

# amir prestige



1/2 Twenty Second Avenue Palm Beach QLD

4 🏠 3 🚗 2 🚗

We are proud to introduce this bespoke luxury villa that has been meticulously designed and built and offers effortless and sophisticated living making it ideal for those wishing to make the most of our wonderful coastal lifestyle.

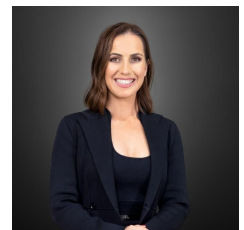
Designed by renowned building designer Stuart Osman, this brand new coastal villa forms part of a signature collection of five stunning residences and is positioned in the highly sought after Palm Beach area and located approx. 100m from the Palm Beach shoreline.

Offering a generous amount of living and accommodation, this North East facing villa spans across multiple levels offering three generous sized bedrooms including master suite with ocean views, three modern bathrooms plus powder, two living spaces (optional 4th bedroom) and on the upper floor you are welcomed with your very own

**Price** : \$ 1,690,000  
**Building Size** : 237 sqm  
**View** : <https://www.amirprestige.com.au/sale/qld/gold-coast/palm-beach/residential/townhouse/7548532>

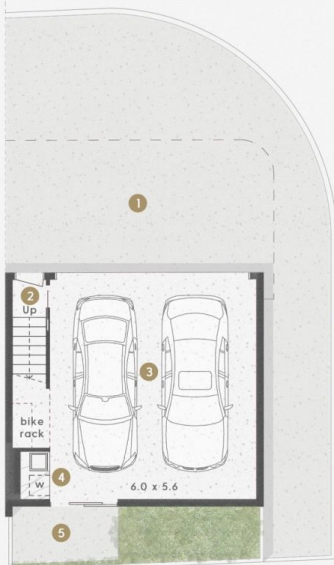


**Michael Jones**  
07 5555 1600



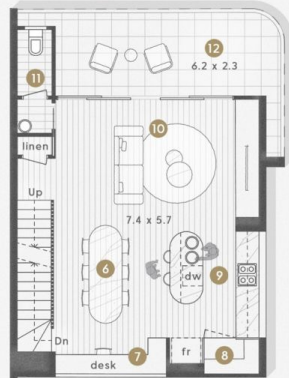
**Emma Gregory**  
07 5555 1600

TWENTY SECOND AVENUE

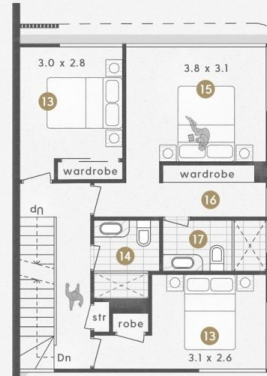


:: Ground Floor

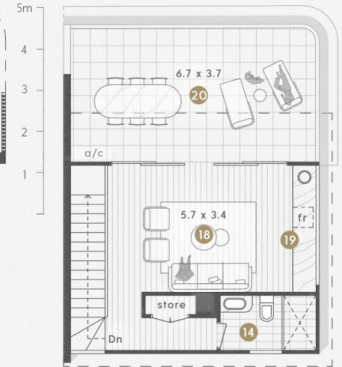
NORTH



:: First Floor



:: Second Floor



:: Third Floor

KEY

- 1. DRIVEWAY | 2. ENTRY | 3. DOUBLE GARAGE | 4. LAUNDRY | 5. DRYING COURT & BIN STORE
- 6. DINING | 7. STUDY NOOK | 8. PANTRY | 9. KITCHEN | 10. LIVING | 11. POWDER | 12. BALCONY
- 13. BEDROOM | 14. BATHROOM | 15. MASTER SUITE | 16. WALK-IN ROBE | 17. ENSUITE
- 18. UPSTAIRS RETREAT | 19. WET BAR | 20. ROOFTOP TERRACE

NORFOLK 22<sup>nd</sup>

22ND AVENUE



G C H W Y

1 / 1388 Gold Coast Highway, Palm Beach

3 Bed | 3 Bath + Powder | 2 Car

Internal 194m<sup>2</sup> | Balconies 43m<sup>2</sup> | Total 237m<sup>2</sup> or 25 Squares

amir prestige  
PROPERTY AGENTS

puredesign  
CONCEPTS  
plans for  
purpose

This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation, style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at [puredesignconcepts.com.au](http://puredesignconcepts.com.au)