SEAVISTATERRACES.CO.NZ

Sea Vista
TERRACES.

BEACH HAVEN

— Eight 3-Bedroom Homes
— Two 2-Bedroom Homes
— Architecturally Designed
— 10 Year Build Guarantee
— Sea Views & Car Parking



CONTENTS —

1. The Development
2. Overview
3. Location
4. Points of Interest
5. Landscape Plan
6. Scheme Plan
7. Floor Plans
8. Building Specifications
9. Finishes
10. Price List
11. Rental Appraisal
12. Healthy Homes
13. The Buying Process
14. Why Buy From Us?
15. Testimonials
16. Residents Agreement
17. Disclaimer



01.

THE DEVELOPMENT

Welcome to Sea Vista Terraces – where luxury meets practicality. Our architecturally designed homes are located in Beach Haven offering the perfect blend of style, functionality and affordability for first home buyers, families, working professionals, and investors alike.

All homes will be built to a high standard using quality materials and will have a focus on being a healthy home environment based on product usage and thoughtful design. Attaining this high standard means that not only will your home be warm, dry and affordable to maintain - but also built to perform and built to last.

Each townhouse offers attractive open plan living. The skillfully designed living area presents you with a contemporary kitchen flowing through to spacious dining and lounge areas, all opening into your own landscaped private outdoor entertaining area. The upper floor provides further sanctuary with 2 or 3 bedrooms, sea views, and a designer bathroom.

Experience the best of modern living with Sea Vista Terraces.





Features —

- Sea views
- 10 year build guarantee
- Architecturally designed by OZAC
- Healthy Homes compliant
- Freehold titles and no body corp
- Car parks available – $50,000 value
- Modern appliances, digital lock & alarm
- Open plan living and designer landscaping

02.

OVERVIEW

Your home at Sea Vista offers a stylish layout focused on today's modern living needs. The build includes **full insulation**, **double glazing** and a **heat pump** to ensure your comfort and energy efficiency all year round.

On the ground floor your designer kitchen features a **neutral colour scheme** with wood accents, an engineered stone benchtop, breakfast bar, soft close cabinetry, efficient designer tapware and appliances, complete with a tiled splashback. The open plan kitchen, living, and dining room lead out to a low-maintenance **peaceful outdoor space**, with thought-out planting and your own private patio for outdoor entertaining. A guest toilet and compact laundry downstairs offer practical solutions.

"Designed for contemporary living."

The upper level of your home is designed to **maximise natural light**. The bedrooms are spacious and include wardrobes with the master also having **stunning sea views**. The contemporary bathrooms feature fully tiled floors and walls, quality cabinetry, spacious shower and stylish designer tapware.

Your home at Sea Vista will be brand new, featuring well-thought-out fittings, eco-friendly options, and **built to last with quality products**. Trust that you can move in and enjoy what this ideal location has to offer with peace of mind, knowing your home is built to the highest standards.



03.

LOCATION



Beach Haven Wharf and Ferry Terminal

Auckland is the largest city in New Zealand, surrounded by beautiful natural scenery and is known for its stunning harbours, islands, and beaches.

"The North Shore's Hidden Haven"

Sea Vista is conveniently situated in a peaceful neighbourhood that is in close proximity to schools, shops, beaches, parks, and reserves.

SCHOOLS

Sea Vista's local schools include Kauri Park Primary School, Birkdale Intermediate and Birkenhead College.

COMMUNITY

Beach Haven is located on the popular North Shore, only 12 kilometres to the north of the Auckland city centre. Beach Haven has a population of approx. 10,500. Beach Haven has one main shopping area with a variety of shops, including a French cafe and a Chocolate cafe, two bakeries, a post office, gym and a police community constable office. The Glenfield & Birkenhead Leisure Centre facilities (Gym, Fitness Studios & Pools) are less than a 10-minute drive.

LIFESTYLE

Surrounded by many beaches which are suitable for swimming, including Charcoal Bay which is considered one of the most beautiful bays in the Waitematā Harbour. The area also has a wharf which is a very popular feature of Beach Haven. The biggest park in Beach Haven is Shepherd's Park which has a 1.6 km walk through native bush beside Oruamo/Hellyers Creek, as well as squash, bowling and tennis facilities, rugby and soccer grounds.

TRANSPORT

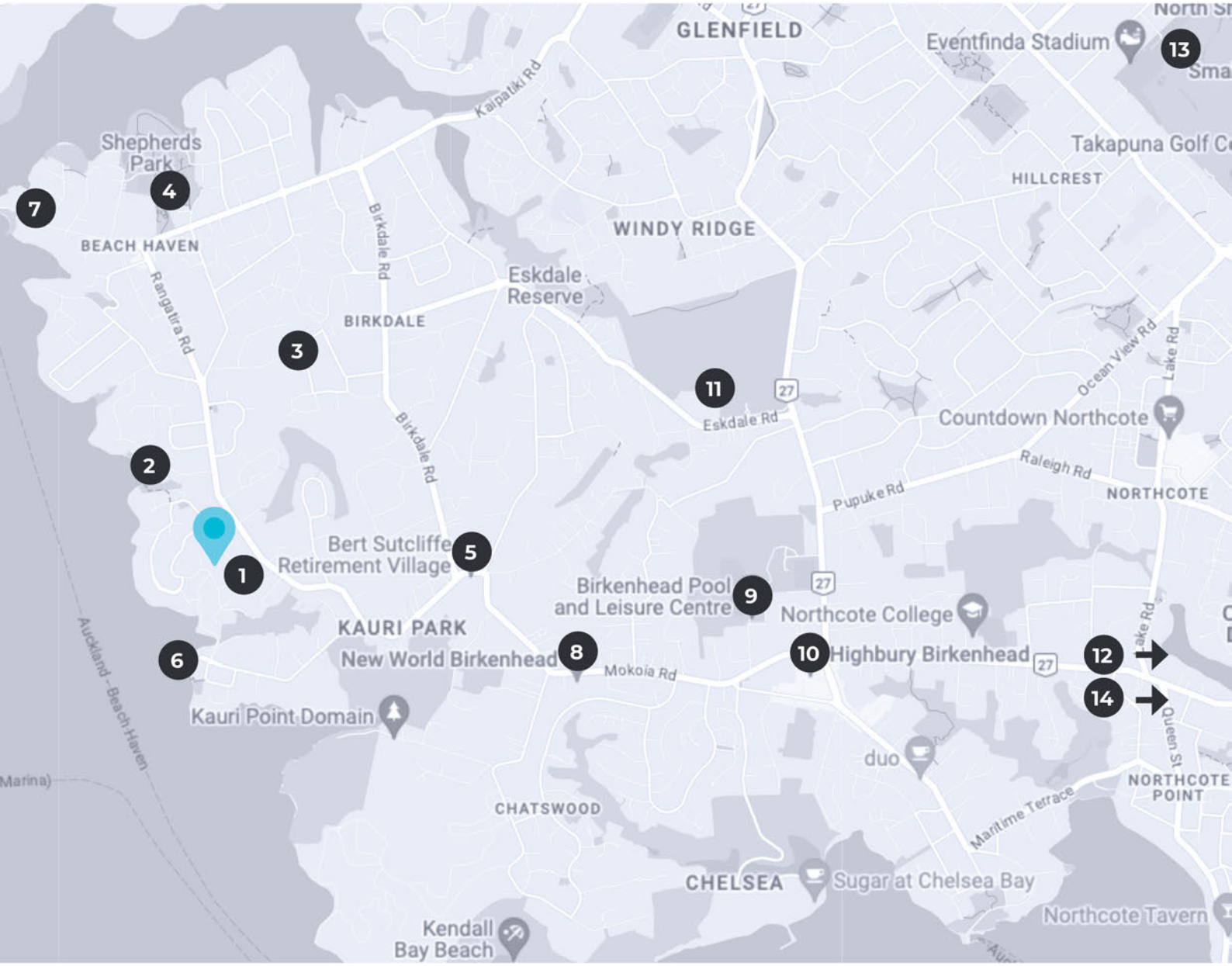
Beach Haven is well serviced by bus connections to Takapuna and the CBD and the wharf at Beach Haven that offers a regular Ferry service to Hobsonville and Downtown Auckland.

ESKDALE RESERVE

This reserve is one of the largest reserve areas on the North Shore. It is mostly covered in a mixture of native and exotic trees, and shrubs. There are several loop tracks, as well as a primary track which links to other reserves to the north-west. The outer loop is wider to allow for mountain biking. The upcoming Beach Haven Coastal Connection is envisaged to be a significant recreational route for the Kaipātiki community, providing an integrated connection from Beach Haven Wharf (via Tui Park) to both the Bayview Coastal Walkway and Eskdale Reserve Network.

04.

POINTS OF INTEREST



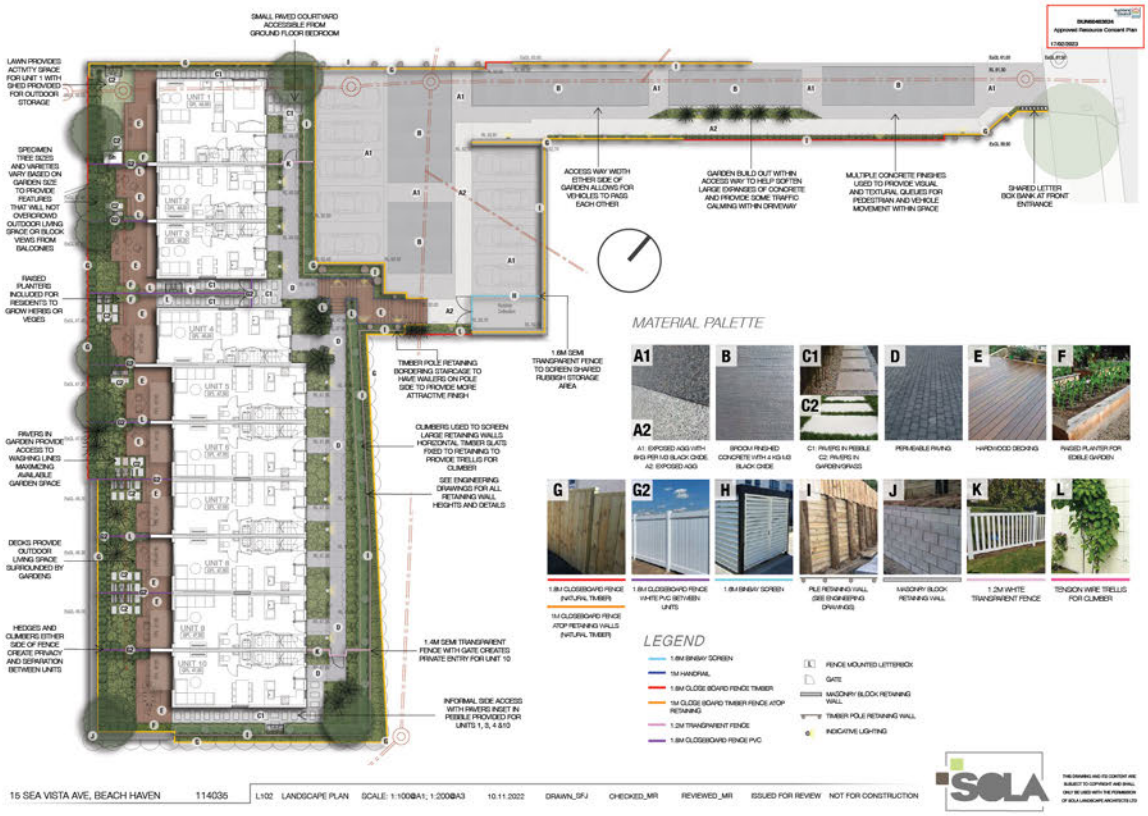
Destinations —

1. Bus Stop 450m
2. Charcoal Bay Beach 900m
3. Schools 600m-1.3km
4. Shepherds Park 1.9km
5. Petrol Station 2km
6. Island Bay Wharf & Hatfields Beach Reserve 2.2km
7. Beach Haven Wharf & Ferry 2.5km
8. Supermarket 2.8km
9. Pools & Leisure Centre 3.8km
10. Highbury Shopping Centre 3.9km
11. Eskdale Reserve 3.5km
12. Motorway on ramp 6.3km
13. North Shore Hospital 8.2km
14. Auckland City 12km

05.

LANDSCAPE PLAN

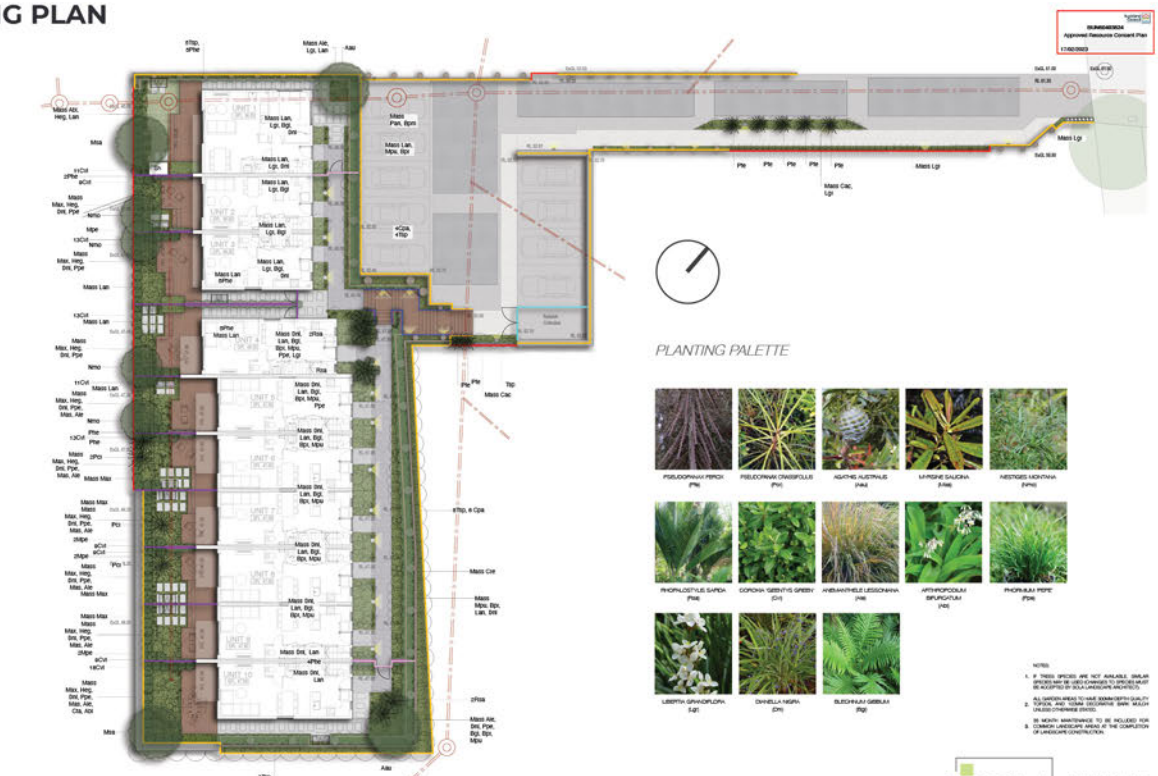
LANDSCAPE DESIGN



15 SEA VISTA AVE, BEACH HAVEN 114035 L102 LANDSCAPE PLAN SCALE: 1:100@A1; 1:200@A3 10.11.2022 DRAWN_SFJ CHECKED_MR REVIEWED_MR ISSUED FOR REVIEW NOT FOR CONSTRUCTION

THIS DRAWING AND ITS CONTENT ARE SUBJECT TO COPYRIGHT AND SHALL ONLY BE USED WITH THE PERMISSION OF SOLA LANDSCAPE ARCHITECTS LTD

PLANTING PLAN



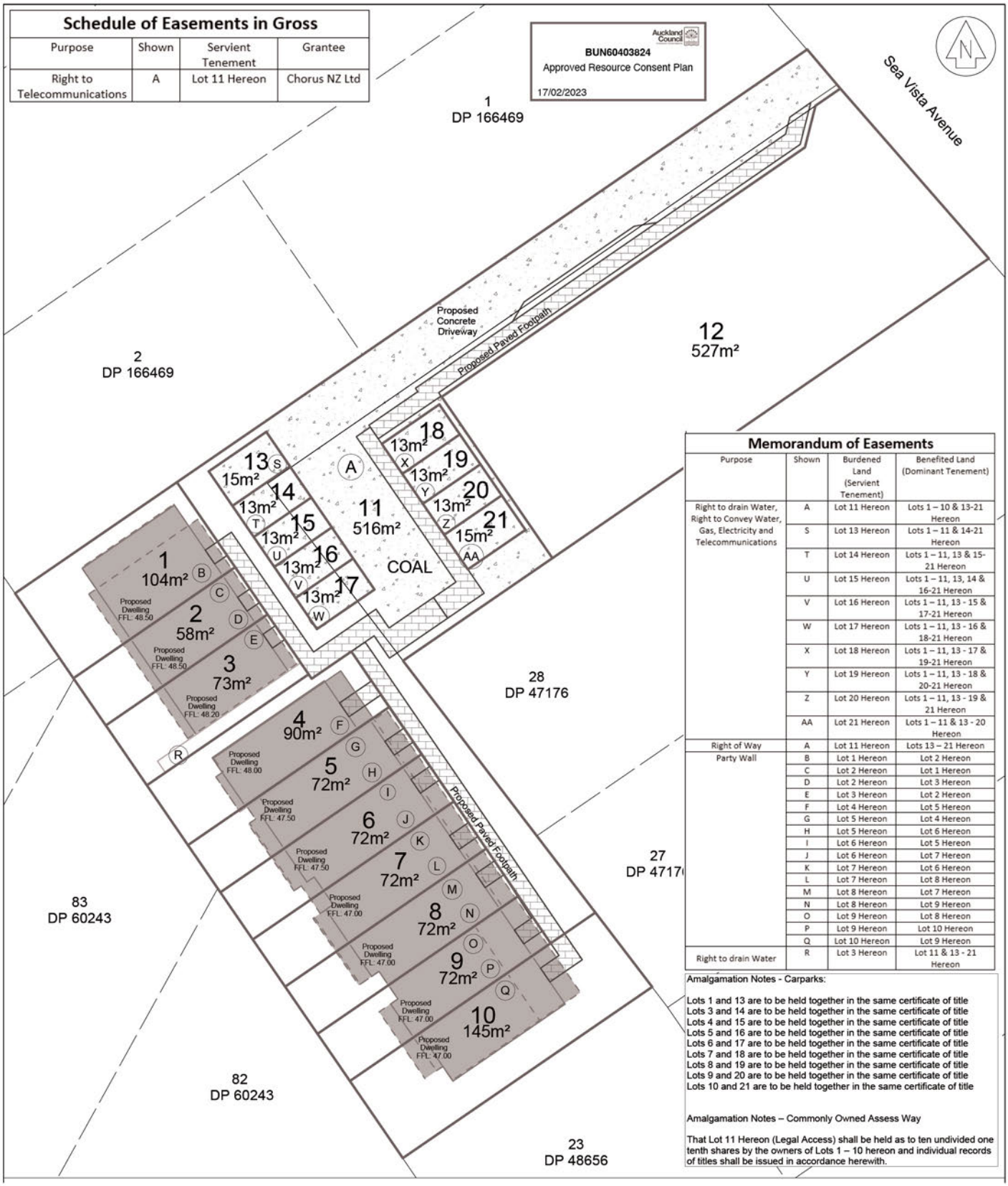
15 SEA VISTA AVE, BEACH HAVEN 114035 L103 PLANTING PLAN SCALE: 1:100@A1; 1:200@A3 10.11.2022 DRAWN_SFJ CHECKED_MR REVIEWED_MR ISSUED FOR REVIEW NOT FOR CONSTRUCTION

THIS DRAWING AND ITS CONTENT ARE SUBJECT TO COPYRIGHT AND SHALL ONLY BE USED WITH THE PERMISSION OF SOLA LANDSCAPE ARCHITECTS LTD

06.

SCHEME PLAN

SCHEME PLAN



Memorandum of Easements

Purpose	Shown	Burdened Land (Servient Tenement)	Benefited Land (Dominant Tenement)
Right to drain Water, Right to Convey Water, Gas, Electricity and Telecommunications	A	Lot 11 Hereon	Lots 1 – 10 & 13-21 Hereon
	S	Lot 13 Hereon	Lots 1 – 11 & 14-21 Hereon
	T	Lot 14 Hereon	Lots 1 – 11, 13 & 15-21 Hereon
	U	Lot 15 Hereon	Lots 1 – 11, 13, 14 & 16-21 Hereon
	V	Lot 16 Hereon	Lots 1 – 11, 13 - 15 & 17-21 Hereon
	W	Lot 17 Hereon	Lots 1 – 11, 13 - 16 & 18-21 Hereon
	X	Lot 18 Hereon	Lots 1 – 11, 13 - 17 & 19-21 Hereon
	Y	Lot 19 Hereon	Lots 1 – 11, 13 - 18 & 20-21 Hereon
	Z	Lot 20 Hereon	Lots 1 – 11, 13 - 19 & 21 Hereon
	AA	Lot 21 Hereon	Lots 1 – 11 & 13 - 20 Hereon
Right of Way	A	Lot 11 Hereon	Lots 13 – 21 Hereon
Party Wall	B	Lot 1 Hereon	Lot 2 Hereon
	C	Lot 2 Hereon	Lot 1 Hereon
	D	Lot 2 Hereon	Lot 3 Hereon
	E	Lot 3 Hereon	Lot 2 Hereon
	F	Lot 4 Hereon	Lot 5 Hereon
	G	Lot 5 Hereon	Lot 4 Hereon
	H	Lot 5 Hereon	Lot 6 Hereon
	I	Lot 6 Hereon	Lot 5 Hereon
	J	Lot 6 Hereon	Lot 7 Hereon
	K	Lot 7 Hereon	Lot 6 Hereon
	L	Lot 7 Hereon	Lot 8 Hereon
	M	Lot 8 Hereon	Lot 7 Hereon
	N	Lot 8 Hereon	Lot 9 Hereon
	O	Lot 9 Hereon	Lot 8 Hereon
	P	Lot 9 Hereon	Lot 10 Hereon
	Q	Lot 10 Hereon	Lot 9 Hereon
Right to drain Water	R	Lot 3 Hereon	Lot 11 & 13 - 21 Hereon

Amalgamation Notes - Carparks:

Lots 1 and 13 are to be held together in the same certificate of title
Lots 3 and 14 are to be held together in the same certificate of title
Lots 4 and 15 are to be held together in the same certificate of title
Lots 5 and 16 are to be held together in the same certificate of title
Lots 6 and 17 are to be held together in the same certificate of title
Lots 7 and 18 are to be held together in the same certificate of title
Lots 8 and 19 are to be held together in the same certificate of title
Lots 9 and 20 are to be held together in the same certificate of title
Lots 10 and 21 are to be held together in the same certificate of title

Amalgamation Notes – Commonly Owned Assess Way

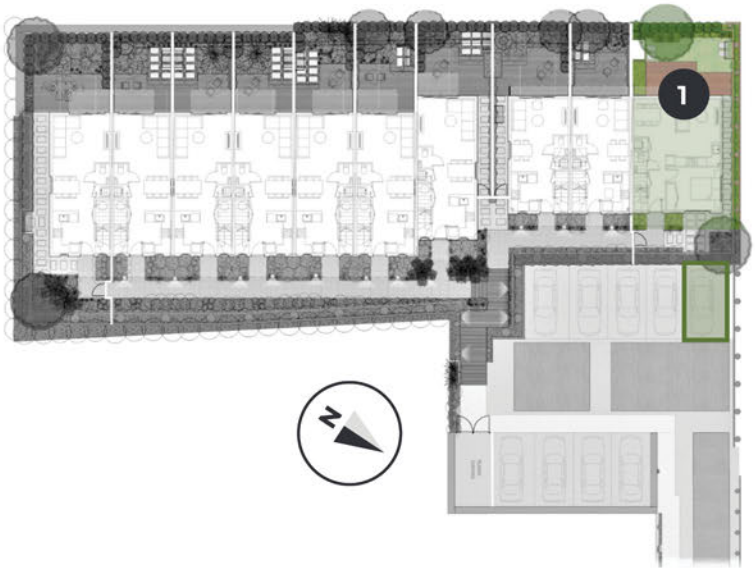
That Lot 11 Hereon (Legal Access) shall be held as to ten undivided one tenth shares by the owners of Lots 1 – 10 hereon and individual records of titles shall be issued in accordance herewith.

07.

FLOOR PLANS

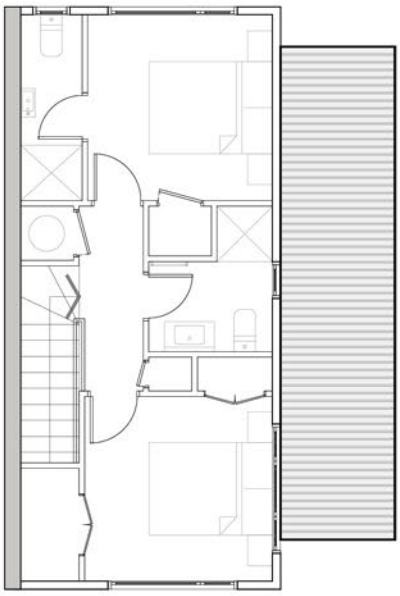
UNIT 1 — THREE BEDROOMS

- 3 Bedrooms
- 2.5 Bathrooms
- Floor Area – 90.1m²
- Deck Area – 13.5m²
- Carpark





LOWER FLOOR

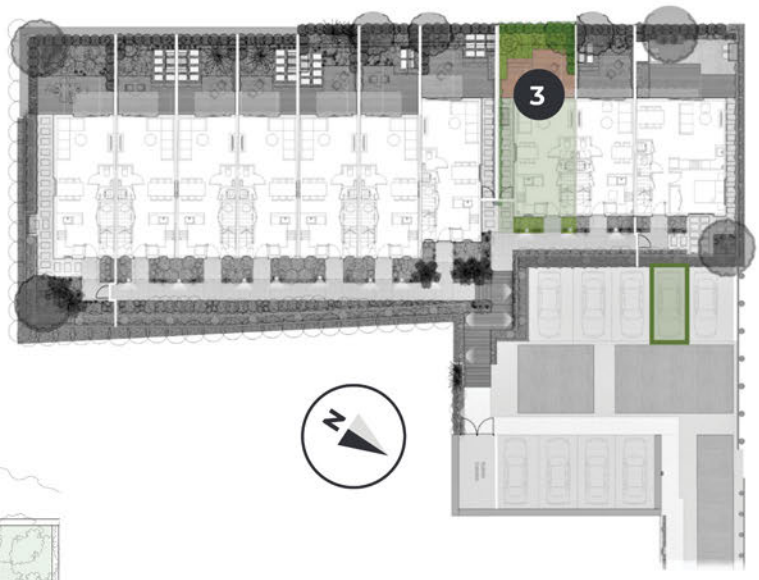


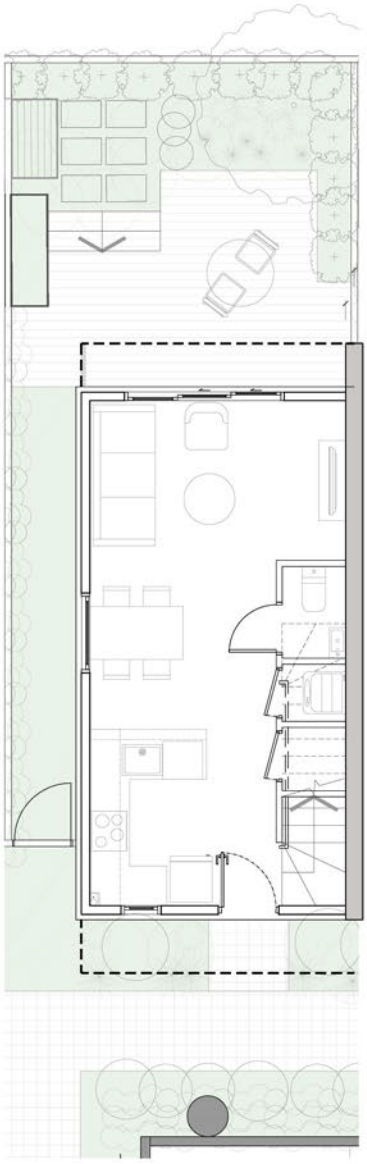
UPPER FLOOR

FLOOR PLANS

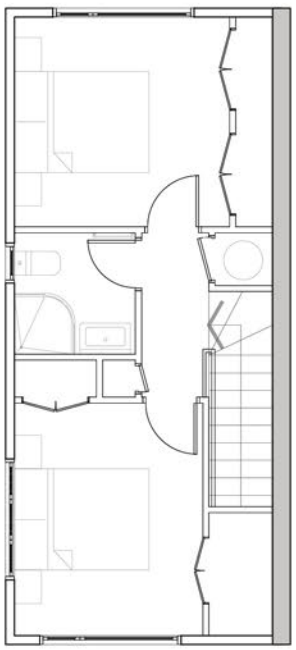
UNIT 3 — TWO BEDROOMS

- 2 Bedrooms
- 1.5 Bathrooms
- Floor Area – 71.6m²
- Deck Area – 13.5m²
- Carpark





LOWER FLOOR

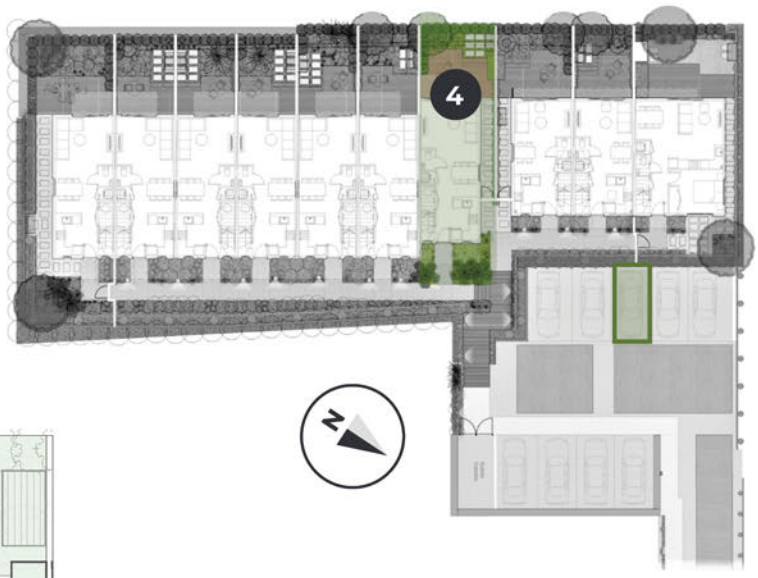


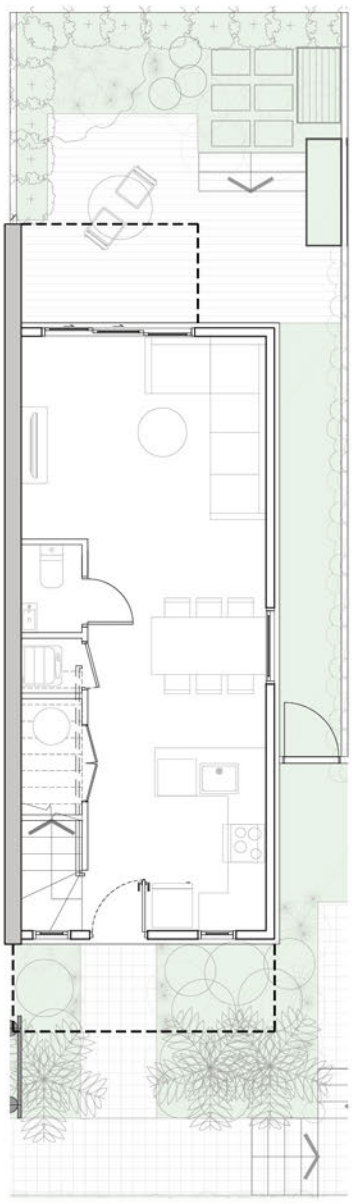
UPPER FLOOR

FLOOR PLANS

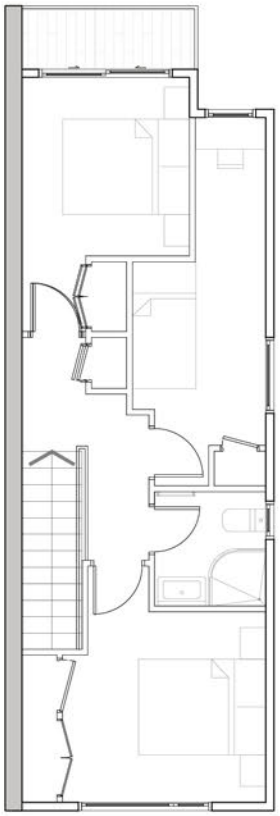
UNIT 4 — THREE BEDROOMS

- 3 Bedrooms
- 1.5 Bathrooms
- Floor Area – 87.1m²
- Deck Area – 13.7m²
- Carpark





LOWER FLOOR

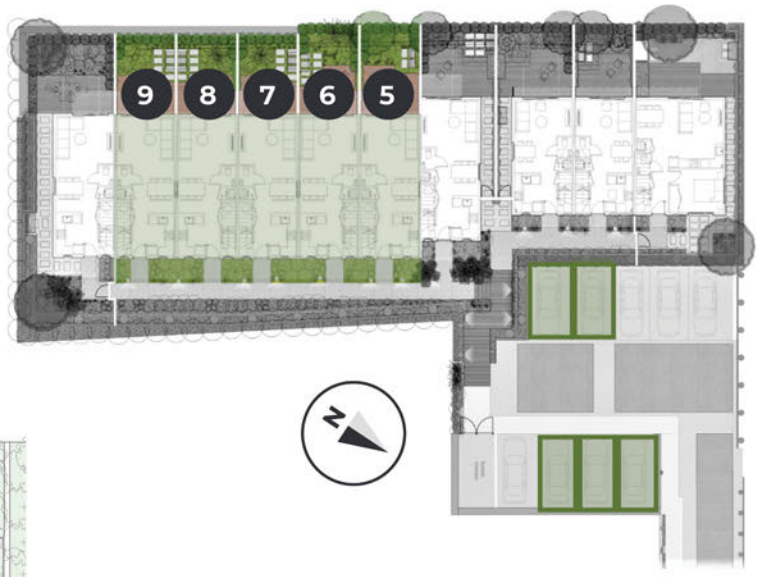


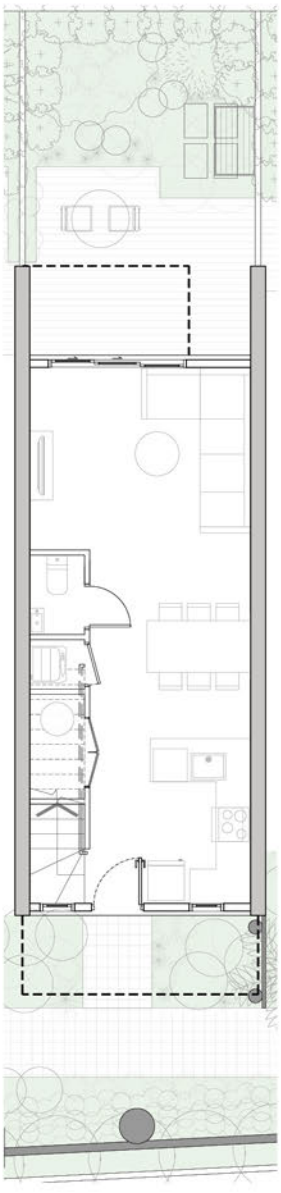
UPPER FLOOR

FLOOR PLANS

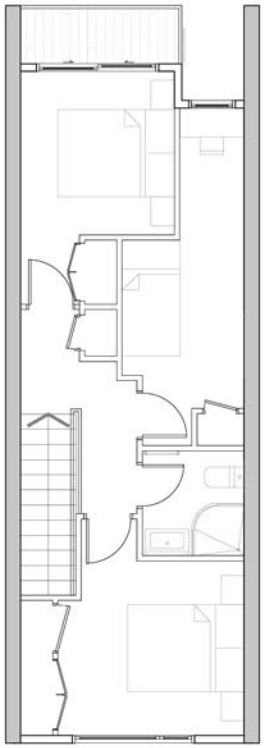
UNIT 5 – 9 — THREE BEDROOMS

- 3 Bedrooms
- 1.5 Bathrooms
- Floor Area – 86.7m²
- Deck Area – 9.4m² to 12m²
- Balcony – 2.9m²
- Carpark





LOWER FLOOR



UPPER FLOOR

08.

BUILDING SPECIFICATIONS

Specifications —

CONSTRUCTION

Foundation
Concrete slab
Framing
Timber framing
Intertenancy Wall
GIB® Intertenancy barrier systems (or similar)
Wall Insulation
R2.4
Roof Insulation
R3.2
Middle Floor
R1.8

EXTERIOR

Roof
Profiled metal roofing metalcraft / Colorsteel gutter & fascia board (or similar) Gull Gray
Exterior Cladding
James Hardie Linea Oblique horizontal weatherboard – Double Black White
Brick – Ash colour with slightly darker mortar
Windows & Door Joinery
Double glazing, Powder coated aluminium joinery – Silver

INTERNAL

Ceiling Heights 2.7m stud (ground floor) / 2.4m stud (first floor)
Lining
Gib square stopped
Wardrobes
Installed with whiteboard storage system
Water Heater
Electric 180L hot water cylinder

BATHROOM

Shower
Curved glass shower
Shower Slide
Slide rail shower
Vanity
Wall hung double drawer
Wall hung mirror unit
Mixer
Basin mixer
Toilet
Full back to wall and soft close
Fittings
Toilet roll holder & heated towel rail
Light & Heating
Heating light combination with extraction fan
Flooring
Fully tiled floor and walls (excluding shower base)

GUEST BATHROOM

Toilet
Wall hung vanity
Basin mixer
Bathroom mirror
Extractor fan

LAUNDRY

Plumbing
Washing machine taps & waste to laundry area
Extractor fan

ELECTRICAL

Power
Double power points
Lighting
Recessed LED downlights, stairway lighting
Security
LED spotlight with motion sensor at front door
Media
TV + phone jack into living / dining
Fibre Ready
Data Box, charging outlets
Control
Internal meter box
Alarm
Security alarm system
Heating / Cooling
Heat Pump 5KW

EXTERNAL

Decks
Timber
Balconies
Timber: Units 4 – 10
Access Path
Concrete / permeable paving driveway and footpath
Lighting
Solar bollards as per landscape plan
Landscaping
Planted as per landscape designer plan
Raised Vegetable Planter Garden
Unit 1, 3, 4 & 10
Fencing
1.8m capped timber fence on side and rear boundary

BUILDING SPECIFICATIONS

Chattels —

- Standard smoke alarm
- Heat pump
- Alarm – Security alarm system
- Roller blinds to windows
- Entry – Smart Lock
- Folding clothesline
- Letterbox installed Premium Box Design
- Bosch stainless steel built-in rangehood
- Bosch 5 functions, 71L built-in oven
- Bosch 4 zones touch control electric cooktop
- Bosch stainless steel dishwasher



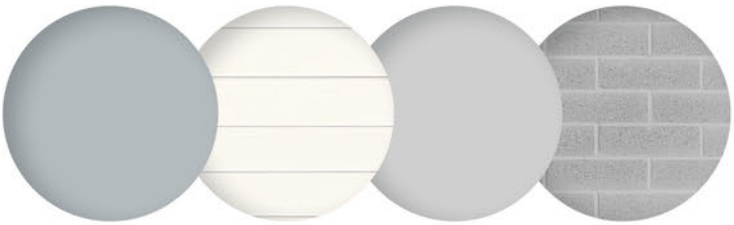
09.

FINISHES

Interior & Exterior Finishes —

EXTERIOR FINISHES

Roof
Gull Gray
James Hardie Linear Oblique Weatherboard
Resene Double Black White
Window Joinery
Silver
Brick
Premier Modena – Ash



INTERIOR FINISHINGS

Hard Flooring
Waterproof wood look vinyl plank
Carpet
Godfrey Hirst, Pleasant Point in Cockle
Tiles
600 x 600 Tile
Roller Blinds
Block Out Roller Blinds



KITCHEN

Benchtop
White Ice Engineered Stone
Cabinetry
Satin Snowdrift Melteca
Splashback
White Gloss Tile 75x300
Sink Mixer
Stainless Steel kitchen sink with Mixer
Waste Disposal Sink System
Drawers & Handles
Soft close Drawers & Handles
Appliances
Dishwasher, Hob, Rangehood & Oven

COLOUR SCHEME

Ceiling
Resene – Black White Quarter (or similar)
Trims, Doors & Windows
Resene – Black White Quarter (or similar)
Walls
Resene – Black White (or similar)

GENERAL

DISCLAIMER — The developer reserves the right to change plans, specifications, materials and suppliers where necessary.

11.

RENT APPRAISAL

Modern and Low-Maintenance Homes in Beach Haven

Property Details

10/03/26

- Bedrooms: Ranging from 2 to 3 bedrooms
- Bathrooms: 1 to 2 bathrooms, with some layouts offering separate toilets and ensuites
- Living Areas: Open-plan living spaces filled with natural light
- Outdoor Space: Each property includes a private outdoor area, ideal for entertaining or relaxing, featuring sea views.
- Parking: One dedicated parking spot
- Location: Approximately 20 minutes to Auckland CBD
- School Zones: Kauri Park School, Birkdale Intermediate, and Birkenhead College
- Nearby Amenities: Close to Charcoal Bay, Island Bay Reserve and Beach Haven shops

Projected Rental

Based on similar properties currently renting in this area and the current state of the rental market, we feel these homes should achieve a long-term weekly rent ranging from:

Two Bedroom	$625 to $675 Per Week
Three Bedroom	$710 to $770 Per Week

RENT APPRAISAL

Aspire Property Management Delivers Exceptional Service to both Landlords and Tenants.

Our priority is to make owning a rental property completely stress-free. We take care of every detail, protecting your investment while maximising its potential to deliver the highest possible returns. With Aspire, you can have complete peace of mind knowing your property is in expert hands.

How Aspire's offering is different to other property management companies:

No fees added to maintenance bills and outgoings

Adding a percentage fee to each bill for the organising of maintenance can add up to hundreds, even thousands of dollars each year—and we don't think that's fair. We don't want to be incentivised to spend your money on maintenance—we only recommend work that needs to be done. Some property managers add their management fee to rates bills or financial statements too; that's just not right.

No lock-in contract

We don't believe in making you sign a long-term contract; we want you to stay with us because you love being with us. Some other property managers will make you sign up for as long as 15 months!

No hidden fees

We put every fee into your management agreement before you sign up, so there are no surprises.

We don't sell real estate

Our sole focus is property management. We don't divide our attention between sales and rentals; instead, we live and breathe tenancy laws, compliance, and best practices every day. This means your investment gets the specialised attention it deserves.

Fee Structure:

- Management fee: 6.95% - this is a special offer for this partnership
- Letting fee: 1 week's rent (initial letting fee will be at 50%)
- Advertising: $145
- Credit checks: $30 per successful candidate
- Inspection Fee: $35 per inspection

All fees are exclusive of GST

Sam Hewetson
+64 21 247 0994
sam@aspirepropertyco.nz
Aspirepropertyco.nz

12.

HEALTHY HOMES

The healthy homes standards play a significant role in improving the well-being of New Zealanders and their families. The healthy homes standards introduce specific and minimum standards for heating, insulation, ventilation, moisture ingress and drainage, and draught stopping in properties. New builds are built to meet these standards.

WHAT IS THE MAIN INFORMATION THAT I NEED TO KNOW?

The healthy homes standards incorporate 5 aspects of a property, which all contribute to a warm and dry home.

1. HEATING

Properties must have one or more fixed heaters, which can directly heat the main living room and meet a required heating capacity. Certain heating devices that are inefficient, unaffordable or unhealthy will not meet the requirements of this standard.

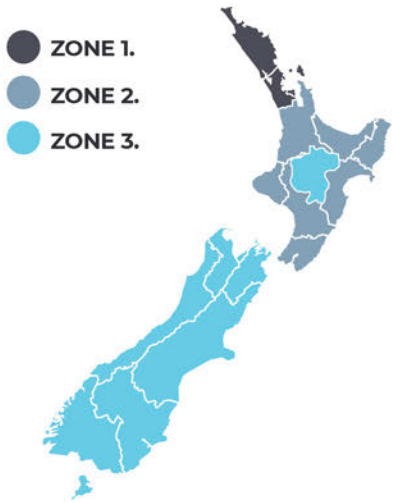
2. INSULATION

Ceiling and underfloor insulation is compulsory in new homes. Insulation requirements under the healthy homes standards are measured by R-value. 'R' stands for resistance – an R-value is a measure of how well insulation resists heat flow. The higher the R-value, the better the insulation. Minimum R-values vary across New Zealand, as shown on the map of climate zones.

ZONE 1:
Ceiling R2.9
Underfloor R1.3

ZONE 2:
Ceiling R2.9
Underfloor R1.3

ZONE 3:
Ceiling R3.3
Underfloor R1.3



3. VENTILATION

Properties must have at least one door or window (including skylights) that opens to the outside in all bedrooms, dining rooms, living rooms, lounges and kitchens. The openable windows and doors must have a total area of at least 5% of the floor area in each respective room. The windows or doors must be able to be fixed in the open position. All kitchens and bathrooms must have mechanical ventilation that ventilates externally.

4. MOISTURE INGRESS AND DRAINAGE

Properties must have efficient drainage for the removal of stormwater, surface water and groundwater, including an appropriate outfall. The drainage system must include gutters, downpipes and drains for the removal of water from the roof. If the property has an enclosed subfloor, a ground moisture barrier must be installed.

5. DRAUGHT STOPPING

Preventing future draughts by sealing gaps between window and door frames and the wall framing during construction, and ensuring your floors, walls and ceiling have snug-fitting insulation installed.

MEETING HEALTHY HOMES STANDARDS

All homes completed by Source Group meet or exceed the Residential Tenancies Healthy Homes Regulations. Our healthy homes standards include solutions for heating, insulation, ventilation, moisture and drainage, and drought stopping.

13.

THE BUYING PROCESS

HOME BUYING MADE EASY

Buying your first home can be overwhelming – we can help you get on track.

HERE'S HOW IT WORKS:

1. Select a home that suits you.
2. Sign a conditional agreement.
3. During your conditional period, you can obtain advice from your lawyer. If any queries arise, we are here to assist you and if you are not satisfied, you may cancel the Agreement. We can put you in touch with an experienced mortgage broker or you can engage your bank directly.
4. Pay the deposit (your mortgage broker or bank can help you with this including advice on Kiwisaver withdrawals, if applicable).
5. Sit back and relax while we build your home - your deposit is held safely in trust.
6. Just before you take ownership, your broker or bank will help finalise your loan documents.
7. Move-in day! We hand over the keys, pass on guarantees and provide you a detailed home guide.

It's that simple.



14.

WHY BUY FROM US?

The Source Group Advantage —

SPECIALISTS

We work with an experienced team of specialists in the industry, from our dedicated development team, through to expert consultants and skilled master builders. We can also connect purchasers with our highly capable finance brokers.

LOW MAINTENANCE

Our homes are designed to be easy care and we use quality, built-to-last products with eco friendly options where possible. Well thought out design and robust building materials to minimise maintenance and account for today's living.

GREAT VALUE

When style, quality, and affordability meet, the result is a great value product. Our homes are designed to save you time and money in the long term, appealing to home buyers and investors alike.

PEACE OF MIND

We offer 10-year building warranties on all our new homes. We are proud of our product and back the homes we build.

HEALTHY HOMES

All our homes meet or exceed the requirements of the Residential Tenancies (Healthy Homes Standard) Regulations 2019.

Our Promise:

1. No price increases after you've signed
2. No progress payments during construction
3. Quality healthy home at completion



15.

TESTIMONIALS

MR HUTCHINSON

★★★★★

Hamish and the rest of the team at Source Group have been phenomenal to work with. Since purchasing our home off the plans, we were provided with regular informative updates as to its progress. All promises were delivered on and then some, we are blown away with the quality of our finished home. There were multiple improvements that were made which we did not expect nor ask for, all at no extra charge. Very impressed with the service, and very glad that we went with Source Group.

MS TOBIN

★★★★★

When I bought off the plans from Source Group, they kept me updated every step of the way including progress photos, and were easy to work with. I am very happy with my brand-new townhouse which is smartly designed and would recommend them for sure.

MRS WILLIAMS

★★★★★

We purchased our property off the plans and have been very impressed with Source Group, especially while navigating the implications of covid. We always received regular updates with photos and detailed info. The build was completed to a high standard. Hamish, Rebecca, and the team were always happy to answer any questions we had. Highly recommended!

MR & MRS JERAM

★★★★★

We purchased our brand-new unit off the plans from Source Group after reviewing professional marketing material and subsequently meeting with Hamish in person who was very friendly, honest and open; we felt comfortable committing to the new property purchase. It was a challenging time in the building industry with cost rises and material shortages and projects being delayed observed in the media, but our development project stayed on track on all fronts both on budget and on time which was amazing. We got comprehensive monthly updates on progress showing end to end timeline of all stages, where we were at that particular time which felt great. The development included lots of extras that set it apart from other developments including the Home Star 7 rating target, the Bosch European kitchen appliance package, including a Bosch fridge, Air Conditioning, blinds throughout and fully landscaped – making it move-in ready. On completion we were presented with a professional binder containing ALL useful property info & manuals for the property, which was extremely useful and the finishing was excellent. To summarise the experience from start, pre purchase, to communication throughout the build to end product and post settlement – the support and help has been amazing. Want to say thanks to Hamish and the team from Source group for the amazing property which we are very happy and proud of.

16.

RESIDENTS AGREEMENT

Protection via a Residents Agreement —

Your new property will have a freehold title – you own the land and anything built on it. But as you share common areas (or walls) with your neighbours it's best to have an agreement that protects your property long into the future.

A Residents Agreement does just that - it sets up a professionally managed Residents Society that helps manage and maintain the communal facilities of the development for the benefit of all owners. It will ensure a safe, clean and well presented environment and is often a much simpler and cost effective option than a body corporate approach.

Townhouses, on Fee Simple Titles, are a safer and better long term ownership / investment, when there is a Residents Agreement in place.

HOW DOES IT WORK?

The Residents Agreement states what is to be done. The Residents Agreement requires a common account to hold any funds for future repair and maintenance of any common areas.

The residents vote, using a majority vote, at an annual meeting of the residents.

BENEFITS

A structure is set up, in advance, to control the insurance and future maintenance of the common areas and visual areas. Funds are put aside, in advance, to pay for these.

INSURANCE

The Residents Agreement ensures there is an insurance policy in place for each home, each year. There can be significant savings by getting the homes insured through the same insurance broker/company.

FUTURE MAINTENANCE

The Residents Agreement's purpose is to ensure any common areas are maintained and repaired, to protect the value of the homes throughout their life. The common areas can include walkways, access areas, fences, gardens and sometimes rubbish bins. The Residents Agreement details each owner's obligations in relation to any retaining walls and building elements.

Sea Vista TERRACES.

BEACH HAVEN

CONTACT:

Hamish Anderson | 022 099 6849

SEA VISTA TERRACES

15 Sea Vista Avenue, Beach Haven

seavistaterraces.co.nz

DISCLAIMER — The information in this brochure is provided for marketing purposes only and has been obtained prior to obtaining all necessary consents and the commencement of construction. Every precaution has been taken to establish accuracy at the time of printing; however, no responsibility will be taken for any errors and omissions. Prospective purchasers should not confine themselves solely to the content of this material but make their own enquiries to satisfy themselves of all aspects. Floorplans are indicative only and not drawn to scale. All plans, images and artist impressions of exteriors and interiors are intended as a guide only. The developer reserves the right to make changes to the development and the units (including the final fittings, finishes, dimensions and specifications of the development and the units) without notice. The final building design and materials are subject to Auckland Council approval. Furnishings and finishes are included if and to the extent provided in the Agreement for Sale and Purchase. Interested parties are directed to rely on their own enquiries, and the terms set out in the Agreement for Sale and Purchase. No responsibility will be taken for any differences between depictions in the marketing material and the completed development.

