

## Kiah Beach Houses



Luxury beach homes in Byron Bay's newest development, Kiah Beach Houses, are being snapped up, with five already sold for a total of \$10.7 million just 10 weeks since their completion and official release. The \$35 million project, which comprises 16 north facing villas, has also been rushed with enquiry, with very few new projects coming on-line, and a pent-up demand for premium property, in the highly sought-after coastal town. New research by property analyst Colleen Coyne found just 96 new houses and 61 other dwellings had been approved in the Byron Bay area in 2007/2008. The report also showed dwelling approvals in the region had consistently averaged about 160 per annum since 2003. Kiah Beach Houses sales agent Paul McCarthy said savvy buyers had recognised there were limited opportunities to secure quality new property in Byron Bay. "There are very few development sites left in the township and the approval process for new projects can be timely and quite restrictive," he said.

"As a result, when a new development is completed, it is generally snapped up quickly because buyers realise it could be a long time before they get another chance to purchase prime real estate in Byron Bay.

"Sales of premium product, in particular, remains strong regardless of market conditions, because buyers with the money to spend don't want to deny themselves the pleasure of owning the very best property available.

"The research compiled by Colleen Coyne found sales in Byron Bay had virtually mirrored building approvals over the last seven years, due to a lack of supply and the fact existing properties are tightly held, rather than a lack of demand.

Kiah Beach Houses, developed by Cove Group and designed by award-winning architect Michael Hesse, is situated on a two acre site on Belongil Beach, just a seven minute walk from the centre of town.

Builder Glenzeil recently took out top honours for the project in the 'best multi-unit development four units and over'

category of the Excellence in Regional Building Awards - Northern Region, an initiative of the Master Builders' Association of NSW.

Priced from \$1.8 million to \$1.95 million, the two-storey homes feature two bedrooms, two bathrooms, a multi purpose room on the ground level, two secure car spaces and easy beach access.

Cove Group director Kerry Dunn said, as the first project of its kind in Byron Bay, Kiah Beach Houses had raised the bar for new development in the area.

"Kiah Beach Houses' combination of a prime location, cutting-edge architecture and environmental sensitivity has struck a chord with purchasers," he said.

"We have created a series of truly unique homes, which offer luxury living while blending seamlessly with the surrounds, including two native rainforest areas, which have been retained in their natural state."

About 310 trees and palms, the majority of which are species native to Byron Bay, were planted on site as part of extensive landscaping to complement and extend the existing rainforest re-growth.

Other environmentally sensitive principles include rainwater tanks totaling more than 70,000 litres, low-energy lighting and a building form allowing for natural cooling and ventilation.

Kiah Beach Houses is the second Byron Bay project for Sydney-based Cove Group, which was also behind a boutique apartment project completed at 14 Bay Street in 2006.

