

RUARANGI

VILLAS

VILLA B

Welcome to Ruarangi Villas – a boutique residential development located in the heart of Mt Albert, Auckland.

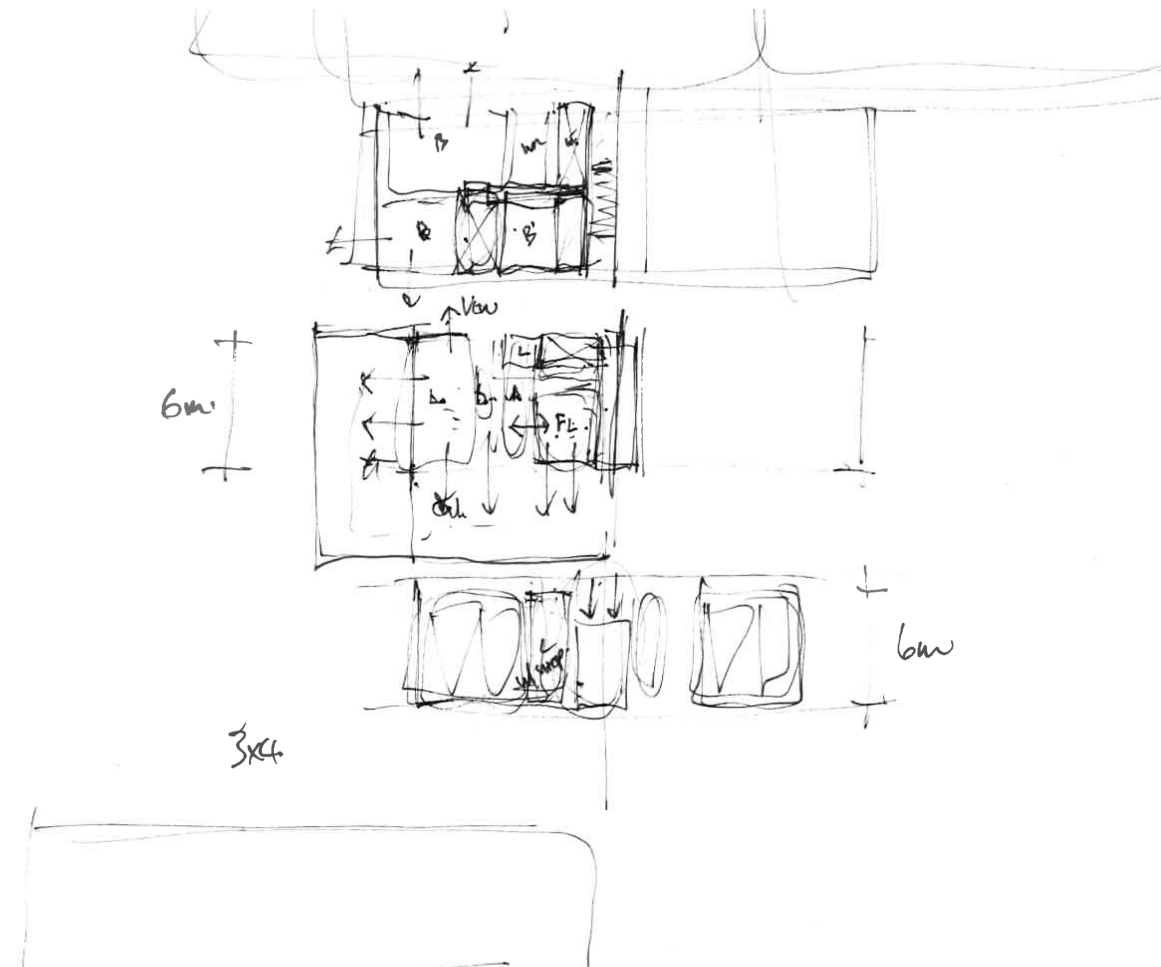
Distinctive modern interiors and panoramic views of the city and upper-harbour are complemented by an unrivalled lifestyle in a private, gated community. Ruarangi Villas will challenge every pre-conception of what quality suburban accommodation should look and feel like.

APRIL 2018

ARCHITECTURAL STATEMENT

In encountering the site one could make the jump to the modernist Architecture of Southern California where the buildings deliver an openness to the landscape and city views. Ideas of layered planning supporting flexible but informal human relationships and living combined with integration into the landscape are some of the driving ideas. The landscape is drawn in by the buildings overhangs, planting and extending perimeter walls thus blurring the boundaries between inside and out. The stud heights are generous to allow natural light deep into the plan and a consistent material pallet provides a modern theme throughout.

Villa B is located at the top of the of the site, providing spectacular views to the city. This three-storey house provides generous spaces with a guest bedroom, ensuite and main living areas on the first floor, with a strong connection to a large landscaped outdoor area including outdoor living and a flat lawn and swimming pool. Upstairs on the second floor, 3 bedrooms and a master ensuite are provided with views north. The villa is surrounded by planters which bring out the best aspects of the sloped terrain of the site. Connection to the summit of Mt Albert is situated near the house providing quick and easy access to the iconic mount. Last but not least, ample storage including workshop area and a double garage are provided along with a lift and gated, secure driveway.

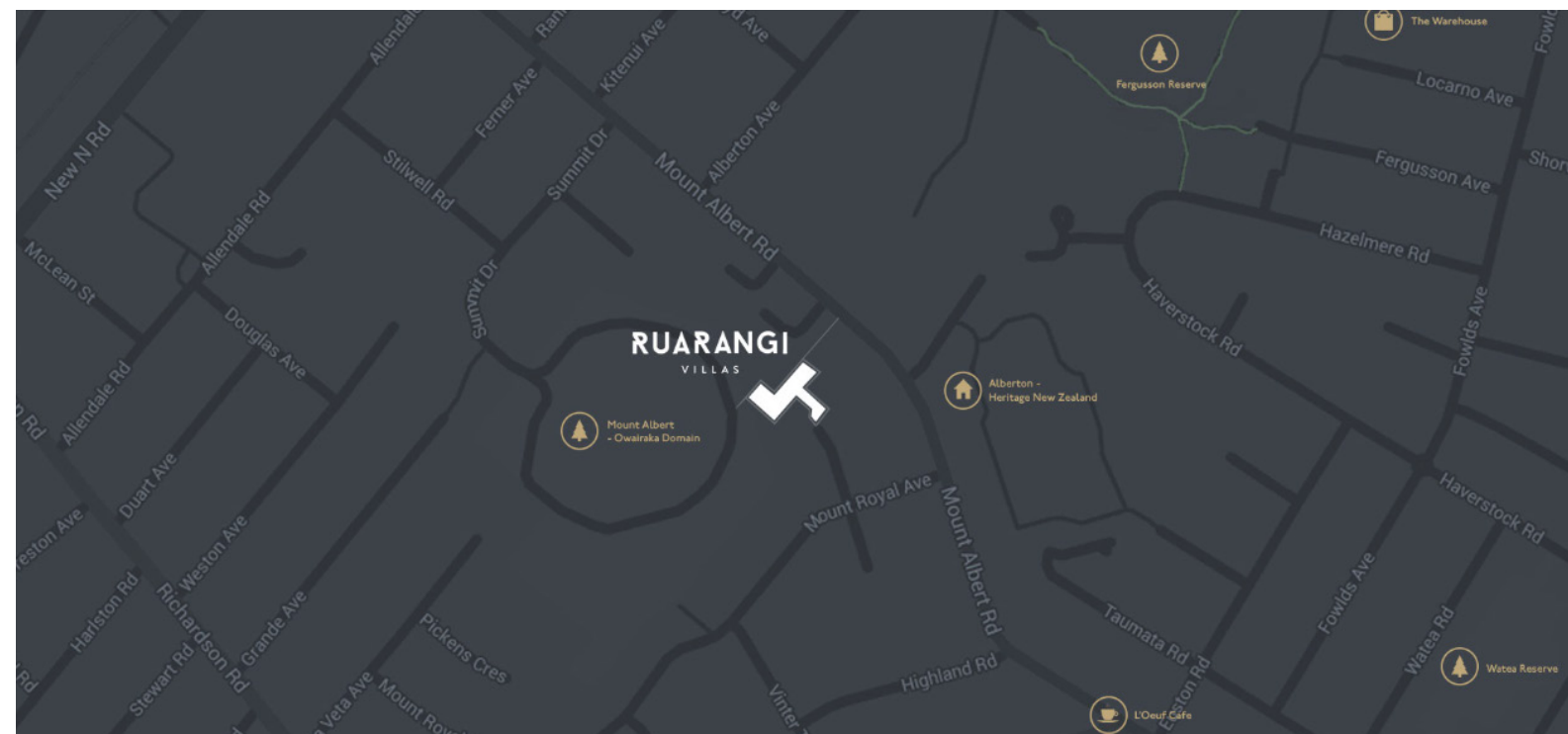


LOCATION

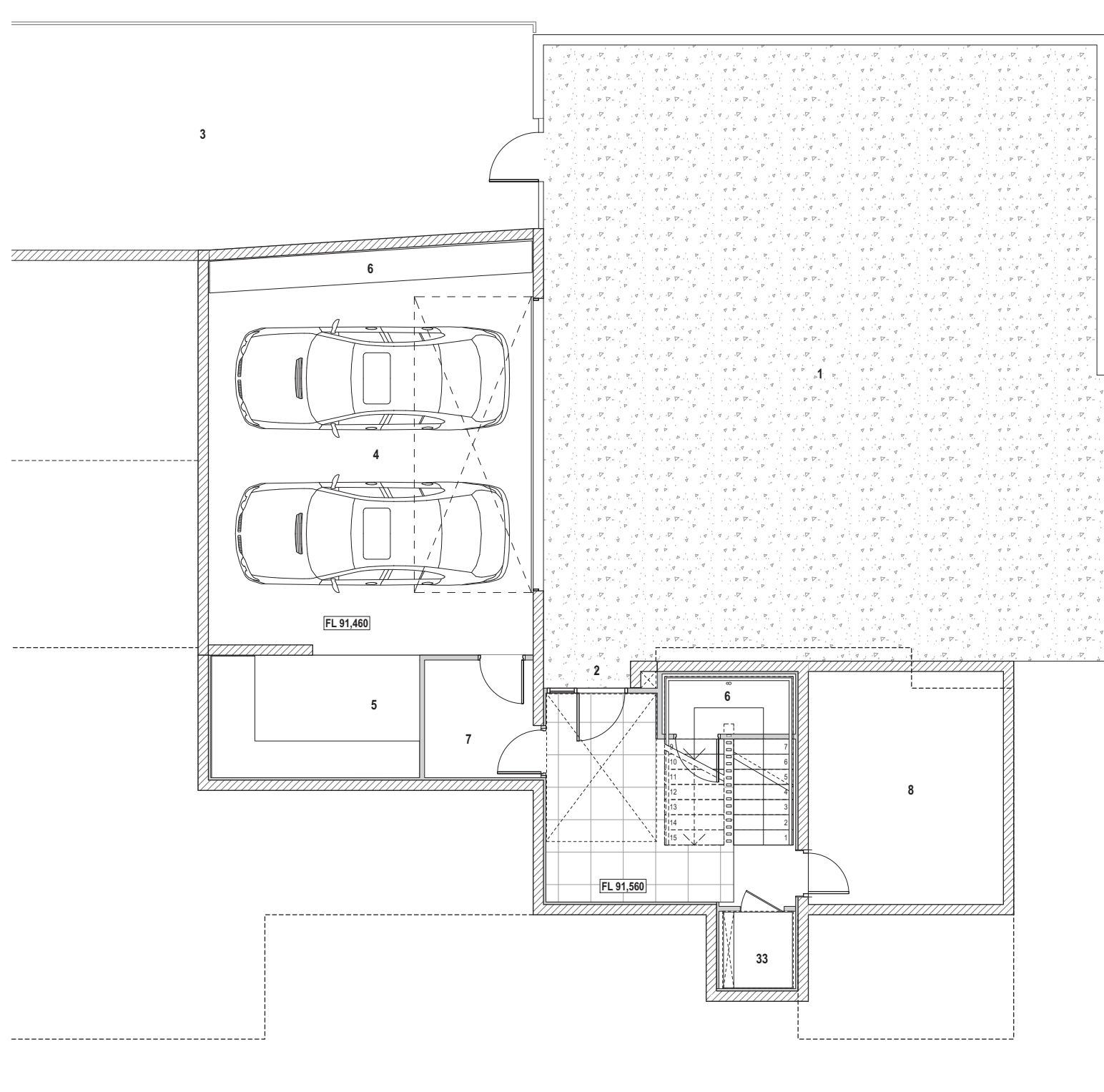
This inner city suburb blends the best of Auckland's lifestyle with a distinctly local vibe, imbuing an independent spirit that's truly Mt Albert. At Ruarangi Villas, you're in prime position to make the most of it.

Known for its leafy, green tree-lined streets and relaxed family friendly neighbourhoods, it is easy to see why Mt Albert has historically been one of Auckland's biggest draw cards. Zoned for Gladstone Primary, Mt Albert Grammar and Marist School for Girls, giving the modern executive family options for some of Auckland's finest schools. Browse the local markets at your leisure or frequent one of the many recent additions to Mt Albert's food and cafe culture, and it's easy to see why that appeal continues unabated to the present day.

Only 7 kilometres from the Auckland CBD and close to major arterial junctions, it's also easy to get around the big city, conveniently locating you to the best Auckland has to offer. Within close distance to all of the essentials, you will not only feel part of a community, but have everything you need at your fingertips. This is the lifestyle most dream about, but few have the opportunity to live.







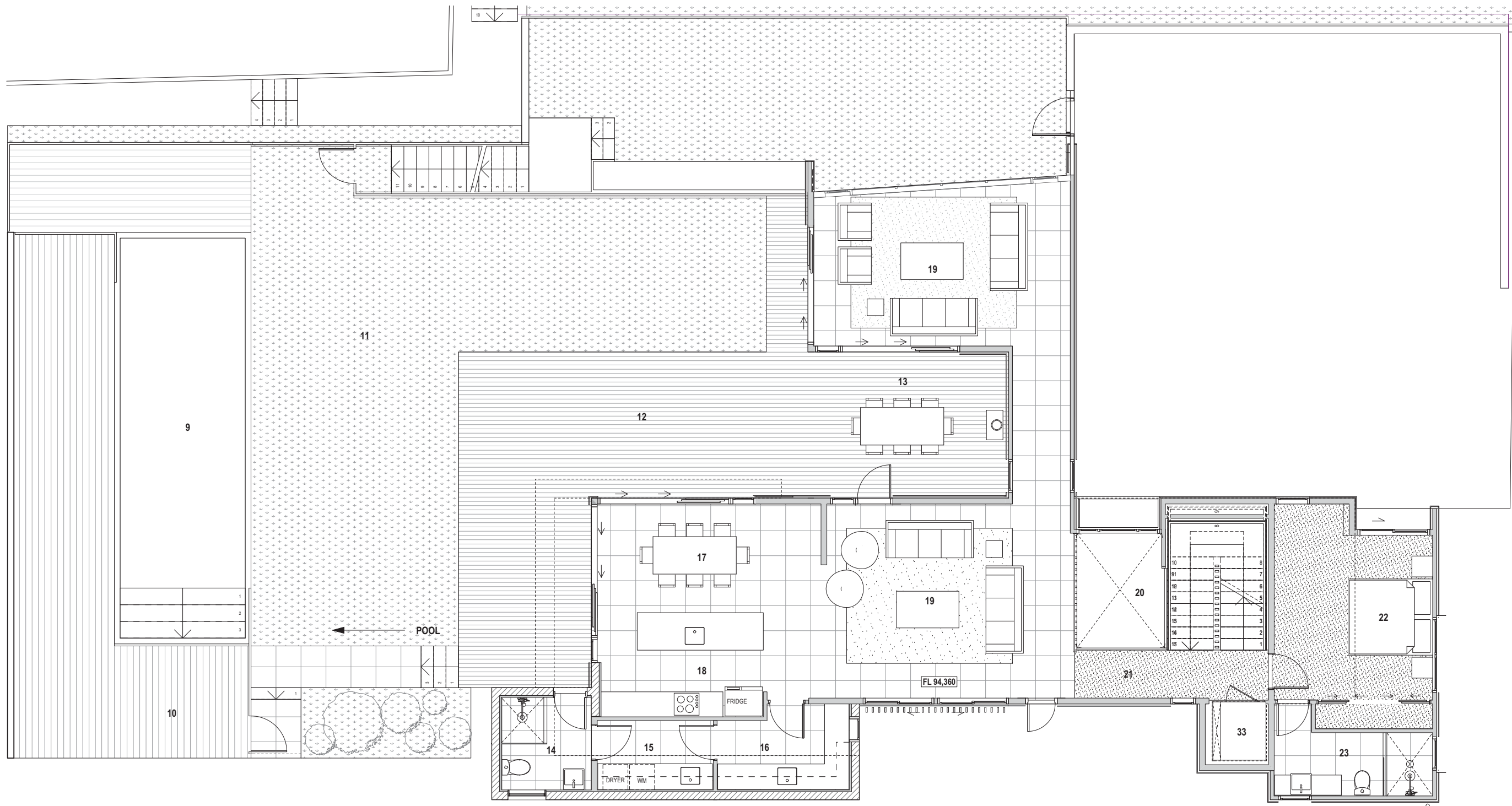
- KEY**
- 1 DRIVEWAY
 - 2 ENTRY
 - 3 LANDSCAPED AREA
 - 4 GARAGE
 - 5 WORKSHOP
 - 6 STORAGE
 - 7 COATS
 - 8 WINE CELLAR
 - 33 LIFT

- FINISHES KEY**
- TILES
 - EXPOSED AGGREGATE CONCRETE

FLOOR AREAS

GROUND FLOOR AREA	105m ²
FIRST FLOOR AREA	143m ²
SECOND FLOOR AREA	96m ²
TOTAL FLOOR AREA	344m²









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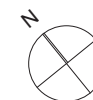
- 9 POOL
- 10 POOL DECK
- 11 LANDSCAPED LAWN
- 12 OUTDOOR LIVING DECK
- 13 COVERED OUTDOOR SPACE
- 14 SHOWER/CHANGING ROOM
- 15 LAUNDRY
- 16 SCULLERY
- 17 DINING
- 18 KITCHEN
- 19 LIVING
- 20 VOID
- 21 GALLERY
- 22 BEDROOM
- 23 ENSUITE
- 33 LIFT

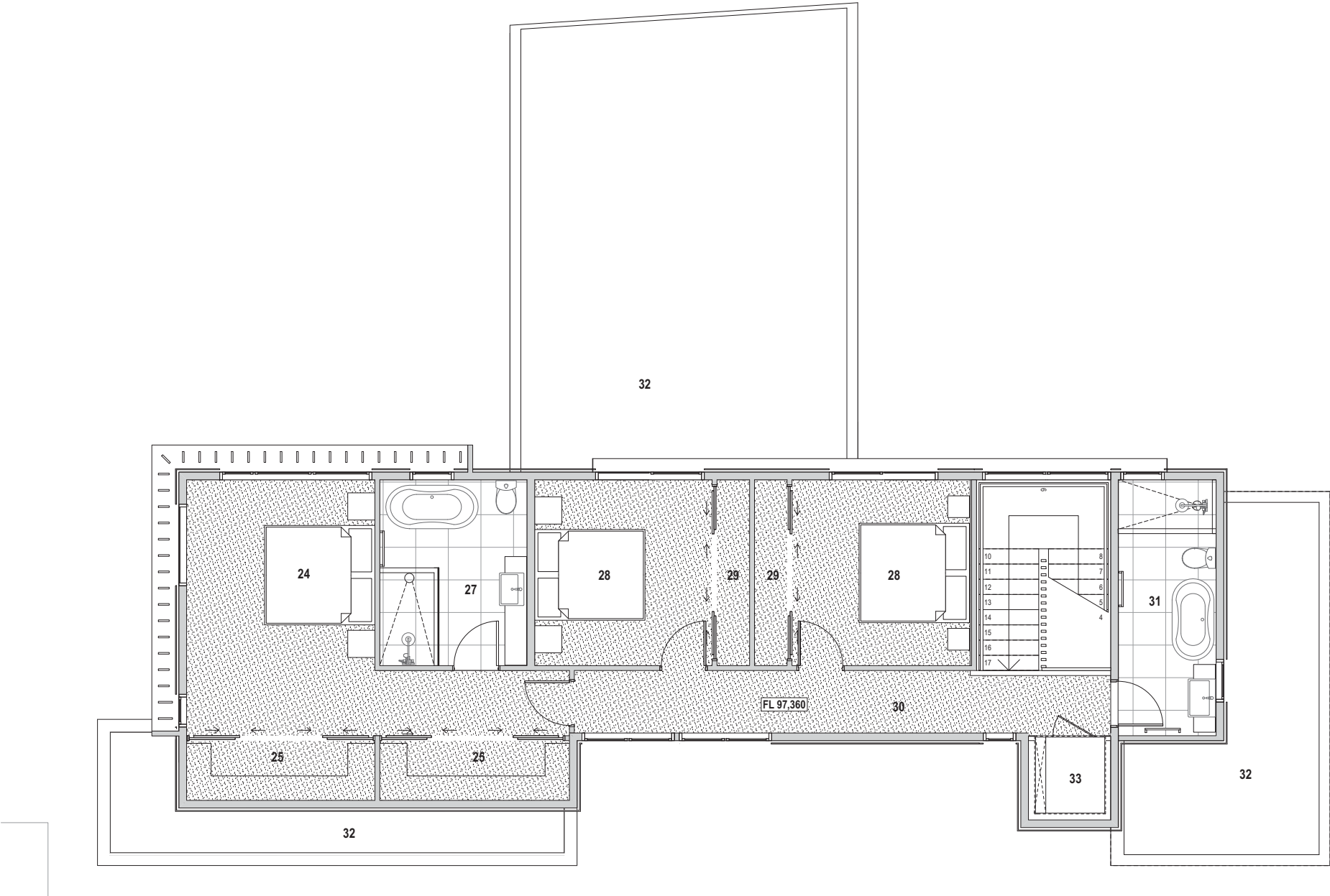
FINISHES KEY

-  CARPET
-  TILES
-  TIMBER DECKING
-  LANDSCAPING/
LAWN

FLOOR AREAS

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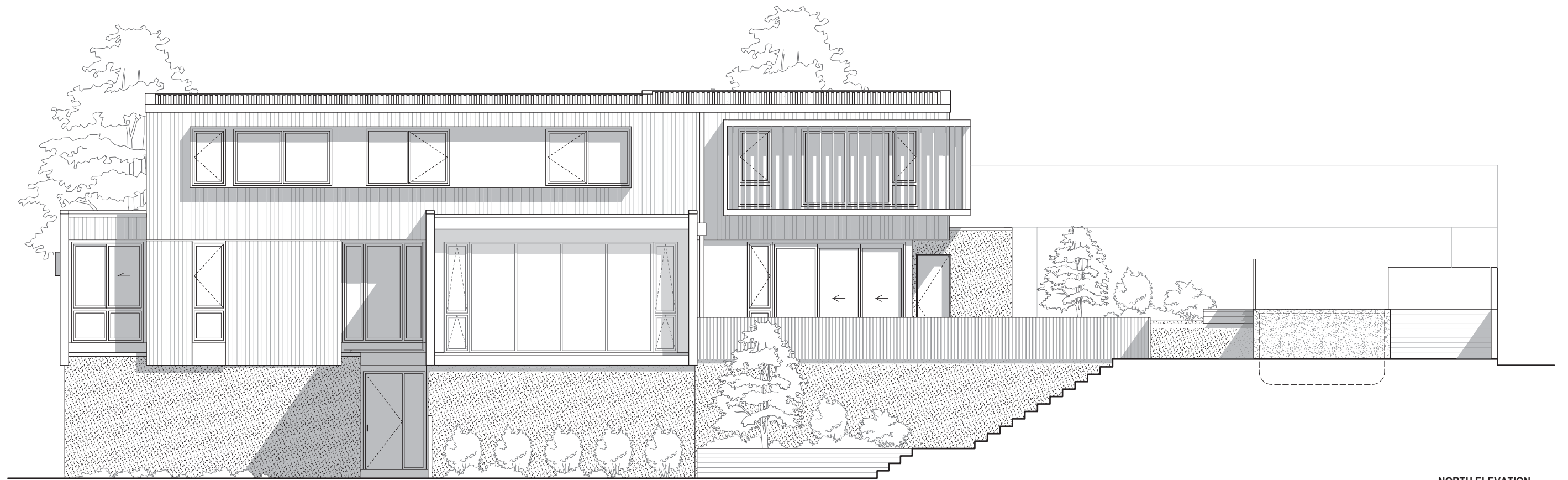
- KEY**
- 24 MASTER BEDROOM
 - 25 WALK-IN WARDROBE
 - 27 ENSUITE
 - 28 BEDROOM
 - 29 WARDROBE
 - 30 GALLERY
 - 31 BATHROOM
 - 32 ROOF BELOW
 - 33 LIFT

- FINISHES KEY**
- CARPET
 - TILES

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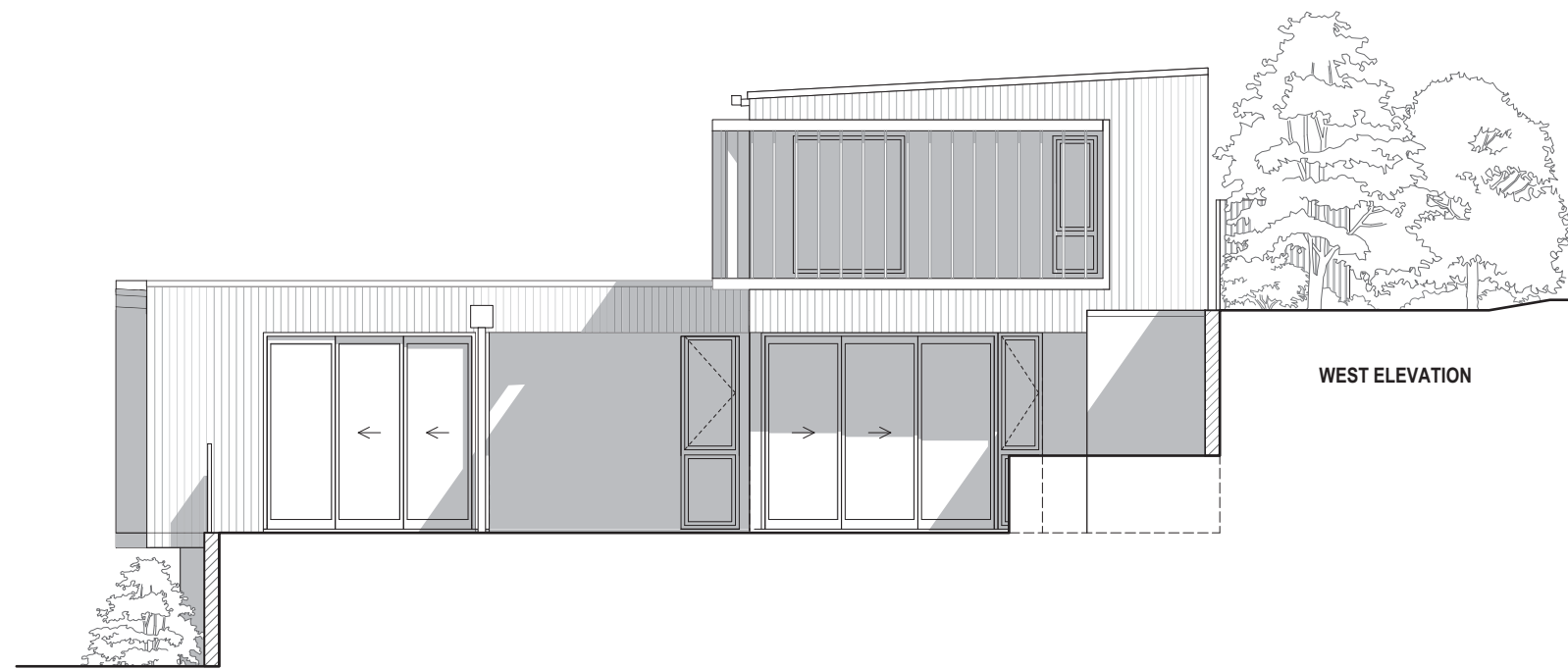




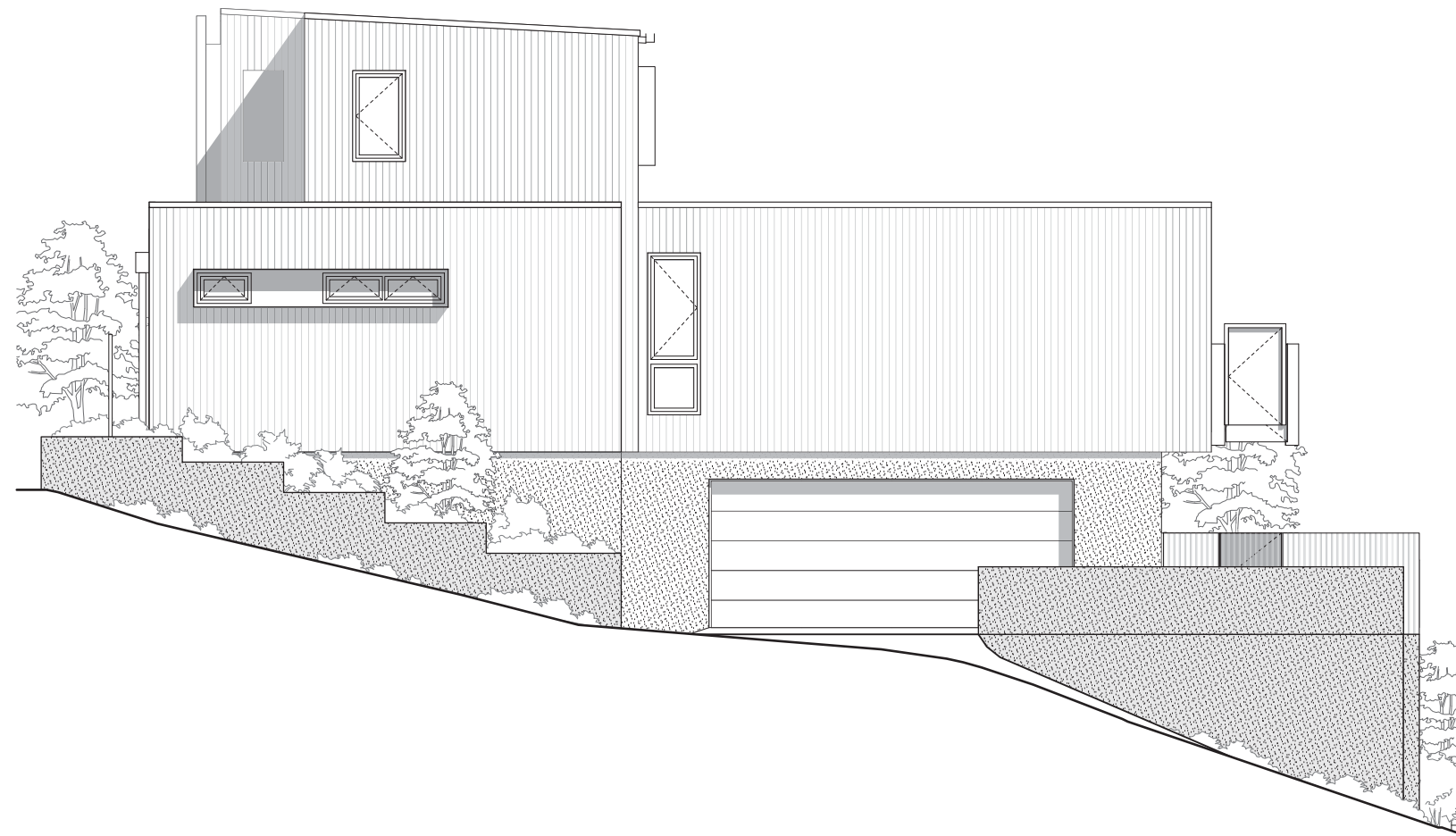
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

