

**Simple buildings,  
designed well.**

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# THE GROVES



4155 Great North Road, Glendene  
[www.thegroves.co.nz](http://www.thegroves.co.nz)



# 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 to scenic bush walks & coastline and within easy reach of the vibrancy of the Auckland 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

148m<sup>2</sup>

### The Jones

111m<sup>2</sup>

### The Palmers (Apartments)

85m<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.

The interiors were designed by 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 was originally named after a farm owned by Percy Jones and was later subdivided for housing. The majority of this development occurred in the 1960's-70's.

4155 Great North Road was the first Palmer's Plant Barn in Auckland and was originally bought by A W Palmer for a plant nursery in 1912. The site 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 are located on site
- Train Services 1.5 kilometres (Glen Eden Train Station, which will be connected to the new City Rail Link)
- 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

**Total Floor Area**  
148m2

### **KEY DETAILS**

The Percy is our largest home, designed to the highest quality with a spacious 2 car garage and 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 comprises 3 spacious bedrooms with a modern bathroom. 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,  
offer 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 & extremely low maintenance, affordable 3 bedroom home 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

#### **Total Floor Area**

111m2

### **KEY DETAILS**

The Percy boasts an extremely attractive price point for investors, young families and first home buyers.

With wall and ceiling insulation, double glazed windows, concrete walls & mid floors - this provides for a cosy energy efficient home.

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

Each home benefits from a parking space for either 1 or 2 cars, with the ability should you wish, to purchase another car park for a limited time. \*Note there is limited availability.





**FROM \$599,000**

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



2 - 3 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> - SOLD OUT

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

## 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 is a holding deposit?**

A holding deposit secures your home for \$5,000. Once you have paid the holding deposit fee to our lawyers, we will arrange all purchasing information such as Sale & Purchase Agreements to give to your lawyers. You will then have 5 working days to make a decision and finalize loans etc. Within this period if you change your mind, you will be able to get a refund of the holding deposit.

**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.**

Sign a 'Holding Agreement' which secures your home once you have paid a \$5,000 holding fee. During the 5 working days, we will draw up a Sale & Purchase Agreement for you to sign which reflects the purchase of your home.

### **Step 5.**

Take all Due Diligence information to your lawyer for them to review & sort out finance with your bank.

### **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, minus the \$5,000 which you would have already paid to our lawyers.

### **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 The Groves & enjoy the comforts of your brand new home.

# THE GROVES

EST 2019

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