

XXXII

32 Shelly Beach Road

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XXXII is a boutique development of ten luxury residences on the northern slopes of St Mary's Bay. Located on the rise of Shelly Beach Road, the elevated site provides uninterrupted views from Auckland city to the Waitakere Ranges.

Rise to the occasion

II—

The Building



Key information

- I. 32 Shelly Beach Road, St Mary’s Bay
- II. Ten freehold luxury residences
- III. Mix of two and three bedroom layouts
- IV. Covered secure parking on ground level
- V. Spectacular views of the Waitemata Harbour, Rangitoto and Auckland CBD
- VI. Architecture and interiors by Paul Brown & Associates
- VII. Pet-friendly
- VIII. Resource Consent Granted

XXXII is an attractive new addition to Saint Mary’s Bay; an elegant building composed of linear forms in contrasting monochromatic tones.

ORIENTATION The building has an optimal east-west orientation that maximises sun and views to the north. A discreet entrance on the south side of the building leads past the covered parking to a lobby. The core is located in the centre of the building with apartments to each side.

There are four apartments on the first floor, two of which are two-storey apartments that open out to west-facing private courtyards with lush planting. On the second floor there are three apartments including a large west-facing three-bedroom residence. Occupying the top two floors are the two sub-penthouses and a magnificent penthouse that spans the entire top level.

Architecture

The apartments in XXXII all share the same high specification of luxury materials. Composed of subtle browns and warm greys, the refined interior palette sets textured materials against crisp detailing and white walls.

LOBBY XXXII has a beautiful lobby accessed through the car park and by a discreet side entrance. LED strip lighting combined with large format European tiles and frameless glass creates an elegant arrival experience.



The material palette of XXXII is inspired by natural materials such as wood, marble and stone.

The large open plan living spaces feature timber flooring throughout and high-end detailing with a generous stud height.



Floor-to-ceiling joinery connects the extensive balconies to the interiors and frames the incredible city and harbour views.



The three-bedroom residences on the upper levels have grand interiors that set them apart from other similar-sized apartments: private lift access, gorgeous entry, European quality kitchen with large scullery, gas fireplace, plentiful storage and sweeping water and city views.



Choose a minimal palette of timber veneer, porcelain and satin lacquer to enhance the understated detailing in the kitchen, or customise the design to suit your taste. Available in dark and light colourways and featuring European appliances, integrated fridge and push-to-open cabinetry these are kitchens of distinction perfect for foodies and entertainers.



Kitchens

The architects have designed a sophisticated bathroom which contrasts textured large format tiles with slick, graphite detailing. The custom vanity features wall mounted tapware and a freestanding mirror with slim frame.



Bathrooms



Penthouse

This exclusive residence occupies the entire top floor. It showcases exceptional views that stretch from the Waitakeres to the CBD and include iconic landmarks such as the Harbour Bridge, Westhaven Marina, Rangitoto and the Skytower.

ON TOP OF THE WORLD The main living areas feature floor-to-ceiling joinery that slide back to open the entire north-western corner to the large wrap-around terrace. A stunning double-sided fireplace creates a gentle spatial divide between the living and dining zones.



The spectacular kitchen has a scullery, wine fridge and a built-in barbecue on the terrace.

In its eastern wing, the Penthouse has a study, media room, laundry and multiple bedrooms and bathrooms. The master suite, with its huge walk-in robe, ensuite and private balcony, occupies the prime corner position with possibly the best views in the building.



III—

Location



St Mary's Bay was founded in 1853 when Bishop Pompallier bought 47 acres of land on behalf of the Catholic church. Named Mount St Mary in honour of the Mother of Jesus, he established a convent, Catholic school, chapel and Bishop's residence.

It is one of Auckland's most historic suburbs with an amazing collection of heritage architecture. Among these historic buildings are St Mary's chapel, the Leys Institute and the Ponsonby Post Office (now Augustus Bistro) – but there are beautiful hundred-year-old houses on almost every street.

The area was originally known for its marine industry but its foreshore was lost to the motorway during the construction of the Harbour Bridge in the 1950s causing many boat yards to close. The Auckland Harbour Board had planned to reclaim the land around Westhaven but a group of local engineers and architects volunteered their services to create the vision for Westhaven Marina, now one of the jewels of the Waitemata Harbour.

Past and
present—

St Mary's Bay

Today, Saint Mary's Bay is one of Auckland's more exclusive suburbs, with picturesque streets, luxury homes and incredible water views.

St Mary's Bay stretches out to an iconic peninsula which features Point Erin Pools, the Royal New Zealand Yacht Squadron, the Auckland Harbour Bridge and Westhaven Marina.

XXXII





DINING & RETAIL

XXXII is surrounded by amazing eateries across the dining spectrum: popular casual from Orphans Kitchen, Dear Jervois, and Dizengoff; classics like Andiamo, SPQR and Jervois Steak House; Asian from Blue Breeze, Saan, Cocoro and Azabu; and fine dining at Paris Butter, Ponsonby Road Bistro and Sidart.

Touted as “Auckland’s hippest strip”, Jervois and Ponsonby Road have some of the city’s best boutique shopping. With an eclectic mix of designer, vintage and upmarket brands, Ponsonby is where those ‘in the know’ shop.



A truly special neighbourhood

ADVENTURE & ENTERTAINMENT

XXXII is a stone’s throw away from Auckland’s premier marina.

Westhaven is the gateway to the Waitemata Harbour and Hauraki Gulf – regarded by many as one of the best sailing locations in the world.

Ponsonby has a lively nightlife thanks to its vibrant culture and hip dining scene. The varied bars that line the strip include popular gastropubs, intimate cocktail lounges, bustling nightclubs and edgy live music venues.





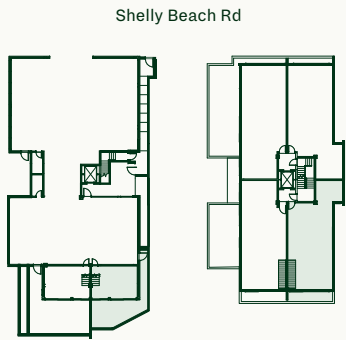
There are few better ways to appreciate the City of Sails than to walk the new promenade from Wynyard Quarter to the bridge.

IV—

Plans & Specifications

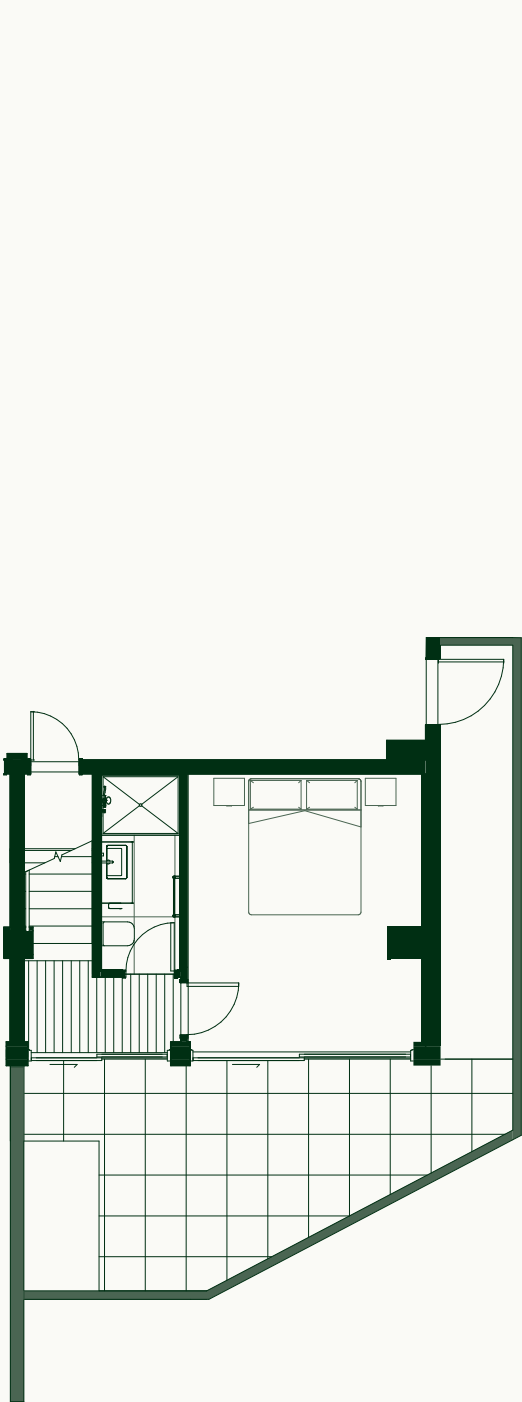


1A

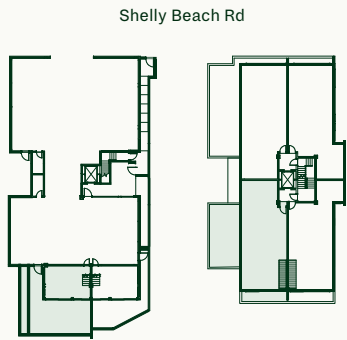


Bedrooms	2
Bathrooms	2
Ground floor interior	28m ²
Level 1 floor interior	82m ²
Balcony	7m ²
Courtyard	30m ²

Floor plans are indicative, not to scale and do not form part of the Sale and Purchase Agreement.

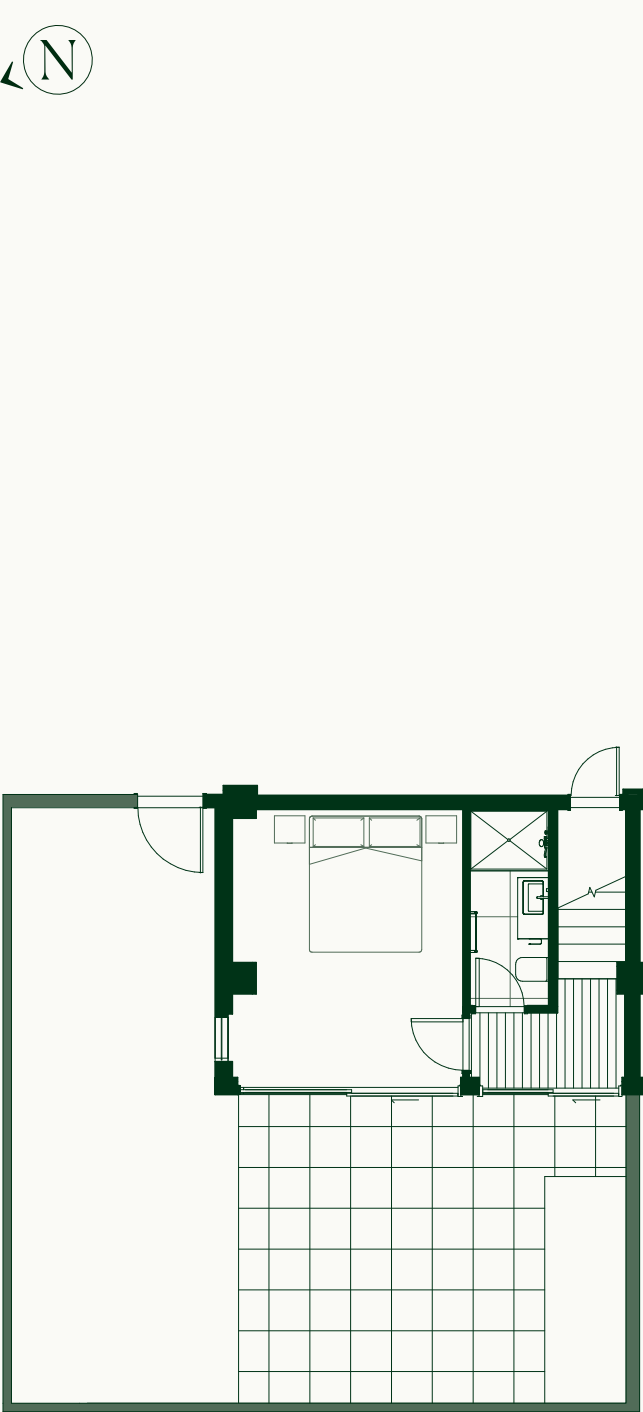


1B

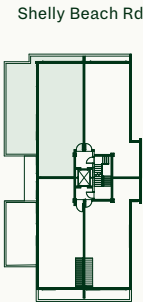


Bedrooms	3
Bathrooms	2
Ground floor interior	28m ²
Level 1 floor interior	85m ²
Balcony	42m ²
Courtyard	62m ²

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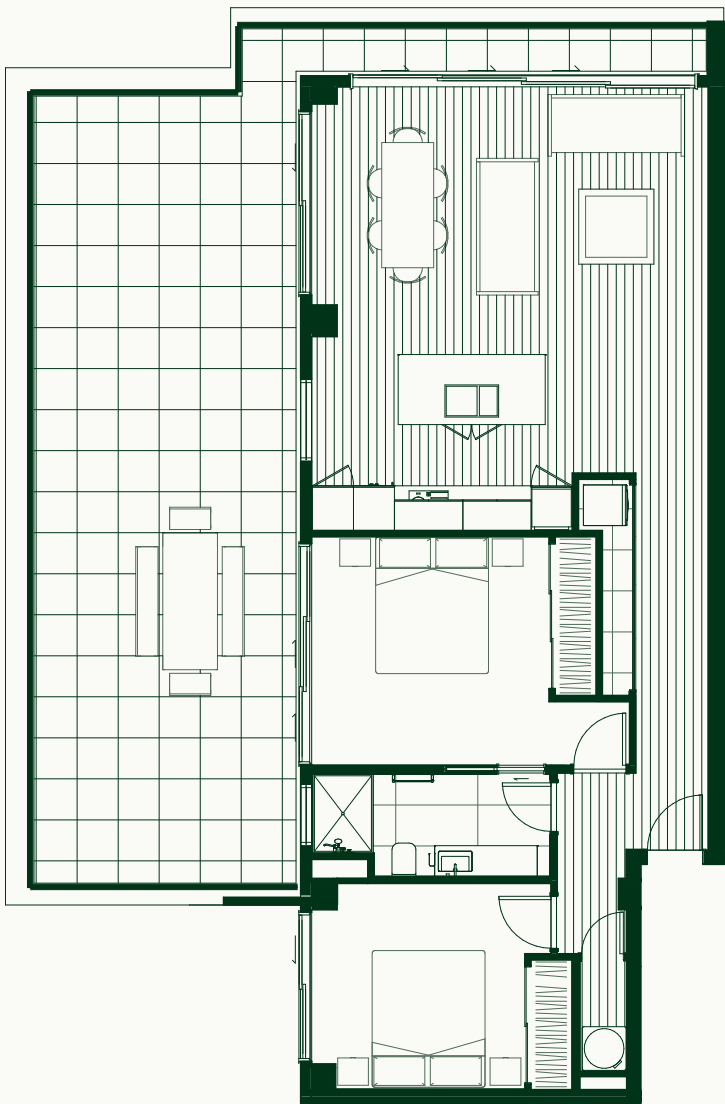


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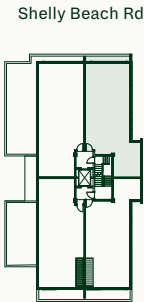


Bedrooms	2
Bathrooms	1
Interior	88m ²
Balcony	51m ²

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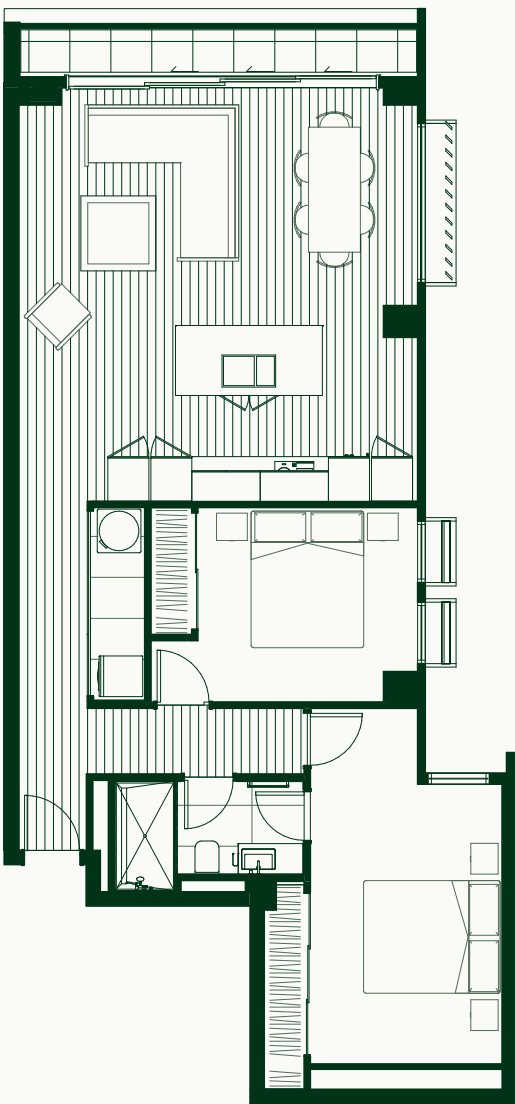


1D



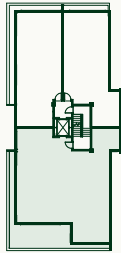
Bedrooms	2
Bathrooms	1
Interior	87m ²
Balcony	4m ²

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2A

Shelly Beach Rd

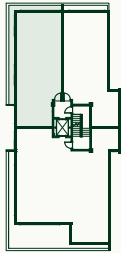


Bedrooms	3
Bathrooms	2
Interior	161m ²
Balcony	34m ²

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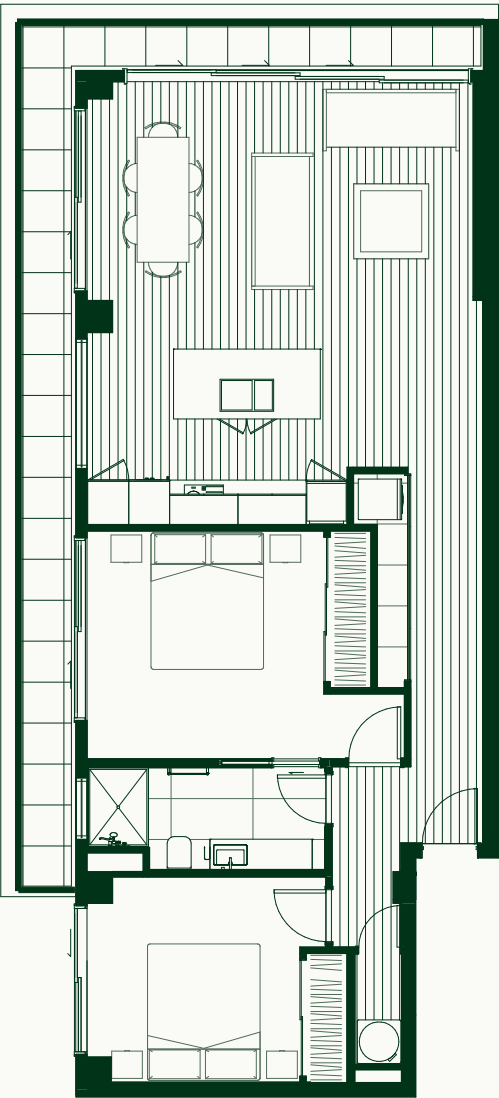
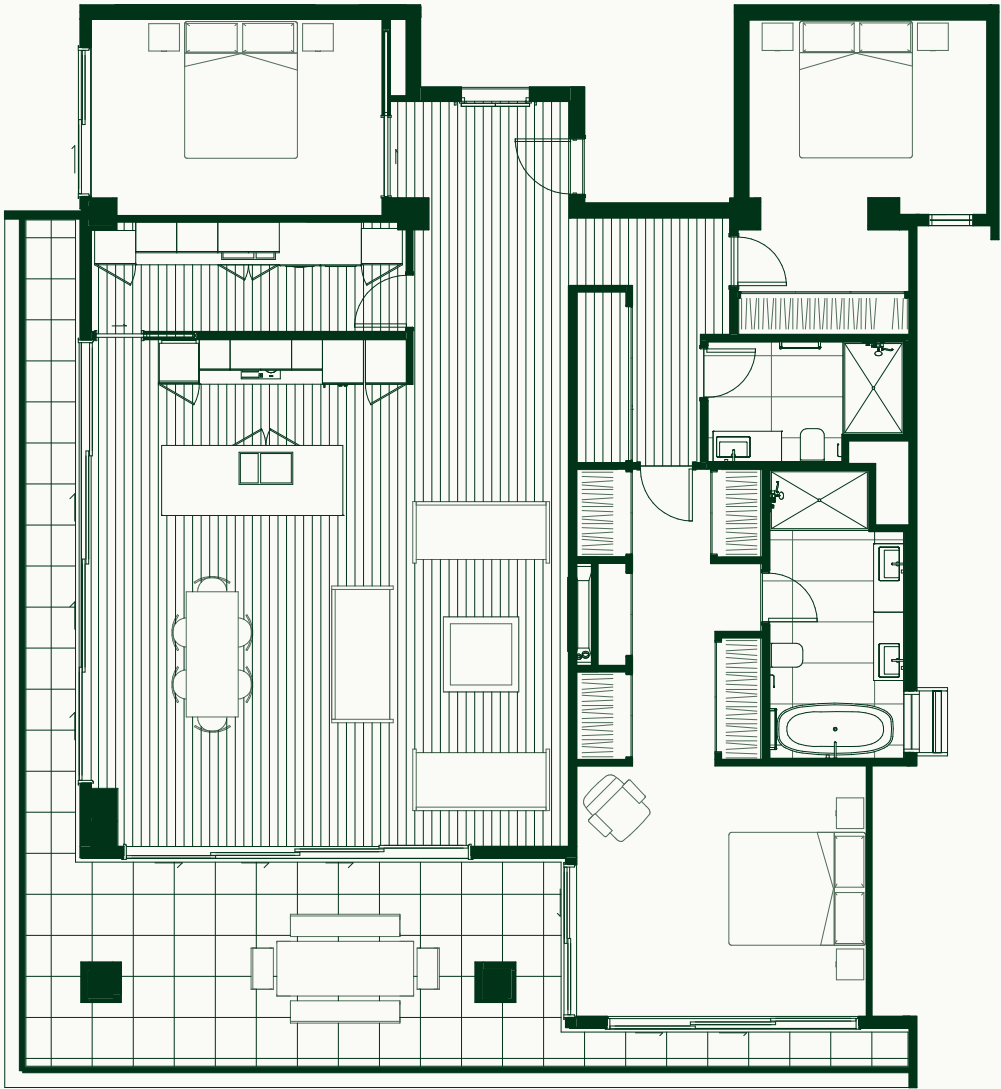
2B

Shelly Beach Rd



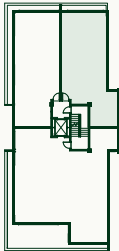
Bedrooms	2
Bathrooms	1
Interior	88m ²
Balcony	14m ²

Floor plans are indicative, not to scale and do not form part of the Sale and Purchase Agreement.



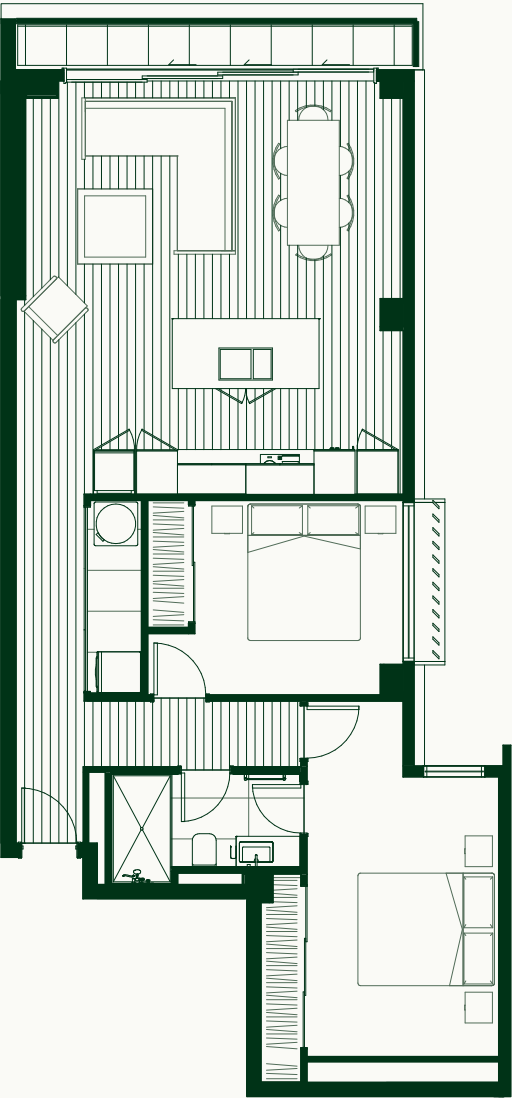
2C

Shelly Beach Rd



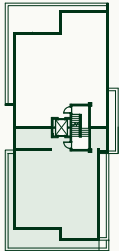
Bedrooms	2
Bathrooms	1
Interior	86m ²
Balcony	4m ²

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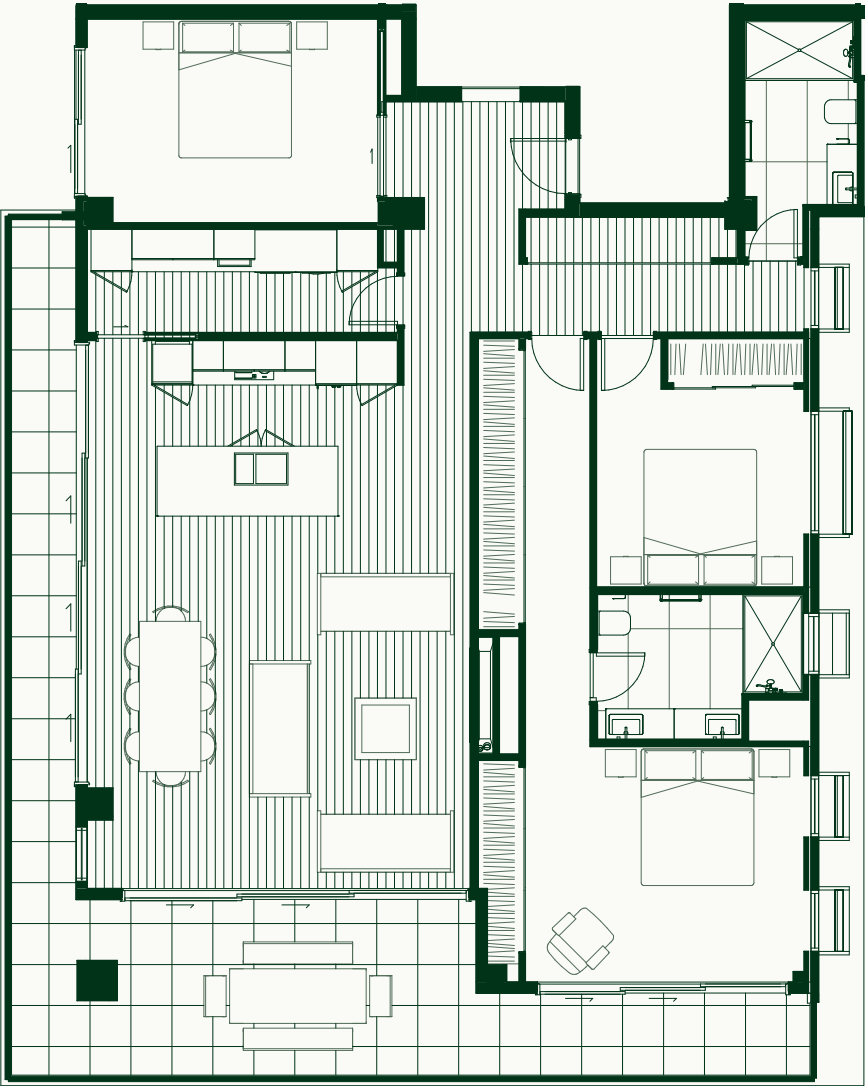
3A

Shelly Beach Rd



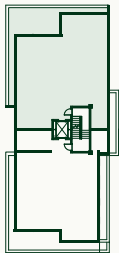
Bedrooms	3
Bathrooms	2
Interior	145m ²
Balcony	36m ²

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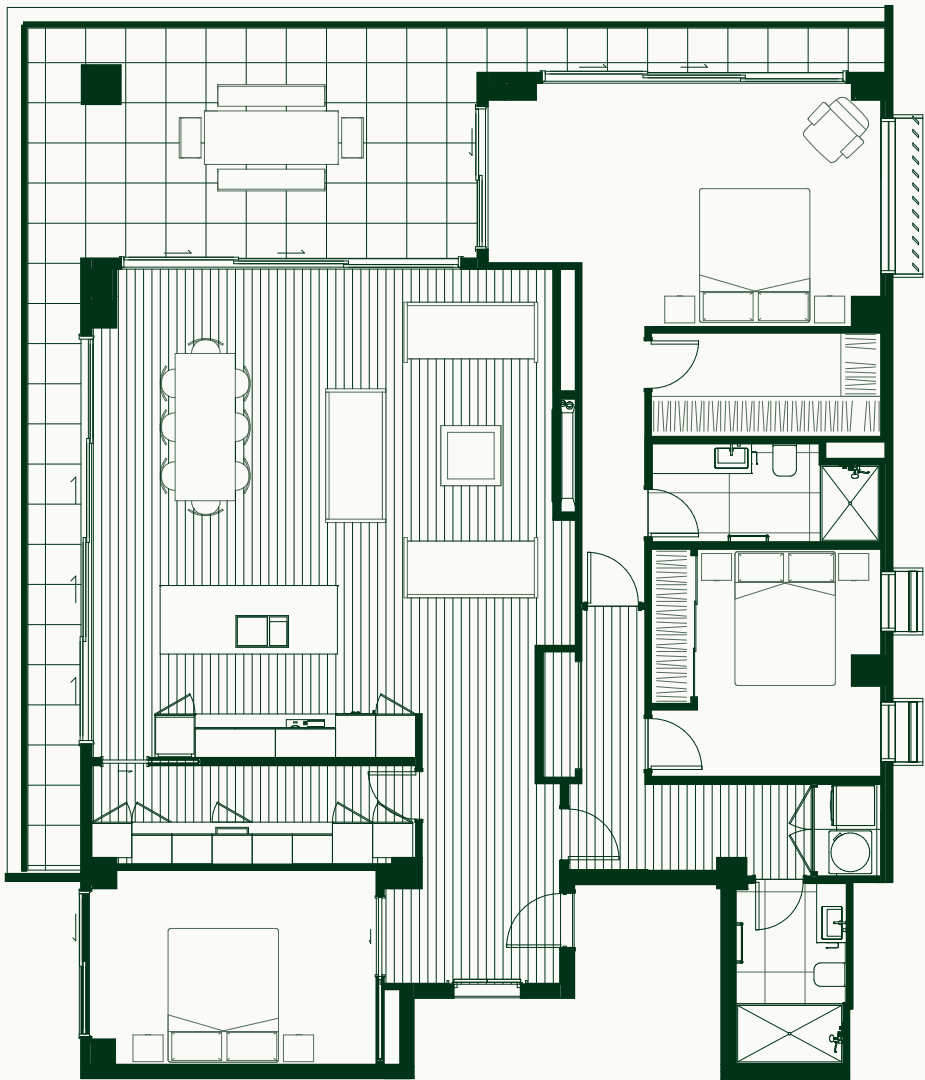
3B

Shelly Beach Rd



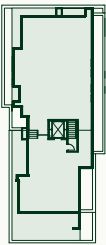
Bedrooms	3
Bathrooms	2
Interior	158m ²
Balcony	35m ²

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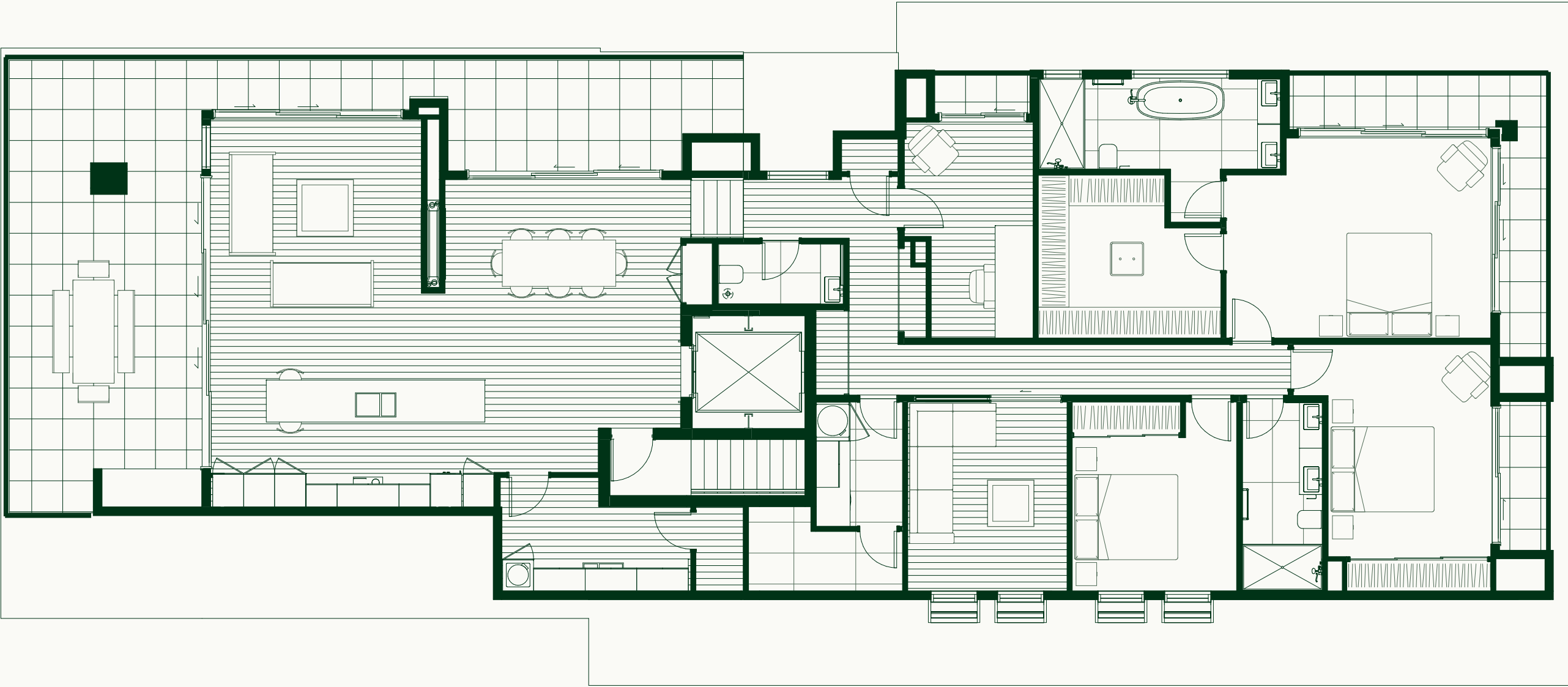
Penthouse

Shelly Beach Rd



Bedrooms	3
Bathrooms	3
Study	1
Interior	216m ²
Balcony	66m ²

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Specifications

General Construction		The building has been designed by Paul Brown & Associates (PB&A), a leading Auckland-based architectural firm with extensive experience in multi-storey residential development. - Design includes fire and acoustic ratings and seismic work as approved by Auckland Council and the NZBC - Fire protection is provided by an automatic sprinkler installation throughout with heat detectors and fire alarms - Apartment walls comprise double steel framed wall framing with gibraltar board linings. The acoustic design will exceed NZ Building Code
	Structural Integrity	- Leading structural engineers BGT form part of the development team for the project - The building structure is designed to the building code with a high level of seismic performance
	Construction	Ganellen is a construction contractor with more than 20 years experience servicing Australia and New Zealand. They bring a high level of construction expertise and professionalism to the XXXII Project www.ganellen.com
The Building	Entry Lobby	- Apartments are accessed from Shelly Beach Road (via the car park) or through a dedicated entrance into the lobby - The lobby has a modern welcoming interior, using a palette of high-quality European materials and finishes emphasized by LED lighting throughout
	Waste and Recycling	Refuse & Recycling will be collected by a waste management contractor from the bins located in the basement
	Pets	Non-offensive domestic pets, as stipulated by the Body Corporate are permitted, with a maximum of two pets per apartment
	Building Maintenance	A comprehensive building maintenance plan will be prepared by the development team. Ongoing maintenance will be upheld by the Body Corporate

Envelope	Exterior Materials	- XXXII offers a distinct building form articulated through the use of high quality, low maintenance exterior materials - Architectural aluminium window joinery, prefinished aluminium wall panel on a rigid air barrier cavity system, and precast concrete - The aluminium joinery is finished with a durable protective powder coating and high quality hardware - All glazed units are to be double glazed, enhancing thermal performance of the building - Selected ceramic tiles on balconies - High-performance torch-on waterproofing membrane roof
	Acoustic Performance	- Acoustic insulation will be designed to comply with Building Code requirements for airborne and impact sound control - For floors between apartments, concrete flooring in combination with acoustic insulation, ceiling linings and underlay will achieve building code requirements - For intertenancy walls, separate frames with double lined plasterboard on each side work in symbiosis to achieve building code requirements
	Thermal Performance	Insulation specifications for the roof, external walls and glazing are designed to exceed Clause H1, Energy Efficiency requirements of the building code, enhancing thermal comfort and reducing heating and cooling costs
	Intertenancy Walls	Intertenancy walls between apartments are designed to meet regulatory requirements of the building code; they are full height, double framed and fire rated acoustic partitions

Specifications

Apartments	Apartment layouts have been carefully considered and designed by the architects with input from Maidstone Properties. All apartments are fitted to a modern and high standard with balconies. The philosophy is to create a carefully considered modern alternative to a well-designed house inclusive of (where practical); · Defined lobby areas · Generous open-plan living/kitchen spaces showcasing the views and natural light · Spacious, ergonomic kitchens with feature islands, many also with a scullery · Separate master bedroom suites with ensuite bathrooms and fitted wardrobes · King size beds shown in all master bedrooms · Storage is considered throughout
Ceiling Heights	· Main living areas, bedrooms and balconies 2600mm · Bathrooms, laundries and all other rooms are a minimum of 2400mm · All ceiling heights are subject to construction tolerances · Bulkheads may be required to allow for services and structure
Internal Doors	· All main internal doors are typically 2400mm · Paint finish hollow-core timber doors with matching slimline frames to be installed throughout as either hinged or cavity sliding doors · Entry doors are fired rated and designed to meet regulatory requirements of the building code
Flooring	· High quality engineered timber flooring on selected acoustic underlay · 100% Cut Pile Wool Carpet on generous foam underlay
Wall Finishes	· Walls stopped and painted to a high standard and finished using a durable and washable low-sheen paint system

Kitchen Joinery	· Robust, innovative and durable materials are used throughout – porcelain benchtops and splashbacks in a satin finish, a choice of dark or light door-fronts with lasered edges, anodised aluminium handles and LED lighting · Quality European tapware · European appliances throughout
Wardrobes	· Fitted wardrobe system to bedrooms
Air Conditioning	· Apartments will have an individually controlled ducted air-conditioning system
Fire Safety	· Apartments are fitted with smoke detectors with alarm sounders connected to a mute button adjacent to the entry door · In addition to this, the building will be extensively fitted with automatic sprinklers throughout
Ventilation and Air Flow	· Opening windows and sliding doors to balcony areas provide natural ventilation
Power	· Power is supplied to the apartment via individual meter and distribution boards
Water	· Each apartment will have its own insulated electric hot water cylinder and will be individually metered

Balconies	· Selected 600 x 600 honed concrete tiles on pedestals to balcony floor · Glazed balustrade and handrail system comprising of glass panels with minimum vertical support and handrails where applicable · Recessed down light fittings to balconies
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Specifications

Bathrooms	Floor	· All bathrooms feature European tiles on acoustic underlay with specified moisture barrier throughout · Underfloor heating
	Walls	· European feature tiles on specified waterproofing substrate and moisture barrier to match floors
	Bathroom Vanity	· Wall-mounted vanity unit comprising of engineered stone top with undermount basin and integrated drawers · European mixers and tapware
	Shower	· European feature-tiled shower with stainless steel channel drain, glass screen and door (where applicable)
	Shower Mixer	· Each bathroom shower is fitted with European shower head with mixer and hand-set
	Toilet	· Each bathroom is fitted with a back to wall WC pan, soft close seat with concealed cistern
Technology		· The development incorporates television signal cabling, enabling full HDTV to each apartment · The building is connected to a fibre network with fibre ducted to each apartment for high speed internet and telephone connection · Each apartment is fitted with an HD panel consisting of all broadband and telephone passive and active equipment ready for connection · A audio visual system provided to all apartments to communicate with lobby intercom. Residents control visitor access via this port
	Master Power Switch	· A single master switch is located at the main entrance to each apartment enabling the resident to turn off all lighting for energy efficiency

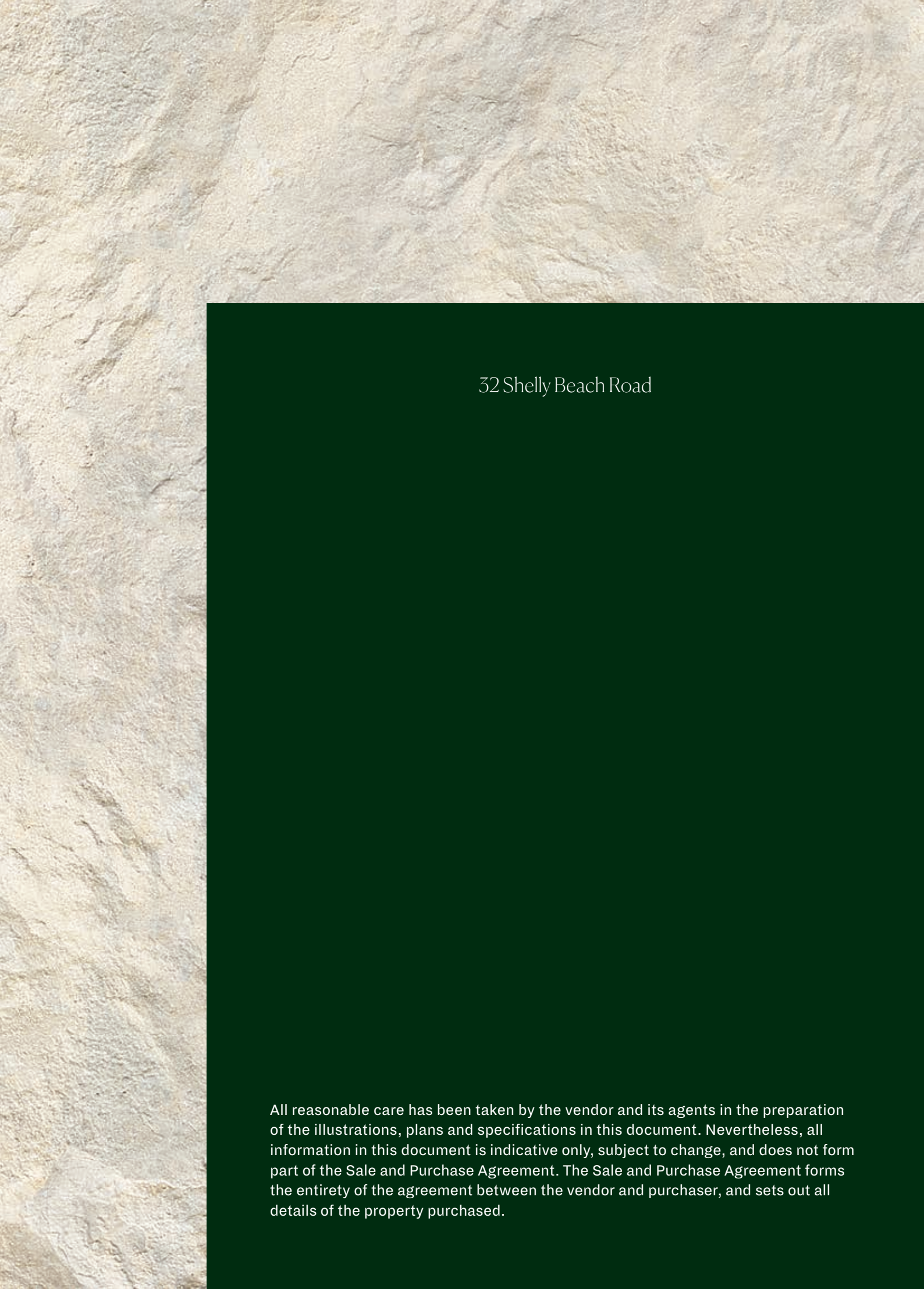


V—

Developer



Maidstone Properties



32 Shelly Beach Road

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