

# AVANI

Mooloolaba Beach

## Avani Mooloolaba Beach Hotel



## Beach Days. Rooftop Nights. Avani Mooloolaba Beach Hotel in Between.

Positioned in the heart of Mooloolaba, Avani Mooloolaba Beach Hotel sits just 100 metres from the sand, where gentle surf breaks meet the buzzing esplanade.

Mooloolaba is famous for striking the perfect balance between laid-back and action-packed. Spend the morning floating in the calm shallows, wander golden sands made for lazy strolls, then chase the swell at nearby Alexandra Headland. Swap saltwater for fresh air in the Glass House Mountains, or dive into the local food scene brimming with flavours from Queensland's best producers.

The Sunshine Coast's first brand new hotel in almost 40 years, Avani Mooloolaba Beach Hotel delivers that same sense of balance. A touch of luxury, a dash of fun, a spark of

memorable service, every detail delivered in just the right measure. Wake with a sunrise swim, then head 12 storeys up to the rooftop, where a heated pool, private cabanas and Sully's Rooftop take in uninterrupted views stretching north to Point Cartwright and west to the Glass House Mountains.

Retreat to sleek, spacious rooms made for both sleep and style, each with a private balcony and the ocean or hinterland on show. From buzzing social spaces to quiet corners made for unwinding, it's a stay that's effortless, relaxed, and full of personality.

Avani Mooloolaba Beach Hotel is your beach escape with a splash of adventure, right in the heart of Mooloolaba.

Opening Date: May 2026  
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Management:  
Ownership:

KPAT Hotels  
KPAT Hotels

Hotel General Manager:

Scott Wright  
gmooloolaba@avanihotels.com.au



## Highlights

### AVANI

Australia's first Avani hotel, marking the brand's debut in the Australian market.



12-levels with 180 rooms and suites, catering to solo travellers, couples, groups and families.



Uninterrupted views and direct access to Mooloolaba Main Beach and 3 minutes by car to Alexandra Headland.



30 minutes by car to Australia Zoo.



5 minute walk to SEA LIFE Sunshine Coast Aquarium and The Wharf Mooloolaba.



2 minute walk to the Esplanade for shopping and dining options.

# Arrive

Right in the heart of the buzzing Mooloolaba Esplanade, you're steps from boutique shopping, fresh coastal flavours, and local attractions. Wander to the Mooloolaba Wharf or meet the marine life at Sea Life Sunshine Coast. Chase waves at Alexandra Headland or swap the sand for the soaring Glass House Mountains and an afternoon of adventure.

## Car

1 hour 15 minutes from Brisbane CBD  
3 hours 30 minutes from the Gold Coast  
2 hours 40 minutes from Toowoomba

## Air

15 minutes from Sunshine Coast Airport  
60 minutes from Brisbane Airport  
3 hours from Gold Coast Airport  
3 hours from Toowoomba Wellcamp Airport

## Public Transport

Regular bus services connect Mooloolaba with other Sunshine Coast towns and Brisbane.

## Ride Share / Taxi

Readily available, including from Sunshine Coast, Brisbane, and Gold Coast airports.

## Parking

On-site secure parking available.  
Additional public parking nearby for visitors.



Avani Mooloolaba Beach Hotel offers 180 guest rooms, including 55 suites, all positioned to embrace the natural beauty of Queensland's Sunshine Coast. Each guest room is refreshingly understated, reflecting a contemporary coastal sensibility paired with the warm and welcoming spirit of the region. Practical yet sophisticated in character, thoughtful personal touches and carefully considered details ensure every stay is truly memorable.

## Deluxe Twin (27m<sup>2</sup>)

Perfect for friends or families, the Deluxe Twin features two double beds wrapped in quality linens, a relaxed seating area and light timber interiors that nod to the Sunshine Coast's coastal character. Enjoy complimentary WiFi, a minibar and a 55" TV. The private travertine bathroom offers a walk-in shower, bathrobes and Malin + Goetz toiletries.



## Deluxe King (27m<sup>2</sup>)

Refined coastal living in a thoughtfully designed king room. Unwind in a sofa seating area, stay connected with complimentary WiFi and a Bluetooth speaker, and enjoy the convenience of a minibar and tea and coffee facilities. A 55" TV and air conditioning ensure every comfort is covered. The travertine walk-in shower, bathrobes and Malin + Goetz toiletries complete the experience.

## Ocean Twin (27m<sup>2</sup>)

The Ocean Twin brings together generous twin bedding and a private ocean breeze balcony, making it a favourite for travelling companions. Enjoy a relaxed seating area, minibar, tea and coffee facilities and complimentary WiFi. The 55" TV and Bluetooth speaker keep the mood just right, while the travertine walk-in shower, bathrobes and Malin + Goetz toiletries await in your bathroom.



## Ocean King (27m<sup>2</sup>)

Step onto your private balcony and enjoy the Ocean breeze. The Ocean King offers a king bed, sofa seating area, minibar and complimentary WiFi. A 55" TV and Bluetooth speaker add the finishing touches, while the travertine walk-in shower and Malin + Goetz toiletries bring elevated luxury to your stay.

## Junior Suite (40m<sup>2</sup>)

Space, style and more room to relax. The Junior Suite offers a generous lounge area and private ocean or marina view balcony, perfect for lingering over a pod coffee or evening cocktail. Complimentary WiFi, a minibar and a 65" TV elevate the experience. In the bathroom, a large oval bathtub and walk-in travertine shower invite you to slow down.



## Ocean Suite (45m<sup>2</sup>)

The pinnacle of coastal luxury. The Ocean Suite delivers ocean breezes from a generously sized private balcony and a large lounge area designed for those who appreciate space. A pod coffee machine, minibar and complimentary WiFi ensure everything you need is within reach. In the bathroom, an ultra-large luxury oval or round bathtub and walk-in travertine shower make every morning and evening a ritual worth savouring.



| Room Type                                   | Size (m2) | Levels | Bed         | Number of Rooms |
|---------------------------------------------|-----------|--------|-------------|-----------------|
| Deluxe Twin                                 | 27        | 4-11   | Two Doubles | 19              |
| Deluxe King                                 | 27        | 4-11   | King        | 25              |
| Deluxe Accessible King                      | 32        | 3-11   | King        | 9               |
| Ocean Twin                                  | 27        | 3-11   | Two Doubles | 35              |
| Ocean King                                  | 27        | 3-11   | King        | 39              |
| Junior Suite                                | 40        | 3-11   | King        | 18              |
| Ocean Suite                                 | 45        | 3-11   | King        | 35              |
| 2 bedroom interconnecting rooms - available |           |        |             |                 |



# Refresh & Relax

At Avani Mooloolaba Beach Hotel, every space is designed for how guests want to holiday. Take in sweeping ocean views from the showstopper rooftop pool and bar, perfect for sun-drenched afternoons or cocktails on repeat. Keep your routine on track at AvaniFit, our state-of-the-art gym, or slow it right down with a restorative treatment at AvaniSpa.



## Rooftop Pool

A heated rooftop pool made for unwinding, with private cabanas, craft cocktails, all-day grazing, and bottle service just for guests.

## AVANISPA

Avani Mooloolaba Beach Hotel redefines the traditional spa experience by combining modern day rituals with ancient wisdom through results-oriented treatments that adapt to guest needs and desired outcomes.



## AVANIFIT

A comprehensive wellness experience that enhances guests' entire stay, including a highperformance fitness studio, healthy dining options, in-room wellness guidance, and mindful living inspiration tailored to support individual health and performance goals.

# Events

Our contemporary events space curates bespoke experiences that go beyond ordinary hotel functions. From intimate boardroom sessions to show-stopping celebrations for up to 250 guests, where cutting-edge technology meets culinary artistry and exceptional service.

| Spaces     | SQM | Maximum Capacity |          |
|------------|-----|------------------|----------|
|            |     | Seated           | Cocktail |
| Ballroom   | 274 | 180              | 200      |
| Mooloolah  | 85  | 72               | 80       |
| Headland   | 62  | 54               | 70       |
| Glasshouse | 62  | 54               | 65       |



# Weddings

Sunlight. Salt air.  
Something unexpected.

Avani Mooloolaba Beach Hotel brings a new kind of wedding to the Sunshine Coast. Elevated, modern and completely you. Our event space is made for the couple who favours clean lines over tulle and timeless details over trends.

From golden hour drinks to candlelit dinners that linger late into the night, we create the kind of celebration that feels as good as it looks. Every element considered. Nothing overdone.

## Our Offering:

- A-list planning team with trusted wedding vendor partnerships
- Bespoke, seasonal menus
- Minutes from iconic ceremony and photo locations, such as Osprey Gardens, Point Cartwright and Emu Mountain



# Taste

Avani Mooloolaba Beach Hotel serves up three distinct dining experiences, each with its own personality. Whether it's a lazy poolside afternoon, a celebratory dinner, or a sunset cocktail hour, our spaces bring something totally unique to Mooloolaba — experiences you won't find anywhere else along this iconic stretch of coast.



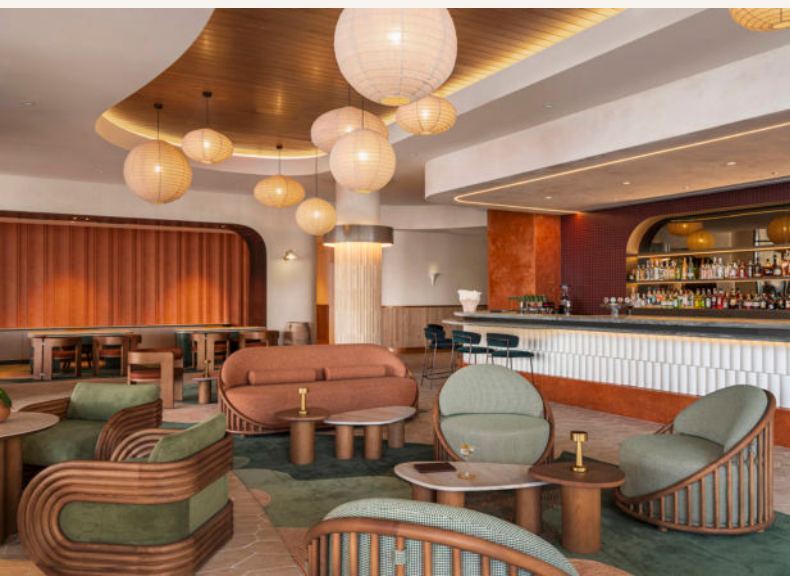
## Sullys Rooftop

12 storeys above Mooloolaba, offering sweeping panoramic views over Mooloolaba Beach, stretching north to Point Cartwright and west to the Glass House Mountains. A relaxed space for modern Australian dining, high above the coastline.

## First Avenue Cellar & Bar

A ground floor retail liquor space featuring curated wine tastings, a gourmet provisions larder, and a restaurant and bar offering a seasonal European menu of small and shareable plates.

COMING Q4 2026



## Lobby Bar

Offering dynamic all-day dining. Brewing coffee by morning, mixing cocktails by evening, and serving fresh Modern Australian bites.



Mooloolaba Beach

Mooloolaba Espl

First Ave

**AVANI**  
Mooloolaba Beach

Brisbane Rd

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