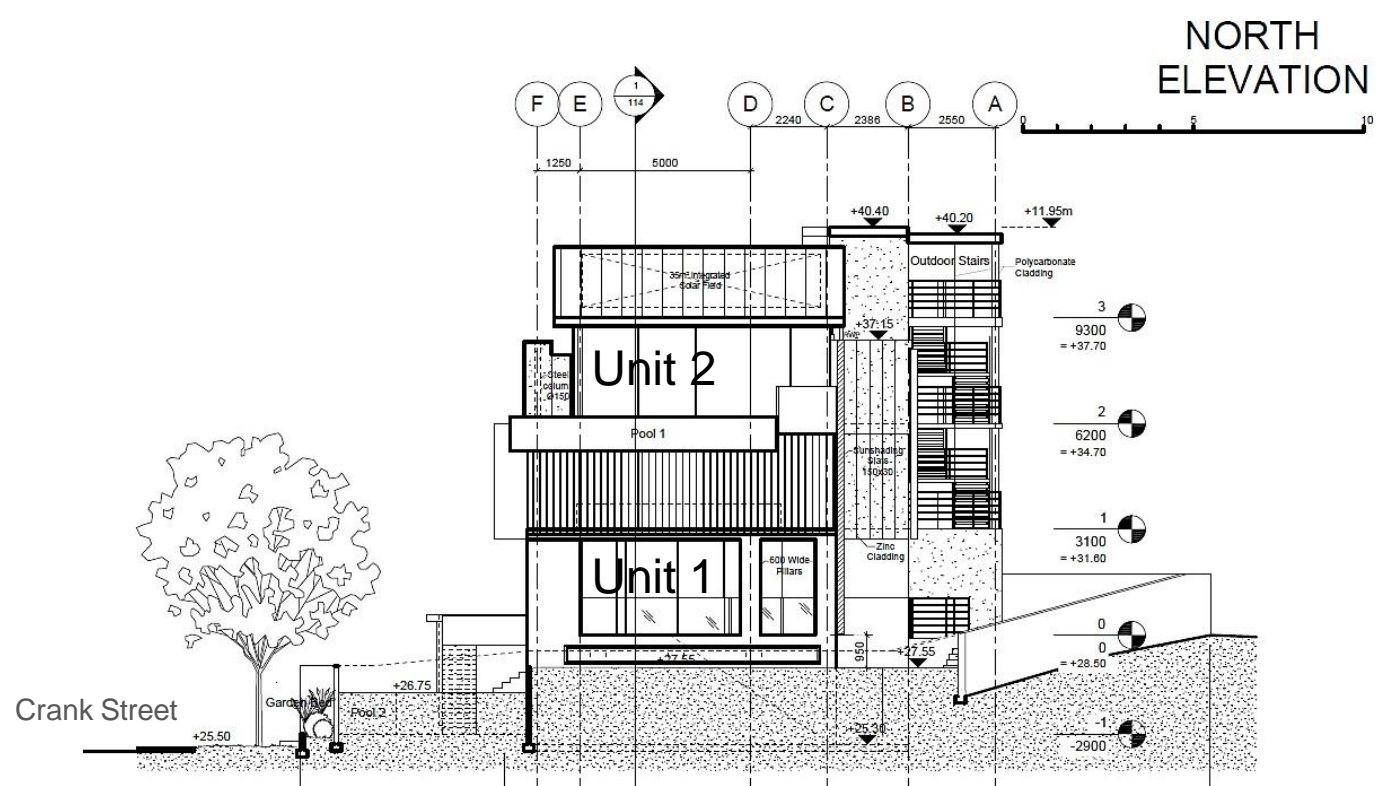
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elevations

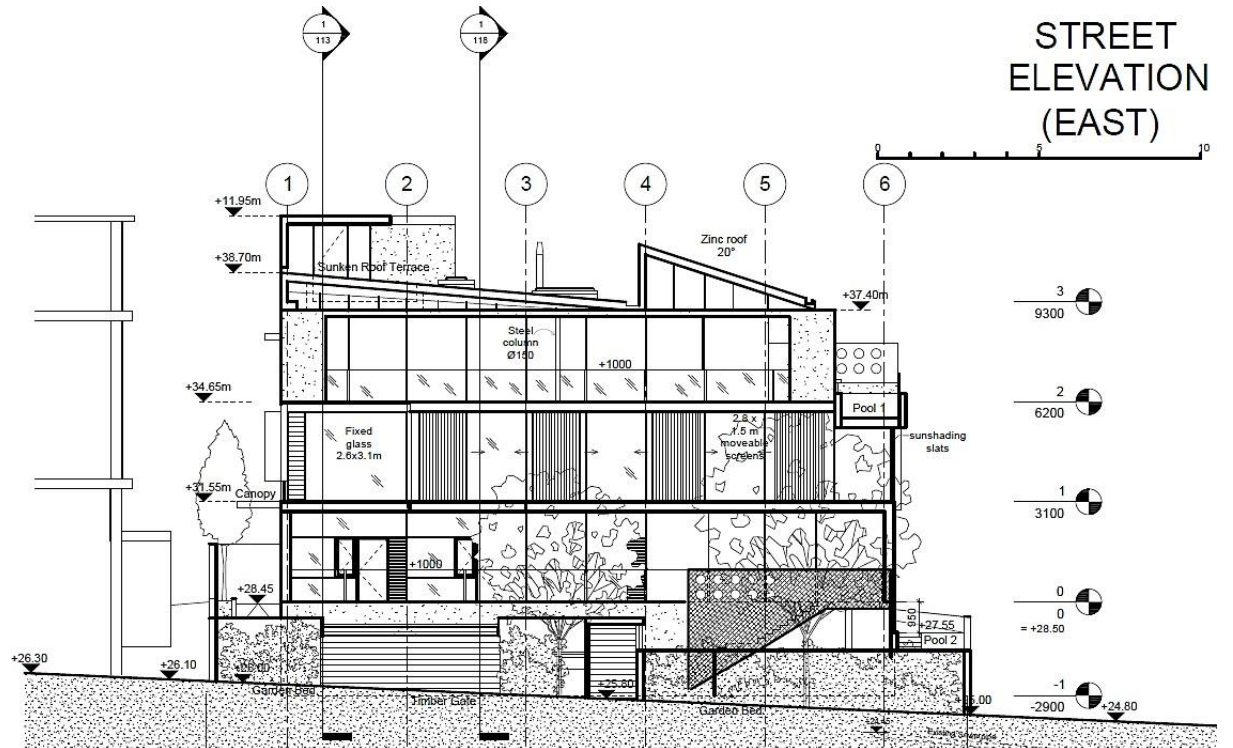


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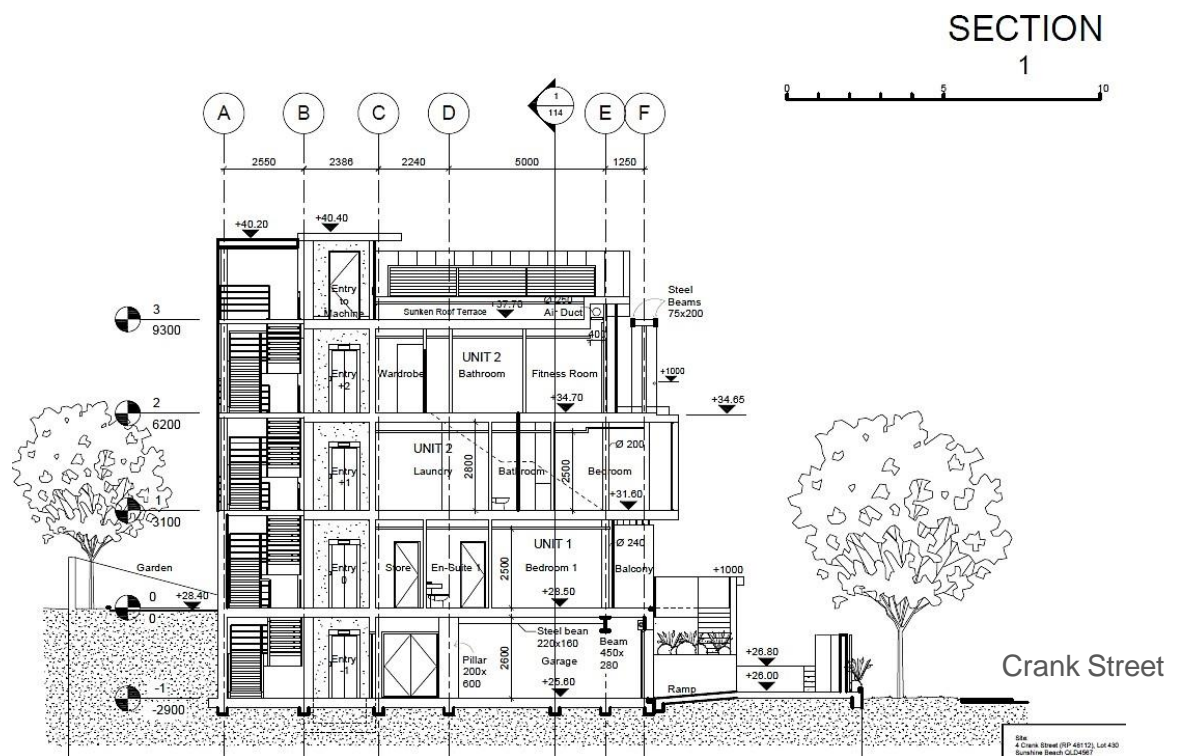
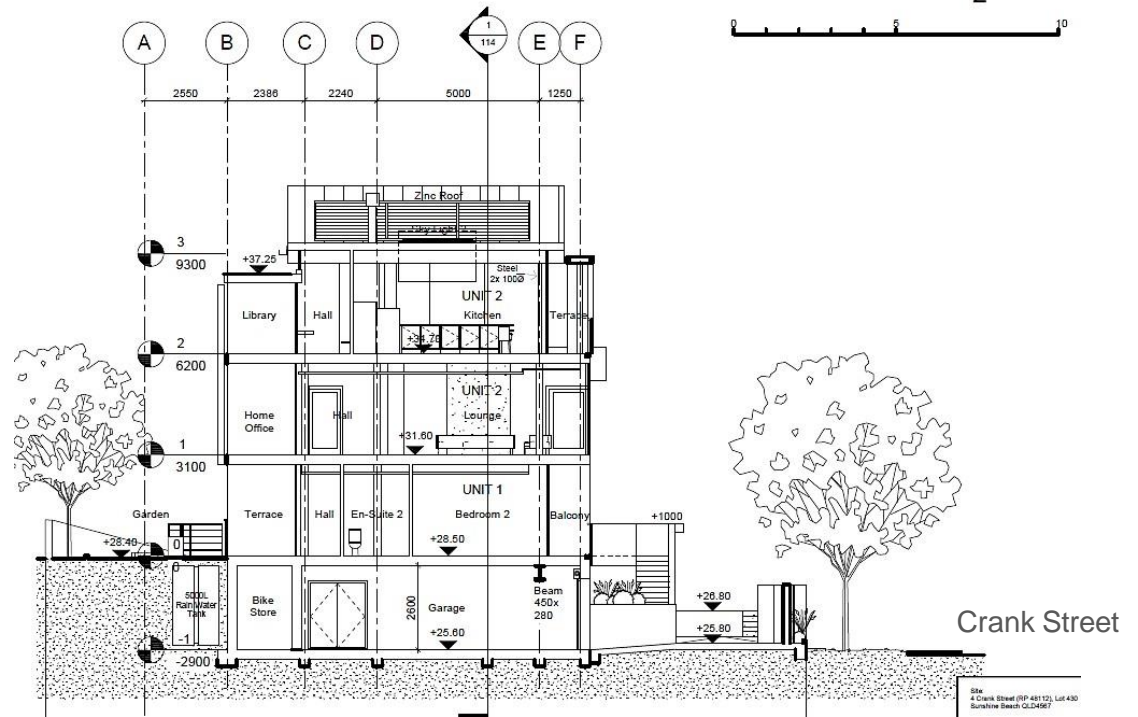
elevations

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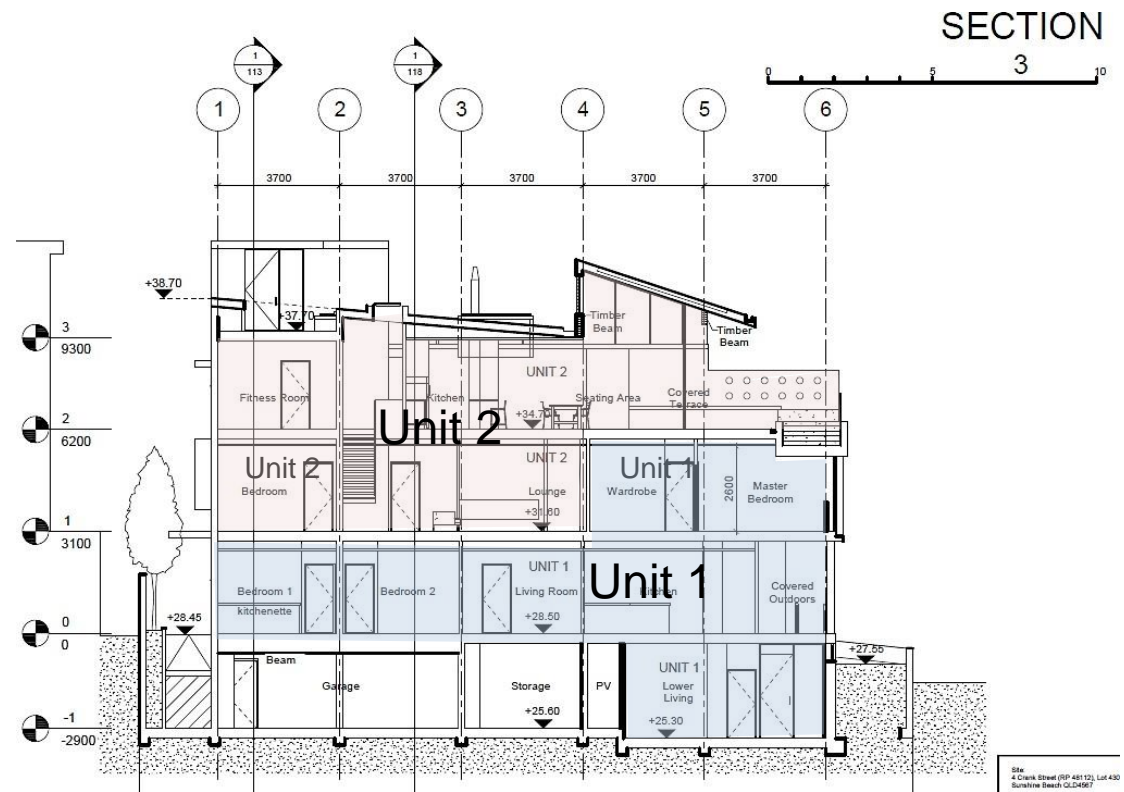
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sections



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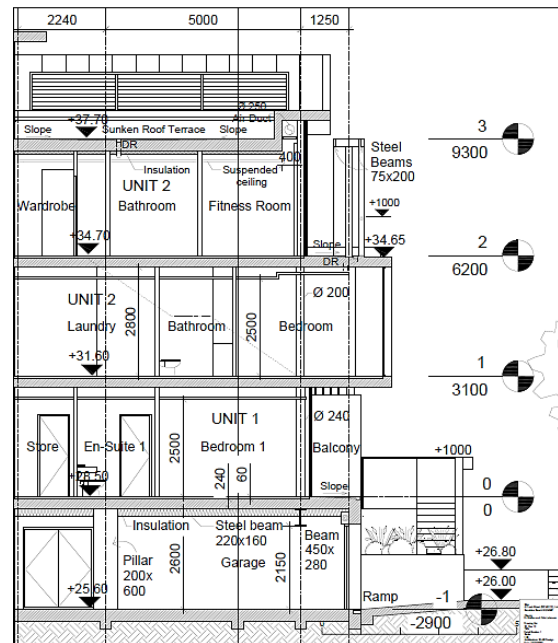
Sands



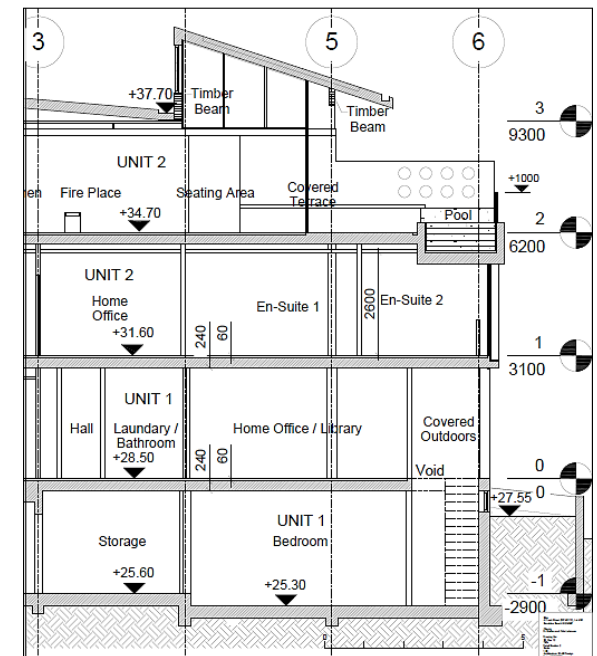
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sections

Detail Section 1



Detail Section 2



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View from Crank Street

Updated rendering with balcony
for Unit 1 at Level +1
(June 2022)

perspective

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Side view from Crank Street

Updated rendering with balcony
for Unit 1 at Level +1
(June 2022)

perspective

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These photos were taken from a similar height of the neighbouring building, and show approximately the expected view from the balcony, tbc.



views

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Only 2 exceptional apartments in this luxurious complex.

Design inspired by the timeless coastal lifestyle.

Two elegant light-filled apartments, across two and three levels.

Highlights

- Huge external terraces and decks
- Rooftop terrace; lift from basement to Level +2
- Two separate garage areas: large secure 2-car lockable basement parking with storage areas
- High ceilings and air conditioning; ceiling fans in every bedroom and living area
- Energy-efficient construction; ducted air-conditioning
- Large sliding doors opening to terraces, for indoor-outdoor flow
- Insulated metal roof with PV-solar power and battery backup
- Each unit has large master bedrooms with en-suite bathrooms, and smaller bedrooms, all with walk-in or built-in robes
- Private resort style plunge pool with sun deck, and outdoor BBQ area
- Kitchen island and high-quality kitchen with Cesarstone benchtop and upscale appliances
- Flooring: large-format porcelain tiles (1 x 1 m) for internal floor in the living and dining areas
- Laundry room and storage spaces
- This duplex home sets up perfectly to enjoy full-time, part-time, or as a high income-producing rental property.

standards

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contact

CONTACT US

Our team is at your service, please feel free to email us anytime:

Contact Mr. Steffen Lehmann

Email: [Steffen.Lehmann.Cities \(at\) gmail.com](mailto:Steffen.Lehmann.Cities@gmail.com)

The address of the vacant lot is:

4 Crank Street, Sunshine Beach, Queensland.

See the location for yourself, the site is open and accessible for your visit anytime.

For more information, please visit our website at:

www.solaris-sands.com

si_architecture
+ urban design

DISCLAIMER

Please note that this is neither an offer to sell nor a solicitation to buy. Renderings, floor plans, and other images presented herein are artist impressions for illustrative purposes only, may not be to scale, and should not be relied upon as a basis for purchasing. Dimensions, sizes and square meters are approximate and may vary with actual construction. The developer reserves the right to make modifications or substitutions, should they be necessary. Prices subject to change without notice.