

AVENUE APARTMENTS

MOVE IN
Q4 2019

WELCOME TO

AVENUE APARTMENTS

Avenue Apartments represents an exceptional entry point into the property market or addition to any investment portfolio. With high spec design and proximity to transport links, multiple employment hubs, infrastructure and amenity, growth at Avenue Apartments will be long term and sustainable.

- **9.69%**

Annual capital growth
over the last decade

- **2.9%**

Annual GDP increase

- **\$2,500**

1 bed approx.

- **\$3,500**

2 bed approx.

**Body
Corporate**



- **\$280 million**

Middlemore Hospital
upgrade

- **\$2 billion**

Auckland Airport
extension

**Infrastructure
Spend**

MOVE IN
Q4 2019



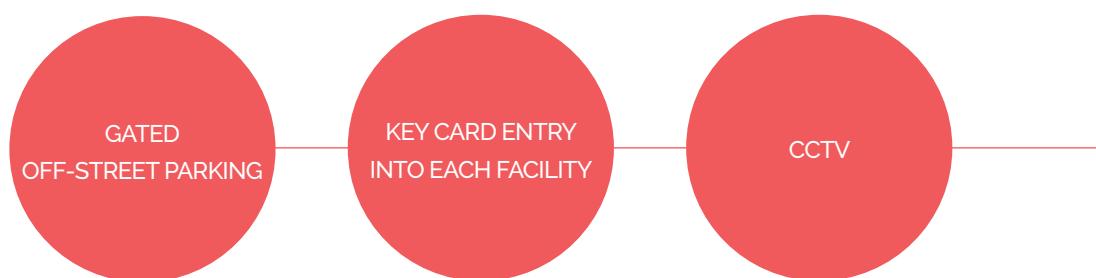
APARTMENTS THAT GROW

AMENITIES

	Auckland CBD	20 min
	Auckland Airport	8 min
	Middlemore Hospital	12 min
	State Highway 20	2 min
	Mangere Bridge Village	5 min
	Otahuhu Transport Station	12 min

LOCK AND LEAVE

Avenue Apartments have been designed with the busy suburban lifestyle in mind. Whether you're popping out for a coffee at Ruby Red, a quick run up Mangere Mountain or to pick up dinner, the convenience of a lock and leave apartment means you're able to come and go without the stress.



ONSITE PEACE OF MIND

We are investors as well, so we understand the importance of immediacy when dealing with issues around maintenance or tenants.

This commitment to quality, hands-off investments prompted us to include an onsite building manager. This person will reside in the building manager's apartment within the complex and will be available for 24 hour support, should you or your tenant need it.

THE APARTMENTS

Avenue Apartments consist of north, south, west and east facing apartments. Available in one or two bedroom apartments, the spaces are designed efficiently, with particular effort put into harnessing as much natural light as possible.

WELCOME
HOME



Farewell the sun from your lounge or balcony as it sets behind Mangere Mountain.



MANGERE MOUNTAIN

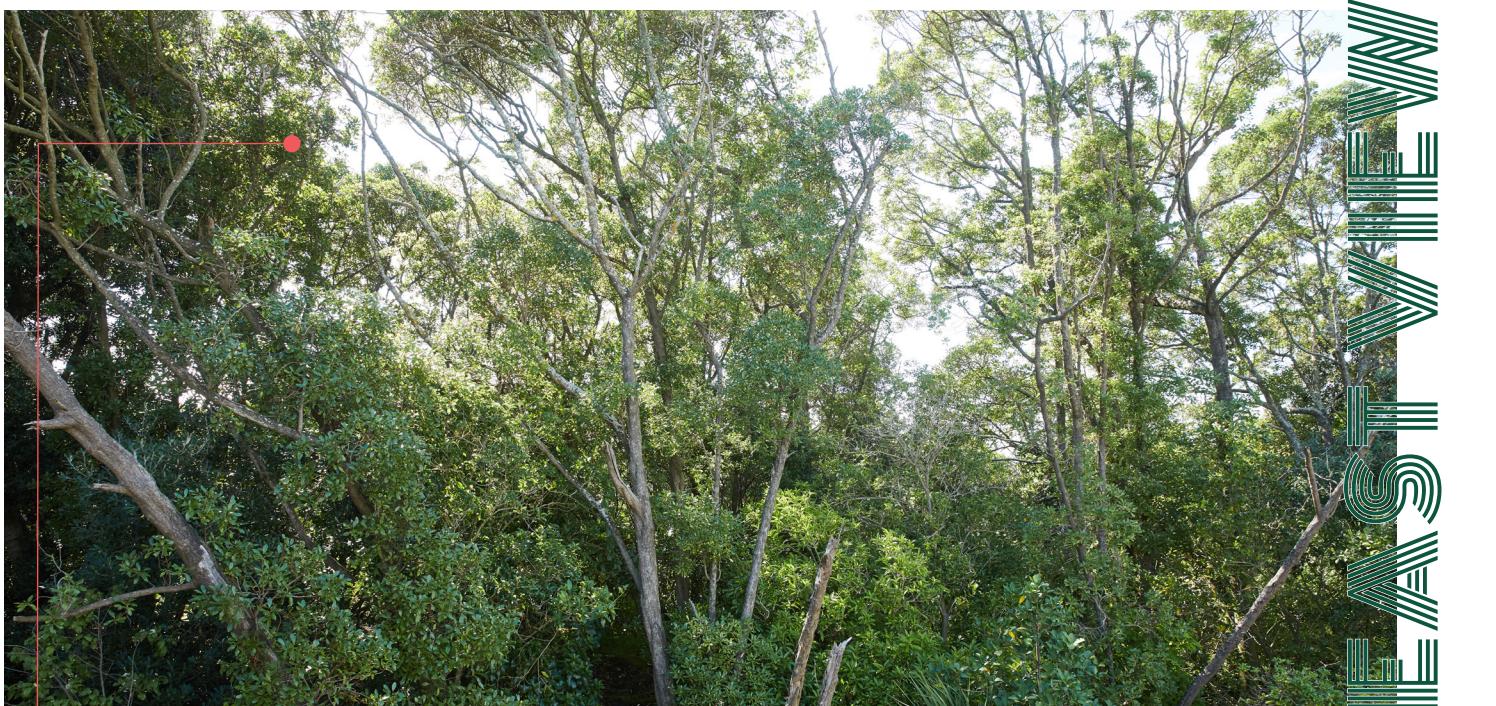


W
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Get more out of the day with hours of sun.



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Relax in privacy and enjoy the tranquil greenery.

THE DETAILS

UNIT SIZES
50sqm – 65.5sqm
BOMA excl balcony/patio

BEDROOMS
1 & 2

ONSITE MANAGER
24 hour onsite
building manager

WINDOWS
Double Glazed

BOSCH APPLIANCES
Fridge/Freezer
Washing Machine
Dryer
Microwave
Dishwasher

SECURITY
Gated carpark, Key
card access, CCTV

ONSITE PARKING
One allocated space per
apartment



Good quality mattress protector



Custom designed entertainment unit



Provision for curtains, drapes or blinds
as appropriate



Quilted or fabric headboard



40" Television



Deluxe queen sized bed



Matched bedside cabinets



Two seater fabric couch plus
comfortable chair



Two Bar Stools



Contemporary styled coffee table



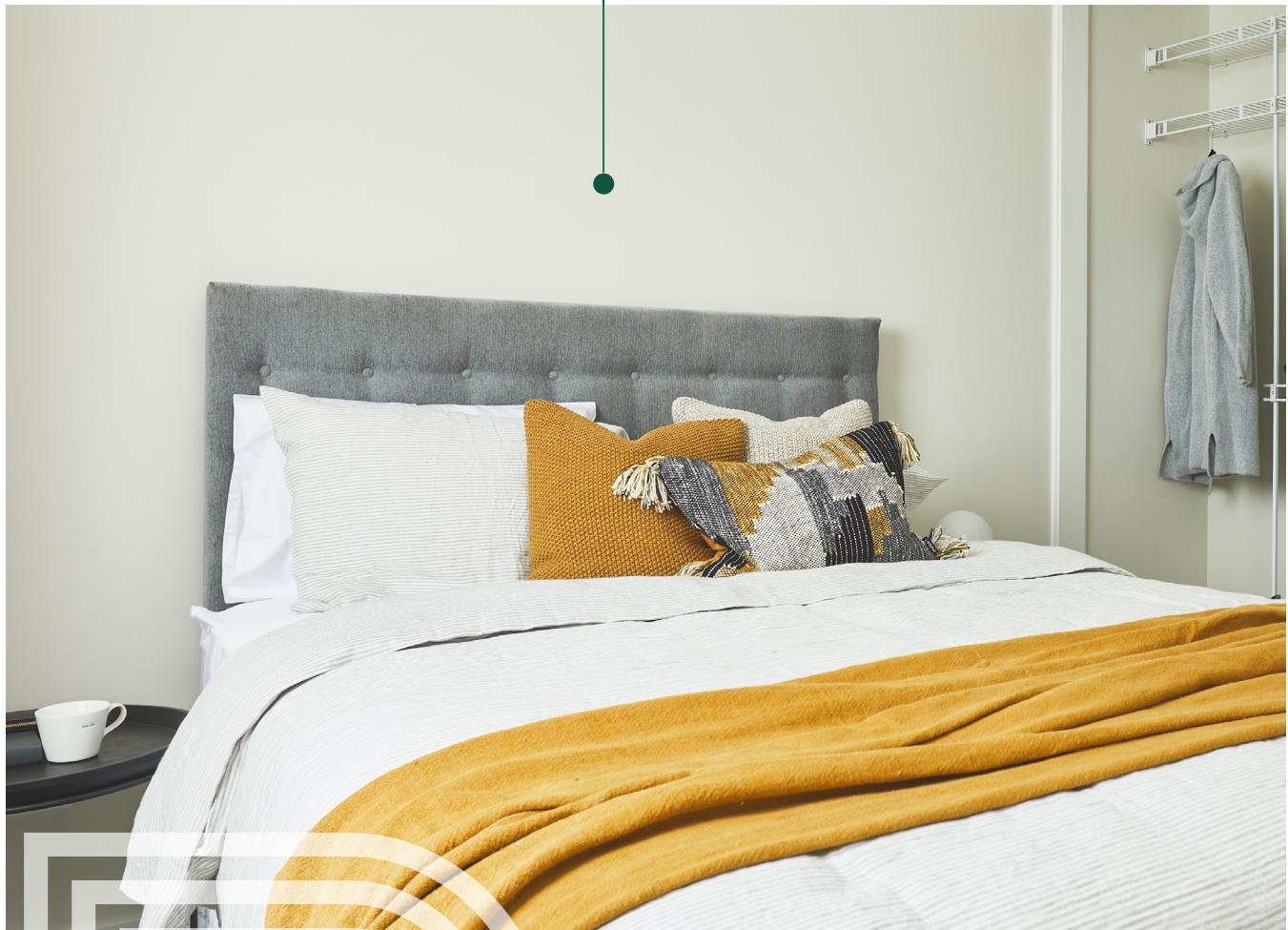
Or Three seater fabric couch



BEDROOM

Enjoy spacious double bedrooms with a built-in wardrobe and abundant natural light.

YOUR SUBURBAN SANCTUARY



BATHROOM



KITCHEN



OUTLINE SPECIFICATION



GENERAL FEATURES

- Private, secure, contemporary suburban apartment living featuring three levels of apartments in six buildings, grouped around two spacious communal courtyards with adjacent parking areas.
- The whole apartment complex is linked via a grand, central circulation spine, which extends from the northern boundary to the main car park on the southern boundary, at times continuing under glazed sky bridges linking the apartment wings.
- A feature 'living wall' of planting is situated on the entry wall to the apartment complex.

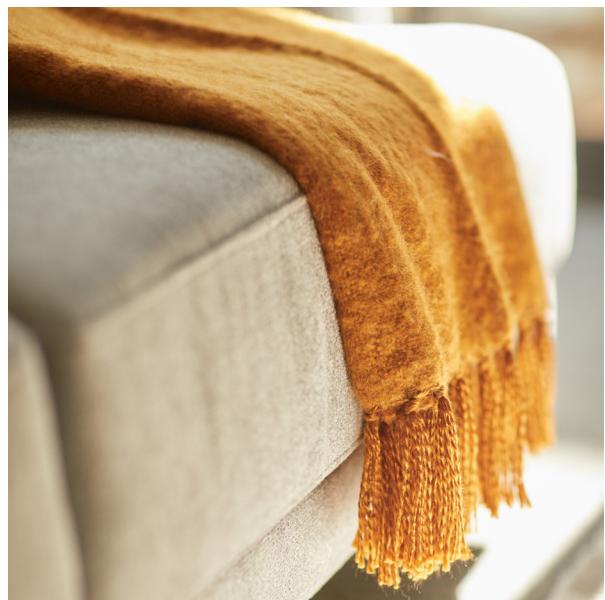
EXTERIOR

- 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, timber and cedar weatherboards and louvre screens below simple mono-pitched colour steel roofing.
- The apartments typically feature recessed, sheltered balconies providing views, amenity and privacy.



GENERAL INTERIOR

- Inter-tenancy fire rated, acoustic walls to meet NZ Building Code standards; double stud, double lined with acoustic insulation, STC 58 to provide safety, privacy and comfort for residents.
- Gib walls and ceiling linings, architraves painted with Resene Environmental Choice low VOC paints.
- Rooms typically feature square stopped cornices, architraves door jambs and 60mm custom skirting in a matching Resene paint finish.
- Square profile, satin chrome architectural door hardware, energy efficient LED recessed downlights and strip lights and contemporary profile switches and power points.
- Pre-finished bleached timber veneer flooring and/or heavy duty broadloom carpet to bedrooms and living areas.
- Contemporary large format ceramic tiles to bathrooms.
- Double Glazed Units.



KITCHENS AND LAUNDRIES

- High specification designer kitchens featuring easy-glide drawers and doors with soft close feature.
- Engineered stone worktops.
- Fully integrated European styled appliances including microwave, dishwasher or dish-drawer, fridge/freezer, stainless steel oven and hob with stainless steel extractor hood.
- Coloured glass splashback.
- Feature lighting below wall units.
- Laundry cupboard complete with super tub, washing machine and dryer

BATHROOMS

- Pure white vitreous china bathroom suites with chrome taps and mixers.
- Large, tiled shower enclosure with white tile surround.
- Contemporary ceramic floor tiles.
- Large vanity mirror.
- Heated towel rail in chrome finish.
- Custom cabinetry with built-in storage and low voltage socket (RCD).
- Semi-recessed vitreous china basin and chrome taps and mixers.
- LED lighting.



GENERAL FEATURES

- On-site Manager.
- On-site car parking (one allocated space per apartment).
- Communal courtyard space including barbecue area.
- Grand circulation spine which links all elements of the site via a wide external pedestrian "street".

SECURITY & WARRANTIES

- Gated security to the site with card access.
- Monitored CCTV surveillance.
- Card controlled access to all apartments.
- Structural and weather tightness guarantee.

FIXTURES & FITTINGS

- Wardrobes in master bedrooms with sliding doors.
- Satin chrome door handles.
- Recessed LED downlights to kitchen, living room, bedrooms and bathrooms.
- Sky, TV and telephone outlets to living room with TV outlet to all master bedrooms.

FLOORING

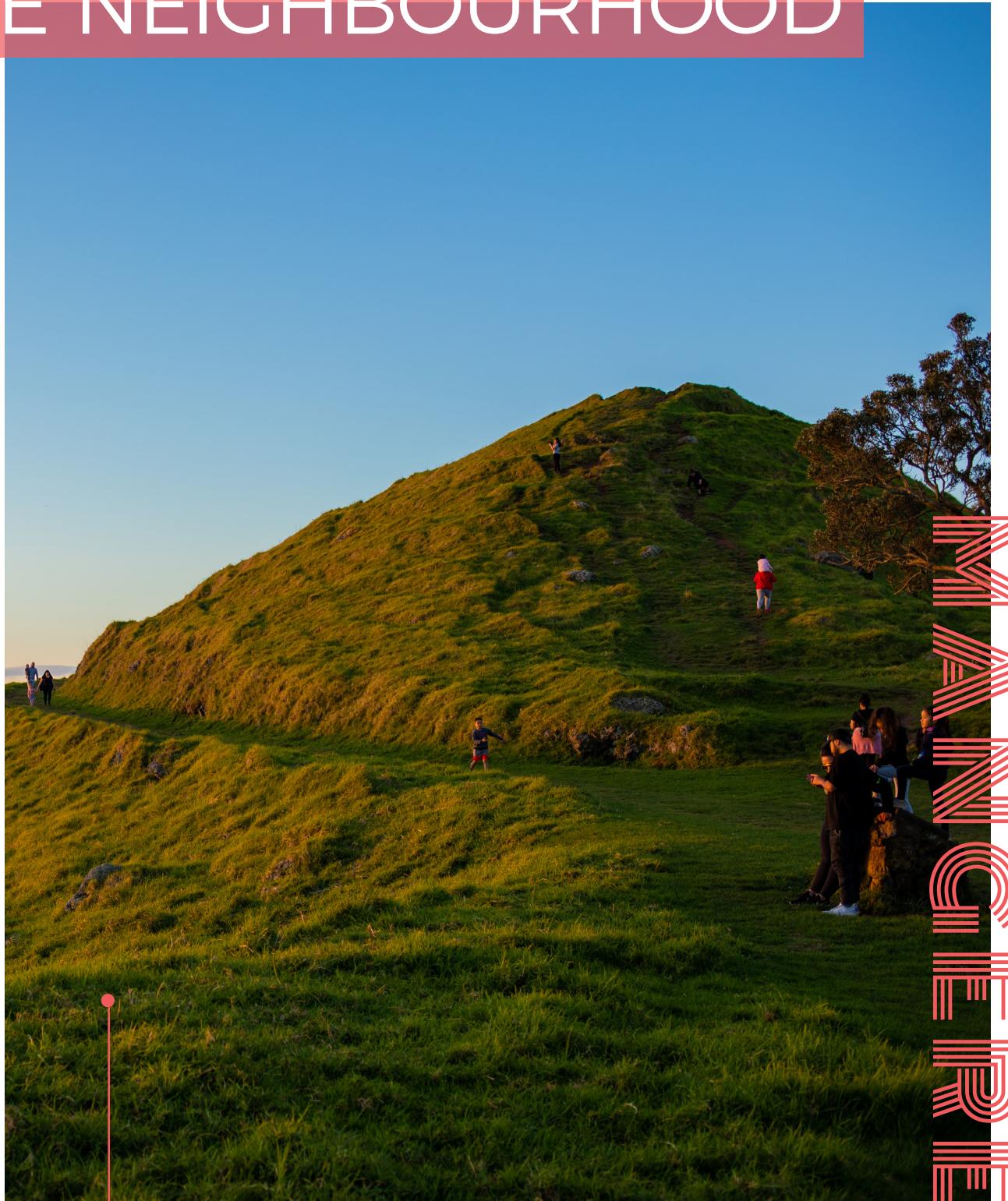
- Pre-finished bleached timber veneer flooring and/or carpets in warm, neutral tones to bedrooms and living areas.

DÉCOR

- Smooth finish to all walls and ceilings.
- Complementary finish to doors, timber work and joinery.



THE NEIGHBOURHOOD



WELCOME TO THE NEIGHBOURHOOD

COMMUNITY

MEET OTHER OWNERS AT
AVENUE APARTMENTS

“ We're looking forward to living in a new place, not having to worry about having used furnishings... It's also really good knowing that we actually have a reliable onsite building manager that we can go to see about any issues **”**

STEFF, FIRST HOME BUYER



WIREMU, INVESTOR

“ I think it's good that Du Val have a property management team. They sort it out, I don't have to worry about anything. **”**

“

It was the first time I'd ever had to do anything like that, so for me transparency is key and I think that's what stuck out to me.

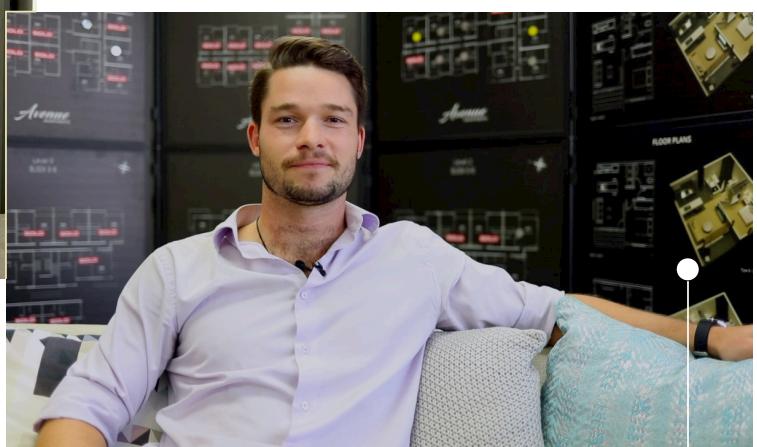
Living in Japan I think it's quite good for us to have something here that's just ticking along earning us cash.

”

BEN AND ANNE, FIRST HOME INVESTORS



PHOEBE, FIRST HOME BUYER



BEN, FIRST HOME BUYER

THE NEIGHBOURHOOD

OUR NEIGHBOURHOOD

We develop in the suburbs of Mangere and Mangere Bridge, not only because of their forecasted economic growth, but because they truly are wonderful places to live.

More and more New Zealanders seek shorter commutes; open, walkable spaces and places to feel part of a community. So it's no surprise that the suburbs of Mangere and Mangere Bridge are becoming increasingly sought after. Rich in amenity, stunning geography and community, this place boasts a small town feel just minutes from the hustle of the city.



YOUR LOCAL
**GREEN
GROCER**

Paul, owner of Bridge Fruit n' Veg



Sophea and Mike, owners of Ruby Red

YOUR LOCAL
BARISTA



YOUR LOCAL
MAUNGA



YOUR LOCAL
CREATIVITY



YOUR LOCAL
WALK



We've partnered with Downey Construction to ensure Avenue Apartments are built to an exceptional standard, from the ground up. Construction is due to be complete in Q3 2019 and we're well on our way.



Take a look at our progress!

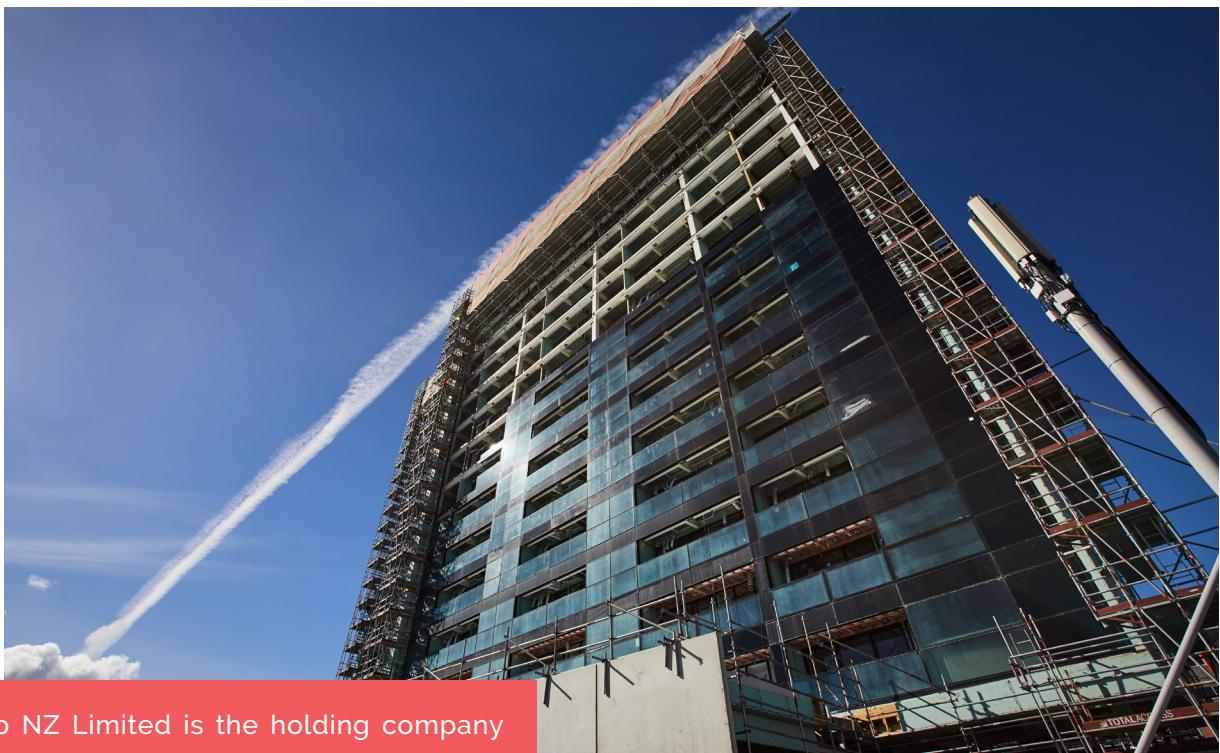


CONSTRUCTION

QUALITY FROM THE GROUND UP



DU VAL



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 and 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.



OUR PARTNERS

Property Council
New Zealand



i CLAW

CATO BOLAM
CONSULTANTS

archimedia
architecture | interiors | ecology

KINGSTONS



AVENUE APARTMENTS

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