

464

REMUERA ROAD

464
 REMUERA ROAD

overview



A select few Remuera residents have discovered the rewards of luxury apartment living. This is perhaps your last chance to join them.

The residential apartments at 464 Remuera Road join a limited number of such developments on the coveted Remuera ridgeline. This may be the last such site to be transformed into what has become a proven way to future-proof your lifestyle.

A UNIQUE RESPONSE

Clean-lined, understated and strong, the two buildings that comprise 464 Remuera Road defer to their specific environment by accessing as much of the harbour views and sun as possible. They are a unique response to the site and village-edge location.

Within this confident framework, just nine apartments each occupy an exclusive floor.

Their expansive and intelligent floor plans are reminiscent of well composed free-standing houses, yet carry the carefree convenience of apartment living.

Exclusive lift access and advanced security features make these a lock-up-and-leave haven.

THE CHOICE IS YOURS

Choose from the intimacy of the Gatehouse block with its three apartments and easy road access. Or take a floor in the Northern Tower with its stunning upfront harbour views and sun-flooded interiors. The interiors are elegantly crafted with touches of urbanity and glamour, using natural materials within a restrained palette of tone and texture.

Exclusive resident use of a swimming pool, gym, gardens and forecourt are just some of the added benefits.

Bought to you by a dynamic team - proven developer The Potter Group, award-winning architect Brian Cullen and acclaimed interior designer Stewart Harris – 464 Remuera Road will unlock your future.



remuera



Set on the Remuera Road ridge, looking out across the northern slopes directly to the sparkling harbour waters and iconic profile of Rangitoto Island, this is potentially the last such location able to be reborn into luxury residential apartments.

BEYOND THE DOOR

From the earliest days of Auckland's colonial settlement, captains of industry and families of means were drawn to Remuera for its elegance and prime location. Large stately residences sprang up here when the city was in its infancy.

The underlying reasons for living in Remuera remain the same. Surrounded by all that is good in Auckland, the shops

are some of the city's best, the amenities are plentiful and the sweeping views of the harbour and Rangitoto Island are an artwork that never fails to charm.

This is the best of both worlds – a vibrant urban village living environment but also one that is comfortably familiar. Remuera is and always will be a place of style, poise, culture and character.

A LOCATION FREQUENTLY DESIRED, RARELY FOUND

Just metres away from the appealing Remuera shops, yet cloistered within lush gardens, your day can unfold at leisure. Morning lattes at the local café, a peruse of the boutiques, a quick check on business interests, a game of golf perhaps, then drinks on the terrace. Create a meal in your own gourmet kitchen or stroll out for a bite to eat.

Remuera is wonderfully central, close to the shopping mecca of Newmarket, the sparkling eastern bay beaches, the sought-after Remuera Golf Club, medical facilities and some of the country's best schools.

In the heart of such an environment, 464 Remuera Road will stand apart in the market through sensitive design and lifestyle appeal.



architectural vision



The signature style of architect Brian Cullen of Patterson Cullen & Irwin is a perfect complement to the gracious streets of Auckland's prestigious eastern suburbs. His ability to blend contemporary lines with classical detailing results in homes that are ageless, that will forever be homes of distinction.

A RICH SENSE OF PLACE

Cullen's sought-after talents have already transformed similar apartment development sites such as Stoneridge, Stonecrest, Domain Drive and 98 Remuera Road.

For 464 Remuera Road, Cullen has drawn on the rich and grand architectural legacy of the area, to create classically proportioned buildings, overlaid

with simple yet elegant detailing. The result is a development of architectural distinction and integrity that serves as a clever and direct response to the needs of modern lifestyles.

Nine full-floor luxury apartments carefully composed over two unique buildings. The Gatehouse has a low-impact street frontage in keeping with

the Remuera village setting, yet the northern facade of the North Tower is sheeted in glass to welcome in the sun and views.

The generosity of scale for each apartment is in keeping with the expectations of discerning buyers, yet responds to varying needs – from a two-bedroom apartment with three bedrooms

as well as three living areas.

Particular attention has been paid to the way spaces interact to give a feeling of openness while at the same time providing privacy, both within each apartment and throughout the development. There is outstanding fluidity to outdoor living, be it on balconies, loggias or patios.

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REMUERA ROAD

the interiors



Renowned for his exquisite flair, Stewart Harris of Martin Hughes Interior Architects lends his inimitable style to 464 Remuera Road, interlacing the interiors with a style and refinement that only quality can provide.

INTERNATIONAL APPEAL

His vision for 464 Remuera Road is “for contemporary yet classically detailed interiors, finished seamlessly in quality surfaces such as stone, timber and wool. These will be an envelope within which the personality of the owners can be expressed, where antiques and modern pieces may sit side by side. They will be relaxing places, where the interiors serve

to enhance the ever-present and impressive views of the Waitemata Harbour.”

Mellow, natural materials will lend a rich tactile resonance.

The look is understated, not over-embellished but infused with interest wrought from subtle tonings and texture.

464 Remuera Road is where only the best will do, from the dual-zone wine fridge and induction cooktop in the kitchen to the engineered stone, oak flooring and pampering bathroom amenities.

Harris has worked throughout Europe, Africa, America and the Pacific and was recently recognised for his work on a

new residence on Vomo Island, Fiji.

He was also part of the team at The Spire Hotel in Queenstown which won the World Travel Award for Best Boutique Hotel in Australasia. His Auckland projects include the Metropolis Hotel, the recently opened Westin Hotel as well as various exclusive homes.



specification

THE OUTSIDE STORY
 Design by award winning architect Brian Cullen



STRUCTURE: EXTERIOR:

Foundations, footings and retaining walls - Concrete
Floors - Precast concrete with concrete topping
Structural walls - Reinforced concrete and concrete block
Beams, frames and columns - Structural steel
Roof - Structural steel and timber framed
Stairs - Precast concrete

Roof – Coloursteel roofing on ply sarking and insulation in excess of NZBC standard
 Gutters and downpipes – Stainless steel with formed box guttering where required
 Windows/sliding doors – Powder coated aluminum joinery to profile selected by Architect. Proprietary handles and fittings in matching finish to be approved by architects

Glazing – Clear glass with laminated glazing where required for acoustic requirements
 Wall coatings – Acrylic modified render system applied to exposed precast and concrete walls, as per manufacturer's specification
 Fascias and soffits – Fabricated metal. Flush jointed 'villa board' or aluminum composite soffits, as noted on drawings

Garage doors – Auto opening garage in anodized aluminum or similar
 Deck surfacing – Selected large format stone over waterproofing membranes as required
 Deck services – One tap with cold water supply, one double power point, one mains gas bayonet, loggia heating
 Balustrades – Glass on stainless steel spigots

Louvres – alloy louvres to exterior walls to Architects design



specification

THE OUTSIDE STORY
 Design by award winning
 architect Brian Cullen



LANDSCAPING AND SITE FURNITURE:

*Landscaping Designed by award winning landscapers
 The Tree Place Limited with feature palms.*

Driveway – Concrete with exposed aggregate driveway with feature areas in stone, cobble or other

Paths – Concrete with exposed aggregate

Feature walls – walling as selected by Architect

Boundary fences – At front 1.8m high plastered block with infill panels of galvanised steel open vertical members to Architects design otherwise generally 2.0m utilising where possible existing fencing with upgrades to match.

Entry auto steel gates with communications along with letterboxes – To Architects design

Safety fencing – Galvanised steel vertical rods on concrete foundation to Architects design
 Lawns and planting fully irrigated using recycled stormwater



specification



THE INSIDE STORY

Interior Design by award winning designer Stewart Harris of Martin Hughes Architecture Interiors Limited.

PUBLIC ENTRANCE LOBBIES:

*Front entry doors – pivoting frameless glass. Stainless steel handles and fittings approved by Architect. Stone flooring with Architects design to wall areas and ceiling
Quality wall & ceiling lighting*

BASEMENT:

*Painted car spaces
Rubbish room
Lockable storage*

BATHROOMS:

Vanities - Custom made cabinetry with selected hardware

Mirrors - with heated demister pad

Tops - Engineered stone

Tapware - Selected polished chrome

Shower - Euro/clear frameless glass. Shower hardware
Rainshower head in master ensuite with separate handheld shower

Bathtub - Feature double ended freestanding bathtub

Heated towel rails - Contemporary style chrome wall mounted

Heating - Temperature controlled under tile heating system

Toilets - Double flush by Vitra, or similar

KITCHEN:

Granite or engineered stone work surfaces

Backpainted feature float glass backsplash

European soft closing cabinetry hardware

Selected multifunction polished chrome tapware

Oversized undermounted stainless steel sink

Selected apartments with enclosed scullery including cabinetry

European kitchen appliance package

Pyrolytic oven

Induction cooktop

Combination microwave

Fully integrated dishwasher

Refrigerator/freezer with icemaker

North Tower only

Filtered water tap

Dual zone Wine fridge

Steam oven

Coffee Machine



specification

THE INSIDE STORY

Interior Design by award winning designer Stewart Harris of Martin Hughes Architecture Interiors Limited.

INTERIORS:

Entry doors – Solid core one and a half leaf feature bespoke doors or similar in selected finishes

Interior doors – Over height solid core paint quality doors with imported European hardware

Flooring kitchen, dining, family areas wide Oak timber flooring or similar on acoustic underlay

Flooring bedrooms and living areas – 100% pure wool carpet

Flooring bathrooms ensuites, loggias, and solariums - Natural stone or ceramic tiling on acoustic underlay

LAUNDRY

Stainless steel tub and counter top. Selected polished chrome tapware
Ceramic floor and wall tiles to selected areas. European washing machine and dryer

Ceiling heights – All ceilings are generally 2700 mm above floor for the North block and 2600mm for the Gatehouse. Bathroom and service areas are generally 2500 mm above floor in the

North block and 2400mm in the Gatehouse. Specific setouts will be lower in part to all areas to accommodate services

Ceiling finishes – Smooth finished gibraltar board ceilings, painted throughout using Tuffhide paint system

Architraves and skirtings – Custom designed flat profile with paint finish

Walls finishing – Bathrooms tiling in wet areas, living areas gibraltar board, paint system in selected colours as specified by Interior Designer

Wardrobes – Integrated systems

Lighting – High specification internal and/external lighting scheme approved by architect
Generally recessed square aluminum ceiling fittings with dimmers to provide Lux level of 250 at table height. Feature lighting to specific design for each apartment.

Light switches – Designer series

SERVICES

Hot Water – mains pressure, electric water storage cylinders to each unit

Structured cabling intergrates telephone TV, data and entertainment systems in flexible modular system. Includes signals for VHF,UHF and satellite with outlets to kitchen, living, family, media rooms and each bedroom. Prewire for home theatre system in media room North Tower

Intercom – Video intercom and remote unlocking to Services Engineers specification

Security system in each apartment Entry keypad including swipe and panic alarm in master bedroom – Eight sensors installed in each apartment

Access control system keypad Prox units at all key access points to provide security

Fire Systems – Fire alarms, smoke detectors, emergency lighting as required – Fire sprinkler system

Mechanical extracts to exterior to kitchen, bathrooms and laundry and basement including rubbish room

A/VRF airconditioning system – Gatehouse master bedroom only, North Tower master bedroom, living areas, media and 1 bedroom.

Heating – Feature gas fireplaces with electric starter in living, and also media room in North Tower only – Electric under floor heating to bathrooms

Lifts – Schindler lifts or similar with vented shaft and fitout to Architects design with electronic control panel and security camera system

Gym, outdoor heated swimming pool

Solar panels on the roof of both buildings to preheat water to the HWC or provide additional heating to the swimming pool



developer consultants

464 Remuera Road is created by Albatross QT Limited, a company with proven success in identifying the potential of key sites throughout the eastern suburbs. With a powerful blend of visionary intuition and intensive research, Albatross is able to meet the lifestyle needs of those who wish to live in this area. Albatross's three directors are John Potter, Barry Cronin and Alistair Coster who have each had more than 35 years experience in property development and investment.



A FINE PEDIGREE

Albatross is part of the Potter Group and has been the force behind such projects as 98 Remuera Road. Its commitment to excellence has ensured high demand for its developments and a string of satisfied owners.

The Potter Group strives to create developments that enhance the communities in which they become a part of and which are acknowledged as being distinctive.

464 Remuera Road is but one example of that. The Potter Group invests and develops residential, commercial and industrial property through Australia and New Zealand and presently has projects in Broadbeach, Mermaid Beach, Southport Robina, Hervey Bay, Brisbane, Auckland, and Queenstown, with a value totalling more than two billion dollars.

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464

REMUERA ROAD

the apartments

GATEHOUSE

The Gatehouse apartments are the perfect complement to your busy lifestyle. With flexibility of layout, the separate media room can be used a study or third bedroom. Entertain with ease from the open-plan living area. Step out to the sheltering north-west facing loggia virtually any time of the year or warm yourself before the fireplace. The second bathroom serves as a powder room or ensuite to the second bedroom, while the master suite has a full ensuite and dressing room. All bedrooms have private balconies.

Views from the upper floors sweep south across the Remuera ridge, east across the surrounding rooftops and out to a slice of Rangitoto's proud outline.

NORTH TOWER LOWER APARTMENTS

Lavish both in feel and proportion, the lower apartments are where every need is catered for; every fantasy fulfilled.

Three bedrooms include a truly indulgent master bedroom suite featuring a full ensuite with free-standing bath, a large dressing room and private balcony. Three living areas include formal and casual areas and two fireplaces while the gourmet kitchen comes with a wine room, bar and European appliances.

Generous outdoor living terraces will beckon you while the ground floor apartment is encircled in landscaped exclusive-use gardens, giving it a restful green outlook. From the mid-floor apartments, the tree-clad northern slopes sit before the glinting waters of Orakei Basin, Hobson Bay and the Hauraki Gulf, with Rangitoto ever-present on the horizon.

NORTH TOWER SUB PENTHOUSE

Keep this apartment all to yourself or share it with guests. Both bedrooms have ensuites for convenience and privacy, while a media room/library is separate to the open-plan living area. Two fireplaces, a wine room, loggia, wrap-around roof-top terrace and dress-circle views that panorama from Mt Hobson, past the Sky Tower and out to the harbour and Rangitoto round out the features of this special home.

NORTH TOWER PENTHOUSE

Feel on top of the world - as though you could reach out and touch the sparkling waters of the Waitemata or the lights of the Sky Tower at night - from this superbly privileged position. Open-plan living is complemented by a wrap-around rooftop terrace, while both bedrooms have ensuites.

AMENITIES

Each of the apartments comes with its own generous basement storage and two or more secure carparks. Each has direct lift access to an exclusive lobby with full security. A circular vehicle forecourt gives added convenience for yourself or guests.

Unwind from your day in the gymnasium or swimming pool or relax on the sun-trap pool terrace and gardens.



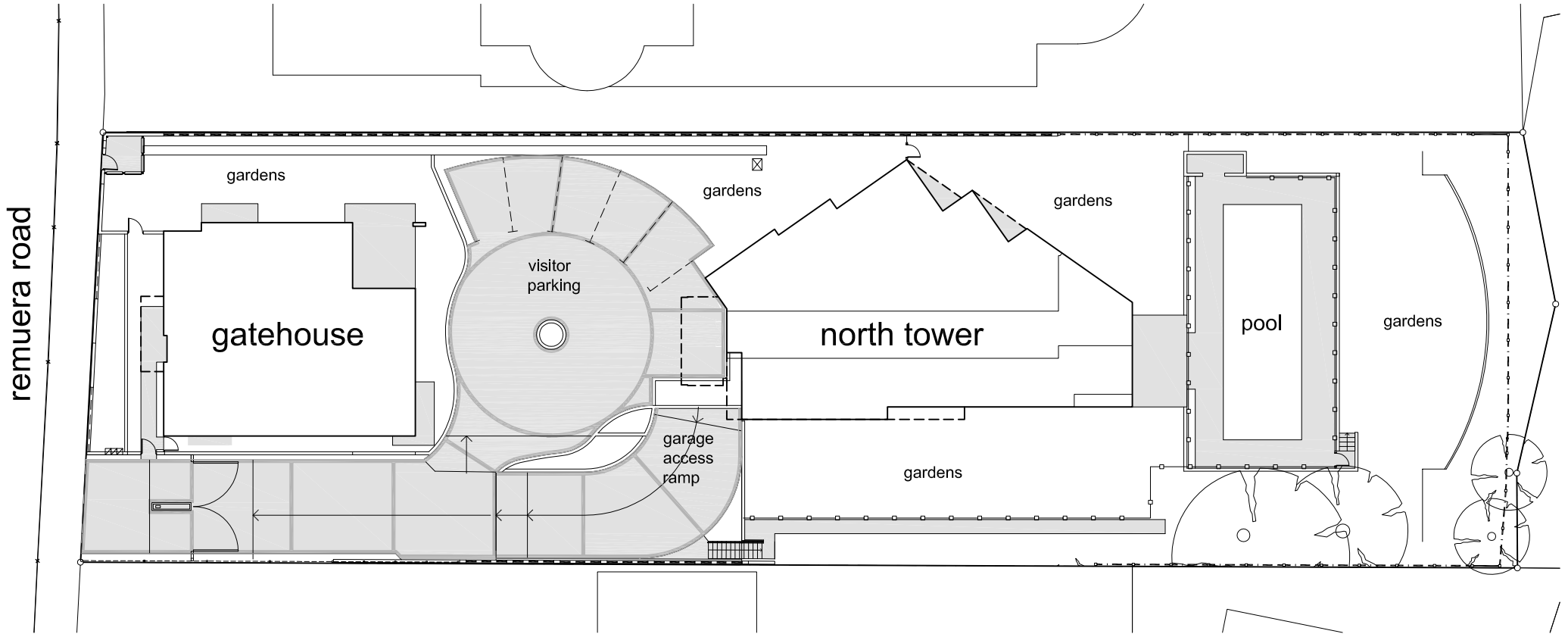
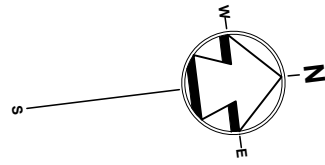
location

464 REMUERA ROAD
*Remuera, Auckland
New Zealand*



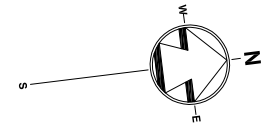
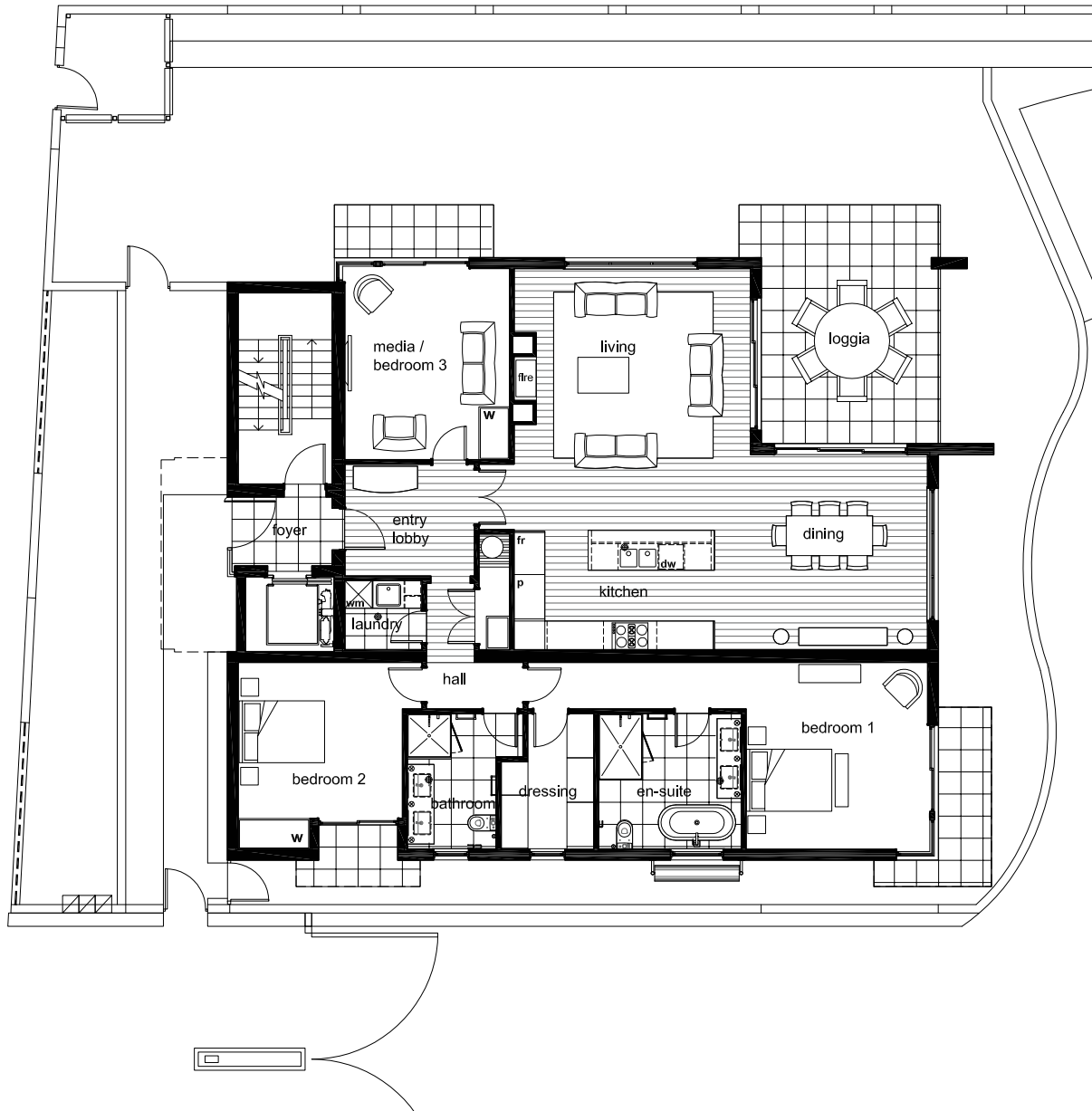
Set on the Remuera Road ridge, looking out across the northern slopes directly to the sparkling harbour waters and iconic profile of Rangitoto Island, this is potentially the last such location able to be reborn into luxury residential apartments.





SITE PLAN



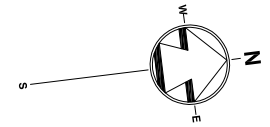


- living (5.3 x 5.2m)
- library / bed 3 (4.3 x 3.7m)
- dining (4.8 x 4.4m)
- kitchen (4.5 x 3.4m)
- main bedroom (4.2 x 4.1m)
- bedroom 2 (3.7 x 3.5m)
- loggia (5.4 x 4.0m)

- apartment size = 200m² (2151 sq.ft)
- inc. loggia

**GATEHOUSE
APARTMENT 1**





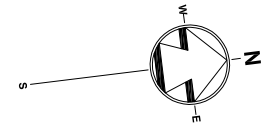
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- living (5.3 x 5.2m)
- library / bed 3 (4.3 x 3.7m)
- dining (4.8 x 4.4m)
- kitchen (4.5 x 3.4m)
- main bedroom (4.2 x 4.1m)
- bedroom 2 (3.7 x 3.5m)
- loggia (5.4 x 4.0m)

- living area = 200m² (2151 sq.ft)
- balconies = 15m² (165 sq.ft)
- apartment size = 215m² (2316 sq.ft)

**GATEHOUSE
APARTMENT 2**



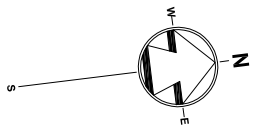


- living (5.3 x 5.2m)
- library / bed 3 (4.3 x 3.7m)
- dining (4.8 x 4.4m)
- kitchen (4.5 x 3.4m)
- main bedroom (4.2 x 4.1m)
- bedroom 2 (3.7 x 3.5m)
- loggia (5.4 x 4.0m)

- living area = 200m² (2151 sq.ft)
- balconies = 15m² (165 sq.ft)
- apartment size = 215m² (2316 sq.ft)

**GATEHOUSE
APARTMENT 3**





living	(3.7 x 5.5m)
library / media	(5.5 x 4.6m)
dining	(5.1 x 3.0m)
family	(4.7 x 3.0m)
kitchen	(6.7 x 2.6m)
main bedroom	(3.9 x 5.1m)
bedroom 2	(4.2 x 3.0m)
bedroom 3	(4.0 x 3.0m)
loggia	(7.6 x 3.5m)

apartment size = 276m² (2974 sq.ft)
inc. loggia

**NORTH TOWER
APARTMENT 4**





- living (3.7 x 5.5m)
- library / media (5.5 x 4.6m)
- dining (5.1 x 3.0m)
- family (4.7 x 3.0m)
- kitchen (6.7 x 2.6m)
- main bedroom (3.9 x 5.2m)
- bedroom 2 (3.9 x 3.2m)
- bedroom 3 (3.4 x 3.1m)
- loggia (7.6 x 3.5m)

living area = 284m² (3059 sq.ft)
 balconies = 19m² (209 sq.ft)
 apartment size = 304m² (3268 sq.ft)

**NORTH TOWER
 APARTMENT 5**



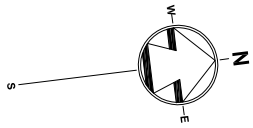


living	(3.7 x 5.5m)
library / media	(5.5 x 4.6m)
dining	(5.1 x 3.0m)
family	(4.7 x 3.0m)
kitchen	(6.7 x 2.6m)
main bedroom	(3.9 x 5.2m)
bedroom 2	(3.9 x 3.2m)
bedroom 3	(3.4 x 3.1m)
loggia	(7.6 x 3.5m)

living area = 284m² (3059 sq.ft)
 balconies = 19m² (209 sq.ft)
 apartment size = 304m² (3268 sq.ft)

**NORTH TOWER
 APARTMENT 6**



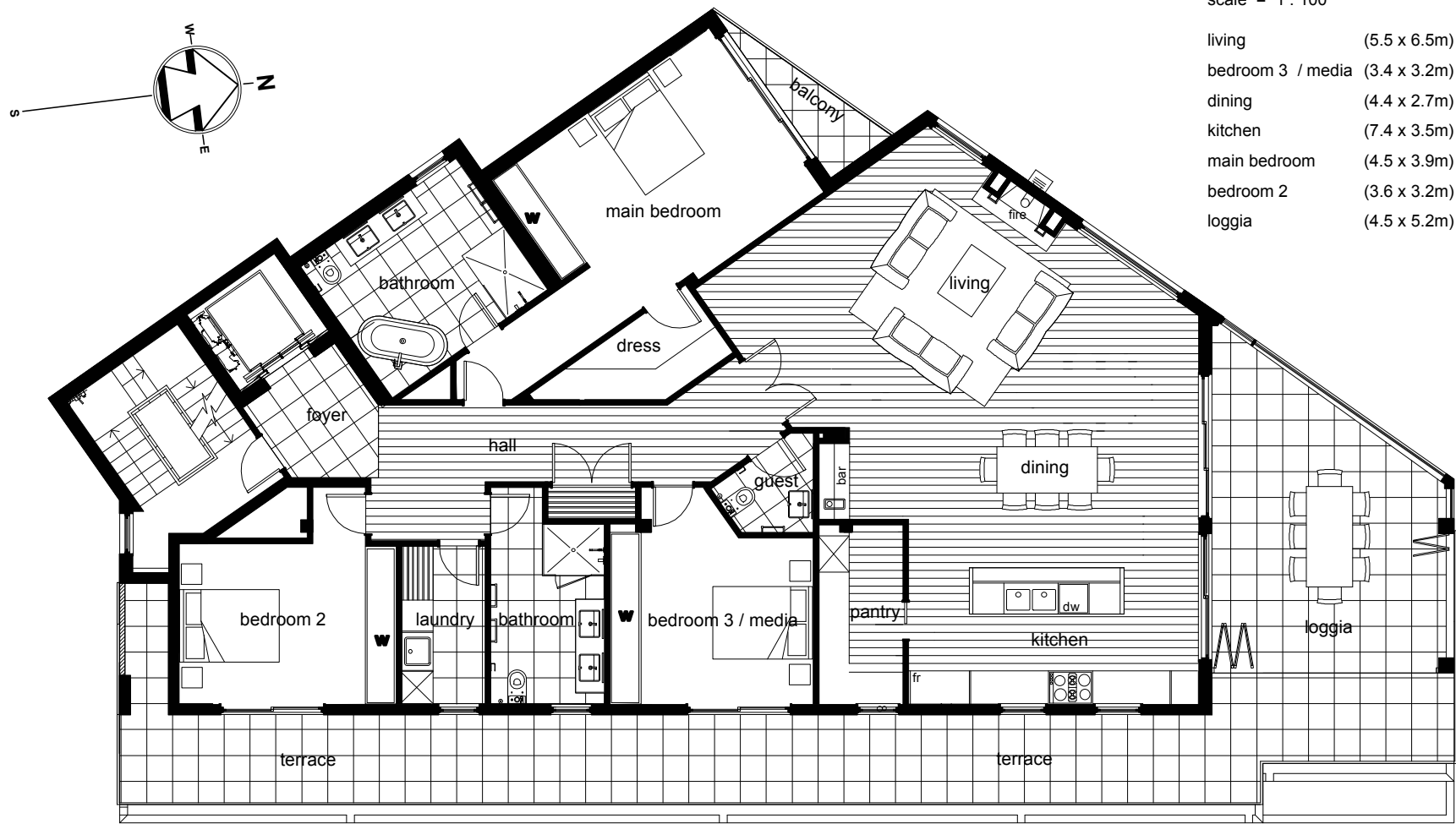


living	(3.7 x 5.5m)
library / media	(5.5 x 4.6m)
dining	(5.1 x 3.0m)
family	(4.7 x 3.0m)
kitchen	(6.7 x 2.6m)
main bedroom	(3.9 x 5.2m)
bedroom 2	(3.9 x 3.2m)
bedroom 3	(3.4 x 3.1m)
loggia	(6.8 x 3.5m)

living area	=	281m ²	(3027 sq.ft)
balconies	=	19m ²	(209 sq.ft)
apartment size	=	301m ²	(3236 sq.ft)

**NORTH TOWER
APARTMENT 7**





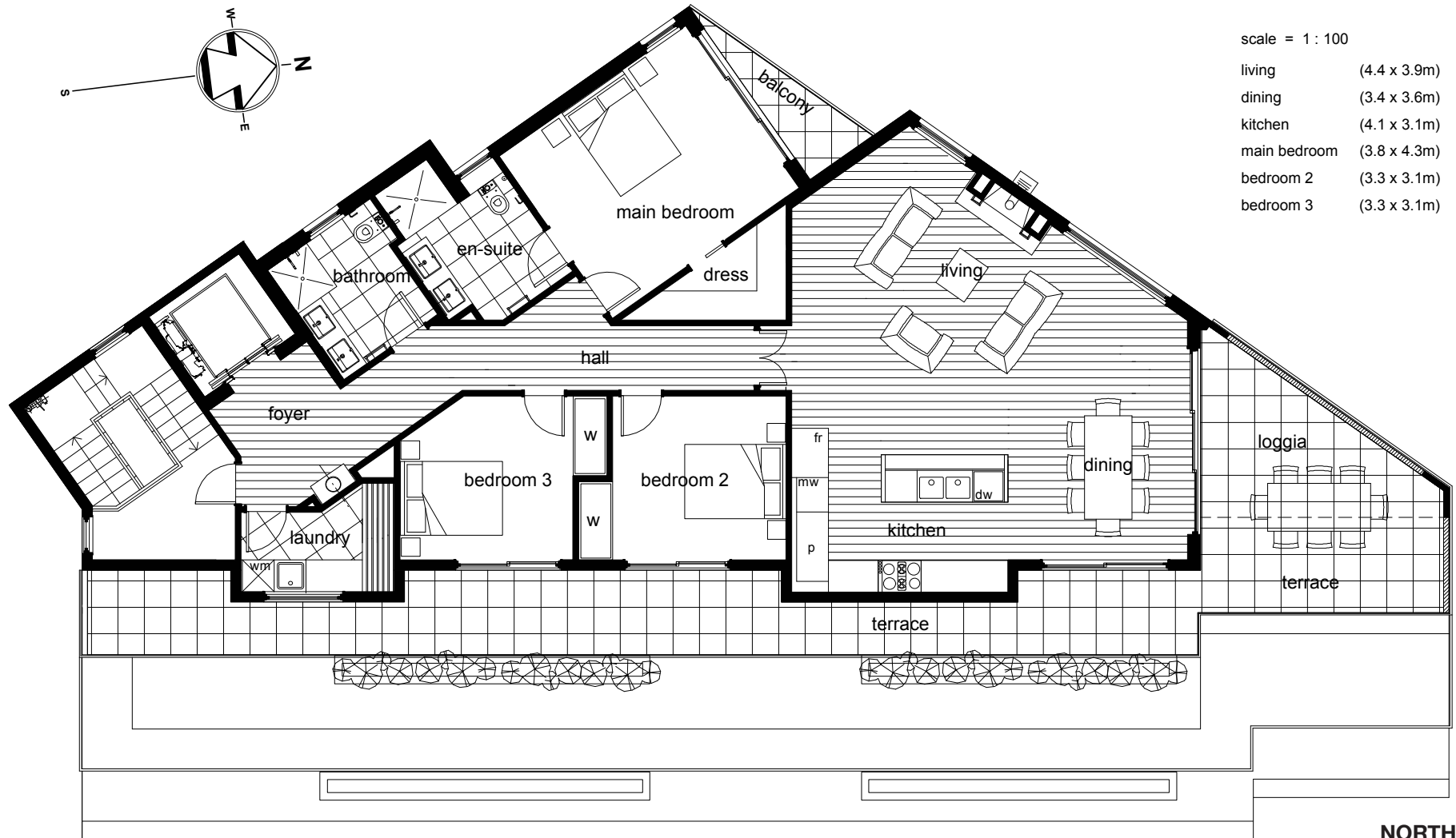
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- living (5.5 x 6.5m)
- bedroom 3 / media (3.4 x 3.2m)
- dining (4.4 x 2.7m)
- kitchen (7.4 x 3.5m)
- main bedroom (4.5 x 3.9m)
- bedroom 2 (3.6 x 3.2m)
- loggia (4.5 x 5.2m)

living area = 228m² (2454 sq.ft)
 terraces = 35m² (376 sq.ft)
 apartment size = 263m² (2830 sq.ft)

**NORTH TOWER
 APARTMENT 8**



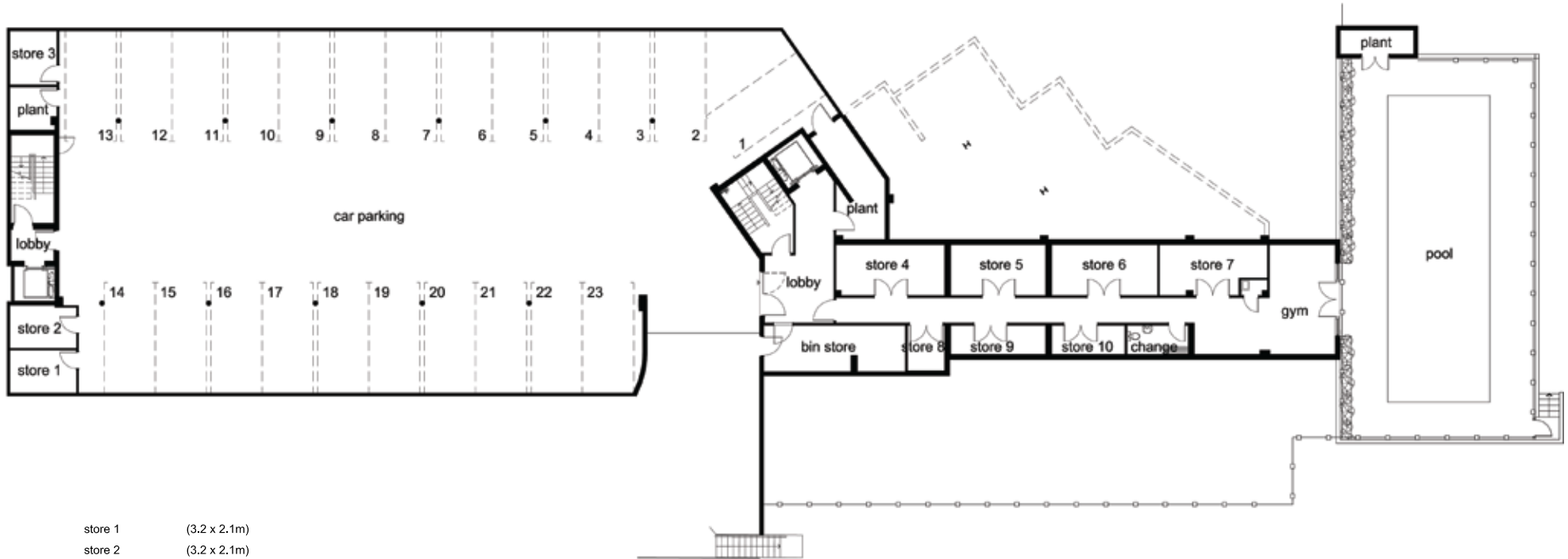
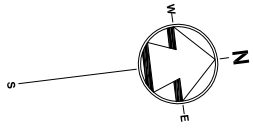


- scale = 1 : 100
- living (4.4 x 3.9m)
 - dining (3.4 x 3.6m)
 - kitchen (4.1 x 3.1m)
 - main bedroom (3.8 x 4.3m)
 - bedroom 2 (3.3 x 3.1m)
 - bedroom 3 (3.3 x 3.1m)

living area = 160m² (1722 sq.ft)
 balconies + Roof Terrace = 35m² (376 sq.ft)
 apartment size = 195m² (2098 sq.ft)

**NORTH TOWER
 APARTMENT 9**





- store 1 (3.2 x 2.1m)
- store 2 (3.2 x 2.1m)
- store 3 (2.6 x 2.3m)
- store 4 (5.3 x 2.5m)
- store 5 (4.8 x 2.5m)
- store 6 (5.2 x 2.5m)
- store 7 (5.3 x 2.5m)
- store 8 (2.2 x 1.8m)
- store 9 (4.6 x 1.4m)
- store 10 (3.6 x 1.4m)

BASEMENT





local directory



BARS & RESTAURANTS

- Thai Village*
10/415 Remuera Rd
- Sabai Sabai Thai*
305 Remuera Rd
- Sichuan in Remuera*
333 Remuera Rd
- Banque Gastro Bar*
311 Remuera Rd
- Milky Way Japanese*
354 Remuera Rd
- Thai Hut*
332 Remuera Rd

CAFÉ'S

- Benzoni Kitchen*
341 Remuera Rd
- Fredrick's Café*
Airlie Crt Remuera Rd
- Vivi Café*
Tudor Mall Remuera Rd
- Sierra Café*
367 Remuera Rd
- Robert Harris Café*
355 Remuera Rd
- The Olive Tree*
1 Victoria Ave

DELICATESSEN

- The Deli*
419 Remuera Rd
- The Olive Tree*
1 Victoria Ave

CHOCOLATIER

- Rembrandts*
1/371 Remuera Rd

FLORISTS

- Iain Stephens*
352 Remuera Rd
- The Wild Bunch*
2/419 Remuera Rd
- Jack Lum + Co*
3 Clonbern Rd

BAKERS

- Brumby's*
3a Clonbern Rd
- Bakers Delight*
1 Victoria Ave

FASHION

- Gregory*
365 Remuera Rd
- Browns*
411 Remuera Rd
- Collezioni*
357 Remuera Rd
- Hartleys*
319 Remuera Rd
- Identity*
360 Remuera Rd
- Mortimers*
Remuera Mall

BEER, WINE & SPIRITS

- Bacchus Cellars*
427 Remuera Rd
- Glengarry*
400 Remuera Rd
- Remuera New World*
10 Clonbern Road



price list

PROPOSED PRICE LIST

Apartments 464 remuera road

(inc GST)

GATEHOUSE

Apartment 1

Ground Floor Level 2
2 carparks
200m² Floor Area
Terraces 15m²
Total Area 215m²
\$2,000,000

NORTH TOWER

Apartment 4

Ground Floor Level 2
3 carparks
276m² Floor Area
Terraces 21m²
Total Area 297m²
\$4,000,000

NORTH TOWER

Apartment 7

Third Floor Level 5
3 carparks
281m² Floor Area
Terraces 19m²
Total Area 300m²
\$5,000,000

GATEHOUSE

Apartment 2

First Floor Level 3
2 carparks
204m² Floor Area
Terraces 15m²
Total Area 219m²
\$2,300,000

NORTH TOWER

Apartment 5

First Floor Level 3
3 carparks
285m² Floor Area
Terraces 19m²
Total Area 304m²
\$4,300,000

NORTH TOWER

Apartment 8

Fourth Floor Level 6
3 carparks
228m² Floor Area
Terraces 35m²
Total Area 263m²
\$4,100,000

GATEHOUSE

Apartment 3 Penthouse

Level 4
2 carparks
204m² Floor Area
Terraces 15m²
Total Area 219m²
\$2,700,000

NORTH TOWER

Apartment 6

Second Floor Level 4
3 carparks
285m² Floor Area
Terraces 19m²
Total Area 304m²
\$4,900,000

NORTH TOWER

Apartment 9 Penthouse

Level 7
2 carparks
160m² Floor Area
Terraces 35m²
Total Area 195m²
\$3,000,000