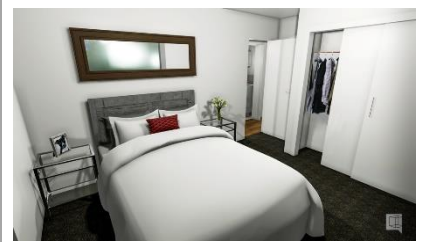


Oval Apartments Cambridge



49 Pengover Avenue Sales Information & Specifications

VIDA HOMES OVAL APARTMENTS

Vida Homes are offering four stylish two-bedroom apartments in sought after Cambridge Park, only minutes from the vibrant Cambridge Town Centre and Leamington shopping centre.

North facing and fronting directly onto the Cambridge Park two acre recreational Oval, these apartments cannot be beaten for location or value. Adjacent to a new cafe, and part of the existing Oval development of high-quality homes, the apartments provide a classic lock-and-leave while still maintaining a solid community base. Completion anticipated June 2022.

These apartments will not last.

CONSTRUCTION

Foundations & Floors

- Floor slab - 120mm thick reinforced concrete
- Inter-apartment mid-floor - 120mm reinforced concrete

Walls

- Inter-apartment walls - Litecrete 280mm precast concrete panels
- Inter-apartment walls - designed acoustically to meet NZ Building Code of STC55
- External walls - combination of Litecrete 280mm thick precast concrete panels, structural steel, timber framing with brick and aluminium weatherboard cladding

Windows, Doors, Balustrades

- External windows and doors : double glazed powder coated aluminium with fixed pane, sliding and opening windows as required.
- Apartment Doors : front entry fire rated doors with keyed locks
- Building Entry Door : double glazed powder coated aluminium with electronic (swipe/fob) access
- Balustrades : all powder coated aluminium

Roof

- Timber framed
- Coloursteel long run metal cladding
- External gutters

Insulation

- Insulation - Thermal
Ceiling Batts – Pink Batts R3.2 CEILING
Wall Batts – Pink Batts R2.2 WALL
- Insulation –Litecrete concrete panels
Based on best industry practice, the 280 mm thick concrete intertenancy walls comply with the insulation requirements of the Building Code H1 Energy Efficiency. For intertenancy purposes the panels have a 4-hour fire resistance rating and achieve an acoustic rating of STC 55.

Common Features

- Tiled internal lobby and stairwell access to all apartments
- Precast concrete stairs with tile finish
- Powder coated balustrades
- Lobby entry via swipe or electronic access control

FITOUT

General Interior

- 2.55m ceiling heights throughout
- All LED lighting
- Schlage door hardware
- Individual continuous flow gas water heating
- Heat pump
- Alarm system
- Ceiling and wall finishes to Level 4 finish
- Exposed concrete feature wall
- Quality Resene paint finishes
- Fitted wardrobe with top shelf and rail to each bedroom

Flooring

- Feltex Solution Dyed Nylon carpet to bedrooms (ACCS Rating Residential Extra Heavy Duty + Stairs)
- Godfrey Hirst Apollo Hybrid Vinyl Plank to kitchen and living areas

Bathroom

- Fully tiled - floor, walls, shower - 600 x 600 porcelain tile
- Shower 1000 x 1000
- Newtech Brooklyn Floor Standing Vanity; 2 drawer; Stonecast top
- Methven Waipouri/Wairere tapwear (including rain head shower combo)
- 3 Door mirror cabinet over vanity
- Robertson LINFA back to wall rimless toilet suite
- Heated towel rail in chrome

Kitchen

- Appliances
Oven : F&P Under bench oven 85L 9 Function stainless
Cooktop : F&P Gas hob 4 burner (including wok burner); stainless steel
Dishwasher : F&P 15 place setting; stainless steel
Rangehood : F&P chimney box rangehood; externally vented; stainless steel
Waste Disposal : Insinkerator 66+ with air switch
- NZ manufactured kitchen cabinetry, soft close drawers
- 30mm engineered stone benchtop

Laundry

- Artusi Washing Machine/Drier Combo (8kg/4.5kg)
- Aquatica Slim Hub Tub (with drawers)
- Overhead shelf
- Porcelain tiles (600 x 600) floor and walls to 1200 high

FLOOR PLAN

Level 1 : Unit 1 : 73.0m² **Level 2:** Unit 3 : 72.4m²
 Unit 2 : 72.72m² Unit 4 : 72.5m²
Patio/Balcony : 12m²
Carpark : One dedicated carpark per unit



Floor plan shows ground floor Unit 2 – apartment layouts are mirrored.

PURCHASE PROCESS

Step 1 : Sign a conditional Agreement for Sale & Purchase

To secure an apartment you will sign a conditional Agreement for Sale & Purchase. Please contact Cambridge Real Estate to discuss the purchase process further and obtain the standard Sale & Purchase Agreement. Once Vida Homes has also signed the Agreement a copy will be sent to you (or your solicitor).

Step 2 : Pay a Staged 20% deposit of the purchase price

Deposit funds are required in three stages: \$5,000 upon signing the agreement; balance of 20% upon satisfaction of any purchaser conditions. Funds will be held in the vendors solicitors trust account.

Step 3 : Construction

Vida Homes will provide you with regular updates on the progress of construction. If you wish, you may make an appointment to visit the site from time to time provided

FREQUENTLY ASKED QUESTIONS

Who is the builder?

Vida Homes Limited is an established Waikato building company specialising in boutique design and build projects. They have been instrumental in setting the design and high-quality standard of the homes surrounding the Cambridge Park Oval and were awarded the Registered Master Builder House of the Year Supreme Builder award for the Waikato in 2019. Every build is overseen directly by the owners and directors of Vida Homes.

Is there a Body Corporate?

Yes, a Body Corporate is created whenever there is a Unit Title property. Crockers Property Management (Hamilton) have been engaged to provide advice on the draft Body Corporate budget and it is intended they will be appointed Body Corporate Manager. Going forward, costs will be established in conjunction with the Body Corporate Committee. Any owner can elect to be voted on to the body corporate committee.

Are the apartments freehold?

Yes, the apartments will be Stratum in Freehold, commonly known as Freehold Unit Title.

Is parking included?

Yes, each apartment will have a dedicated car park.

How is rubbish and recycling managed?

Normal Waipa District Council rubbish and recycling services are provided to the apartments. A common area has been designated for bin storage on-site.

Can I request changes to the specification of the apartment?

In order to control costs and time frames, custom requests to the specification or finish of the apartments are not generally able to be accommodated.

Are pets allowed?

Yes, within the parameters of the Body Corporate Rules, and with Body Corporate approval.

Has the Resource Consent been granted?

Yes.

When can I move in?

We anticipate Practical Completion around May 2022. Following this, Code of Compliance Certificates and Certificate of Titles will be issued by the Waipa District Council and LINZ, with settlement triggered five working days after this.

access requests are reasonable and are only undertaken when accompanied by a Vida Homes representative.

Step 4 : Settlement

Once your apartment is issued a Certificate of Practical Completion you will be entitled to a pre-settlement inspection. Settlement (payment of the remainder of the purchase price) will be due five working days after the Code of Compliance Certificate and Certificate of Title have been issued (whichever is the later).

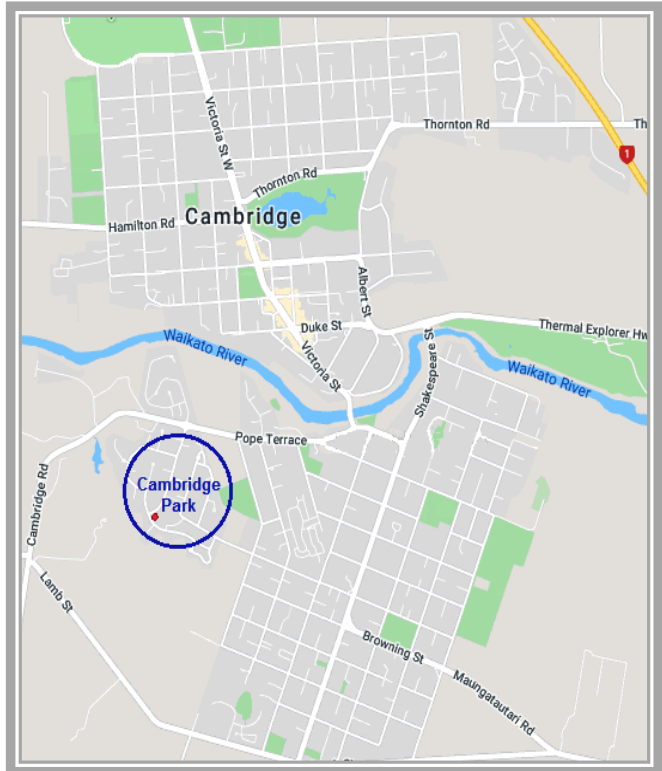
49 PENGOVER AVE, LEAMINGTON, CAMBRIDGE

- 1.6 km to Leamington shopping centre
- 2.0 km to Cambridge Town Centre
- 14 km to Hamilton Airport
- 24 km to Hamilton Central
- 140 km to Auckland Airport
- 155 km to Auckland Central

All apartments front directly to the Cambridge Park Oval two acre recreational park.



Cambridge Oval viewed from West Thompson Street



ABOUT CAMBRIDGE

Cambridge is situated in the Waipa District of the Waikato region of the North Island of New Zealand. Situated 24 kilometres southeast of Hamilton, on the banks of the Waikato River, Cambridge is known as "The Town of Trees & Champions". The town has a population of over 19,000 making it the largest town in the Waipa District, and third largest urban area in the Waikato (after Hamilton and Taupo).

Cambridge was a finalist in the 2017 and 2019 New Zealand's Most Beautiful Large Town awards, run by Keep New Zealand Beautiful. It was awarded the title New Zealand's Most Beautiful Large Town in October 2019.



Images by: Hamilton & Waikato Tourism

CONTACT

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Your first choice for Cambridge real estate services including buying, selling, property management or renting.

We are a passionate, professional team with comprehensive local knowledge and experience, and a focus on total customer satisfaction.

Plans and dimensions shown are accurate as at August 2020. Minor variations may occur. Every effort has been made to be as definitive as possible in specification of the Oval Apartments construction and fitouts. However, should a product be unavailable or unsuitable to the final design, Vida Homes reserves the right to replace the product with an alternative that is of a similar, or better, standard.