



MERIVALE TOWNHOUSES  
Luxury Independent  
Living at its Best



**MERIVALE**

RETIREMENT VILLAGE



# Introducing luxury retirement living in the heart of Merivale

Available for occupation in 2020







# Luxurious, Refined, Sophisticated

Merivale Retirement Village is Christchurch's most modern and sophisticated retirement village. Set in the heart of Merivale at 60 Browns Road and extending through to Somme Street where our new rest home and hospital is located, Merivale Retirement Village offers exceptional retirement living in architecturally designed, lush, secure and elegant surroundings.

Situated on 8,000 square metres of pristine grounds, close to Merivale Mall with shops, cafes, restaurants, entertainment and health services, everything you need and more is on your doorstep.

With the completion of our beautifully appointed care facility offering rest home and hospital level care in spacious, modern studios and apartments, we are excited to be moving into the next stage of development.

Merivale Retirement Village is currently building 11 stunning, easy-care townhouses overlooking the central village green.

When presented with the opportunity to create luxurious homes in this exceptional location, Merivale's Managing Director Jenny Stokes

instructed the architect to design buildings that were contemporary yet timeless. The buildings had to be orientated to maximise access to daylight and provide a picture-perfect outlook.

Exterior materials are low maintenance, permanent and will withstand the test of time while providing structural elegance.

The brief to the architect and engineer was to design structures that were safe, able to endure the worst that nature could deliver, protecting its occupants, and sufficiently robust to ensure minimal damage in the event of seismic activity.

The result is structurally safe and sound townhouses with an unprecedented level of luxury in the heart of the Merivale Retirement Village.





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Artist's rendering

# Life Within the Village

## Your own home within the supportive environment of Merivale Retirement Village

Thrive in independent luxury with the confidence of a supportive, senior living community around you. Currently available for purchase off the plans and ready for occupation from 2020, our premium townhouses offer retirement living at its very best.

Living independently in a townhouse provides you complete freedom to pursue your own interests and lifestyle. It's the independence you've always enjoyed with the added security and access to companionship and support services, if you so choose.

There is also the option of extra help from our handymen, gardeners, and housekeepers plus peace of mind for you and your family that a 24-hour emergency call service is on hand.

Merivale Retirement Village offers residents a wealth of opportunities to live an exceptional lifestyle. Dine in one of the many nearby restaurants, enjoy local entertainment, visit the Village cafe for coffee, cake and conversation

or enjoy peaceful time in your private courtyard overlooking the village green.

Stokesy's bar, within the Village, is also a warm inviting space to meet with fellow residents or friends and family for a tipple of your choice.

Make use of the outdoor barbecue area for larger family functions, birthdays or just relax and chat with new friends.

The townhouses at Merivale Retirement Village allow you to enjoy life your way, with a helping hand if you need it.



# Exceptional Architecture

Our exclusive 2-storey terraced townhouses boast architecture that is refined, sophisticated and stylish with contemporary and traditional finishes to create an aesthetic that is both elegant and timeless.

Permanent material construction provides peace of mind. State of the art security systems and fully fenced courtyards safeguard your security and privacy while still allowing you to enjoy the benefits, services and convenience of living within a well-established, secure and highly regarded retirement community.

Enjoy three premium bedrooms with beautifully appointed ensuites and walk-in wardrobes, lift access between levels, a study, private courtyard and garden, fully equipped kitchen, laundry and two car garaging with indoor access.

Climate controlled ambient temperature from the fully ducted central heating and cooling system and underfloor heating ensures comfort in all seasons.

Your townhouse has a gross floor area of approx between 205m<sup>2</sup> and 210m<sup>2</sup> including

the double garage plus a generous external courtyard for a seamless indoor-outdoor flow.

These townhouses are the perfect example of the life enhancing qualities of exceptional architecture.

## **The Heart of the Home**

The open plan kitchen and lounge form the hub of the home. The sleek and superbly equipped kitchen includes a walk-in pantry, extensive storage, large prep bench, breakfast bar and quality appliances including Fisher & Paykel stainless steel fridge freezer, dishwasher and microwave oven. The kitchen is not only functional but beautiful. The combination of finishes with a timber look and high gloss paint together with stone bench tops, provide an overall look and feel of elegance.

## **When the Living is Easy**

Adjacent to the kitchen is the open plan dining and living area with room for a dining table large enough to seat visiting friends and family.

The living room comes complete with a full wall entertainment unit, incorporating a 55-inch



Artist's rendering





TV and large gas fireplace. The open plan dining and living area is the perfect venue for a quiet night in front of the television or an evening of entertaining friends.

Seamlessly flowing from the living room is the approx 60 square meter northern courtyard where you can enjoy alfresco dining. Your versatile courtyard holds the ultimate in outdoor entertainment options. Fire up your BBQ or get cosy by the outdoor gas fire as you admire the sunset over established trees and lush gardens.

### **Master Suite**

When it's time for bed you won't be disappointed by the substantial north facing master suite at ground level with access to the private garden courtyard. The features continue with plush pile carpet, inbuilt joinery to the walk-in wardrobe and dedicated ensuite with double bowled vanity, walk-in shower, tile and stone finishes.





AP



### **Master dressing room**

The dressing room has been designed with the space modern living requires.

You will find beautifully designed clothes hanging, drawers and shoe tidy areas ensuring your wardrobe is accessible and clothing easy to find.

### **Guest Suites and Study**

The two upstairs guest suites enjoy similar levels of opulence with lift access to generously sized bedrooms (approx 4m wide x 3.5m long), ensuite with double vanity bowls, glass enclosed walk-in shower, tile and stone finishes.

Thoughtfully positioned out of the way, the study enables you to take time out to complete your daily admin work undistracted by activity elsewhere in the home. WiFi and wired data facilities are included.

### **Laundry**

Like the rest of the townhouse, the laundry is packed full of features. Galley in shape, all the amenities you need to get on with life's daily tasks are ready and waiting. High gloss

lacquer cabinetry reveals space to store cleaning supplies with additional room for linen. The stainless steel bench top is fitted with a laundry-sized sink with ample room for sorting and folding. The front loader Fisher and Paykel washer and dryer make the task of doing laundry hassle-free.

### **Lighting**

Integral to creating intimate ambience, the lighting has been expertly designed. The light fittings have been carefully chosen to ensure a contemporary feel and levels of light that can be adjusted to fit the mood of the moment.

### **Landscape Design**

First impressions count. As soon as visitors arrive they'll enjoy the elegant garden, designed by renowned landscape architect Ben McMaster, the perfect complement to Christchurch's most exquisite retirement townhouses.

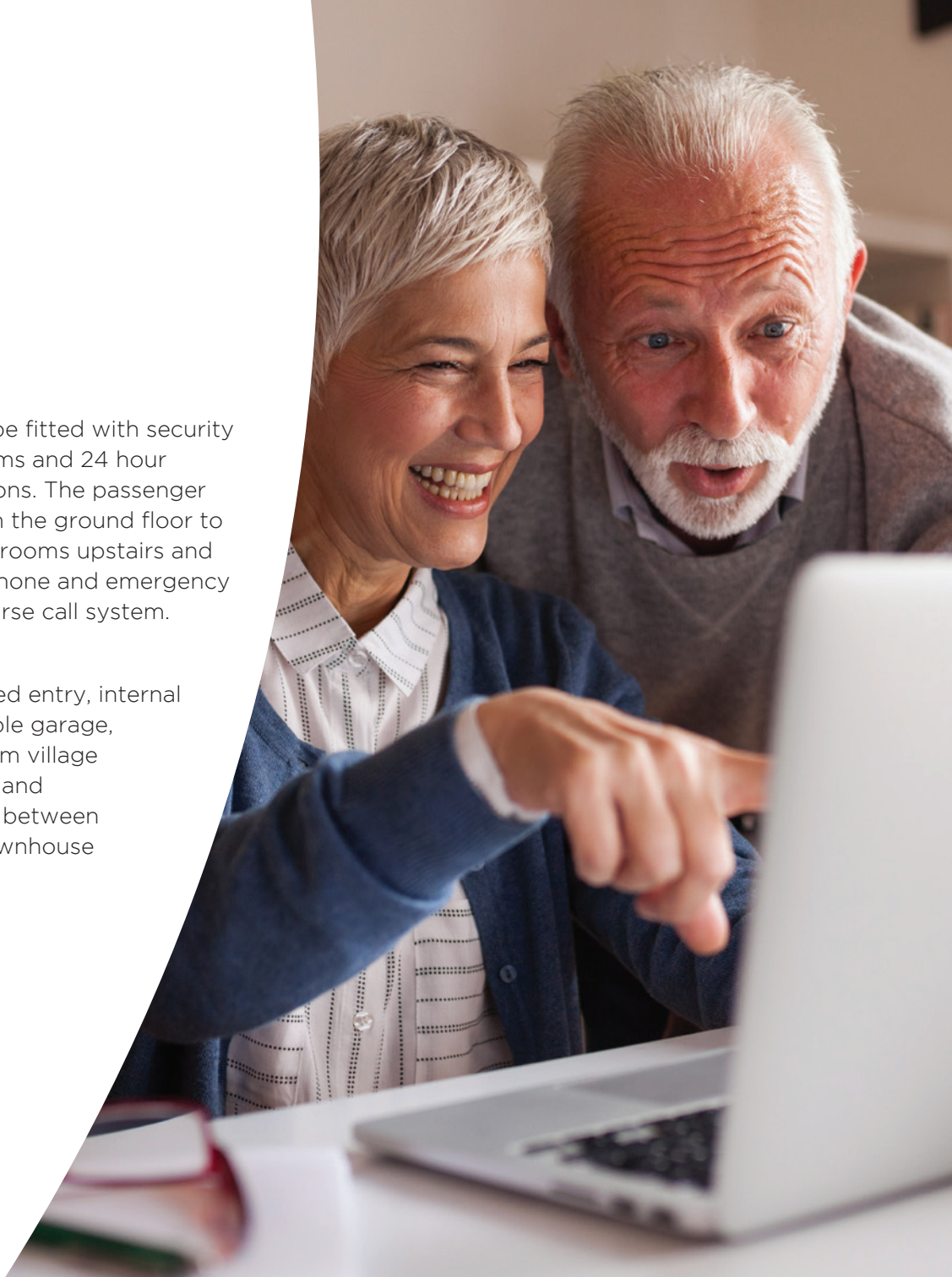
Merivale Retirement Village Townhouses set the benchmark in luxury. You'll relish this sophisticated, relaxed urban living environment.

### **Security**

All townhouses will be fitted with security systems, smoke alarms and 24 hour emergency call buttons. The passenger lift will take you from the ground floor to the office and guest rooms upstairs and is equipped with a phone and emergency connection to the nurse call system.

### **Ease of Access**

Front private recessed entry, internal access through double garage, courtyard access from village green, internal stairs and individual private lift between floors within your townhouse



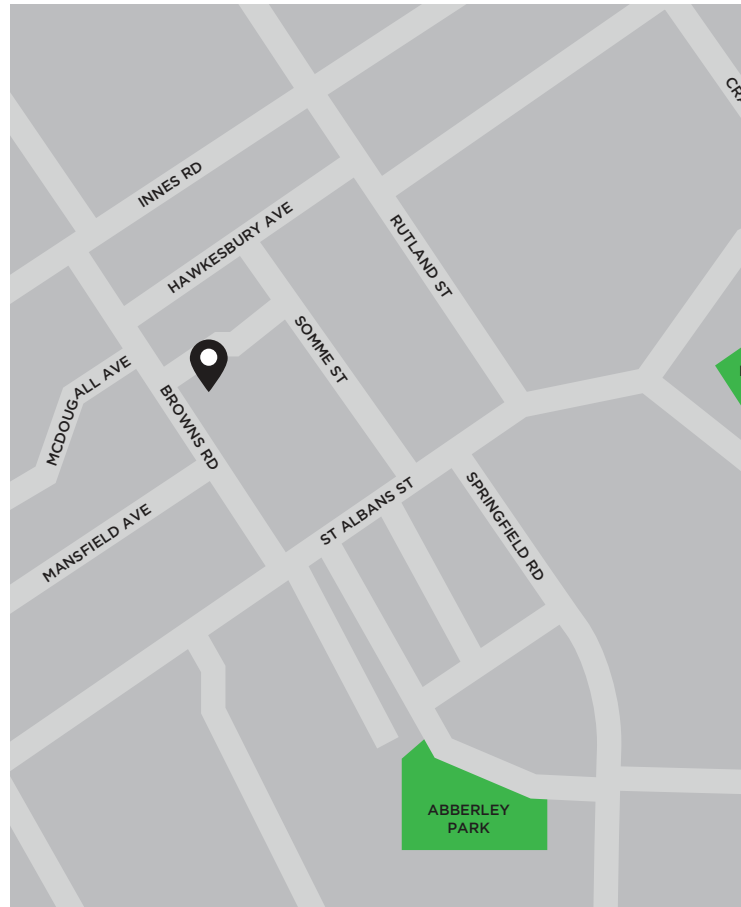


## Location

Merivale Townhouses are part of the Merivale Retirement Village with direct access from Browns Road. Conveniently located near Merivale Mall with its array of shops, cafes and restaurants, we are also close to banks, the post office, doctors, dentists, St George's Hospital and an easy bus route to town or the airport.

## Village Fee

There is a set weekly fee that covers all the outgoings of the village which includes, but is not limited to, council rates, water rates, building insurance, external maintenance, upkeep of community facilities, staff costs, gardening and management of the village. The village fee is a fixed fee and will not increase.



# The Floorplans

Townhouse type 1

First floor



Ground floor



Townhouse type 2

First floor



Ground floor



# The Owner

Jenny Stokes, Merivale's Managing Director, is supported by her son Finn. Both are Christchurch locals with a strong commitment to the future of the city and its people.

Jenny has over two decades of experience in the retirement care industry. Developing retirement communities that offer exceptional care in luxurious accommodation is what she does best.

Finn grew up watching his parents manage retirement villages and care for residents. He considered the staff and residents to be his extended family and felt a calling to work in the Village, providing the same level of exceptional care and commitment that he learned from his parents.

Along with the happy, fun-loving, professional Village staff, Merivale Retirement Village provides a seamless continuum of care tailored to meet your needs. Spacious quality accommodation options, excellent onsite facilities and social activities work in harmony to create a comfortable and fun environment.

Jenny and Finn welcome you to come for a tour and look forward to meeting you at Merivale Retirement Village.



# The Architects

## **Architects' Creative**

Kate and Daniel Sullivan lead Architects' Creative Ltd, an award-winning architecture studio with a focus on crafted, bespoke and thoughtful solutions for their clients. Their design-led practice is currently involved in both residential and commercial projects throughout New Zealand.

The Architects' Creative practice mission is to positively and meaningfully contribute to the built environment through an engaging design process that is based on strong collaboration principles.

Daniel's technical grounding compliments his design ability to allow an analytical design approach which in turn informs a response that is sensible, creative and innovative.

Kate's strong design sensibility results in poetic and enduring design solutions.

Kate and Daniel are both Registered Architects, NZRAB and NZIA members.



# Merivale Townhouses

## Finishes & Appliances Specification

### **Townhouses Type 1 Layout**

Ground Floor Area: 143.74m<sup>2</sup>

First Floor Area: 66.02m<sup>2</sup>

Total Floor Area: 209.76m<sup>2</sup>

Ground Floor:

- Double garage
- Open plan kitchen, dining room, and living
- Separate WC
- Bedroom 1 (14.17m<sup>2</sup>) with walk in robe and ensuite
- Small two-storey void

First Floor:

- Bedroom 2 (11.03m<sup>2</sup>) with walk in robe and ensuite (shared)
- Bedroom 3 (14.07m<sup>2</sup>) with built-in robe and ensuite (shared)
- Separate study

### **Townhouses Type 2 Layout**

Ground Floor Area: 143.74m<sup>2</sup>

First Floor Area: 61.05m<sup>2</sup>

Total Floor Area: 205.24m<sup>2</sup>

Ground Floor:

- Double garage
- Open plan kitchen, dining room, and living
- Separate WC
- Bedroom 1 (14.17m<sup>2</sup>) with walk in robe and ensuite
- Large two-storey void

First Floor:

- Bedroom 2 (13.67m<sup>2</sup>) with walk in robe and ensuite (shared)
- Bedroom 3 (14.07m<sup>2</sup>) with built-in robe and ensuite (shared)
- Study nook



## Interiors

- Engineered Timber Floor to kitchen and living room
- Cut pile carpet to all bedrooms
- Carpet in garage
- Fitted joinery in bedrooms (walk-in wardrobes to bedrooms 2 & 3)
- Living room has Escea DS1150 gas fireplace
- LED light fittings
- Fully ducted Fujitsu HVAC system
- Two stop lift by Magic Carpet

## Bathrooms

- Ceramic tiles to bathroom floors and walls (full height), bluestone splash back to vanity with stone benchtop
- Underfloor heating by Warmup
- Glass shower surround
- Michel Cesar sanitaryware and tapware by BathCo



### **Kitchen, Pantry, Laundry**

- Luxury fitted kitchen by Joinery Scene
- Stone benchtop
- Appliances, all Fisher & Paykel
  - OM25BLCX1 (80742) 25 L Convection Microwave (w/ Trim Kit) Stainless Steel
  - DW60U6I1 (81201) 600mm - 15 Place Setting Dishwasher Integrated
  - RF522ADUX5 (25441) Designer French Door Ice & Water Stainless Steel Refrigerator/Freezer
  - OB60SD11PX1 (81572) Oven Designer Single 90L - Note. 2 per Townhouse
  - CI604CTB1 (81372) Cooktop Induction
  - WH8560F1 (93245) Washer 8.5kg Front Load FabricSmart
  - DE7060P1 (92270) Dryer 7kg Premium Sensor

### **Exteriors**

- Outdoor area leading off living and bedroom 1 (64.79m2)
- Exposed Aggregate Paths with landscaped gardens
- Escea EF5000 Gas Fire Place
- Perimeter strip drains with bluestone feature
- Diamond Heritage Tray Pitched Roof
- Viking Enviroclad TPO flat roof
- Coloursteel gutters and downpipes
- Loxo 50mm AAC panel render system
- Automatic insulated garage door
- Double glazed aluminium joinery

Artists renderings are for illustrative purposes only. Concepts and features shown in the renderings may evolve and are subject to change.

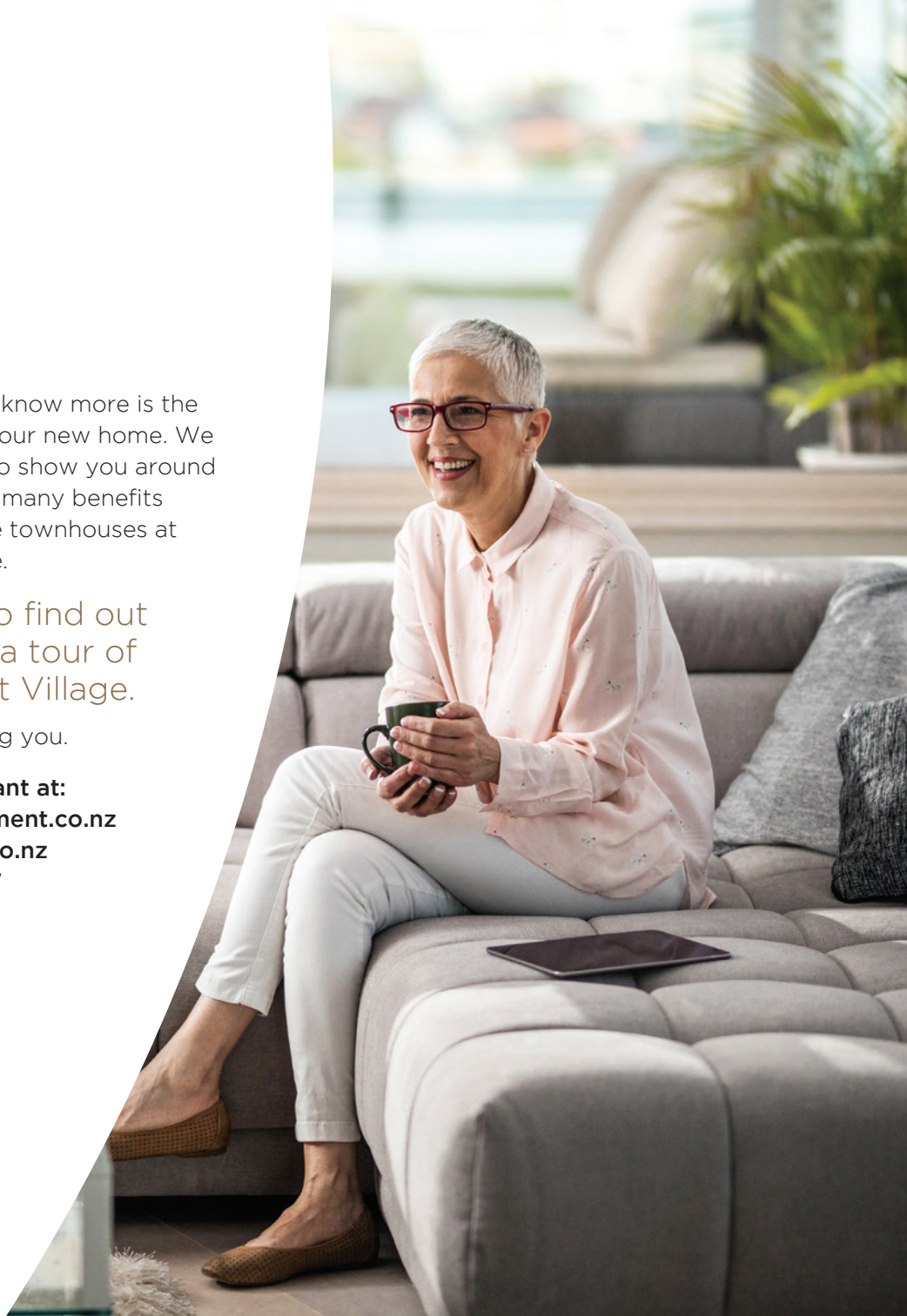
If during the completion of a unit, it becomes necessary to use a material or finish that is different from that shown or described in the information, then we will consult with you. However we must reserve the right to make the final decision in such matters.

Deciding you would like to know more is the first step towards finding your new home. We welcome the opportunity to show you around the Village and discuss the many benefits of independent living in the townhouses at Merivale Retirement Village.

Please contact us to find out more and organise a tour of Merivale Retirement Village.

We look forward to meeting you.

**Contact our Sales Consultant at:**  
**[reception@merivaleretirement.co.nz](mailto:reception@merivaleretirement.co.nz)**  
**[www.merivaleretirement.co.nz](http://www.merivaleretirement.co.nz)**  
**03 375 4117 or 021 971 487**





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