



# Vinterra Resort

*Information*

A new premium resort blending luxury accommodation, wellness, art, and coastal beauty.

3.6 hectares,  
1271 Caves Road,  
Margaret River Region,  
Western Australia



# Western Australia's new icon of *coastal luxury & wellness.*

This premium resort is designed to deliver a refined, immersive experience that celebrates the unique coastal and rural character of Western Australia's southwest.

Surrounded by breathtaking natural beauty and a rich tapestry of regional attractions, the development offers unparalleled lifestyle appeal and ease of access for both domestic and international high-net-worth travellers.

Perfectly positioned just minutes from pristine beaches, acclaimed wineries, and the vibrant charm of local town life, the site is seamlessly connected via a major highway and the expanding Busselton-Margaret River Airport.



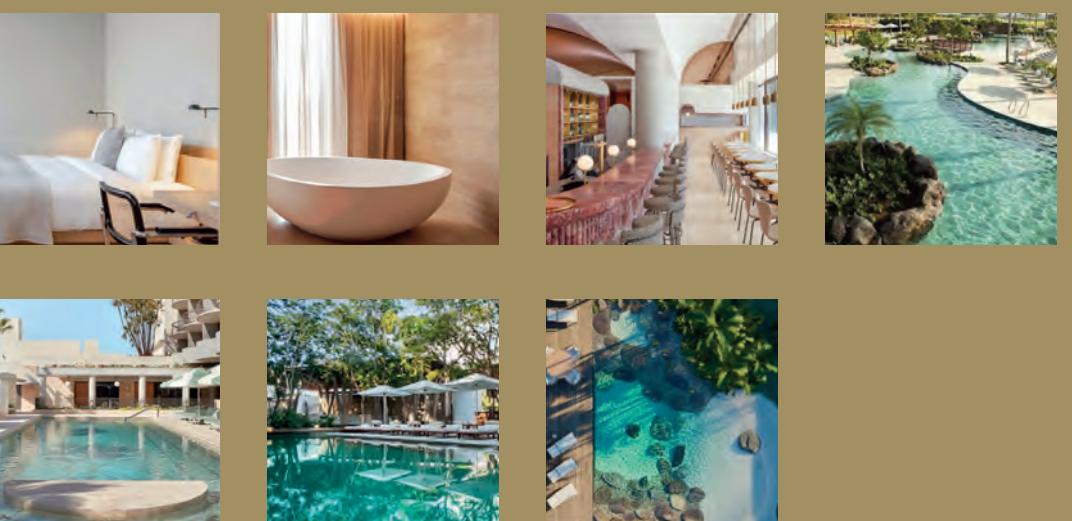
## Overview

# Luxury Accommodation & Signature Amenities

The resort comprises 138 room luxury hotel suites and 10 exclusive private villas nestled along the tranquil Tobys Inlet, offering a curated blend of privacy and indulgence.

Anchored by an established winery and restaurant, the development is enriched with more wine and food offerings including a Japanese restaurant, and a bespoke wine room experience. Two resort style pools with swim up bars, a wellness centre, and state of the art conference facilities will create a luxury, stand alone, self-contained destination of diverse accommodation offering.

Together, these features establish the resort as a year round destination for both leisure seekers and corporate travellers alike.





## Location

World Class 18-hole  
Golf Course

Dunsborough

Caves Road

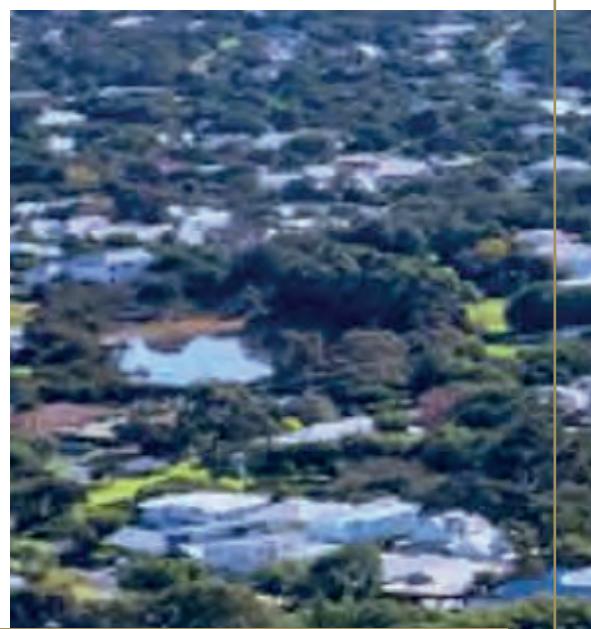
Existing Winery  
Building and Restaurant

Toby's Inlet

Geographe Bay



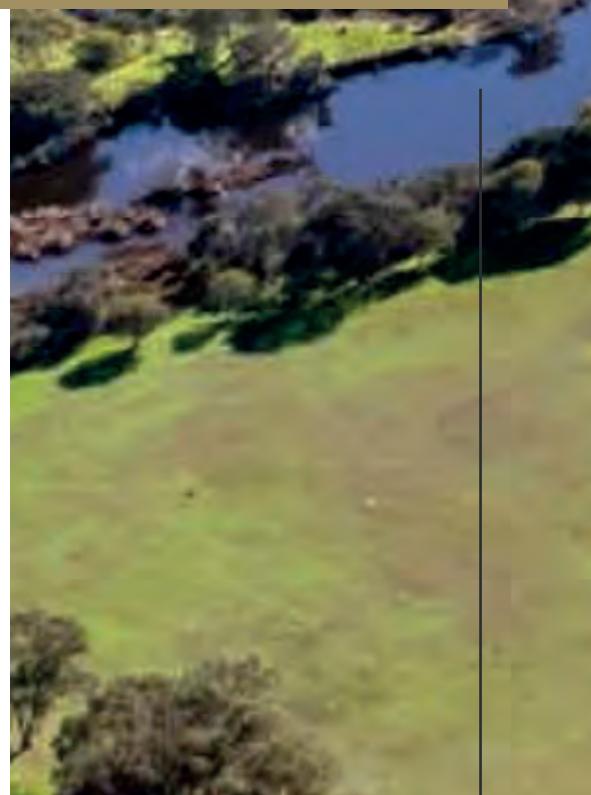
Vinterra Resort Location



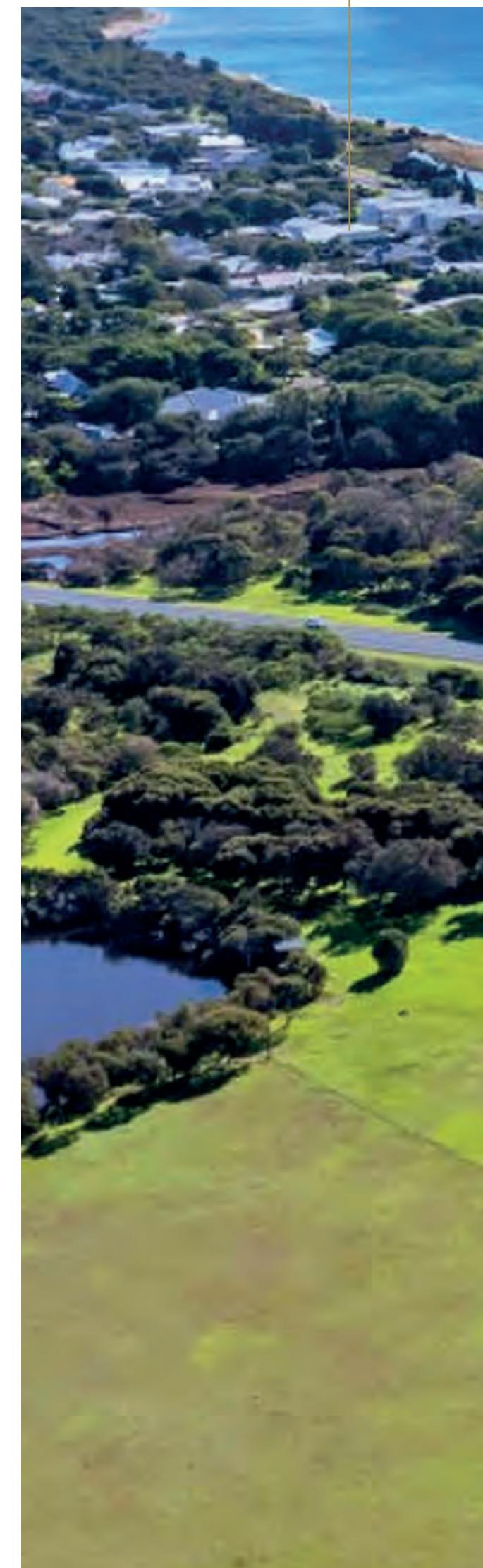
### A Prime Location Waiting to be Awakened

Before the resort transfor-  
mation, this remarkable  
setting is brimming with  
untapped potential.

**Why let it sit quietly when  
it's ready to captivate?**



Toby's Inlet



World Class 18-hole  
Golf Course



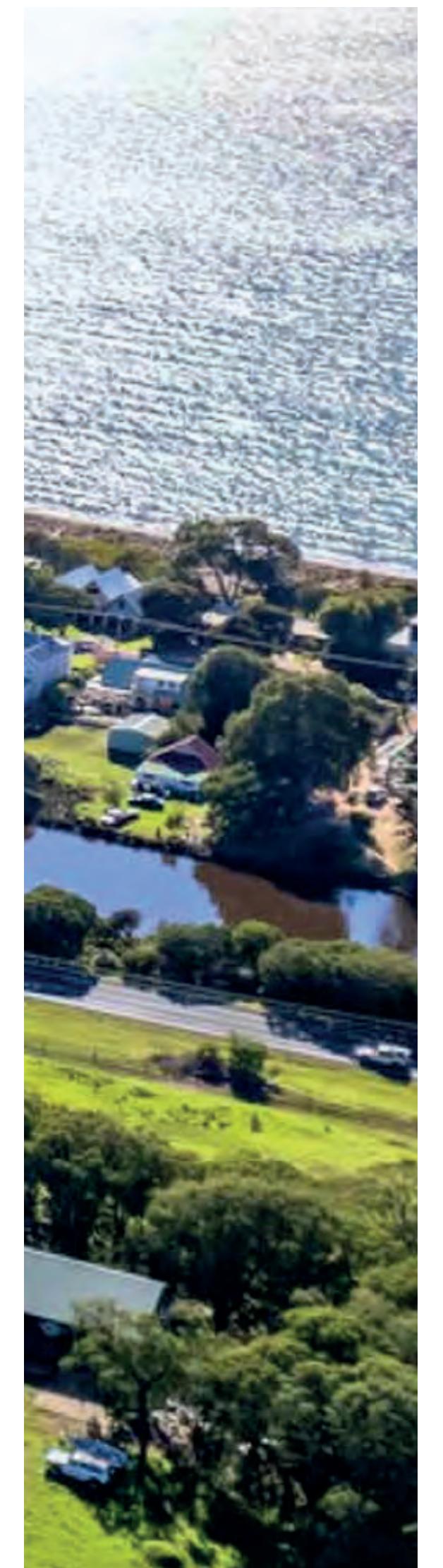
Caves Road



Existing Winery  
Building and Restaurant



Toby's Inlet



Geographe Bay

Vinterra Resort Site

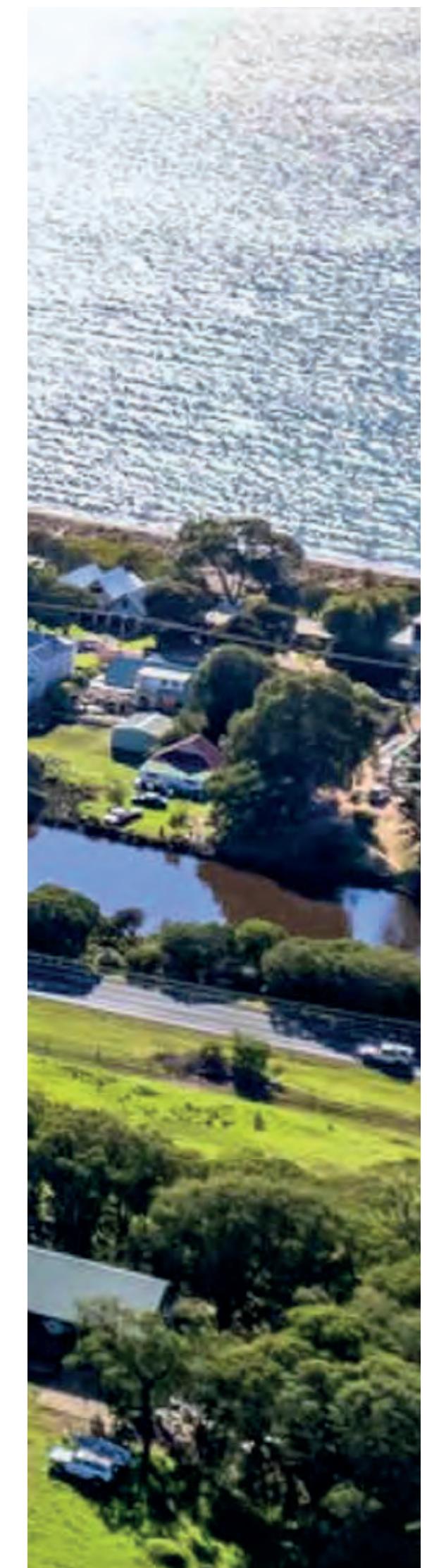
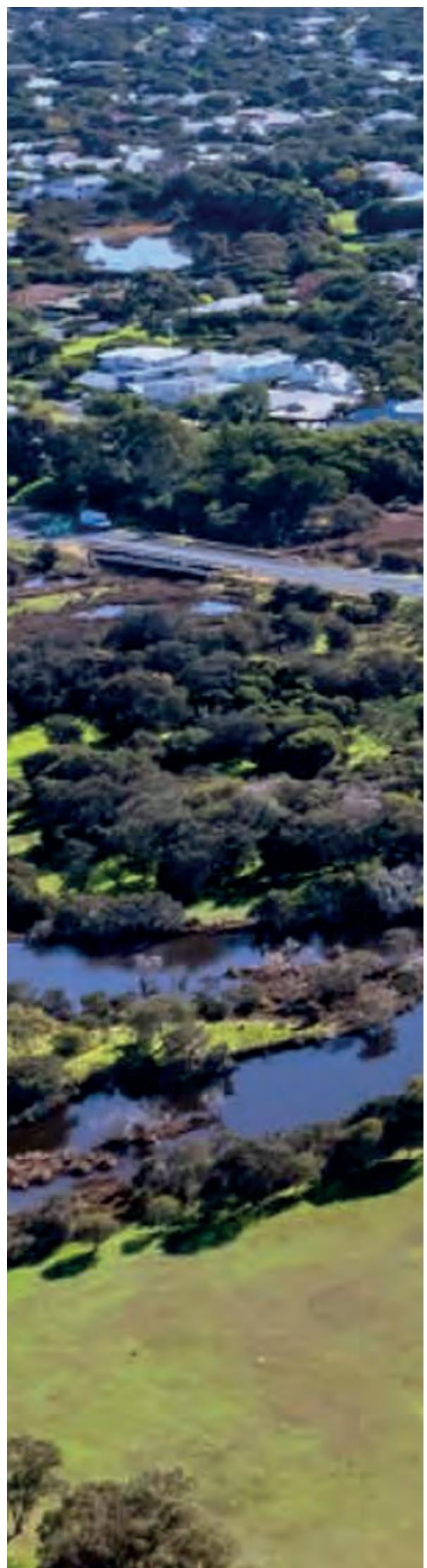
Existing Cellar Door



## The Big Picture

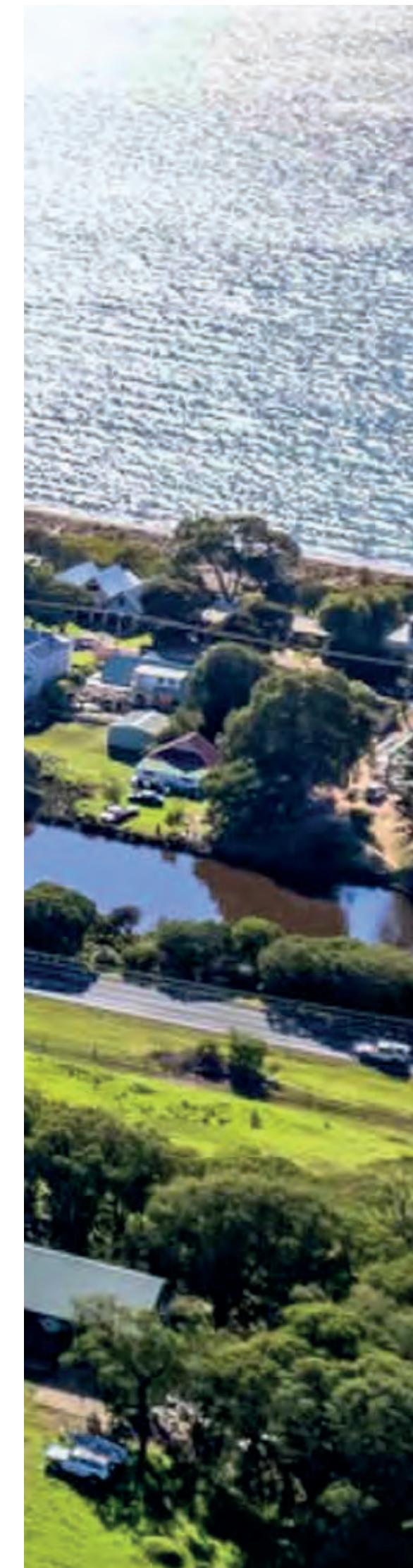
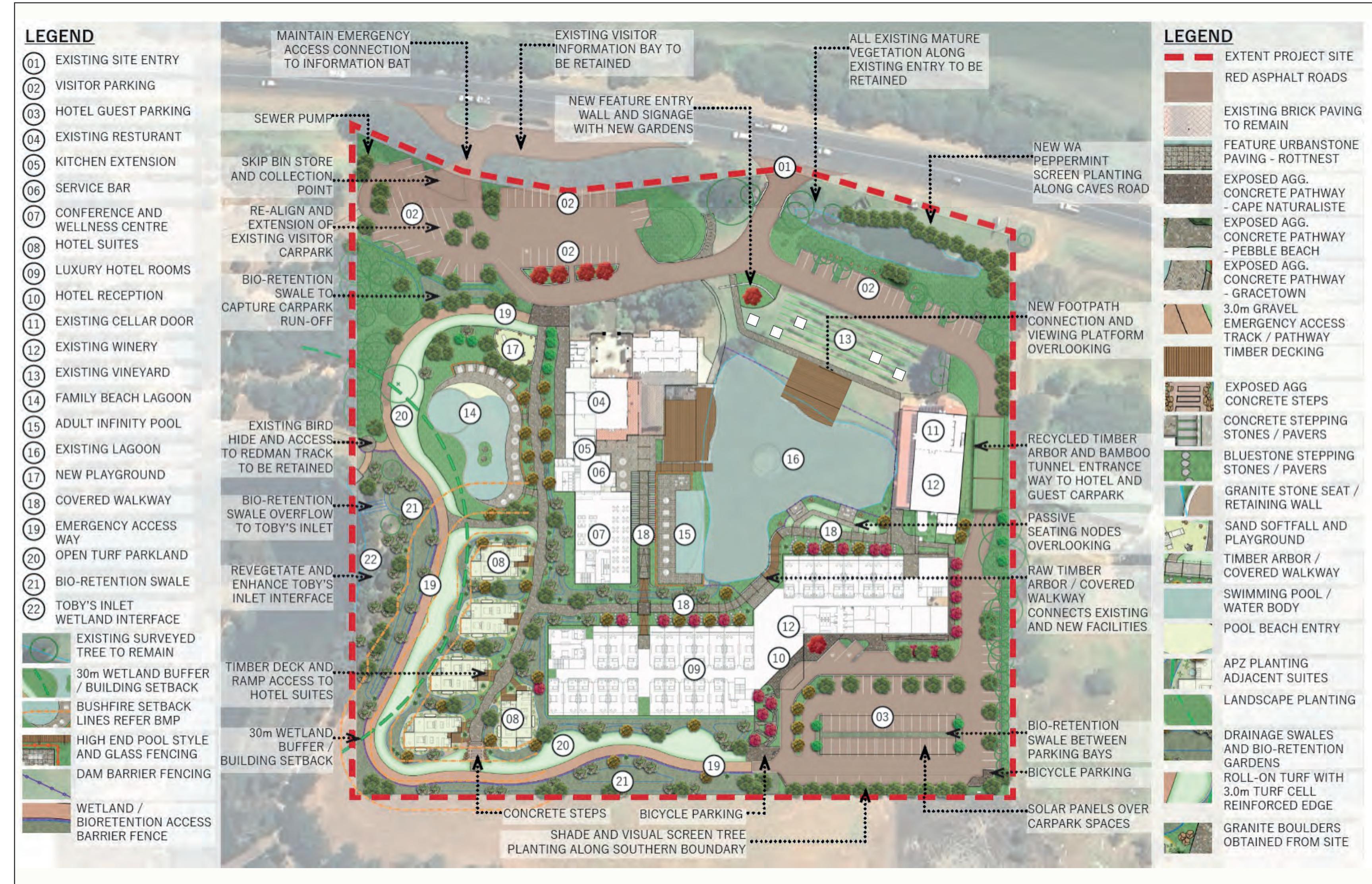
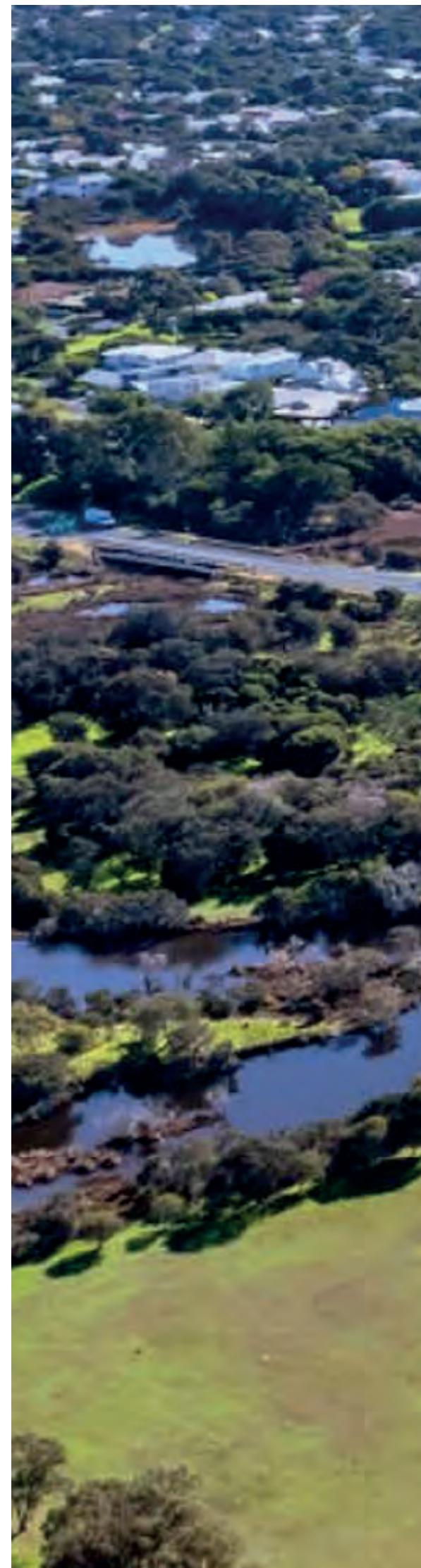


Vinterra Proposed Site Plan





## Landscape







## Design

**The architectural design, thoughtfully integrates natural stone, timber, glass, and soft coastal tones to create a refined yet organic aesthetic.**

As guests move through the resort, the architecture gradually reveals itself, offering a layered and immersive experience. Every element has been carefully considered to enhance privacy, optimise views, and foster a deep connection with the natural surroundings.





**The luxury resort has a strong focus on sustainability, incorporating cutting-edge green technologies and practices.**





## Sustainability

Vinterra Resort, Impressions



Vinterra Resort  
3D Visualisation

Internal Western  
Visualisation

**The luxury resort has a strong focus on sustainability, incorporating cutting-edge green technologies and practices. It utilizes recycled and locally sourced materials, including timber and stone, and integrates advanced carbon capture methods such as carbon-storing pavements and mycelium-based fertilizers.**

A comprehensive waste management plan targets at least a 25% reduction in industry waste, enhanced by off-site composting. The resort features geothermal pool heating, solar energy collection, and rainwater harvesting. Sustainable transport options include EV charging stations, and hotel-run bus services. These measures, embedded in both design and operations, aim to meet high sustainability benchmarks.



## Wellness

**The Margaret River region appeals to health-conscious travellers seeking wellness experiences. Guests at the resort can enjoy yoga, meditation, breathwork, and mindfulness practices, alongside advanced therapies like Hyperbaric Oxygen, Infrared Sauna, Cold Immersion, and Light Therapy.**

Nature-based activities, sound healing, and nutrition workshops complement personalised wellness programs, creating a deeply restorative experience. More than a resort, this is also a wellness sanctuary – where design, science, and lifestyle come together to nurture mind, body, and spirit in refined, natural luxury.



Vinterra Resort, Impressions

# Exceptional market growth triggers demand

**The Busselton Margaret River region is undergoing strong tourism growth, with airport passenger numbers projected to rise from the mid-hundreds of thousands to between 550,000 and 730,000 annually by 2033. Cruise tourism is also emerging, aligning with broader travel trends. This growing demand supports the need for premium accommodation and wellness-focused experiences.**

A new luxury resort will contribute significantly to the region's economy through increased visitor spending, local employment, and long-term growth. In 2023–24, visitors spent AUD 838 million in Busselton, while the South West region generated over AUD 1.1 billion and supported 5,100+ direct jobs. Construction phases also inject tens of millions into the local economy, strengthening supply chains and infrastructure. The development will further position the region as a premier tourism destination.





## Features



Vinterra, Impression details



**The architectural design**, thoughtfully integrates natural stone, timber, glass, and soft coastal tones to create a refined yet organic aesthetic.





## Wine & Food Offerings

Wine bar, artistic impressions

**Nestled in the heart of Margaret River's premium wine region, the resort's hospitality offering celebrates the rich culinary and viticultural heritage of the area. A bespoke wine bar takes centre stage in the elegant Champagne House, offering guided seated tastings and curated wine-pairing experiences that showcase the region's finest drops.**

Guests can indulge in intimate chef's table dinners in The Saltroom, where seasonal menus are crafted around local produce and wine. For a deeper connection to the land, hands-on cooking classes, foraging adventures, and immersive culinary workshops invite guests to discover the flavours and stories behind Margaret River's world-renowned food and wine culture.





## Contact



# Contact

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