



## A boutique coastal investment opportunity in Far North Queensland

*"Hidden between ancient Daintree rainforest and the Coral Sea, Eight Palm Cove is a rare offering, a place where architecture, nature and luxury living exist in quiet harmony."*

# At a glance

Property: Eight Palm Cove  
Location: Palm Cove, QLD  
Asset Type: Luxury resort apartments  
Residences: Studio & one-bedrooms

Ownership: Individual strata title  
Management: Professionally managed  
Rental yield: 5% gross (terms apply)  
Status: Under renovation



# The Vision

Eight Palm Cove is envisioned as a luxury timelessly designed coastal retreat, aligned with Palm Cove's evolution into one of Australia's most sophisticated beach destinations.

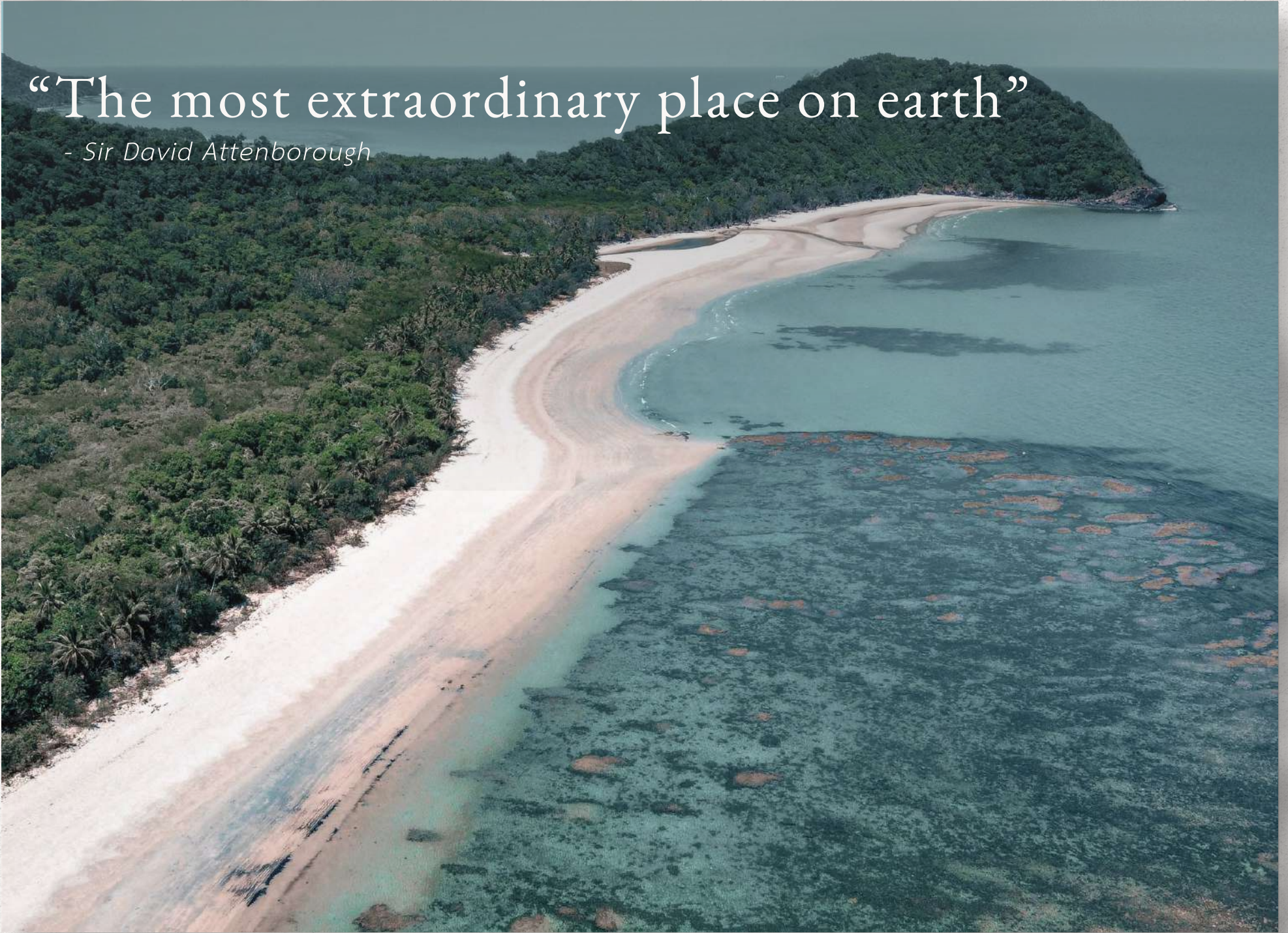
The redevelopment will transform the property into a boutique, low-density offering with light-filled spaces, landscaped surroundings and understated coastal luxury.

Positioned within a premium precinct alongside the new Hilton development, Eight Palm Cove delivers a high-quality asset designed for both lifestyle appeal and long-term value.



“The most extraordinary place on earth”

- Sir David Attenborough



# The Residences

Eight Palm Cove offers a limited collection of 43 studio and one-bedroom residences, designed for effortless coastal living and strong guest appeal.

Each residence is thoughtfully configured to maximise space, natural light and functionality, creating a refined yet relaxed environment suited to premium short-stay accommodation.

5% rental yield

Private balconies or terraces

Light-filled interiors

Furniture package available

Neutral coastal finishes

Air-conditioned throughout

Prices start from \$515k for studios

Prices start from \$661k for one bedroom apartments



One bedroom floorplan



Studio floorplan

# One Bedroom Apartments

Total Area: Approx. 56-84 m<sup>2</sup>

Price Range: From \$649,000

Rental: 5% yield

Open-plan living with seamless flow to a private deck or courtyard  
Contemporary kitchen with stone benchtops and integrated appliances  
Modern bathroom with walk-in shower  
Air-conditioning and quality coastal finishes throughout



# Studio Apartments

Total Area: Approx. 42-106.4m<sup>2</sup>

Price Range: from \$499,000

Rental: 5% yield

Open-plan living with seamless flow to a private deck or courtyard  
Contemporary kitchen with stone benchtops and integrated appliances  
Modern bathroom with walk-in shower  
Air-conditioning and quality coastal finishes throughout



# Apartment specifications

Premium Fisher & Paykel integrated  
appliances

Custom shaker-style cabinetry  
throughout

40mm stone benchtops with  
splashback

Antique brass fittings for a timeless  
coastal aesthetic

Natural sandstone elements adding  
warmth and texture



# Furniture Package

Furniture packages are tailored to each apartment with high quality fittings and furnishings.

Queen bed and bedsidess

Lounge suite (1 bedroom only)

Samsung TV and speakers

Table and chairs

Lamps and wall art

Full kitchen set-up

Bar stools

Alfresco dining suite



# Architecture & Design

Timeless elegance of Hamptons-inspired coastal design. Clean lines, soft detailing and a neutral palette create an aesthetic that feels both refined and relaxed.

Interiors maximise natural light and livability, quality finishes and a mix of textures including timber and stone. The environment reflects understated luxury and style.

A strong connection between indoor and outdoor living, with private balconies and airy spaces enhancing the coastal lifestyle. The property is visually timeless and appealing to the premium market.



# Resort Amenities

Central swimming pool with sun lounging areas

Pool bar for relaxed poolside dining and drinks

Dedicated wellness area including sauna, ice bath and rainforest shower

On-site concierge and reception facilities

Beautifully landscaped grounds with manicured gardens and tropical greenery

Illuminated timber boardwalk pathways throughout the resort



# Guest Experience

Just a 3-minute walk to glamorous Palm  
Cove beachfront and esplanade  
Boutique, low-density environment  
offering privacy and exclusivity  
Seamless resort-style living with indoor-  
outdoor connection  
Close proximity to high-end cafés,  
restaurants and village amenities  
Professionally managed to ensure a  
consistent, high-quality guest experience  
Designed to deliver a premium, relaxed  
coastal stay



# Location

Positioned in the heart of Palm Cove, in iconic Far North Queensland, Eight Palm Cove offers an exclusive coastal setting where a palm-lined beach meets the tropics.

Just a short drive from Cairns Airport, the location provides convenient access to natural icons including the Daintree Rainforest and the Great Barrier Reef, supporting strong tourism demand and long-term appeal.



A photograph of a tropical beach at sunset. Several tall palm trees are in the foreground, their trunks leaning slightly. The beach is sandy and the sea is calm. The sky is a mix of orange, yellow, and blue. In the distance, there are mountains and a small boat on the water.

“BEST BEACH IN THE WORLD”

*Conde Nast 2024*

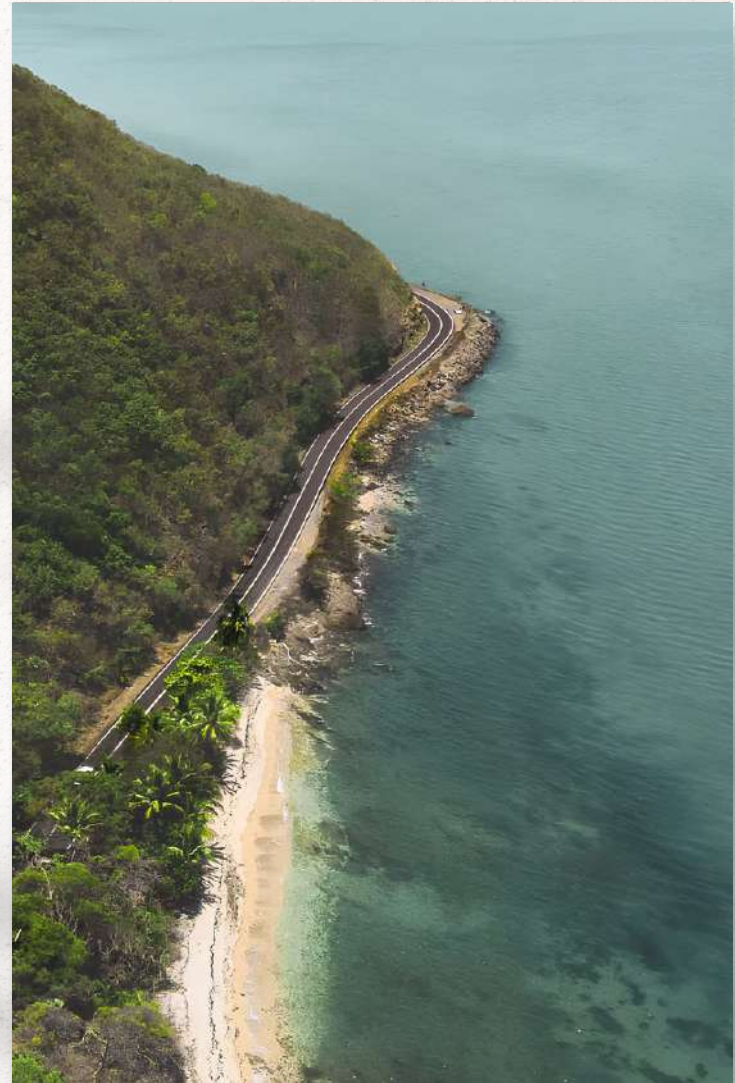
# Location

## Lifestyle and accessibility

Located in Palm Cove, one of Australia's most exclusive beachfront enclaves  
Just 25 minutes' drive from Cairns Airport  
Positioned between Cairns and Port Douglas

## Strong Tourism Fundamentals

Year-round tourism destination with consistent visitor demand  
Proximity to major natural attractions supporting occupancy  
Limited new supply within Palm Cove village



# Location

## Cairns & Regional Hub

Located within Cairns, the economic and tourism centre of Far North Queensland  
Major regional hub supporting healthcare, education and infrastructure investment  
Established base for tourism, marine activity and international visitation

## Economic and Tourism Drivers

Gateway to the Great Barrier Reef, one of the world's most visited natural attractions  
Proximity to the Daintree Rainforest, supporting global tourism demand  
Established reputation as a premium tourism destination attracting domestic and international visitors



# Site & Surroundings

Established, landscaped site  
with mature tropical planting

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Low-density configuration  
supporting privacy and exclusivity

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Eight Coral Coast Road - 3 minute  
walk to Palm Cove beachfront  
and esplanade

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Located in one of Palm Cove's  
most sought-after pockets,  
neighbouring the new Hilton  
resort

**EIGHT**  
PALM COVE



# Palm Cove Developments

Proposed safe harbour & marina enabling all-weather boating access with direct connectivity for reef tours, fishing and boating activity

Improved access to Double Island via regular marine transport

New foreshore parklands with landscaped recreational areas

Introduction of a swimming lagoon & family-friendly water facilities



# Palm Cove Developments

Significant increase in village parking capacity (approx. 130+ spaces) plus dedicated access roads improving traffic flow and accessibility

New dining & retail opportunities along the foreshore and expanded public spaces, walking areas and community facilities. So increased visitor activity driving tourism demand and local spending

Less than ten minutes walking distance to Eight Palm Cove



# Infrastructure Improvements

\$1B+ Cairns Hospital expansion strengthening the region's healthcare, employment and long-term population growth

Continued investment in transport and connectivity between Cairns and Northern Beaches, improving access to Palm Cove

Proposed Palm Cove foreshore and public realm upgrades enhancing amenity, accessibility and visitor experience

Ongoing improvements to local infrastructure, parking and village facilities supporting increased tourism demand



# Double Island Development

Private island across from Palm Cove, previously a resort frequented by celebrities has been purchased

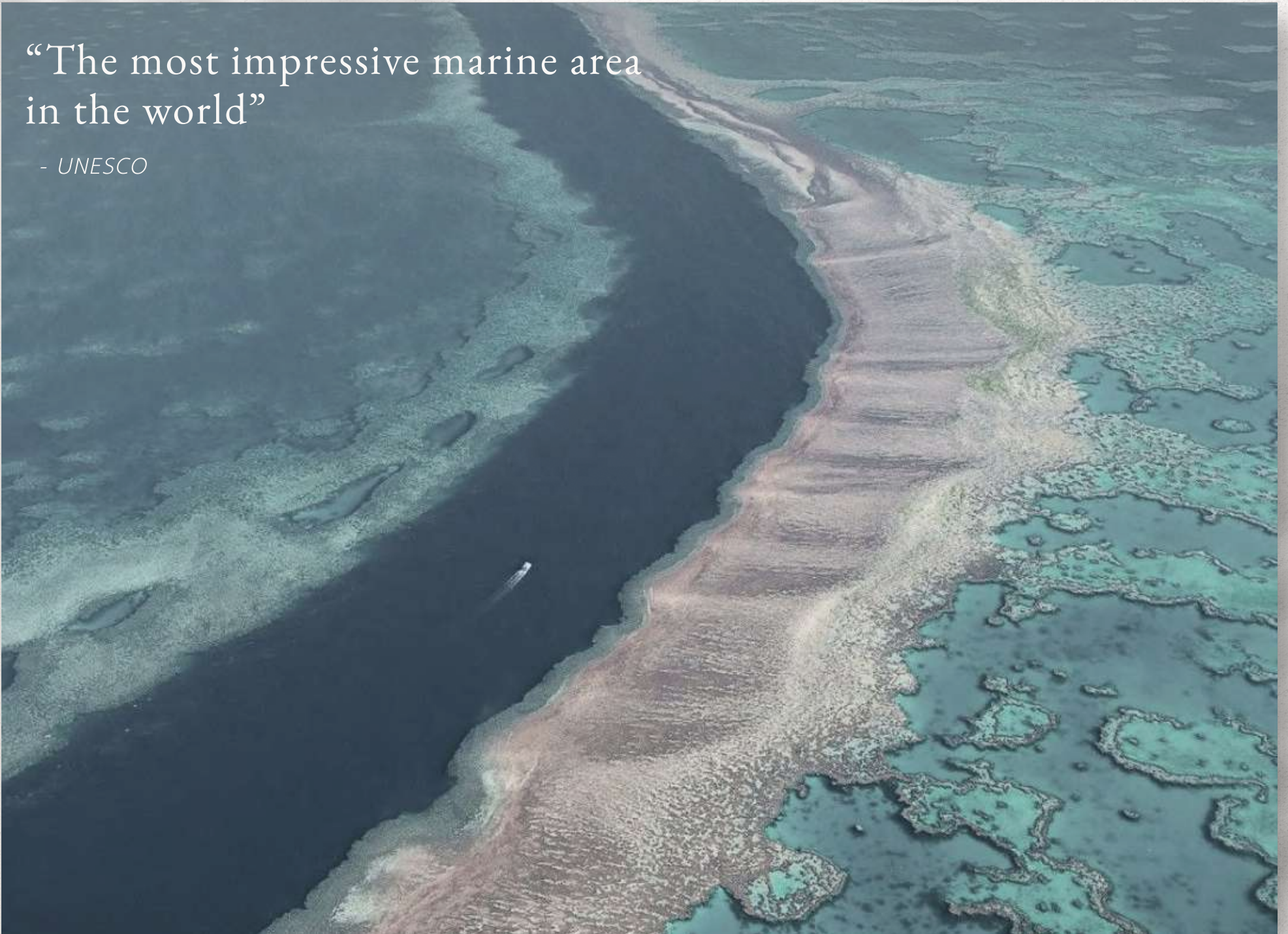
There are plans for the island to be developed for luxury tourism purposes

Driving growth and traction of high networth individuals to the Palm Cove area



“The most impressive marine area  
in the world”

- UNESCO



# Rental Yield

5% gross rental yield providing  
income certainty

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Structured to support investor  
confidence during early operation

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Opportunity to benefit from  
future upside beyond guarantee  
period



# Why 8 Palm Cove

Blue-chip location within up-and-coming Palm Cove  
Boutique, low-density resort environment

Professionally managed model  
Secure 5% rental

Strong alignment of lifestyle and investment appeal  
Positioned for long-term growth and demand



# Investment Overview

Boutique collection of studio and  
one-bedroom residences

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Individually titled apartments  
within a professionally managed  
resort

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Positioned in a high-demand  
coastal tourism market

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Designed to combine lifestyle  
appeal with income-producing  
potential



# Market Drivers

Strong domestic and international tourism demand in Far North Queensland

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Proximity to major natural attractions supporting year-round visitation

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Structured to support investor confidence during early operation

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Multiple new developments and infrastructure within the immediate area. Continued investment to



# ENQUIRE

Discover a rare opportunity to secure a residence within Eight Palm Cove - a boutique coastal retreat designed for both lifestyle and long-term investment.

**EIGHT**  
PALM COVE

