



Artists impression

**ONE
CENTRAL**
212 CASHEL

**THE CITY
ON YOUR
DOORSTEP**



Artists impression

NOW AVAILABLE FOR SALE

LIVE, WORK & PLAY WHERE ALL THE ACTION HAPPENS!

Situated in the very heart of Christchurch, 212 Cashel is your gateway to all that this vibrant new city centre has to offer. Consisting of ten homes, this exclusive location sits on the doorstep of everything! Shopping, entertainment, hospitality hot spots to a variety of workplaces as well as Rauora Park, one of the city's largest green spaces, are within easy walking distance.

HIGHLIGHTS

10 low-maintenance homes in a boutique development.

Sun-soaked west facing indoor and outdoor living - perfect for city life.

Turnkey homes with window furnishings, fridge, dishwasher and washer dryer combo included.

The thoughtful layout sees the bathroom, laundry, study nook and bedroom separated from the living spaces.

All properties have a Homestar 6 rating and achieve (or exceed) all Healthy Home Standards.

FEATURES

- Unrestricted views over Rauora Park
- Generous west-facing deck
- Outdoor storage
- Secure bike storage
- Open plan living and kitchen
- Caesarstone benchtop
- Fisher & Paykel kitchen appliances
- Separate study space
- Mechanical fresh air ventilation
- High stud ceilings in the living areas
- Heatpump
- USB points on all sockets



Artists impression

ONE CENTRAL

THE ULTIMATE INNER CITY LIFESTYLE

212 Cashel is positioned adjacent to Huanui Lane and overlooks Rauora Park. From here, you can explore the network of laneways and courtyards which weave their way through this bustling part of town, stopping off at any number of cafés, restaurants or bars along the way.

Of course, you may prefer a more relaxed approach. In that case, you can enjoy the city's beautiful green spaces and a leisurely walk along the famous Avon river, visit the fabulous Tūranga Central Library, or wander through Riverside Market – it's all right here for you!

KEY DESTINATIONS



New Regent Street



Bus Exchange



Rauora Park



The Terrace



The Welder



Multi-use Arena



Te Pae Convention Centre



The Crossing



Metro Sports



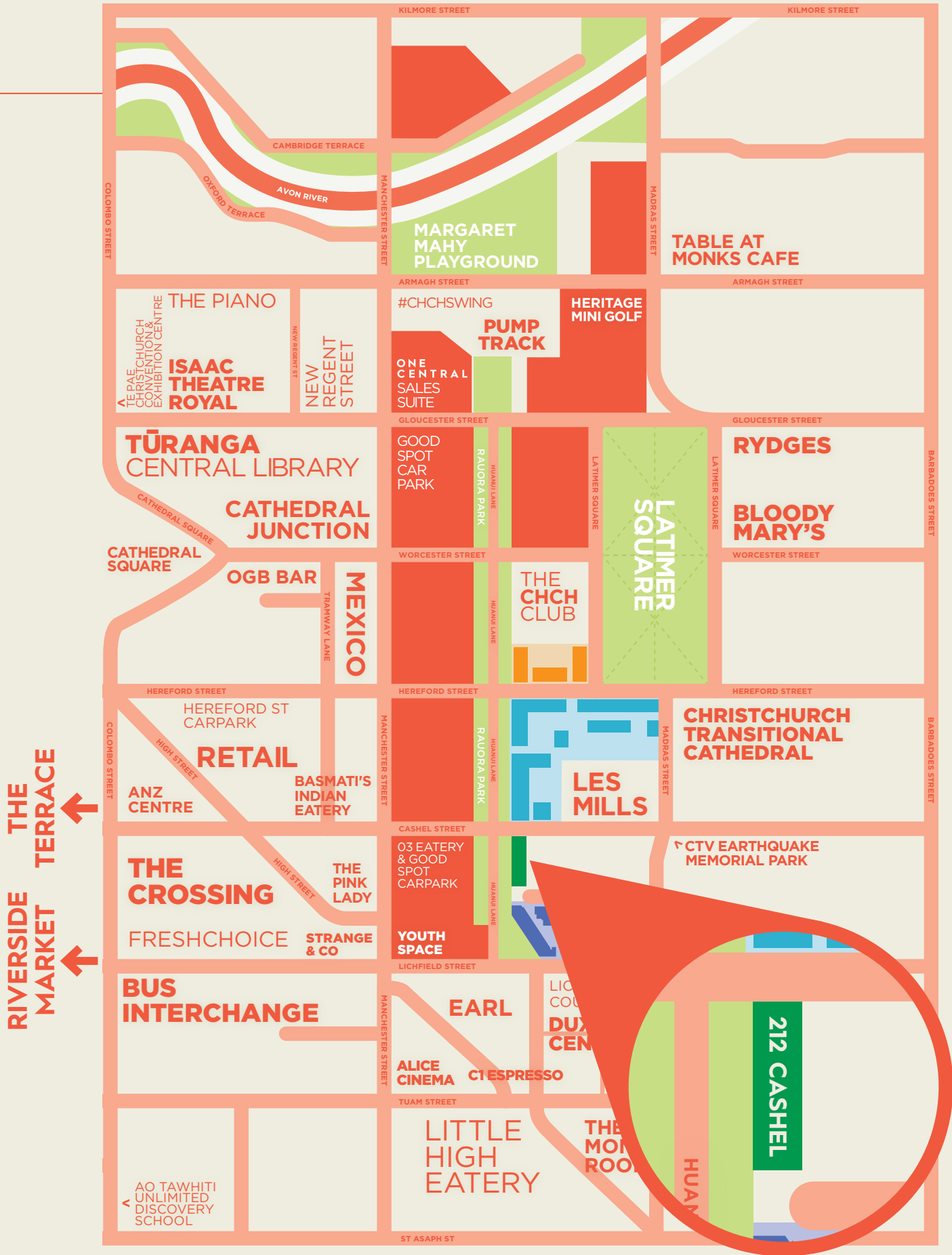
Tūranga (Central Library)



Riverside Market



The Piano



THE RIVERSIDE MARKET TERRACE

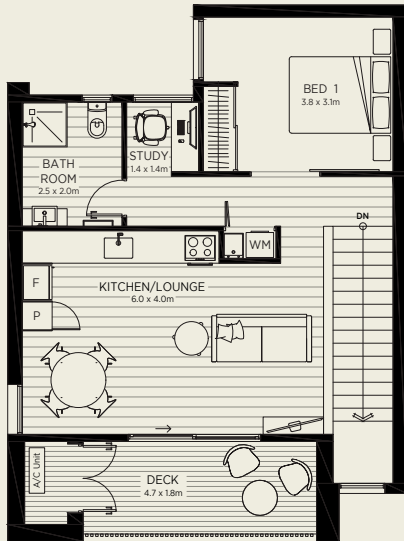
←

←

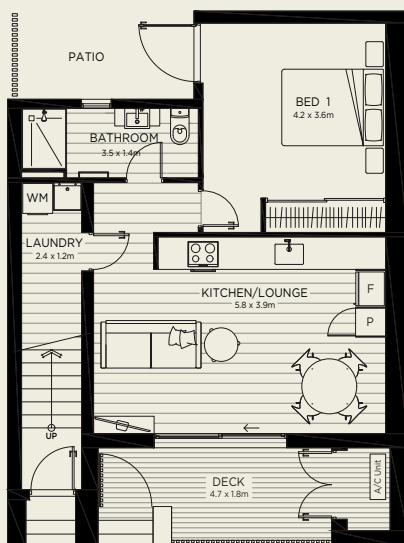
- 212 Cashel Street
- Bedford Apartments & Terraces
- Latimer Terraces
- Liverpool Terraces
- Future Developments

212 CASHEL PLANS

TYPICAL TYPE A HOMES 1-8



TYPICAL TYPE B HOMES 9-10



These plans are typical units for example purposes only, please contact our New Home Consultants for specific plans for each home.

SPECIFICATIONS

STANDARD FOR ALL

EXTERIOR

Roof	Colorsteel
Window joinery	Double glazed, powder coated black
Cladding	Red brick, James Hardie Stria painted black
Decking	Garapa
Intertenancy walls	Hebel 50mm Powerpanel system with 90mm timber framing, insulation and 13mm GIB finish



APPLIANCES

Stainless Steel	Fisher & Paykel
Heat pump	Daikin Zena Vogue
	Mechanical fresh air ventilation system.

COLOUR SCHEME

COOL

INTERIOR

Paint	Level 4 finish to all areas
Ceiling	White
Walls	Dulux Cardrona
Trim	White
Bedroom carpet	Godfrey Hirst Enchant 48 0760 Concrete
Stairwell carpet	Kawau polypropylene charcoal

KITCHEN

Flooring	Coventry - Golden Oak
Benchtop	Caesarstone Ocean Foam 6141
Cabinetry	Melteca Seal Grey Naturale
Handles	Archant Sarnen brushed nickel handle
Splashback	White Heritage Bricks Mosaics



Flooring



Paint



Bedroom Carpet



Splashback



Benchtops



Cabinets

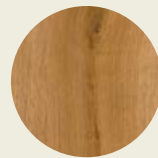
WARM

INTERIOR

Paint	Level 4 finish to all areas
Ceiling	White
Walls	Dulux Half Haast
Trim	White
Bedroom carpet	Godfrey Hirst Enchant 48 0719 Stonehenge
Stairwell carpet	Kawau polypropylene charcoal

KITCHEN

Flooring	Coventry - Natural Oak
Benchtop	Caesarstone Snow 2141
Cabinetry	Melteca Possum Pearl
Handles	Archant Sarnen brushed nickel handle
Splashback	White Heritage Bricks Mosaics



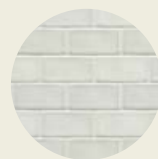
Flooring



Paint



Bedroom Carpet



Splashback



Benchtops



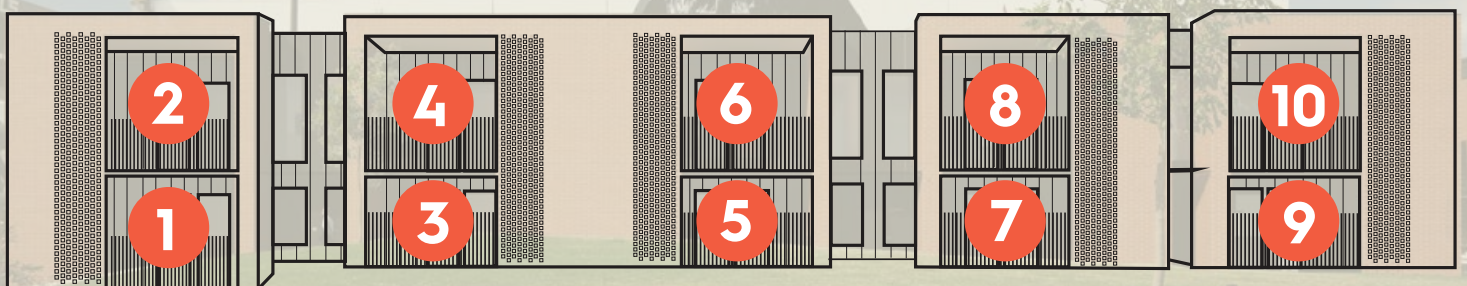
Cabinets

Please note all specifications are accurate at the time of publishing however are subject to change or substitution throughout the construction process. All attempts to show accurate colours and finishes have been made however due to printing and display variations these are to be used as an example only, please refer to the manufacturers samples for exact colour and finish examples.

PRICING

Apartment Number	Internal Area (m ²)	Deck/Balcony (m ²)	Total Area (m ²)	Colour Scheme	No. of Beds	No. of Baths	Price
1	58	17	75	Cool	1	1	\$449,000
2	64	11	75	Warm	1	1	\$465,000
3	57	17	74	Warm	1	1	\$449,000
4	63	11	74	Cool	1	1	\$459,000
5	57	17	74	Warm	1	1	\$449,000
6	63	11	74	Warm	1	1	\$459,000
7	57	17	74	Warm	1	1	\$449,000
8	63	11	74	Cool	1	1	\$459,000
9	58	17	75	Warm	1	1	\$449,000
10	64	11	75	Warm	1	1	\$459,000

ONE CENTRAL 212 CASHEL HOMES



WHY FLETCHER LIVING?

We've been building homes for Kiwis from one end of the country to the other for more than 110 years, earning a reputation for exceptional quality and outstanding value-for-money.

On the way towards becoming New Zealand's largest residential home build company, we've learned a thing or two - about what works, and what doesn't; about what Kiwis look for in a home, and about what makes a sound investment.

Today, we use that knowledge to design and build homes and neighbourhoods which enhance people's lives. Environments which complement the modern way of life in New Zealand, with a real connection to nature and a strong sense of community.



THE FLETCHER LIVING ADVANTAGE

EXPERIENCE

We've been building homes in New Zealand for over 110 years, with hundreds of homes built and sold in Christchurch alone - we direct all that experience into creating quality homes that Kiwis love.

ATTENTION TO DETAIL

Our homes are built with real care and attention - and you'll find plenty of standard items in our homes that other builders might call 'extras'.

QUALITY

Our contemporary designs maximise light, space and warmth ensuring our homes are sustainable, energy efficient and long lasting. We work with high quality, proven, low maintenance materials that work in harmony with the environment.

TRUST

We have a trusted reputation for designing and building high quality, enduring homes - ensuring genuine peace of mind for our homeowners. We're also backed by Fletcher Building, one of New Zealand's largest companies.

SUPPORT

We're on the ground with staff in our Sales Suite and you'll also find plenty of after sales support, with local teams on hand to help straight away.

FAQ

WHEN IS 212 CASHEL DUE FOR COMPLETION?

Homes are due to be ready for occupation by the end of 2021.

WHAT IS A BODY CORPORATE?

Being part of a well-run Body Corporate maintains the life of your home or investment, protecting your property and ensuring it maintains its long term value.

A Body Corporate works on behalf of its owners in a unit title development based on a set of rules, ensuring the homes and common areas are well maintained, and providing management, financial and administrative support.

WHO MANAGES THE BODY CORPORATE?

We work with Christchurch based Pitcaithy Body Corporate Services, who have over 20 years of experience managing Body Corporates, providing sound solutions and clear professional advice.

WHAT ARE THE BODY CORPORATE LEVIES?

These have been estimated by Pitcaithy Body Corporate Services to be approximately \$3,292 per year, excluding first year insurance.

HOW MUCH IS THE DEPOSIT?

You can secure your new apartment with just a 7.5% part payment today, with the remainder due on settlement.

WHAT ARE THE RATES?

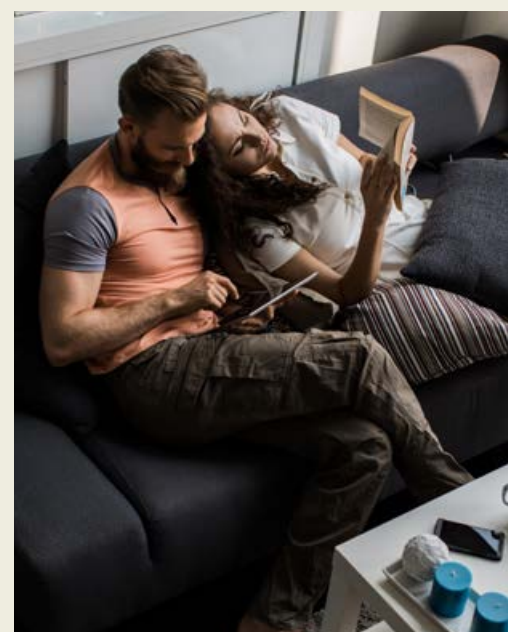
Rates will not be confirmed until the homes are completed. However, we estimate these will be approximately \$2,500 - \$2,700 based on the Christchurch City Council's estimation example, available here - <https://ccc.govt.nz/services/rates-and-valuations/this-years-rates/>

CAN I BUY AN APARTMENT AS AN INVESTMENT PROPERTY?

Yes, you can. Homes at 212 Cashel are very low-maintenance and provide an attractive option for tenants looking to enjoy an easy city lifestyle. We have independent rental assessments available now - talk to one of our New Home Consultants for more information.

WHAT IS A HOMESTAR 6 RATING?

Homestar is the comprehensive, independent rating tool used by the NZ Green Building Council that measures and rates the performance of New Zealand homes. Homestar takes into account energy, water, waste, ventilation, health and comfort, and other environmental factors. Its aim is to improve the performance of new and existing homes, making them warm, healthy and comfortable. Find out more here www.nzgbc.org.nz/homestar





Details of the development and information contained in this brochure is provided for guidance only as it has been prepared prior to completion of construction. The developer reserves the right to make changes to the information contained in this brochure, without notice, including but not limited to specifications (including size and layout); details; fittings and finishes and pricing. Internal area of each home is measured from the external edge of the facade to the mid-point of the intertenancy wall. Photography and artists impressions depicting the development, the surrounding environment and views are not actual images or photographs of the development but are intended as a guide only. While every reasonable effort has been made to ensure that the information contained in this brochure correctly illustrates the development proposed at the time of creation, no responsibility will be taken for any differences on completion of the development, or for inaccuracies, errors or omissions. This brochure contains selective information, and prospective purchasers should seek independent advice and verification and not rely solely on the information provided in this brochure to make a purchase decision. The information contained in this brochure does not form part of any contract.

212 CASHEL

SALES SUITE

Corner of Manchester Street
& Gloucester Street.

See our website for open hours.

onecentral.co.nz