



Horotiu Residence

DASILVA

Overview

Community is calling.

Horotiu Residences is an exclusive pocket within Horotiu Village, offering 13 brand new homes.

With a mix of 2-3 bedroom layouts, each home comes complete with 1-2 bathrooms, smart floor plans and stylish finishes that maximise both comfort and functionality. Located within the thriving Horotiu Village community, residents will enjoy the same unbeatable convenience - 4 minutes north of Hamilton, a short walk to Horotiu Primary School, 8 minutes to The Base and 15 minutes to Hamilton CBD.

Whether you are a first home buyer, downsizer or investor - Horotiu Residences offer an affordable opportunity to secure a low maintenance, high quality home in a newly developed area.



Project Snapshot



Priced from \$675K- \$779K

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

Land Description

Freehold

Expected Completion

June 2026

Rental Appraisal

\$580-\$700 per week

Gross Rental Return

4.8%

Residence Society

\$512 p.a.

Healthy Homes

Approved

Warranty

10 Years & 12 Months defects

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.

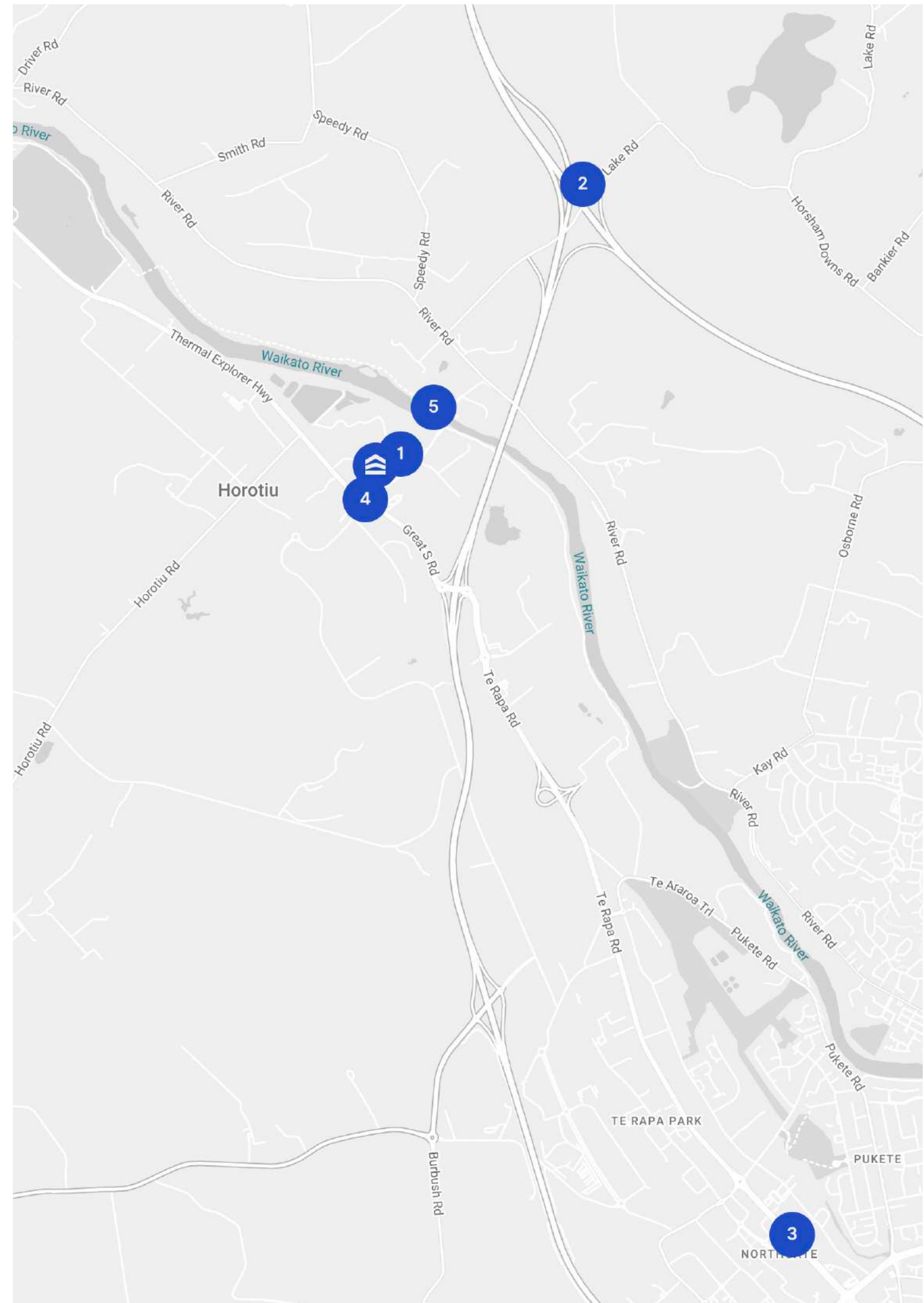
Appreciate the prime location near the Waikato River, local amenities, Northgate Business Park and Horotiu School. A short commute to Te Rapa, and the extreme convenience of the

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 R3.6-R4.1 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 Area

Flooring

Laminate Flooring to Entry & Kitchen, Tiles to
Bathroom

Carpet

Carpet Mill Casa Bella 3kg



Sales Map



Lot 1

Terrace Home



Bedrooms	Bathrooms	Living Areas	Garage	Floor Area	Land Area	
2	1	1	1	97m2	203m2	\$679,000



Floor Plan

Lot 2

Terrace Home



Bedrooms	Bathrooms	Living Areas	Garage	Floor Area	Land Area	
2	1	1	1	89m2	152m2	\$629,000



Floor Plan

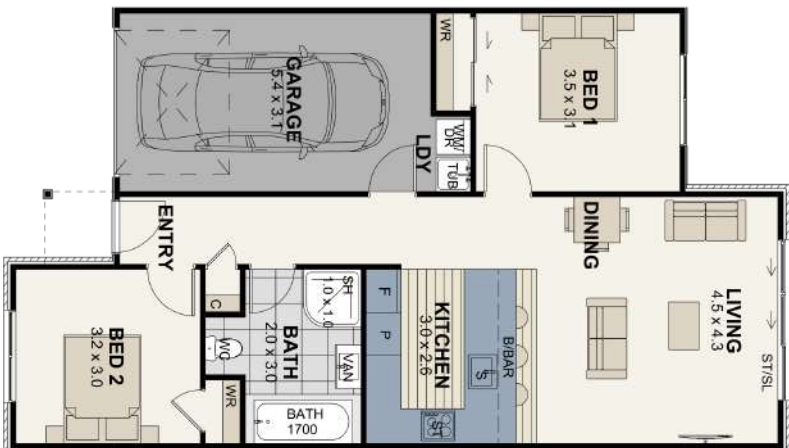
Lot 3

Terrace Home



Bedrooms2Bathrooms1Living Areas1Garage1Floor Area89m2Land Area152m2

\$629,000



Floor Plan

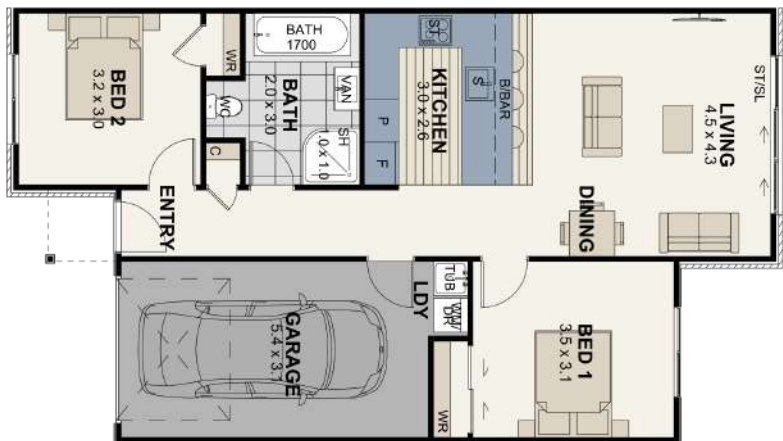
Lot 4

Terrace Home



Bedrooms2Bathrooms1Living Areas1Garage1Floor Area89m2Land Area152m2

\$629,000



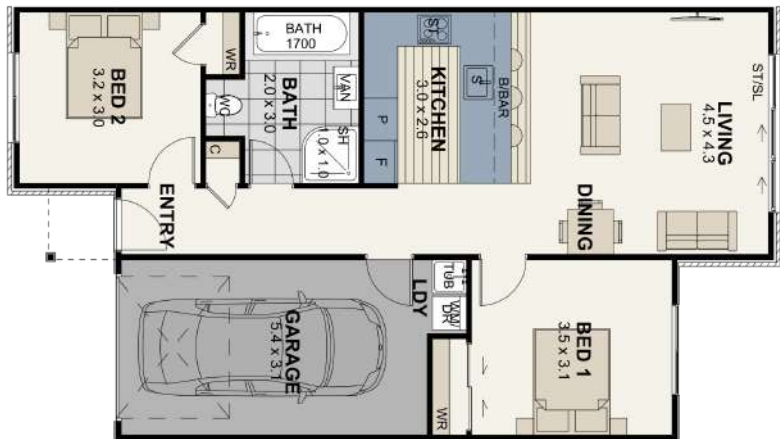
Floor Plan

Lot 5

Terrace Home



Bedrooms	Bathrooms	Living Areas	Garage	Floor Area	Land Area	
2	1	1	1	89m2	152m2	\$629,000



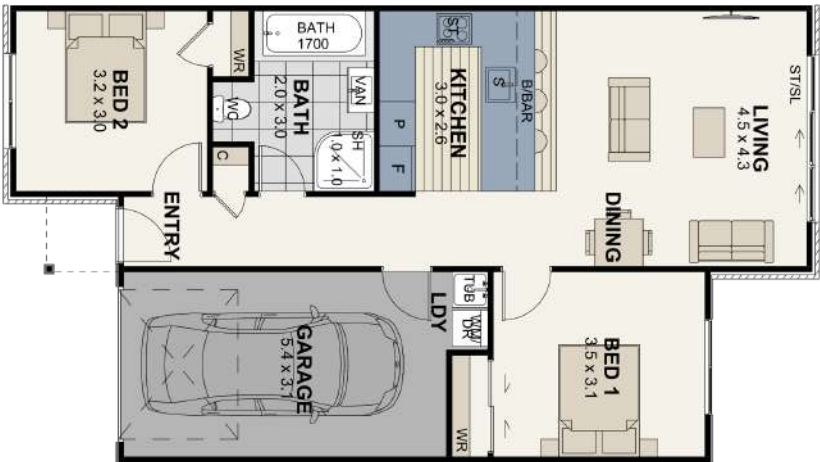
Floor Plan

Lot 6

Terrace Home



Bedrooms	Bathrooms	Living Areas	Garage	Floor Area	Land Area	
2	1	1	1	89m2	154m2	\$629,000



Floor Plan

Lot 7

Terrace Home



Bedrooms

Bathrooms

Living Areas

Garage

Floor Area

Land Area

3

2

1

1

123m2

249m2

\$750,000



Floor Plan

Lot 8

Freestanding



Bedrooms

Bathrooms

Living Areas

Garage

Floor Area

Land Area

3

2

1

1

124m2

311m2

\$779,000



Floor Plan

Lot 9

Quadplex



Bedrooms	Bathrooms	Living Areas	Garage	Floor Area	Land Area	
2	1	1	1	94m2	161m2	\$675,000



Floor Plan

Lot 10

Quadplex



Bedrooms	Bathrooms	Living Areas	Garage	Floor Area	Land Area	
2	1	1	1	94m2	153m2	\$629,000



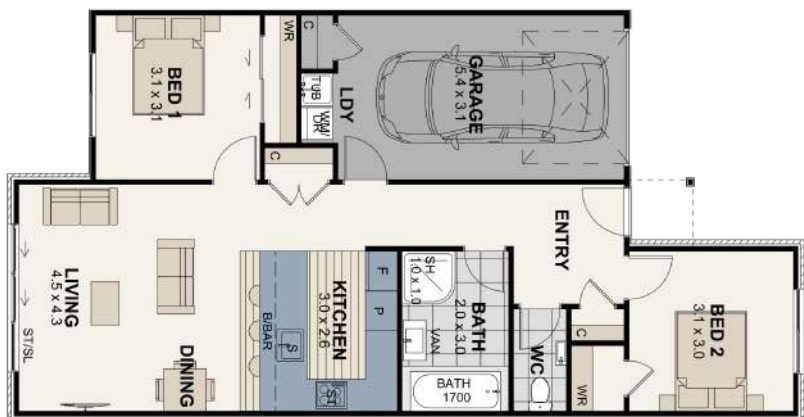
Floor Plan

Lot 11

Quadplex



Bedrooms	Bathrooms	Living Areas	Garage	Floor Area	Land Area	
2	1	1	1	94m2	153m2	\$629,000



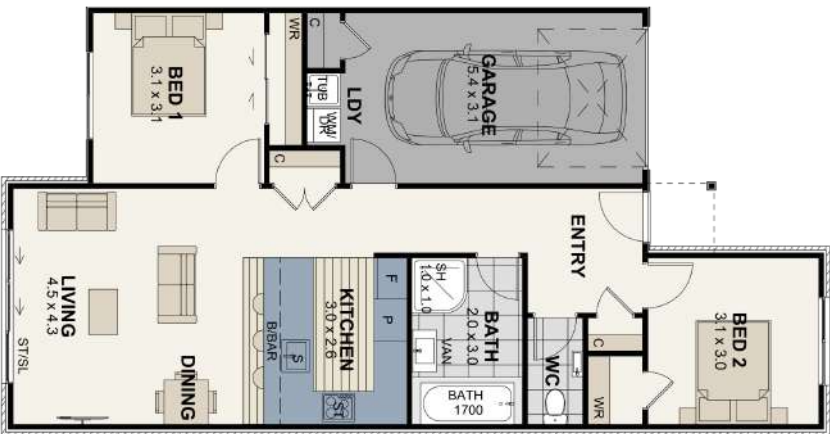
Floor Plan

Lot 12

Quadplex



Bedrooms	Bathrooms	Living Areas	Garage	Floor Area	Land Area	
2	1	1	1	94m2	160m2	\$675,000



Floor Plan

Lot 13

Free Standing



Bedrooms

Bathrooms

Living Areas

Garage

Floor Area

Land Area

3

2

1

1

121m2

280m2

\$779,000



Floor Plan



Price List

Lot	Type	Beds	Baths	Park	Price	Staus
1	Terrace	2	1	2	\$679,000	SOLD
2	Terrace	2	1	2	\$629,000	Avaliable
3	Terrace	2	1	2	\$629,000	Avaliable
4	Terrace	2	1	2	\$629,000	Avaliable
5	Terrace	2	1	2	\$629,000	Avaliable
6	Terrace	2	1	2	\$675,000	SOLD
7	Terrace	3	2	2	\$750,000	SOLD
8	Free-Standing	3	2	2	\$779,000	SOLD
9	Quadplex	2	1	2	\$675,000	SOLD
10	Quadplex	2	1	2	\$629,000	Avaliable
11	Quadplex	2	1	2	\$629,000	Avaliable
12	Quadplex	2	1	2	\$675,000	SOLD
13	Free-Standing	3	2	2	\$779,000	SOLD

*Price list as of September 2026

Rental Appraisals

Provided by Jason Waugh,
General manager of Lodge City Rentals
14th August 2025.

2 Bedroom Property Overview

2 Bedrooms

2 Bathrooms

1 Living

2 Parking

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

Potential 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:

\$580.00 - \$600.00 per week

3 Bedroom Property Overview

3 Bedrooms

2 Bathrooms

1 Living

2 Parking

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

Potential 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:

\$670.00 - \$700.00 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?



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.

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.

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.

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

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.

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

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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