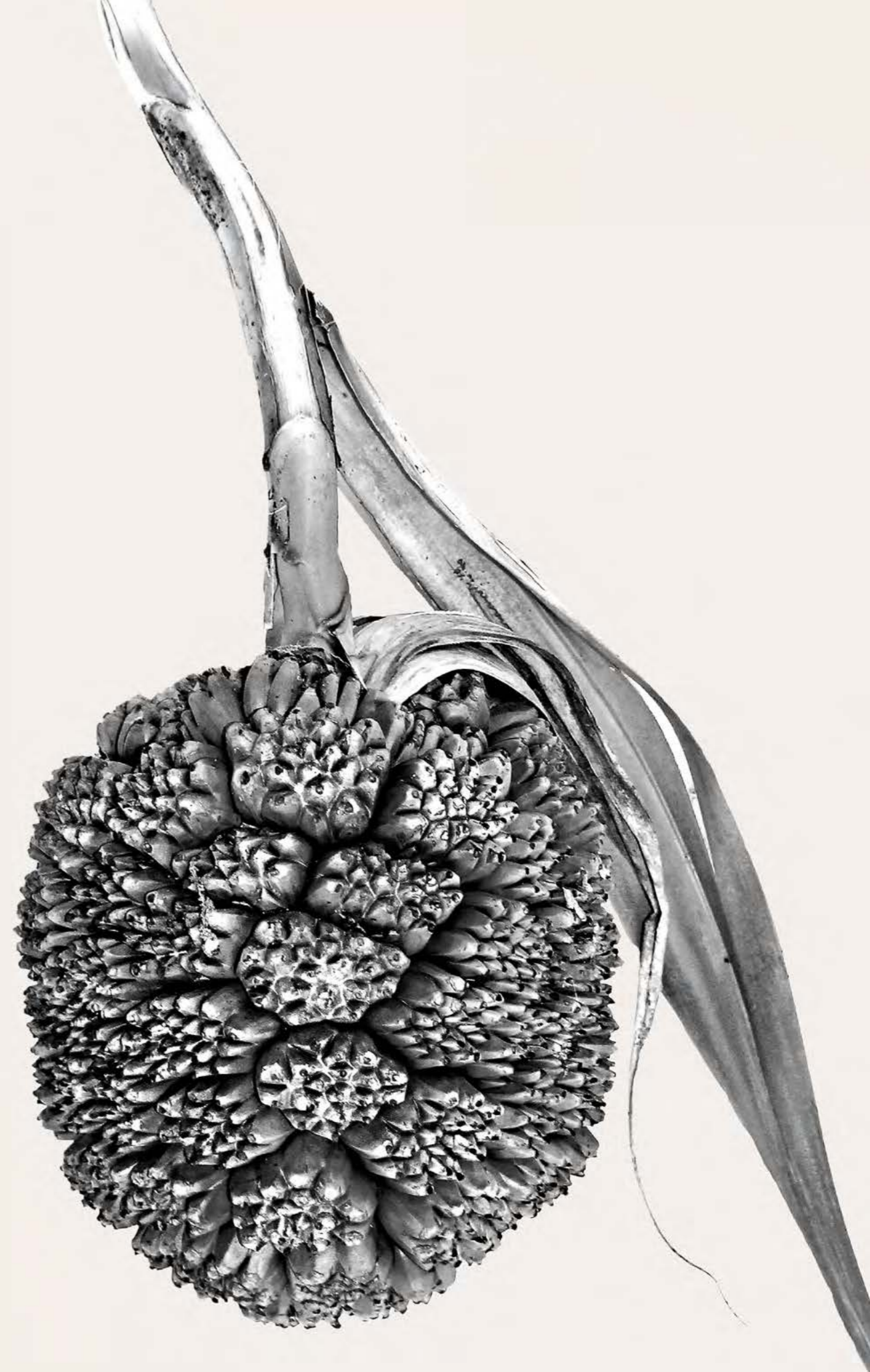


**KAI**

**KINGSCLIFF**

# The soul of Kingscliff

14 ELEGANT BEACHFRONT RESIDENCES



# The nature of Kai

Inimitably positioned on Dreamtime Beach, just a stone's throw to the north of Kingscliff, Kai manifests the quintessential coastal abode. Inspired by the intimate relationship of a living rainforest and pristine beach, these unique residences integrate seamlessly with their stunning natural environment.

To live here is to embrace elegance and simplicity in both architecture and location. Experience a harmonious sense of self and place, at one with unspoiled beaches, the tranquility of the forest, and the ever-present whisper of the ocean.





KAI KINGSCLIFF

Gudgen Creek



At Kai, the gentle hand  
of nature surrounds you  
with a sense of calm.  
This lightness of being is  
reflected in every aspect of  
this remarkable collection.

# A charming coastline

Salt, sand, and sunshine - nourishment of the soul every day.

The Tweed Coast offers a string of unspoilt beaches, bays, coastal villages, and hinterland hamlets stretching from Burleigh Heads to Byron Bay.

Just 13 kilometers from the Gold Coast Airport, Kingscliff combines the natural beauty of the region with convenience and amenity close to home. Enjoy a soulful beach stroll north in the open space of Dreamtime Beach or south to the charm of the Kingscliff township. From the sanctuary of Kai, the options are all yours.



KAI KINGSCLIFF



Kingscliff Beach Hotel



The quiet stature of the Cudgen lifesavers



Stone Studio & Co cafe

Ease into the distinctive, slightly bohemian charm of town. The aroma of fresh coffee drifts on the morning air, bustling kitchens and eclectic providers tempt the taste buds, and a variety of shops and services render Kingscliff an active, walkable locale. Lively, laid-back and coastal, it's a very easy community to call home.



The Salt Mill



• BURLEIGH HEADS

• CURRUMBIN

**GOLD COAST AIRPORT**

• TWEED HEADS

• FINGAL HEAD

• DREAMTIME BEACH

**KAI**

• KINGSCLIFF

• CASUARINA

• CABARITA BEACH

• HASTINGS POINT

• POTTSVILLE

PACIFIC  
OCEAN

MULLUMBIMBY

• BRUNSWICK HEADS

KYOGLE

FEDERAL

• BYRON BAY

LAMINGTON  
NATIONAL PARK

SPRINGWOOD  
NATIONAL PARK

QUEENSLAND

NEW SOUTH WALES

MURWILLUMBAH

MT BARRETT

KAI

# A natural habitat

A luxurious retreat, the seclusion of rainforest, and the therapy of the ocean, together in one peerless location.





# Drawn with nature in mind

Sophisticated architectural design from the award-winning studios of Tim Stewart Architects. Kai offers soothing ocean breezes, a verdant, leafy outlook, abundant natural light, and flowing, open-plan layouts in sync with relaxed, coastal living. Sublime sunrises, balmy beach days and star-filled night skies - all underscored by elegant, functional design.





KAI KINGSCLIFF

INTERIORS NOW!  
A World History



Soft furnishings, fabrics  
and finishes inspired by  
the rich palette of the  
natural environment.  
Real, tactile, soulful.

KAI KINGSCLIFF



Exquisite design with abundant space and light, surrounded by natural beauty. The art of living, perfected.

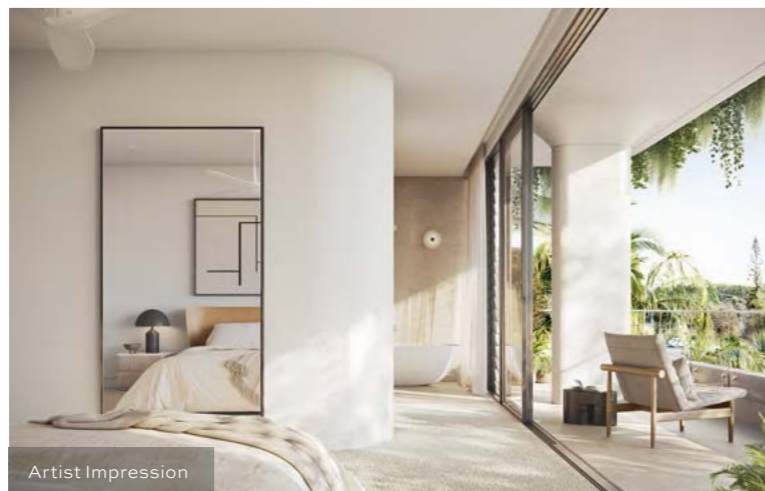






Space, privacy, and light.  
East to west layouts showcase  
majestic, hinterland sunsets and  
put rainforest and ocean at  
your back door. Spacious floor  
plans promote an effortless  
flow between living and  
private spaces.

KAI KINGSCLIFF



Natural fabrics and earthy textures create a calm, unhurried  
ambiance and a warm welcome.



# Considered spaces

From the tangible rewards of serene living spaces and private courtyards, to the practical convenience of secure, undercover car spaces and a host of community amenities, Kai gives full consideration to meaningful details.

Fulfilled living with the soul of Kingscliff.



# A holm grown vision

For Godfrey Esmonde, Director and Founder of Holm Developments, there is no more important factor in the decision to develop a property than its location.

“For us as a company, we need to be passionate about what we deliver and where its delivered. Nothing invokes that passion more than iconic locations. When people look at our projects to date, they will see developments where the natural beauty and amenity of the location does the talking for us. I want our projects to enhance these locations but not overpower, the star of the show shouldn’t be the development or the developer, it should be the combination of the architecture and interior design blending seamlessly with the natural environment to create a truly remarkable outcome enjoyed by the few lucky enough to reside in such a location”.

Holm Developments will continue to focus on delivering refined living spaces in such locations. Our legacy will be delivering projects we can look back on in time and reflect on their enduring qualities and attributes. Kai Kingscliff is no exception.



## FEATURE PROJECT – PAMA CASUARINA

Nestled on the glistening coastline of northern NSW, just north of Byron Bay and just south of the Gold Coast, Pama Casuarina invokes easy living and coastal style.

Under Construction and due for completion ahead of program in August 2024, Pama is the first project for Holm Developments in Northern NSW. Pama embodies the hallmarks of a Holm project, stunning architecture, refined spaces and an iconic location.

Holm Developments has built an enviable reputation for their award winning developments in some of the East Coast’s most desired locations. Pama continues this tradition bringing luxury and classic design to idyllic Casuarina Beach.





**1300 512 492**  
**KAIKINGSCLIFF.COM.AU**

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