

# Living with us



**Fletcher Living<sup>®</sup>**  
this is living





# We create homes For you to make your own

110 years of experience in the design and construction of homes has taught us that a home is measured not in square metres, but in the life that can be lived within it. A brand new home by Fletcher Living is much more than just a house – it's a contemporary, low-maintenance home, just waiting for you to add your own personal finishing touches.

We have homes designed to suit every lifestyle, from urban apartments to spacious two-level family homes. Every home is crafted to a high standard, filled with quality features and modern appliances, and located within neighbourhoods with a strong sense of community.

**We have great locations across Auckland and Canterbury, built by a team who stand proudly and confidently behind every home they build. Each home is ready to move into, with no hidden costs. So you can simply turn the key and start living.**



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# Feel at home the moment you walk through the door

## **MORE TIME FOR YOU** **Built with you in mind**

We don't believe the kiwi dream should be measured simply by the size of your back yard, but how your space enables you to live. Our low-maintenance homes are filled with modern appliances from trusted brands and even have completed landscaping. So you can spend less time working around your home and more time living the dream in it.

## **PEACE OF MIND** **Brand new finished homes**

Our completed homes and showhomes, give you the opportunity to walk through and experience the quality, workmanship and layout – before you buy. Our team manage every detail of the construction process, so you can feel safe in the knowledge that you have the backing of the Fletcher Living team and the assurance of a 10 Year Master Build Guarantee\*.

## **A COMMUNITY YOU'LL BE PROUD OF** **Designed for life inside and out**

When you buy with us you don't just buy a home, you buy into a growing community. We put great emphasis on the spaces beyond your four walls, to make your world a whole lot bigger. We're passionate about creating neighbourhoods with the right balance of walkways, parks and playgrounds, as well as considering access to transport, schools and shops.

## **MODERN, COMFORTABLE HOMES** **T-shirt warm all year around**

Our homes are packed full of quality features and fixtures with our light-filled homes providing a welcoming sense of space. Double-glazed, well-insulated, warm and dry, we pride ourselves on creating comfortable, healthy homes that New Zealanders love to live in.

## **DESIGNS INSPIRED BY LIFE** **Homes that work around the way you live**

We consider how our homes will be lived in and then create spaces that are versatile and adaptable. Our architecturally designed homes vary from urban apartments to spacious family homes. Our on-trend interior colours and finishes provide a blank canvas for you to make your own.



\*Our freehold stand-alone, terrace and duplex homes all come with a 10 Year Master Build Guarantee and the backing of the Fletcher brand. Unit title apartments and terrace homes are managed under a Body Corporate structure, where the common areas are owned and managed by the Body Corporate. Warranty claims and general maintenance are dealt with under this governance structure, in conjunction with the requirements of the Unit Titles Act 2010, the Building Act 2004 and applicable regulations.





Proudly standing  
behind the homes and  
neighbourhoods we build



# The easiest way to own a brand new home

Behind each home is a highly experienced team who has been involved from design through to handover. Our New Home Consultants are knowledgeable experts who will walk you through our show homes and the sales process, keeping you well informed along the way. We've been trusted homebuilders in New Zealand since 1909, so when we say we're here for you, we mean it.

1.

## Start your research early

Whether you're doing your research online or talking directly with a sales person, it's important to start your research early. We offer a range of locations and homes across Auckland and Canterbury.

4.

## Work out your budget

If you need to sell your current home, find out how much it's worth by getting a property appraisal, and then talk to your lender to determine the parameters of your budget.

7.

## Securing your new home

To secure your new home, we require a deposit on purchase, with the balance of the purchase price payable at settlement.

2.

## Meet the team

Once you've decided where you'd like to live, come and meet with one of our friendly New Home Consultants. They'll be keen to understand your specific home requirements.

5.

## Talk to the bank

Getting a pre-approved loan puts you in a better position to buy and speeds up the documentation process.

8.

## The handover process

Once your offer has been finalised and a settlement date established, we'll walk you through the property prior to settlement as part of the handover process. You'll be provided with information about your new home, including use of appliances and other fixtures and fittings.

3.

## See it for yourself

Building plans and specs can be confusing – the majority of our homes are fully complete before we advertise them for sale, allowing you to get a feel for the space and find one that's the right fit for you. This process can be different when buying Apartments off-plan (refer to page 22 to learn more).

6.

## Seek legal advice

Your lawyer will make sure that all the legal processes are followed and can check over property reports, such as a LIM, Title and the Sales & Purchase Agreement.

9.

## Pre-Settlement

Prior to moving in, you'll need to arrange a number of utility connections and an insurance provider for your new home. You'll also need to arrange for window treatments to be measured and installed.

10.

## Settlement day

Settlement day is the date you pay the balance for the property and we hand over the keys. Congratulations on your new home! Now let's start living.





# Looking for a new home in Auckland?

## South & East

With a range of locations across Auckland ranging from family homes just a short walk to the beach, to apartments nestled in the city, we're sure you'll find the perfect home to suit you.

- Beachlands
  - Birdwood Heights
  - Glen Innes
  - Hobsonville Point
  - Homai, Manurewa
  - Māngere
  - Oranga
  - Ormiston Fields
- Panmure
  - Park Green, Karaka
  - Red Beach
  - Stonefields
  - Three Kings
  - Waiata Shores, Conifer Grove
  - Whenuapai

For more information on our Auckland locations, please refer to our website.



### Low maintenance, modern homes

Today's homes need to be designed around modern lifestyles. Versatility of space and home styles are fundamental elements in the construction of our architecturally designed homes.



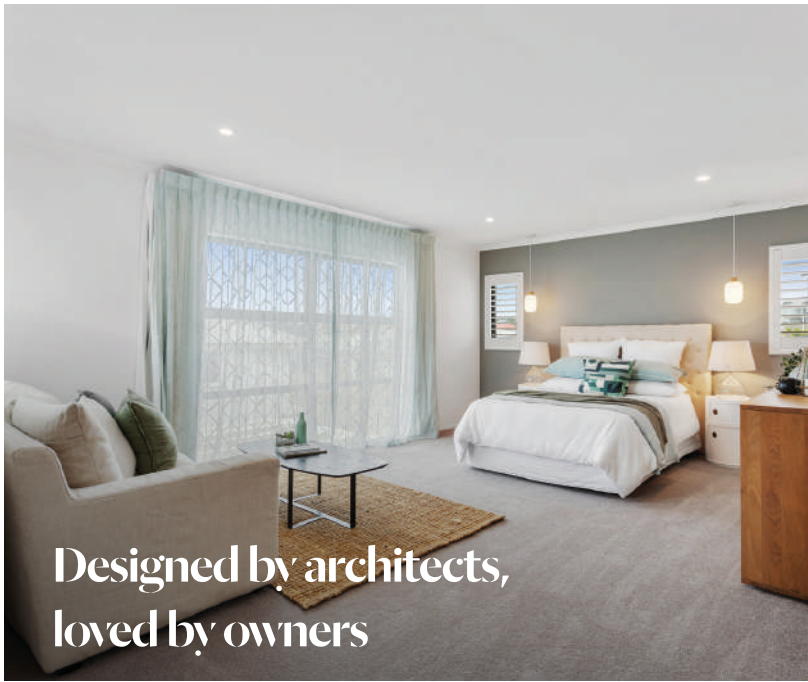
### Friendly, safe communities



### Entertaining is a breeze



## North & West



### Designed by architects, loved by owners



### Urban living

It's easy to feel at home and entertain with ease in these modern new homes. Generous multi-purpose spaces enable you to move in and make the home your own.



### Room to breathe, space to live



# Central



Relaxed coastal setting



## Turn your dreams into a reality

Feel like you're on holiday every day. Escape the busy-city living but still feel connected to the things that matter.



A vibrant place to call home

# Canterbury

## Canterbury living at its best

In Canterbury we offer a wide range of homes in both suburban and central city locations.

There's a place, price and home for everyone. You'll love living in these well-established locations, surrounded by the best eateries, cafes, entertainment and shopping, great schools and lifestyle options.

- Greenstead
- Mātai Springs
- One Central

**For more information on our Canterbury locations, please refer to our website.**



Desirable, connected neighbourhoods



## A place for everyone

Our homes offer open shared spaces for everyone to enjoy, and a community that balances the ability to live, work and play.



Contemporary living





# Garage. Office. Workshop. Whatever your jam.

Living happens in garages that give birth to start-ups, passion projects and rock bands.



# Stand-alone Homes



**Our single level and two-level stand-alone homes can be found across our Auckland and Canterbury locations.**

Designed with a real sense of space and with a variety of floorplans on offer - they are the perfect family home. Featuring neutral tones and flexible spaces that allow you to add your own personal style. It's easy to make your brand new home your own.



**Quality Fisher & Paykel appliances**



**Open plan living, kitchen and dining areas**



Some of our homes come with added features, like this walk-in pantry.



**Master bedrooms with spacious wardrobes and stylish ensuites**



**Fully fenced and landscaped, ready for outdoor living**

All of our stand-alone homes have great indoor, outdoor flow, making them perfect for entertaining.







**Explore our range of terrace and duplex homes across Auckland and Canterbury.**

Quality-built, single, two and three level terrace and duplex homes are designed for busy, modern lifestyles. They are warm, dry, and low maintenance; leaving you more time to spend on family and the things you love.

# Terrace & Duplex Homes



**Stylish kitchens fitted with trusted, quality appliances**



**Low maintenance landscaping completes each home**

**Seamless indoor-outdoor flow provides the perfect entertaining areas for guests and family living**

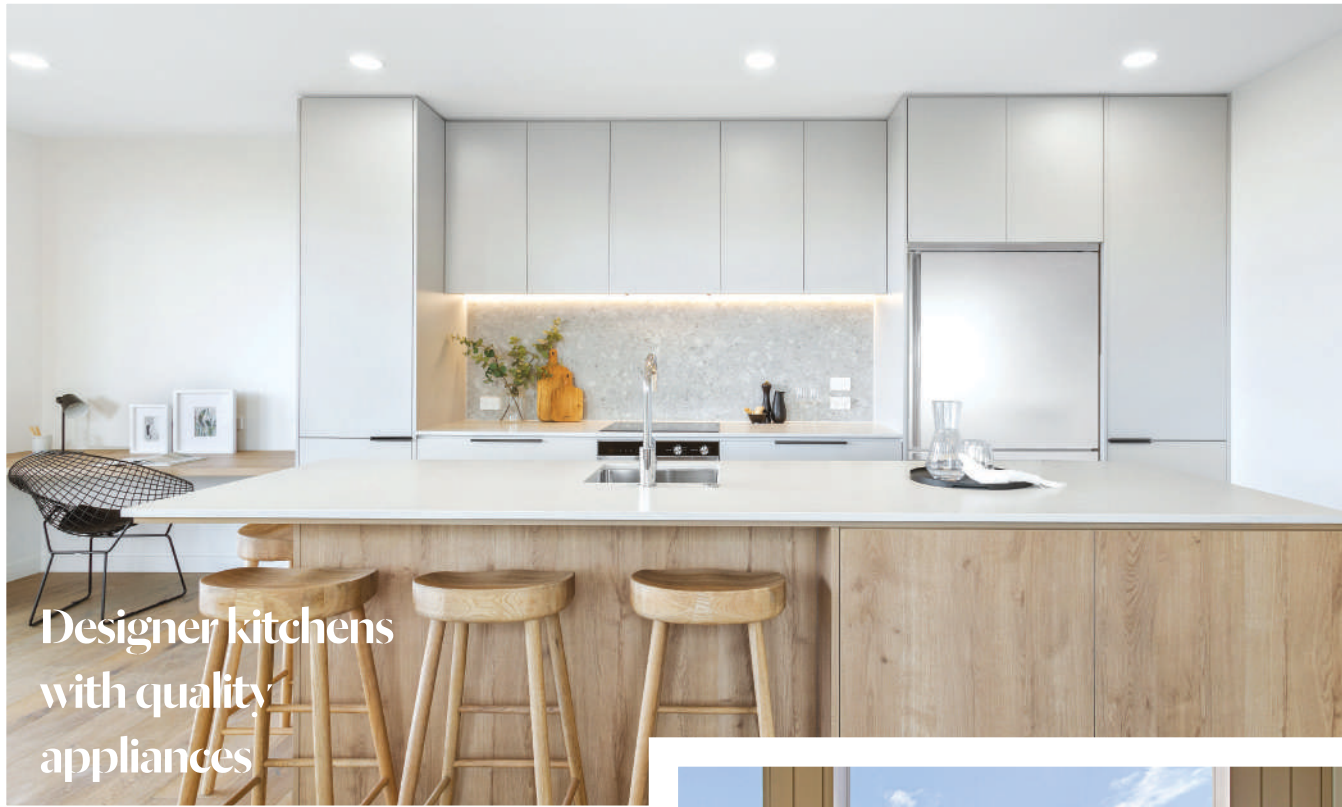


**Spacious bedrooms and well appointed bathrooms**





# Apartments

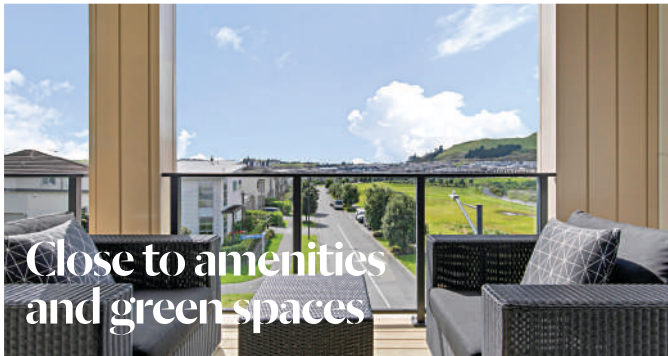


Designer kitchens  
with quality  
appliances

**The perfect choice for living in desirable central locations in both Auckland and Canterbury, our apartments are architecturally designed for modern-day living.**

Many fundamental elements are considered in the design of our apartments, from the versatility of space and variety of floor plans to open-plan living positioned to make the most of the natural light.

Low maintenance, secure and well positioned for amenities and transport, many people are choosing apartment living to suit their lifestyle.



Close to amenities  
and green spaces



Open and light filled spaces



A range of 1-3 bedrooms

The perfect choice for living in desirable central locations, our apartments cater to different lifestyles and are ready for you to make your own.







Creating homes  
Kiwis love to live in



# Praveen & Prameela

Less than 10 minutes was all it took for Praveen and Prameela Chirra to fall in love with their Fletcher Living home. The couple had been dreaming of owning a house in New Zealand for more than two years, so when the Fletcher Living New Home Consultant alerted them to a brand-new, four bedroom, two-and-a-half-bathroom home for sale in Glen Innes, they headed straight there.

“It had everything we were looking for,” says Praveen. Having previously rented at Stonefields, another Fletcher Living development, Praveen felt confident in the quality of the home’s construction, just as he knew this development would adhere to the same high standards, with access to schools, businesses and transport. “Fletcher Living doesn’t just build homes, they build communities and that’s what I liked about it,” he says. Praveen and Prameela signed the sales and purchase agreement on the spot.

Dealing with Fletcher Living was a seamless process, he adds, from the time of purchase right through to settlement and moving in.

“I love our neighbourhood,” says Praveen. “It’s quiet and peaceful, not too far from the city centre, close to parks and recreation centres, playgrounds and shopping centres.”

“What else could you ask for?” says Praveen. For the Chirra family, this is living.



# Jade & Suraya

For Jade and Suraya Washer, life in a brand-new Fletcher Living home couldn't be easier. The couple moved into their brand-new Fletcher Living home in Whenuapai before Christmas 2021.

Now that their daughter, Haisley is two, there's nothing Jade and Suraya enjoy more than baking at the island bench in their practical, easy-clean kitchen - it's one of the many features they now enjoy — along with the lack of maintenance required, leaving them more quality time to spend with their daughter. “We're stress-free in this house,” says Jade. “It's so much easier to clean up after a toddler and a dog.”

Jade and Suraya were living in a two-bedroom Fletcher Living home in another part of Whenuapai, but with a toddler on the move — along with their 20kg labradoodle — the family were eager to upgrade to a more spacious family home, with three bedrooms, two bathrooms and a garage.

Weekdays couldn't be easier. Jade often bikes to work, while Suraya drops Haisley off to the day care across the road, and (one day) will be able to walk her to the local primary school. Living and working in such close proximity means they have the luxury of time, along with the ability to live a virtually “self-sufficient” lifestyle, say the couple. Their Fletcher Living Whenuapai neighbourhood also boasts a cafe, playground, lots of open green spaces, links to excellent schools and abundant transport options.

Most weekends the family will take a long walk around the neighbourhood with the dog and pram, or will take a drive to nearby beaches and bush walks. But Jade says even tinkering in the garage with the door up and the sun pouring in has become a favourite part of the weekend.

For the Washers, this is living.



# Chelsea & Mitchell

“Our home at Obsidian Apartments, Three Kings is truly that – a home. The apartment itself is spacious and beautifully finished with quality materials. The layout is functional and allows us to utilise the space to its full potential.”

“Three Kings is a fantastic neighbourhood to call home and we have all the amenities we need on our door step. It’s a very warm, welcoming community and has a great feel to it.”

## **Obsidian truly is easy living.**

Currently selling: Caldera Apartments and Terrace homes.





# A Fletcher Living home is full of design, workmanship and space. All carefully delivered to be filled with life

After 110 years of designing and building homes, we understand that although important, it's not about the home itself, but more what that home facilitates. We apply that philosophy to the design and construction of all of our homes and we believe you'll be able to sense it the moment you walk through the door.

Visit a showhome today.

## For more tips & inspiration go to:

[www.fletcherliving.co.nz/blog](http://www.fletcherliving.co.nz/blog)



10 reasons why it's still a good time to buy



LowCO - Our first low-carbon home pilot



Making First Home Partner a reality

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**Fletcher Living**  
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A group of six people are gathered around a dining table in a modern kitchen, enjoying a meal and music. A man in a floral shirt is playing a guitar and singing. The table is set with various dishes, including corn, salad, and rice. The atmosphere is warm and inviting, with soft lighting and a large potted plant in the background.

# This is living

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this is living



