

Central living made easy





A village with heart

Epsom Village is more than a place to live – it's a place to belong.

Perfectly positioned on peaceful, tree-lined Ranfurly Road, this charming retirement village offers the best of both worlds: the vibrancy of central Auckland just beyond the gates, and the calm of a warm, established community within.

Residents can choose from a thoughtfully curated collection of one and two bedroom apartments, each designed for comfort and ease. Options include flexible loft-style layouts, light-filled homes with sunny balconies and views to Mt St John, Mt Eden, the Sky Tower and Rangitoto, and garden apartments with seamless walk-out access to private patios. More than just beautiful homes, life at Epsom Village offers companionship, an engaging lifestyle, and the reassurance of security – creating the confidence to truly relax and enjoy this next chapter.

As part of Real Living Villages, we remain proudly family-owned, delivering a level of personal care, warmth and genuine connection that larger corporate operators simply can't replicate. With just 90 residents, Epsom Village is intimate, charming, and full of character – a community with heart and soul.

A lifestyle that suits you

Life at Epsom Village celebrates independent living in a vibrant, connected community where comfort, convenience and choice come together effortlessly.

Here, residents decide exactly how involved they'd like to be. Whether you value peaceful independence or thrive on an active social calendar, you'll find a rhythm that suits you.

A lively programme of activities brings energy to village life, from themed dinners and garden parties to quiz afternoons, movie screenings and exercise classes. Thoughtfully designed amenities enhance both comfort and connection, including a welcoming residents' lounge, heated outdoor pool, games room, library, and beautifully maintained gardens.

Shared spaces – such as the Community Lounge and the gardens beneath the majestic oak tree – provide beautiful places to come together, share stories and build friendships that make the village feel like home.



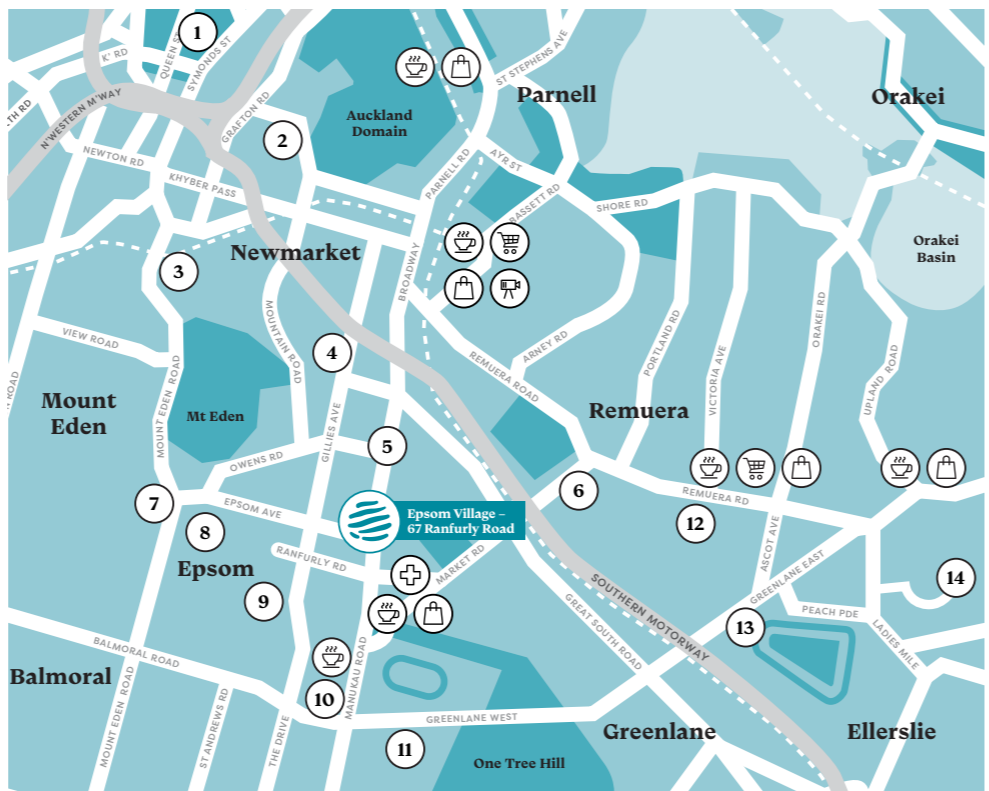
Unbeatable location

Epsom Village offers exceptional convenience for both you and the people who matter most.

Located close to the heart of Auckland and just minutes from Newmarket – the best shopping hub in the city – everything you need is within easy reach.

Enjoy the open green spaces of Cornwall Park and the Auckland Domain, take a leisurely walk to the local library, catch a film at the Lido Cinema, or join nearby bowls and croquet clubs. Major healthcare facilities are also conveniently close by for added peace of mind.

For those who love to travel, Auckland Airport is just a short 15km drive away – making it easy to welcome visitors or head off on your next adventure.



- | | |
|----------------------|------------------------|
| 1. Auckland Central | 11. Greenlane Hospital |
| 2. Auckland Hospital | 12. Medical Centre |
| 3. Auckland Boys GS | 13. Ascot Hospital |
| 4. Mercy Hospital | 14. Remuera Gardens |
| 5. Epsom Girls GS | Cafe |
| 6. Remuera Bowls | Shops |
| 7. Mt Eden Village | Supermarket |
| 8. Mt Eden Bowls | Medical Centres |
| 9. Epsom Croquet | Theatres |
| 10. Lido Cinema | |



Companionship, convenience and security



Social living

At Epsom Village, community life centres around thoughtfully designed spaces that encourage relaxation, connection and enjoyment.

The heated swimming pool, barbecue area and beautifully tended gardens create an inviting outdoor setting – perfect for a peaceful morning swim, a leisurely stroll among the greenery, or a long lunch in the sunshine. Beneath the majestic oak tree, residents gather around shaded tables for friendly games of cornhole, casual catch-ups, outdoor concerts and garden parties – moments that bring the village to life.

These welcoming spaces are not just for residents; friends and family are always encouraged to join. Whether hosting a celebration, marking a milestone, or simply enjoying relaxed time together in beautiful surroundings, it's easy to create special memories here.

The Wellness Centre supports everyday wellbeing, with weekly hairdressing and beauty appointments conveniently available within the village.





The best of village life

Beyond the outdoor spaces, a vibrant calendar of social and cultural activities brings residents together throughout the week.

From movie afternoons and guest speakers to book club, craft sessions, quiz nights and relaxed games of cards, there is something to suit every interest. Shared dining occasions, including pot-luck dinners, barbecues and elegant afternoon teas, create natural opportunities to connect, share stories and form lasting friendships.

Everyday living is made easier with onsite gardeners and maintenance staff, organised day trips, a village shopping bus and access to a complimentary electric vehicle.

With essential services, cafés and public transport all within easy walking distance, life at Epsom Village is both engaging and wonderfully convenient.

Apartment lifestyle

At Epsom Village, you can choose from a wide range of thoughtfully designed one and two-bedroom apartments.

From flexible loft layouts and sunny balcony homes with views to Mt St John, Mt Eden, the Sky Tower and Rangitoto, garden apartments with direct walk-out access to private patios.

Each modern, spacious apartment is designed to make the most of every square metre with clever storage and light filled spaces.

The village offers an easy lock-and-leave lifestyle, allowing residents to truly relax and leave maintenance worries behind.



A choice of well-designed apartments.



Balcony apartments

Contemporary apartments with lovely balconies where you can enjoy views, elevation and sunshine. Top floor apartments have a loft area that provides extra living space, studio or even an extra bedroom for family and friends.

■ 48 - 70m² 🏠 1-1+ 🚗 1



Garden apartments

Positioned on the ground floor these apartments give you direct walk out access to patios and gardens. Spacious and well appointed.

■ 48 - 80m² 🏠 1-2 🚗 1



Alexandra apartments

Sunny and spacious two bedroom apartments that offer modern open-plan living, indoor/outdoor entertaining and fully tiled bathrooms. Many have lovely views over leafy Epsom.

■ 80 - 105m² 🏠 2 🚗 1.5 🚗 2

Do as much or as little as you like...

Life here moves at your pace. Residents are free to be as involved or as independent as they choose – whether that means filling the week with activities and social events, or simply enjoying the comfort and privacy of their own space.



Swimming pool & barbecue area



Lounge & dining area



Gym & exercise groups



Library & book club



Onsite gardeners & maintenance staff



Complimentary electric car



Day trips & shopping bus



Cards, games & leisure afternoons



Weekly entertainment & events



Craft groups, bingo nights & quiz group



Raised gardens



Wellness Centre



Experience the difference of a family-owned retirement village, where lifestyle, community, and nature come together.

Our villages

 Epsom Village

 Warkworth Oaks

 Pakuranga Park


 Remuera Gardens

 info@realliving.co.nz

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**FREE
INFO PACK**

Curious about Epsom Village?
Our free info pack is a good place to find out all you need to know. Visit www.epsomvillage.co.nz to request one or call us on 0800 546 546.

