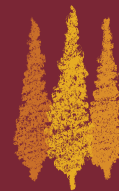




Welcome.
Make yourself at home.

STAGE TWO



ARROWTOWN
LIFESTYLE RETIREMENT VILLAGE





Arrowtown Lifestyle Retirement Village offers quality retirement living to the residents of the Queenstown Lakes District. Situated near the historic gold-mining town of Arrowtown, the village has a range of sensitively designed two and three bedroom villas situated in beautifully landscaped grounds. The interim Residents' Lodge provides a social hub for residents and their guests, where a range of lifestyle facilities are on offer. When complete, the village will also include easy living apartments, an aged care hospital and extended community facilities.



Enjoy an exceptional lifestyle in our vibrant village

An extensive range of entertainment and activities are available to take part in if you wish. Our recently completed interim Residents' Lodge provides a luxurious social space, and in time, the final Residents' Lodge will extend these outstanding amenities to include a heated indoor pool, salon & spa, regular dining, cinema and more.

Our residents can visit the Lodge whenever they wish to enjoy the range of facilities on offer.

- Fireside lounge with complimentary tea and coffee
- Residents' club bar
- Pool table
- Social dining facilities
- Big screen TV for movie nights and sports
- Library & meeting room
- Private gym
- Spa pool
- A comprehensive activities calendar

Landscaped gardens and outdoor amenities include:

- Community vegetable gardens and glass house
- Barbeque courtyard
- Petanque piste
- Putting green
- Feature gardens for residents' enjoyment
- Walking paths





A superior location near Arrowtown

Situated at 224 McDonnell Road, the village is located in a peaceful rural setting close to the quaint township of Arrowtown. Our streets are named after historic local goldmines, reflecting the rich history that precedes us.

Surrounded by the foothills of the Southern Alps and bordering neighbouring golf courses, the village offers a location quite unlike any other. The 12 hectare site is sheltered and sunny, and well away from the noise and congestion found closer to Frankton and Queenstown.

What's more, Arrowtown Lifestyle Retirement Village is – quite literally – New Zealand's top retirement village. The village's altitude means village residents enjoy striking views of snow-capped peaks and intense autumn colours (celebrated annually in April as part of the Arrowtown Autumn Festival).

The village's proximity to Arrowtown ensures easy access to shops, cafes, galleries and a number of sports and social clubs. Frankton is just a short drive away where residents can access a variety of supermarkets, shopping centres and an international airport.

Nearby highlights include:

- The historic gold-mining township of Arrowtown – with a number of pretty boutiques, galleries, cafes and restaurants
- The Hills Golf Club, Arrowtown Golf Club and Millbrook Resort all nearby
- Wineries nearby, including Amisfield Bistro and Cellar Doors. Akarua Winery and the many Gibbston Valley wineries
- Access to the Queenstown Trails Network
- And the convenience of Queenstown and Frankton a short distance away



Proud to be locally owned and operated

Arrowtown Lifestyle Retirement Village is an independently owned family business. We are not part of a large corporate retirement village chain. Most of our owners are based locally in Arrowtown and the wider Central Otago area. This means we can take a unique approach to operating the village as we understand what it is like to live in this special region, and we can be more responsive to the needs of our residents.

The team behind the village has developed and operated villages throughout New Zealand since 1998:

The Anderson Family has developed and operated lifestyle villages for two decades, with Ron Anderson being a founding shareholder in Vision Senior Living. Richard and Jennie Anderson have been part of the team that has successfully developed and managed the Aspiring Lifestyle Retirement Village in Wanaka since 2009 and bring a wealth of experience to Arrowtown Lifestyle Retirement Village.

The Armstrong Family – Our managing director Aaron Armstrong is a qualified accountant who has owned and operated villages around the country, most recently Aspiring Lifestyle Retirement Village, Arena Living and Mt Eden Gardens in Auckland.

The Monk Family - Roger Monk and Debbie MacColl are from local farming families and have a vision to ensure their land provides a great retirement option for the people within the region. They have partnered with an experienced team to provide a much-needed service to the district.

It's all part of the service

At Arrowtown Lifestyle Retirement Village our staff team provides a personalised service and support to our residents. We aim to provide the “personal touch” and strive to get to know our residents and what their needs are.

Our residents enjoy an easier lifestyle at Arrowtown Lifestyle Retirement Village. We make this a priority – it's all part of the service:

- Enjoy a drink at the bar during happy hour
- Our activities team organise a wide range of events and activities
- We will take care of the exterior maintenance of your home
- We have a monitored 24 hour emergency alarm system
- We look after the landscaping and lawn mowing (you are still welcome to tend your garden if you wish)
- Your windows will be cleaned inside and out
- We insure the buildings and grounds – and we look after the rates bill
- And of course, an on-site aged care home is planned for later in the development for those residents with care needs that advance over time.



A range of living options – the choice is yours.

Our residents enjoy the easy, secure and relaxed lifestyle of our architecturally designed homes. There are a range of living options available to suit a variety of requirements. Currently you can opt for the privacy and independence of villa life, and later you will have the option to experience the ease of apartment living – the choice is yours. When complete, Arrowtown Lifestyle Retirement Village will include:

120 villas · 75 apartments · A specialist aged care facility for those requiring residential aged care in future



Artist's impression only

The Nevis Villa

NORTH ENTRY

The Nevis Villa

NORTH ENTRY

The Nevis Villa is our most affordable option, with 104m² of floor area in an efficient duplex configuration.

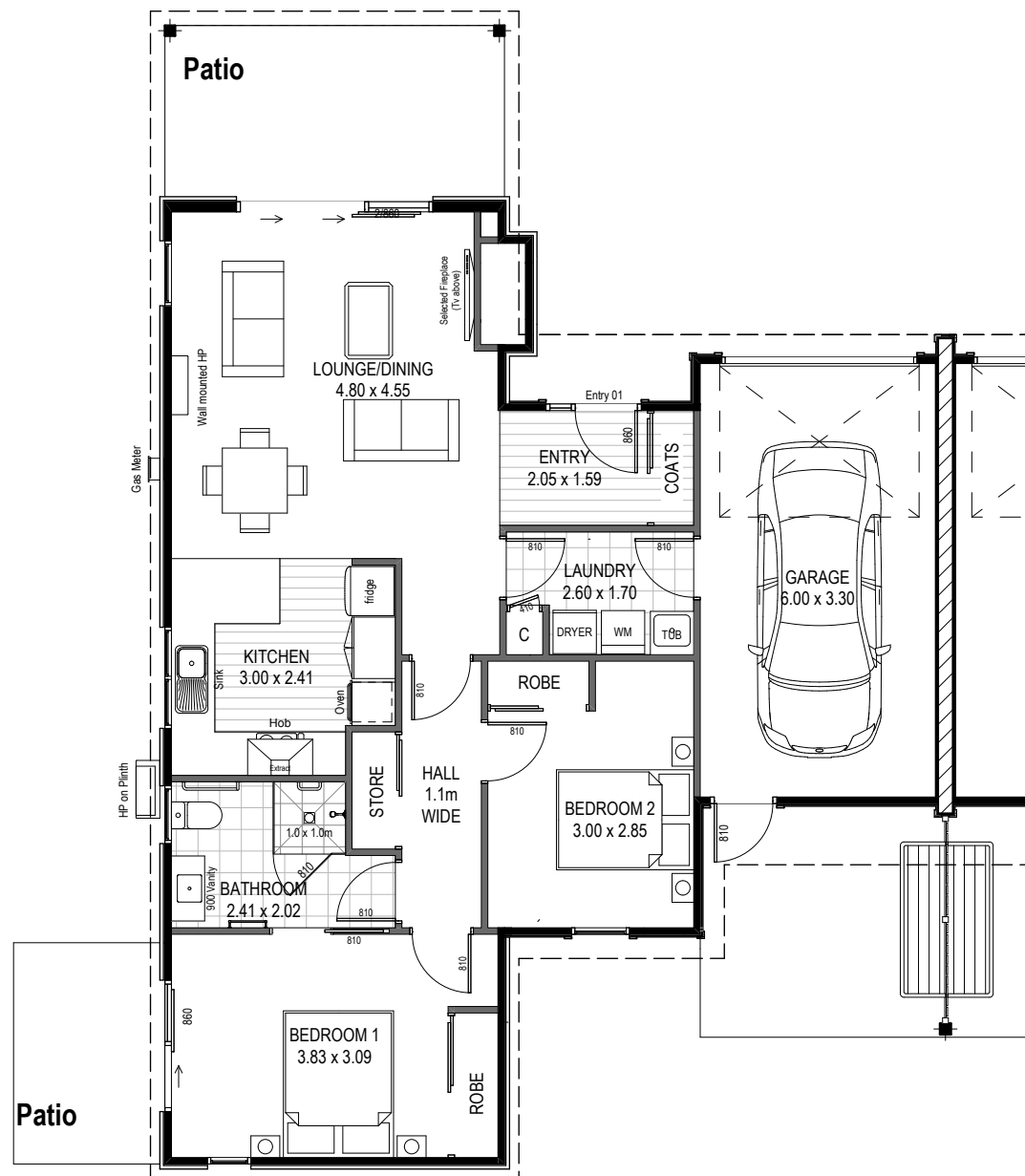
This villa has open plan living with two full sized bedrooms, a dual access ensuite, a separate laundry and a single internal access garage. In addition, residents will find all the modern conveniences you would expect in a contemporary design, including a single dishdrawer, induction hob and under tile heating to the ensuite.

The sheltered patio will provide a great location to sit and enjoy the view, and the fireplace will ensure comfort and warmth later in the day.

The exterior cladding is a combination of plaster over light-weight concrete (AAC) panels, and timber weatherboard.



* Villa concepts remain subject to further design development, consents and approvals. Please contact our sales team for further information or to express your interest in a particular villa style.





Artist's impression only

The Nevis Villa

SOUTH ENTRY

The Nevis Villa

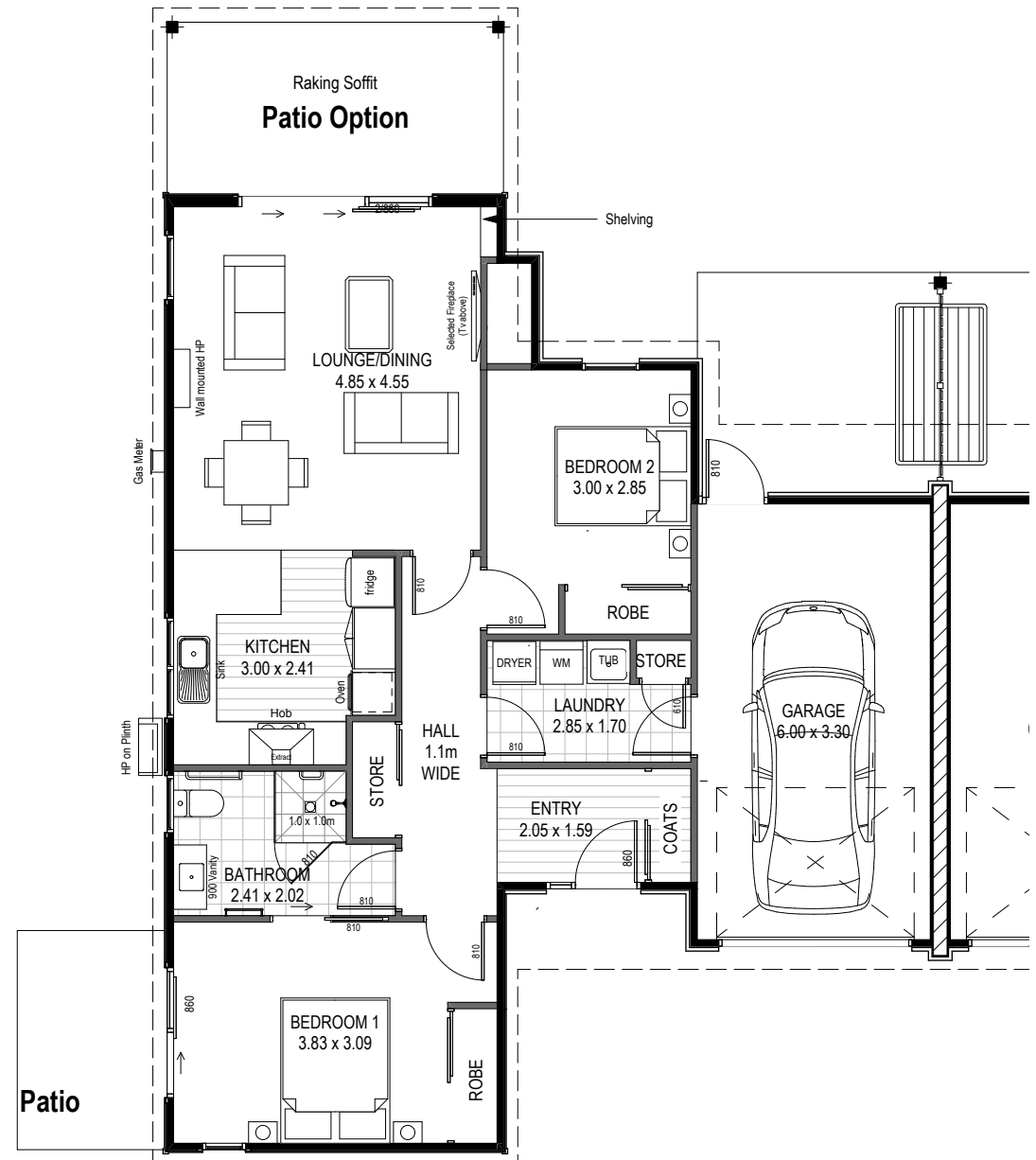
SOUTH ENTRY

The Nevis Villa is our most affordable option, with 104m² of floor area in an efficient duplex configuration.

This villa has open plan living with two full sized bedrooms, a dual access ensuite, a separate laundry and a single internal access garage. In addition, residents will find all the modern conveniences you would expect in a contemporary design, including a single dishdrawer, induction hob and under tile heating to the ensuite.

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Artist's impression only

The Gibbston Villa DUPLEX

The Gibbston Villa

DUPLEX

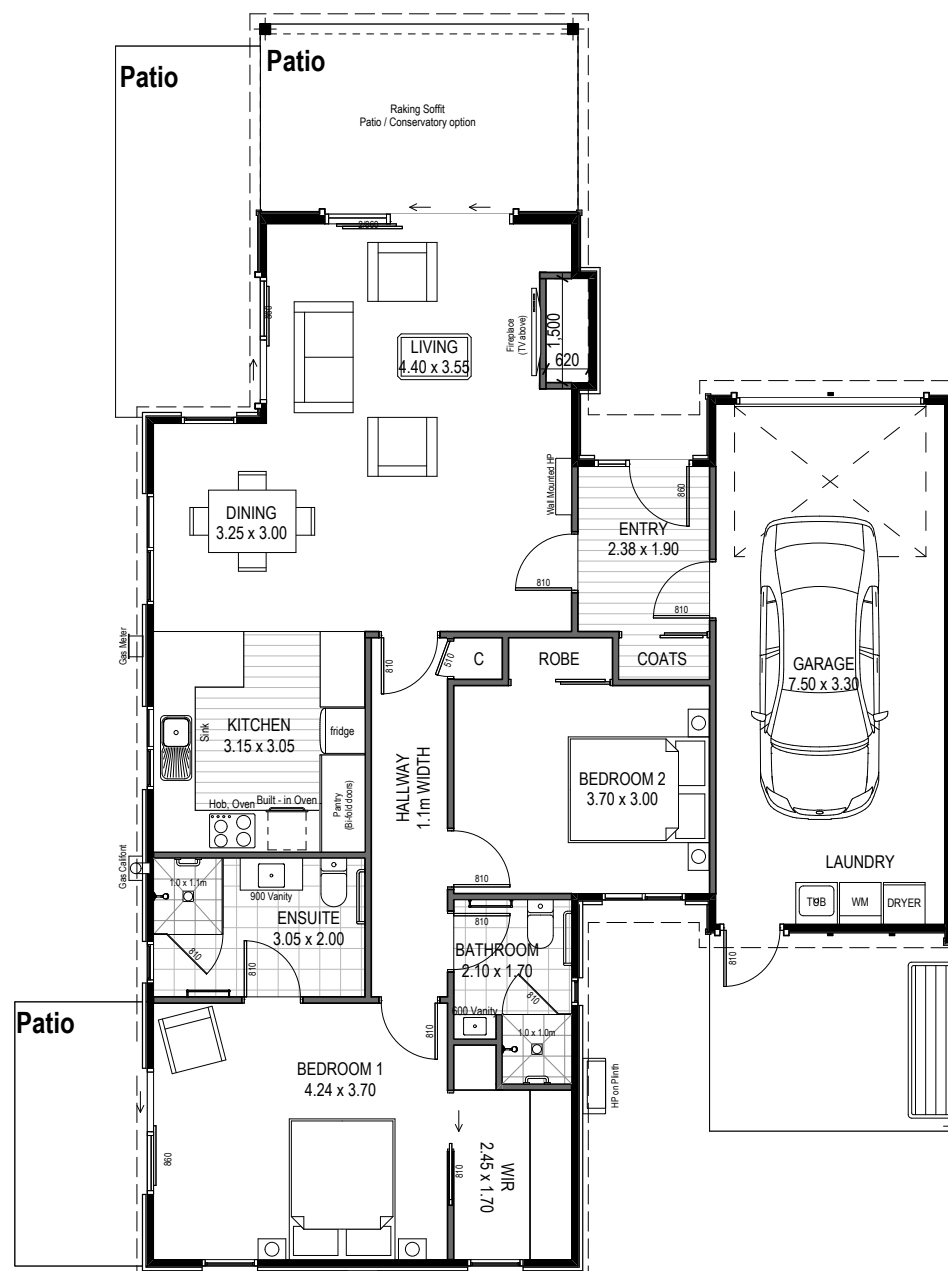
The Gibbston Duplex Villa is both affordable and spacious in an efficient 129m² floorplan.

This villa offers an open plan lounge/dining area, a glass fronted fireplace, two bedrooms, a walk-in-robe, dual access ensuite, plus a guest toilet. Residents will also enjoy sheltered outdoor living - which can be enclosed to create a sunny conservatory. This villa also has a single internal access garage, which houses the laundry.

The exterior cladding is a combination of plaster over lightweight concrete panels, and weatherboard with vertical battens. The feature chimney flue adds additional sophistication to the design.



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The Gibbston Villa

DOUBLE GARAGE

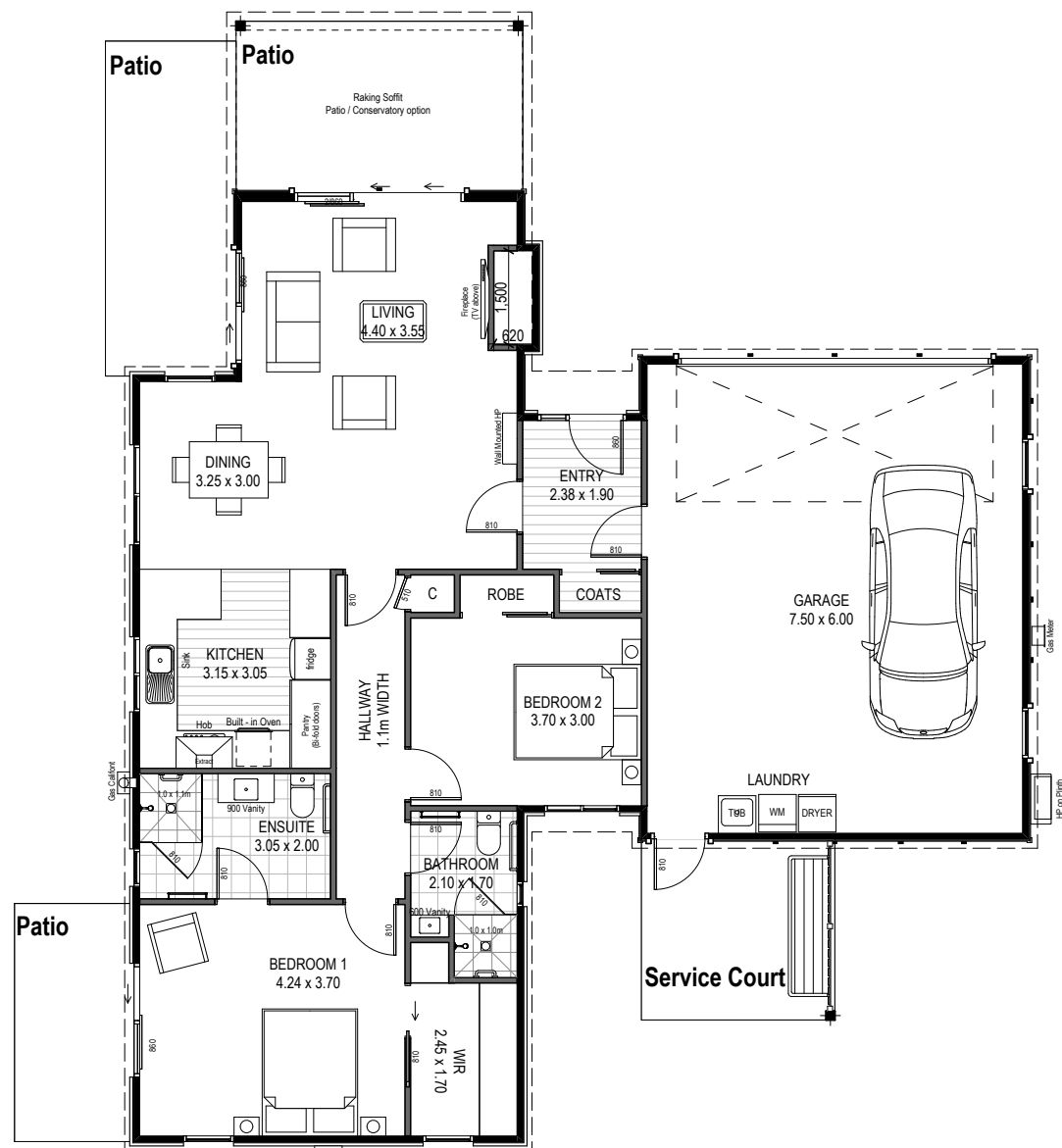
The Gibbston Villa

DOUBLE GARAGE

Built with a double garage, the Gibbston Villa is both affordable and spacious in an efficient 149m² floorplan.

This villa offers an open plan lounge/dining area, a glass fronted fireplace, two bedrooms, a walk-in-robe, dual access ensuite, plus a guest toilet. Residents will also enjoy sheltered outdoor living - which can be enclosed to create a sunny conservatory. This villa also has a double internal access garage, which houses the laundry.

The exterior cladding is a combination of plaster over lightweight concrete panels, and weatherboard with vertical battens. The feature chimney flue adds additional sophistication to the design.



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Artist's impression only

The Kawarau Villa

WEST GARAGE

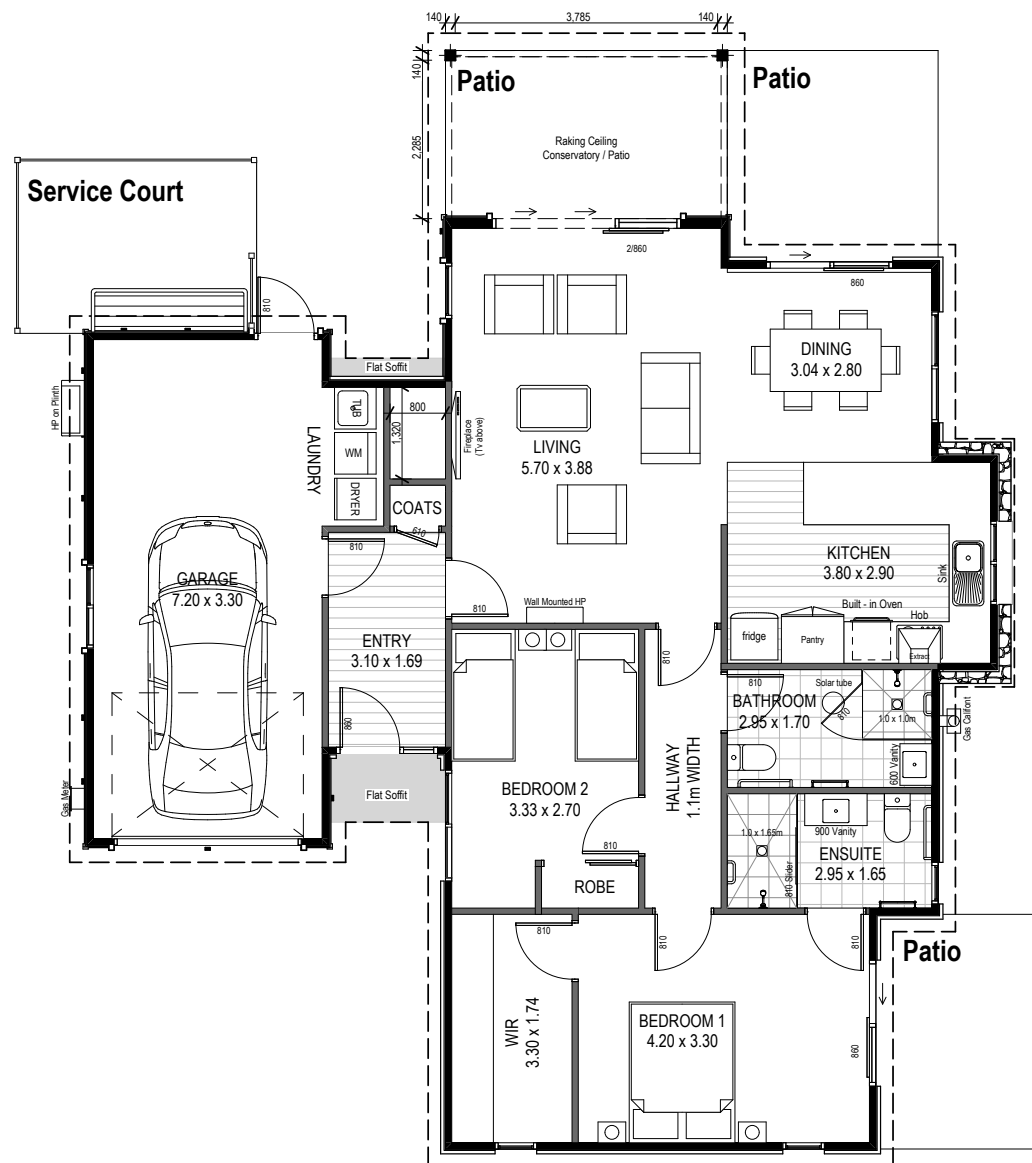
The Kawarau Villa

WEST GARAGE

The Kawarau Villa is a very tidy 128m² two bedroom floorplan and remains affordably priced.

This villa offers an open plan lounge/dining area, a glass fronted fireplace, two bedrooms, a walk-in-robe, an ensuite, plus a guest bathroom. Residents will also enjoy a sheltered outdoor living area - which can be enclosed to create a sunny conservatory. This villa also has a single internal access garage, which houses the laundry.

The exterior cladding is a combination of plaster over lightweight concrete panels, and weatherboard with vertical battens. Schist stone has been added to the exterior of the kitchen to give this villa extra appeal.



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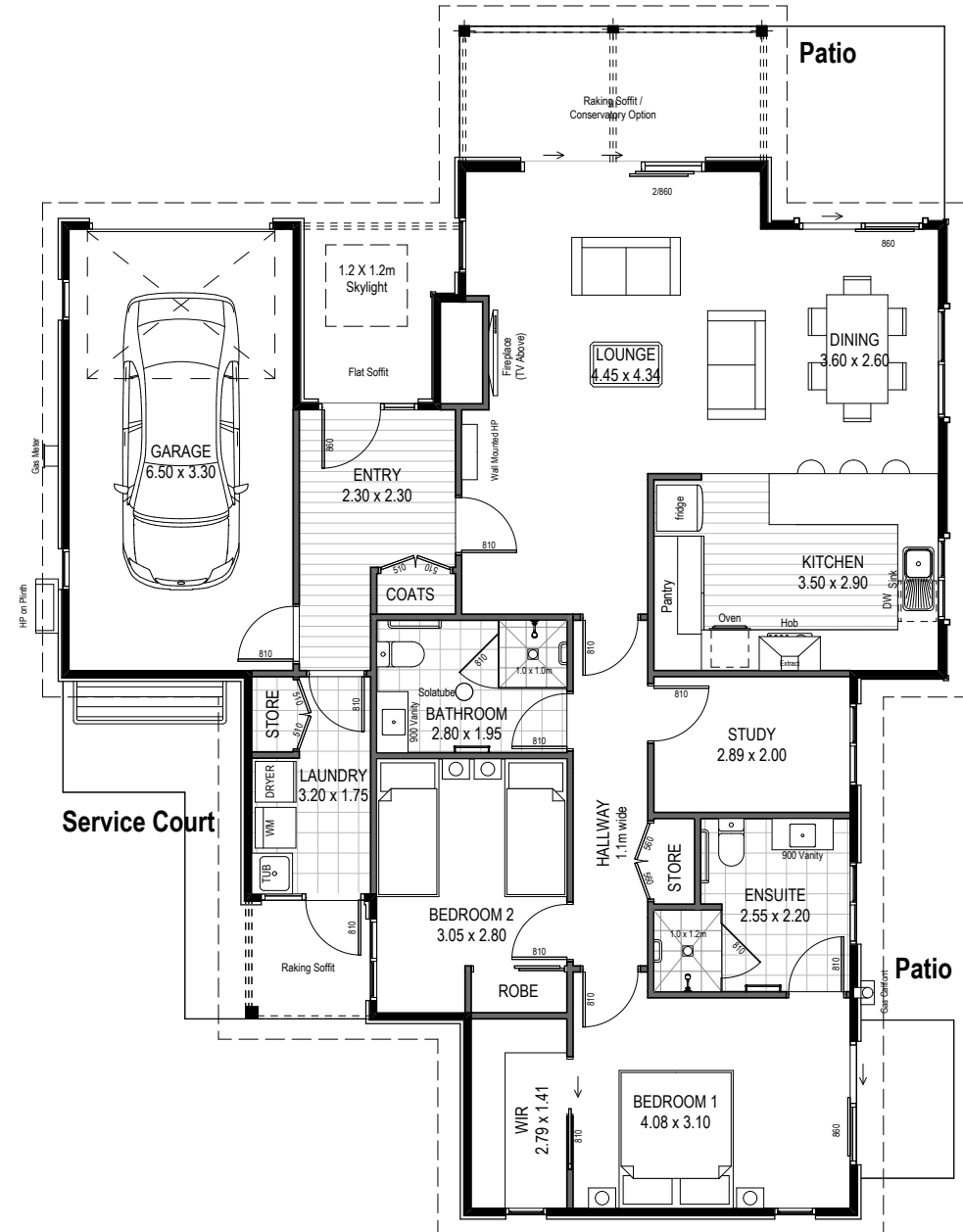
The Skippers Villa

The Skippers Villa

The Skippers Villa provides a generous 143m² floorplan and offers greater flexibility to residents.

The villa incorporates generous open plan living, two bedrooms, including a master wing with walk-in-robe and private ensuite. The separate study provides the opportunity for a home office or craft area. The full second bathroom will provide you with greater privacy when you have guests to stay. And the separate laundry is another great feature of the Skippers villa.

The exterior cladding is a combination of plaster over lightweight concrete panels, and weatherboard with vertical battens.



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Artist's impression only

The Glenorchy Villa

WEST GARAGE

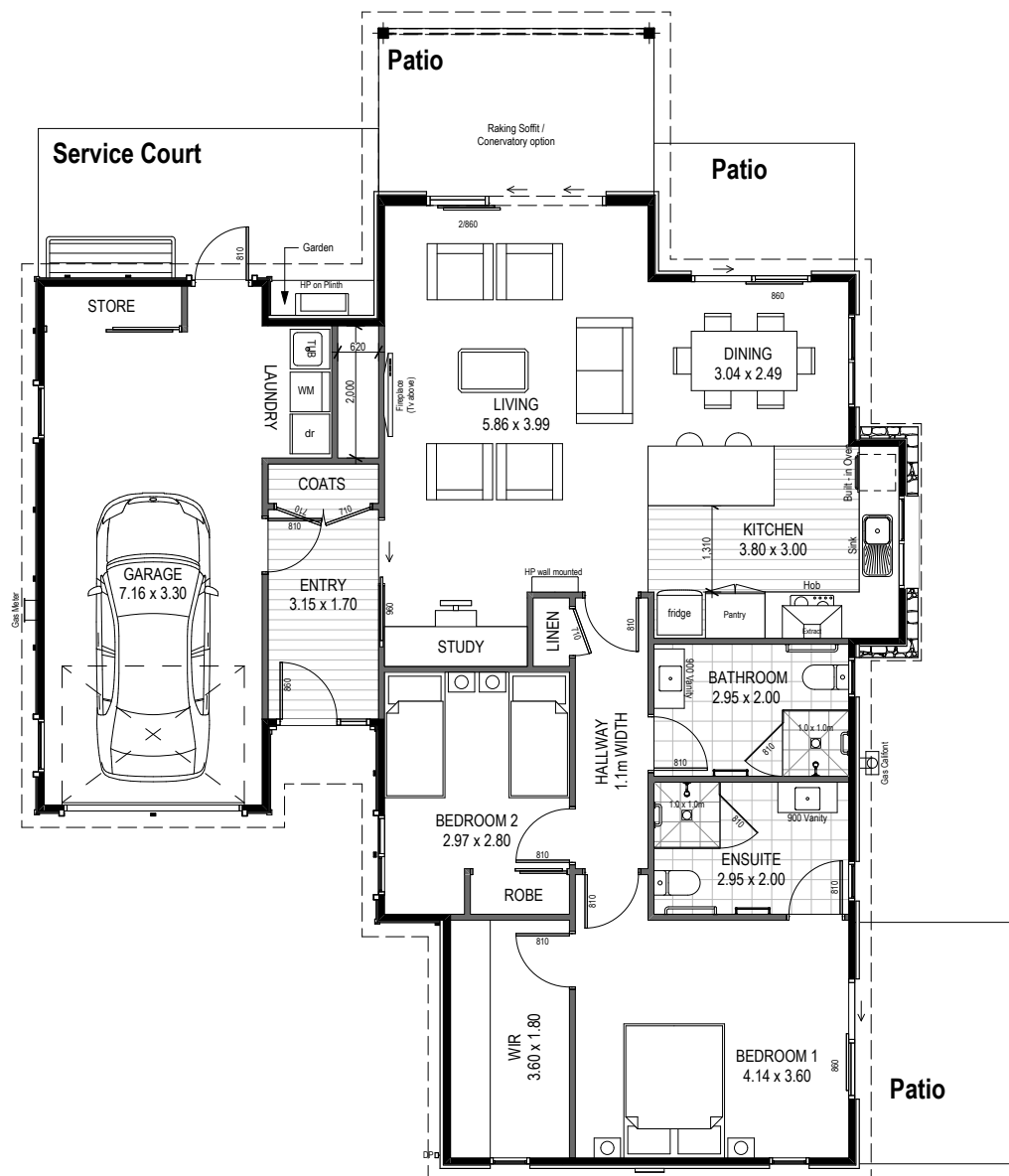
The Glenorchy Villa

WEST GARAGE

The Glenorchy Villa boasts a spacious 139m² floor area, with two bedrooms plus a convenient study nook attached to the lounge.

The open plan kitchen, dining and lounge area will make this villa a true entertainer's delight. The master bedroom wing incorporates a walk-in-robe and private ensuite with tiled shower. The full second bathroom will provide you with greater privacy when you have guests to stay. There is an internal access single garage, which incorporates a laundry area.

The exterior cladding is a combination of plaster over lightweight concrete panels, and weatherboard with vertical battens. Schist stone has been added to the exterior kitchen wall to give this villa extra appeal.



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The Glenorchy Villa

DOUBLE GARAGE

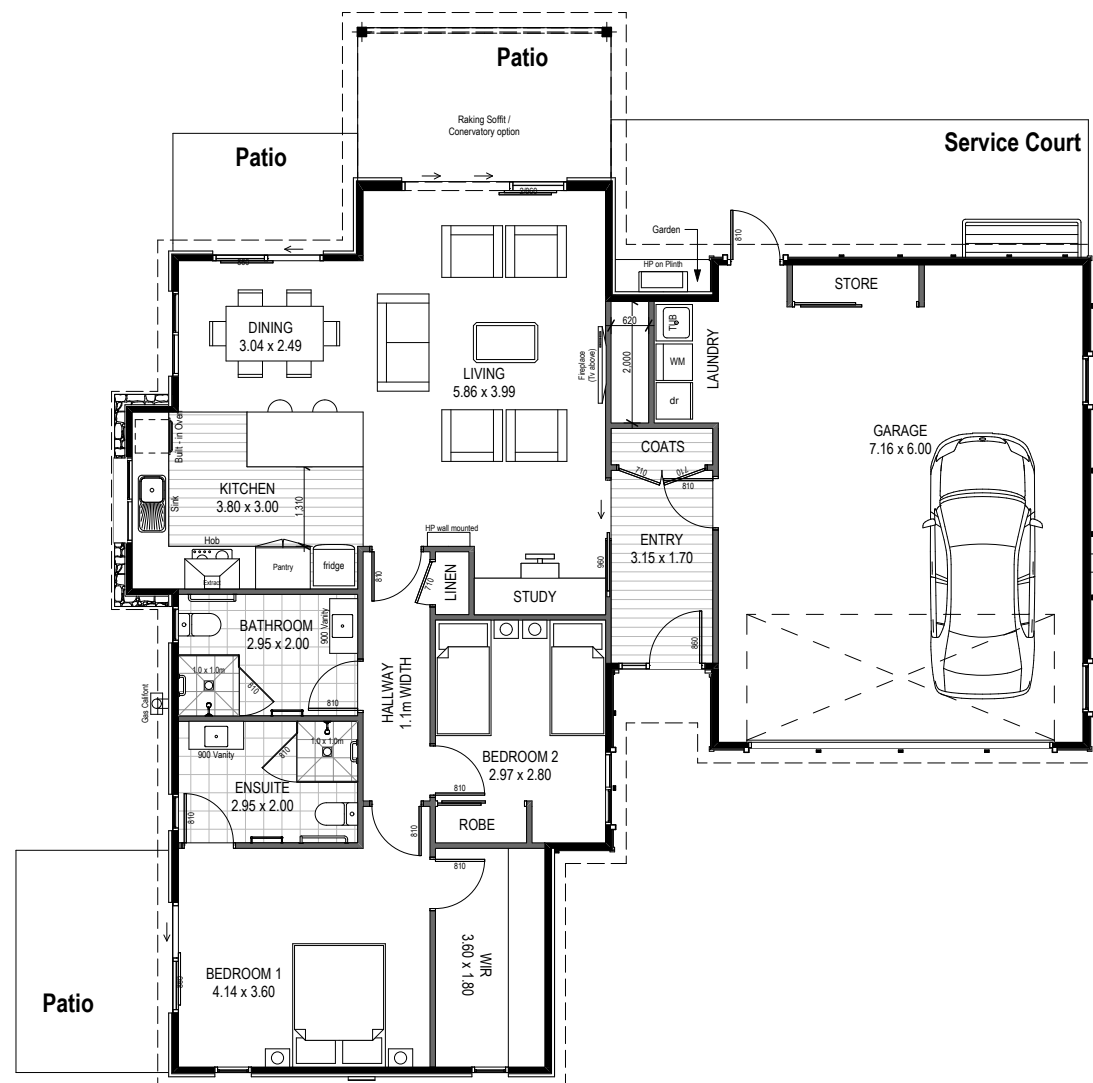
The Glenorchy Villa

DOUBLE GARAGE

The Glenorchy Villa boasts a spacious 160m² floor area, with two bedrooms plus a convenient study nook attached to the lounge.

The open plan kitchen, dining and lounge area will make this villa a true entertainer's delight. The master bedroom wing incorporates a walk-in-robe and private ensuite with tiled shower. The full second bathroom will provide you with greater privacy when you have guests to stay. There is an internal access double garage, which incorporates a laundry area.

The exterior cladding is a combination of plaster over lightweight concrete panels, and weatherboard with vertical battens. Schist stone has been added to the exterior kitchen wall to give this villa extra appeal.



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The Shotover Villa

WEST GARAGE

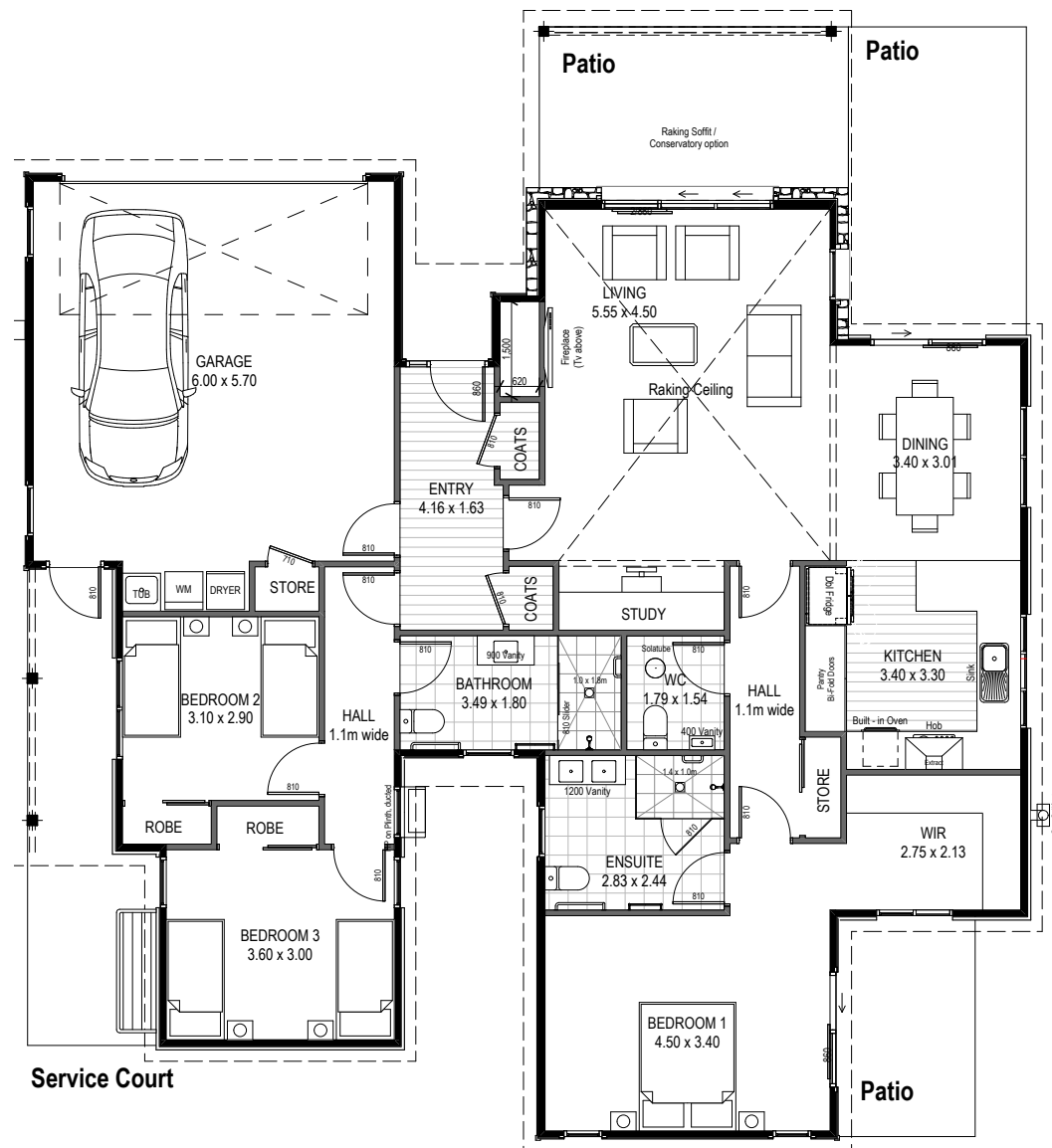
The Shotover Villa

WEST GARAGE

The Shotover Villa is the first of our three bedroom options, offering a spacious 179m² floorplan.

This villa has a large fireside lounge, and generous dining space which flows onto the outdoor patio. The master bedroom wing has a walk-in-robe and private ensuite with double vanity. The guest wing is set on the west side of the house and is ideal for those who have family and friends to stay. The study nook in the lounge, double garage, additional storage and the convenient guest toilet add extra appeal to this villa.

The exterior of the villa is an attractive combination of schist stone, vertical cedar and plaster over lightweight concrete panels.



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Artist's impression only

The Shotover Villa

EAST GARAGE

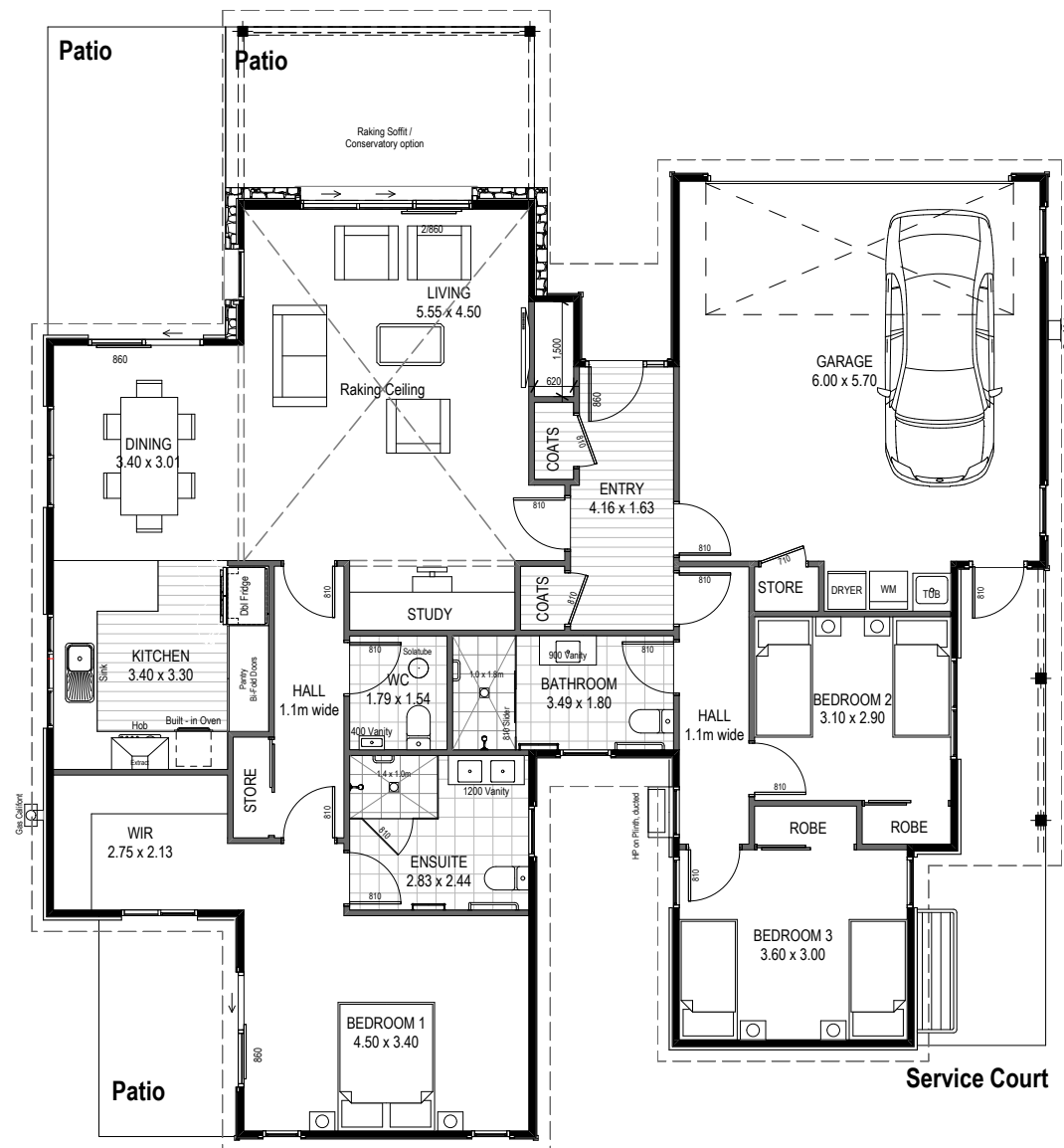
The Shotover Villa

EAST GARAGE

The Shotover Villa is the first of our three bedroom options, offering a spacious 179m² floorplan.

This villa has a large fireside lounge, and generous dining space which flows onto the outdoor patio. The master bedroom wing has a walk-in-robe and private ensuite with double vanity. The guest wing is set on the east side of the house and is ideal for those who have family and friends to stay. The study nook in the lounge, double garage, additional storage and the convenient guest toilet add extra appeal to this villa.

The exterior of the villa is an attractive combination of schist stone, vertical cedar and plaster over lightweight concrete panels.



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Artist's impression only

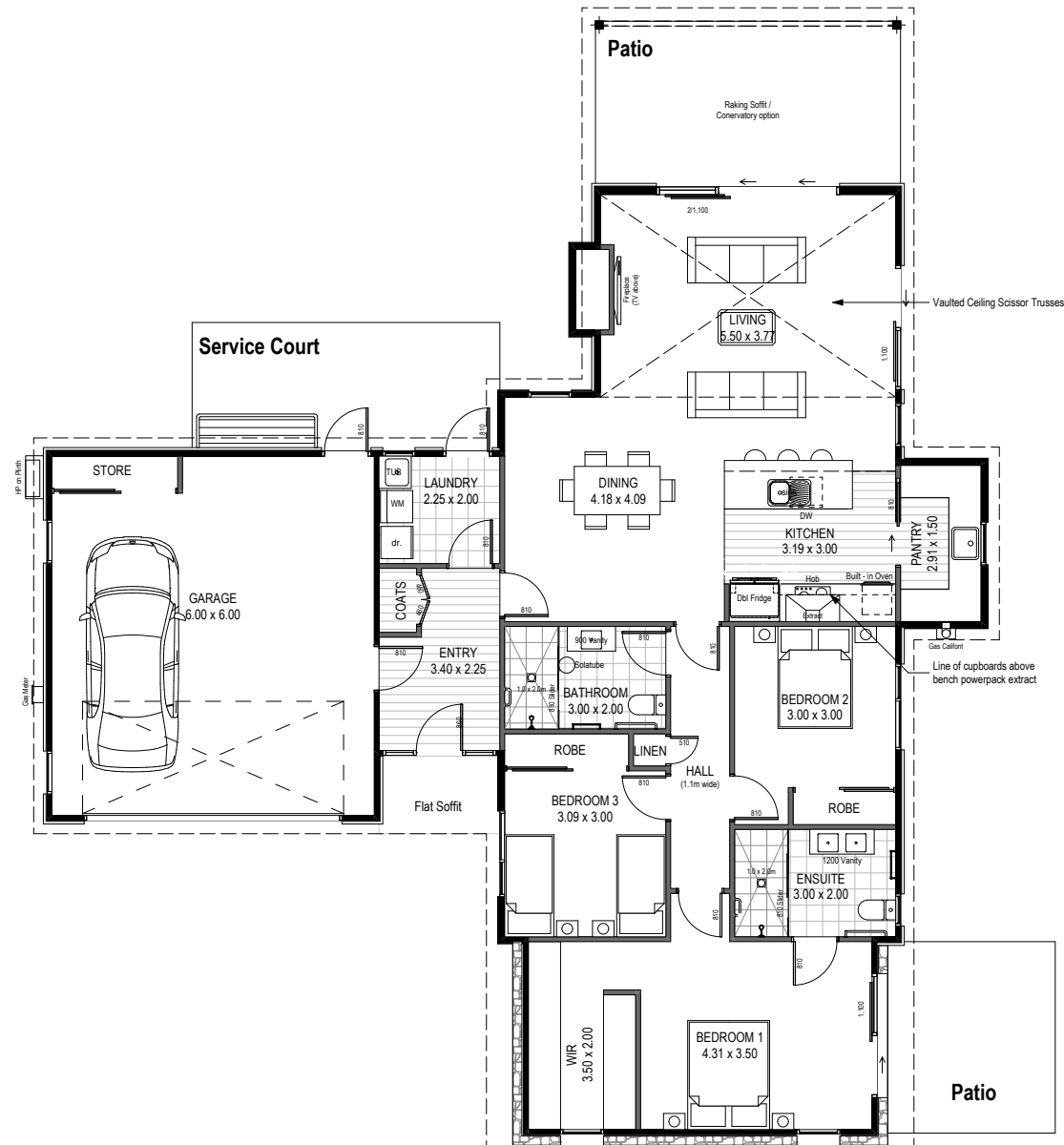
The Moonlight Villa

The Moonlight Villa

The Moonlight Villa is a substantial 182m² three bedroom villa, designed for those who enjoy hosting family and friends.

This floorplan has a spacious living area with vaulted ceiling and fireplace. The beautifully finished kitchen includes space for a double fridge plus a walk in pantry. The master bedroom wing incorporates a spacious walk-in-robe and private ensuite with double basin vanity unit. The two guest bedrooms and extra bathroom provide greater flexibility for you and your guests. The double garage and separate laundry make this floorplan even more appealing.

The exterior of the Moonlight villa has great street appeal with schist stone, vertical cedar and plaster over lightweight concrete panels.



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Artist's impression only

The Soho Villa

WEST GARAGE

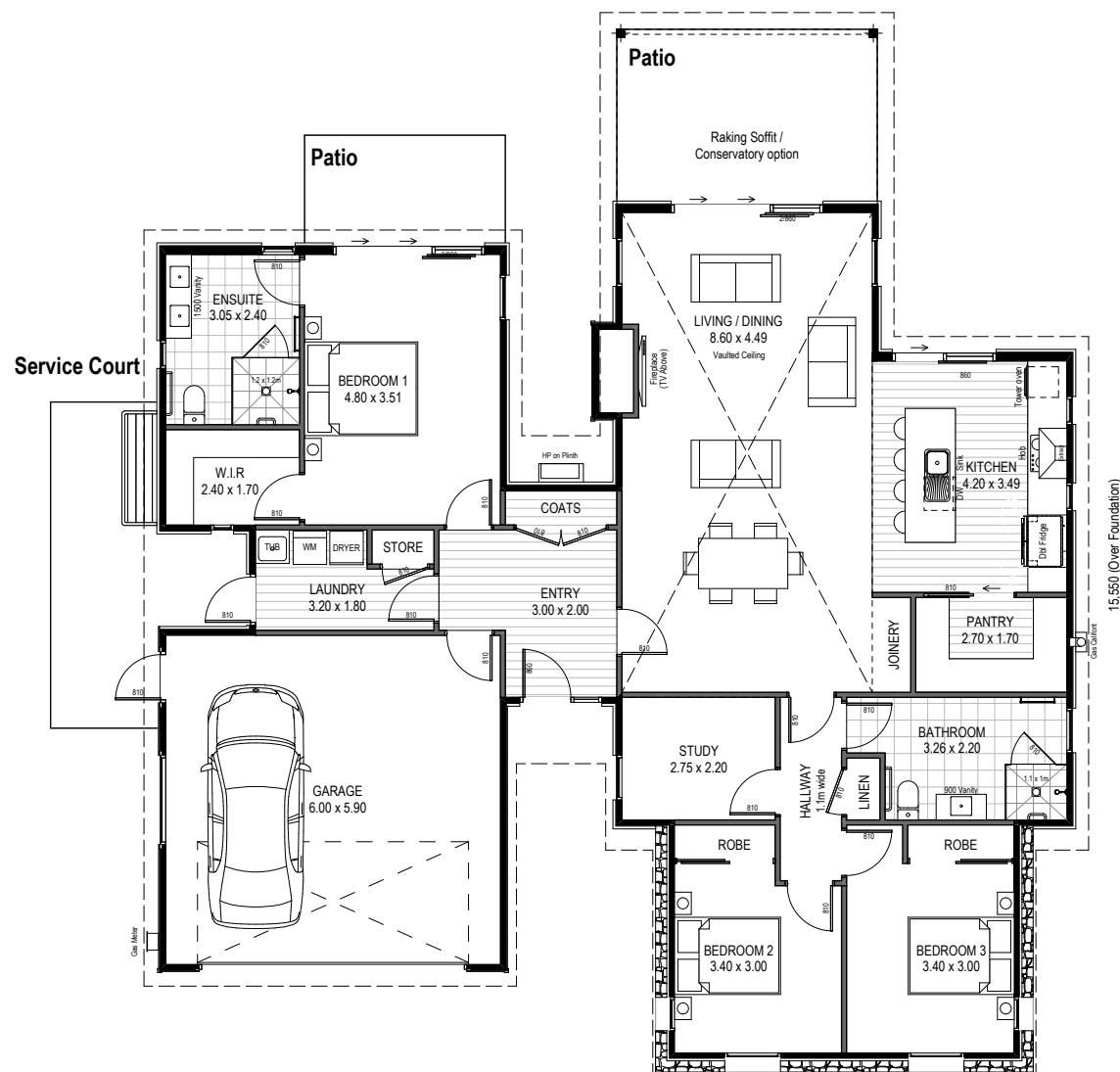
The Soho Villa

WEST GARAGE

The Soho Villa is luxury three bedroom villa, offered in a spacious 193m² floorplan.

This villa includes a master bedroom set on the north side of the house, with walk-in-robe and private ensuite. The entertainer's kitchen includes a walk in pantry, induction cooking, and ample space for friends to gather around the kitchen island. The fireside lounge is a generous space, with vaulted ceiling overhead. In addition to all this, the luxury specification, double garage, separate laundry and ample storage help make this villa truly special.

The exterior cladding of the Soho Villa is superbly finished with schist stone, vertical cedar weatherboards and plaster over lightweight concrete panels.



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Artist's impression only

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EAST GARAGE

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Villa specifications

		Nevis	Gibbston	Kawarau	Skippers	Glenorchy	Shotover	Moonlight	Soho
Size	Floor area of villa (including garage)	104m ²	128m ²	127m ²	143m ²	138m ²	179m ²	182m ²	193m ²
Construction & Cladding	Weatherboard with boxed detailing and plaster over aerated autoclaved concrete (AAC)	●							
	Weatherboard with vertical batten detail and plaster over AAC		●	●	●	●			
	Vertical shiplap cedar and plaster over AAC						●	●	●
	Schist Stone features			●		●	●	●	●
	Coloursteel corrugated iron roof	●	●	●	●	●	●	●	●
Patio	Covered Patio adjoining lounge	●	●	●	●	●	●	●	●
Chimney	Plaster chimney with architectural flue cage	●							
	Plaster with boxed detail and architectural flue cage		●	●	●	●			
	Vertical shiplap cedar with boxed detail and architectural flue cage						●	●	●
Kitchen	Acrylic benchtop	●	●	●	●	●	●	●	
	Engineered stone benchtop								●
	Melamine cabinetry	●	●	●	●	●			
	Two pot lacquer finish cabinetry						●	●	●
	Walk in pantry							●	●
	Induction cooktop	●	●	●	●	●	●	●	●
	Fisher and Paykel single wall oven	●	●	●					
	Fisher and Paykel double wall oven				●	●	●	●	●
	One and a half sink plus waste disposal unit	●	●	●	●	●	●	●	●
	Fisher and Paykel single dishdrawer	●	●	●					
	Fisher and Paykel double dishdrawer				●	●	●	●	●
	Fridge cavity 700mm wide to accommodate standard fridge	●	●	●	●	●			
	Fridge cavity 800mm wide to accommodate double fridge. Plumbed for water and ice making capacity						●	●	●
	Filter for drinking water	●	●	●	●	●	●	●	●
Bathrooms	Private ensuite		●	●	●	●	●	●	●
	Full second bathroom		●	●	●	●	●	●	●
	Dual access ensuite	●							
	Separate WC for guests						●		
	Fully tiled walls and tile floor				●	●	●	●	●
	Double vanity (ensuite only)						●	●	●
	Single vanity unit	●	●	●	●	●			
	Heated mirror	●	●	●	●	●	●	●	●
	Shower tiled with glass return	●	●	●	●	●	●	●	●
	Heated towel rail	●	●	●	●	●	●	●	●
	Overheight hush close toilets	●	●	●	●	●	●	●	●
	Quality stainless steel tapware	●	●	●	●	●	●	●	●

		Nevis	Gibbston	Kawarau	Skippers	Glenorchy	Shotover	Moonlight	Soho
Bedrooms	Two bedrooms	•	•	•	•	•			
	Three bedrooms						•	•	•
Study	Separate Study (no joinery)				•				•
	Study Nook (no joinery)					•	•		
Robes	Walk in robe in master bedroom with inbuilt melamine joinery		•	•	•	•	•	•	•
	In built melamine robe joinery	•	•	•	•	•	•	•	•
Ceiling	2.55m ceiling height		•	•	•	•	•	•	•
	2.4m ceiling height	•							
	Vaulted ceiling to lounge area (see plans for specific details)						•	•	•
Glazing	Double glazed aluminium doors and windows	•	•	•	•	•	•	•	•
Flooring	Wool carpet with heavy duty underlay. Solution dyed nylon option.	•	•	•	•	•	•	•	•
	Tiled Bathroom and WC floors	•	•	•	•	•	•	•	•
	Wood laminate to kitchen and entry	•	•	•					
	Engineered timber veneer to kitchen, dining and entry				•	•	•	•	•
	Marine carpet to garage		•	•		•	•		
Window Treatments	Choice of window treatments from supplied range	•	•	•	•	•	•	•	•
Heating / Cooling / Climate control	Glass fronted gas fireplace with mantel above	•	•	•	•	•	•	•	•
	Heat pump - high wall unit in lounge	•	•	•	•	•			
	Ducted heat pump system						•	•	•
	Hot water heated by gas	•	•	•	•	•	•	•	•
	Undertile heating to bathroom floors (excluding WC)	•	•	•	•	•	•	•	•
Laundry	Laundry (including supertub) located in garage		•	•		•	•		
	Separate laundry including supertub	•			•			•	•
Garaging	Internal access single garage	•	•	•	•	•			
	Internal access double garage						•	•	•
	Sectional garage door in coloursteel finish	•	•	•	•	•	•	•	•
Electrical	LED ceiling lighting	•	•	•	•	•	•	•	•
	Feature lighting over bench							•	•
	TV outlet above fireplace and to master bedroom	•	•	•	•	•	•	•	•
	Data / phone outlets to lounge, study (where applicable) and master bedroom	•	•	•	•	•	•	•	•
Safety and security	Monitored medical alarm	•	•	•	•	•	•	•	•
	Gated village community. Gate closed overnight, with remote access to residents	•	•	•	•	•	•	•	•
	Hardwired smoke detectors	•	•	•	•	•	•	•	•
	Safety handrails to toilet and shower in ensuite	•	•	•	•	•	•	•	•
	Fire extinguisher supplied with all villas	•	•	•	•	•	•	•	•

Note: All specifications may be subject to changes and/or substitutions. Some minor variations exist within villa styles. Please check with the sales manager for specifications and building plans for specific villas.

Become part of our community

Contact the team at Arrowtown Lifestyle Retirement Village to find out how you can become part of this very special community.

Phone: +64 3 442 1050

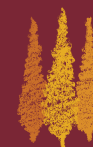
Free Phone: 0800 442 446

Email: info@arrowtownretirement.co.nz

Visit: 224 McDonnell Road, Arrowtown, 9371, New Zealand

Postal Address: P O Box 23, Arrowtown 9571, New Zealand

Website: www.arrowtownretirement.co.nz



ARROWTOWN
LIFESTYLE RETIREMENT VILLAGE