THE TIERS VILLAS

YOUR QUEENSTOWN LIFESTYLE INVESTMENT

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Land & Live Your Queenstown Lifestyle

From the Airport to your own lounge enjoying a local wine within 15 minutes from disembarking.

Enormous lake and mountain views forever at the forefront.

Total turnkey, lock and leave, or utilise the 365 Residential Visitor Accommodation and enjoy returns.

Proven developer, proven product, quality execution, repeat buyers.

Architecturally designed using solid materials, cedar, steel and concrete.

20% deposit, no stress, delivered on time, yours forever.

Limited release
Limited availability
Bigger & better

Let's discuss your Tiers future in confidence

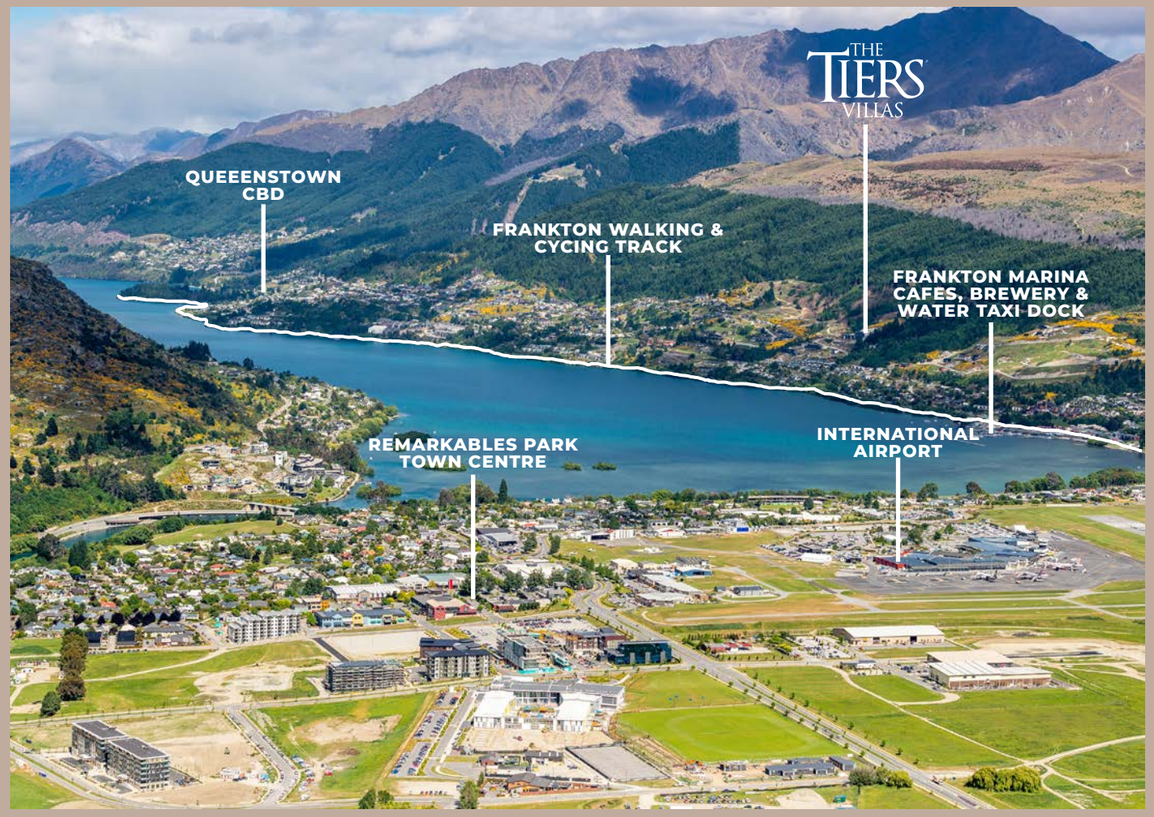
*Photos are indicative only

A luxury lifestyle location

When you choose Queenstown as your lifestyle investment destination you are signing up for a lifetime of adventure. As one of the world's most recognized and awarded alpine holiday destinations, Queenstown's reputation as the "Adventure Capital of the World" is well deserved.

The Tiers VIllas are set in an elevated position with prime views of Lake Wakatipu & surrounding mountains. Located in equal distance to both "main hubs" of Queenstown, being the Queenstown CBD and Frankton, including the international airport.

In walking distance to the Frankton Track and the historic Boatshed Café & Bistro. Only a 5 minute drive or less than 20 minute bike ride along the lakeside trail to the CBD with everything Queenstown has to offer, including restaurants, cafes, bars, retail and much more. Or only a 5 minute drive the other way to Frankton with the newly developed Five Mile & Queenstown Central shopping centres.



FLOOR PLANS

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**

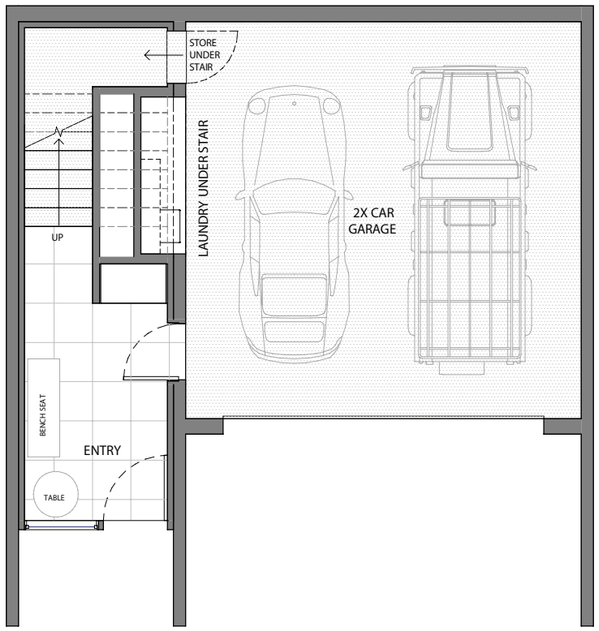
**Excerpt only, the full plans have also been provided.*

Level Two

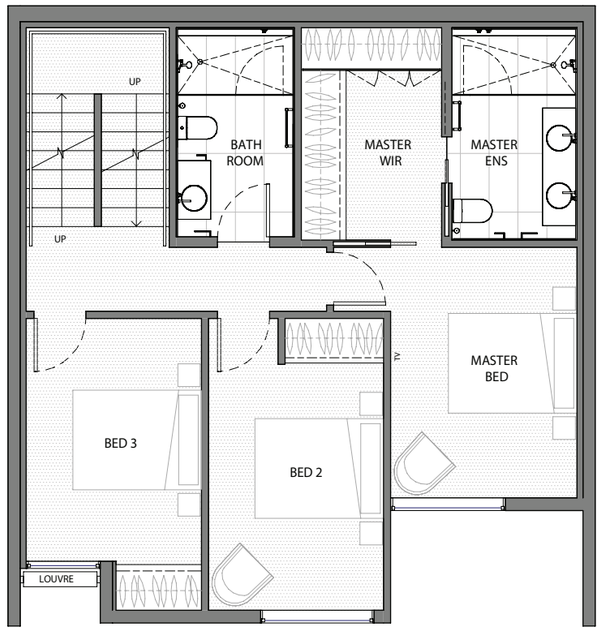
Level One

Ground Level

Villa 9	Villa 10	Villa 11
SOLD	**FOR SALE**	**SOLD**



Ground Level



Level One

Level Two

CONSTRUCTION

Construction
- Steel reinforced concrete foundation
- Concrete flooring (both levels)
- Masonry blockwork or inter-tenancy walls

Exterior finishes
- Masonry blockwork & cedar
- Alpine Tray longrun steel roofing
- Thermally broken double glazed aluminium windows
- Covered front patio with heater
- Rear courtyard set up for spa and exterior living
- Insulated powder-coated sectional garage door

Interior fit out
- 2.6m stud height throughout
- Timber framed, plasterboard lined internal walls
- Villa board to wet areas
- Wall colour – Half Rice Cake – Low Sheen (Lvl 4)
- 2.4m oversized internal doors
- Fully integrated open wardrobes with bag shelves

SPECIFICATIONS

Kitchen
- Caesarstone benchtop & splashback in “Fresh Concrete” colour
- Dezignatek Thermaform joinery in “Driftwood” colour
- Miele appliance package - fridge/freezer, dishwasher, cooktop, oven & rangehood (fully integrated)

Bathrooms
- Fully tiled bathrooms. Natural stone character, light grey
- Wall hung Primo vanities with white top & dark stained veneer drawer.
- Frameless glass showers
- Duravit soft close toilets
- Felton brushed nickel tapwear
- Heirloom brushed nickel heated towel rails
- Undertile heating (electric)

Heating
- Gas fire (living) , Wall radiators throughout (air to water)
- Air to water hot water

Flooring
- Engineered Oak flooring to living, kitchen & dining
- Loop pile solution dyed carpet with luxury 11mm underlay to stairs,hallway & bedrooms
- Schist (dark grey) garage carpet

Full interior fixtures, fittings and appliance schedules available upon request

The lifestyle garage

This oversized garage is more than just parking. Whether you want a home gym, workshop or games room, the versatility is built in.

Owners in previous stages have styled their garages as a chill out zone for teenagers, kids hangout area and another uses as a personal yoga studio.

This expansive garage reads as an additional living zone, an adaptable and versatile space. Insulated, carpeted and ready to evolve with your lifestyle.

Frequently asked questions

How many units has Alpha Properties built so far over all of the stages of The Tiers?
44 properties have been designed, built & handed over to very happy purchasers to date.

Who are The Tiers built by?
The building process is overseen by Will Taylor, the developer and director of Alpha Properties, with the help of subcontractors.

Will the Villass be completed on time?
Yes to date, all of the properties have been completed in the timeline that Alpha Properties, the developer, has provided.

Are there any Body Corp fees?
As they are freehold titles, there is no owners association or Body Corp fee. There a simple covenants in place to ensure the standard of the development is held.

Will my property be fully landscaped?
Yes it will. The driveway will also be completed.

What is the highest price a unit has sold for at The Tiers development?
$4,078,000 plus GST, if any (Oct 2024)

About The Tiers

Alpha Properties are avid property developers who design, build and spec enviable turn-key homes on some of the most picturesque sites in the Wakatipu.

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

Our passion for what others consider 'difficult' sites means that we can afford our developments the best views from every room, giving you the most unique, bespoke living with painstaking eye for detail. We are very much not 'just' builders and strive to do our job really, really well – we want each of our home buyers to count on us and our work.

Will Taylor (Project Developer) has been a Queenstown local since he was 16 and has firm roots here. Involved with many projects since beginning his career he has had experience on some of the most prestigious developments in the Wakatipu. The joys in the challenge of building in this unique environment are matched only by Will's desire to create wonderful spaces to live.

ALPHA PROPERTIES

In summary...

Area	Floor area: 232.8m2 approx. Land area: From 220m2 approx.
Tenure	Freehold (fee simple) titles
Builder	Alpha Properties, directed by Will Taylor
Completion	Comepletion is due and titles are expected in early 2027
Car Parking	Double garage + 2 off-street parks
Rental Return	Estimated average rate of $900 per night, equating to an approximate net yearly revenue of $153,987* after management & marketing fees, GST and additional expenses. **Please refer to the Rental Assessment provided by Hello Queenstown*
Sale & Purchase Process	Villas are priced at $3,995,000 plus GST (if any) A 20% deposit is required to secure your Villa, with no progress payments and the balance due on completion.

SECURE THIS LIFESTYLE TODAY

FOR MORE INFORMATION

Call Will Taylor: +64 27 359 0404
or visit: www.alphaproperties.co.nz