



# THE MARINA

MANA ESPLANADE



PROUDLY MARKETED BY

**BAYLEYS**

CAPITAL COMMERCIAL (2013) LIMITED, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008





# THE MARINA LIFESTYLE

## A SUBLIME BLEND OF SEA & LIFESTYLE

20 townhouses available with a mixture of two and three bedroom high-end homes for the discerning purchaser.

On offer are three executive, 3 bedroom, 2 bathroom plus separate WC homes with internal access garaging perfect for the boat or ocean toys.

Also available are two typologies of the 2 bedroom townhouses, one with 2 ensuites and beautiful open plan living and the other with large family bathrooms, all featuring coastal style landscaping for superb outdoor living.

All these properties will be finished to a high standard including a clean and modern decor with high-end appliances and fittings.

No matter what stage of life you are at The Marina will offer you a safe, comfortable, and convenient lifestyle.



\*ARTIST IMPRESSION ONLY

# LUXURY


FROM ITS HIGH SPECIFICATION DESIGN  
AND LUXURIOUS FIT-OUT SYMPATHETIC  
TO ITS MARINE LOCATION, THIS IS THE  
EPITOME OF LIFESTYLE LIVING



# LIFESTYLE

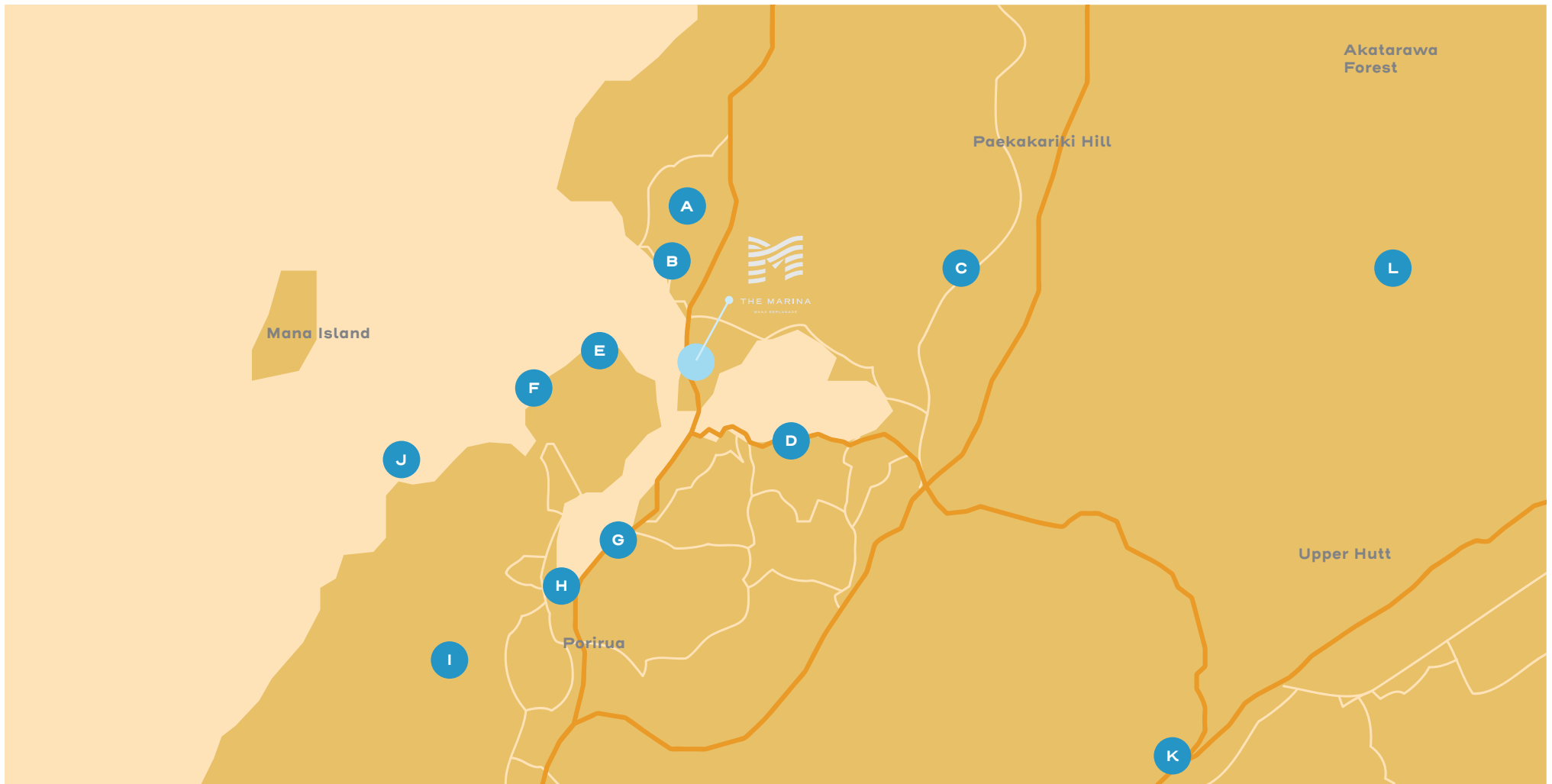
LIVE AN ENVIABLE LIFESTYLE WITH A MYRIAD  
OF NATURE WALKS, PARKS AND OUTDOOR  
AQUATIC OPTIONS AT YOUR DOORSTEP



An aerial photograph of a coastal town and marina. The water is a vibrant turquoise color. In the foreground, a large marina is filled with numerous white sailboats docked at wooden piers. A stone breakwater curves around the marina. To the right, a residential town with many houses and buildings is visible. In the background, there are green hills and a larger bay. The sky is clear and blue.

# BLUE CHIP LOCATION

A SEASIDE LOCATION WITHIN CLOSE PROXIMITY TO THE LOCAL VILLAGE, SCHOOLS, PUBLIC TRANSPORT AND CENTRALLY LOCATED BETWEEN WELLINGTON CITY AND THE HEART OF THE KAPITI COAST



Located close to the ocean The Marina is an exciting opportunity to secure a lifestyle property in walking distance to the beach, parks, public transport, supermarket, and all there is on offer in Mana and Plimmerton. This development is just minutes' walk to Mana Railway Station, the supermarket, The Mana Cruising Club, and many bars, restaurants, and cafes. Approximately 25kms to Wellington CBD and the heart of the Kapiti Coast.

- |    |                         |    |                              |    |                                     |
|----|-------------------------|----|------------------------------|----|-------------------------------------|
| A. | The Track Lookout       | E. | Whitereia Park               | I. | Mt. Rangituhi/Colonial Knob Lookout |
| B. | The Blue Seat           | F. | Terrace Road Lookout         | J. | Komanga Point                       |
| C. | The Morgans Golf Course | G. | Adrenaline Forest Wellington | K. | Dry Creek Entrance, Belmont Region  |
| D. | The Quarterdeck Lookout | H. | Pataka Art + Museum          | L. | Kapi Mana Motocross Track           |



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# SPECIFICATIONS

## BATHROOM

- Shower Slide Methven Echo Slide Shower 3 Function Stainless
- Shower Mixer Felton Reflex Stainless
- Vanity LeVivi Marbella 800mm Wall Hung White
- Bathroom Tap Felton Reflex Stainless
- Mirror Clearlite Sized to suit Bevelled
- Toilet LeVivi Marbella back-to-wall White
- Shower Floor Tiles Palazzo Bianco Lappato 600x600mm Light Grey
- Shower Wall Tiles Palazzo Bianco Lappato 600x600mm Light Grey
- WC Vanity LaVivi Leeds wall hung 400 White

## KITCHEN

- Tap – 2 Bedrooms LeVivi Milan Sink Mixer Stainless
- Tap – 3 Bedrooms Aquatica Deluna Sink Mixer with Pullout Spray Brushed Stainless
- Benchtop Prime Stone Babylon – Athena Polished Light Marble
- Joinery Melteca Snowdrift Satin + Bestwood Melamine Perfect Oak Woodgrain White + Light Oak **or** Joinery Melteca Snowdrift Satin White\*
- Splashback Custom Glass Frosted

## FLOORING

- Hard Flooring Godfrey Hirst Metropol 1500 – Cornsilk 500 American Oak **or** Hard Flooring Godfrey Hirst Metropol 1500 – Sable Oak 300 Oak Timber\*
- Carpet Feltex Cable Bay – Erie 0735 Grey **or** Carpet Feltex Cable Bay – 0540 Cockle Biscuit Grey\*
- Underlay 11mm

## INTERIOR PAINT

- Bedrooms Dulux Mt Aspiring White
- Global Dulux Mt Aspiring Half White

## APPLIANCES – 2 BEDROOM

- Oven Fisher & Paykel OB6OSC5CEX1 F&P 72L 60cm 5 function oven S/S Stainless
- Electric Hob Fisher & Paykel F&P Ceramis Cooktop, 4 elements inc dual touch slide control frameless design Stainless
- Dishwasher Fisher & Paykel DW60FC2X1 F&P D/WASH S/S C2 Stainless
- Rangehood Fisher & Paykel HP601CSX3 Under powerpack Rangehood
- Heatpump Mitsubishi MSZ – GL42 VGD White

## APPLIANCES – 3 BEDROOM

- Oven Bosch Bosch 90cm Freestanding Gas Hob HSB738357A Stainless
- Dishwasher Bosch SMU4HVS01A Stainless
- Rangehood Bosch Powerpack Rangehood – DHL895DAU Stainless
- Heatpump Mitsubishi MSZ – GL42 VGD White
- Heatpump Option Toshiba Shorai – R32 – PKVSG White

## EXTERIOR

- Cladding Rockcote Cardrona Half
- Cladding Stratco – Colour Steel Tuituft
- Cladding BGC – Stratum Duo Premium Oak
- Window Joinery Vantage Aluminium Flaxpod • Matte
- Roof Colour Steel Flaxpod Matte

## LAUNDRY

- Laundry Tub Aquatica Laundra Tubbie Tub White

## OTHER SPECIFICATIONS

- Electrical – Light Spec “maxlume 10watt LED” warm white
- Electrical – Pre wiring for vehicle charger (Garage) Pre wire Yes but no charger
- Electrical – Internal electrical points PDL iconic 300 series plugs
- Electrical – Internal light switches PDL iconic 300 series plugs
- Electrical – Outdoor lights Eurotech LED polycarbonate in white or black
- Electrical – Outdoor electrical point Patio area
- Garage – Garage lining Gib
- Garage – Garage door remotes 2 remotes
- Hardware – Internal door handles TBC
- Kitchen – Cupboard and door handles Flat wide hook over handles
- Plumbing – Outdoor tap At least 1 exterior tap
- Wardrobes – Wardrobe fit out Single shelf with hanging bar
- TV / Internet Broadband fibre box Yes
- Painting Interior standard Level 4 Finish

**\*Oak & Coast colour options represent joinery, hard flooring and carpet options**



# FAQ

## WHERE ARE THE TOWNHOUSES LOCATED?

The Marina Townhouses are located on the corner of Mana Esplande and Pascoe Avenue, Paremata and within twenty five minutes' drive of Wellington's CBD and the heart of the Kapiti Coast.

## HOW MANY UNITS ARE IN THE DEVELOPMENT?

There are a total of 20 terraced townhouses. 17 two bedrooms and 3 three-bedrooms.

## WHAT DEPOSIT IS REQUIRED AND WHERE DOES THE DEPOSIT GO?

10% of the purchase price will be payable into the vendors solicitors trust account upon all conditions being satisfied.

## WHEN DATE IS COMPLETION SET FOR?

Expected completion date, first half of 2024

## ARE YOU ALLOWED PETS?

Yes, these properties are pet friendly.

## DOES EACH TOWNHOUSE COME FURNISHED?

Each townhouse comes with basic whiteware, a detailed list can be provided upon request.

## HOW WILL CAR PARKS BE ALLOCATED?

There are 15 allocated car parks and 3 internal garages for the 3 larger units.

## IS THERE OFF STREET CAR PARKING AVAILABLE?

Yes, there is parking availability on the surrounding streets.

## WILL THERE BE A SUNSET CLAUSE IN THE CONTRACT?

Yes, there is a sunset clause inserted in the contract (Clause 36.0)

## IS THE PURCHASE PRICE INCLUSIVE OF GST?

Yes, the purchase price will be inclusive of GST if any

## WILL THERE BE ANY BICYCLE STORAGE AVAILABLE?

Yes, there will be capacity for an additional 20 bicycles to be stored in two secure blocks.

## CAN I BORROW FUNDS?

We can recommend our in-house independent mortgage advisor who can assist you with your buying needs.

## HOW DOES THE RESIDENTS ASSOCIATION WORK?

The purchaser will be required to join the Residents association and the purchaser will be bound by all rules applicable to the residents association which the vendor deems desirable for the benefit of all residents.

## WHO IS THE DEVELOPER?

The developer is Palmer & Cook, a property development company based in Lower Hutt that desires to create comfortable and quality homes that the region can be proud of.

Palmer & Cook Developments has a strong reputation for quality developments that build up a sense of community through a unique design process combined with local partnerships.

Palmer & Cook currently have completed several residential developments over the years throughout the Wellington region, with many more coming soon.

**BAYLEYS**



**THE MARINA**

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