



DUNE LIVING

FOR PROPERTY MANAGERS AND SHORT-STAY OWNERS

The amenity guests *talk about.*

Cedar saunas and cold plunges, delivered, installed and handed over running at short-stay properties across the Gold Coast and South East Queensland.



WHAT WE ARE BUILDING

Our goal is simple: make a private wellness amenity the easiest upgrade a short-stay owner can make, and the one their guests remember.

SUPPLY

Western red cedar saunas and chilled cold plunges, specified for the Australian outdoors and back-to-back guest turnover.

INSTALL

Our own crew delivers, installs and commissions every build, then hands it over running. One team from quote to handover.

STAND BEHIND IT

The full warranty still applies at guest properties, with parts held in Queensland and a local crew for any claim.

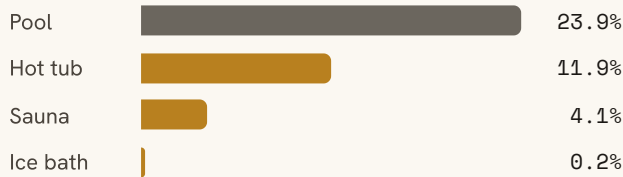
What the *data* says

OUR OWN RESEARCH · OCTOBER 2026

Rare where it counts

Share of holiday houses with each amenity

■ Gold: we supply it

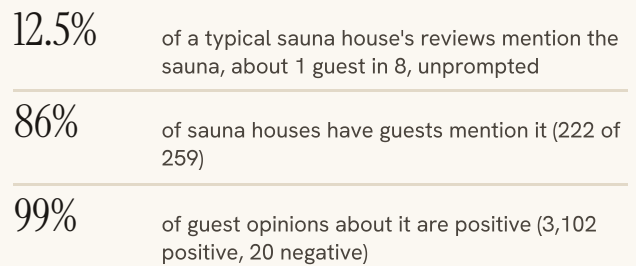


Hot tub: about 1 house in 8 · **Sauna:** about 1 house in 25 · **Ice bath:** about 1 house in 500

Airbnb has no ice-bath amenity at all, so a plunge can only be found if it is named in the listing title, description and photos.

2,627 HOUSES, NOOSA TO THE TWEED

Guests talk about it



Private matters: in apartments, where the sauna is a shared building facility, guests mention it about a tenth as often.

What sauna houses charge

+19% above other houses, before comparing like with like. Sauna houses tend to be better equipped overall, so part of that gap is not the sauna.

<19% once compared like with like. With only 11 sauna houses in that comparison we do not have enough data to give an exact figure, so we do not quote one.

8.5% is our working estimate, below the raw 19%, and the figure every payback on this page uses.

A real but modest premium, not the 15 to 30% sauna sellers quote. We will update this figure as our data grows.

Payback, paid outright

Years to earn back the installed price from the rate uplift alone, after running costs. Columns: nightly rate · occupancy (\$450 is the corridor median).

	\$350 · 55%	\$450 · 65%	\$650 · 70%
Cube 2	1.7 yr	1.0 yr	8 mo
Cube 4	2.3 yr	1.4 yr	10 mo
Cube 2 + Plunge	3.2 yr	1.8 yr	1.0 yr
Cube 4 + Plunge	3.7 yr	2.1 yr	1.2 yr

Illustrative, not a promise; your own rate and occupancy decide it. Excludes delivery and site works, and leaves out any occupancy lift, so it is conservative.

The range

Saunas, infrared saunas, the plunge and packages are installed prices, with delivery quoted for your address. Hot tubs and spas include delivery and installation. A pad or a dedicated circuit, where a site needs one, is quoted after the site check.



DUNE LIVING

SAUNAS



The Cube (2 people)

Western red cedar, full glass front, electric stove.

Capacity 2 people • 1200 × 1500 × 2000 mm

\$8,498

installed
+ delivery

\$83/wk

\$9,632 total

over 24 months, incl. \$1,000
deposit today
+ delivery



The Cube (4 people)

Western red cedar, full glass front, electric stove.

Capacity 4 people • 1800 × 1800 × 2100 mm

\$11,498

installed
+ delivery

\$117/wk

\$13,168 total

over 24 months, incl. \$1,000
deposit today
+ delivery

INFRARED SAUNAS



The Cube Infrared (2 people)

Western red cedar, full glass front, infrared panels.

Capacity 2 people • 1200 × 1500 × 2000 mm

\$8,998

installed
+ delivery

\$89/wk

\$10,256 total

over 24 months, incl. \$1,000
deposit today
+ delivery



The Cube Infrared (4 people)

Western red cedar, full glass front, infrared panels.

Capacity 4 people • 1800 × 1800 × 2100 mm

\$11,998

installed
+ delivery

\$122/wk

\$13,688 total

over 24 months, incl. \$1,000
deposit today
+ delivery



The Barrel Infrared (2 people)

Canada red cedar barrel with a full glass door, infrared panels, Bluetooth audio and a reading light.

Capacity 2 people • Ø1800 × 1800 mm, about 2000 mm high on its base

\$9,998

installed
+ delivery

\$100/wk

\$11,400 total

over 24 months, incl. \$1,000
deposit today
+ delivery

The range, continued



COLD PLUNGES



Plunge Cedar

Cedar plunge with a stainless liner and a built-in chiller, so there are no ice runs.

Capacity 2 people • 1570 × 1070 × 710 mm

\$5,000

installed
+ delivery

\$51/wk
\$5,704 total

over 24 months, incl. \$400
deposit today
+ delivery

SAUNA AND PLUNGE PACKAGES



The Cube (2 people) + Plunge

The two-person cabin and the cedar plunge, delivered and commissioned together.

Sauna 1200 × 1500 × 2000 mm • Plunge
1570 × 1070 × 710 mm

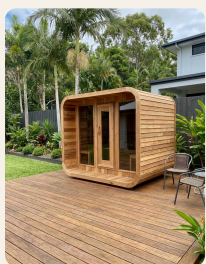
Saves \$999 on buying separately

\$12,499

installed
+ delivery

\$128/wk
\$14,312 total

over 24 months, incl. \$1,000
deposit today
+ delivery



The Cube (4 people) + Plunge

The four-person cabin and the cedar plunge as one install.

Sauna 1800 × 1800 × 2100 mm • Plunge
1570 × 1070 × 710 mm

Saves \$1,999 on buying separately

\$14,499

installed
+ delivery

\$150/wk
\$16,600 total

over 24 months, incl. \$1,000
deposit today
+ delivery

INFRARED SAUNA AND PLUNGE PACKAGES



The Cube Infrared (2 people) + Plunge

The two-person infrared cabin and the cedar plunge, delivered and commissioned together.

Sauna 1200 × 1500 × 2000 mm • Plunge
1570 × 1070 × 710 mm

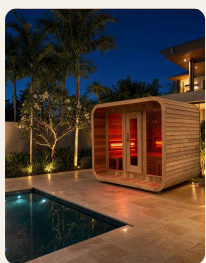
Saves \$999 on buying separately

\$12,999

installed
+ delivery

\$133/wk
\$14,832 total

over 24 months, incl. \$1,000
deposit today
+ delivery



The Cube Infrared (4 people) + Plunge

The four-person infrared cabin and the cedar plunge as one install.

Sauna 1800 × 1800 × 2100 mm • Plunge
1570 × 1070 × 710 mm

Saves \$1,999 on buying separately

\$14,999

installed
+ delivery

\$155/wk
\$17,120 total

over 24 months, incl. \$1,000
deposit today
+ delivery



The Barrel Infrared (2 people) + Plunge

The cedar infrared barrel and the cedar plunge, delivered and commissioned together.

Sauna Ø1800 × 1800 mm, about 2000 mm
high on its base • Plunge 1570 × 1070
× 710 mm

Saves \$999 on buying separately

\$13,999

installed
+ delivery

\$144/wk
\$15,976 total

over 24 months, incl. \$1,000
deposit today
+ delivery

The range, continued



HOT TUBS AND SPAS



Cedar Hot Tub (4 people)

Round western red cedar hot tub, electric heating, bubbles and an insulated cover. Delivery and installation included.

Capacity 4 people · About 1800 mm across, confirmed with your order

\$14,498

delivered & installed

\$150/wk
\$16,600 total

over 24 months, incl. \$1,000 deposit today



Hot Spa (4 people)

Acrylic hot spa with jets and an insulated cover, electric heating. Delivery and installation included.

Capacity 4 people · About 2.0 × 2.0 m, confirmed with your order

\$9,998

delivered & installed

\$100/wk
\$11,400 total

over 24 months, incl. \$1,000 deposit today



Hot Spa (6 people)

Acrylic hot spa with jets and an insulated cover, electric heating. Delivery and installation included.

Capacity 6 people · About 2.2 × 2.2 m, confirmed with your order

\$12,498

delivered & installed

\$128/wk
\$14,312 total

over 24 months, incl. \$1,000 deposit today

Pricing and partnerships

- These are our standard prices. Nothing here is a sale price or a discount off an inflated figure.
- Placing builds across several properties? We are open to partnership pricing, agreed case by case.
- We pay a referral fee for clients you introduce who go ahead. It is paid openly and can be disclosed to the property owner.

With every build

- Delivered, installed and commissioned by our crew, handed over running
- Guest Guide cards for the sauna and plunge, ready to display
- Warranty: 5 years cabin and tub, 3 years heater and chiller, 2 years installation, labour covered 2 years in SE QLD
- Full warranty kept at guest properties under our Host Care Standard (cards displayed, annual service at the service rate)

Cold plunges: under the Queensland Building Act a tub holding 300 mm or more of water for bathing can be treated as a swimming pool. Have a certifier confirm your site before budgeting.

Sources and method

- Dune Living census of 4,836 Airbnb listings across 47 suburbs from Noosa to the Tweed, four check-in windows, no price filter, amenities read from Airbnb's own listing data, September 2026.
- 87,760 guest reviews from Australian sauna listings. House figures: 28,386 reviews at the 259 sauna houses with 10 or more reviews (typical property = the median).
- Burleigh-corridor census of 1,361 listings, 11 suburbs, four check-in windows, September 2026; 11 sauna houses.
- Payback = installed price divided by (nightly rate × 8.5% × nights booked, less running costs). Running costs modelled at \$900 a year for a sauna and \$2,100 for a sauna and plunge. General information only, not financial or tax advice.