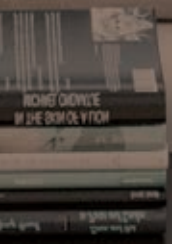
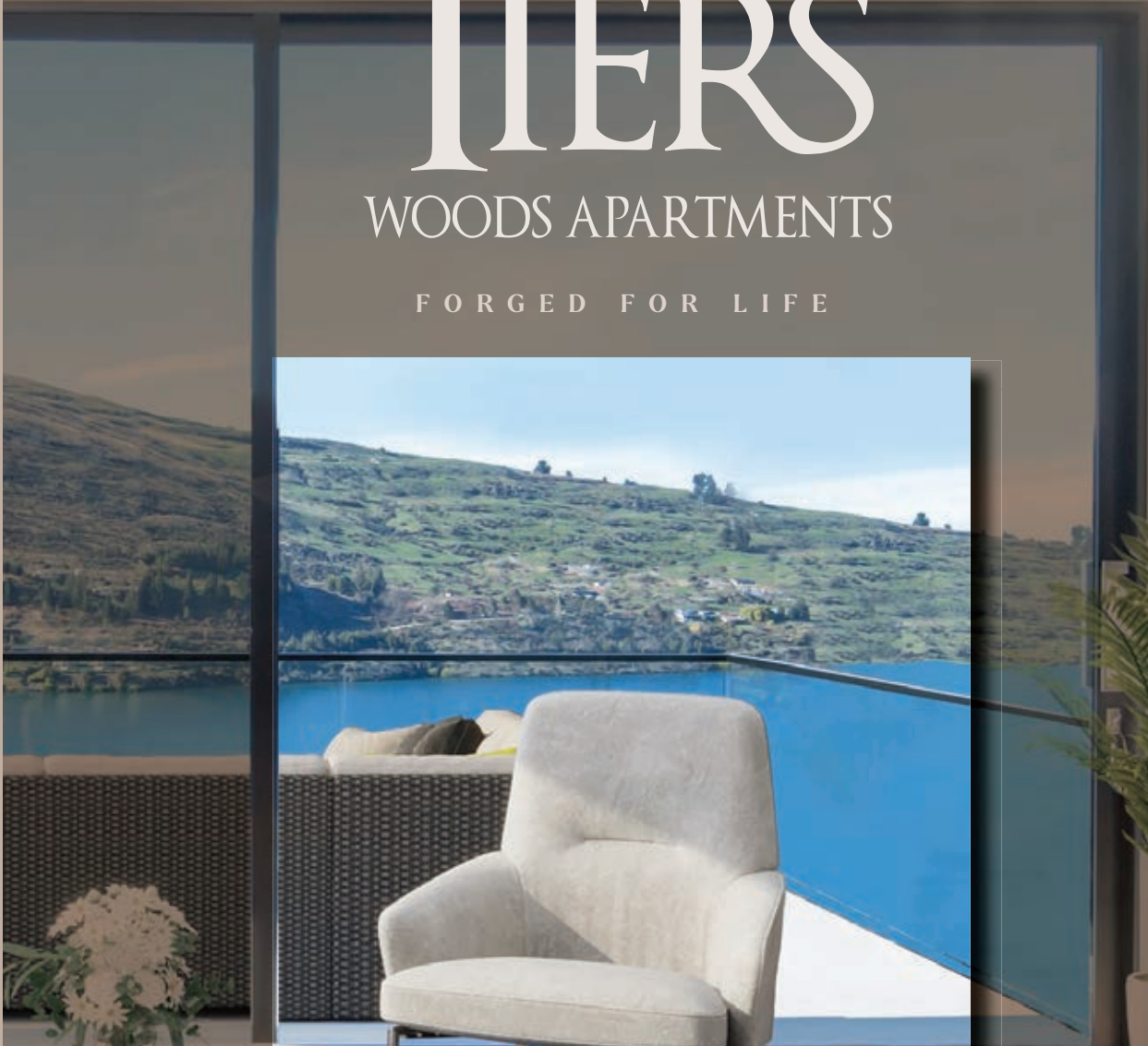


WOODS LANE | QUEENSTOWN | NEW ZEALAND

# THE TIERS

WOODS APARTMENTS

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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Retention of this Memorandum will constitute acceptance by the recipient and readers of these terms and conditions and any recipients who do not accept any of the terms or conditions should return the Memorandum to the Advisors immediately.

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

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- CONSTRUCTION
- ARCHITECTURE
- LIFESTYLE
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- PURCHASING
- PARTNERS

# THE TIERS

WOODS APARTMENTS

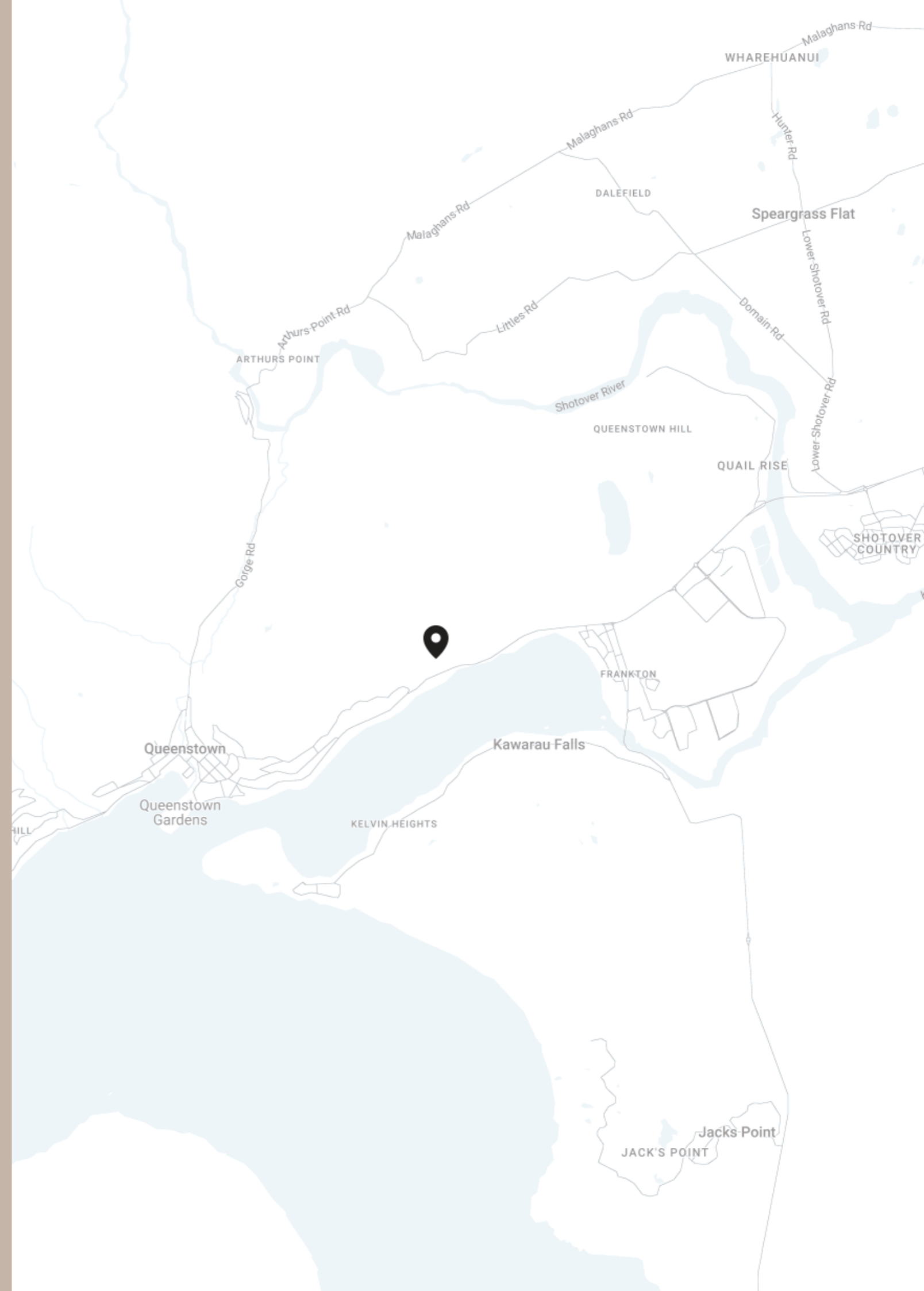
## A luxury lifestyle location

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 apartment enjoys a quiet and private lifestyle with world-class views over Lake Wakatipu and up to the Remarkables Mountain Range beyond.



01



# 02

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## 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 Apartments 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 stacked local stone. Sharp profiles, privacy louvres and muted tunda tones speak to the alpine peaks of the Remarkables mountain range toward which they face and complete the contemporary alpine aesthetic.

With a highly functional design, each Tiers Apartment prioritises comfort, light and lifestyle.





# 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 8 three bedroom apartments (6 sold), meticulously designed to deliver the ultimate home-away-from-home experience, each Tiers Apartment has been configured to bring your life and your style together in a contemporary alpine residence delivering everything you need to truly live the Queenstown Lifestyle.

## The ultimate lifestyle investment

The Apartments 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.

Take some time out and retreat to the private terrace and soak in the sun 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.



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With a total of 8 superbly appointed apartments (6 sold) – all with infinity views over Lake Wakatipu and up to The Remarkables mountain range beyond, there is bound to be a Tiers Apartment to suit your requirements.

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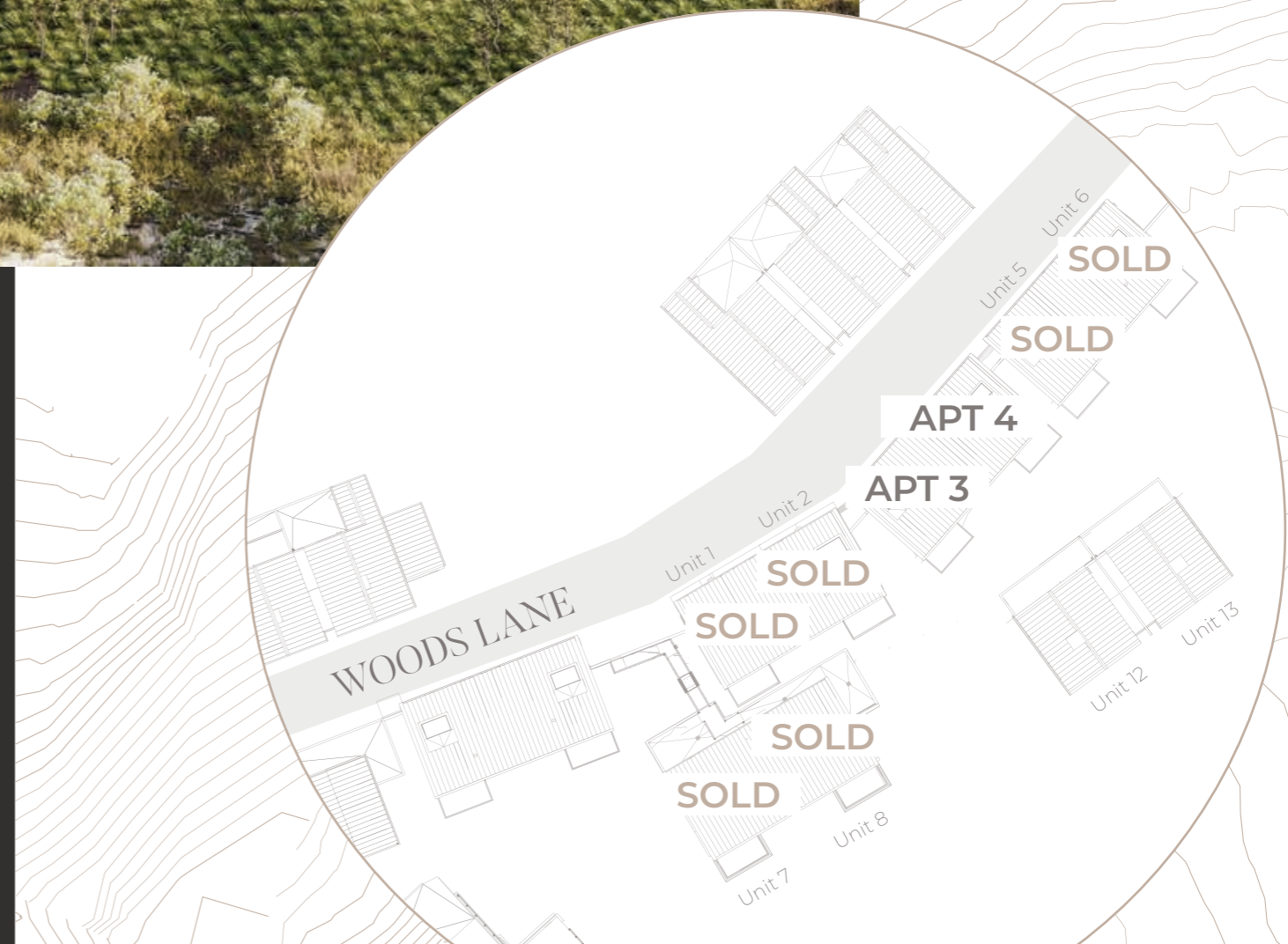


# 06

## 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 Tiers Apartments bring 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.



# FLOORPLANS

*Interior Design Intent Only*

APT 4

APT 3



## Ground Floor

The Tiers Apartments are accessed directly off Woods Lane. A Schist feature wall marks the entrance into an open plan kitchen, living and dining area alongside an oversize single garage with internal access, laundry and plenty of space to store your toys. Picture windows open to a generous balcony with vertical louvres providing privacy as you enjoy your spectacular surrounds.

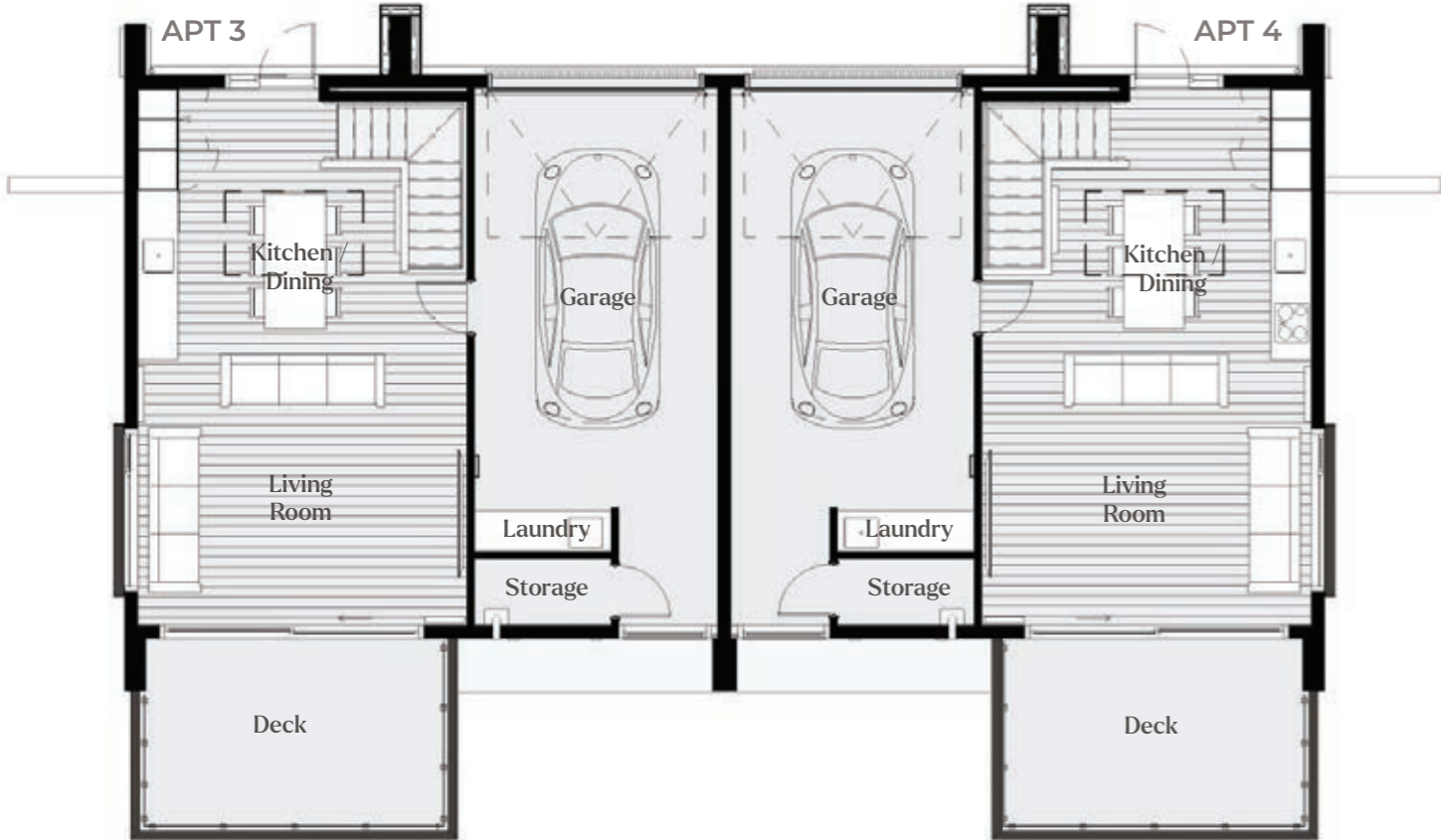
APT 3

APT 4



## Lower Level

Downstairs features a generous master bedroom with ensuite including luxurious freestanding bath alongside two more bedrooms (one with ensuite) and a third bathroom.



**Dimensions per Unit**

- Floor Area: 141.1m<sup>2</sup>
- Deck Area: 14.4m<sup>2</sup>
- Total: 155.5m<sup>2</sup>





**Construction:**

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

**Exterior Finishes:**

- Masonry blockwork, Titan Board and Cedar
- Longrun steel roofing – Alpine Tray
- Double glazed, powder coated matt black aluminium windows – thermally broken
- Cantilevered, exposed concrete balcony with glass balustrade



**Interior Fit Out:**

- Raking ceiling 2.4 to 2.7m (living level) and 2.4, to bedrooms/bathrooms
- Timber framed, plasterboard lined internal walls
- Aqualine to wet areas
- Engineered timber laminate flooring (light or dark option) to living/kitchen/dining
- Solution dyed nylon carpet
- SpaceCote – Half Rice Cake – Low Sheen – Level 4 paint finish throughout
- 2.2m oversize internal doors
- Fully integrated wardrobes

# SPECIFICATIONS



**Kitchens:**

- Caesarstone benchtop and splashback – “Alpine Mist”
- Melamine Prime white joinery – under bench and Timber Melamine (light or dark option) – over bench
- Soft close drawers
- Appliance package included (Miele fridge/freezer, dishwasher, cook top, oven & rangehood (fully integrated))

**Bathrooms:**

- Floor to ceiling tiles – Muses Ceramics – Metropoli Light (300mm x 600mm)
- Prime Edge Acro hung vanity (white top, timber drawer with light or dark options)
- Frameless glass shower screens with Felton Single Spray
- Freestanding bath – Newtech Frank
- Duravit – Durastyle back to wall suite toilet – soft close
- Heated mirror
- Brushed nickel tapware
- Plumblin – Progetto heated towel rail – brushed nickel
- Undertile heating



**Laundry:**

- Robinhood SuperTub – Slim
- Meile Washer/Dryer available on request

**Heating:**

- Radiator central heating system (LPG)
- Infratech exterior heater for covered balcony

**Water Heating:**

- Valliant Instantaneous Gas

**Water and Sewage:**

- Reticulated town supply/service

**Broadband:**

- Fibre

*Full Interior Fixtures, Fittings and Appliance Schedules available on Request*

# 09

## Your life + your style

When you purchase a Tiers Apartment 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 Apartments are priced at \$2,395,000 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).

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 apartment out for short term accommodation.

Each Apartment 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.



# 10

## 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](http://www.alphaproperties.co.nz).



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