



V E R G E

WWW.VERGEAPARTMENTS.CO.NZ
64-66 HILLSIDE ROAD





VERGE APARTMENTS

64-66 HILLSIDE ROAD,
MT WELLINGTON



ARTIST'S IMPRESSION ONLY



TE APUNGA O TAINUI

MCLENNAN HILLS

Situated at the geographic center point of Auckland City, Verge Apartments gives you access to the growing retail hub, commercial centre and diverse natural playground of Mount Wellington.

Discover all there is to love about this vibrant suburb and feel at home in a stunning, secure, architecturally-designed apartment complex. With easy access to central, south and east Auckland and an abundance of amenity, Verge Apartments represents an exceptional opportunity as a home or investment.

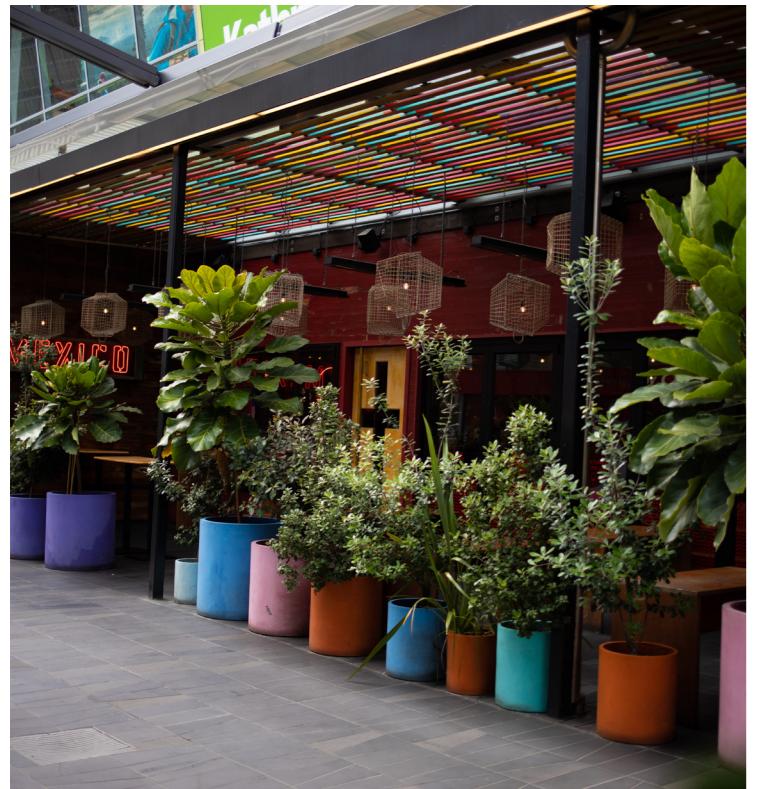




DISCOVER YOUR BACKYARD

A BEAUTIFUL COLLISION OF IDEAS, OPPORTUNITIES AND EXPERIENCES.

At the axis of Central and South Auckland and its eastern and western coasts lies Mount Wellington an abundance of activity and amenities. Explore the numerous outdoor spaces dotted along the isthmus, take in the opportunities in the growing business district of Sylvia Park and stay connected to the rest of Auckland City with multiple transport hubs and connections.



Just five minutes from Verge Apartments is Auckland's most vibrant shopping district.

The Sylvia Park experience combines an eclectic mix of shopping, dining and socialising. Create a new look, catch a movie or take a trip around the world with an exceptional range of eateries and bars to choose from. With plenty weekend events on as well, the whole week is sorted.

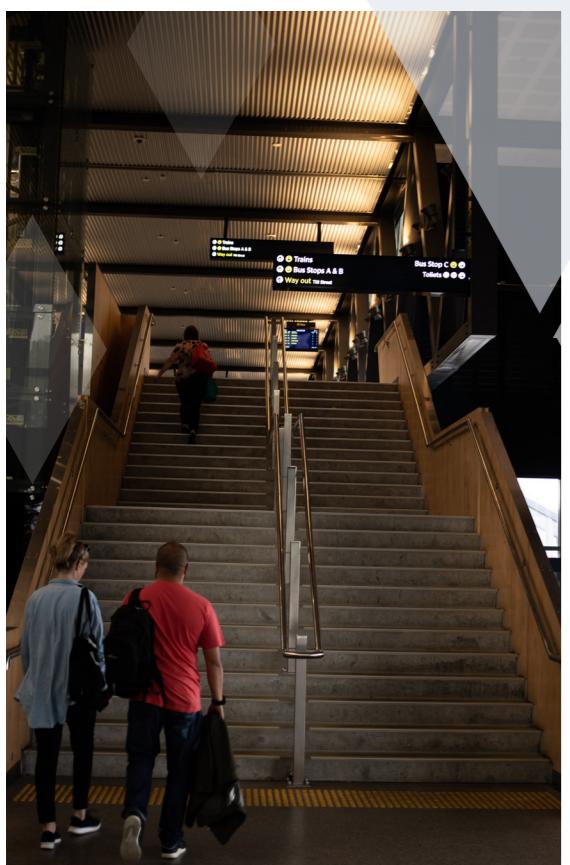




Seaside Park



Ian Shaw Park



Otahuhu Station



Auckland Rowing Club



Sylvia Park Train Station

AMENITIES

Sylvia Park Shopping Centre

Apex Mega Centre

Mt Richmond Shopping Centre

Otahuhu Main Street

Accident & Family Healthcare Centre

Otahuhu Recreation Centre

Mutukaroa-Hamlin's Hill Regional Park

Snap Fitness Mt Wellington

Mt Richmond Bowling Club

Bert Henham Reserve

Mt Richmond Domain

Otahuhu Rugby League

McManus Park

Ian Shaw Park

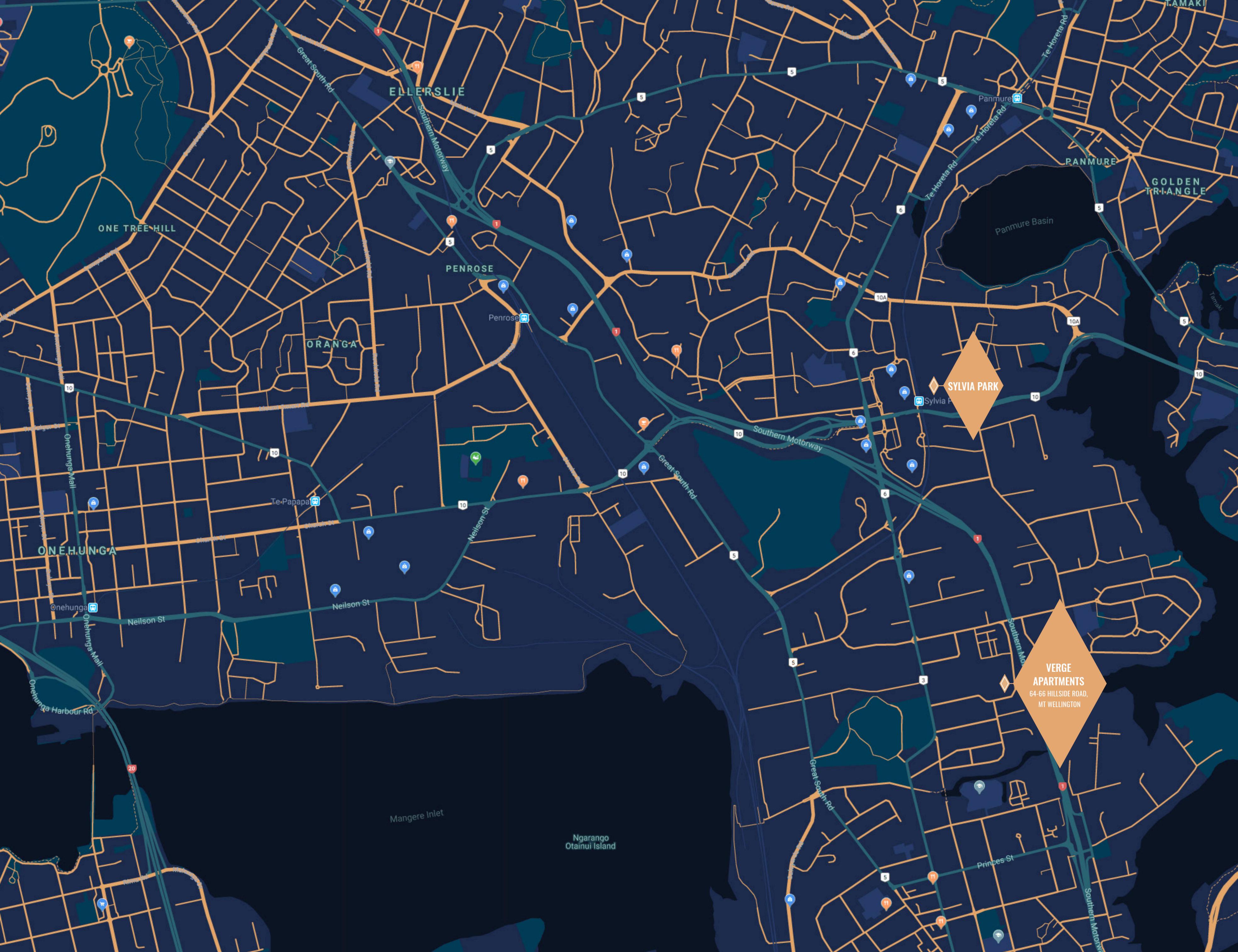
Auckland Rowing Club

Flat Rock Reserve

Seaside Park

Otahuhu Badminton Club

Otahuhu Tennis Club





RETAIL

A short five minute drive from Verge Apartments brings you to New Zealand's largest shopping district, Sylvia Park. Shop at over 200 retailers or discover a world of dining at The Grove's diverse range of restaurants and bars. Just up the road you'll find the Mount Wellington Shopping Centre, Lunn Ave and Ellerslie Town Centre all with an array of food and retail options to explore.

BUSINESS

Scattered throughout the growing business district of Mount Wellington are a range of employment hubs including Coca-Cola Amatil, BMW Group and the area's latest addition, No.1 Sylvia Park. Housing tenants like ANZ and IAG, the tower adds to Mount Wellington's rapidly growing rental demand, making Verge Apartments a stunning investment opportunity.

CONNECTIVITY

Situated only five minutes from Ōtāhuhu and Sylvia Park transport stations, staying connected to the rest of the city is easy. For those travelling by car, State Highway 1 is a quick five minute drive from Verge Apartments, with Auckland CBD only 12 kilometres away.

OUTDOORS

From Mount Richmond to the Tamaki River, the area around Verge Apartments is filled with opportunities to get outdoors. Five minutes from Verge Apartments the Tamaki River is teeming with weekend sporting activity like rowing and waka ama. Around from the Auckland Rowing Club, a launch provides easy access for boats and kayaks. Take a day trip through to the Hauraki Gulf, or relax and fish off the pier. Five minutes south of the Auckland Rowing Club is Seaside Park. Walk or jog the scenic path or enjoy a picnic in the park.

WHY BUY

Our apartments are built to maximise capital gains, which is the main reason we have chosen to build Verge Apartments in Mount Wellington.

One of the fundamental drivers of capital gain is population growth which in Mount Wellington is growing rapidly. We associate this growth with the introduction of retail, business and employment hubs to the area over recent times.

POPULATION GROWTH

Mount Wellington's population has grown by 13.5% in the last 10 years (CBRE, 2018). Currently over 16,000 people reside in Mount Wellington. By 2040 Mount Wellington's population is forecasted to grow to 25,000 (CBRE, 2018).

CAPITAL GROWTH

In the last 10 years, Mount Wellington has averaged a capital gains growth of 9.0% P.A (CBRE, 2018).



DISCOVER MORNINGS
IN A WHOLE NEW LIGHT

THE FAÇADES

Characterised by Portage Road, the area within which Verge Apartments is placed is the site of a historic link between Auckland's eastern and western waterways. The pattern of the perforated panels aims to recreate the light filtering through the bush as crossings were made. These create an experience of connection with the surrounding landscape as you enter each building.



ARTIST'S IMPRESSION ONLY

DISCOVER YOUR SPACE

Featuring two bedroom apartments, each of the upper levels has been designed to maximise the sense of space. The generously sized windows reinforce this idea by providing abundant daylight and an exceptional outlook.



ARTIST'S IMPRESSION ONLY

OUTLOOK

Situated on the north-east slope of Te Apunga o Tainui - McLennan Hills, Verge Apartments boasts spectacular sunrise views across the Tamaki Estuary and the Gulf beyond.

The north-south orientation of the apartment buildings means that each of our residents will enjoy either north, east or west-facing aspects.

To make the most of these aspects, each apartment has an outdoor area of at least 8m², with the ground floor outdoor areas extending to 31m².

A STAGGERING VIEW

The upper levels of both buildings feature two bedroom apartments that are designed to enhance the sense of space within a compact, efficient plan. The exterior has generously sized windows to harness as much daylight as possible.

The floor levels of the two buildings have been staggered in height and the apartments off-set in plan to maximise the outlook and privacy between opposing apartments. Where there is the possibility of overlooking, or a reduction in privacy between opposing or adjacent apartments privacy screens have been provided on the decks. These can provide solar, in addition to visual screening. On the street façade, the decks facing the road have been provided with extra sliding screens to afford additional privacy to these apartments.



ARTIST'S IMPRESSION ONLY

OUTLINE SPECIFICATION

Verge consists of 59 two bedroom apartments with beautifully crafted kitchens and intelligent spatial design. Each apartment boasts utmost privacy while also providing exceptional outlooks north, east and west of the apartments.



GENERAL FEATURES

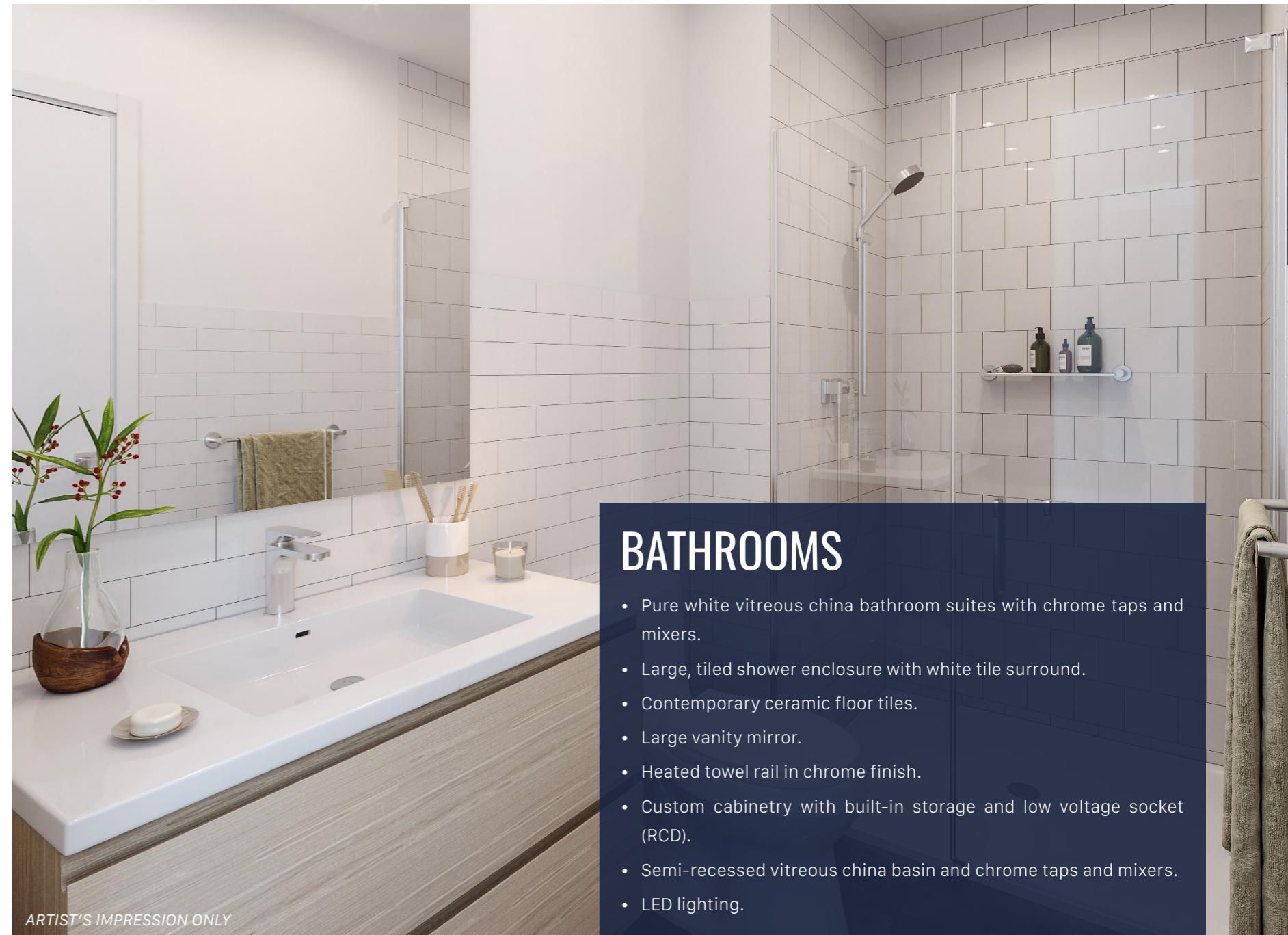
- Private, secure, contemporary suburban apartment living featuring up to five levels of apartments in two buildings, grouped around a spacious communal courtyard inclusive of parking areas.
- Each apartment complex is linked north to south via an opulent pathway with recessed illuminated lights which bounce light off feature embossed metal screens.
- Visitors are welcomed into each complex via a grand fully glazed circulation atrium, which leads guests to each floor via open stairwells and a communal lift.

ARTIST'S IMPRESSION ONLY



EXTERIOR

- The exterior of the building features clean, modern, contemporary styling and robust materials. The apartments are rendered in a simple but expressive manner with alternating rhythms of materials and varied external articulation to give the apartment buildings a welcoming, human scale.
- The exterior features a combination of painted concrete panels, fully double-glazed curtain walls and metal cladding; all framed in an extruding concrete frame.
- All apartments benefit from feature embossed metal privacy screens.
- The apartments all feature +8m² recessed, sheltered balconies providing views, amenity and privacy.

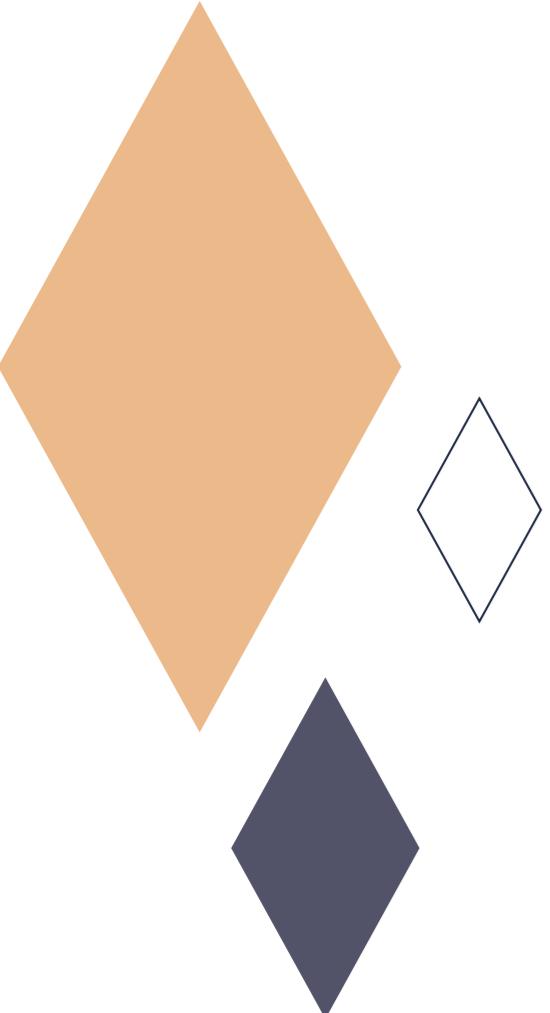




FURNITURE PACKAGE

The great thing about developing at the scale that we do is the discounts we're able to pass on to our buyers. Take the hassle out of investing and talk to our team about one of our excellent furniture packages.

1. Quilted or fabric headboard
2. Matched contemporary styled dining chairs
3. 40" Television
4. Contemporary styled dining table
5. Matched bedside cabinets
6. Deluxe queen sized bed
7. Custom made two seater fabric couch plus comfortable chair
8. Custom designed entertainment unit
9. Good quality mattress protector
10. Contemporary styled coffee table
11. Provision for curtains, drapes or blinds as appropriate
12. Custom made three seater couch



FLOOR PLANS



TYPE B / TYPE B1

2 Bedroom

1 Bathroom

Size 62m² + 8m² Deck / Size 61m² + 8m² Deck



TYPE A

2 Bedroom



1 Bathroom

Size 62.8m² + 31 m² Deck



TYPE C

2 Bedroom



1 Bathroom

Size 72m² + 9m² Deck



TYPE D

2 Bedroom



1 Bathroom

Size 65m² + 8m² Deck



TYPE F

2 Bedroom



1 Bathroom

Size 65m² + 10m² Deck



TYPE E

2 Bedroom



1 Bathroom

Size 64m² + 8m² Deck

LIKE WHAT YOU SEE?

For information on how to purchase
your Verge Apartment, simply contact
us on sales@duvalgroup.co.nz

Like us



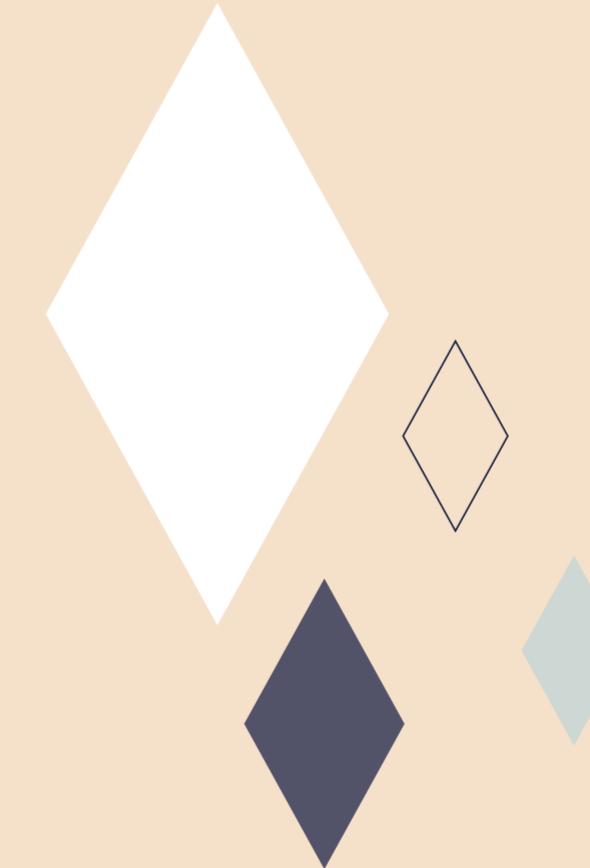


Du Val Group NZ Limited is the holding company for the Clarke family's property related businesses.

Founded by Kenyon and Peter Clarke, the Du Val Group is New Zealand's 2nd most active apartment developer, Auckland's largest suburban apartment developer (CBRE 2018) and New Zealand's 8th largest home builder in partnership (BCINZ 2018).

Du Val develops and invests in large format, mixed use residential projects in Auckland, one of the world's most vibrant & diverse cities. Du Val's business activities span property development & investment, construction management, self-delivered construction, funds management, facilities & property management, financial services, gym and health club management.

In addition to the Du Val Group's commercial activities, the Clarke family have established the Du Val Foundation as a registered charity to provide for the wellbeing of New Zealand children, especially within South Auckland.



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