



CASE STUDY

Isabel by Mosaic – Burleigh Heads, Gold Coast

Overview

Isabel by Mosaic is a premium residential development located at 96 The Esplanade, Burleigh Heads on Queensland's Gold Coast. Part of Mosaic Property Group's Masterpiece Series and designed in collaboration with Koichi Takada Architects, the development comprises a limited collection of luxury half and full-floor residences and Sky Homes. The quality of finishes throughout the development extends into the building's car parking areas, where a durable, hard-wearing and visually consistent flooring system was required to complement the overall standard of the project.

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Project Details:

Project: Isabel by Mosaic – Burleigh Heads, Gold Coast

Project Area: 3,000m²

Completion: September 2026

Coating System: Enduradeck SD, Enduradeck HD

Architect: Koichi Takada Architects

Flooring Applicator Specialist: Multiblast

Flooring Solution / System Featured:

ENDURADECK SD car park deck coating

ENDURADECK HD slip resistant deck coating

The combination of Enduradeck SD and Enduradeck HD ensured a high-performance, slip-resistant flooring system capable of meeting both the aesthetic and durability requirements of this premium residential development.

Scope of Works:

Multiblast Industrial Flooring was engaged to complete the high-build epoxy flooring system throughout the car park. A three-coat high-build epoxy system (Enduradeck SD) was installed throughout the main car parking areas, providing a seamless, durable finish designed for ongoing vehicular and pedestrian traffic. Recognising the increased mechanical demands placed on high-traffic sections of a car park, the system was increased to four coats (Enduradeck HD) across all ramps and major vehicle turning areas. These locations are subject to greater wear from acceleration, braking and tyre movement and therefore required an enhanced coating build for additional durability and long-term performance.

Project Highlights / Features & Benefits:

- High-build epoxy flooring system throughout the residential car park.
- Three-coat system to general car parking areas.
- Four-coat system to ramps and major vehicle turning areas.
- Enhanced coating build in high-wear traffic zones.
- Seamless, durable and easy-to-maintain finish.
- Flooring finish consistent with the high standard of the Isabel development.

Project Outcome:

The works included preparation of the concrete substrate followed by the staged application of the specified A&I Coatings epoxy flooring system.

Particular attention was given to maintaining a consistent finish across the main parking areas while providing additional coating protection to ramps, turning zones and other areas exposed to increased vehicle movement. The completed system provides a hard-wearing, seamless and easy-to-maintain surface suited to the demands of a premium residential car park.



A&I Coatings National Distribution Centres:

NSW

Manufacturing & Distribution Facility / Moss Vale
7 Lackey Road
Moss Vale, NSW 2577
PO Box 820 Moss Vale NSW 2577
P: 1800 819 585
E: helpdesk@aicoatings.com
F: 02 4869 3031

Sydney Distribution Centre

25 Hargraves Place
Wetherill Park, NSW 2164
P: 02 7240 3211
E: wetherillpark@aicoatings.com

QLD Distribution Centre

25 Ashover Road
Rocklea, QLD 4106

SA Distribution Centre

23-45 Stock Road
Cavan, SA 5094

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Unit 1/7 Neil Street
Osborne Park, WA 6017

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