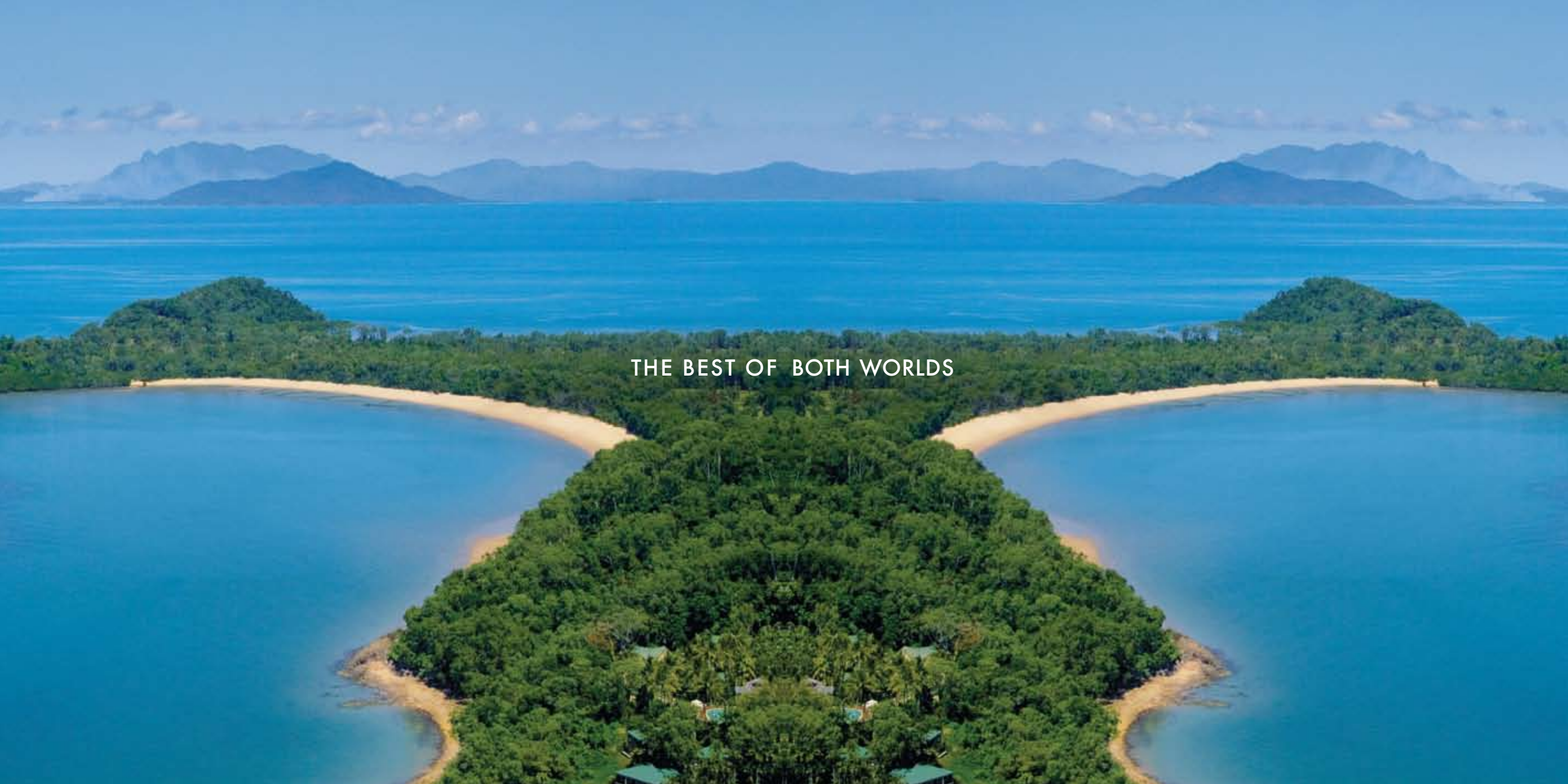


WELCOME TO A MEETING OF TWO
INCREDIBLE WORLDS. A PLACE WHERE
TROPICAL RAINFOREST MEETS AQUATIC
PLAYGROUND. A UNIQUE MELDING OF
TWO WORLD HERITAGE LISTED SITES.
A DESTINATION WHERE ONE OF THE
PLANET'S MOST PURE ENVIRONMENTS
MEETS AN INVESTMENT OPPORTUNITY
LIKE NO OTHER. WHERE NATURE MEETS
LUXURY AND WHERE A PRIVILEGED FEW
CAN ENJOY AN UNRIVALLED LIFESTYLE.
WELCOME TO THE BEST OF BOTH WORLDS.



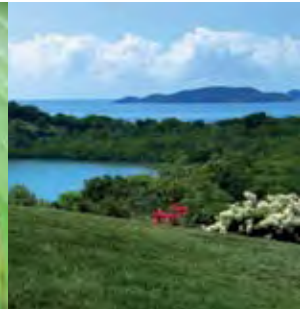
THE BEST OF BOTH WORLDS

An aerial photograph of a tropical island. The island is divided into a central, elongated peninsula covered in dense green forest, and two crescent-shaped bays on either side. The water in the bays is a deep blue, while the open ocean beyond is a lighter, vibrant blue. In the far distance, a range of mountains is visible under a clear sky with a few wispy clouds. The text "THE BEST OF ENVIRONMENT & INVESTMENT" is centered over the middle of the island.

THE BEST OF ENVIRONMENT & INVESTMENT



Set on a secluded bay with commanding views of Dunk, Bedarra and Hinchinbrook Islands, Lugger Bay is the best beachfront property offered on the east coast of Australia. Positioned at the southern end of Mission Beach's 14km of pristine golden beaches and comprising approximately 50 acres of lush private rainforest, this exclusive gated estate contains 13 enormous blocks each with stunning island ocean views and beach access. Whether you are building for the global holiday market or creating your own private retreat, this is an investment that will generate substantial financial and lifestyle returns.





THE BEST OF BOTH WORLDS

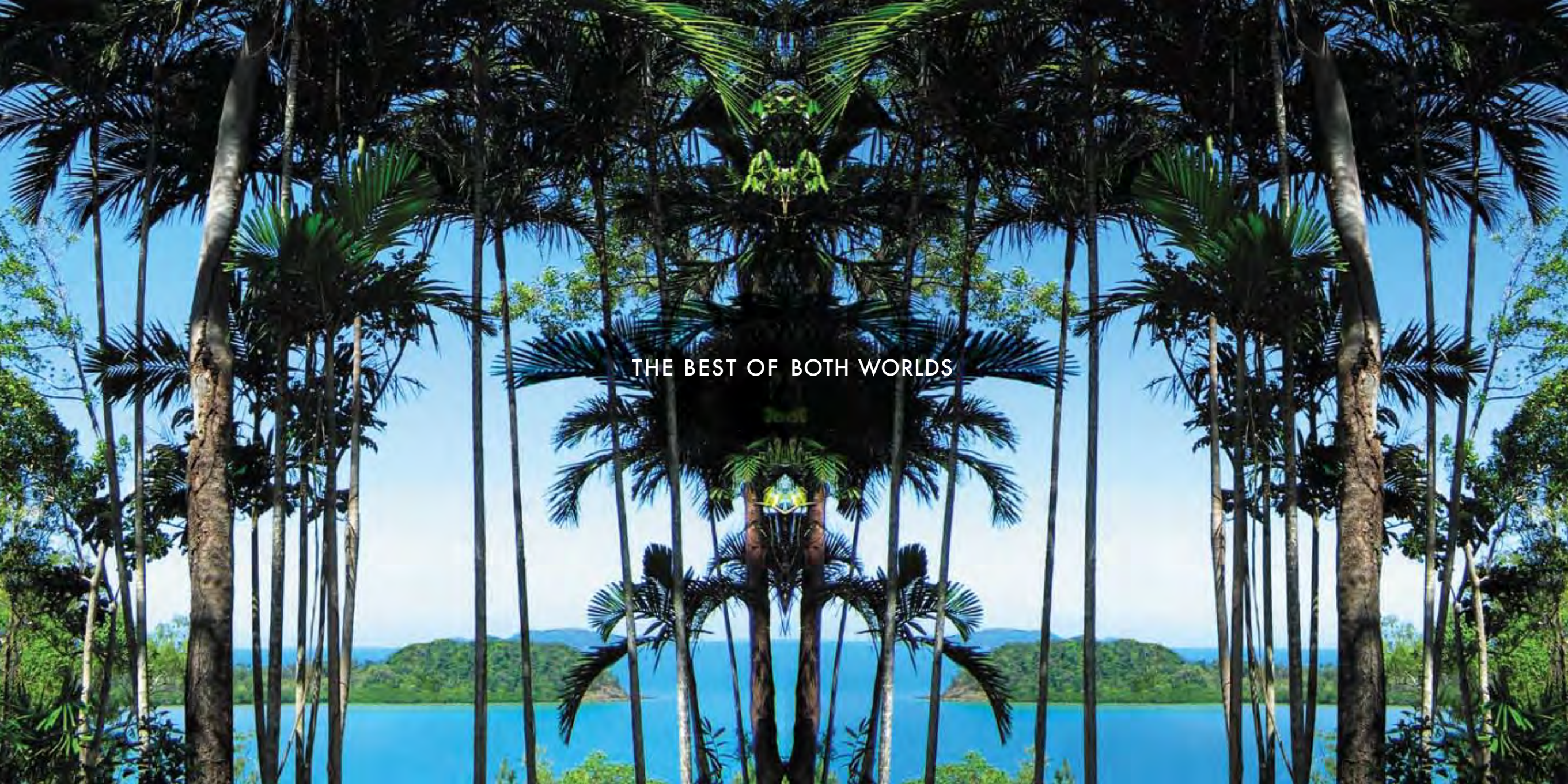


THE BEST OF RAINFOREST & REEF

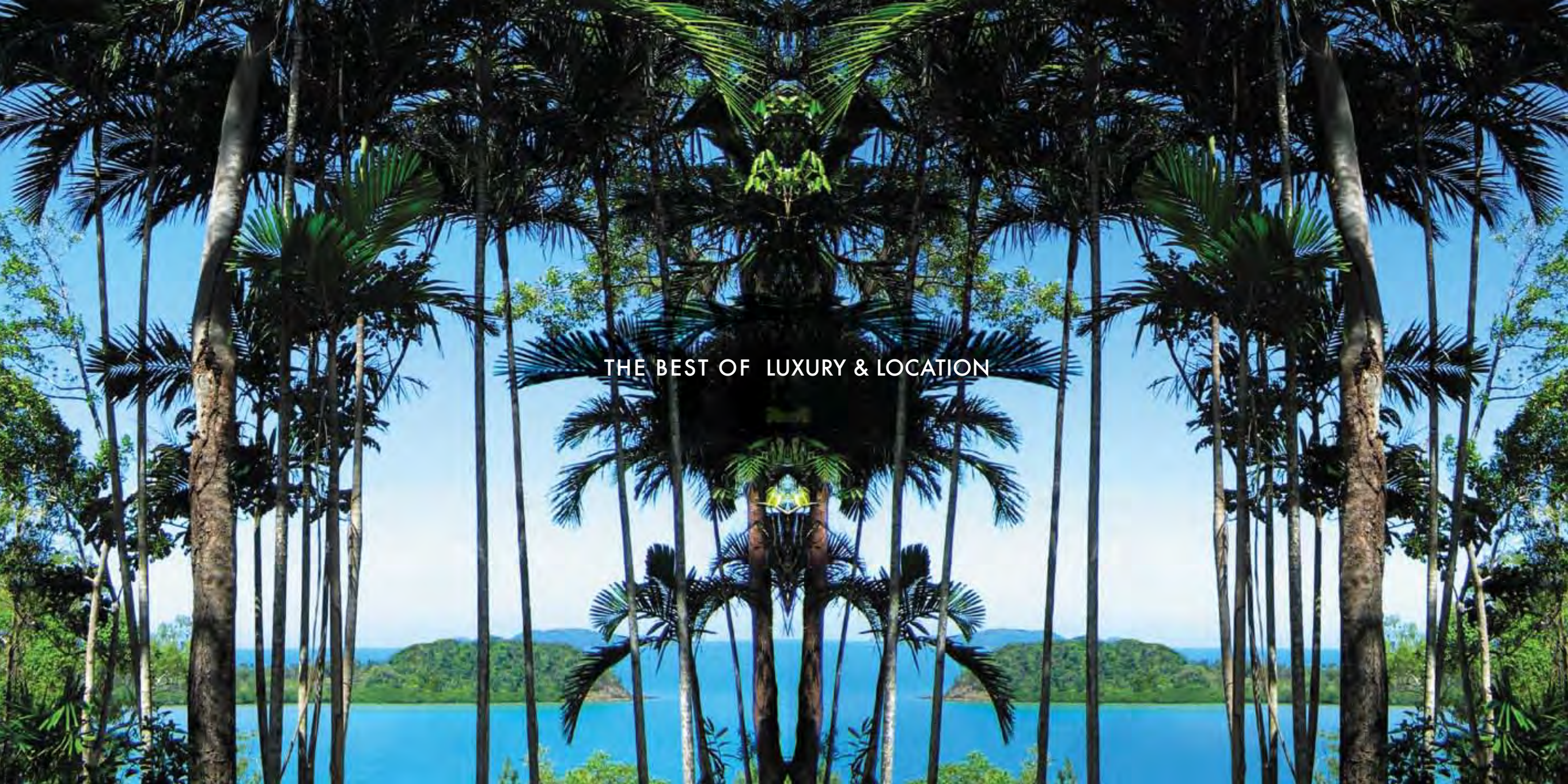


Rarely can a property boast a World Heritage site on its doorstep. Let alone two. Recognised as one of the most ecologically rich sites in the world, Lugger Bay is uniquely situated between the World Heritage listed Great Barrier Reef and the Wet Tropics Rainforest. Home to a diversity of plant and animal life - including the magnificent Ulysses Butterfly and the endangered Southern Cassowary, Lugger Bay is a true eco wonder. And with Mission Beach being the closest departure point to the world famous Great Barrier Reef, you can dive the crystal clear waters, enjoy lunch on one of the many idyllic island beaches, take an enchanting rainforest walk, or even shoot the rapids of the famous Tully Gorge.



A tropical landscape featuring a dense stand of tall palm trees in the foreground. The trees have slender trunks and large, fan-shaped fronds. In the background, a vibrant blue body of water, likely a lake or bay, stretches across the horizon. The water is framed by green, hilly islands or peninsulas. The sky is a clear, bright blue. The overall scene is lush and serene, capturing a beautiful tropical vista.

THE BEST OF BOTH WORLDS

A vertical photograph of a tropical landscape. The foreground is dominated by several tall, slender palm trees with dark trunks and large, fan-shaped fronds. The trees are arranged in a way that creates a sense of depth and perspective. In the background, a bright blue body of water, possibly a bay or a lake, stretches across the horizon. The water is framed by green, hilly islands or peninsulas. The sky is a clear, light blue. The overall scene is bright and sunny, suggesting a warm, tropical climate. The text "THE BEST OF LUXURY & LOCATION" is centered in the middle of the image in a white, sans-serif font.

THE BEST OF LUXURY & LOCATION



Only 90 minutes from Cairns International Airport, the luxury of Luggier Bay is closer than you think. The stunning drive along The Great Green Way takes you through rainforests, cane fields and picturesque country towns. Or for those who can't wait, there's even a private helicopter service that will take you straight to Mission Beach. As well as five-star leisure, Luggier Bay residents can also enjoy the benefits of a private butler service from the nearby five-star Elandra Resort. And soon you'll be able to drive your buggy straight from your front door to the soon to be developed Thomson Perret designed golf course. Luxury really has never been so close.

THE BEST OF BOTH WORLDS IS NOW SELLING

Lugger Bay is truly a premium investment with magnificent lifestyle options. Fully serviced blocks from 3,800m² to 7,956m² (not including rainforest common area and private driveways). Prices from AUD \$1.2m.

To arrange a personal tour contact James Neville-Smith on +61 (0) 418 877 236 or email jns@castaways.com.au

luggerbay.com.au

LUGGER  **BAY**
AT MISSION BEACH



