



Horotiu Village

# DASILVA

# Overview

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## Horotiu Village Awaits!

Horotiu Village has been steadily growing into a thriving community over the past four years, with each stage selling well. We're proud to deliver homes that continue to be in high demand within the Waikato. Our 3-4 bedroom homes are perfect for families or working professionals alike. Each home features a generous floor plan, with modern kitchens flowing seamlessly to private courtyards.

Perfectly located just 4 minutes just north of Hamilton, Horotiu Village offers the balance of convenience and lifestyle. You'll be a short walk to Horotiu Primary School, 8 minutes to The Base, and 15 minutes to Hamilton

CBD & Waikato University. With quality builds, modern finishes and a sought after location these homes are a great opportunity to secure a brand new property at an affordable pricepoint.





# Project Snapshot



Priced from \$799K- \$949K

Bedrooms 3-4 | Bathrooms 2 | Living Areas 1 | Garage 2

Land Description  
Freehold

Expected Completion  
February 2025 - Lots 66,67,68

Estimated Rates  
\$2882 - \$3000 p.a. approx

Rental Appraisal  
\$670-\$800 per week

Gross Rental Return  
4.5%

Residence Society  
\$512 p.a.

Healthy Homes  
Approved

Warranty  
10 Years & 12 Months defects

Move In Ready  
Lots 25,32,34,30





# Area Highlights

## Location

Sitting proudly in a semi-rural location, whilst being just minutes away from the hustle and bustle of major suburbs Te Rapa, Flagstaff & Chartwell.

## Outdoors

The Waikato River is just a short walk away, where you can explore the popular walking tracks, or the Te Awa cycle tracks. Popular golf courses are close by, giving you plenty of options to explore your backyard.

## Education

Horotiu Primary School is just across the road, making school drop off for the young kids a breeze. Bus stops close by make the commute for high school and tertiary education students easy too.

## Dining

Enjoy Hamilton Norths vibrant hospitality sector including popular restaurant & bar options such as Fergus, The Lookout & Foundation, plus an abundance of more casual and takeaway options in the area.

## Retail & Shopping

The popular retail center, The Base, is less than 10 minutes away where you'll find a large number of retailers and eateries within the mall.

## Activities

There is a multitude of activities, catering to the whole family. Explore the outdoors, visit the movie theatre, indoor and outdoor playgrounds all within 10 minutes of your new home.





# The Neighbourhood

## Discover Serenity at Horotiu Villiage

Horotiu is one of the fastest growing suburbs in the Waikato. Just 4 minutes from Hamilton, you truly have the best of both worlds when it comes to location and semi-rural living.

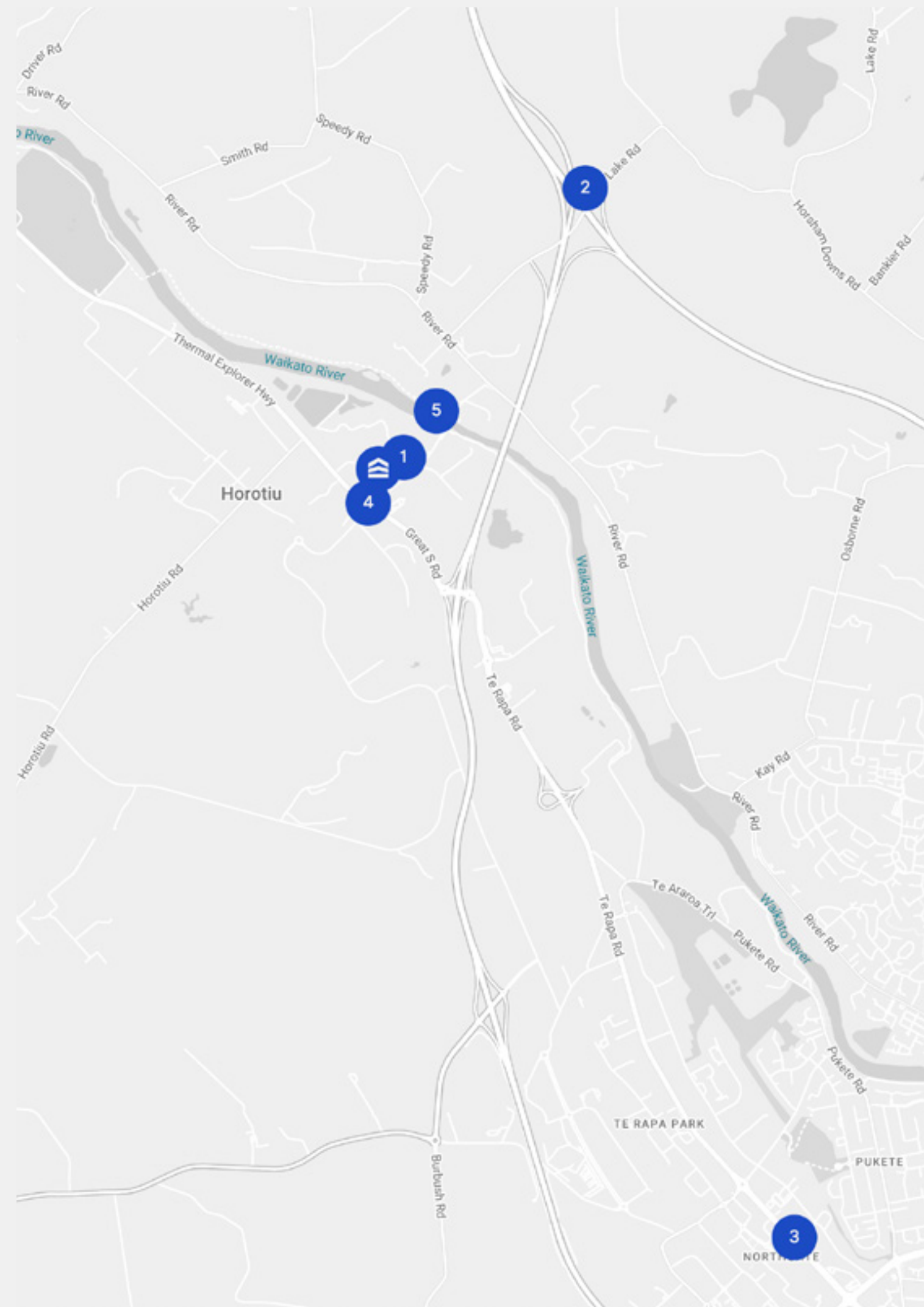
Appreciate the prime location near the Waikato River, local amenities, Northgate Business Park and Horotiu School. A short commute to Te Rapa, and the extreme convenience of the

new expressways when heading both North & South makes this location all the more desirable.

Surrounded by the serene country outlook and new builds, it truly is the perfect balance and place to call home.

These homes are nearing completion, do not delay in contacting our team for all the details.

- ① Horotiu School
- ② Waikato Expressway
- ③ The Base Shopping Centre
- ④ Northgate Business Park
- ⑤ Waikato River Cycle & Walking Path





# Specifications

## Roof, Soffits, Fascia & Spouting

40 Coloursteel (Longrun), James Hardie soffit  
painted Coloursteel Fascia and Box gutter 125mm

## Primary Cladding

Firth Focus – Premium White (or similar) Stria  
405mm Heritage Red Brick (as per plans)

## Secondary Cladding

70 Series weatherboard (as per plans)

## Alumnium Joinery & Glazing

Double glazed, aluminum joinery with pre-primed  
slimline jamb, Residential Suite

## Insulation

R2.2 wall and R3.2 ceiling batts

## Front Door

Standard glazed panel with digital lock to suit  
multiple users

## Internal Doors & Hardware

MDF hollow core doors, smooth, painted.  
Lockwood Velocity Element single lever handles.

## Internal Shelving

Melamine pre finished shelving with closet rail. Wire  
Linen shelving in linen cupboard

## Vanities

Wall Hung Vanities

## Mirror

Mirror flat polished edge to bathrooms

## Shower Enclosures & Tapware

Acrylic Slide Showers & Designer Mixers **Bathroom**  
**Fixtures**  
Heated Towel Rails, Toilet Suite & Toilet Roll  
Holders

## Kitchen Cooktop

60cm Ceramic Cooktop

## Kitchen Oven

60cm Single Built-In Oven

## Dishwasher

Stainless Steel Dishwasher

## Rangehood

52cm Powerpack Rangehood

## Waste Disposal

InSinkErator Model ISE56

## Heatpump

To Main Living Are

## Flooring

Laminate Flooring to Entry & Kitchen, Tiles to  
Bathroom

## Carpet

Carpet Mill Casa Bella 3kg



# Sales Map



\*Site plan as of August 2025 | [LATEST UPDATE CLICK HERE](#)

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# Lot 25

Duplex Home



Bedrooms	Bathrooms	Living Areas	Garage	Floor Area	Land Area	
4	3	1	1	154m2	220m2	\$850,000



Ground Floor

# Lot 30

Free Standing Home



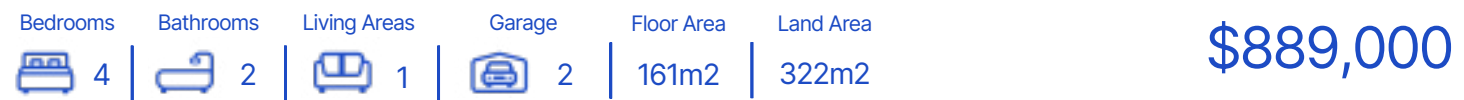
Bedrooms	Bathrooms	Living Areas	Garage	Floor Area	Land Area	
4	2	1	2	168m2	389m2	\$949,000



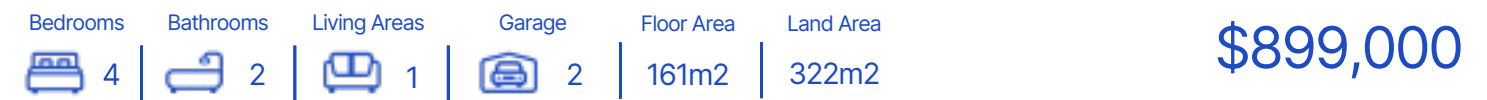
Ground Floor



## Free Standing Home



## Free Standing Home





# Lot 66

Free Standing Home



Bedrooms	Bathrooms	Living Areas	Garage	Floor Area	Land Area	
3	2	1	2	137m2	348m2	\$829,000



Ground Floor

# Lot 67

Free Standing Home



Bedrooms	Bathrooms	Living Areas	Garage	Floor Area	Land Area	
3	2	1	2	140m2	342m2	\$829,000



Ground Floor



# Lot 68

Freestanding Home



Bedrooms	Bathrooms	Living Areas	Garage	Floor Area	Land Area	
 4	 2	 1	 2	160m2	406m2	\$919,000



Ground Floor





# Price List

Lot	Type	Levels	Beds	Baths	Park	Price	Staus
25	Duplex Home	2	4	3	2	\$839,000	Avaliable
30	Free-Standing	1	4	2	2	\$899,000	Avaliable
32	Free-Standing	1	4	2	2	\$869,000	Avaliable
34	Free-Standing	1	4	2	2	\$879,000	Avaliable
66	Free-Standing	1	3	2	4	\$829,000	ON HOLD
67	Free-Standing	1	3	2	4	\$829,000	ON HOLD
68	Free-Standing	1	4	2	4	\$919,000	Avaliable

\*Price list as of August 2025.

# Rental Appraisals

Provided by Jason Waugh,  
General manager of Lodge City Rentals  
24th June 2025.

## 3 Bedroom Property Overview

3 Bedrooms  
2 Bathrooms  
1 Living  
2 Parking

Brand new three bedroom home, situated on a low maintenance section, property features three good sized bedrooms, two bathrooms, three toilets, a open plan living area and a single garage with internal access.

Potentital Income  
Based on the information provided and also taking into account similar properties Lodge City Rentals manage or have recently leased we believe the property could achieve a weekly rent of:

\$690.00 - \$720.00 per week

## 4 Bedroom Property Overview

4 Bedrooms  
2 Bathrooms  
1 Living  
2 Parking

Brand new four bedroom home, situated on a low maintenance section, property features four good sized bedrooms, two bathrooms, three toilets, a open plan living area and a single garage with internal access.

Potentital Income  
Based on the information provided and also taking into account similar properties Lodge City Rentals manage or have recently leased we believe the property could achieve a weekly rent of:

\$770.00 - \$800.00 per week



# How to buy



## Step 1 - Contact Us

You can reach us on our website or our Facebook page. One of the team will talk to you about your property goals and what your requirements are, so we can then find the right property for you, whether it's a home we have for sale now, or something coming soon.



## Step 4 - Unconditional

Congratulations, you have now purchased a home with DaSilva. The deposit is now due and payable into our solicitor trust account. Now you just have to wait until the build is completed. We will send your bi-monthly updates on the progress of your brand-new home, and get you through once everything is finished.

## Step 2 - Sign Up

Now we have found you a new home, it's time to take the property off the market. You will need to sign a Sales & Purchase Agreement, and our salesperson will help walk you through this process.



## Step 5 - Settlement Day!

Your home is finished and ready for settlement. You'll do a pre-settlement inspection of your home to ensure it matches the plans & specifications as well as quality workmanship. You will then sign drawdown your loan, pay the balance and settlement is complete. We handover the keys to your new home and now you get to move in and enjoy your brand-new home.



## Step 3 - Due Dilligence

You now have 10 working days to work through due diligence where you will have discussions with your Lawyer, Mortgage Broker, to make sure you are happy to purchase and move forward. We can help with any questions during this timeframe.



# Why DaSilva?



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## Modern Living

Our homes are stylish, functional and durable. We use solid trusted materials that are low maintenance to save you money and time over the long term. Life is busy, and its better spending time doing things you want, not housework.

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## Affordable Prices

Our homes are priced in an affordable space, so they are within reach for first home buyers and investors looking for a good return. Well priced homes that don't skim on the features provide good value for money to our customers.

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## Quality, On Time

Being qualified builders gives us an advantage for delivery. We know our craft and move at speed, whilst maintaining outstanding quality. We meet our timeframes so you can rely on completion dates and plan your life.

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## New Build Warranties

Our new build warranties give you peace of mind that you've got a quality build and a solid investment. You can rest easy and enjoy your home knowing you're covered for up to

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## Healthy Homes

Our brand new properties are built to meet all healthy homes standards so they are warm, dry homes ready for tenants or owners to move in.

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## Proven track record

We have a proven track record with vast experience of 24+ years building new homes. You can count on us to deliver your new home to a high standard.



# Frequently Asked

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## Who is DaSilva?

DaSilva have more than 20 years experience of residential construction and 10 years experience in property development. Bringing a lot of experience in development and confidence in delivering projects.

## What deposit is required?

We require a 10% deposit to secure your property. The remaning payment is due upon settlement.

## Is my deposit safe?

Yes, your deposit is safe. It is held in a trust account with a Solicitor until settlement.

## Can the price increase from what is agreed on the Sale & Purchase?

No, the agreed price is what you will pay for your property.

## Can I make any changes to the design?

All of our designs are crafted alongside Architects and are all final designs.

## What does Freehold / Fee Simple mean?

This is the most common home ownership type in New Zealand. It means you own your land & the building on top of it.

## What warranties and guarantees do I get when purchasing from DaSilva?

Our properties are covered under a 10 year building warranty and 12 months defects & liability.

## Will I be kept up to date on the progress of my property?

Yes! We provide bi-monthly video updates for our clients. This means you can get a real time update of the construction from start to finish.

## Will the properties be compliant with Healthy Homes Standards?

Yes, all of our properties are Healthy Homes certified. Your contract will also contains a Healthy Homes Compliant clause.

## What is a turnkey home?

A turnkey home is a brand new, fully completed home that is ready for occupancy - meaning you can move in after simply 'turning the key'.

## What are the advanges of Body Corporate & Residence Societies?

Body Corporates provide services such as security, landscaping, rubbish removal and recreational facilities. This can enhance the quality of life for residents and increase the value of properties withinthe community. Residence Socities are common in new subdivisions. In most cases, a Residence Society will own & manage communal amenities such as parks, roading, stormwater and dewerage systems within the development.

# More questions?

Contact our team.



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