

UPDATED 9/09/2024



CONSTRUCTION IS COMPLETE!
ONLY 2 VILLAS LEFT

WINTON

winton.nz



ALTA VILLAS NORTHLAKE

ALTA Villas offers everything you need and nothing you don't, giving you the time to enjoy the wider Wanaka playground. These boutique range of three and four bedroom villas offer a solid investment in a home

designed for living. Walk or ride the spectacular tracks around the lake and the Clutha River. Arrive ready for adventure, with the time to enjoy it all. All right on your doorstep.



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LAKE WANAKA REALTY LTD, BAYLEYS,
LICENSED UNDER THE REAA 2008

ALTA VILLAS

NORHLAKE, WANAKA

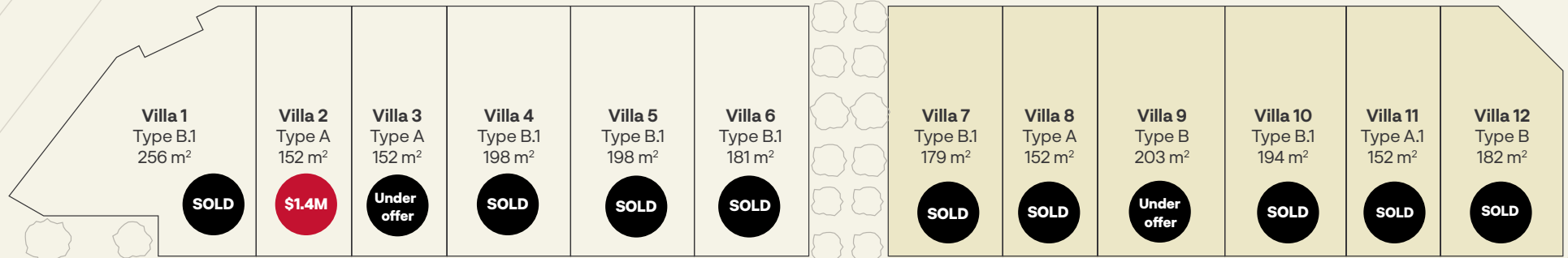
Key:

- Alta Villas
- Available
- Existing
- New commercial hub
- Existing:
 - Hello Ranger Bar & Restaurant
 - Pinnacles Early learning centre
 - Office Hub
- New commercial hub:
 - On the Spot Licensed dairy
 - Full Swing Golf Shop
 - With indoor driving range
 - Wanaka Pilates
 - Deval Boutique Clothing
 - Liquid Laundry Mat
 - Cadre Productions
 - Cruden Engineering
 - Hearing South








MOUNT CREIGHTON CRESCENT



Stage One

Stage Two

NORTHLAKE DRIVE

VILLA	TYPE				GARAGE	HOUSE AREA	LOT AREA	PRICE
1	B.1	3	2.5	2	Double	201sqm	256sqm	SOLD
2	A	4	2.5	1	Double	199sqm	152sqm	\$1,400,000
3	A	4	2.5	1	Double	199sqm	152sqm	Under Offer
4	B.1	3	2.5	2	Double	201sqm	198sqm	SOLD
5	B.1	3	2.5	2	Double	201sqm	198sqm	SOLD
6	B.1	3	2.5	2	Double	201sqm	181sqm	SOLD
7	B.1	3	2.5	2	Double	201sqm	179sqm	SOLD
8	A	4	2.5	1	Double	199sqm	152sqm	SOLD
9	B	4	2.5	1	Double	200sqm	203sqm	Under Offer
10	B.1	3	2.5	2	Double	201sqm	194sqm	SOLD
11	A.1	3	2.5	2	Double	199sqm	152sqm	SOLD
12	B	4	2.5	1	Double	200sqm	182sqm	SOLD
13	E	4	2.5	1	Double	190sqm	143sqm	SOLD
14	D	3	2.5	2	Double	183sqm	139sqm	Under Offer
15	C	4	2.5	1	Double	191sqm	167sqm	\$1,350,000
16	C	4	2.5	1	Double	191sqm	173sqm	Under Offer
17	D	3	2.5	2	Double	185sqm	144sqm	SOLD
18	E	4	2.5	1	Double	190sqm	148sqm	Under Offer
19	C.1	3	2.5	2	Double	191sqm	166sqm	SOLD
20	D	3	2.5	2	Double	183sqm	139sqm	SOLD
21	E	4	2.5	1	Double	190sqm	142sqm	SOLD
22	E	4	2.5	1	Double	190sqm	142sqm	SOLD
23	D	3	2.5	2	Double	183sqm	139sqm	SOLD
24	C	4	2.5	1	Double	191sqm	166sqm	SOLD
25	C.1	3	2.5	2	Double	191sqm	160sqm	SOLD
26	D	3	2.5	2	Double	183sqm	140sqm	SOLD
27	E	4	2.5	1	Double	190sqm	148sqm	SOLD

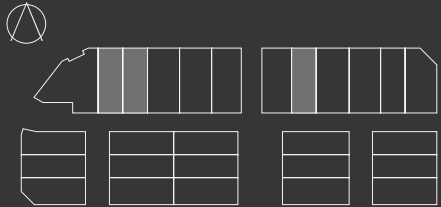
TYPE A

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  2

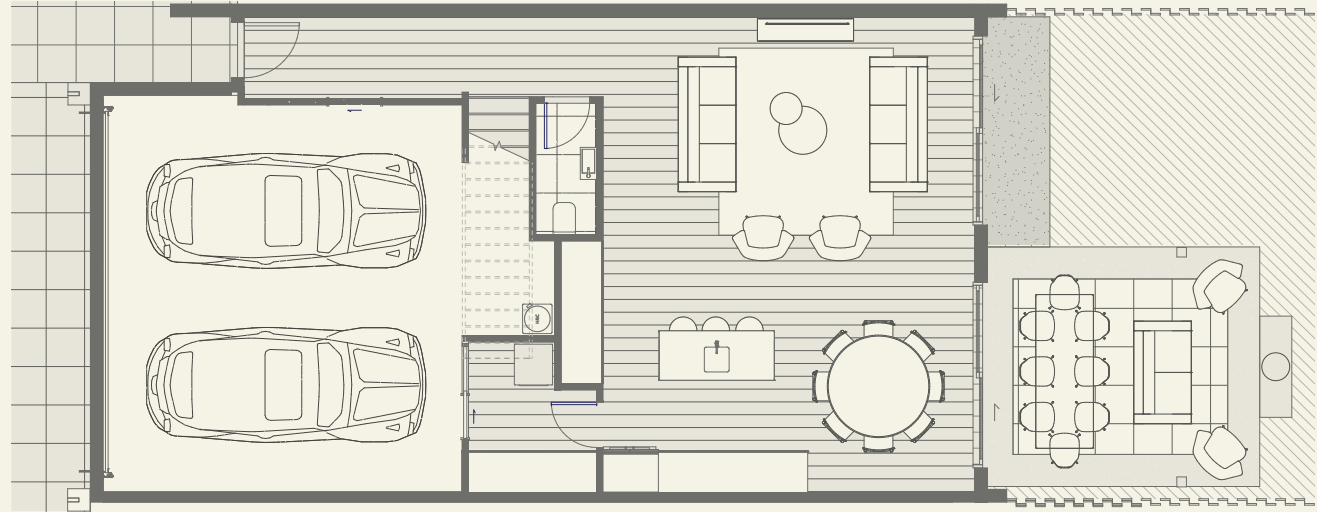
Ground Area
 105 m²

Level 1 Area
 94 m²

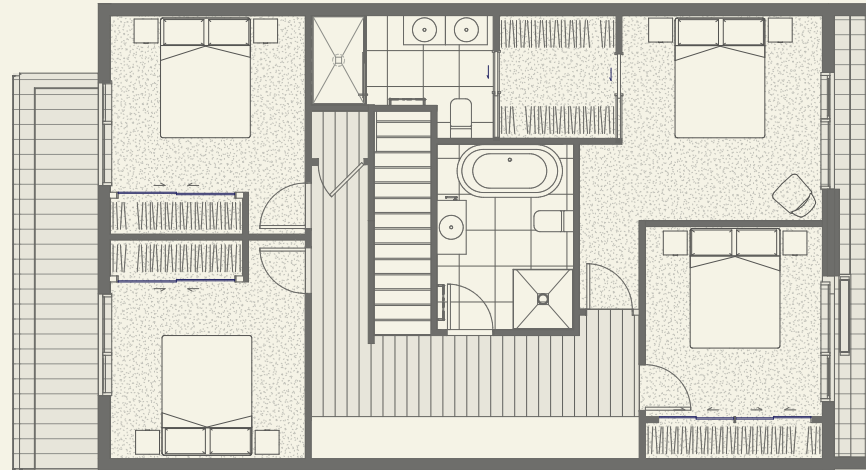
Total Area
 199 m²



Ground Area



Level 1



Disclaimer

The floor plan has been prepared for marketing purposes only. All descriptions, dimensions, depictions and other details in this floor plan may not be to scale and may vary to the property built. No third party has any authority to make or give any representation or warranty in relation to the property.

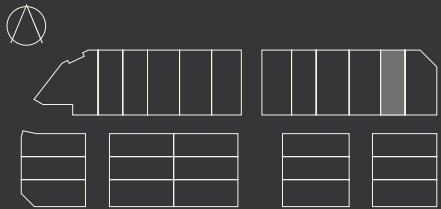
TYPE A.1

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  2.5
  2

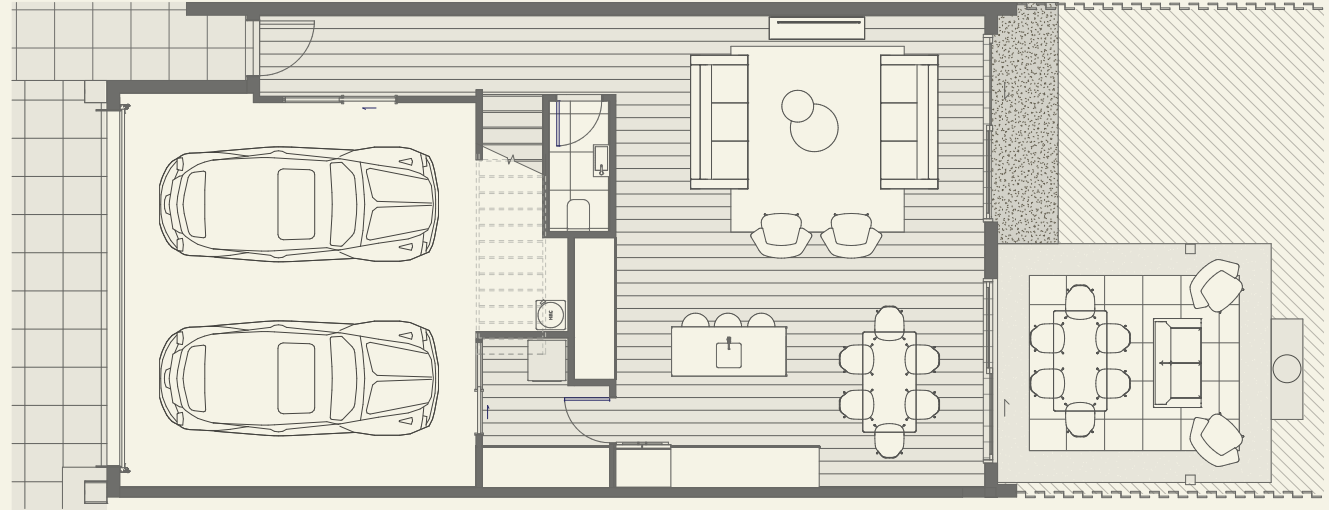
Ground Area
 105 m²

Level 1 Area
 94 m²

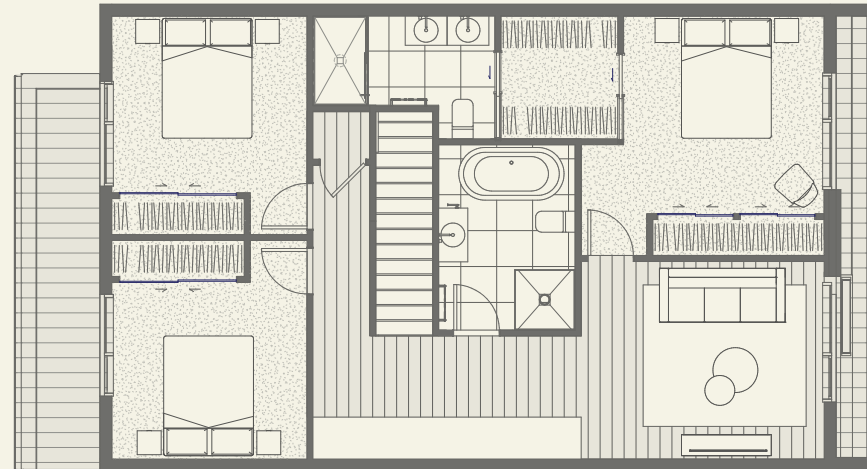
Total Area
 199 m²



Ground Area



Level 1



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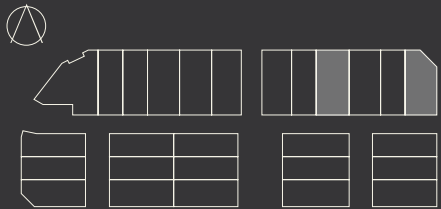
TYPE B

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  2

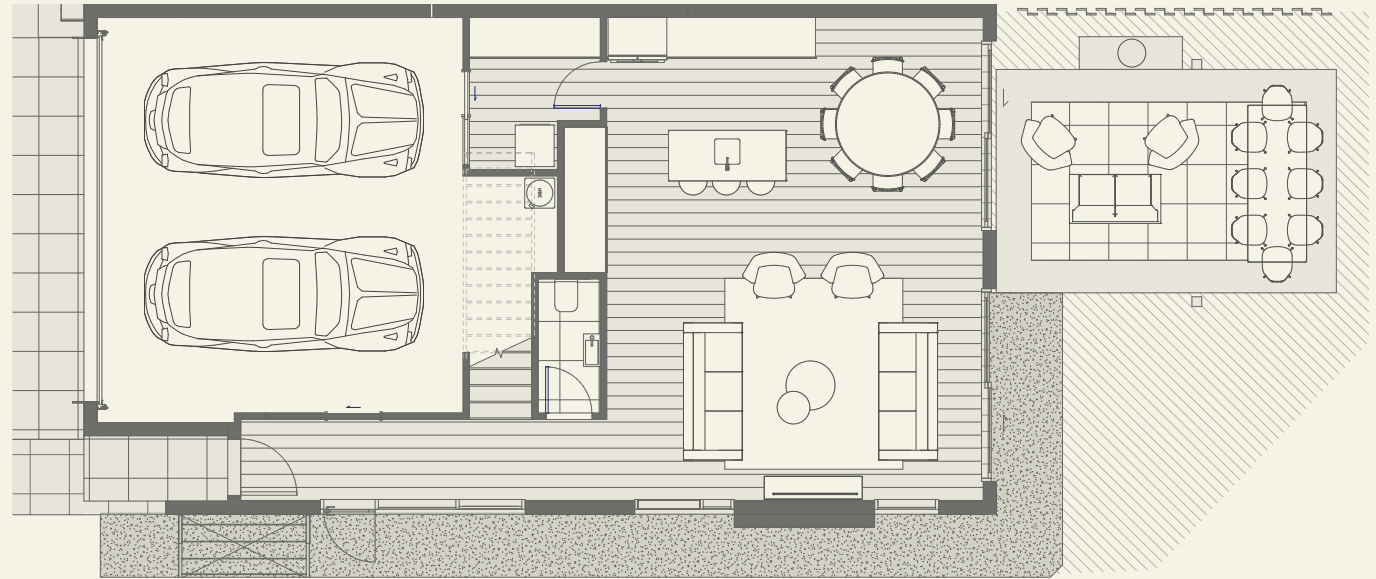
Ground Area
 105 m²

Level 1 Area
 95 m²

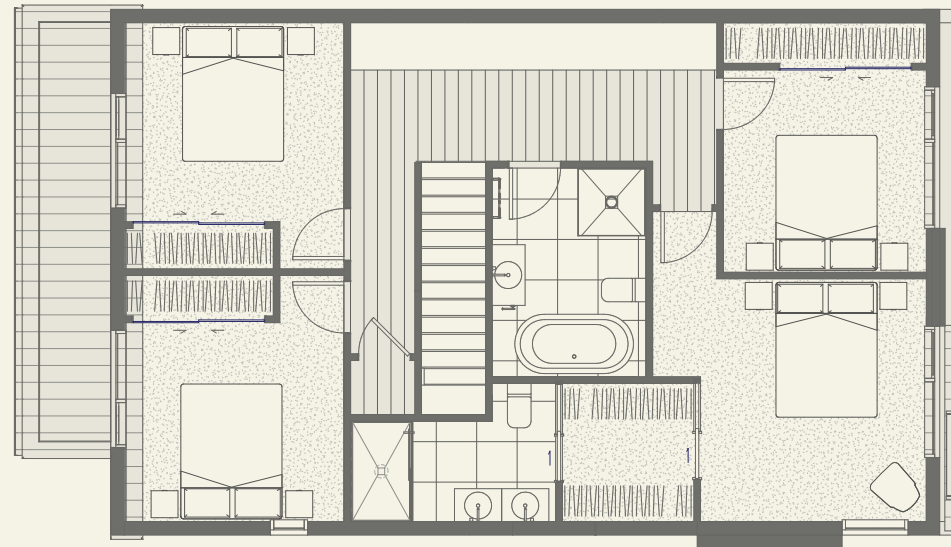
Total Area
 200 m²



Ground Area



Level 1



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TYPE B.1

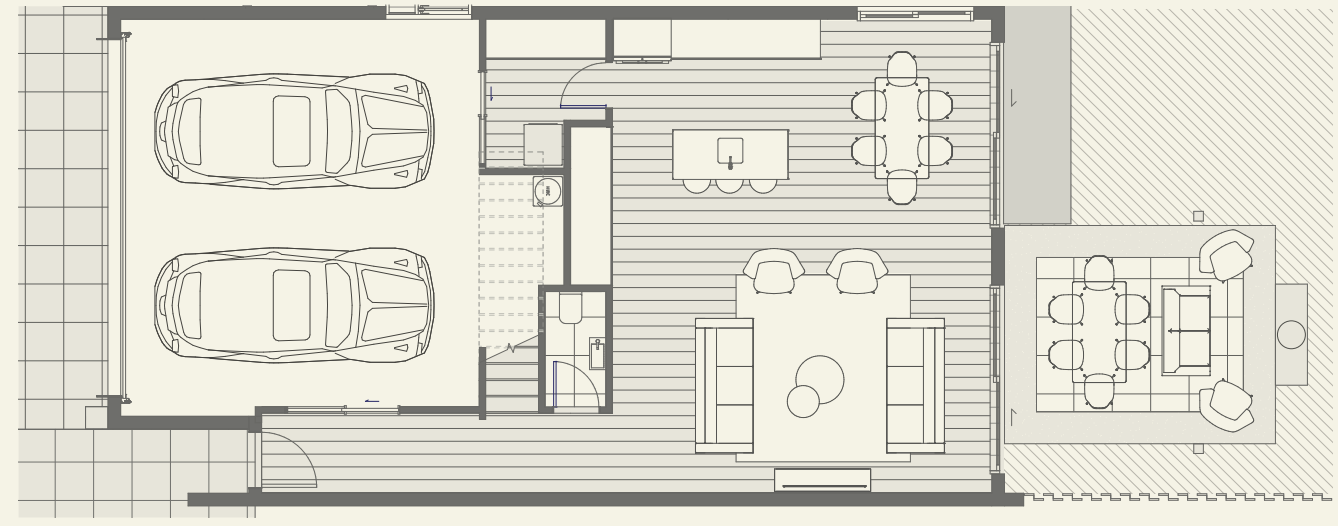
🛏 3 🛁 2.5 🚗 2

Ground Area
106 m²

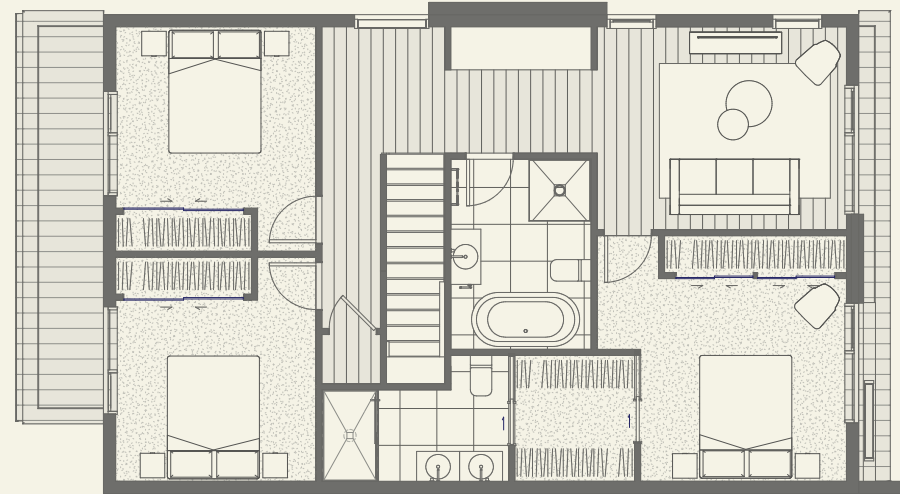
Level 1 Area
95 m²

Total Area
201 m²

Ground Area

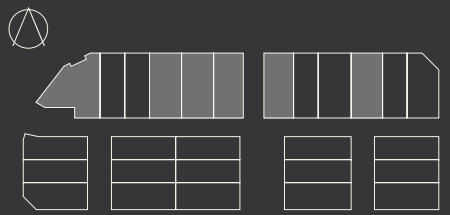


Level 1



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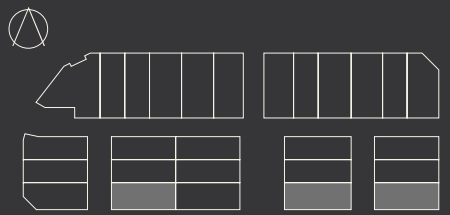
TYPE C

🛏️ 4 🛁 2.5 🚗 2

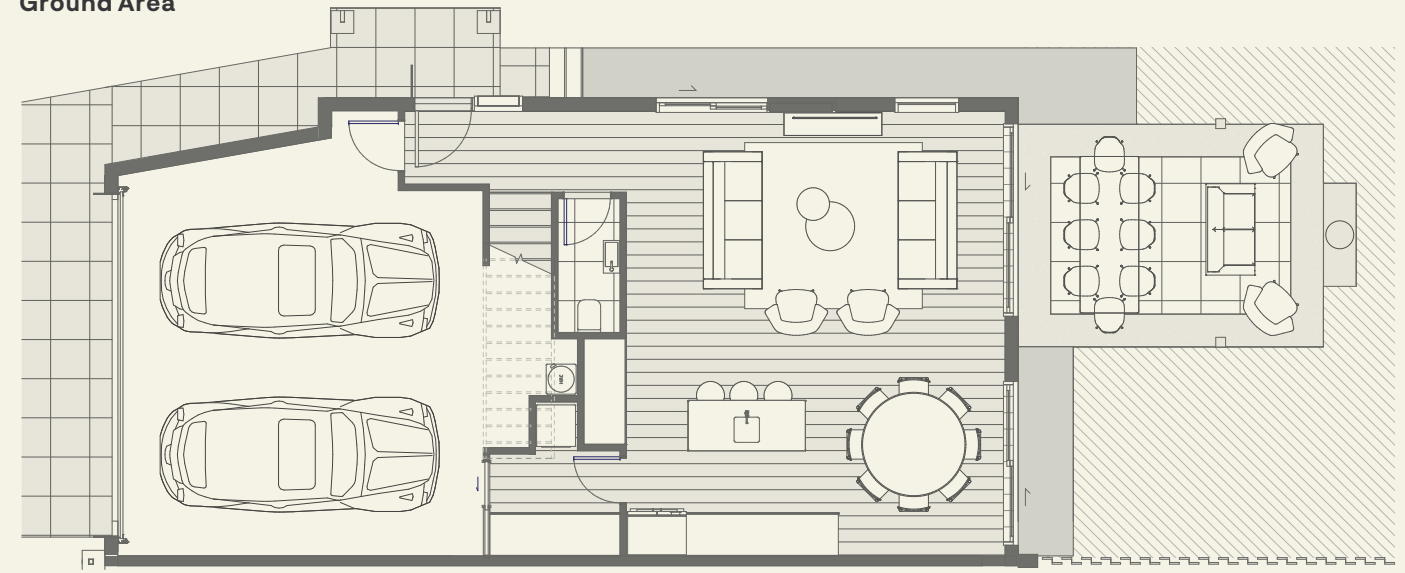
Ground Area
98 m²

Level 1 Area
93 m²

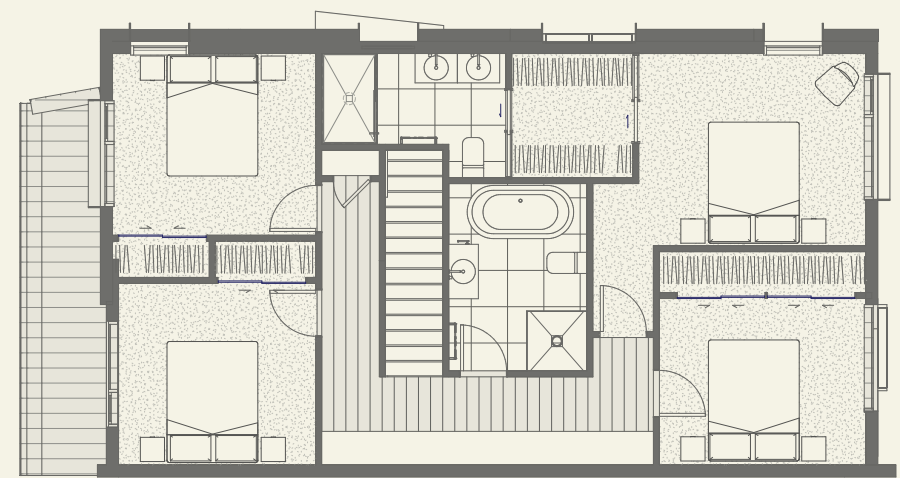
Total Area
191 m²



Ground Area



Level 1



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TYPE C.1

🛏️ 3 🛁 2.5 🚗 2

Ground Area

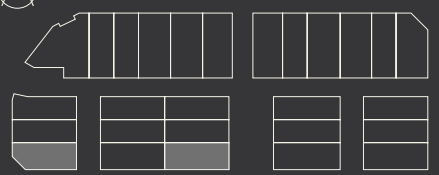
98 m²

Level 1 Area

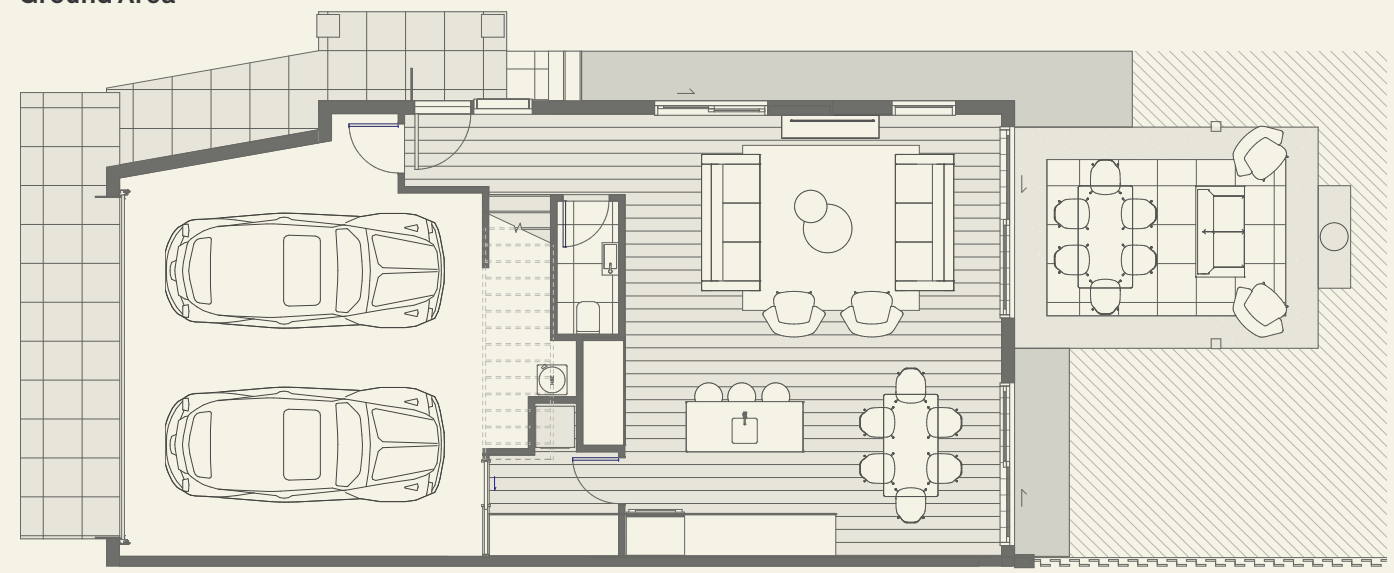
93 m²

Total Area

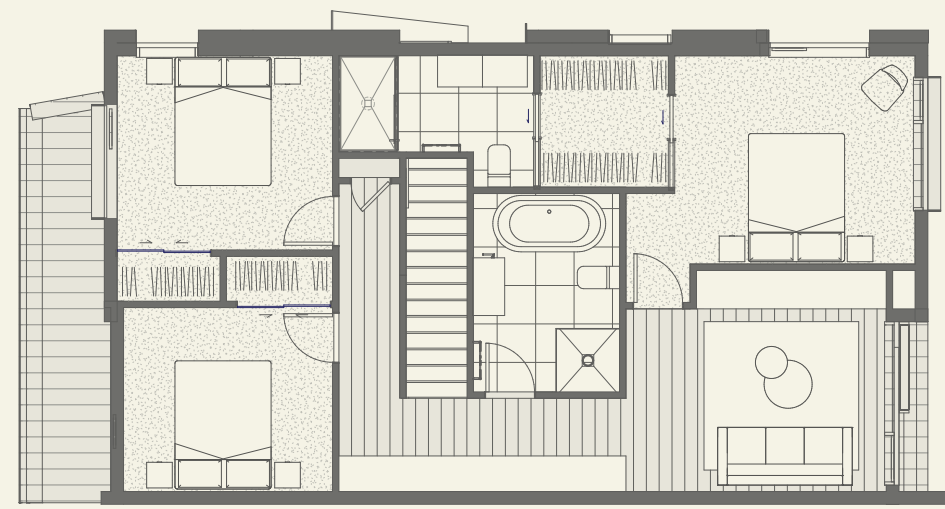
191 m²



Ground Area



Level 1



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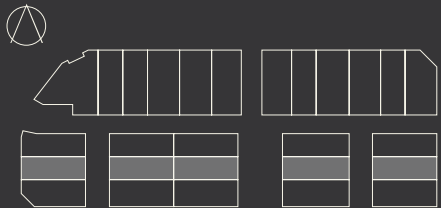
TYPE D

 3
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  2

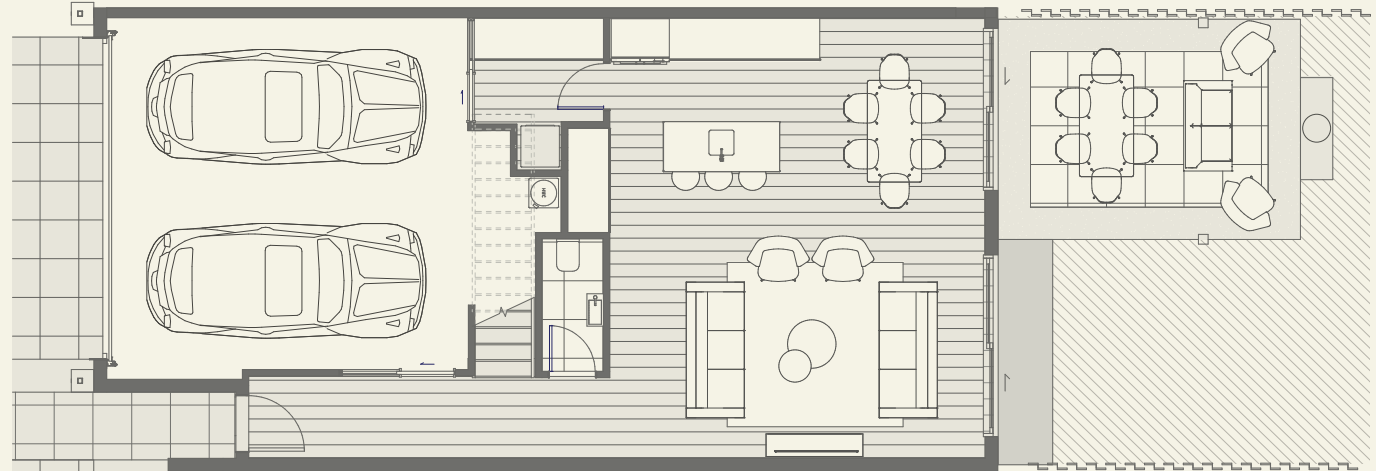
Ground Area
 95 m²

Level 1 Area
 88 m²

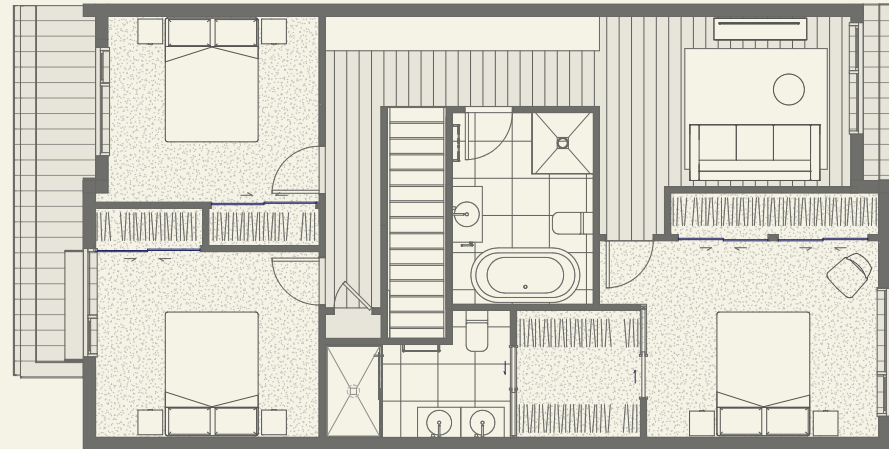
Total Area
 183 m²



Ground Area



Level 1



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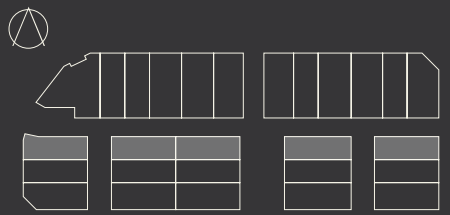
TYPE E

🛏️ 4 🛁 2.5 🚗 2

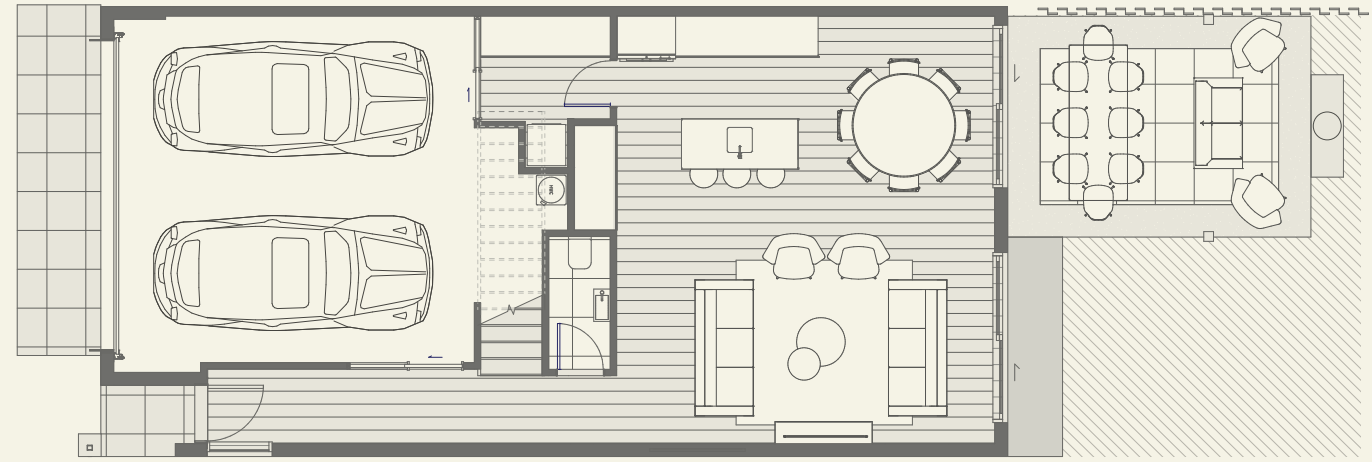
Ground Area
98 m²

Level 1 Area
92 m²

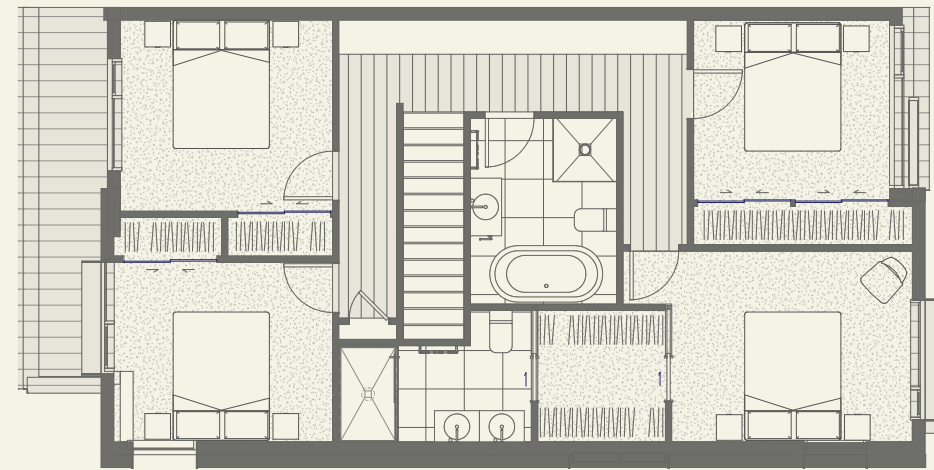
Total Area
190 m²



Ground Area



Level 1



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SPECIFICATIONS INTERNAL



GENERAL INTERIOR

- 2.7m ceiling height to living areas and bedrooms (2.4m to bathrooms and laundry)
- Acoustic treatment to walls (exceeding code requirements)
- Built-in wardrobes to bedrooms, walk-in to master bedroom
- Timber skirtings and architraves

BATHROOMS

- Full height tiled shower and walls
- Frameless glass door and screen shower enclosure
- Custom LED backlit surface mount mirror
- LED feature lighting to vanity and shower niche (on movement sensor)
- Chrome ladder heated towel rail
- Extraction fan
- Underfloor heating
- Freestanding bath in main bathroom

LAUNDRY

- Built in storage

KITCHENS

- Quality engineered stone 20mm bench-top
- Under mounted stainless steel sink
- Tiled splash back
- Soft-close melamine cupboards and drawers
- Quality appliances including induction cooktop, multi-functioning wall oven, integrated rangehood and double drawer dishwasher
- Recycling and rubbish drawer beneath sink
- Pop up bench power point with USB (to island)
- Evo Insinkerator

FINISHES

- Quality carpets with 10mm thick underlay
- Feature tiles to bathrooms
- Engineered timber flooring

FITTINGS

- Quality energy efficient LED light fittings (dimnable)
- Feature pendant lighting to kitchen
- Satellite dish to roof with provision to connect to ultra-fast fibre

SPECIFICATIONS EXTERNAL



BUILDING AND CLADDING / SCREENS

- Selected brick cladding with high render finish
- Selected timber cladding
- Premium aluminum cladding and flashing systems
- Powdercoated horizontal privacy louvre screens
- Feature picture frames
- Selected long run roofing, gutters and downpipes
- Insulated garage door

OUTDOOR AREAS

- External fireplaces
- Powdercoated louvre roof system to courtyard
- Flush entry to internal living
- Feature specimen trees and Portuguese laurel hedging
- Feature enclosures to conceal heat pumps
- Stacked schist walls
- Macrocarpa entry posts and gates
- Timber fencing
- External feature lighting
- Exposed Aggregate patios and footpaths (coloured)

WINDOWS AND DOORS

- Double glazed aluminium joinery
- Colour matching latches and hardware

STRUCTURE

- Rib raft concrete slab with insulated edge to ground floor
- Timber framing with timber / steel columns and beams
- Acoustic and fire rated intertenancy wall system of aerated concrete
- Core metal panels

SERVICES

- Energy efficient hot water cylinders
- Centralised air conditioning (individually controlled units / wifi compatible for remote apple or android control)
- Smoke alarms

FREQUENTLY ASKED QUESTIONS

WHAT AM I PURCHASING?

You are purchasing a villa on a freehold title, with a shared interest in the jointly owned access lot (driveway).

WHO DESIGNED THE VILLAS?

The villas have been designed by PBA architects, a renowned Auckland-based architectural firm, with proven experience in the design of large scale apartments and comprehensive residential developments across New Zealand.

WHAT DOES FREEHOLD AND FEE SIMPLE MEAN?

Freehold/Fee simple title is the most common ownership type of property in New Zealand and means that you own your parcel of land and the building on it.

HOW MANY VILLAS WILL THERE BE IN THE WHOLE DEVELOPMENT?

There will be a total of 27 villas, which include a mix of 3 and 4 bedroom homes.

HOW MUCH DEPOSIT IS REQUIRED?

Buyers are required to pay a 10% deposit to secure their home (Please note, if you are a non-resident, please check with your sales agent as to your eligibility to buy one of our homes). The remaining payment is not required until settlement.

IS MY DEPOSIT SAFE?

Yes, your deposit is safe. It is held in the trust account of the vendor's solicitor until settlement and completion of your home.

CAN THE DEVELOPER MAKE VARIATIONS TO THE HOUSE PLANS FROM WHEN I PURCHASE TO SETTLEMENT?

The developer must deliver you the same home that you agree to buy. If, during development, something from the specifications is unavailable, then the developer may change these at their discretion. However it must be of a similar standard and style.

FREQUENTLY ASKED QUESTIONS

HOW LONG WILL MY HOME TAKE TO BUILD?

Construction complete for both stages. CCC and Titles Issued for Stage 1. CCC Issued for Stage 2 - Titles due mid-August 2024.

WILL MY HOME BE SOUNDPROOFED?

All windows and glass doors are double glazed. The intertenancy walls of the home are sound-proofed, exceeding New Zealand building code requirements.

IS THE PROPERTY BUILT TO SEISMIC CODES IN NEW ZEALAND?

Yes, this is a requirement for new homes under the New Zealand Building Code.

WILL THERE BE A RESIDENTS' SOCIETY?

Yes – The Alta Villas Residents' Society will manage and maintain (on behalf of all owners) all shared assets including landscaping, lawns, driveway and private refuse collection. The annual contribution is expected to be \$1,000, with an initial joining fee of \$300.

CAN I RENT MY HOME OUT PRIVATELY?

Yes. The ALTA Villas are also approved for visitor accommodation for up to 365 days a year if you choose to rent out the property.

CAN I HAVE MY PET LIVE IN MY HOME?

Yes.

WHAT HAPPENS TO RUBBISH?

Each villa will be provided with three wheelie bins (by QLDC). Bins are required to be stored internally at the rear of each garage, where sufficient space has been included in the design. Weekly bin collection will be either on Northlake Drive or Mt Creighton Crescent.

HOW WILL I BE KEPT INFORMED OF THE PROGRESS?

Alta Villas (Winton) and Bayleys will be sending out regular newsletters to purchasers, keeping you updated with progress.