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Mosaic Momentum Builds Burleigh Tower Pipeline



Mosaic Property Group is making another play at dominating the Burleigh Heads residential market, filing plans for an 18-storey tower on Valentine's Day.

The tower was the latest in the Brisbane-based private developer's masterpiece series and included 28 half and full-floor apartments.

EMK Architects designed the plans for the 1012sq m site in place of the old six-storey Balnamara building at 166 The Esplanade, Burleigh Heads.

There were three levels of basement parking along with a rooftop pool and gym in the plans filed with the City of Gold Coast Council, which started the assessment process on February 18.

The project was just down the road from Isabel by Mosaic, [another 18-storey building](#) with 28 apartments that were approved in late 2023 and under construction at 96 The Esplanade.

The developer was busy in recent months building a \$570-million pipeline after recently completing Burleigh buildings Augusta in August and Florence in September.

On the northern end of the [Glitter Strip plans for 59 apartments](#) in a 37-storey tower at 22 Mary Street, Broadbeach, were filed in November.



▲ The plans for 166 The Esplanade, Burleigh Heads, for the Mosaic Masterpiece series designed by EMK Architects.

Mosaic managing director Brook Monahan said they were starting the new year with strong momentum and were continuing to experience robust demand from interstate and downsizers.

“We are very fortunate that our entire project portfolio is consistently near sell-out, reflecting robust and ongoing demand driven by the market’s attraction to our design-led developments,” Monahan said.

“Our long-established in-house construction arm enables us to manage costs effectively and seize key opportunities.”

Mosaic had four projects that were expected to reach completion in the first half of the year and **achieved \$210 million in pre-sales** at Kangaroo Point in Brisbane just before Christmas.