

FITZ MEWS

Dual access / mixed-use townhouses

331 Cashel Street Christchurch



Be inspired by where you live

WWW.CITRUSLIVING.CO.NZ



WELCOME TO CITRUS LIVING

Citrus Living is a company founded by industry qualified professionals (engineer, architect, builder) and is focused on delivering affordable housing to the New Zealand housing sector despite increasing land and construction prices. This is achieved through standardised designs, economics of scale, low over-head operating costs and value engineered design solutions. Citrus Living has a proven track record for delivering affordable housing solutions in Christchurch developing **200+** units with a market value of almost **\$120m**

These properties are medium densified developments of terraced / townhouse homes comprising of 1 bedroom, 2 bedroom or 3 bedrooms, specifically catered to first homes buyers and property investors.

OUR EXPERIENCE INCLUDES

- ✓ Full project life-cycle management
- ✓ Land acquisition, vendor negotiations
- ✓ Feasibility and budget management
- ✓ Management of resource and building consents
- ✓ Consultant management
- ✓ Procurement processes, tendering and contract negotiations
- ✓ Development Funding, including senior debt and mezzanine debt facilities (Initial funding, reports, drawdowns)
- ✓ Marketing and sales
- ✓ Compliance (health and safety and other legislative requirements)
- ✓ Self build
- ✓ Practical completion, code compliance, 223 and 224 management
- ✓ Maintenance and warranty period management



Here at Citrus Living, we take a fresh look at residential housing developments. We create high-quality, architect-designed properties that people are inspired by and want to live in.

Marcus Stufkens - Director



You would have seen in the media that some developers have used the sunset clauses to cancel the Agreement and get a higher price from the purchaser or sell to someone else for a higher price. **That is not us!**

To protect you we have included clauses in your Agreement that provide this price guarantee assurance. Our reputation is everything and that means doing the right thing by our purchasers.



CITRUS LIVING MANAGEMENT TEAM



PAUL
MACEY
Director /
Structural Engineer



MARCUS
STUFKENS
Director /
Architect



CHRIS
ROWE
Director /
Construction
Manager



ANTS
SEFTON
Senior Project
Manager



ADAM
ST JOHN
Senior Quantity
Surveyor / Contracts
Manager

Define the way you live in Christchurch Central



FEATURES OF THE DEVELOPMENT

- ✔ Designated off-street parking
- ✔ Fee simple freehold title
- ✔ Master ensuite
- ✔ Architect-designed
- ✔ Fisher & Paykel appliances
- ✔ Keyless entry
- ✔ Healthy Homes compliant

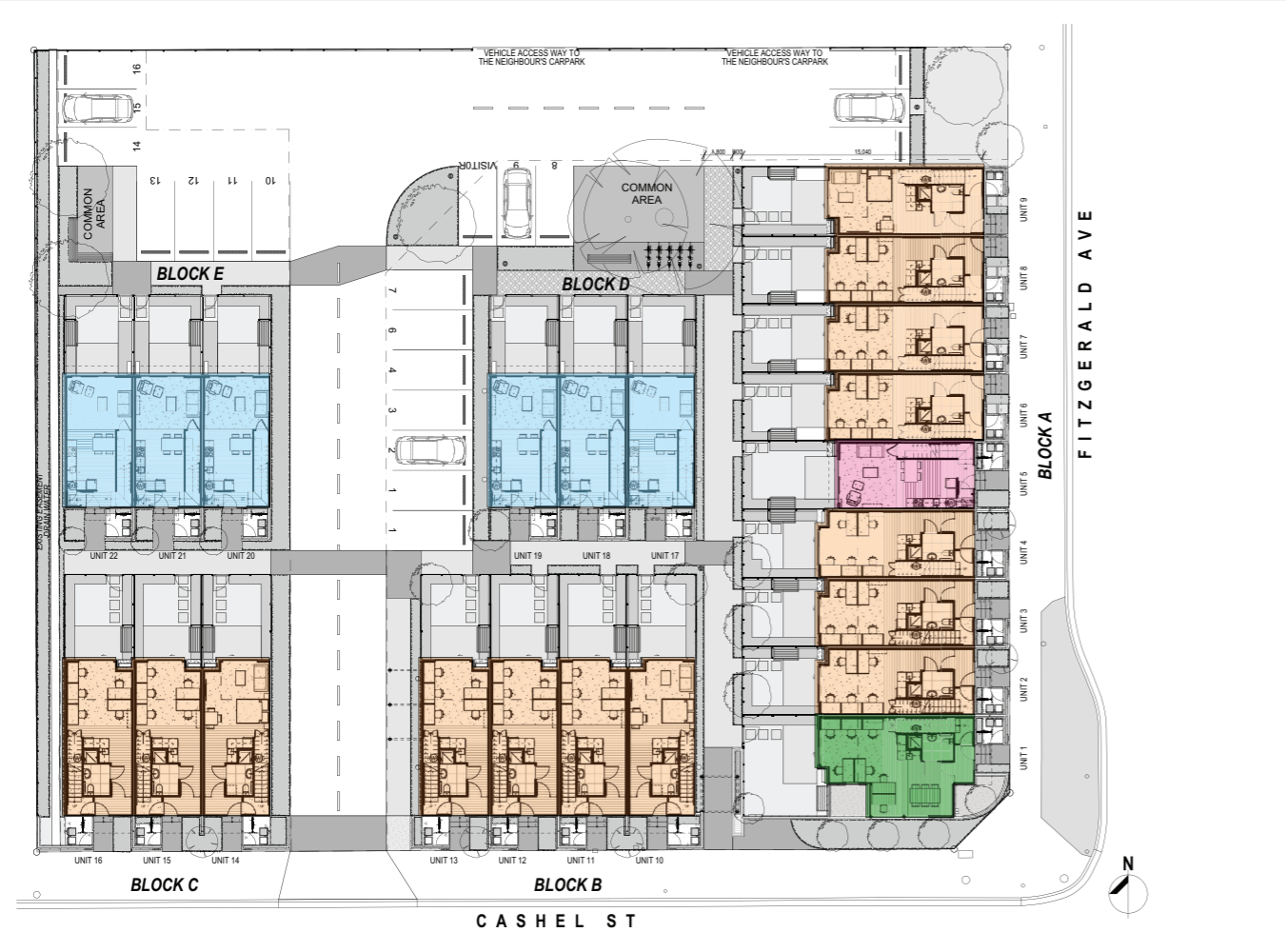
LOCATION

A mixed-use development with dual access units giving the owner the flexibility of a commercial or separate residential studio at ground floor. This is a stunning development reflecting a unique point of difference.

WHAT'S NEARBY?

- | | |
|--------------------------------------|--|
| 1. Christchurch Public Hospital 2.4m | 6. Latimer Square 800m |
| 2. Cathedral Square 1.3km | 7. Cardboard Cathedral 700m |
| 3. Christchurch Bus Exchange 1.3km | 8. Te Kaha - Christchurch Stadium 900m |
| 4. Margaret Mahey Playground 1.1km | 9. Ara Institute of Canterbury, City Campus 800m |
| 5. Countdown Moorehouse Avenue 1.4km | 10. Christchurch East Primary School 500m |





FLOOR PLANS (BLOCKS D & E)

Typical 2 Storey Unit

- 2 Bedrooms
- 2 Bathrooms
- 1 Living
- 1 Carpark
- 73m² Internal (approx)

North facing townhouses, featuring contemporary, open plan layouts, each residence offers seamless indoor/outdoor liveability as living areas expand into private courtyard spaces



GROUND FLOOR

FIRST FLOOR

- Legend**
1. Entry
 2. Office
 4. Storage
 5. Kitchen
 6. Living
 7. Dining
 8. Bedroom
 9. Bathroom



*Boundary lines are indicative only



Image is an example only



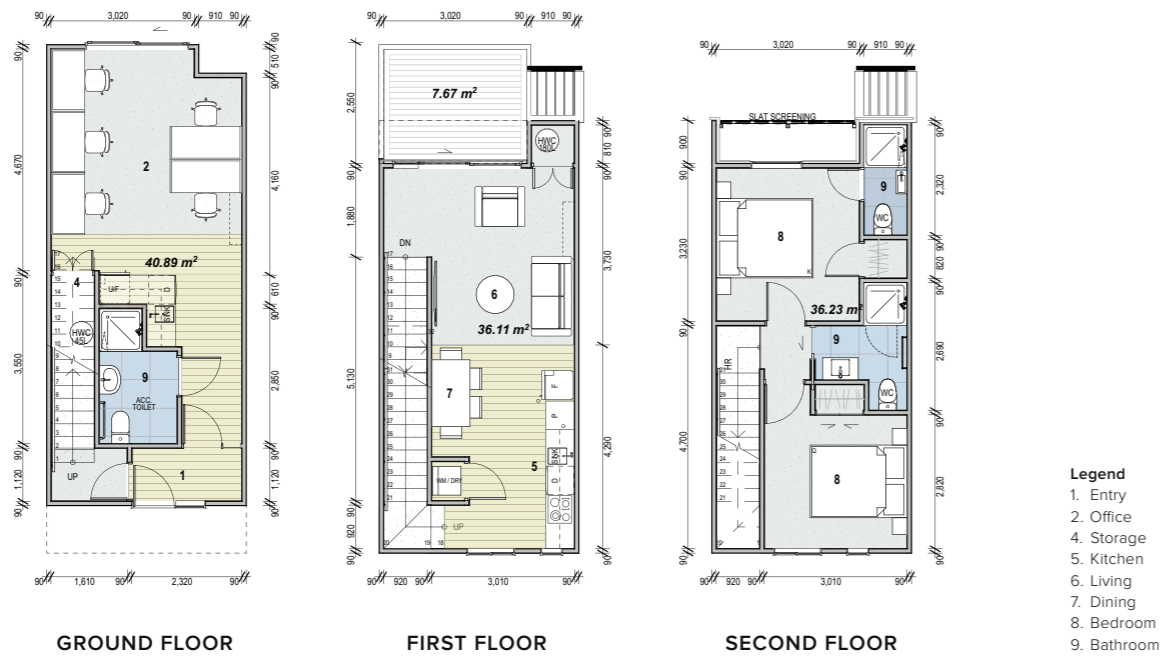
Image is an example only

FLOOR PLANS (BLOCKS A, B & C)

Typical 3 Storey Unit - Commercial Space

-  2 Bedrooms
-  3 Bathrooms
-  1 Living
-  1 Carpark
-  113m² Internal (approx)

Ideally located and enjoying the benefits of dual entry living or with a compliant commercial ground floor suite, these townhomes comprise expansive interiors, clever storage solutions and spacious courtyard areas.



FLOOR PLANS (BLOCK A)

Extended 2 Storey Unit

-  2 Bedrooms
-  2 Bathrooms
-  1 Living
-  1 Carpark
-  75m² Internal (approx)

Only one of this West facing townhouse available, featuring contemporary, open plan layouts, each residence offers seamless indoor/outdoor liveability as living areas expand into private courtyard spaces. This 2 bedroom townhouse is slightly larger at 75sqm.



FLOOR PLANS (BLOCKS A, B & C)

Alternative 3 Storey Unit - Residential Space

-  2 Bedrooms
-  3 Bathrooms
-  1 Living
-  1 Carpark
-  113m² Internal (approx)

Ideally located and enjoying the benefits of dual entry living, these combined 3 bedroom townhomes comprise expansive interiors, clever storage solutions and spacious courtyard areas.

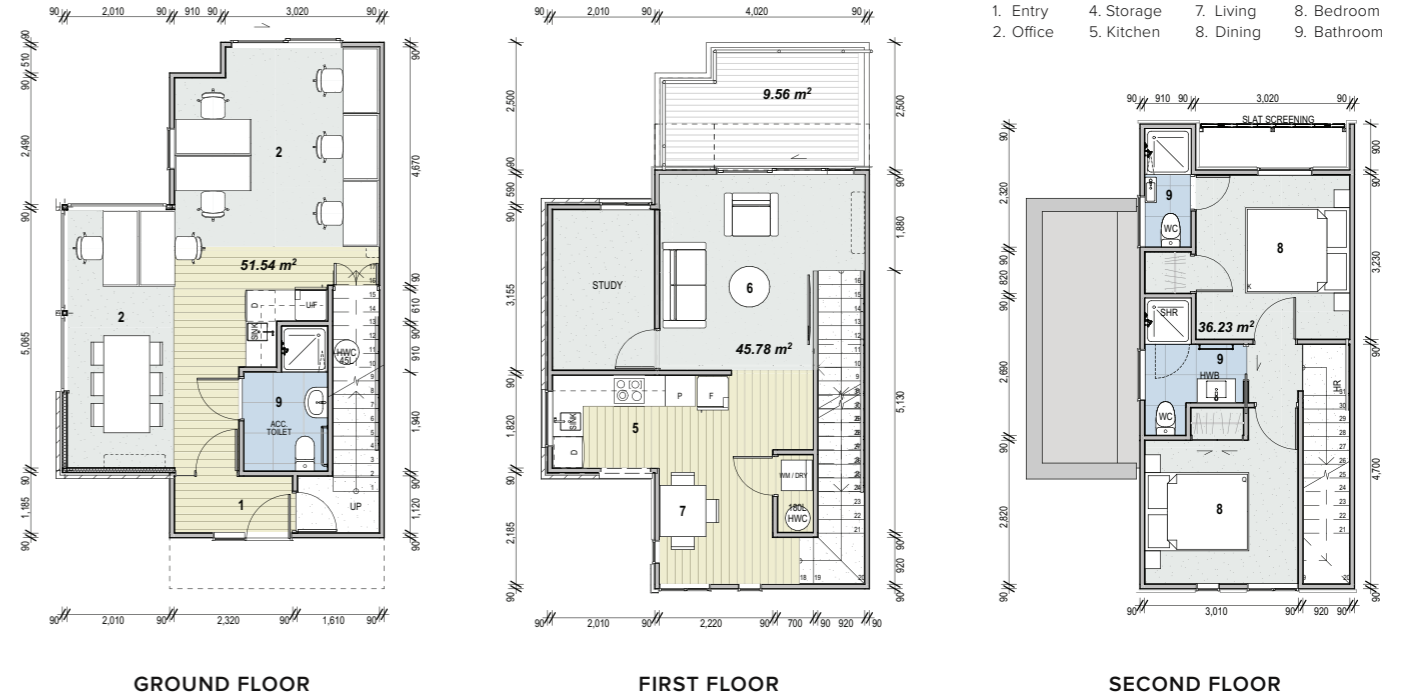


FLOOR PLANS (BLOCK A)

3 Storey Corner Unit

-  2 Bedrooms
-  2 Bathrooms
-  1 Living
-  1 Carpark
-  133m² Internal (approx)

Ideally located and enjoying the benefits of dual entry living or with a compliant commercial ground floor suite, this combined 4 bedroom townhouse comprises expansive interiors, clever storage solutions and spacious courtyard areas.



SPECIFICATIONS

INTERIOR SPECIFICATIONS

Living Area Flooring	Feltex Cable Bay 100% solution dyed nylon carpet (cut pile twist), Colour: 0785 Dartmoor or similar on underlay Godfrey Hirst Avvio Vinyl Planks, Colour: Cerville or similar
Bedroom Area Flooring	Feltex Cable Bay 100% solution dyed nylon carpet (cut pile twist), Colour: 0785 Dartmoor or similar on underlay
Bathroom, Laundry & Kitchen Area Flooring	Selected 600x600 porcelain tiles Ardex FSDD grout; Olive Structured Godfrey Hirst Avvio Vinyl Planks, Colour: Cerville or similar
Ground Floor Walls	2.4m high wall stud (Units 1-4, 6-16 - 2.4m-2.7m high) Painted plasterboard to level 4 finish
First & Second Floor Walls	2.4m high wall stud Painted plasterboard to level 4 finish (Note: some units include 2.0m high coved ceiling)
Skirting	40x12mm timber with paint finish
Ceiling	Painted plasterboard
Internal Doors	Internal 1985x35mm hollow core paint finish with Windsor Futura Apex Colour: Brushed Nickel or similar
External Doors (Entry)	2.1m / 2.4m high Parkwood Strata Flat or Opaque Double Glazed or similar with key-less Schlage Ease Smart Entry
Heating	Single high wall Heatpump - sized to meet Healthy Homes Requirements Units 1-4, 6-16 - Additional ground floor heatpump

Wardrobes & Storage	Sliding gib painted doors (plain colour) with chrome hanging rail & hat shelf (Note: some units have hinged painted hollow core doors)
Lighting	Recessed LED downlights
Electrical	PDL 600 series switches with white cover plates - RCD protected Electric 180L HWC (additional 90L HWC for ground floor studios, units 1-4, 6-16) Data outlets in living & bedroom areas

KITCHEN

Benchtops	Engineered stone or similar
Sink	Mercer Oxford undermount stainless steel single sink insert or similar
Mixer	Methven Echo Minimalist kitchen mixer or similar
Joinery	Laminex Standard cupboard and drawer fronts or similar with matching pvc trim White melamine interior shelving & carcass or similar
Splashback	DecorSplash or similar
Hardware	Mardeco - 3064 cabinet handle (satin chrome finish) or similar
Oven	Fisher & Paykel 60cm built-in oven or similar
Rangehood	Fisher & Paykel 60cm integrated rangehood or similar
Cooktop	Fisher & Paykel electric ceramic cooktop or similar
Dishwasher	Fisher & Paykel dishdrawer or similar

BATHROOM / ENSUITE, LAUNDRY

Vanities	Raymor Boston wall hung vanity units or similar (polymarble top) with Stein glass splashbacks
Tapware	Raymor Alpha mixer or similar
Shower	Athena Soul (acrylic/moulded) or similar Showerhead - Raymor Alpha slide shower or similar Mixer - Raymor Alpha shower mixer or similar Extractor fan above shower ventilated to exterior
Toilets	Adesso Edge wall faced pan & cistern suite with soft close lid or similar Ground floor includes accessible WC/vanity & non-accessible shower.
Heating	Ladder type heated towel rail
Laundry	Space for buyer supplied washing machine including recessed outlet Units 1-4, 6-16 - Ground floor includes recessed outlet
Walls	50mm Loxo Cladding System AAC panel exterior cladding with plaster/ paint finish over a 20mm cavity Metalcraft Kahu Colorsteel Endura wall cladding system or similar James Hardie Stria Cladding or similar
Floors	Ground floor - concrete slab Upper floor - Timber joist & particle board or similar Units 1-4, 6-16 - First floor: 75mm Loxo Flooring System or similar
Window & Door Joinery	Powdercoated aluminium double glazed in clear & frosted float glass Entry 2.1m solid door (Units 1-16 - 2.4m solid door)

Terraces	Units 1-4, 6-16 - Tiles over torched on membrane
Roofing	Colorsteel profiled roofing, gutters & downpipes
Driveways, Carparks & Pathways	Plain concrete driveway, carparking with coloured concrete to define pathways & patios
Security	Deadlocked solid core entry door with sensor security lighting

LANDSCAPING

Common	Common grassed & garden areas as indicated on the landscaping plans Selected vertical paling & horizontal slat fencing (black stain finish)
Unit	Mailbox - 1 x A4 sized exterior mailbox to each External surface mounted light at entry Fenced outdoor area for each ground floor unit Grassed or decorative stones & planter beds as indicated on landscape plans

GENERAL

- Homes approved for Healthy Homes Guarantee Act of New Zealand 2017
- Timber framed construction, 90x45mm SG8 timber to meet NZBC requirements
- Floor to ceiling height - Generally 2400mm
- All ceilings to walls square stop finish
- Fire Safety to New Zealand Building Code, smoke detectors as required
- Window coverings to majority of windows
- Thermal Insulation to meet Building Code requirements
- Co-axial cabling provided for Sky TV (Satellite dish not provided)
- Fibre provided to entry for buyer to arrange retailer for connection (prewired comms board is provided)
- Dual key units are separately metered

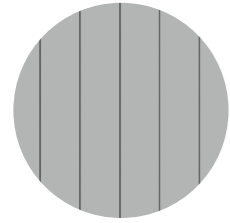
The outline specification is to be read in conjunction with the attached drawings. The outline specification is based on information available at the date of the specification and may be amended or refined throughout the design of the project and plans.

Dual key units with studio at ground floor (units 1-4, 6-16) include kitchenettes with dishdrawer, space for microwave / under bench fridge (both supplied by buyer), sink and storage. No oven, hobs or rangehood.



COLOUR SPECIFICATIONS

Exterior colours



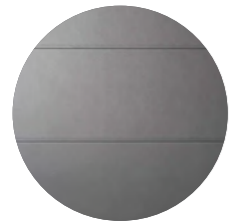
Weathertex
Colour: Resene Four Winds



Loxo Cladding
Colour: Watty White Echo (or similar)



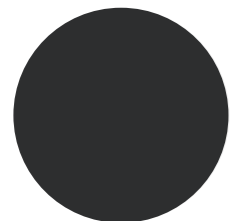
Metalcraft Kāhu
Colour: Flaxpod



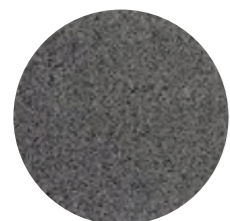
James Hardie Stria
Colour: Resene Boris



Metalcraft Kāhu Roofing
Colour: Flaxpod

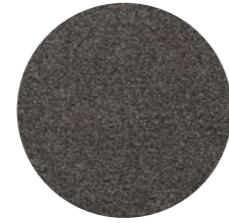


Aluminium Joinery
Colour: Flaxpod



Firth Strata Bricks
Colour: Graphite

Interior colours



Feltex Cable Bay
100% solution dyed nylon carpet (or similar)
Colour: 0785 Dartmoor



Godfrey Hirst Avvio Vinyl Planks (or similar)
Colour: Cerville



Bathroom Tiles
Selected porcelain tiles



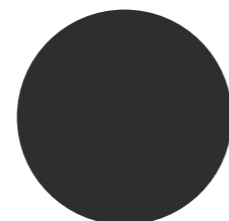
Internal Walls
Colour: Resene Sea Fog (or similar)



Kitchen Joinery - Melteca
Colour: Malibu Naturale



Benchtops - Caesarstone
Colour: Snow



Aluminium Joinery
Colour: Flaxpod

AVAILABILITY

Unit Number	Number of Bedrooms	Number of Bathrooms	Number of Carparks	Internal Measurements	Availability
1	4	3	2	133m ² Internal (approx)	SOLD
2	3	3	1	113m ² Internal (approx)	SOLD
3	3	3	1	113m ² Internal (approx)	SOLD
4	3	3	1	113m ² Internal (approx)	SOLD
5	2	2	0	75m ² Internal (approx)	AVAILABLE
6	3	3	1	113m ² Internal (approx)	SOLD
7	3	3	0	113m ² Internal (approx)	SOLD
8	3	3	1	113m ² Internal (approx)	SOLD
9	3	3	1	113m ² Internal (approx)	SOLD
10	3	3	1	113m ² Internal (approx)	SOLD
11	3	3	1	113m ² Internal (approx)	SOLD
12	3	3	1	113m ² Internal (approx)	SOLD
13	3	3	1	113m ² Internal (approx)	SOLD
14	3	3	1	113m ² Internal (approx)	AVAILABLE
15	3	2	1	113m ² Internal (approx)	SOLD
16	3	2	1	113m ² Internal (approx)	SOLD
17	2	2	1	73m ² Internal (approx)	AVAILABLE
18	2	2	1	73m ² Internal (approx)	AVAILABLE
19	2	2	1	73m ² Internal (approx)	AVAILABLE
20	2	2	1	73m ² Internal (approx)	AVAILABLE
21	2	2	1	73m ² Internal (approx)	AVAILABLE
22	2	2	1	73m ² Internal (approx)	AVAILABLE

COMPLETED PROJECT - FITZ QUARTER



COMPLETED PROJECT - RUSKIN QUARTER



Fitz Quarter is a completed project that consists of a contemporary architect-designed 2-storey terrace housing development. All homes feature modern kitchens with engineered stone bench-tops, living downstairs leading out to private and secure courtyards orientated to the North and West to capture the sun and positive outlook.



Ruskin Quarter is a completed project that consists of 27 units within the heart of Addington. In 2022, Addington ranked as the most liveable suburb in New Zealand. Fantastic proximity to the CBD, hospital, local parks and Lincoln Roads hub of retail, hospitality and commercial office.



DESCRIPTION

18x 1-3 Bedroom Units

TIMEFRAME

Design - 7 months
Construction - 9 months

PROJECT PARTNERS

Funding - FMT
Architect - Stufkens + Chambers Architects
Builder - Citrus Build Ltd
Structural Engineer - TMCo
Landscape Design - OBD

COMPLETED

2022

MARKET VALUE

\$12m

DESCRIPTION

27x 1-3 Bedroom Units

TIMEFRAME

Design - 8 months
Construction - 9 months

PROJECT PARTNERS

Funding - FMT
Architect - Stufkens + Chambers Architects
Builder - Citrus Build Ltd
Structural Engineer - Tetrad
Landscape Design - OBD

COMPLETED

2023

MARKET VALUE

\$17m



Be inspired by
where you live

For more information on this
Citrus Living property, visit us
at citrusliving.co.nz or email
info@citrusliving.co.nz



FOR INTERNATIONAL SALES

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