

KAWARAU

HEIGHTS · QUEENSTOWN

13 Kawarau Heights Boulevard

4 | 4.5 | 2 | 3 | Land Area: 1023m² | Floor Area: 374m²

13 Kawarau Heights Boulevard

Part 1
Renders

Part 2
Interior Concept

Part 3
Plans & Elevations

Part 4
Landscaping Plans

The included specifications may change due to availability, build circumstances and the like, from time to time at the operators sole discretion without notice.

Part 1

Renders

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13 Kawarau Heights Boulevard — Part 1

Perspective 1

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Renders are an artist's impression only.

13 Kawarau Heights Boulevard — Part 1

Perspective 2

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13 Kawarau Heights Boulevard — Part 1
Perspective 3

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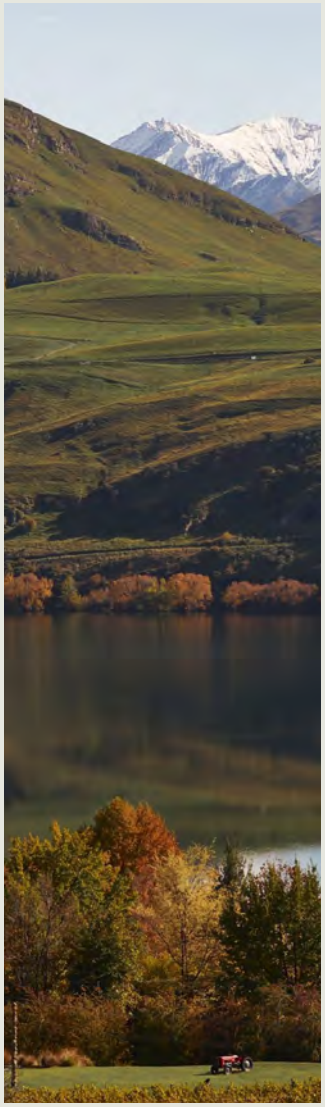
Part 2

Interior Concept

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13 Kawarau Heights Boulevard — Part 2
Interior Concept

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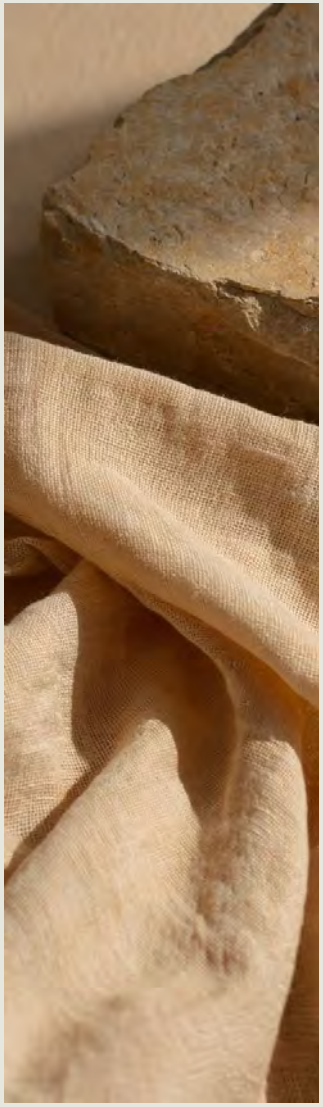


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13 Kawarau Heights Boulevard — Part 2
Interior Concept

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13 Kawarau Heights Boulevard — Part 2
Interior Concept

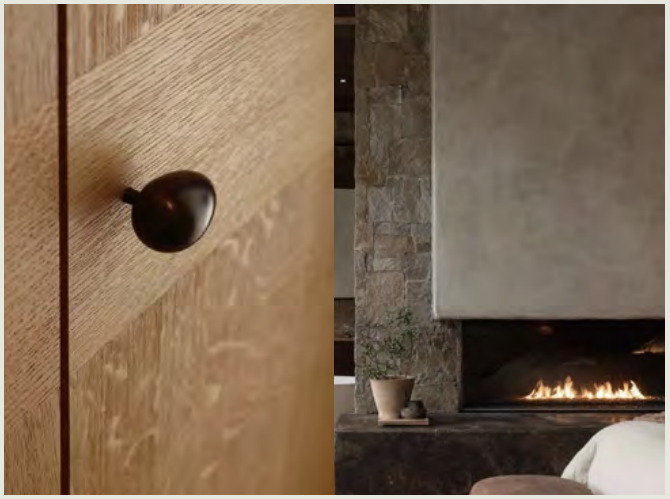
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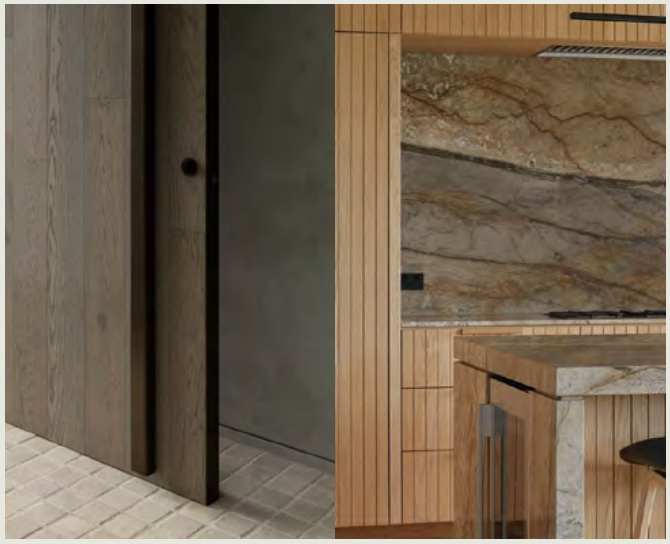
Custom Bedhead
Stained timber bedhead with integrated power points and bedside shelf.



Living Room
Modern alpine interior. Full height glazing frames the surrounding mountain views.



Cabinetry Detail
Contrasting timber grain to cabinetry front, finished with sculptural knob.
Gas fireplace with a textural fire surround sits beside a stacked stone side panel.



Interior Finish Details
Routed detail to interior joinery pairs with a stone island benchtop.
Cobblestone tiles at front entrance add tactility underfoot.



Interior Finish Details
Reeded timber detailing to drawer fronts.
Honed stone benchtop with the kitchen rangehood design detail in quartzite stone.



Ensuite
Stone benchtop with contrast tapware sits above custom drawer joinery, complemented by a returned stone shelving detail.

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13 Kawarau Heights Boulevard — Part 2
Interior Concept

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Kitchen







Stained Western Red Cedar Ceiling Panel



Timber Floor



2. Timber Veneer Joinery Panel



Quartzite Stone Benchtop

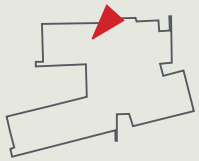
Textured Wall Finish

Renders are an artist's impression only.

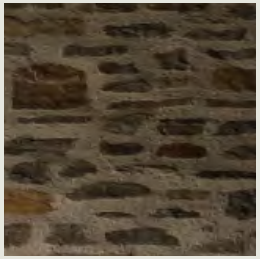
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Interior Concept

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Living







Shist Cladding



Stained Western Red Cedar Ceiling Panel



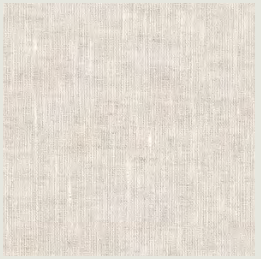
Timber Floor



Tiles



Metal Joinery Panel



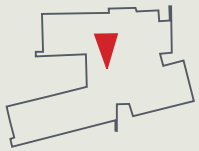
Sheer Curtain

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13 Kawarau Heights Boulevard — Part 2
Interior Concept

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Media







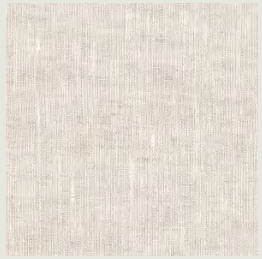
Stained Western Red Cedar



Timber Veneer Joinery Panel



Wool Carpet



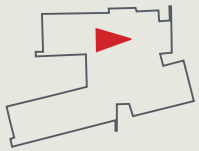
Sheer Curtain

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13 Kawarau Heights Boulevard — Part 2
Interior Concept

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Master Bedroom





Textured Wall Finish



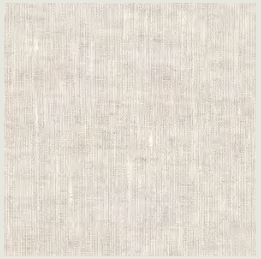
Stained Western Red Cedar



Wool Carpet



Timber Veneer Joinery Panel



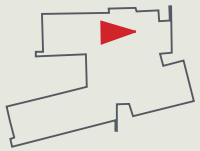
Sheer Curtain

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13 Kawarau Heights Boulevard — Part 2
Interior Concept

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Master Ensuite







Wall Tiles



Floor Tiles



Timber Veneer Joinery Panel

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Part 3

Plans & Elevations

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13 Kawarau Heights Boulevard — Part 3
Floor Plan

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Site Area:	**1,023m²**
Floor Area:	**373m²**
Roof Area:	**447m²**

Finishes, fixtures and cabinetry are shown to provide context and may not accurately represent the final product. Landscaping design, decking and patio areas may be subject to change dependent on site conditions.
Floor area noted is over cladding.



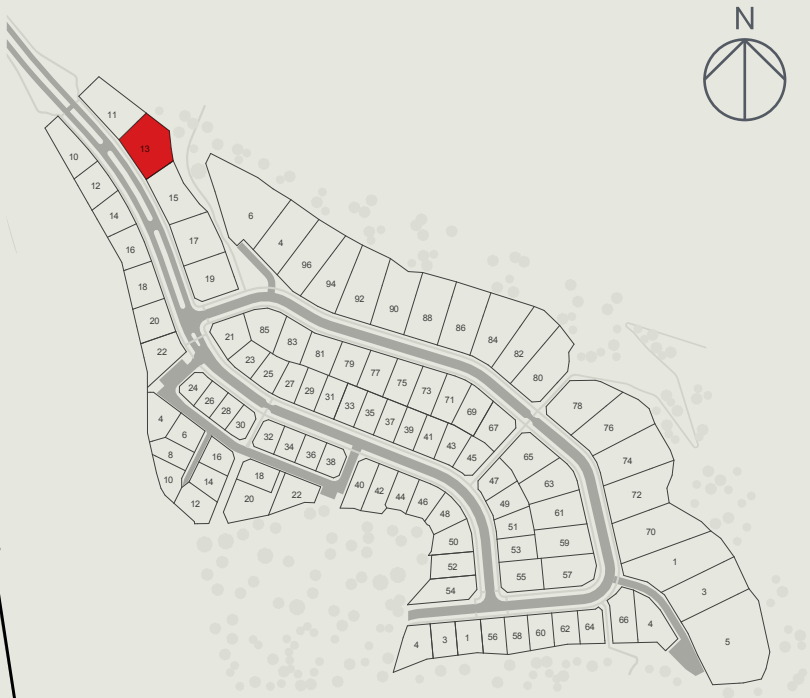
This plan is conceptual only to provide an indicative layout to prospective clients.

13 Kawarau Heights Boulevard — Part 3

Site Plan

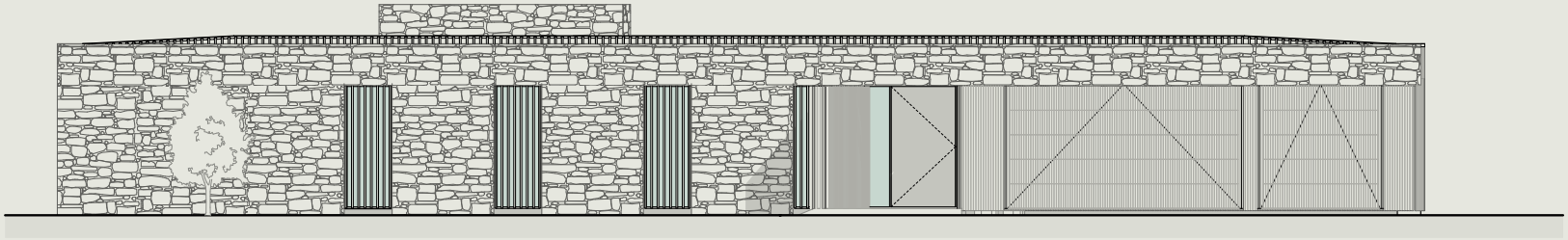
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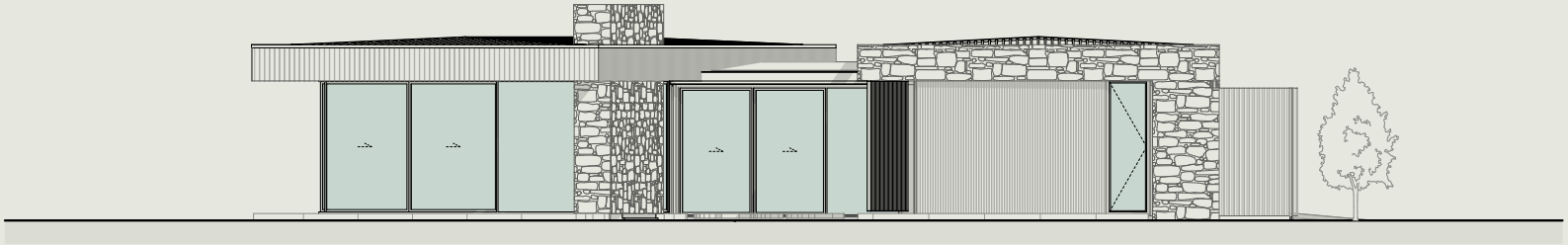


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13 Kawarau Heights Boulevard — Part 3
Elevations



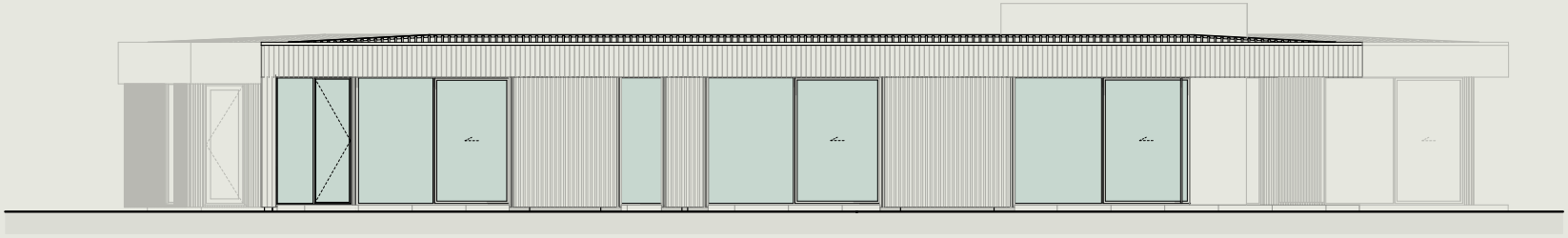
West Elevation
Scale 1:100



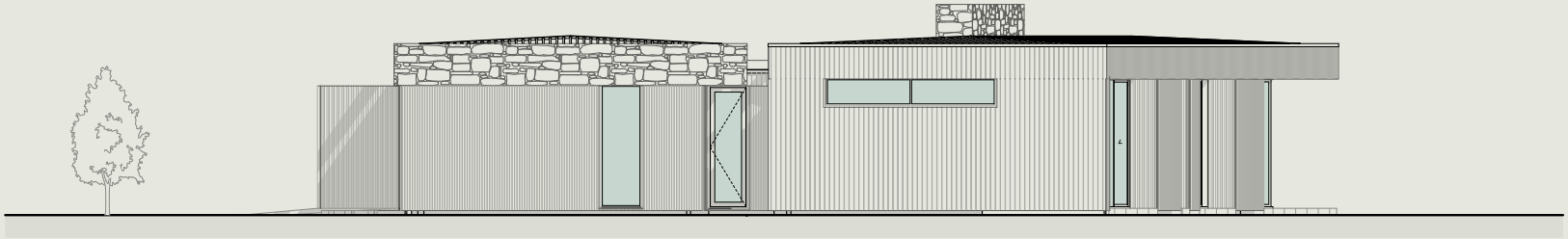
North Elevation
Scale 1:100

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13 Kawarau Heights Boulevard — Part 3
Elevations



East Elevation
Scale 1:100



South Elevation
Scale 1:100

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Part 4

Landscaping Plan

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13 Kawarau Heights Boulevard — Part 4
Landscaping Plan

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1 Landscape boulders emerge from the land as the raw expression of the home's stone walls, creating a natural dialogue between the architecture and the surrounding landscape.

2 Deciduous trees frame the home, providing seasonal interest while allowing winter sunlight to warm the interiors and offering welcome shade through the summer months.

3 A simple fence and entry gate create a welcoming arrival while providing privacy and security.

4 A private patio extends from the bedroom, forming an intimate retreat nestled within the landscape.

5 A secluded hot tub is positioned to capture views towards the surrounding mountain ranges while remaining sheltered within the courtyard.

6 The living patio extends from the lounge into a protected courtyard, creating a sheltered outdoor room for gathering and relaxation.

7 Curving lawn edges soften the architecture and gently draw the eye through the garden towards the surrounding mountain vistas.

8 Soft alpine and native planting blends the garden into its wider setting, reinforcing the connection between the home and the Lake Hayes landscape.

9 A sunken fire pit is tucked into the landscape, creating a destination that feels removed from the house while remaining easily connected to the outdoor living spaces.

10 Private outdoor spaces outside the bedrooms provide quiet places for retreat, extending the living experience into the landscape.

11 An outdoor bath is nestled within the planting, with an extended timber wall (extension of the architecture) creating privacy while maintaining a strong connection to the surrounding landscape.

12 Natural material palettes of stone, timber and planting reinforce the architectural language, allowing the landscape and home to feel seamlessly integrated.

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Thank you

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Kawarau Heights

13 Kawarau Heights Boulevard, Queenstown

Disclaimer: Whilst every care has been taken to establish the accuracy of the material presented here, the material is not warranted by the operator and does not form part of any contract. The material is subject to change without notice. Prospective purchasers are advised to make their own enquiries to satisfy themselves on all aspects.

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