

**Simple buildings,  
designed well.**

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# THE GROVES





# OUR STORY

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Named after the beautiful valleys and fruitful orchards that prospered in Glendene in the 1900's, The Groves is a fresh and vibrant hub with a community feel, offering contemporary designed and affordable homes.

Close enough to scenic bush walks and coastline but within easy reach of the vibrancy of the City Centre. The Groves is modern living at its most convenient, with an exciting retail complex at its heart.

## Some of Auckland's first orchards were in Glendene.

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# INFORMATION

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## FLOOR AREA'S

### The Percy

172m<sup>2</sup> - 210m<sup>2</sup>

### The Jones

130m<sup>2</sup> - 210m<sup>2</sup>

### The Palmers (Apartments)

50m<sup>2</sup> - 89m<sup>2</sup>

Our homes were designed by GEL Architects who are renowned residential & commercial architects.

Working in collaboration with Mako Commercial our builders, they came up with the materials and a design that allowed for superior spaces to be created utilizing the best materials such as concrete panels and mid floors to create homes that are affordable, warm, modern and built to last.

On the interiors was award winning designer Jill Goatcher from Intext interior design.

## CONTACT

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Matvin Group Ltd



# 4155 GREAT NORTH ROAD, GLENDENE

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Glendene is named after a farm owned by Percy Jones, which was later subdivided for housing. The majority of this development occurred in the 1960's-70's.

4155 Great North Road was originally the first Palmer's Plant Barn, It was originally bought by A W Palmer for a plant nursery in 1912 and was still owned by The Palmer family when it was purchased for its current development.

**Great North Road is a major thoroughfare in Auckland. It runs from the CBD through to West Auckland.**

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## LOCATION

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### CITY CENTRE

- Auckland CBD 14 Kilometres

### MOTORWAYS

- North-Western SH20 5.5 Kilometres

### PUBLIC TRANSPORT

- Bus Services 400m

- Train Services 1.5 kilometres (Glen Eden)

- North Western Cycleway 5.5 kilometres

### AMENITIES

- Lynn Mall 3.5 Kilometres

- West City Waitakere 3.4 Kilometres

- Bethells Beach 26.9 Kilometres

### EDUCATION

- Glen Eden School 1.0 Kilometres

- Kelston Boys HS 1.6 Kilometres

- Kelston Girls HS 1.3 Kilometres

- Auckland University 15.6 Kilometres

- Unitec 8.2 Kilometres

# LOCATION MAP





**FROM \$779,000**

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## THE PERCY

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### FLOOR AREA'S

**Garage Car Parking**  
45m2

**First Floor**  
49m2

**Second Floor**  
54m2

**Exterior Entertaining**  
36m2 - 74m2

### KEY DETAILS

The Percy is our largest home, designed to the highest quality with a spacious 2 car garage with plenty of room for storage.

The elevated exterior at the rear of the unit flows out from the living room to your own private back yard entertaining area, which is an extremely unique feature.

The top floor is accompanied by 3 spacious bedrooms, a modern bathroom and the master bedroom has a private ensuite, offering a great family home whilst providing spacious living.

A top of the line, modern, functional and spacious kitchen enhances each home, with Fisher & Paykel appliances, tiled splashbacks, generous storage and an engineered stone benchtop.

**Our premium homes,  
private and elegant  
which offers comfortable  
living with contemporary  
design.**

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3 Bedroom



2 bathroom



2 Car Garage



**FROM \$689,000**

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**A stylish, affordable 3  
bedroom home with  
extremely low  
maintenance for you and  
your family to enjoy.**

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3 Bedroom



2 bathroom



1-2 Car park

## **THE JONES**

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### **FLOOR AREA'S**

#### **Car Parking**

1-2 Car park

#### **Ground Floor**

52m2

#### **First Floor**

59m2

#### **Exterior Entertaining**

30 - 110m2

### **KEY DETAILS**

The Percy is our second tier home, yet boasts an extremely attractive price point for investors, young families and first home buyers.

With wall and ceiling insulation, double glazed windows, concrete exterior walls & mid floors - this allows for a cosy interior and keep the home energy efficient.

Each home has a private outdoor area, which flows out from the living room. Upstairs is accompanied by 3 bedrooms, a modern bathroom and each master bedroom contains an ensuite.

In front of each home is also a parking space for either 1 or 2 cars, with the ability should you wish, to purchase another car park for a limited time.





**FROM \$399,000**

**Sleek and extremely affordable apartments - perfect for someone who just needs a secure lock up & leave home.**



1-2 Bedroom



1 bathroom



1 Car park

# THE PALMERS

## FLOOR AREA'S

Type A - 88m<sup>2</sup>

Type B - 85m<sup>2</sup>

Type C - 89m<sup>2</sup>

Type D - 50m<sup>2</sup>

Type E - 70m<sup>2</sup>

## KEY DETAILS

Our apartments have been designed with your comfort in mind. We have 13 Apartments with the option of either 1 bedroom or 2.

The Palmers have been designed for owners to enjoy spacious, low maintenance and efficient apartment living.

Enjoy the perks of feeling comfortable & safe in these cleverly designed buildings that have been built to last.

The concrete panels and mid floors mean heat retention is maximized and each unit is energy efficient.

A special feature of The Palmers is the top floor boasts views of the Skytower and Auckland Skyline from the comfort of your own private balcony.



**If you have any other questions  
you want answered, please get in  
touch with us.**

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**What makes The Groves a special development?**

The Groves is unique in the fact that Glendene has previously been a suburb with older properties which were developed in the 70's & 80's. The Groves aims to bring new, affordable and contemporary homes that are built to the highest quality - not just your standard development.

**What am I purchasing?**

You are purchasing a Stratum in Freehold Unit Title property. Unit Titles mean that the owners own the building and common areas such as driveways, lobbies etc, are shared ownership between residents. Any owner of a unit automatically becomes a body corporate member.

**How many dwellings are in the development?**

There are 27 Terraced homes & 13 Apartments.

**What happens to my rubbish?**

There is a common rubbish area for all owners to use on site which will be emptied regularly throughout the week.

**How much deposit is required to purchase & when will settlement occur?**

Deposit is 10% of the purchase price once the agreement becomes unconditional. Settlement will be required once all Code of Compliance & Certificate of Titles have been issued by Auckland City Council. Matvin Group will keep you informed and updated of this as we progress, but completion is expected Q4 2019.

**Is my deposit safe and what happens to it?**

Your deposit is held in our lawyers Trust account on your behalf. Our lawyers are Grove Darlow & Partners.

**Can the price be increased from the original sale price?**

No, absolutely not. Whatever price is agreed in the Sale & Purchase Agreement is the final price.

**Who is the Developer & Builder?**

Matvin Group Limited is a private Commercial & Residential property development company registered in New Zealand. Mako Commercial was contracted to build the development and is also a private New Zealand construction company.

# FREQUENTLY ASKED QUESTIONS

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**Can I make changes to the design?**

Externally, you cannot make any changes to the design of the units. Internally you are allowed to make changes.

**Does the Developer have building warranties?**

All appliances and standard household utilities come with their respective warranties. The houses themselves come with a 5 year weather tightness guarantee from Mako Commercial (our builders) - should you want more information please get in touch with one of team for a full explanation.

**What sort of sound proofing does my home have?**

All windows & glass doors are double glazed. The inter-tenancy walls of the home are soundproofed by building code requirements and are also made with precast concrete panels allowing for maximum quietness, heat retention & comfort.

**Is the property built to seismic codes in New Zealand?**

Yes, this is a requirement for new homes under the building code. Our homes are well in excess of 100% NBS.

**Can I have a pet live in my house?**

Yes you can, subject to Body Corporate approval.

**What sustainable features will be in my home?**

All homes come with LED down lighting throughout the home with water conserving toilets, taps & showers as well as economical kitchen appliances. The homes have double glazing & concrete panels allowing for maximum warmth & heat retention.

**How many car parks come with each unit & is there visitor car parking?**

Each unit comes with 1 x car park, however 'The Percy' comes with a 2 x car garage. Visitor car parking onsite is located in front of the retail portion of the development. For a limited time only, you will be able to purchase 1 x extra car park.

**Are the Homes wired for high speed internet?**

Yes, the homes are all wired to have high speed fibre internet.

**What Public Transport is located close by?**

Glen Eden train station is located 1.5km away & bus stops are located 400m down the road. The North-Western Cycleway in to the city is located 5.5km away.



# PURCHASING PROCESS

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**We're here to assist you  
with buying your brand  
new home.**

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THE GROVES  
EST 2019  
**matvingroup**

## **Step 1.**

Firstly, we encourage all buyers to visit the Show home & site to get a feel for the development.

## **Step 2.**

Talk to our Sales Manager about the best option for you. Once we have run you through the options, choose the home that works best for you.

## **Step 3.**

After visiting our site and choosing a home that suits your needs, please sit down with your respective bank manager to arrange pre-approval finance & borrowing eligibility.

## **Step 4.**

Once your finance is sorted, we will draw up a Sale & Purchase Agreement for you to sign which reflects the purchase of your home. More than likely this will be a Conditional agreement subject to Lawyer approval.

## **Step 5.**

Take all Due Diligence information to your lawyer for them to approve.

## **Step 6.**

After your Conditional agreement is approved by your lawyer the agreement is declared Unconditional.

## **Step 7.**

Once the agreement is Unconditional, Matvin Group requires a 10% Deposit of the Purchase price payable to our lawyers trust account.

## **Step 8.**

Because your home is still under construction (not for long) you are not required to settle until Code Compliance Certificates & Certificate of Titles have been issued by Council.

## **Step 9.**

Matvin Group will keep you informed of the progress with regards to CCC & COT. Once these are issued, you will be required to settle the balance of the purchase price to our lawyers trust account.

## **Step 10.**

Move in to to The Groves & enjoy the comforts of your brand new home.



# SPECIFICATIONS

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## THE PERCY & THE JONES

### Exterior Structure

*Foundations* - Reinforced concrete strip footings to engineered design.

*Floor* - Reinforced concrete RibRaft slab on grade to Ground Level.

*Mid-Floor(s)* - Suspended insitu reinforced concrete floors.

*Walls* - Inter-tenancy and side wall (end units) to be reinforced precast concrete panels. Front & back walls to be a mixture of reinforced precast concrete panels and treated machine stress graded timber framing to code.

*Cladding* - Mixture of sealed reinforced precast concrete and timber weatherboards (bevelback and vertical shiplap) on a cavity system.

*Roof* - Prefinished colorsteel metal roofing with associated flashings.

*Soffits* - Paint finish fibre cement board with PVC jointers.

*Spouting* - Paint finish timber fascia with colorsteel guttering and painted PVC downpipes.

*Entry Door* - Solid aluminium door panel hung in powder-coated aluminium door frame, proprietary lockset and handle.

*Windows/Doors* - Powder-coated aluminium residential suite with clear double glazing to code (obscure to bathrooms/ensuites).

*Garage* - Automatic opening sectional door with 2 remotes and wall mounted hard wired switch.

*Private Rear Courtyards* - Exposed Aggregate concrete paving, or similar to patio. Fully fenced (timber pailing on rails). Mains pressure hose tap. Low maintenance ground cover planting.

*Front Yard* - Concrete carpark space in front yard. Concrete entry footpath and/or selected paving. Low maintenance ground cover planting. Mains pressure hose tap. Letterbox at front boundary.

### Interior Structure

*Living* - The Percy - 42oz 100% Solution dyed nylon carpet on 10mm underlay and smooth-edging as per flooring layout plans. The Jones - Decotile luxury vinyl tile wood look plank as per flooring layout plans.

*Dining & Kitchen* - Decotile luxury vinyl tile wood plank as per flooring layout plans.

*Garage & Laundry* - Concrete floor natural finish.

*Bedrooms & Stairs* - 42oz 100% Solution dyed nylon carpet on 10mm underlay and smooth-edging as per flooring layout plans.

*Bathroom & Ensuite* - 600x600mm porcelain floor tiles with 100mm tile skirting.

*Interior Linings* - Feature concrete ceilings to lower levels with plasterboard walls and ceilings stopped and painted to level 4 finish to remainder. Water resistant plasterboard to all wet areas. Exterior wall and roof insulation to code. Pine skirtings - paint finish. Square stop throughout with paint finish. Ceiling heights generally 2.7m Stud height.

*Doors* - 2200mm hollow core doors, painted finish. Door hardware - stainless steel lever action.

*Handrails* - Metal powder coated with paint finish to stairwells.

## Interior Electrical

*Living Area* - 3x Double power points and 1x TV point. 1x Data outlet.

*Dinning Area* - 1x Double power point.

*Bedrooms* - 3x Double power points. 1x Data outlet (master bedroom only). 1x TV point (master bedroom only).

*Kitchen* - 3x Double power points. 1x Data outlet.

*Laundry* - 1x Double power points (The Percy only).

*Bathroom* - 1x Double power point with RCD, 1x Heated towel rail direct connection.

*Ensuite* - 1x Double power point with RCD, 1x Heated towel rail direct connection.

*Hallway* - 1x double power point.

*Telephone/Data* - Cat 6 cabling wired internally as per data outlets noted above.

*TV* - Wall outlets are provided as noted above.

## Lighting

*Living* - 2x 2.0m surface mounted track with 3 no adjustable spotlights per track.

*Kitchen* - The Percy - 2x recessed LED downlights. The Jones - 1x 2.0m surface mounted track with 3 no adjustable spotlights per track. 3x Pendant lights over kitchen bench top (The Percy & The Jones).

*Dining Downlight* - The Percy - 1x 4.0m surface mounted track with 3 no adjustable spotlight. The Jones - 4x recessed LED downlights.

*Bedrooms* - 2-3 (varies) x recessed LED downlights.

*Hallways* - Recessed LED downlights.

*Front Door* - 1x Surface mounted adjustable spotlight

*Rear* - 1x exterior surface mounted up/down LED wall light.

## Bathroom Fittings

*Vanity* - 800x 550mm project c/w porcelain vanity basin, or similar, with single lever polished chrome faucet, or similar with large pull out drawers.

*Vanity Ensuite* - 600x 550 project c/w porcelain vanity basin, or similar, with single lever polished chrome faucet, or similar with large pull out drawers.

*Shower* - Acrylic shower over bath with 2-sided flat liner walls with hansa twish bath spout, or similar. Hansa basic jet slide shower and mixer.

*Shower to Ensuities* - 1000x 1000mm Trentworth easy clean acrylic tray, or similar. Trentworth, or similar 3 -sided. Walls with trentworth 1000mm pivot door, or similar. Hansa basic jet slider shower and mixer.

*Misc Fittings* - Toilet roll holder in polished chrome. Emco or similar.

*Heated Towel Rail* - Chrome finish heated towel rail to bathroom and ensuite.

*Mirror* - Fixed mirror mounted above vanaties in all bathrooms & ensuities.



## **Mechanical Ventilation**

1x ducted extract from each bathroom, ensuite and kitchen area to external vent.

## **Plumbing Fixtures**

*Hot Water Cylinder* - 180 Litre Hot Water Cylinder, 3KW.

## **Fire Protection**

Battery Operated smoke detectors to meet code requirements.

## **Kitchen Fittings**

*Features* - Large pantry, 1x small pull out shelving, storage cupboards and/or drawers, cutlery drawer, hob, oven, microwave shelf, over fridge units and canopy rangehood.

*Mechanisms* - Metal cabinetry hinges, soft close drawer sliders and selected chrome finish pull handles. Carcass: 16mm Bestwood ARC white gloss with 1mm PVC edging.

*Cabinetry* - Front/Panels: Melteca whitewashed oak, matucalc finish.

*Bench Top* - 20mm Silestone Marengo (engineered stone).

*Sink* - Under mounted stainless steel.

*Splash Backs* - 75x 300mm handmade light grey gloss porcelain tile. Installed in 1/3 offset subway (brick) layout.

*Kitchen Tap* - Hansa form single lever kitchen faucet or similar.

## **Kitchen Appliances**

*Oven* - Fisher & Paykel 60cm 5 function single built oven or similar.

*Hobs* - Fisher & Paykel 60cm cooktop, 4 hob, dual element or similar.

*Range Hood* - Fisher & Paykel wall canopy Range hood, 60cm chimney or similar.

*Dishwasher* - Fisher & Paykel 60cm stainless steel or similar.

## **Laundry & Storage**

*Laundry* - Laundry areas to incorporate services connections for washing machine & dryer.

*Storage* - General storage cupboards are provided where shown on plans.

## **Common Areas**

*Communal Waste Areas* - 1x Waste area for communal waste collection & administered by the body corporate. This is emptied regularly throughout the week.

# THE GROVES

EST 2019

[www.thegroves.co.nz](http://www.thegroves.co.nz)