



Creating lifespaces



Left: Tara Moss, Niecon Ambassador
Right: Con Nikiforides, CEO

TARA SHOWCASES NEW LIFESTYLE AT THE ORACLE

Niecon Ambassador, Australian celebrity and best-selling international author Tara Moss created quite an impact when she hosted a special media tour of The Oracle recently.

Media were treated to a private tour of the \$850million project with Tara who undertook a unique photographic session as part of the site tour.

The tour was in celebration of reaching Ground Level of the giant development on both towers and provided media with a bird's eye

glimpse of the enormity of the site works and site area.

Niecon's Ambassador was featured on news across the State on both television and print media in her signed hard hat and safety attire.

The tour was arranged as part of Tara's bi-annual visit to the Niecon projects in her official capacity as Brand Ambassador. She also visited the Nirvana by the Sea project and Reflection Tower Two.

"It was a real eye opener actu-

ally going onto site and seeing the construction first hand," Tara enthused.

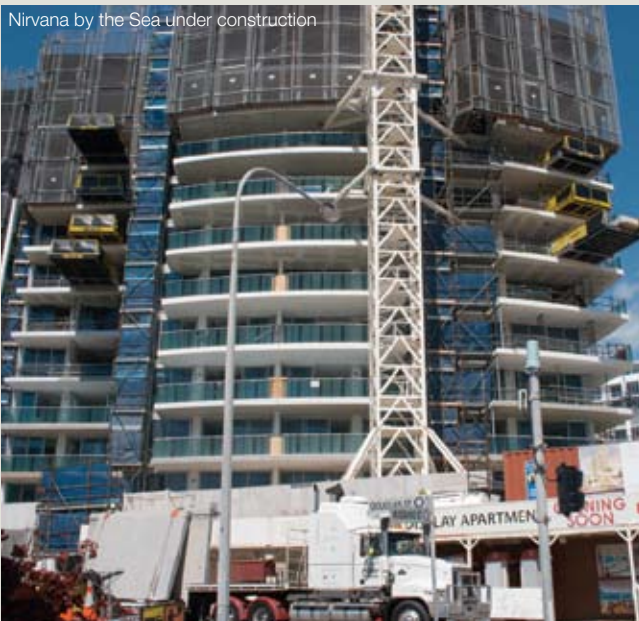
"It gives you some idea as to the proportions of the two towers and how the development is certainly going to create an entire new heart for the Broadbeach precinct.

"Being able to actually stand on the ground floor and see the spines of the towers being constructed in front of you gives you a much better understanding of how remarkable

the entire project actually is. Not only for the local area but as a landmark development for the Eastern seaboard," she said.

Tara is now spending more time on the Gold Coast staying at Reflection Tower Two working on her writing and using the premier Niecon development as her Queensland base.

Nirvana by the Sea under construction



NIRVANA UPDATE

Visitors to Nirvana by the Sea are tasting the project's 'wow' factor in the wake of a display apartment opening.

Chuck Stone, Niecon's Group Operations Manager, says "People are in awe of the layout, the quality, the fittings and especially the views."

Nirvana faces north and each of its 69 apartments has beach views. The 15-level tower is on the verge of being topped off by builder Glenzeil and completion is due in September 2009. Nirvana is 80 per cent sold, with an average price of \$1.25 million achieved.

Greg McKinnon, Niecon's Sales Manager, says the Nirvana lifestyle has been a big winner with baby boomers.

"They have an array of resident facilities with cafes and restaurants literally at their feet. With the

airport less than 10 minutes away and Surfers Paradise a 25 minute drive north it is very attractive."

Mr McKinnon says Nirvana has been a star in the resurgence of Kirra. He says 80 apartments, spread across four new projects, have achieved \$1 million or more in the past two years. "More than half of those sales have been in Nirvana, which speaks volumes for Niecon's reputation at the luxury end of the market."

The remaining apartments at Nirvana are priced from \$895,000 to \$2.995 million - the tag on a 299sqm skyhome which has three bedrooms, three bathrooms, study and theatre.

The penthouses, which each have a roof deck with pool and Teppanyaki Grill are available from \$1.625 million.



REFLECT ON THE PENTHOUSE

The ultimate in luxury beachfront living, a plush two-level penthouse, is on offer at Niecon's Reflection Tower Two at Coolangatta.

Niecon has spent \$250,000 on the fitout of the 20th-floor apartment, a move that CEO Con Nikiforides says has embellished what was already a super home.

"The penthouse's true potential as an indulgent residence in the sky has

been fully realised.

"A buyer will be encapsulated in luxury while soaking up the best ocean-front views in Australia."

The \$3.65 million apartment faces north and has uninterrupted views from Surfers Paradise to Greenmount Beach.

The views stretch south to Fingal Heads and the ocean can be seen from every room.

The 358sqm apartment has three

bedrooms, four bathrooms, and a rooftop deck with heated plunge pool, Teppanyaki Grill, and relaxation areas.

It comes with three basement carparks and a storage area.

The fitout includes smart-wiring and automated roller blinds. State of the art Miele coffee machine and cooking facilities that include a convection microwave, steamer, induction hotplates, and a gas cooktop.

Mr Nikiforides says furnishings provided by the upmarket Robertson's group have well and truly accentuated the luxury of the penthouse.

"The top-shelf theme has been continued with Bang & Olufsen sound and TV systems.

"All in all, we have created a penthouse that befits a building that has been named Queensland Project of the Year by the Master Builders' Association 2008."

INTERNATIONAL STAFF

One of the greatest assets of any company is its staff and in Niecon's case they are, in anyone's language, a pretty international bunch.

They come from countries far and wide, including but not limited to Sweden, Malta and Zimbabwe.

CEO Con Nikiforides, whose heritage is Greek, says this 'mix' provides Niecon with a rich texture when it comes to skills, flair, ability to think outside the square, and experience in life.

"The old saying that there is more than one way of skinning a cat is true in this case.

"The way someone from Australia tackles a task is not necessarily the way it's done elsewhere.

"It's also not necessarily the best way. An 'internationalised' Niecon benefits from being able to tap into different approaches, often coming up with solutions that are obvious but haven't been thought of previously."

The Niecon spread of nationalities

takes in the company's longest-serving employee, Brian Jolly, who came to Australia from Kenya then Rhodesia decades ago, long before it was renamed Zimbabwe.

Others on the 'international' list are:-

- Mark Johnson, Chief Operating Officer, from Sweden.
- Roger McArdle, Project Development Director, from Liverpool, England.
- Chuck Stone, Group Operations Manager, from Seattle in the US.
- Janet Hornbuckle, Senior Sales Consultant, from Auckland, New Zealand.
- Richard Wilkinson, Senior Project Manager, from South Africa.
- Peter Wilkinson, Architectural Consultant and brother to Richard, from South Africa.
- Mary Thurston, Contracts Administrator, from Malta.
- Sandy Reay, Marketing Co-ordinator, from Zimbabwe.
- Doug Reay, Special Projects Consultant, from Stonehenge, England.



From left; P. Wilkinson, S. Reay, M. Johnson, M. Thurston, C. Stone, J. Hornbuckle, R. Wilkinson, R. McArdle

QUEENSLAND PROJECT OF THE YEAR

Reflection Tower Two at Coolangatta has won over the judges in the annual Queensland Masters Builders' Association awards. They have given the 20-level tower their top accolade for 2008, naming it Queensland's Project of the Year and the Best Project Over \$60 million.

The 121-apartment building, overlooking the famous Greenmount beach, has been applauded by the judges for its high level of aesthetic design, high-quality finishes, and the workmanship of builder Matrix.

Neil Wright, the Matrix project manager for the tower, says the awards took him by complete surprise. "We're very proud to have been associated with a landmark building like Reflection Tower Two. "We have been true to the architectural form produced by the architect, Melbourne's O1A practice, and the finishes and landscaping inspired by Niecon CEO Con Nikiforides. Mark Johnson, the Niecon Chief Operating Officer, says Niecon started the new millennium with the goal of becoming the Gold Coast's premier developer of luxury apartments. "We believe we have been successful. We won a string of awards with our Aqua tower at Labrador and with the first Reflection tower. This latest award is the icing on the cake but we're not resting on our laurels."



Reflection Tower Two

SUNSET COCKTAILS FOR PREMIER PENTHOUSE LAUNCH

Niecon held an opulent sunset soirée to celebrate the launch of the Reflection Tower Two penthouse recently.

The event featured celebrity guest Tara Moss, Niecon's Ambassador, who flew in from the United States via Sydney to attend the exclusive party.

As the sun set across the mountain range, guests sipped on French champagne as they indulged in an exclusive tour of the penthouse and private roof top pool spaces.

The party was to celebrate the unveiling of the opulent fit-out of over \$250,000 worth of luxurious interiors from Robertsons. Guests marveled at the lavish interiors as they toured through each of the individually created rooms.

The three-bedroom apartment which boasts a roof deck and heated plunge pool amongst its many features, has been fitted out with an exclusive tailored interior package from Robertsons Furniture

and Design including a customised art and accessories collection that creates a sophisticated yet relaxing environment.

The plush fitout throughout the spacious living zones features signature furniture pieces from Robertsons internationally sourced collections, including Ralph Lauren, Drexel Heritage and hand made rugs by Hali that creates perfect balance within the two level architecturally designed masterpiece.

Labelled as beachfront living in the absolute pinnacle of luxury and style, the \$3.65 million apartment on the 20th level offers 358sqm of living space and northern views across Greenmount Beach up the coastline.

Following the official launch, the penthouse is now open to the public for sunset previews and midday showings by appointment.

Tara Moss & Con Nikiforides



Sean O'Brien & Di Leeson



Ann & Lindsay Walters



Linda Green & Brenda Ramsay



Doug Cook & Hamish Mitchell

Yvette, Alan & Alex Blundell



Arpi Gajsci, Debbie Green & Jeff Smith



The Oracle under construction

THE ORACLE FUTURISTIC VISION TAKING SHAPE

NEWS FLASH - SELLING FAST

More than 80 per cent of The Oracle's 515 apartments, spread over the 40 and 50 level towers, are sold. The sales have averaged \$1.4 million and total close to \$600 million. Prices for The Oracle's remaining apartments range from \$690,000 to over \$12 million for the luxurious beachside tower's 650sqm penthouse.

The Oracle, a futuristic vision conceived by Niecon seven years ago and embraced by hundreds of apartment buyers, has 'surfaced' in imposing fashion in the heart of Broadbeach.

The cores that create the structural spine of the project's twin towers are moving skyward and the first apartment levels are about to be started. Progress will then accelerate, with a new apartment level expected to be completed each week. The excitement surrounding construction of The Oracle, which will provide a new retail and commercial hub for Broadbeach, has stimulated fresh buyer interest, with

Niecon achieving more than \$20 million in sales in a matter of weeks. More than 80 per cent of The Oracle's 515 apartments, spread over the 40 and 50 level towers, are sold. The sales have averaged \$1.4 million and total close to \$600 million.

Con Nikiforides, our CEO, is both elated and gratified over the success of The Oracle. "Considering the project will not be completed until late 2010, we have done amazingly well. We set out at the start of the new millennium with one major goal in mind - to become the best of the best among Gold Coast apartment developers." Mr Nikiforides says adding

to The Oracle's appeal is that it will have the Gold Coast's most upmarket retail boulevard at street level, complete with classy restaurants and cafes. "We intend to provide a lifestyle second to none, one where residents will only have to climb in a lift to enjoy a range of resident facilities, shopping, dining, entertainment, and one of the best beaches in the world."

Buyers at The Oracle have come from far and wide, with one person signing up for a \$9.585 million sub-penthouse in the project's beachside tower.

Prices for The Oracle's remaining apartments start at \$690,000 and go

to more than \$12 million, the tag on the beachside tower's 650sqm penthouse.

The 1.2 hectare site was excavated to a depth of 12 metres resulting in the removal of 130,000 cubic metres of sand, which was then spread on the beach.

Scores of concrete and steel piles were driven 25 metres into the ground and rafts to support the two towers were built using thousands of cubic metres of concrete and hundreds of tonnes of steel.

The multiple levels of basement parking have been completed and work is well under way on The Oracle's commercial levels.



BANG & OLUFSEN

STRATEGIC ALLIANCES

Two Reflection Tower Two penthouses have been further embellished thanks to alliances with two elite retail groups.

The home-grown Robertsons Furniture and Design and international leaders in audio and visual, Bang & Olufsen, have both contributed to the wow factor that has been created in the Reflection Tower Two penthouses. Con Nikiforides, our CEO, says the alliances with Robertsons and Bang & Olufsen have developed over the past few years and are mutually beneficial. "They both have a commitment to quality, attention to detail, and fine customer service. We share a lot of the same clientele and are able to jointly host product launches and support each other at functions."

Robertsons, which has been operating for more than 25 years, imports fine furniture from around the globe and also custom manufactures furniture. Ken Robertson says his company has always had a great respect for the Niecon product and philosophy.

"Niecon has the highest of standards in creating beautiful residences, so we make the perfect combination."

Mr Robertson says the two companies have a similar vision. "We both want to create the best and offer our clients something above the norm."

Robertsons has designed the interiors of the two Reflection Tower Two penthouses and graced one of them with a \$250,000 furniture package.

Bang & Olufsen's Deborah Green says that the company, around the world and in Australia, endeavours to work with developers who have a like-minded philosophy when it comes to the quality of their products. "We looked around on the Gold Coast and decided that Niecon delivered the best of the best in terms of apartments. "We think of ourselves as the best in the audio-visual department so Niecon is a perfect fit for us." Bang & Olufsen have supplied the home systems in the two Reflection penthouses.

HELPING TO BUILD A STRONG COMMUNITY

Grocon, which has been entrusted with building the iconic project The Oracle, is a family-owned Melbourne construction and development company that established itself in Queensland in 2006.

The 59-year-old group has a construction resume that includes landmark Australian projects such as Melbourne's Eureka and Rialto towers and the Crown casino.

The company has three major Queensland projects on its book, with Soul in Surfers Paradise and Vision in Brisbane.

The state team is led by Neil Baxter, general manager for operations in Queensland.

Neil led the Grocon tender team for The Oracle, working closely with Niecon to secure the project.

"In the short time we have been working in Queensland we have established a great working relationship with the Niecon group," says Neil.

"Grocon has hired 155 people in Queensland during the past three years and has rapidly expanded, despite the overall contraction of the property market."

"Through Grocon's Community Employment Program, where we hire young people from disadvantaged backgrounds, we have taken on a young person at The Oracle who is an early school leaver struggling to find work," says Neil.

Neil says that with its focus on innovation, and the unique Lubeca jumpform technology which allows two floors to be built simultaneously, Grocon is bringing a new level of safety to tall-tower buildings.

Grocon CEO Daniel Grollo says the company views The Oracle as a very exciting and iconic project.

"We look forward to delivering this project for Niecon over the next couple of years and know that it will be an iconic development on the Gold Coast."

Dayne May, Project Manager and Con Nikiforides, CEO



Alan Moss and Andy Ingram

BUILDING NIRVANA

Glenzeil, the construction company building Nirvana by the Sea, has a major similarity with Niecon – they have both made their mark at the luxury end of the apartment market.

Glenzeil, founded more than 20 years ago, has become a Gold Coast success story and is highly respected for the quality of its work and efficiency with which it undertakes its projects.

The company, founded by Geoff Rose and Ken Jones, completed its first upmarket high-rise at the start of the new millennium – the riverfront Sentinel tower in Surfers Paradise for Canberra developer Gary Willemsen.

Its last completed luxury tower was Allure, a beachfront Surfers Paradise tower finished last year and where the 13 apartments averaged more than \$4 million. Alan Moss, Glenzeil's Project Manager at Nirvana, says that working for developers such as Niecon is stimulating.

"It's especially refreshing to work for Niecon.

"The company's a client that is always looking to refine and improve a product, even at the expense of its own margins.

"CEO Con Nikiforides is very hands on and really knows his product.

"He wants only the best for his buyers."

Glenzeil, after a small beginning, has mushroomed to the point that it today has 70 staff.

It undertakes projects across the construction spectrum, including work in the education, industrial, hospitality, and health-care fields.

Glenzeil's portfolio of work includes a \$110 million, 16-level office tower, The Rocket, being built at Robina.

Founders Geoff Rose and Ken Jones retired from the company three years ago and ownership today rests with Ken Skrinis and Brian Gabriel.

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