

*Luxury, Lifestyle  
& Convenience*



**Sierra Apartments**  
482 MAIN ROAD STOKE



# THE PROJECT

Sierra Apartments is a new three storey apartment complex featuring 8 modern units complimented by private outdoor living areas as well as secure underground parking and a communal lift.

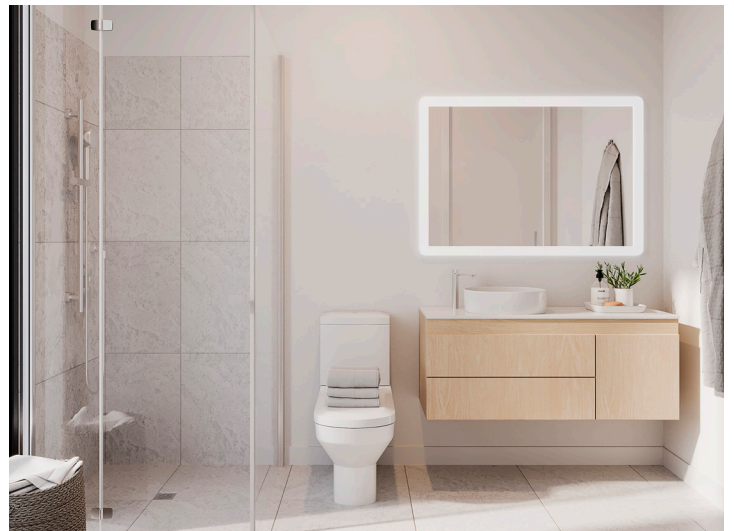
Coming to 482 Main Road Stoke, Nelson in 2022, this 8 unit development will consist of:

- 3 Ground Floor Apartments of approx. 100m<sup>2</sup> as well as private outdoor living areas.
- 3 First Floor Apartments of approx. 90m<sup>2</sup> as well as sunny patios.
- 2 Penthouse Apartments of approx. 105m<sup>2</sup> as well as large terraces.

The apartments feature modern contemporary open plan kitchen, dining and living areas that seamlessly connect to the outdoor courtyards and private terraces.

Being within easy walking distance to central Stoke, Sierra Apartments is exceptionally located near supermarkets, cafés, bars, restaurants and just across from Isele Park and bus stops, making this a perfect location for a broad spectrum of home buyers.

The project is designed by award winning architects, Weir Architecture, in cooperation with Property Developers, Johnson Vining. This stunning new development is to be constructed by Johnson Residential Ltd, a Nelson based Registered Master Builder.



# THE ARCHITECT

## Weir Architecture

Weir Architecture is an award winning Architectural practice with a strong depth of experience in the design of Commercial, Residential, Hotel and Retirement projects both in Christchurch and throughout New Zealand.

## The Site

The site is located at 482 Main Road Stoke, Nelson; the site features significant trees and plantings located along the boundaries and in particular along the Poorman Valley Stream boundary. The central Stoke shopping area is within easy walking distance being only 50m to the south.

## Design

Designed to enhance the resident's lifestyles and take full advantage of Nelsons mild climate, the apartments feature modern contemporary open plan kitchen, dining, living areas that seamlessly connect to the outdoor courtyards and private terraces.

The light fresh interior material palette further enhances the quality of light within the apartments making the areas soft, welcoming and a pleasure to be within while the full height windows capture and draw the elevated views into the apartments.

Considerable thought has gone into the simplicity of the room layouts and the connections between making one space appear to flow perfectly into the next. The façade treatment has been articulated to provide diversify and modulation in both the vertical and horizontal planes. The hit and miss treatment to the façade along with fine detailing of the balcony edges creates a beautifully proportioned and balanced building. Floating soffits, glass balconies and feature louvres provide a layering of texture that further enhancing the façade, adding to the quality of the development.





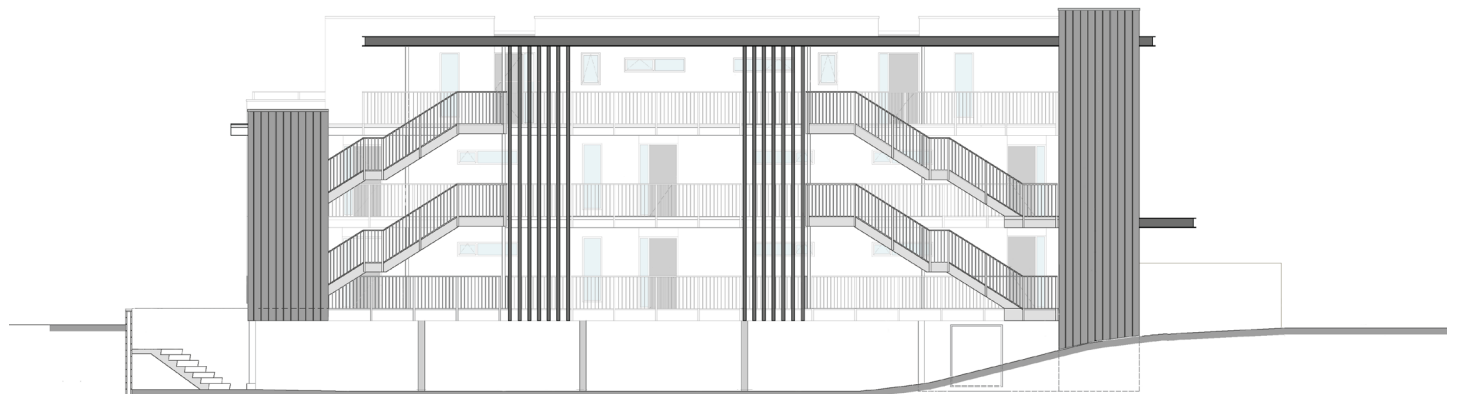
# ELEVATIONS



Elevation 1 - North  
Scale 1:100



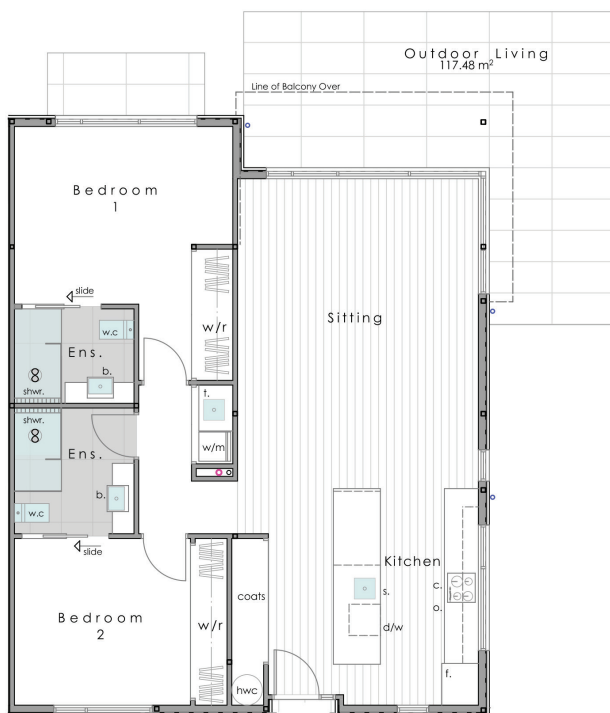
Elevation 2 - East  
Scale 1:100



Elevation 4 - South  
Scale 1:100

# UNIT INFORMATION

## GROUND FLOOR



## GROUND FLOOR, UNIT 1

Floor Area 99 m<sup>2</sup>

Outdoor Living Area 117 m<sup>2</sup>

Bedrooms 2

Bathrooms 2

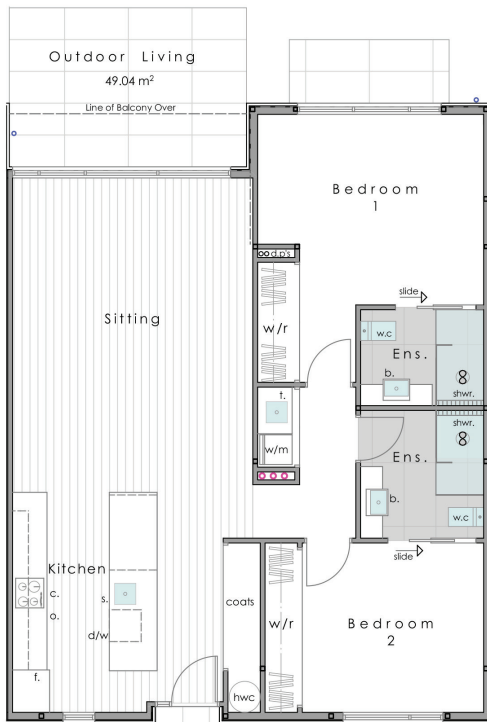
### FEATURES:

Open plan kitchen with attached dining table

Hideaway laundry

Private underground carpark

Communal lift



## GROUND FLOOR, UNIT 2

Floor Area 100 m<sup>2</sup>

Outdoor Living Area 49 m<sup>2</sup>

Bedrooms 2

Bathrooms 2

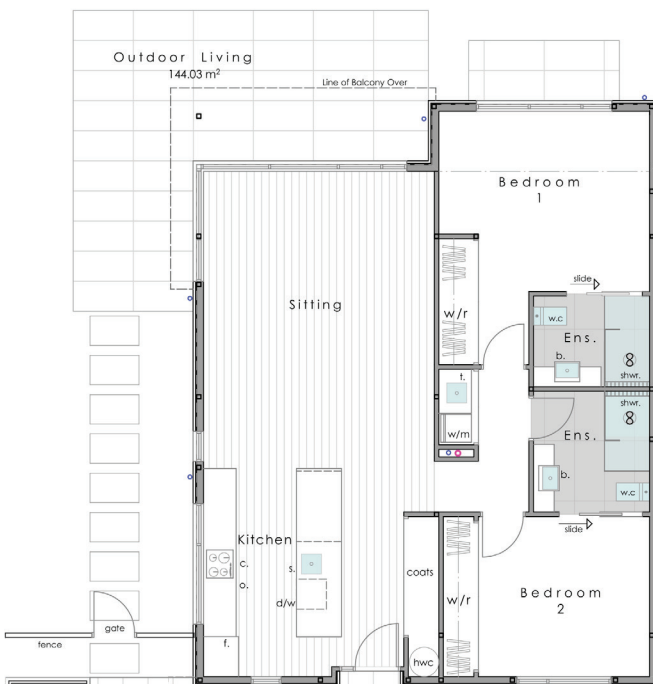
### FEATURES:

Open plan kitchen with attached dining table

Hideaway laundry

Private underground carpark

Communal lift



## GROUND FLOOR, UNIT 3

Floor Area 100 m<sup>2</sup>

Outdoor Living Area 144 m<sup>2</sup>

Bedrooms 2

Bathrooms 2

### FEATURES:

Open plan kitchen with attached dining table

Hideaway laundry

Private underground carpark

Communal lift



# UNIT INFORMATION

## FIRST FLOOR



**First Floor Plan**  
 Scale 1:100  
 Total First Floor Area 279.63 m<sup>2</sup>  
 Total Balcony Area 40.72 m<sup>2</sup>

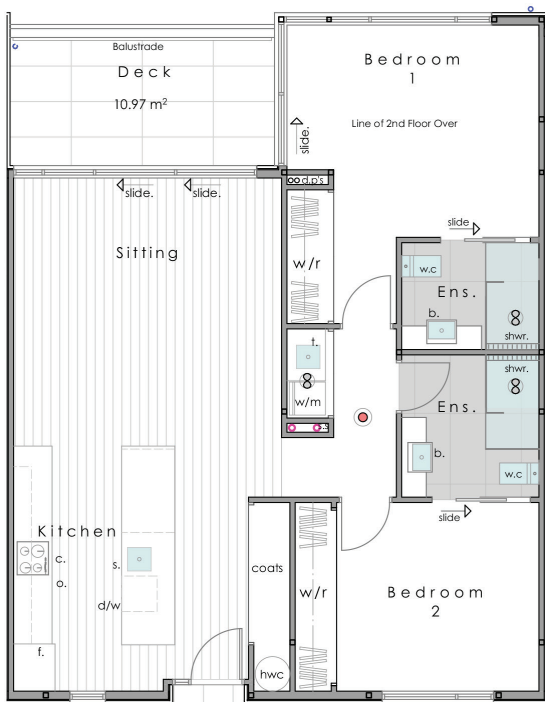


### FIRST FLOOR, UNIT 4

Floor Area	92 m <sup>2</sup>
Outdoor Living Area	17 m <sup>2</sup>
Bedrooms	2
Bathrooms	2

#### FEATURES:

- Open plan kitchen with attached dining table
- Hideaway laundry
- Private underground carpark
- Communal lift



## FIRST FLOOR, UNIT 5

Floor Area: 93 m<sup>2</sup>

Outdoor Living Area: 11 m<sup>2</sup>

Bedrooms: 2

Bathrooms: 2

### FEATURES:

Open plan kitchen with attached dining table

Hideaway laundry

Private underground carpark

Communal lift



## FIRST FLOOR, UNIT 6

Floor Area: 93 m<sup>2</sup>

Outdoor Living Area: 13 m<sup>2</sup>

Bedrooms: 2

Bathrooms: 2

### FEATURES:

Open plan kitchen with attached dining table

Hideaway laundry

Private underground carpark

Communal lift

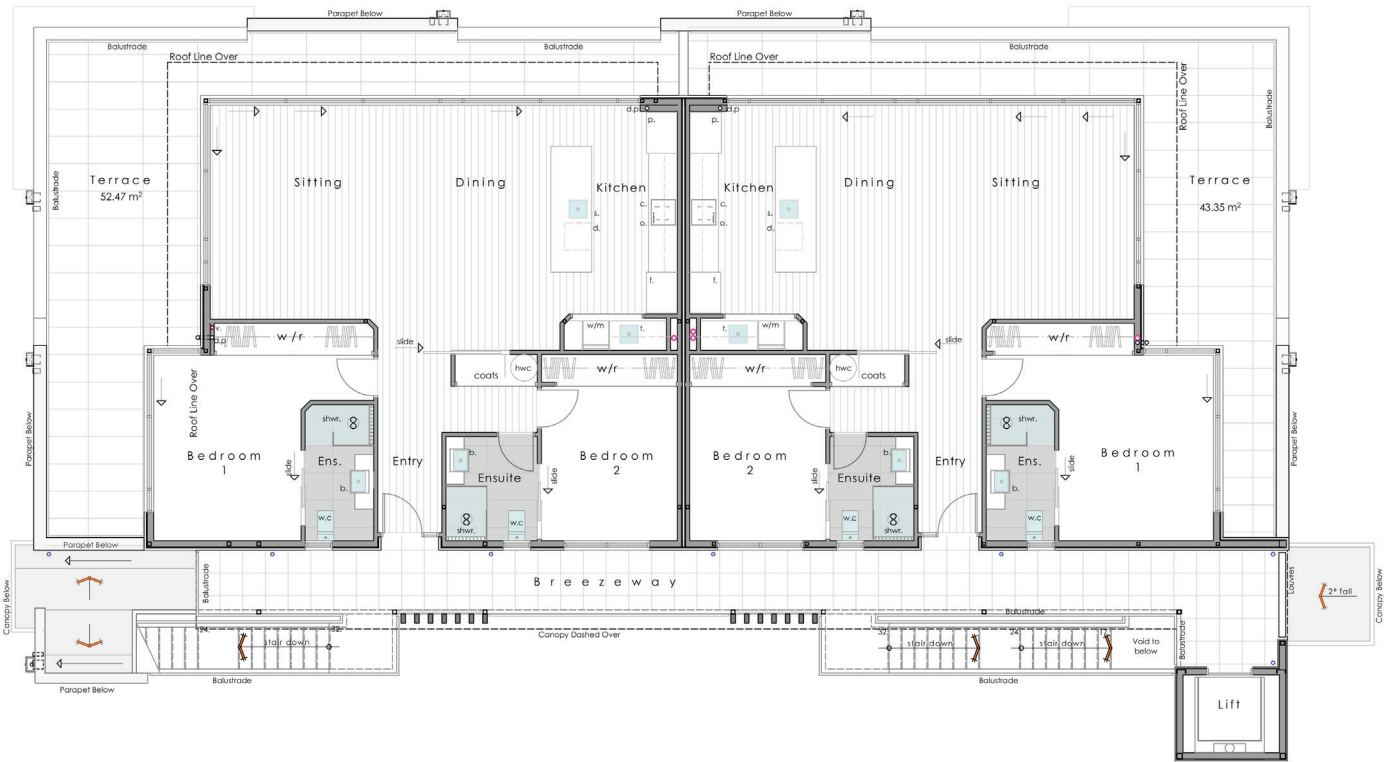
# UNIT INFORMATION

## PENTHOUSES

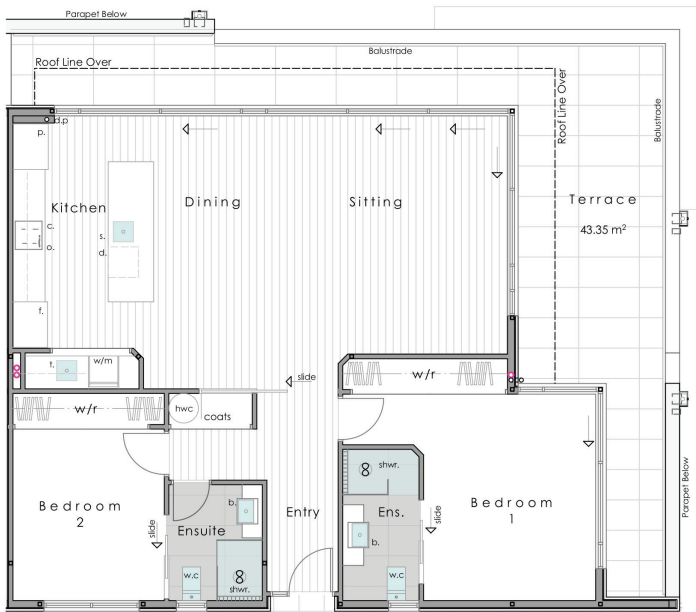


Penthouse Apartment 8  
Floor Area 109.23 m<sup>2</sup>

Penthouse Apartment 7  
Floor Area 106.48 m<sup>2</sup>



## PENTHOUSE, UNIT 7



Floor Area: 106 m<sup>2</sup>

Outdoor Living Area: 43 m<sup>2</sup>

Bedrooms: 2

Bathrooms: 2

### FEATURES:

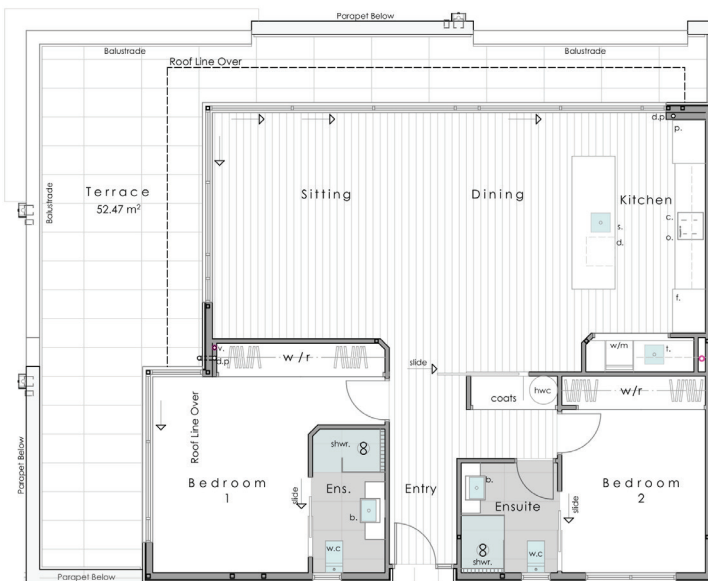
Open plan kitchen and dining

Hideaway laundry

Private underground carpark

Communal lift

## PENTHOUSE, UNIT 8



Floor Area: 109 m<sup>2</sup>

Outdoor Living Area: 52 m<sup>2</sup>

Bedrooms: 2

Bathrooms: 2

### FEATURES:

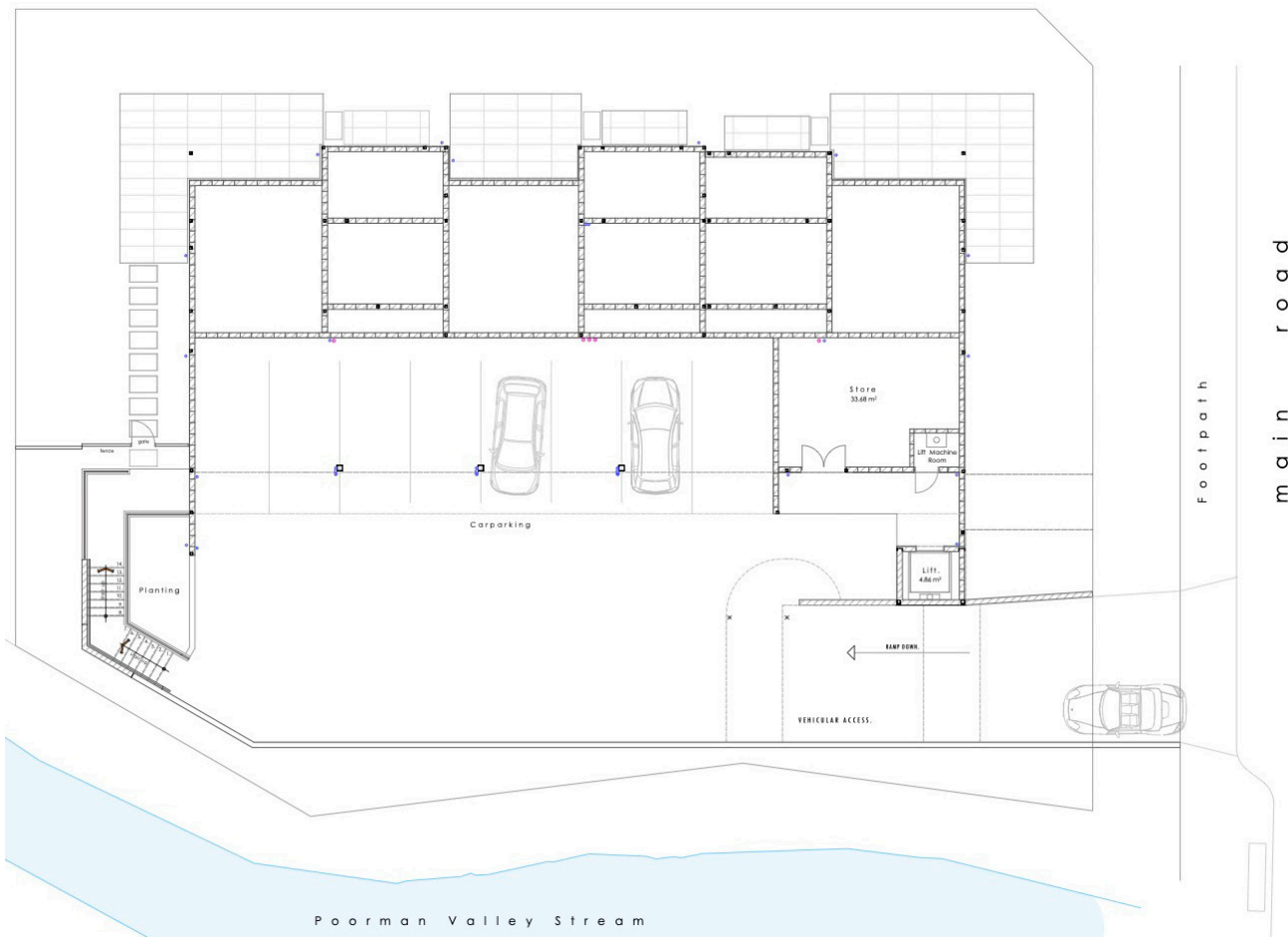
Open plan kitchen and dining

Hideaway laundry

Private underground carpark

Communal lift

# PARKING PLAN



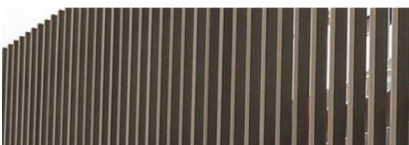
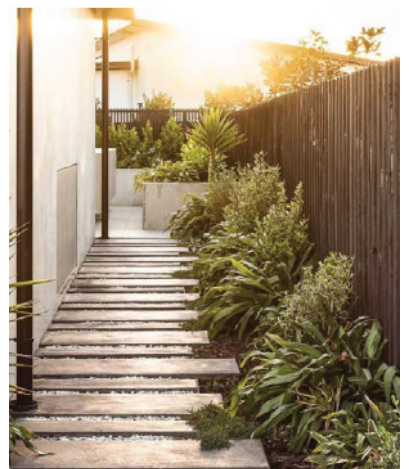
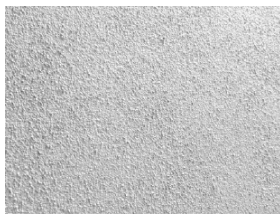
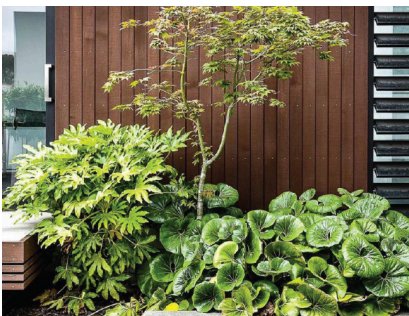
# LANDSCAPE PLAN



## LEGEND

- Medium scale deciduous tree
- Speciman *Alectryon excelsus*
- Feature *Rhopalostylis sapida*
- Feature tree ferns
- Sophora microphylla*
- Existing trees
- Feature courtyard planting
- Amenity planting
- Planting in accordance with the NCC Poorman Stream Plant Guide
- Amenity planting to base of retaining wall

## TEXTURES AND PALETTE





482





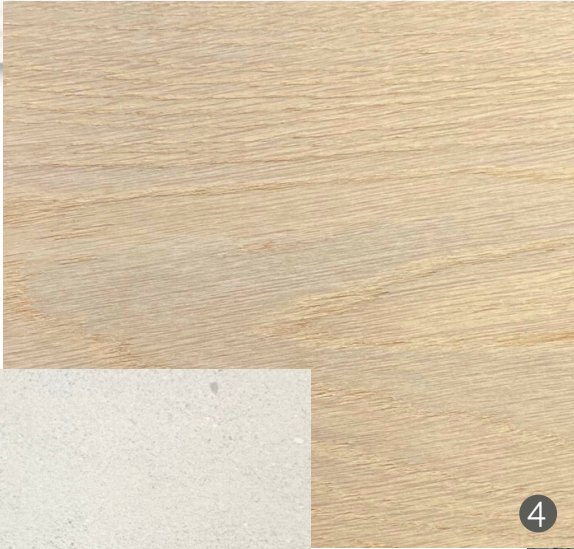
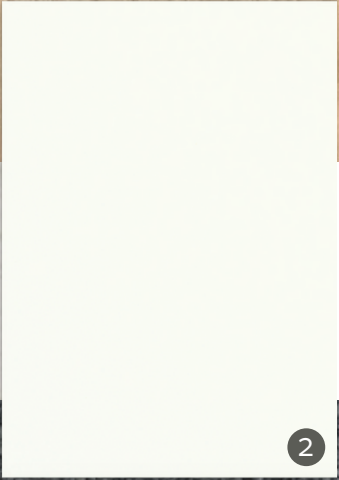
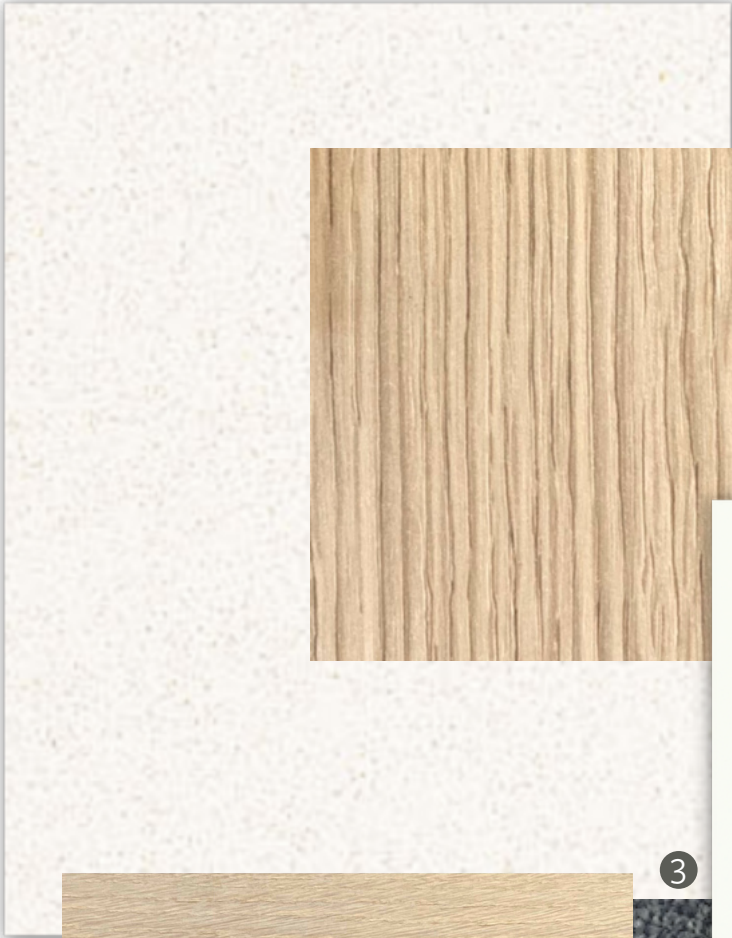
# COLOUR OPTIONS



## DAWN

Contemporary, warm and welcoming – our colour palette Dawn features engineered stone bench tops throughout the kitchen & laundry as well as beautifully tiled bathrooms and hardwood floors. This interior will welcome you with a sophisticated and timeless design.

1. CABINetry 1  
Classic Oak
2. CABINetry 2  
Warm White
3. STONE BENCHTOP  
Snow
4. TIMBER FLOORING  
Light Oak
5. CARPET FLOORING  
Belgotex - Avenue / Alley 777
6. TILES & UNDERFLOOR HEATING  
Alabaster Matt White



1

3

2

4

6

5

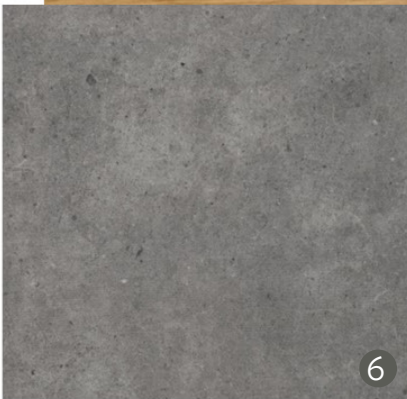
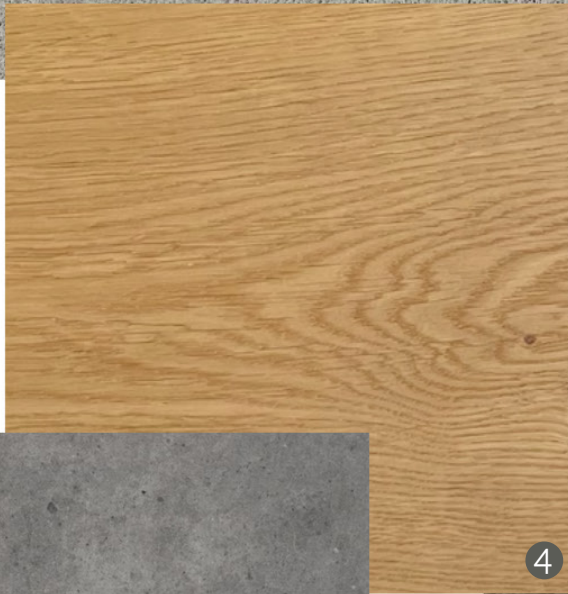
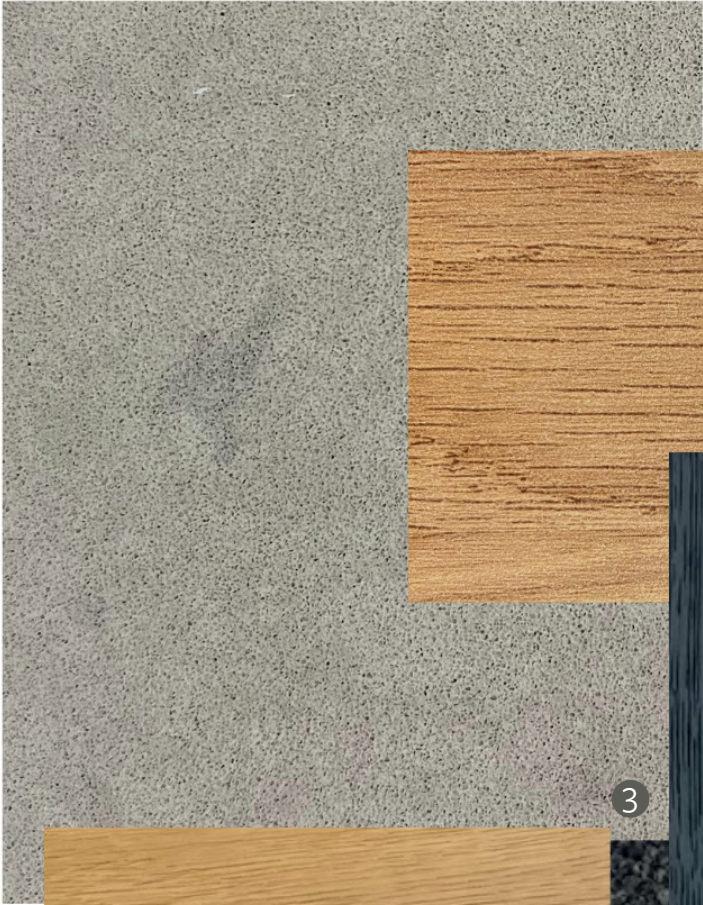
# COLOUR OPTIONS



## DUSK

With a dark, bold and more dramatic palette our colour palette Dusk is inspired by a natural earthy environment with the ability for you to add vibrant finishing touches to your home. The colours of the kitchen complement the bathrooms and living area, which ensures a seamless design throughout these stunning apartments.

1. CABINETRY 1  
Urban Oak
2. CABINETRY 2  
Charcoal Black
3. STONE BENCHTOP  
Oyster
4. TIMBER FLOORING  
Dark Oak
5. CARPET FLOORING  
Belgotex - Avenue / Asphalt 76
6. TILES & UNDERFLOOR HEATING  
Charcoal



1

3

2

4

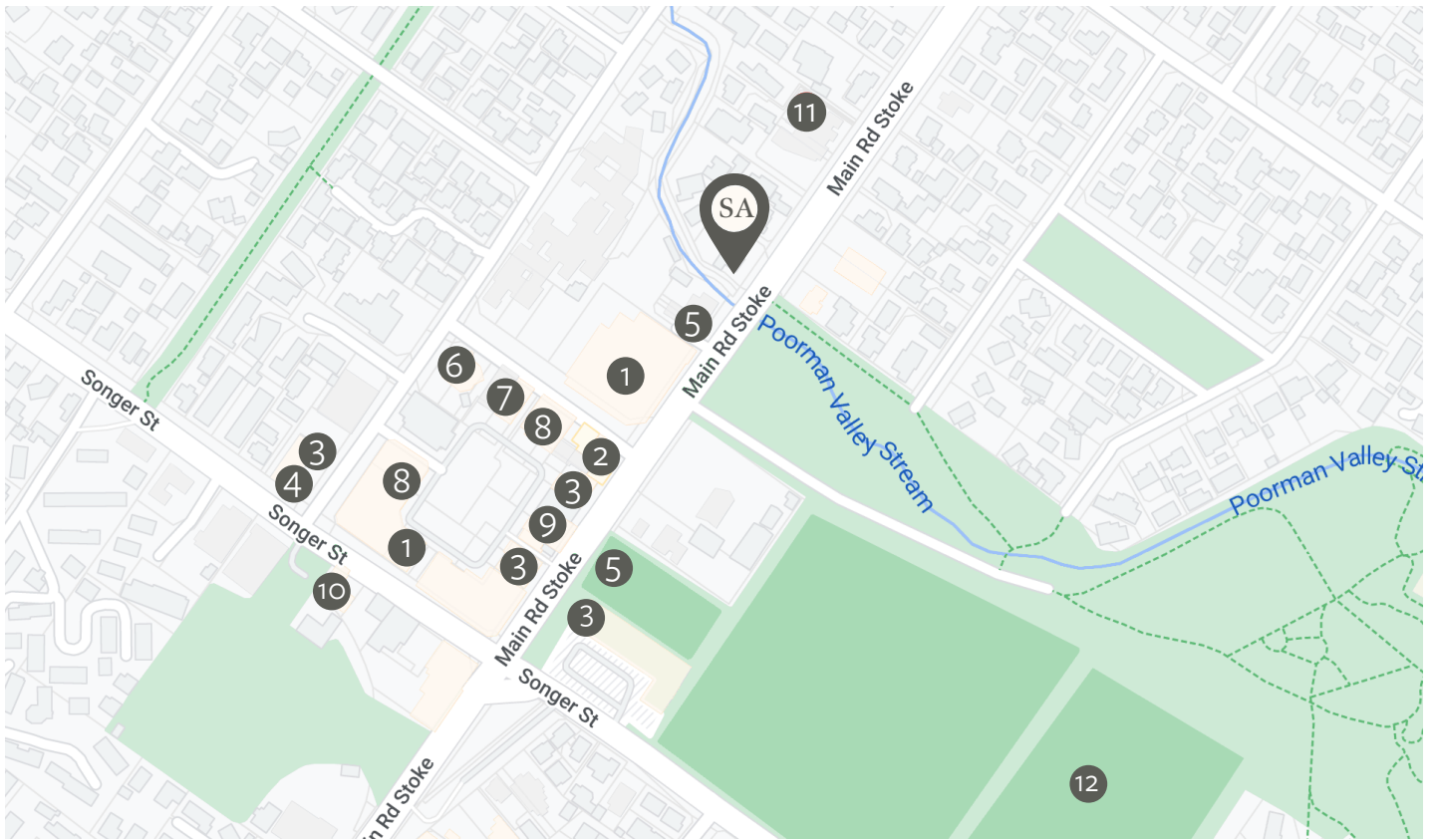
6

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# LOCATION



## 482 MAIN ROAD STOKE

Alongside the Poorman Valley Stream in Stoke, Sierra apartments is situated in one of the most prominent real estate locations available in Nelson today.

Being within easy walking distance to central Stoke, Sierra Apartments is exceptionally located near supermarkets, cafés, bars, restaurants and just across from Isel Park.

Conveniently located near options of public transport this development would make a perfect location for a broad spectrum of home buyers.

## MAP LEGEND

### FOOD & RETAIL

1. Supermarket
2. Convenience Store
3. Restaurants, Bars and Cafes
4. Butcher

### TRANSPORT

5. Public Transport

### SERVICES

6. Stoke Library
7. Post Office
8. Atms
9. Pharmacy
10. Veterinary Clinic
11. Medical Center

### PARKS

12. Isel Park

# SPECIFICATIONS

## APPLIANCES AND FITTINGS

### BATHROOMS

#### Shower

Tiled Shower, Dusk or Dawn colour.

#### Toilet

Back to Wall Toilet Suite, Gloss White.

#### Vanity

Wall Hung Vanity, Dusk or Dawn colour.

#### Basin

Vessel, Gloss White.

#### Mirror

Rectangular LED Mirror with Demister.

#### Tapware

Aquatica High Rise Basin Mixer, Chrome.

#### Shower Rail & Shower Mixer

Aquatica Square Slide Shower & Aquatica Square Shower Mixer, Chrome.

#### Heating

Underfloor Heating and Heated Towel Rail.

#### Towel and Toilet Roll Holders

Heirloom Toilet Roll Holder & Towel Holder, Chrome.

### BATHROOM UPGRADE

#### Rain Shower Head & Shower Mixer

Aquatica Square Rain Shower Head & Aquatica Square Shower Mixer with Diverter, Chrome.

### KITCHEN

#### Built in Oven

Fisher & Paykel 60cm Built-in Pyrolytic Oven.

#### Hob

Fisher & Paykel 60cm Induction Cooktop.

#### Dish drawer

Fisher & Paykel Double Dishdrawer.

#### Rangehood

Fisher & Paykel 60cm Integrated Power Pack.

#### Washer/Dryer Combo

Fisher & Paykel Washer/Dryer Combo.

#### Refrigerator/Freezer

Fisher & Paykel Refrigerator Freezer.

#### Kitchen Sink Mixer

Elementi Gooseneck Mixer with Pull Out Spray, Chrome.

#### Laundry Sink Mixer

Elementi Gooseneck Mixer, Chrome.

#### Kitchen Waste Disposal

Insinkerator.

### KITCHEN UPGRADE

#### Refrigerator/Freezer

Fisher & Paykel Refrigerator Freezer with Water & Ice Maker.





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# THE DEVELOPERS

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