

WOODS LANE | QUEENSTOWN | NEW ZEALAND

THE TIERS VILLAS

FORGED FOR LIFE



Disclaimer

To be read before reading the contents of this Memorandum

This Information Memorandum has been prepared solely for information purposes in order to assist interested parties in making an initial evaluation of the property and does not constitute advice nor purport to contain all of the information that a prospective purchaser may require. In all cases interested parties must conduct their own investigation and analysis of the property and the data set out in this Information Memorandum to satisfy themselves in all respects and not rely on the information in this Information Memorandum to make their purchasing decision.

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Images contained in this Memorandum are a combination of digital renders and actual photos of completed apartments.



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THE TIERS VILLAS

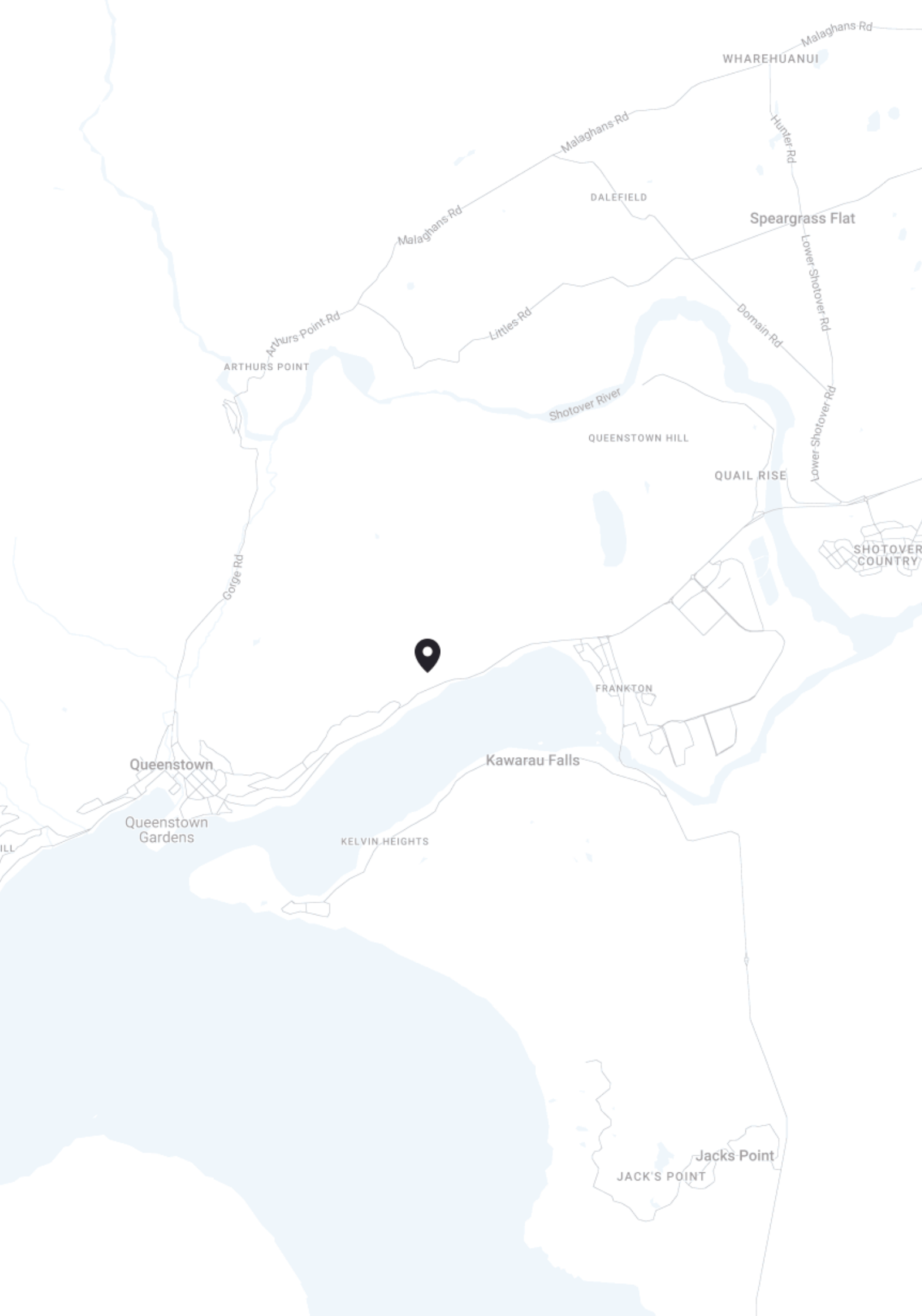
FORGED FOR LIFE

A luxury lifestyle location

Queenstown remains the jewel in the crown of New Zealand tourism -- there is no doubt that the desirability of this unique four-season alpine resort both as an visitor, destination and investment proposition will grow to new levels.

Just a few minutes drive to the dynamic town centre but elevated and away from the noise and bustle -- The Tiers is the prime new address to covet. Each luxurious Villa enjoys a quiet and private lifestyle with world-class views over Lake Wakatipu and up to the Remarkables Mountain Range beyond.







02

A testament of time

The landscape of the Wakatipu Basin bears witness to a dramatic geological history of seismic upheaval and successive ice ages. The Tiers Villas borrow from this backdrop, as if the same shifting glaciers carved out a series of living spaces from the hillside's unyielding, uneven seams of schist.

Concrete construction combines with shiplap cedar and shuttered windows for contrast. High gabled rooflines speak to the alpine peaks of the Remarkables mountain range toward which they face.

Detailed steel beams, sheltered by dark metallic roofing, Alucabond panelling and soffits completes the contemporary alpine aesthetic and complement the simple palette of muted tundra tones.







03

Contemporary architecture forged from the landscape

The Tiers by Alpha Properties has become one of Queenstown's most talked-about architectural developments in the town's recent history. Inspired by the dramatic natural landscape from which it has been sculpted, this unique residential development has resonated with astute lifestyle investors since the first stage release and continues to be in hot demand.

Consisting of just three Villas, each Villa in this final stage release has been meticulously designed to deliver the ultimate home-away-from-home experience. and will be delivered to Alpha Properties' renowned exacting construction standards.

The ultimate lifestyle investment

The Villas sit confidently on the site, their strong, dramatic facade speaking to the rugged surrounds. A sharp, bold exterior protects and contrasts the warm living spaces within.

A neutral interior palette is complemented by rich timber floors that add warmth and vibrancy to the living spaces. Alabaster paint finishes framed by dark matt joinery directs the eye upward and outward through floor to ceiling glazing to the scenery beyond.

Configured to bring your life and your style together in a contemporary alpine residence delivering everything you need to truly live the Queenstown Lifestyle.

04



05

Not just a place to live,
but a place to feel

Awake with the sun as it rises over The Remarkables, watch the clouds roll up the lake from the south, celebrate the arrival of snow as it dusts the valley floor and enjoy all the action on Lake Wakatipu below. All from the comfort of your cosy fireside chair.



Take some time out and retreat to the private north facing courtyard to soak in the sun (or the spa) as you relax after enjoying all the adventures Queenstown has to offer.

As the sunset paints the Remarkables in its spectacular purple hues, step outside – breath in the alpine air – and feel as if you're standing on the edge of the world.



Open plan interiors are complemented by a covered exterior terrace to the south and a generous courtyard to the north that flow seamlessly from the inside. Generous entertainment spaces prioritise comfort, light and lifestyle.

A highly functional design is enriched by natural light and organic textures. Hugged by living spaces on either side, cutaways into the building envelope create a sheltered exterior living space to the south and enhance natural flows.



06

At one with the landscape

The Alpha Properties design philosophy is underpinned by a commitment to delivering the ultimate in alpine living, an unwavering attention to detail and an acknowledgement that each client is different and has their own individual requirements.

The final stage of The Tiers Villas brings together the best of what Alpha Properties have learned during each of their preceding stages of development to offer a refined design formula equally suited to live in, lock and leave or manage for short term accommodation.

FLOOR PLANS

Interior Design Intent Only

Dimensions per villa

Ground Level: 62.7m²
Level One: 78.2m²
Level Two: 91.9m²
TOTAL: 232.8m²

Front Deck: 8.7m²
Back Courtyard: 31m²
TOTAL: 272.5m²

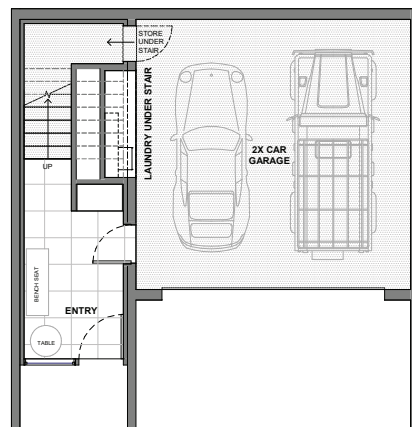
Each villa includes a standard chattels package, with full furniture options and sale agreements available on request.

For more information, disclaimers, terms & conditions and more, contact Alpha Properties.



Ground Level

Ground Floor offers the option for owners to choose either a double garage or a separately accessed one bedroom apartment – both with storage/drying room under the stairs.



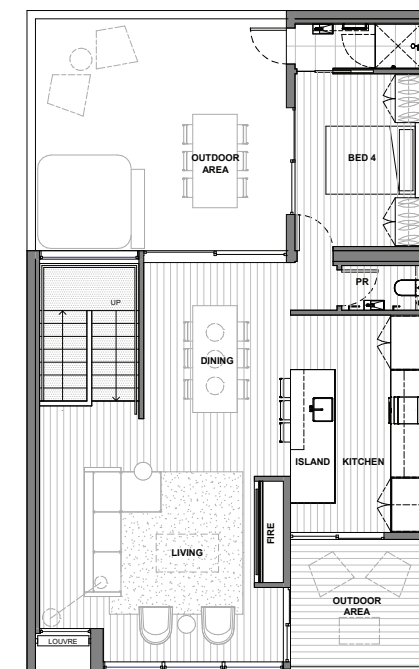
Level One

Level One features the master bedroom (with walk in robe and ensuite) two more bedrooms (shared bathroom) and laundry. All three bedrooms enjoy spectacular lake and mountain views.



Level Two

Designed to entertain, Level Two delivers light filled open living flowing to outdoor areas front and back plus the added bonus of a fourth guest bedroom with ensuite which also opens directly to the courtyard for those coming in from the spa.





Construction:

- Steel reinforced concrete foundation
- Concrete flooring (both levels)
- Masonry Blockwork or Inter-tenancy walls

Exterior Finishes:

- Masonry blockwork and cedar
- Longrun steel roofing – Alpine Tray
- Double glazed, powder coated matt black aluminium windows – thermally broken
- Cantilevered, exposed concrete balcony with glass balustrade & louvre privacy screen

Interior Fit Out:

- 2.6m stud height throughout
- Timber framed plasterboard lined internal walls
- Villa board to wet areas
- Sapcecode – Half River Café – Low Sheen – Level 4 paint finish throughout
- Engineered timber laminate flooring to living/ kitchen/dining – light
- Solution died nylon carpet to stairs, hallway and bedrooms
- 2.4m oversize internal doors
- Fully integrated open wardrobes with bag shelves
- Owner lock up's

SPECIFICATIONS



Kitchens:

- Caesarstone benchtop and splashback – “fresh concrete”
- Dezigmatek – Thermoform Joinery – “Driftwood – Texture”
- Appliance package included (Meile fridge/freezer, dishwasher, cooktop, oven and rangehood (fully integrated))

Bathrooms:

- Floor to ceiling tiles – natural stone character – light grey – small format
- Floor tiles – natural stone character – light grey – large format
- Wall hung Primo vanities – Dark stained veneer
- Frameless glass shower screens
- Progetto rectangle mirror – black
- Duravit back to wall suite toilet – soft close
- Felton luxury tapware – brushed nickel
- Heirloom heated towel rail – brushed nickel
- Under tile heating



Laundry:

- Meile front loading washing machine and dryer **available by request**

Heating:

- Gas Fire
- Wall radiators throughout (mains LPG)
- Infratech exterior heater for covered balcony

Water Heating:

- Instantaneous Gas

Water and Sewage:

- Reticulated town supply/service

Broadband:

- Fibre

Full Interior Fixtures, Fittings and Appliance Schedules available on Request

Your life + your style

When you purchase a Tiers Villa you can take comfort from the fact you are purchasing off-plan from a developer with a proven track record. Alpha Properties have now completed and settled 40+ properties in the overall Tiers development and continue to deliver to the highest standard.

All Villas are priced at \$3,295,000 plus GST (if any)

A 20% deposit is due on confirmation of your purchase with the balance payable on completion and issue of title (expected completion Spring 2027).

09



The entire development is consented for Residential and Visitor Accommodation (365 days), but it is up to each individual purchaser whether they chose to activate this consent or not. We can assist with advice, rental appraisals and recommendations for management options for those intending to rent their villa out for short term accommodation.

Each Villa comes with a standard chattels package (available on request) and we can assist in recommendations for procurement of full furniture packages as required.

A full template Agreement for Sale and Purchase and detailed specification sheets are available on request.





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Living is all in the detail

Alpha Properties are a proven Queenstown property development company that has a well-earned reputation for designing and delivering enviable turn-key homes on some of the most picturesque sites in the Wakatipu.

Owned and operated by long term Queenstown locals, their knowledge of building in the most scenic town in New Zealand is evident in all of their work.

With a passion for what others consider 'difficult', Alpha Properties have literally carved their reputation from the very rock upon which their properties are built.

Over the last decade and across multiple stages, Alpha Properties, under the watchful eye of owner and project manager Will Taylor, have successfully sold and delivered over 30 properties in The Tiers subdivision.

A long-term local and skilled builder with over 20 years construction experience, including some of the most prestigious developments in the Wakatipu, you will find Will onsite almost every day and on most of those days you will see him on "the tools". So you can rest assured – your investment is in the safest possible hands.



For further information on Alpha Properties and the previous stages of The Tiers development please visit: www.alphaproperties.co.nz.



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