



DESIGN & BUILD

BOOKLET

PREPARED BY:

CONSTRUCTO





STUDIO TO SPACIOUS LIVING

At Constructo, we believe building your dream home should be simple, stress-free, and fully transparent. That's why we offer all-inclusive Design & Build Packages—tailored to suit every lifestyle and budget, from compact 30m² studios to spacious four-plus-bedroom homes up to 240m².

Whether you're looking to build a modern standalone house, a functional granny flat, or a multi-bedroom family home, our fixed-price packages include everything you need to move straight in. From design concept and council approvals to construction, interior finishing, and final handover—we manage every step of the process.

WELCOME TO CONSTRUCTO!







OUR STORY

"Founded in 2021 by friends Mo and Daniel, our mission is to 'Simplify Construction.' With over 30 years of combined experience in design, construction, and project management, we understand the frustrations that come with traditional processes—from initial consultations to project handover. We identified five key challenges faced by clients and contractors alike:

- 1. Lack of clarity regarding project scope
- 2. Client budget overruns
- 3. Contractor cash flow issues
- 4. Poor communication among all parties
- 5. Complicated consultant and council processes

Since our inception, we have developed effective systems and strategies to tackle these challenges head-on. Constructo has transformed into a dedicated Construction Project Management company, committed to delivering high-quality projects while prioritising the needs of both our clients and workforce.

Whether we're building your dream home or collaborating to create quality living and open spaces for our community, our promise is to keep things simple.

Our Simplified Construction approach includes:

- Your design or ours!
- Transparent pricing!
- Realistic construction schedules!
- Written agreements for all commitments!
- Documented variations, whether billable or complimentary!
- Clear payment terms!
- Upfront communication about any budget overruns!

From concept to completion, we meticulously oversee every detail to ensure timelines, budgets, and expectations are met. With offices in Palmerston North and Auckland, we proudly serve clients nationwide through our network of experienced and qualified franchises and contractors."





A SMARTER WAY TO BUILD

At Constructo, we've reimagined the traditional building experience. Our Design & Build Service offers a seamless, end-to-end solution where everything — from concept and design to construction and final handover — is expertly managed under one roof.

Whether you're building your first home, upgrading your space, or adding a granny flat, our system is built for simplicity, speed, and peace of mind.

Why Choose Constructo?

- Tailored Home Designs: We personalise every plan to match your lifestyle, land, and long-term goals.
- Step-by-Step Project Support: You're guided at every stage from floor plans and council approvals to material selections and move-in.
- Licensed Builders & Trusted Contractors: We partner with only the best local professionals, ensuring quality craftsmanship at every turn.

Our Process:

Design + Approvals + Build + Handover

- Collaborate with our team to create a plan that suits your needs and budget.
- We handle all necessary permits, consents, and compliance documentation.
- Our trusted team will bring your vision to life using premium materials and proven systems.
- Your home is delivered, complete and ready for you to move in no unfinished work, no stress.







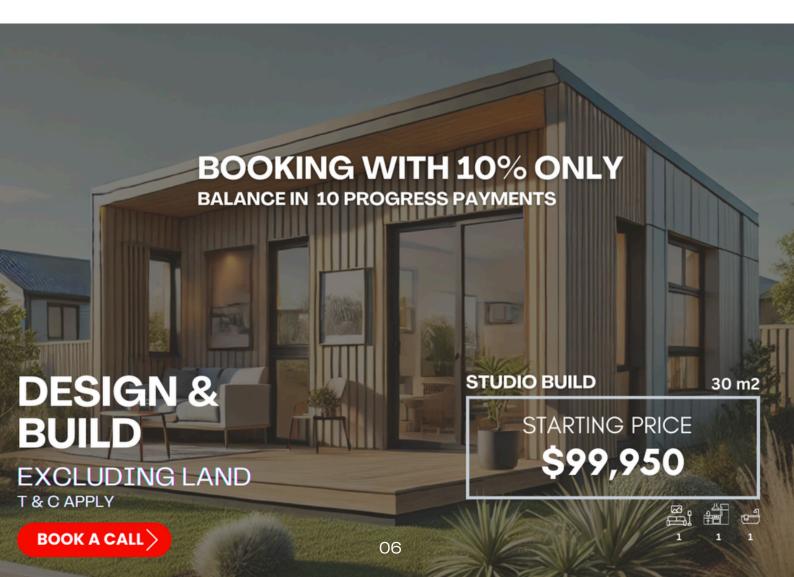




STUDIO LIVING COMPACT, COMPLETE, AND CLEVERLY DESIGNED

30m² Floor Area | Fixed Price: \$99,950 incl. GST

This beautifully designed self-contained studio unit is the perfect solution for compact living, a guest suite, rental income, or backyard accommodation. With an efficient 30m² layout, it maximises every square metre to deliver comfort, privacy, and functionality—all at an unbeatable price.







What's Included in Your Turnkey Package:

- · Open-Plan Living/Sleeping Area
- Fully Equipped Kitchenette with melamine cabinetry, laminate benchtop, and modern appliances
- · Bathroom Featuring:
 - 1000 x 1000 Acrylic Shower
 - 900mm Wall-Hung Vanity
 - Rimless Toilet
 - Heated Towel Rail
 - Tapware from the Vada Soul Collection
- · Laundry Nook with tub and washing machine space
- · Infinity Gas Water Heating for continuous hot water
- Heat Pump (5kW) for year-round climate control
- 6 Downlights, PDL Iconic 300 Series switches & power outlets
- Smoke Alarm installed to NZBC compliance
- · Cut Pile 40oz Carpet in living/sleeping area and vinyl flooring in wet areas
- Timber Framing and Trusses built to NZ Building Code
- Concrete Slab or Timber Pile Foundation (on level ground only)
- Long Run Metal Roofing durable and weather-resistant
- Weatherboard Cladding classic style with low maintenance
- · Double-Glazed Joinery for comfort and energy efficiency
- Fully Insulated & Code-Compliant build
- Interior & Exterior Finishing fully completed and move-in ready
- · Council Consent Handling & Full Project Management
- Drainlaying Included for:
 - Granny Flats connection to existing dwelling only
 - New Builds allowance up to 20 metres for 3-Waters (stormwater, sewer, water)

connection to council services.

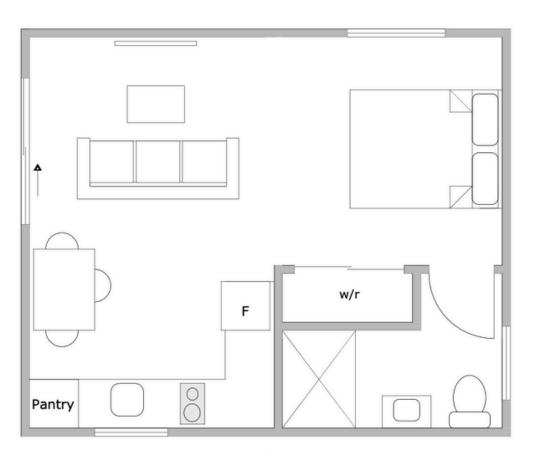
- Council & Third Party Fees
- · Driveways, patios, and outdoor decking
- · Landscaping, fencing, or retaining walls
- · Additional costs for sloping, rocky, or complex site conditions
- Extra drainlaying beyond the included allowances
- Septic tanks, water tanks, and pumps (if required for non-serviced or rural sites)





STUDIO FLOOR PLAN

30m² Floor Area | Fixed Price: \$99,950 incl. GST sto-A30



30m2 - STUDIO Floor Plan

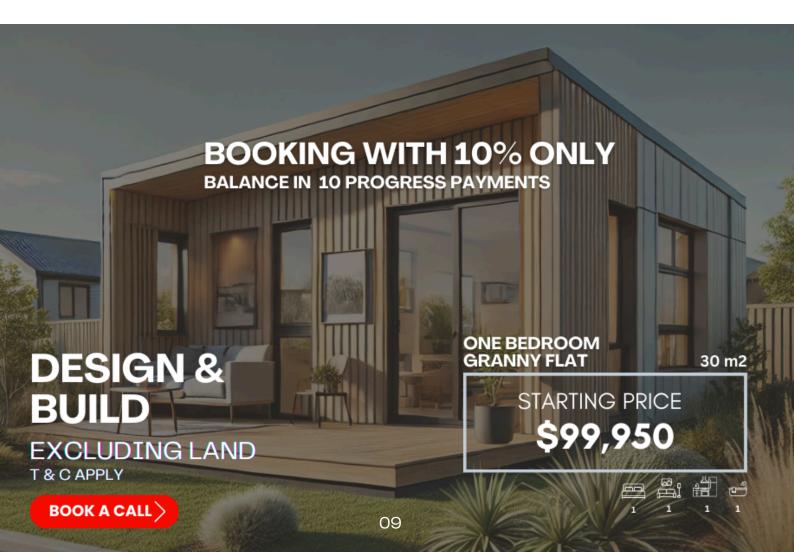




1-BEDROOM FLAT SMART LIVING IN 30M²

30m² Floor Area | Fixed Price: \$99,950 incl. GST

Compact in size but big on functionality, this self-contained 1-bedroom unit is the ideal solution for independent living, guest accommodation, or rental income. Designed to deliver maximum comfort and usability within a compact footprint, this build offers a fully private bedroom, open living space, and all the essentials — move-in ready at a fixed price.







What's Included in Your Turnkey Package (30m² - 1 Bedroom Home):

- · Private Bedroom with space for a full-sized bed and storage
- · Open-Plan Living Area
- Fully Equipped Kitchenette with melamine cabinetry, laminate benchtop, and modern appliances
- · FBathroom Featuring:
 - 1000 x 1000 Acrylic Shower
 - 900mm Wall-Hung Vanity
 - Rimless Toilet
 - Heated Towel Rail
 - Tapware from the Vada Soul Collection
- · Laundry Nook with tub and washing machine space
- · Infinity Gas Water Heating
- Heat Pump (5kW) for year-round climate control
- 6 Downlights for efficient, modern lighting
- PDL Iconic 300 Series switches & power outlets
- · Smoke Alarm installed to NZ Building Code
- Cut Pile 40oz Carpet in bedroom and lounge
- Vinyl Flooring in kitchen, bathroom, and laundry
- Timber Framing and Trusses, built to NZ standards
- Concrete Slab or Timber Pile Foundation (on level ground only)
- Long Run Metal Roofing durable and low maintenance
- · Weatherboard Cladding classic style, easy to maintain
- · Double-Glazed Aluminium Joinery
- Fully Insulated & Code-Compliant build
- Interior & Exterior Finishing 100% turnkey
- Council Consent Handling & Full Project Management
- · Drainlaying Included for:
 - Granny Flats connection to existing dwelling only
- New House Builds allowance up to 20 metres for 3-Waters (stormwater, sewer, water) connection to council services.

- · Council & Third Party Fees
- · Driveways, patios, and outdoor decking
- · Landscaping, fencing, or retaining walls
- · Additional costs for sloping, rocky, or complex site conditions
- Extra drainlaying beyond the included allowances
- Septic tanks, water tanks, and pumps (if required for non-serviced or rural sites)

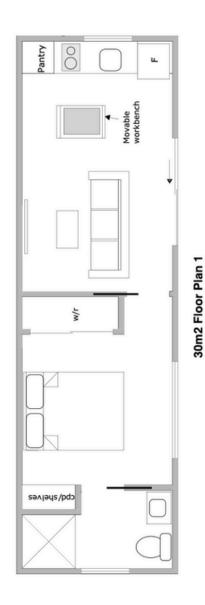


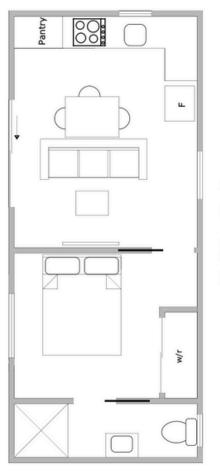


■ 1 BEDROOM FLOOR PLAN

30m² Floor Area | Fixed Price: \$99,950 incl. GST

1BDM - A30 & 1BDM - B30





30m2 Floor Plan 2

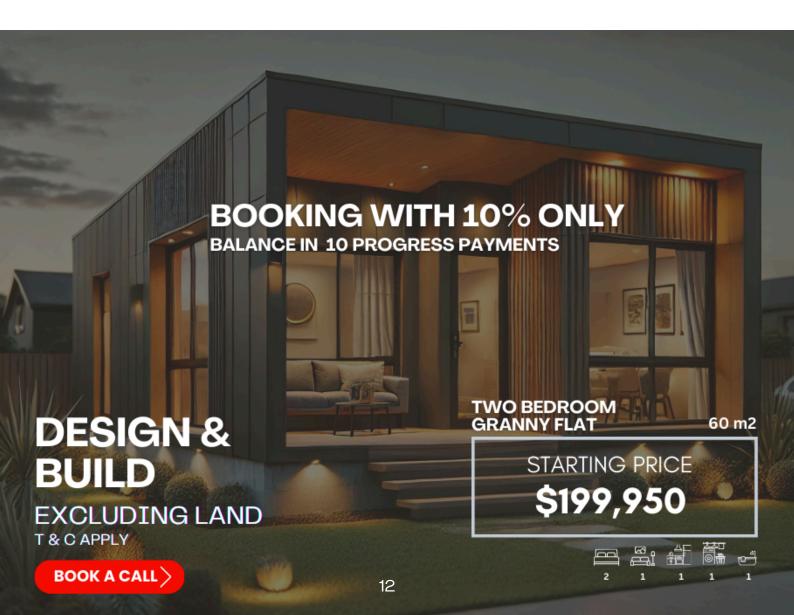




2-BEDROOM COMPACT FLAT PRACTICAL, PRIVATE, AND FULLY FINISHED

Floor Area: 60m² | Fixed Price: \$199,950 incl. GST

Smart, efficient, and stylish — this 2-bedroom, $60m^2$ Flat is the perfect solution for small families, downsizers, investors, or those looking to maximise value on their section. Thoughtfully designed and fully managed by Constructo, this turnkey build includes everything you need to move straight in — no hidden costs, no unfinished work.







What's Included in Your Turnkey Package:

- What's Included in Your Turnkey Package (60m² 2 Bedroom Home):
- Two Full-Sized Bedrooms with built-in wardrobes
- · Open-Plan Living and Dining Area
- · Modern Kitchenette with melamine cabinetry, laminate benchtop, and modern appliances
- · Bathroom Featuring:
- • 1000 x 1000 Acrylic Shower
- 900mm Wall-Hung Vanity
- Rimless Toilet
- Heated Towel Rail
- · Tapware from the Vada Soul Collection
- · Laundry Nook with tub and washing machine space
- · Infinity Gas Water Heating
- Heat Pump (5kW) for year-round climate control
- 12 Downlights for warm, energy-efficient lighting throughout
- PDL Iconic 300 Series switches & power outlets
- Smoke Alarms compliant with NZBC
- Cut Pile 40oz Carpet in bedrooms and lounge
- · Vinyl Flooring in kitchen, Bathroom and wet areas
- Timber Framing and Trusses built to NZ Building Code
- Concrete Slab or Timber Pile Foundation (on level ground only)
- Long Run Metal Roofing durable and weather-resistant
- Weatherboard Cladding low maintenance, classic style
- Double-Glazed Aluminium Joinery for thermal comfort
- Fully Insulated & Code-Compliant build
- Interior & Exterior Finishing fully completed, move-in ready
- · Council Consent Handling & Full Project Management.
- · Drainlaying Included for:
 - Granny Flats connection to existing dwelling only
- New House Builds allowance up to 20 metres for 3-Waters (stormwater, sewer, water) connection to council services

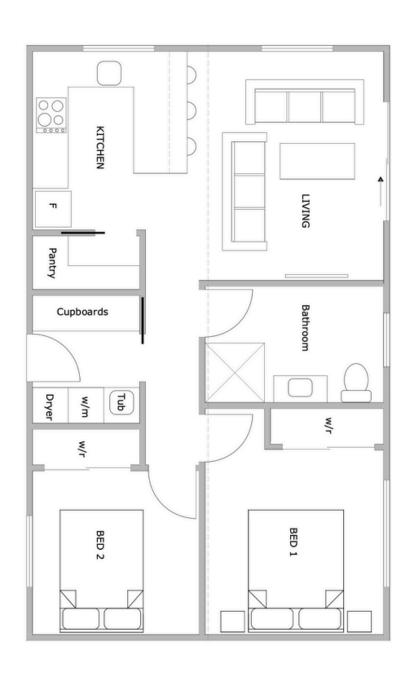
- Council & Third Party Fees
- · Driveways, patios, and outdoor decking
- · Landscaping, fencing, or retaining walls
- · Additional costs for sloping, rocky, or complex site conditions
- Extra drainlaying beyond the included allowances
- Septic tanks, water tanks, and pumps (if required for non-serviced or rural sites)





2 BEDROOM FLOOR PLAN

Floor Area: 60m² | Fixed Price: \$199,950 incl. GST ² BDM - A60



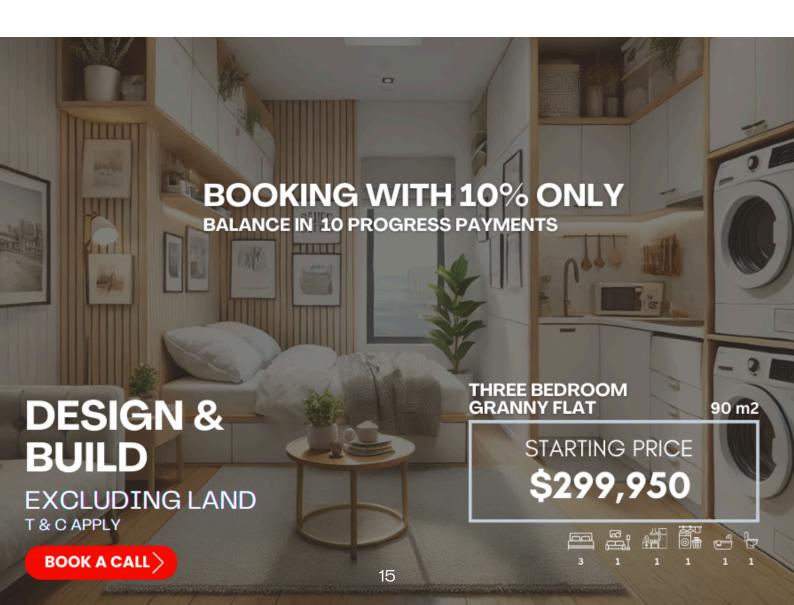




3-BEDROOM FAMILY FLAT SPACE, COMFORT & AFFORDABILITY IN ONE

Floor Area: 90m² | Fixed Price: \$299,950 incl. GST

This thoughtfully designed 3-bedroom flat offers the perfect blend of space, practicality, and style — ideal for growing families, investment properties, or as a full-time residence on your section. With 90m² of floor area, it includes all the features you'd expect in a modern build, delivered turnkey and fully managed from start to finish.







What's Included in Your Turnkey Package (90m² - 3 Bedroom Home):

- Three Full-Sized Bedrooms with built-in wardrobes
- Open-Plan Living & Dining Area designed for comfort and space efficiency
- · Modern Kitchen with melamine cabinetry, laminate benchtop, and quality appliances
- · Main Bathroom Featuring:
 - 1000 x 1000 Acrylic Shower
 - 900mm Wall-Hung Vanity
 - Rimless Toilet
 - Heated Towel Rail
 - Tapware from the Vada Soul Collection
- Shower, Vanity, Rimless Toilet, Towel Rail & Matching Tapware
- · Laundry Nook with tub and space for washing machine
- · Infinity Gas Water Heating
- 2- Heat Pump (5kW) for climate control
- 16 Downlights for bright, energy-efficient lighting
- PDL Iconic 300 Series switches & power points
- Smoke Alarms compliant with NZ Building Code
- Cut Pile 40oz Carpet in bedrooms and living areas
 Vinyl Flooring in kitchen, bathroom, laundry, and ensuite
- Timber Framing and Trusses built to NZ standards
- Concrete Slab or Timber Pile Foundation (on level ground only)
- Long Run Metal Roofing durable, modern finish
- Weatherboard Cladding low maintenance, stylish exterior
- Double-Glazed Aluminium Joinery throughout
- Fully Insulated & Code-Compliant
- Interior & Exterior Finishing 100% move-in ready
- Council Consent Handling & Full Project Management
- · Drainlaying Included for:
 - Granny Flats connection to existing dwelling only
- New House Builds allowance up to 20 metres for 3-Waters (stormwater, sewer, water) connection to council services

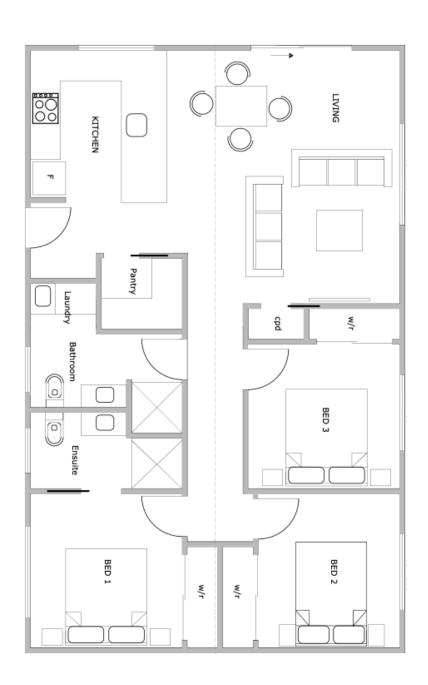
- Council & Third Party Fees
- · Driveways, patios, and outdoor decking
- · Landscaping, fencing, or retaining walls
- · Additional costs for sloping, rocky, or complex site conditions
- Extra drainlaying beyond the included allowances
- Septic tanks, water tanks, and pumps (if required for non-serviced or rural sites)





3 BEDROOM FLOOR PLAN

Floor Area: 90m² | Fixed Price: \$299,950 incl. GST 3 BDM - A90



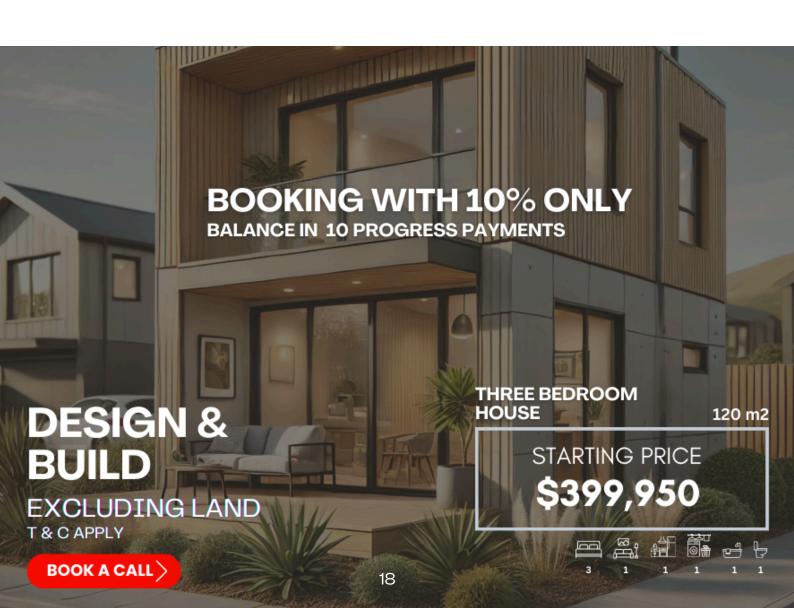




3+ BEDROOM EXECUTIVE HOME MORE SPACE, MORE STYLE, BUILT FOR LIVING

Floor Area: 120m² | Fixed Price: \$399,950 incl. GST

Designed for growing families, lifestyle buyers, or those wanting that extra room, this 3+ bedroom home offers generous open-plan living, flexible space for an office or fourth bedroom, and all the premium inclusions you expect in a modern full-size home. At $120m^2$, it's a step up in style, comfort, and liveability — delivered with Constructo's signature fixed-price, full-project management model.







What's Included in Your Turnkey Package (120m² - 3+ Bedroom Home with Single Garage):

- Three Spacious Bedrooms + Multipurpose Room (ideal as a fourth bedroom, study, or media room)
- · Open-Plan Living & Dining Area for seamless everyday living
- Modern Designer Kitchen with melamine cabinetry, laminate benchtop, glass splashback, and premium appliances
- Main Bathroom Featuring:
 - 1000 x 1000 Acrylic Shower
 - 900mm Wall-Hung Vanity
 - Rimless Toilet
 - Heated Towel Rail
 - Tapware from the Vada Soul Collection
- Private Ensuite in Master Bedroom with:
 - · Shower, Vanity, Rimless Toilet, and Matching Tapware
- Fully Fitted Laundry Room with tub and cabinetry
- Infinity Gas Water Heating for continuous hot water
- 2 x Heat Pumps (5kW) one in living, one in master bedroom
- 24 Downlights for bright, modern lighting throughout
- · PDL Iconic 300 Series switches & power outlets
- Smoke Alarms installed throughout to NZBC standards
- Cut Pile 40oz Carpet in bedrooms and lounge
- · Vinyl Flooring in kitchen, bathrooms, laundry, and wet zones
- Timber Framing and Trusses, fully insulated
- Concrete Slab or Timber Pile Foundation (on level ground only)
- Long Run Metal Roofing stylish and durable
- Weatherboard Cladding low-maintenance and modern
- Double-Glazed Aluminium Joinery for comfort and efficiency
- · Single Garage with sectional automatic door
- Interior & Exterior Finishing 100% turnkey, move-in ready
- Council Consent Handling & Full Project Management
- · Drainlaying Included for:
 - Granny Flats connection to existing dwelling only
- New House Builds allowance up to 20 metres for 3-Waters (stormwater, sewer, water)

connection to council services

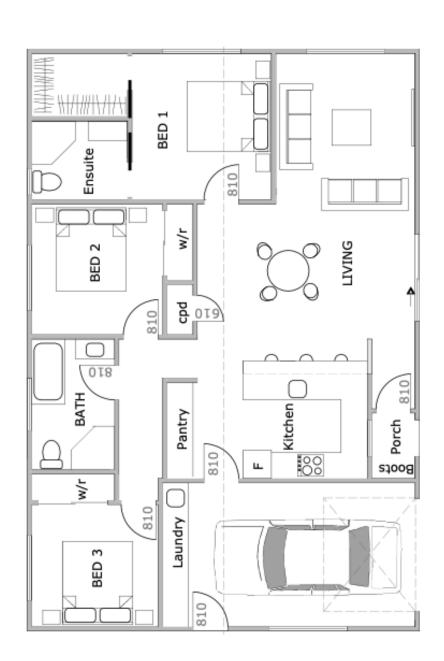
- Council & Third Party Fees
- · Driveways, patios, and outdoor decking
- · Landscaping, fencing, or retaining walls
- · Additional costs for sloping, rocky, or complex site conditions
- Extra drainlaying beyond the included allowances
- Septic tanks, water tanks, and pumps (if required for non-serviced or rural sites)





3 BEDROOM FLOOR PLAN

Floor Area: 120m² | Fixed Price: \$399,950 incl. GST 3 BDM - A120



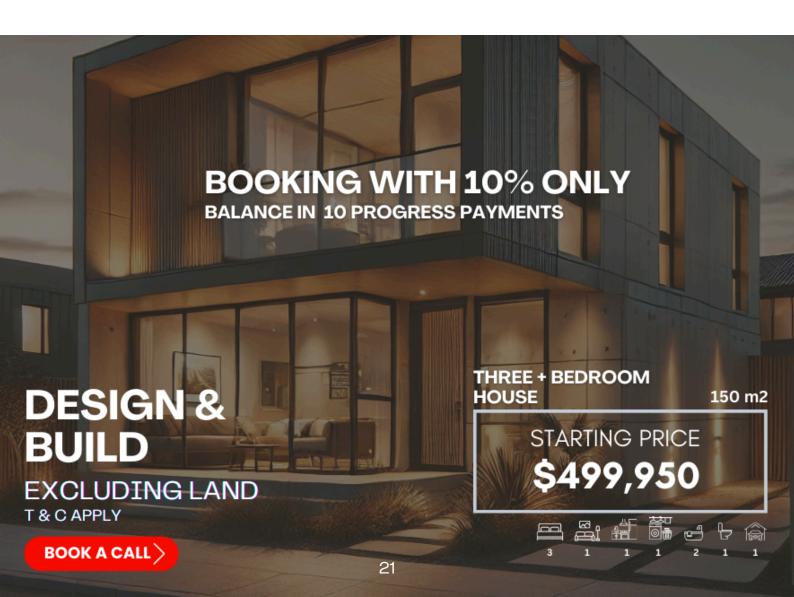




3++ BEDROOM PREMIUM HOME DESIGNED FOR LIFESTYLE, BUILT FOR GENERATIONS

Floor Area: 150m² | Fixed Price: \$499,950 incl. GST

For those who want more space, more flexibility, and a superior living experience, this 150m² 3++ bedroom homedelivers exceptional value. Perfect for large families, entertainers, or those needing extra space for work, hobbies, or guests — this home combines practical layout with premium finishes and Constructo's complete turnkey delivery. With multiple living zones, flexible room options, and thoughtful design details, this package redefines modern family living.







What's Included in Your Turnkey Package (150m2 - 3++ Bedroom Home with Double Garage):

- Three Large Bedrooms, Living and Dinning Rooms
- (ideal for a fourth and fifth bedroom, study, or media room)
- · Spacious Open-Plan Living, Dining & Kitchen Area with functional layout
- Designer Kitchen with melamine cabinetry, Engineered stone benchtop, glass splashback, soft-close drawers & modern appliances
- Fully Tiled Main Bathroom featuring:
 - 1000 x 1000 Acrylic Shower
 - 900mm Wall-Hung Vanity
 - Rimless Toilet
 - Heated Towel Rail
 - Tapware from the Vada Soul Collection
- · Private Ensuite in Master Bedroom with matching high-quality fittings
- Fully Fitted Laundry Room with cabinetry and tub
- Infinity Gas Water Heating for efficient continuous supply
- 2 x Heat Pumps (5kW) one in the living area, one in the master bedroom
- 30 Downlights for bright, energy-efficient lighting throughout
- PDL Iconic 300 Series switches & power points
- Smoke Alarms installed throughout in accordance with NZBC
- · Cut Pile 40oz Carpet in all bedrooms and lounge areas
- · Vinyl Flooring in kitchen, laundry, bathrooms, and toilet
- Timber Framing and Trusses, fully insulated to NZ Building Code
- Concrete Slab or Timber Pile Foundation (on level ground only)
- Long Run Metal Roofing modern and durable
- Weatherboard Cladding timeless and easy to maintain
- Double-Glazed Aluminium Joinery for thermal efficiency
- Double Garage with sectional automatic door
- Interior & Exterior Finishing fully completed, move-in ready
- Council Consent Handling & Full Project Management
- · Drainlaying Included for:
 - Granny Flats connection to existing dwelling only
- New House Builds allowance up to 20 metres for 3-Waters (stormwater, sewer, water) connection to council services

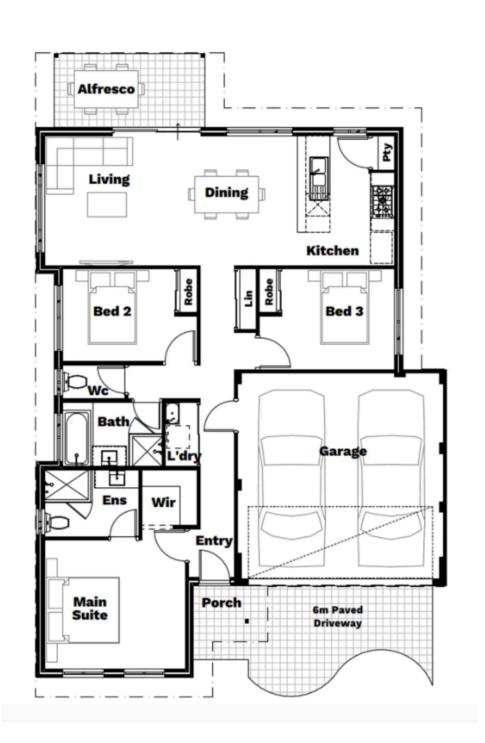
- · Council & Third Party Fees
- · Driveways, patios, and outdoor decking
- · Landscaping, fencing, or retaining walls
- Additional costs for sloping, rocky, or complex site conditions
- Extra drainlaying beyond the included allowances
- Septic tanks, water tanks, and pumps (if required for non-serviced or rural sites)





3 BEDROOM FLOOR PLAN

Floor Area: 150m² | Fixed Price: \$499,950 incl. GST 3 BDM - A150





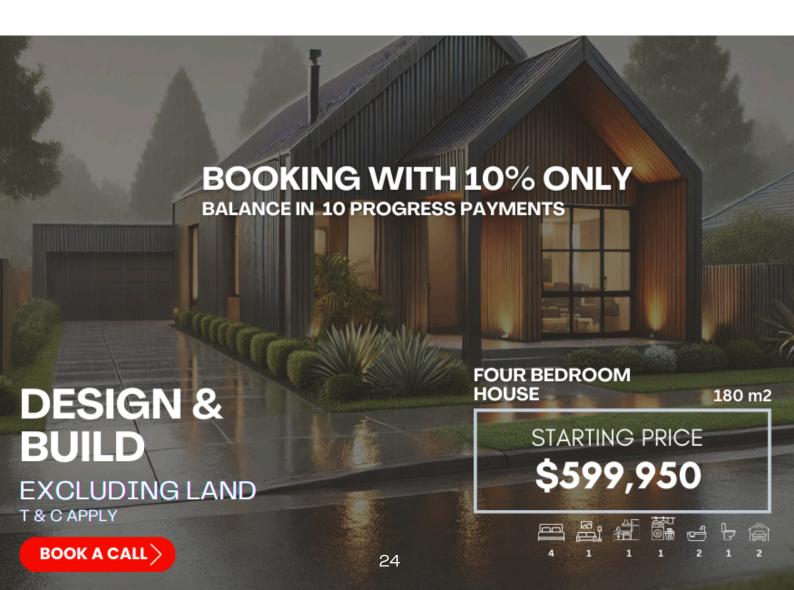


4-BEDROOM SIGNATURE HOME SPACIOUS, SOPHISTICATED, AND READY TO LIVE IN

Floor Area: 180m² | Fixed Price: \$599,950 incl. GST

Our 180m² 4-bedroom home is the perfect expression of modern family living — offering generous space, comfort, and style without compromise. With four full-sized bedrooms, multiple living zones, and premium finishes throughout, this build is ideal for lifestyle buyers, large families, or those who simply want more room to grow.

Designed for comfort and built with precision, this home comes fully managed and turnkey — just bring your section, and we'll handle the rest.







What's Included in Your Turnkey Package (180m² - 4 Bedroom Home with Single Garage):

- · Four Generously Sized Bedrooms with built-in wardrobes
- · Spacious Open-Plan Living, Dining & Kitchen Area designed for flow and function
- Designer Kitchen with melamine cabinetry, engineered stone benchtop, glass splashback, soft-close drawers & modern appliances
- · Fully Tiled Main Bathroom, including:
 - 1000 x 1000 Acrylic Shower
 - 900mm Wall-Hung Vanity
 - Rimless Toilet
 - Heated Towel Rail
 - Tapware from the Vada Soul Collection
- Private Ensuite in Master Bedroom with high-spec finishes
- · Fully Fitted Laundry Room with cabinetry and tub
- Infinity Gas Water Heating for reliable hot water supply
- 2 x Heat Pumps (5kW) strategically placed in the living and master bedroom areas
- 32 Downlights for well-lit, energy-efficient interiors
- · PDL Iconic 300 Series switches & power outlets
- Smoke Alarms installed throughout, compliant with NZ Building Code
- Cut Pile 40oz Carpet in bedrooms and living zones
- · Vinyl Flooring in kitchen, bathrooms, laundry, and wet areas
- Timber Framing and Trusses, fully insulated
- Concrete Slab or Timber Pile Foundation (on level ground only)
- Long Run Metal Roofing strong, sleek and weatherproof
- Weatherboard Cladding timeless and low-maintenance
- Double-Glazed Aluminium Joinery for thermal and acoustic comfort
- · Single Garage with automatic sectional door
- Interior & Exterior Finishing 100% turnkey and move-in ready
- Council Consent Handling & Full Project Management
- Drainlaying Included for:
 - Granny Flats connection to existing dwelling only
- New House Builds allowance up to 20 metres for 3-Waters (stormwater, sewer, water) connection to council services

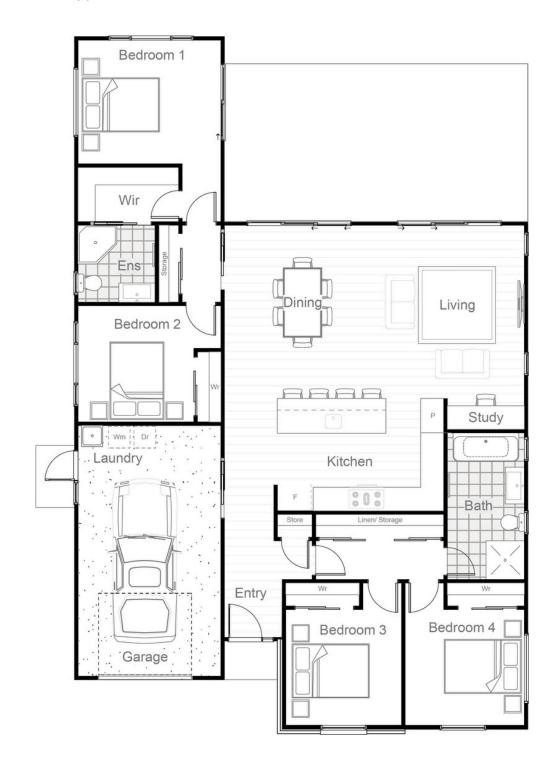
- · Council & Third Party Fees
- Driveways, patios, and outdoor decking
- Landscaping, fencing, or retaining walls
- · Additional costs for sloping, rocky, or complex site conditions
- Extra drainlaying beyond the included allowances
- Septic tanks, water tanks, and pumps (if required for non-serviced or rural sites)





4 BEDROOM FLOOR PLAN

Floor Area: 180m² | Fixed Price: \$599,950 incl. GST 4 BDM - A180





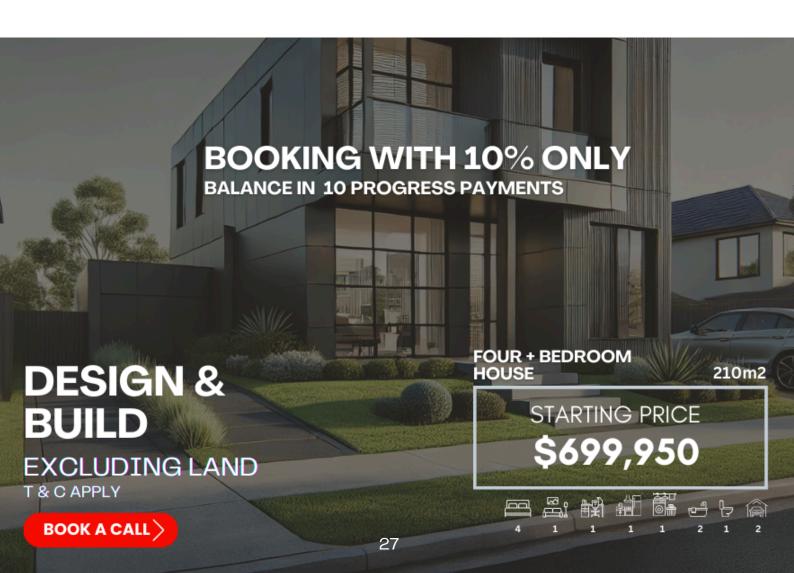


4+ BEDROOM ESTATE HOME PREMIUM SPACE. ELEGANT DESIGN.

Floor Area: 210m² | Fixed Price: \$699,950 incl. GST

Welcome to Constructo's flagship residential design — a 4+ bedroom, 210m² estate-style home that combines architectural flair with everyday functionality. Perfect for large or multi-generational families, this spacious home features four full bedrooms plus an additional flexible room that can be used as a fifth bedroom, office, guest suite, or second lounge.

With generous proportions, refined finishes, and seamless flow, this design is ideal for lifestyle sections, high-end subdivisions, or clients who want it all — built right and delivered ready to live in.







What's Included in Your Turnkey Package (210m2 - 4 Bedroom Home with Double Garage):

- Four Full-Sized Bedrooms with built-in wardrobes
- · Expansive Open-Plan Living & Dining Area with seamless flow for entertaining and daily life
- Designer Kitchen with: Melamine cabinetry, Engineered Stone Benchtop, Glass Splashback, Soft-close drawers & modern appliances
- · Fully Tiled Main Bathroom, including:
 - 1000 x 1000 Acrylic Shower
 - 900mm Wall-Hung Vanity
 - Rimless Toilet
 - Heated Towel Rail
 - Tapware from the Vada Soul Collection
- Private Ensuite in the Master Bedroom with matching premium fixtures
- Fully Fitted Laundry Room with built-in cabinetry and tub
- Ducted Heating & Cooling System for year-round whole-home climate control
- 32 Downlights across all key areas for balanced lighting
- PDL Iconic 300 Series switches & power outlets
- Smoke Alarms installed throughout to meet NZBC requirements
- Cut Pile 40oz Carpet in bedrooms and lounge areas
- Vinyl Flooring in kitchen, bathrooms, laundry, and other wet areas
- Timber Framing and Trusses, fully insulated to NZ standards
- Concrete Slab or Timber Pile Foundation (for level ground only)
- · Long Run Metal Roofing sleek, strong, and long-lasting
- Weatherboard Cladding elegant and low-maintenance finish
- Double-Glazed Aluminium Joinery for comfort and energy efficiency
- Double Garage with automatic sectional door
- Interior & Exterior Finishing turnkey and ready to move in
- Council Consent Handling & Full Project Management
- · Drainlaying Included for:
 - Granny Flats connection to existing dwelling only
- New House Builds allowance up to 20 metres for 3-Waters (stormwater, sewer, water) connection to council services

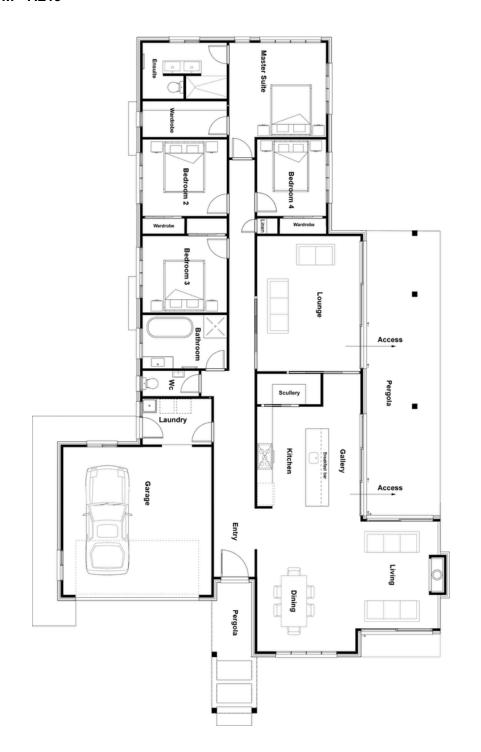
- · Council & Third Party Fees
- Driveways, patios, and outdoor decking
- Landscaping, fencing, or retaining walls
- · Additional costs for sloping, rocky, or complex site conditions
- Extra drainlaying beyond the included allowances
- Septic tanks, water tanks, and pumps (if required for non-serviced or rural sites)





■ 4 BEDROOM FLOOR PLAN

Floor Area: 210m² | Fixed Price: \$699,950 incl. GST 4 BDM - A210





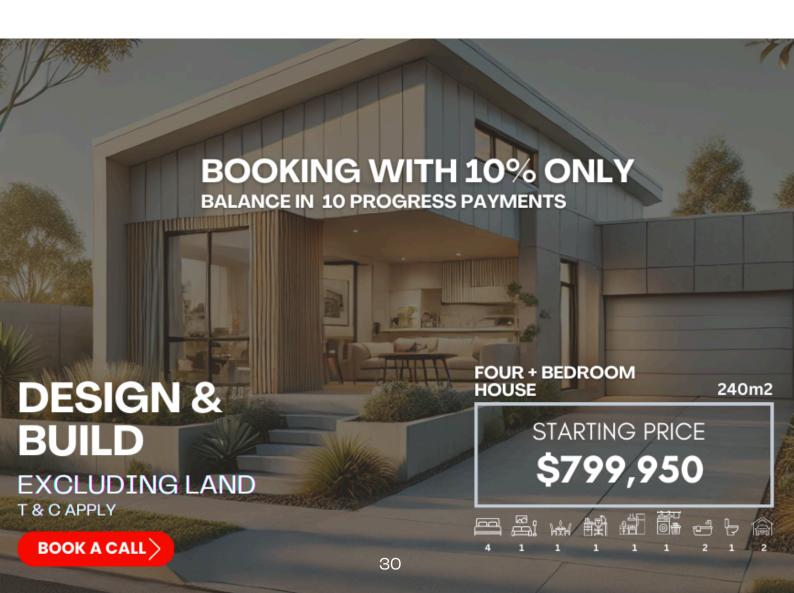


EXECUTIVE LIVING AT ITS FINEST THE HOME THAT HAS IT ALL

Floor Area: 240m² | Fixed Price: \$799,950 incl. GST

Constructed for those who want the very best, this expansive 4++ Bedroom Estate Home blends architectural elegance with everyday liveability. Featuring multiple living zones, a private study, entertainer's kitchen, double garage, and premium inclusions throughout — this home delivers the space and freedom modern families need without sacrificing quality or design.

Ideal for lifestyle properties, premium sections, or families looking for their forever home — this is Constructo's most complete and luxurious residential offering to date.







What's Included in Your Turnkey Package (240m² – 4++ Bedroom + Study Home with Double Garage):

- Four Oversized Bedrooms with built-in wardrobes
- Dedicated Study/Home Office ideal for remote work or homework
- · Large Open-Plan Living & Dining Area for seamless family life and entertaining
- Designer Kitchen featuring, Melamine cabinetry, Engineered Stone Benchtop, Glass Splashback, Soft-close drawers & modern appliances.
- Main Bathroom Fully Tiled, including:
 - 1000 x 1000 Acrylic Shower
 - 900mm Wall-Hung Vanity
 - Rimless Toilet
 - Heated Towel Rail
 - Tapware from the Vada Soul Collection
- Private Master Ensuite with premium fixtures and fittings
- Fully Fitted Laundry Room with cabinetry and laundry tub
- Ducted Heating & Cooling System whole-home climate comfort in all seasons
- · 40 LED Downlights for clean, energy-efficient lighting throughout
- PDL Iconic 300 Series switches & power points
- Smoke Alarms throughout in compliance with NZ Building Code
- · Cut Pile 40oz Carpet in bedrooms, living, and study
- · Vinyl Flooring in kitchen, bathrooms, laundry, and wet areas
- Timber Framing and Trusses, fully insulated
- Concrete Slab Foundation (on level ground only)
- Long Run Metal Roofing sleek, weather-resistant, long-lasting
- Weatherboard Cladding stylish and low-maintenance
- · Double-Glazed Aluminium Joinery throughout
- Double Garage with automatic sectional door
- Interior & Exterior Finishing turnkey and move-in ready
- Council Consent Handling & Full Project Management
- Drainlaying Included for:
 - Granny Flats connection to existing dwelling only
- New House Builds allowance up to 20 metres for 3-Waters (stormwater, sewer, water) connection to council services

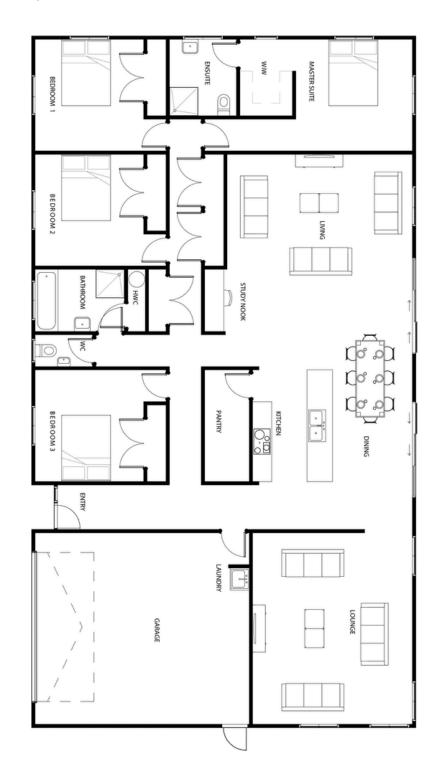
- Council & Third Party Fees
- · Driveways, patios, and outdoor decking
- · Landscaping, fencing, or retaining walls
- Additional costs for sloping, rocky, or complex site conditions
- Extra drainlaying beyond the included allowances
- Septic tanks, water tanks, and pumps (if required for non-serviced or rural sites)





■ 4 BEDROOM FLOOR PLAN

Floor Area: 240m² | Fixed Price: \$799,950 incl. GST 4 BDM - A240







TIMELINE

CONSTRUCTION
MAY TO AUG 2025
JUN TO SEP 2025
JUL TO OCT 2025
AUG TO NOV 2025
SEP TO DEC 2025
OCT TO JAN 2026
NOV TO FEB 2026
DEC TO MAR 2026
JAN TO APR 2026
FEB TO MAY 2026
MAR TO JUN 2026
APR TO JUL 2026

FEES AND SCHEDULE

A 10% Booking Fee is payable upon signing and accepting the **Build Proposal**. This covers Preliminary & General (P&G) and Architectural Design. The Construction Fee (85%) is calculated as Total Price minus 15%, then divided into 26 weekly payments made in advance from the start of construction. If the build finishes earlier than 26 weeks, the schedule is adjusted, with any balance reconciled in the final week. The remaining 5% is the Final Payment, due on issue of the Code Compliance Certificate (CCC).

We offer in-house mortgage brokers who can package and submit your application to major banks, aligned to the payment structure above. They will assist with preapprovals, progress-payment funding, and documentation, ensuring your finance process runs smoothly from contract signing to CCC.



GET IN TOUCH



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