

alta

QUEENSTOWN APARTMENTS

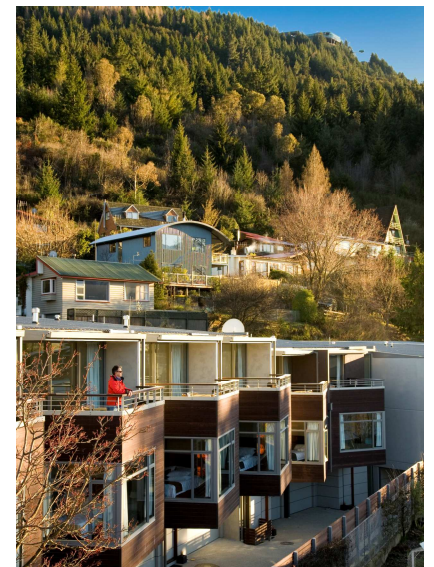


Introduction

Alta Apartments are luxury apartments nestled in the foothills of Queenstown in a quiet inner city location just ten minutes walk to the centre of Queenstown. They enjoy privacy and stunning lake and mountain views with large balconies and courtyards. The design reflects the materials and colours of the surrounding natural environment, right down to the landscaping in local native species. Alta offers eleven self contained luxury three bedroom apartments. Some of the apartments can be locked off to create two bedroom apartments and up to five one bedroom studios.

At A Glance

- Eleven by three bedroom, two bathroom townhouse
- 130 to 144m² living areas with another 20 – 40 m² in balconies/courtyards with space for hot spa's
- Lake & Mountain views
- 10 minute walk to the centre of Queenstown
- Quiet location but centrally located
- Spacious Rooms
- Some townhouses capable of dual keying
- All units have undercover and secured garages with eight of the 11 units having two car parks
- Landscaping in local native species



Location

Alta Apartments are fortunate to be only a few minutes walking distance from the Centre of Queenstown.

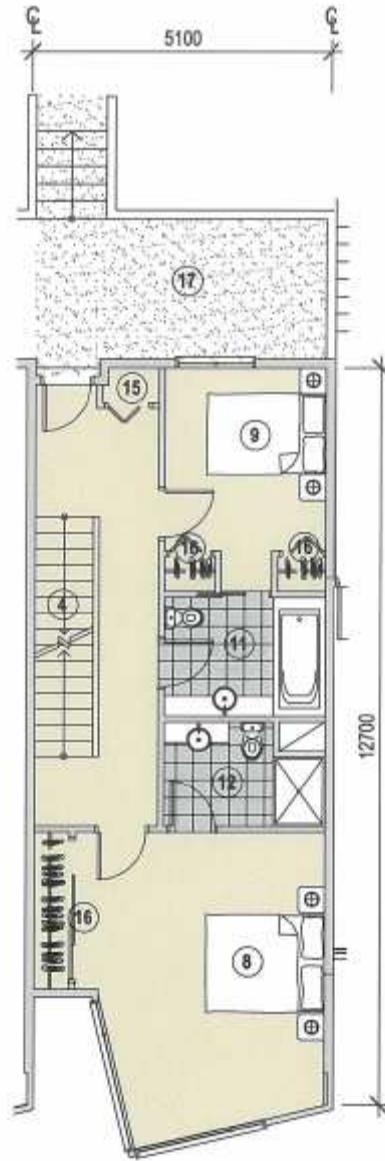
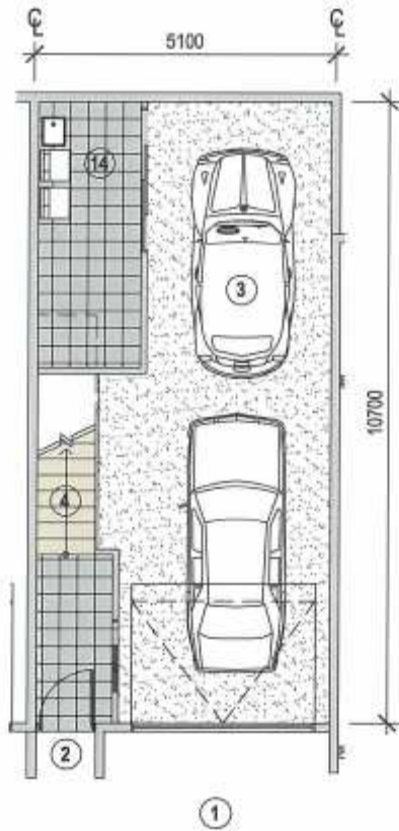


The Apartments

- Gas fireplace in living and supplementary heating in bedrooms
- Underfloor heating in bathrooms
- 100% wool caprets in bedrooms & living areas
- Kitchens with stone bench and stainless European appliances
- Timber flooring to kitchen
- Broadband Wireless internet enabled
- Drier 3.5kg or equivalent washer 5.5kg
- Heated Towel Rail and wall heater in ensuites
- European styled chrome finish tapware
- Mirror and general bathrom fixtrues and fittings and extractor ducted fan to exterior
- Pre-wire for (Sky) TV distribution system and free to air. Outlet to living area and main bedroom
- Exterior mounted gas to service each apartment
- Doubled glazed windows
- Fully equipped kitchens include: European style stainless oven, cook top, gas hob, dishwasher, refrigerator, rangehood. Waste Disposal and stainless steel European styled mixer.
- All apartments have the option of a furniture package

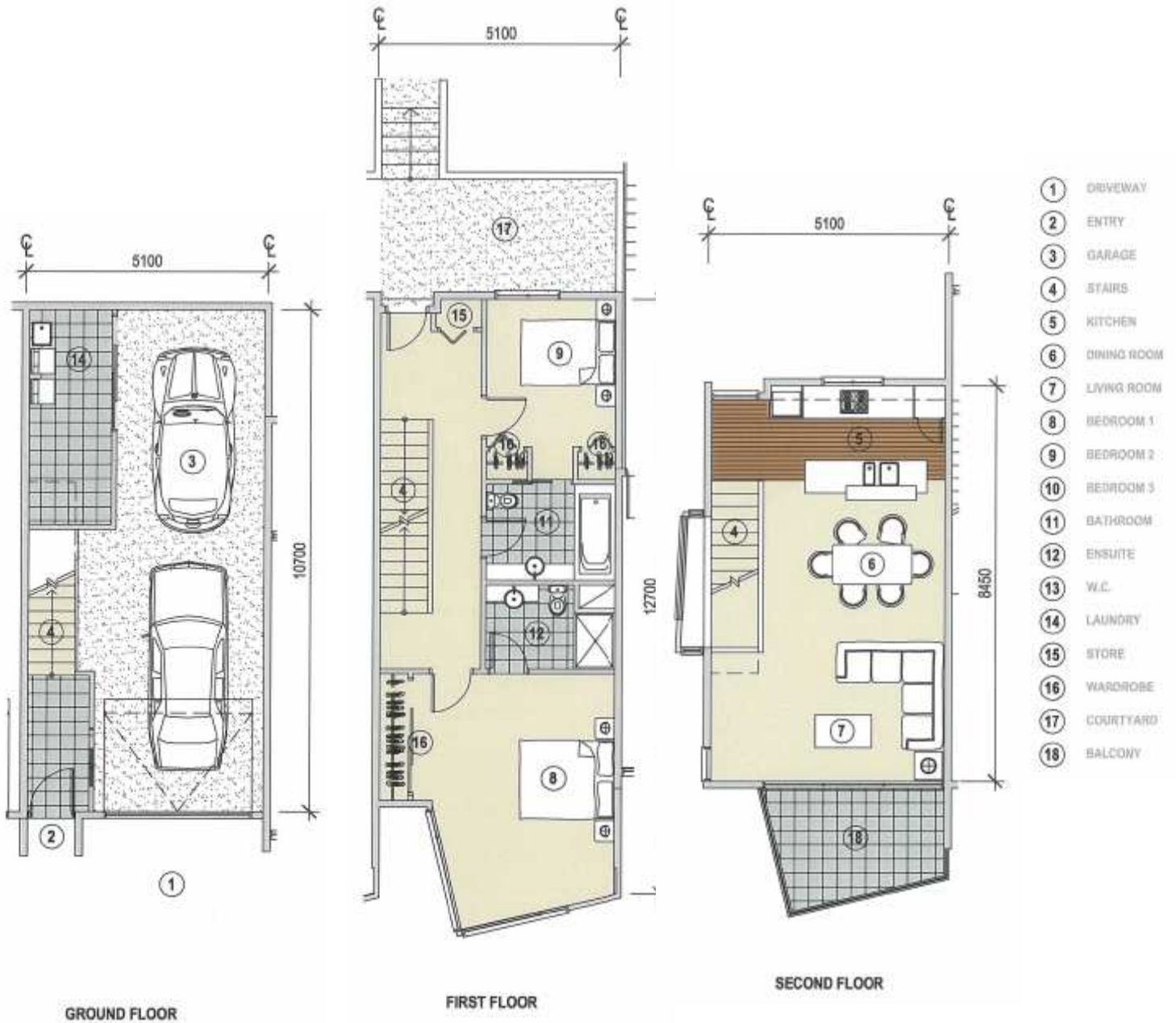


Apartment Floor Plans



- ① DRIVEWAY
- ② ENTRY
- ③ GARAGE
- ④ STAIRS
- ⑤ KITCHEN
- ⑥ DINING ROOM
- ⑦ LIVING ROOM
- ⑧ BEDROOM 1
- ⑨ BEDROOM 2
- ⑩ BEDROOM 3
- ⑪ BATHROOM
- ⑫ ENSUITE
- ⑬ W.C.
- ⑭ LAUNDRY
- ⑮ STORE
- ⑯ WARDROBE
- ⑰ COURTYARD
- ⑱ BALCONY

TYPE A1 - 3 BEDROOM APARTMENT



TYPE B3 - 3 BEDROOM APARTMENT



①

GROUND FLOOR



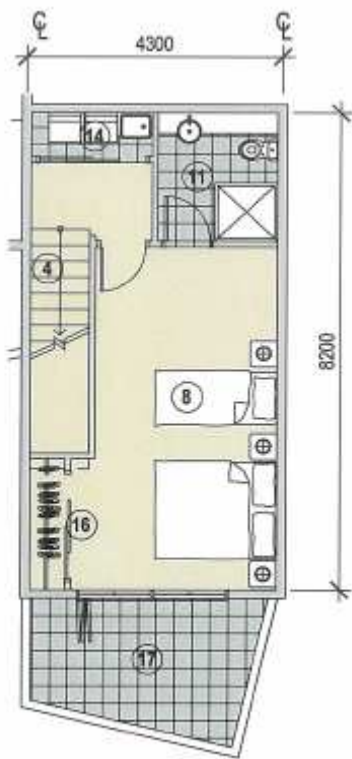
FIRST FLOOR



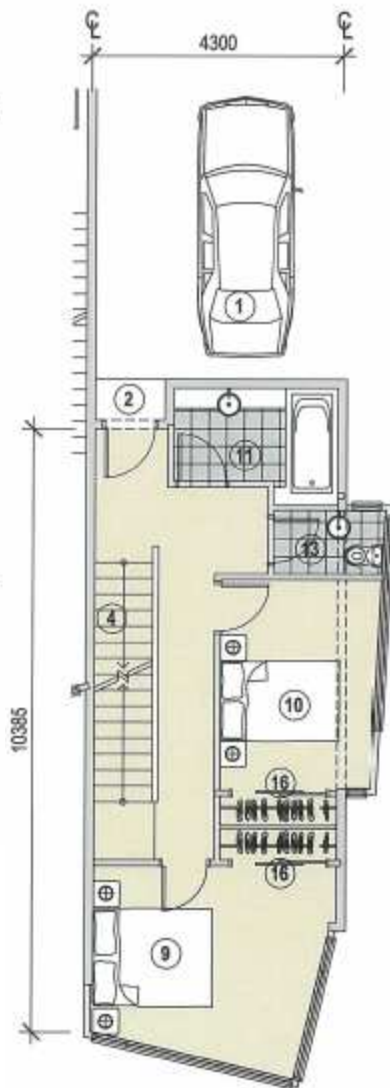
SECOND FLOOR

- ① DRIVEWAY
- ② ENTRY
- ③ GARAGE
- ④ STAIRS
- ⑤ KITCHEN
- ⑥ DINING ROOM
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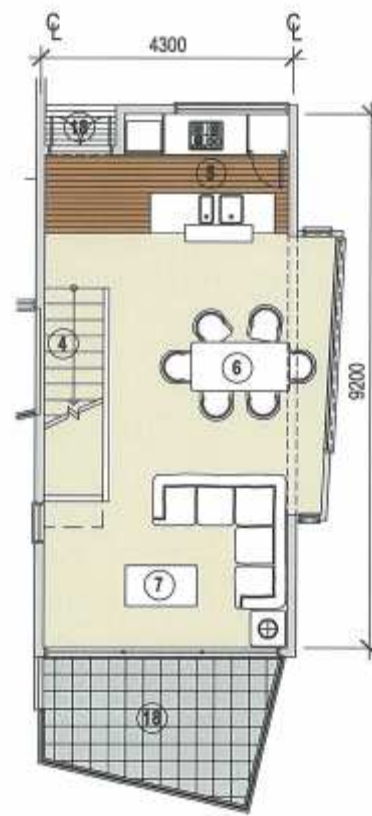
TYPE A3 - 3 BEDROOM APARTMENT



GROUND FLOOR



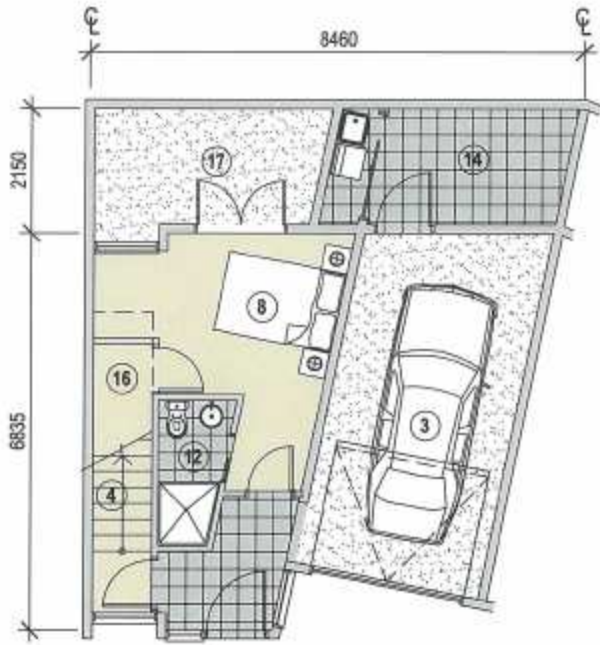
FIRST FLOOR



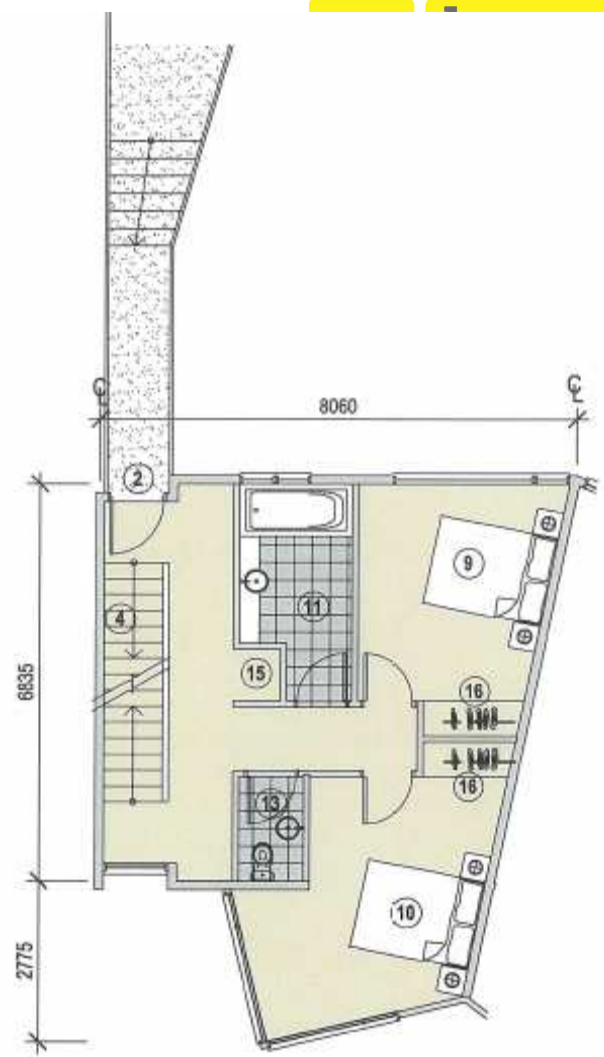
SECOND FLOOR

- ① DRIVEWAY
- ② ENTRY
- ③ GARAGE
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- ⑱ BALCONY

TYPE C1 - 3 BEDROOM APARTMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

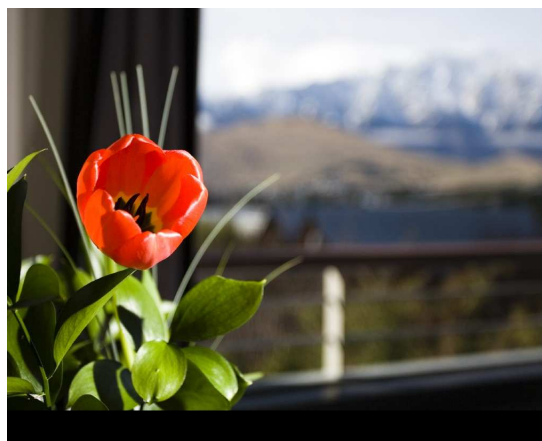
- ① DRIVEWAY
- ② ENTRY
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- ⑤ KITCHEN
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- ⑦ LIVING ROOM
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TYPE D1 - 3 BEDROOM APARTMENT

Sustainability

When designing Alta Apartments, we wanted to reduce the impact or "footprint" that the luxury apartments and our visitors have on this incredibly beautiful part of the world. With this in mind, we have designed a range of sustainable eco measures including:

- ✔ All exterior lighting uses sensors & timers to reduce electricity consumption.
- ✔ Removable key tag powers down lighting when departing units
- ✔ Electric heaters in bedrooms have timers
- ✔ All glass windows including sliding doors are double glazed for maximum insulation.
- ✔ 5 Star insulation used throughout the entire property.
- ✔ Energy rating is a major criteria in the selection of all electrical appliances
- ✔ Landscaping designed to be low maintenance, low watering
- ✔ All storm water is captured on site and does not load into the already overloaded local system
- ✔ Sustainable BEE cleaning products used in the cleaning of all apartments
- ✔ BEE are the only cleaning products made in New Zealand to carry the Government owned and endorsed Environmental Choice accreditation (the most stringent standard available).
- ✔ Recycling bins are provided throughout the property and we encourage you to join in the program.
- ✔ All our stationery including brochures, business cards & company letterhead is printed on Novatech paper which is manufactured using Elemental Chlorine Free (ECF) pulp sourced from sustainable, well managed forests.
- ✔ Our apartment bathroom amenities also feature natural products made in New Zealand.



Frequently Asked Questions

What am I buying?

You are purchasing a freehold unit titled apartment that you own in perpetuity

What does the Body Corporate do?

The Body Corporate controls the administration and the general running of the complex but is not responsible for managing the rental returns. The Body Corporate is responsible for general maintenance and the upkeep of facilities, common areas, grounds and the building. The Body Corporate costs include all of the above and insurance costs on the building.

Can I, as an owner, be on the Body Corporate?

Yes. All owners are members of the Body Corporate. Elections are held each year to elect Body Corporate members onto a committee to oversee the running of the Body Corporate.

How much are the Council Rates?

The Council Rates are approximately \$4,199.98 per annum.

Who is the Management Company?

Great Southern Resorts Management.

Who is the developer?

Cadex Finance principals Darren Crisp and Matthew Hudson have developed award winning commercial and residential properties in Brisbane, Queensland. One recent project won the Royal Australian Institute of Architects design award for the Best House in Brisbane and Best Apartment Block in Queenstown.

Who is the architect?

Archimedia is an award-winning, national architecture practice delivering professional design services in core disciplines Architecture, Urban Design and Visualisation. Archimedia's underlying interest is in the identity of new Zealanders and how our collective resources can best be used to advance local cultural aspiration. Archimedia has been in practice since 1987 and is a New Zealand Institute of Architects Accredited Practice. The local Queenstown project director is Anna-Marie Chin, who has a long term association in the Southern Lakes area.

Is the Management Agreement Optional?

Yes