

CAIRO QUARTER

KIWIHOMES
DEVELOPMENTS

INFORMATION BOOKLET



WELCOME TO CAIRO QUARTER

CNR KING & CAIRO ST
UPPER HUTT

**Welcome to Cairo Quarter,
a brand-new development
offering 14 high-quality
townhouses built by Kiwi Homes
Developments.**

Perfectly positioned right in the heart of the Upper Hutt CBD, you will love the convenience offered by living so close to all major amenities including supermarkets, health centres, schooling, and transport.

With options ranging from 2-3 bedrooms and a variety of sizes and layouts, this development has something to offer everyone. These low-maintenance homes will be perfect for first home buyers and those looking to downsize so take advantage of this fantastic opportunity and contact us today to find out more.



**UPPER
HUTT CBD**

CAIRO STREET

KING STREET

**CAIRO
QUARTER**



GROUND FLOOR



LEVEL ONE



4

3

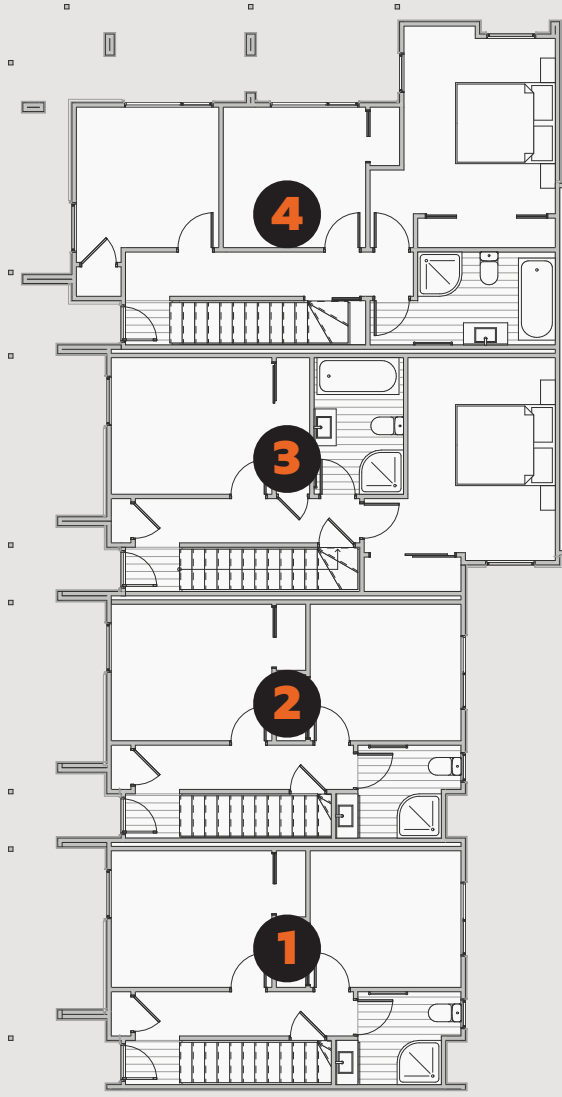
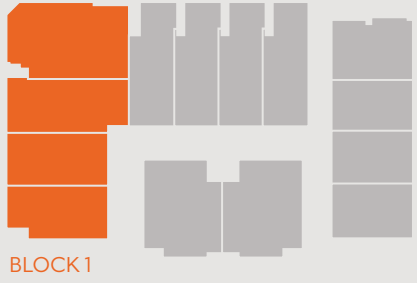
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1

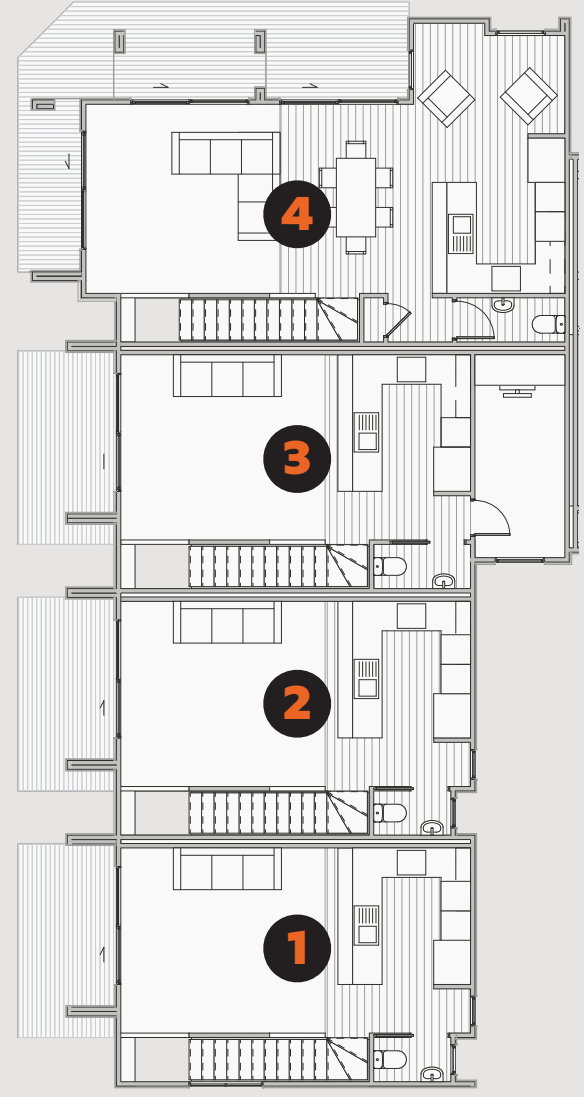
BLOCK 1

INTERIOR A





GROUND FLOOR



LEVEL ONE

BLOCK 1

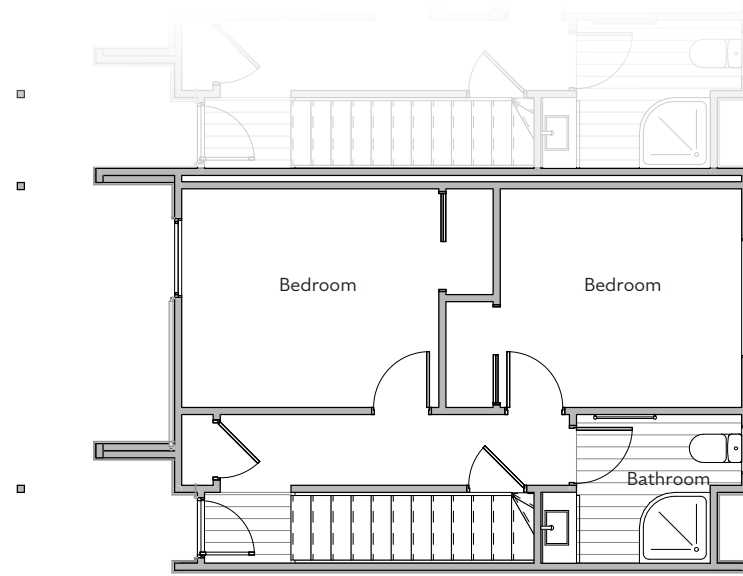
LOT 1



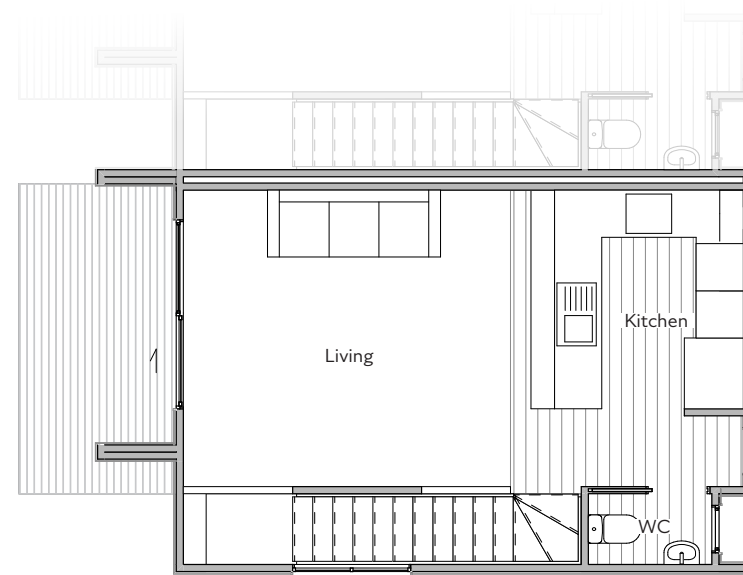
- 2 Bedrooms
- 1 Bathroom
- Separate Toilet
- House: 72.3 sqm
- Land: 63 sqm



INTERIOR STYLE A Refer to Page 7



GROUND FLOOR



LEVEL ONE

BLOCK 1

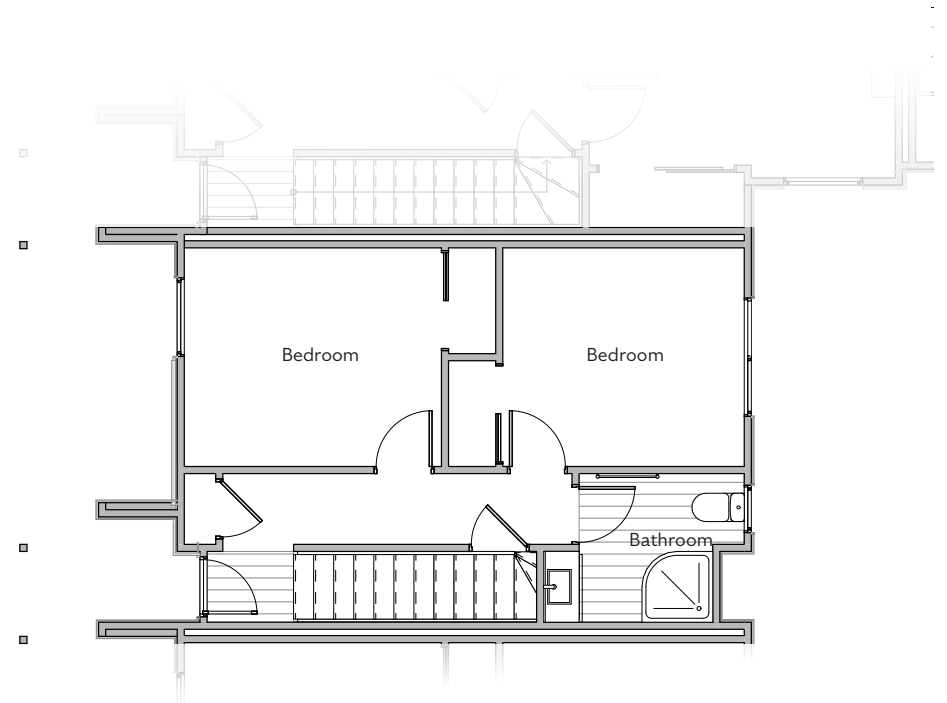
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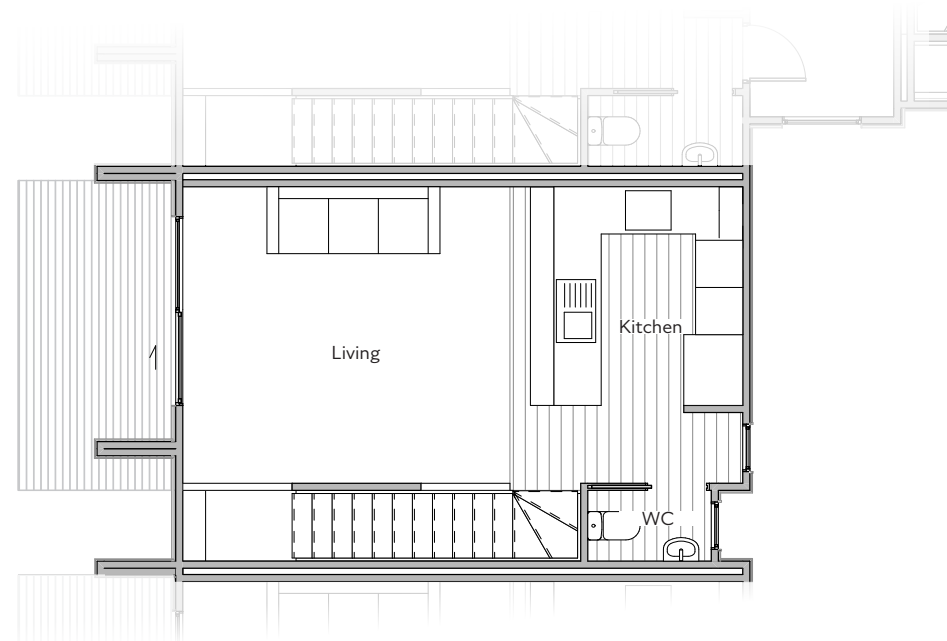
- 2 Bedrooms
- 1.5 Bathrooms
- House: 72.3 sqm
- Land: 52 sqm



INTERIOR STYLE A Refer to Page 7



GROUND FLOOR



LEVEL ONE

BLOCK 1

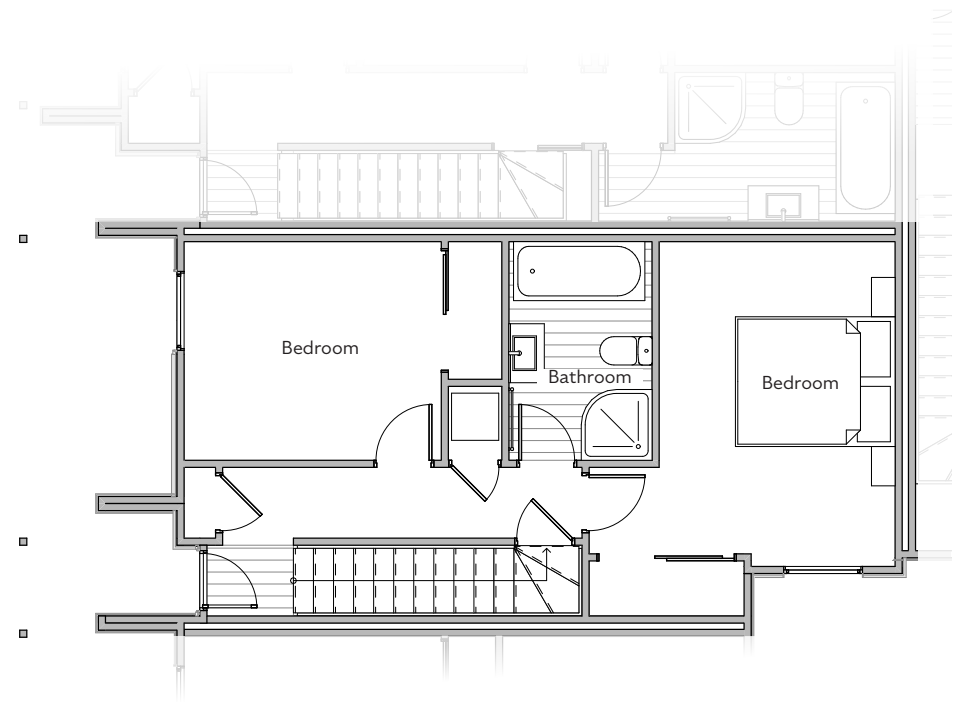
LOT 3



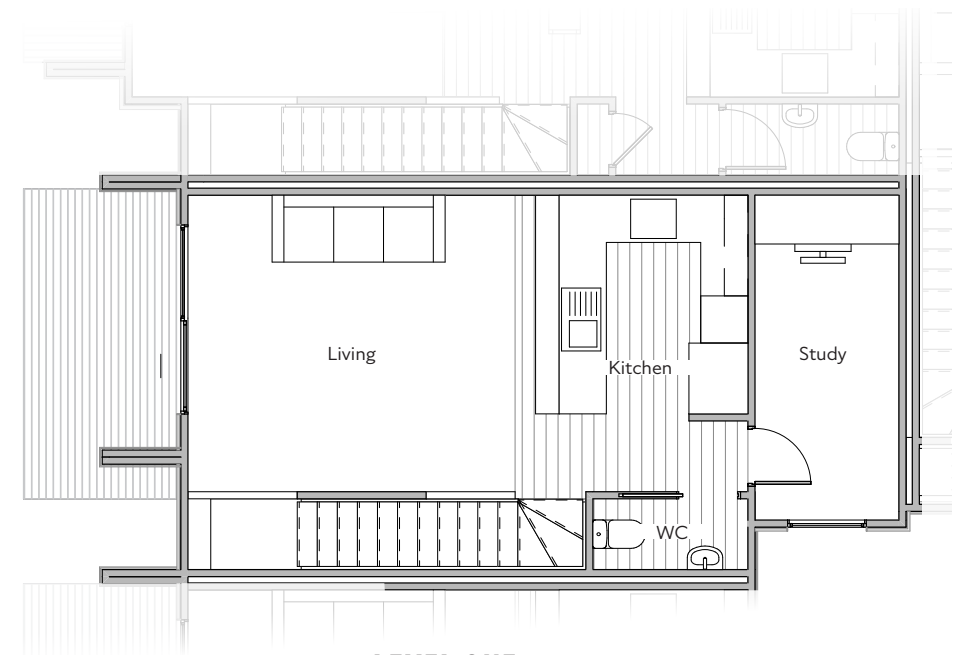
- 2 Bedrooms
- 1 Study
- 1 Bathroom
- Separate Toilet
- House: 90.7 sqm
- Land: 56 sqm



INTERIOR STYLE A Refer to Page 7



GROUND FLOOR



LEVEL ONE



INTERIOR B

BLOCK 1

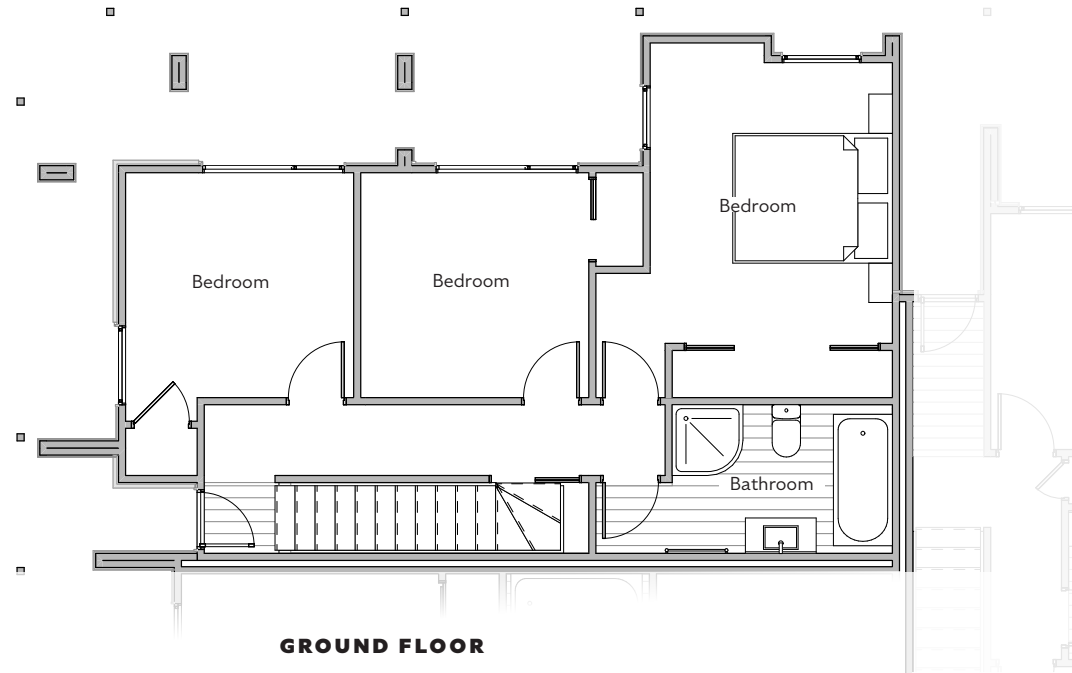
LOT 4



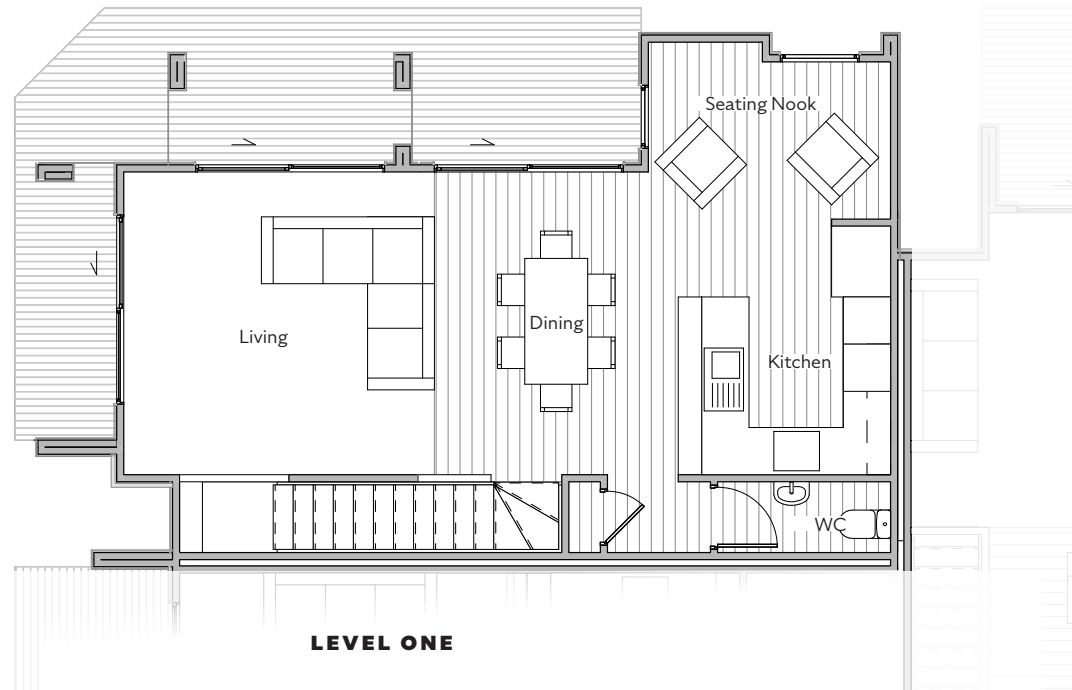
- 3 Bedrooms
- 1.5 Living
- 1 Bathroom
- Separate Toilet
- House: 109.5 sqm
- Land: 78 sqm



INTERIOR STYLE B Refer to Page 12



GROUND FLOOR



LEVEL ONE



8

7

6

5

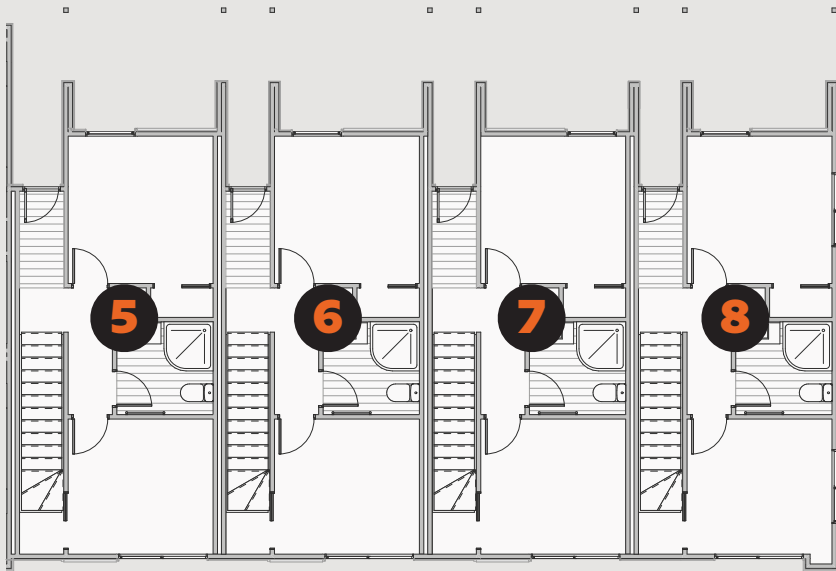
BLOCK 2



INTERIOR **C**



BLOCK 2



GROUND FLOOR



LEVEL ONE

BLOCK 2

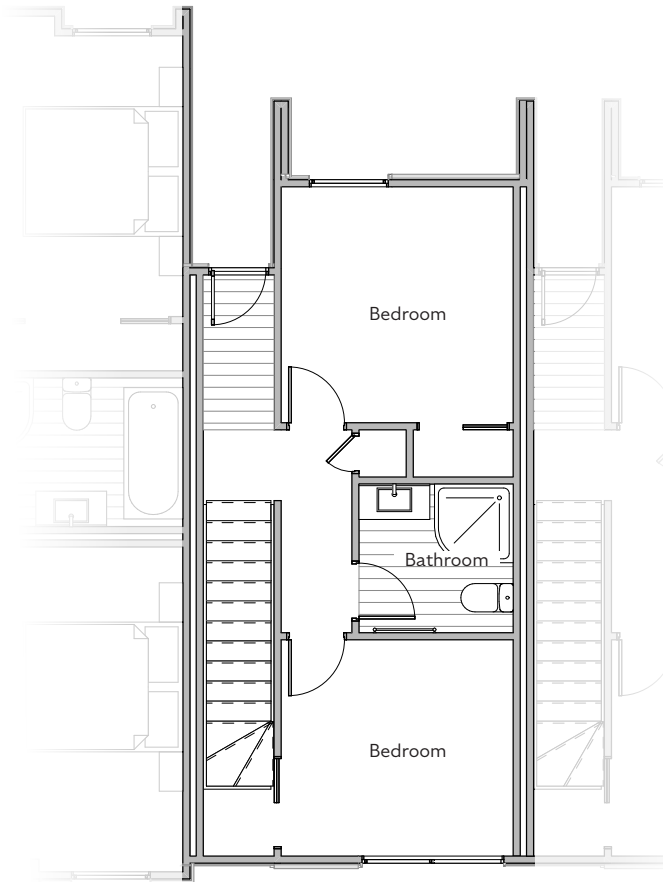
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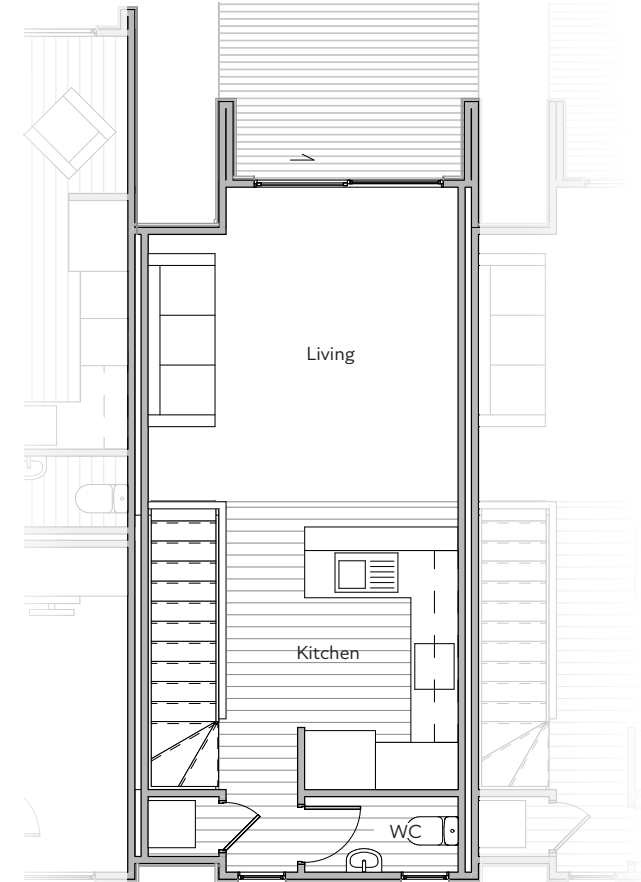
- 2 Bedrooms
- 1 Bathroom
- Separate Toilet
- House: 72.5 sqm
- Land: 53 sqm



INTERIOR STYLE C Refer to Page 15



GROUND FLOOR



LEVEL ONE

BLOCK 2

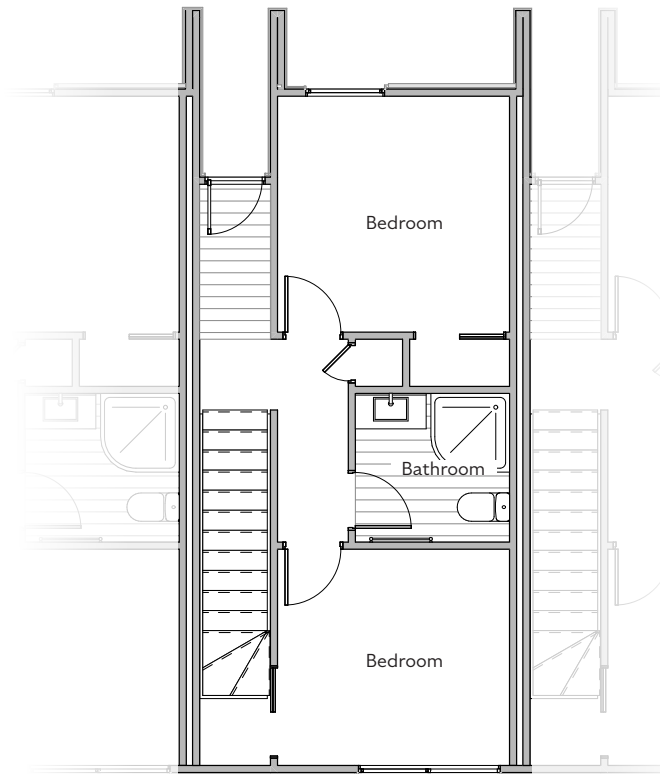
LOT 6



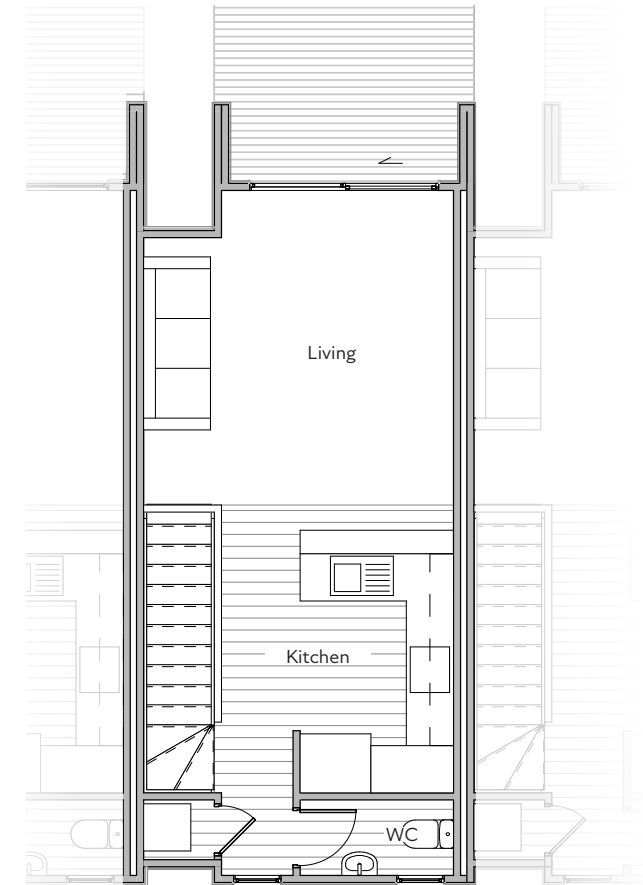
- 2 Bedrooms
- 1 Bathroom
- Separate Toilet
- House: 72.5 sqm
- Land: 51 sqm



INTERIOR STYLE C Refer to Page 15



GROUND FLOOR



LEVEL ONE

BLOCK 2

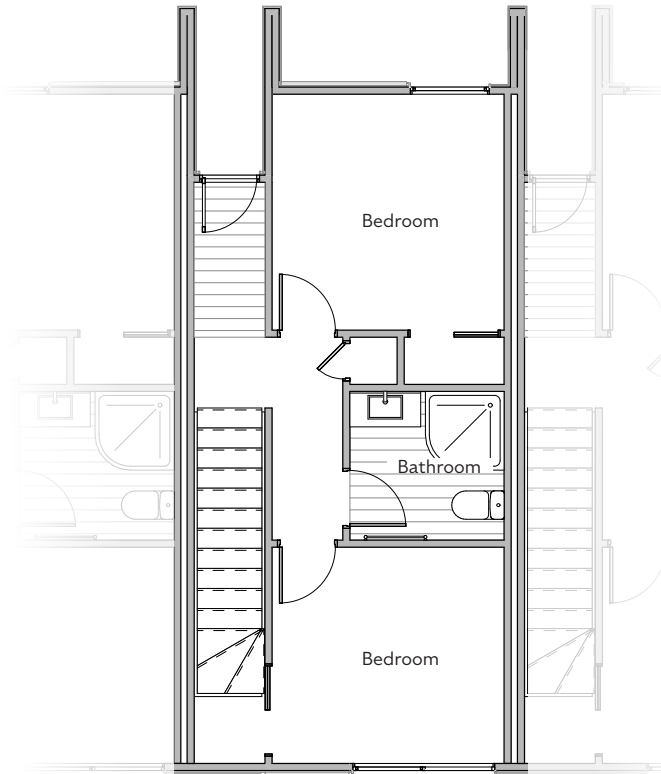
LOT 7



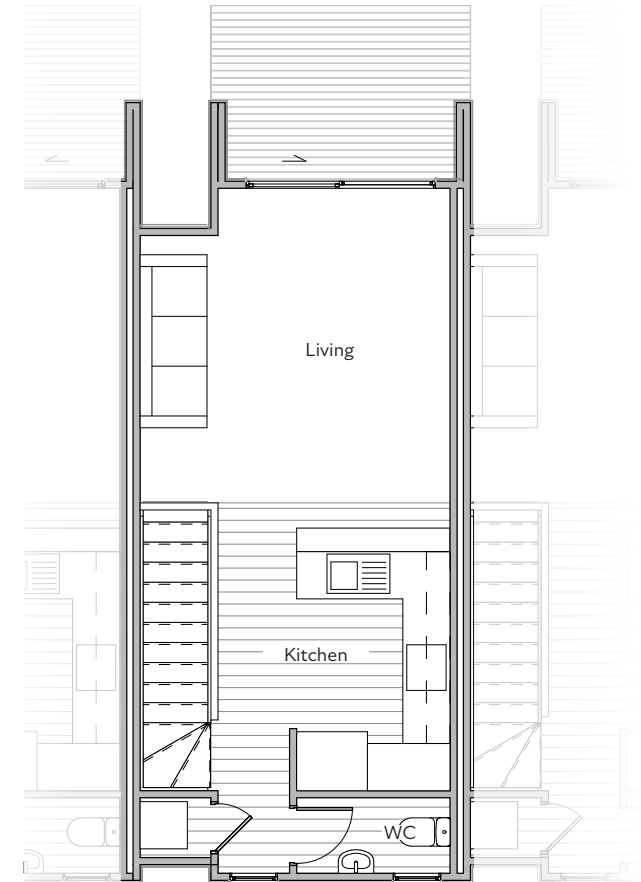
- 2 Bedrooms
- 1 Bathroom
- Separate Toilet
- House: 72.5 sqm
- Land: 51 sqm



INTERIOR STYLE C Refer to Page 15



GROUND FLOOR



LEVEL ONE

BLOCK 2

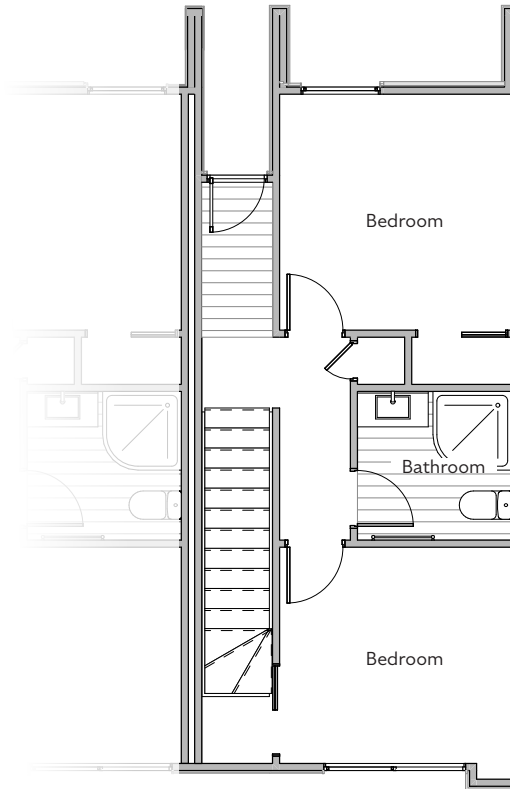
LOT 8



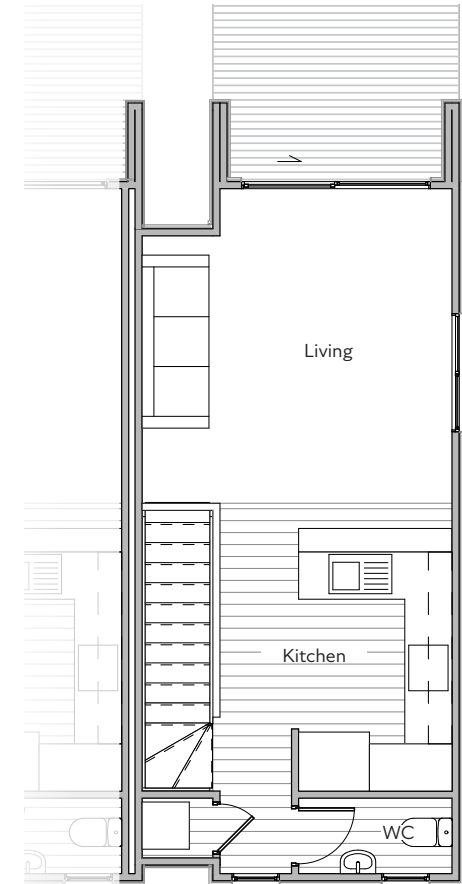
- 2 Bedrooms
- 1 Bathroom
- Separate Toilet
- House: 72.5 sqm
- Land: 57 sqm



INTERIOR STYLE C Refer to Page 15



GROUND FLOOR



LEVEL ONE



9

10

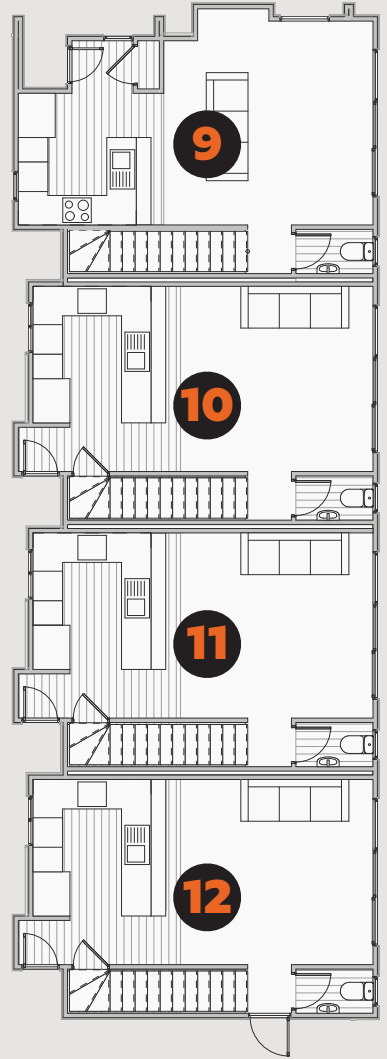
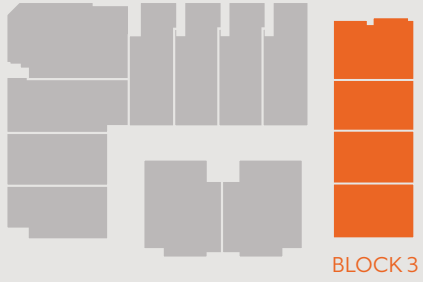
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12

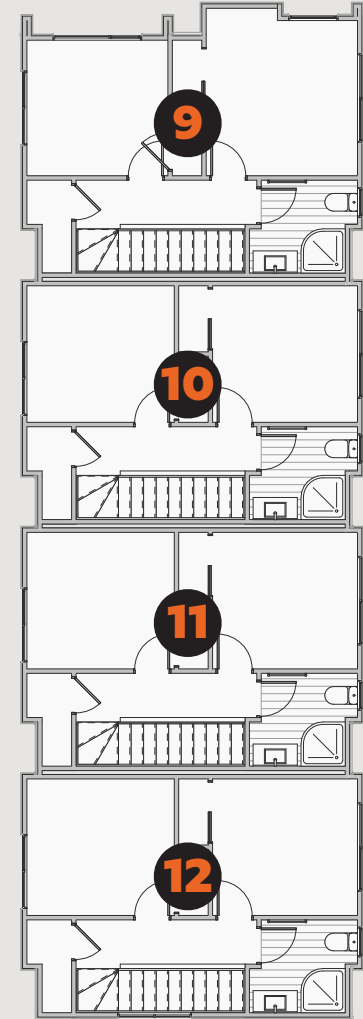
BLOCK 3



INTERIOR D



GROUND FLOOR



LEVEL ONE

BLOCK 3

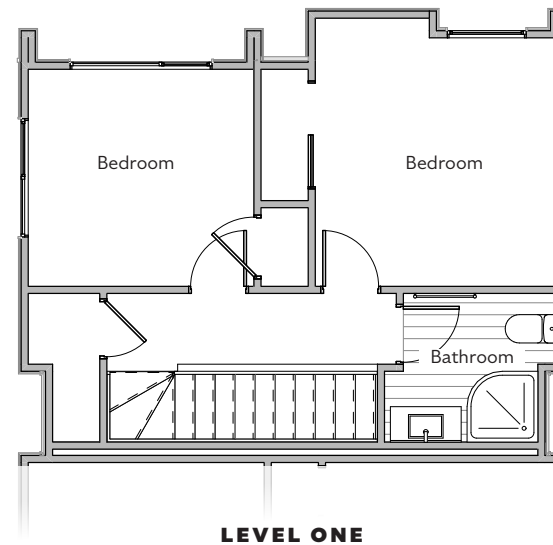
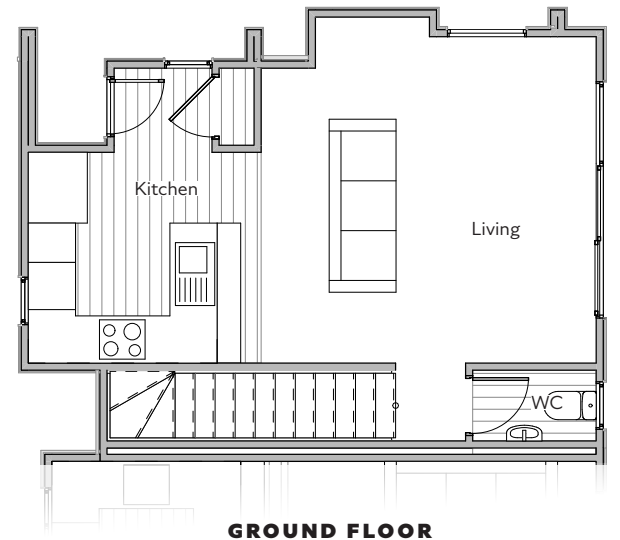
LOT 9



- 2 Bedrooms
- 1 Bathroom
- Separate Toilet
- House: 72.4 sqm
- Land: 63 sqm



INTERIOR STYLE D Refer to Page 22



BLOCK 3

LOT 10



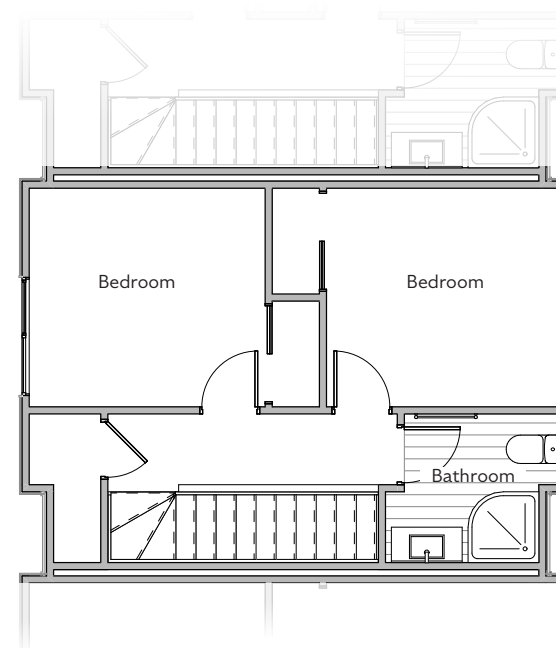
- 2 Bedrooms
- 1 Bathroom
- Separate Toilet
- House: 69.2 sqm
- Land: 57 sqm



INTERIOR STYLE D Refer to Page 22



GROUND FLOOR



LEVEL ONE

BLOCK 3

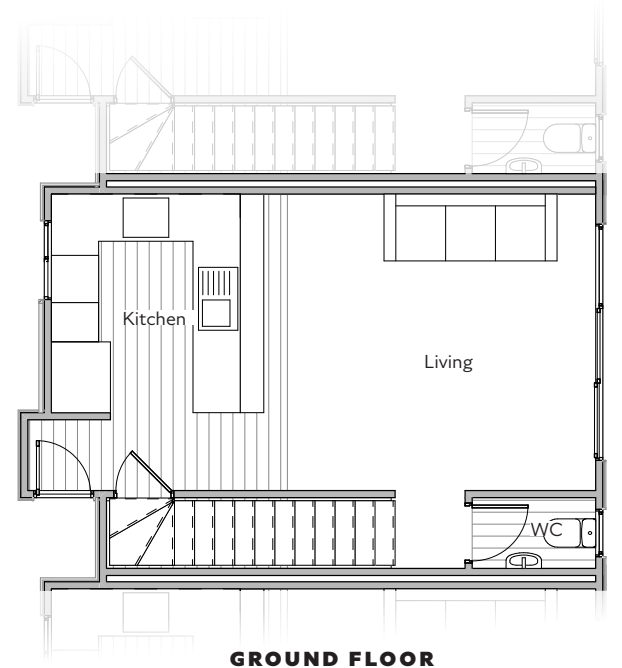
LOT 11



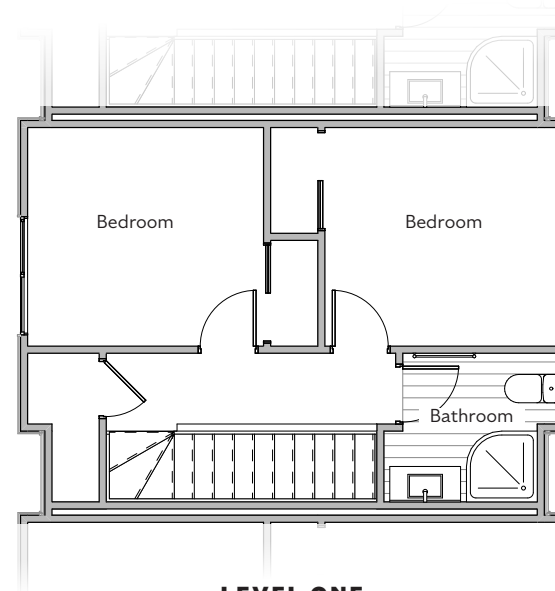
- 2 Bedrooms
- 1 Bathroom
- Separate Toilet
- House: 69.2 sqm
- Land: 57 sqm



INTERIOR STYLE D Refer to Page 22



GROUND FLOOR



LEVEL ONE

BLOCK 3

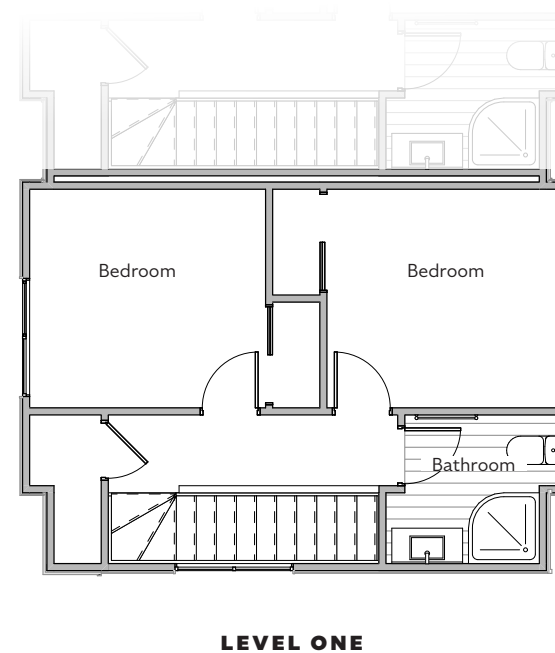
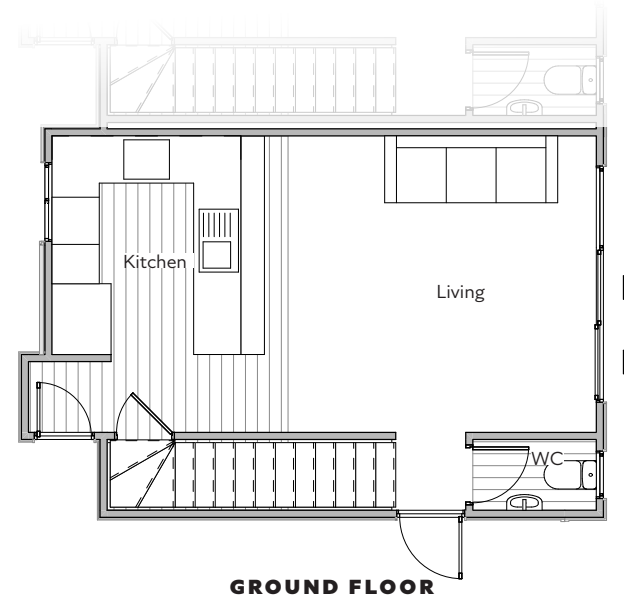
LOT 12



- 2 Bedrooms
- 1 Bathroom
- Separate Toilet
- House: 69.2 sqm
- Land: 90 sqm



INTERIOR STYLE D Refer to Page 22





13

14

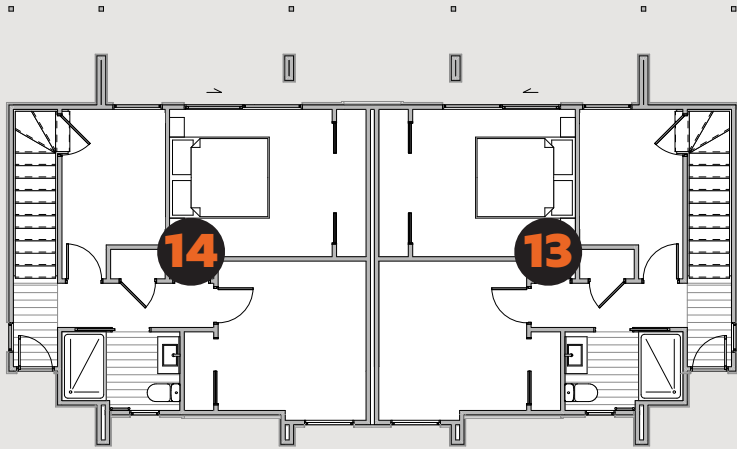
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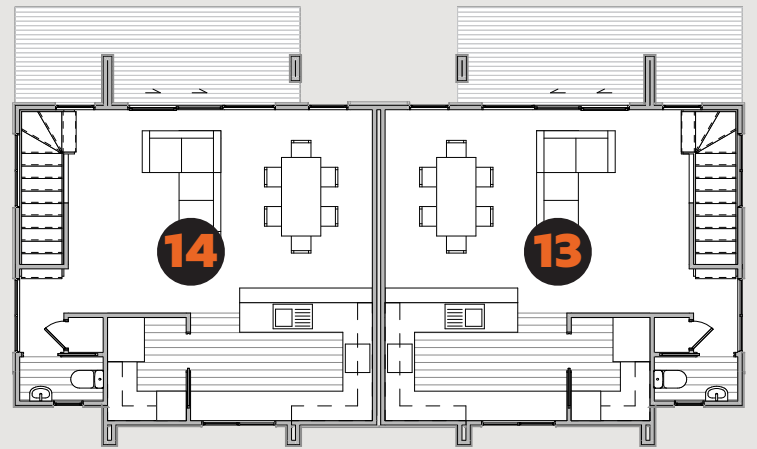
INTERIOR **E**
CAN BE MIRRORED



BLOCK 4



GROUND FLOOR



LEVEL ONE

BLOCK 4

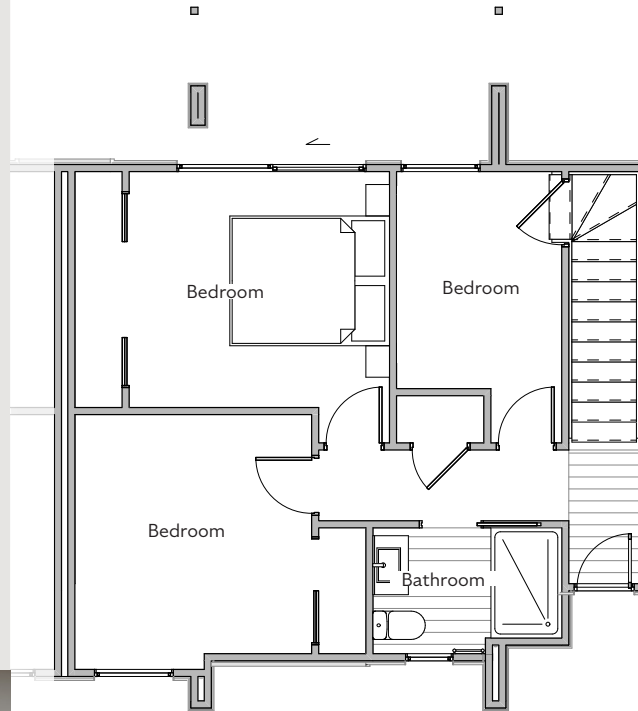
LOT 13



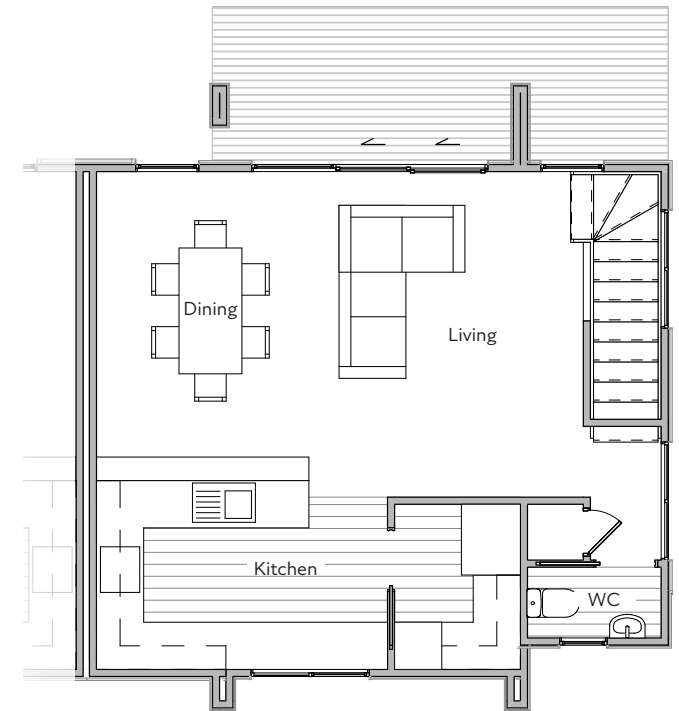
- 3 Bedrooms
- 1 Bathroom
- Separate Toilet
- House: 94.2 sqm
- Land: 88 sqm



INTERIOR STYLE E Refer to Page 29



GROUND FLOOR



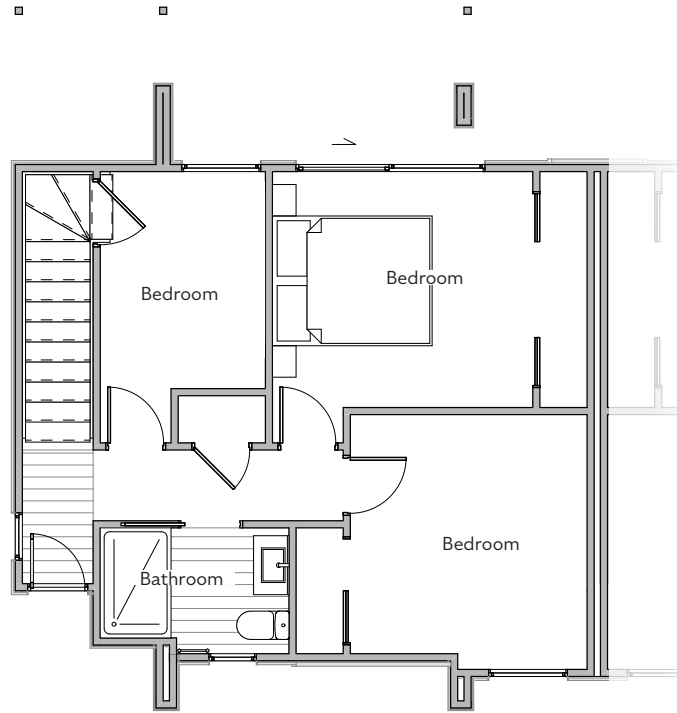
LEVEL ONE

BLOCK 4

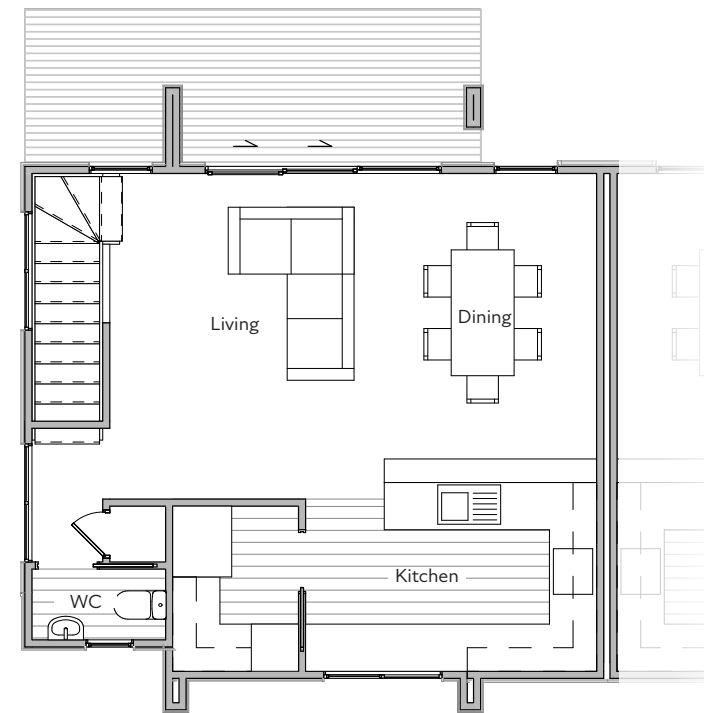
LOT 14



- 3 Bedrooms
- 1 Bathroom
- Separate Toilet
- House: 94.2 sqm
- Land: 80 sqm



GROUND FLOOR



LEVEL ONE



OUTLINE SPECIFICATIONS

EXTERIOR

FOUNDATIONS

- Rib-raft concrete slabs from Rapid Slabs – 20 mpa concrete slab on ground throughout (based on a flat site and solid founding within 600mm of surface)

TIMBER FRAMING

- Pre-cut exterior frames and trusses 90x45 H1.2 treated

ROOF CLADDING

- Ebony Colorsteel Trapezoidal

ROOF SECTION

- Timber pre-nailed truss section roof

FASCIA

- 'Ebony' Metal Fascia

SOFFIT LININGS

- 'Half Barely There' James Hardy 4.5mm hardy flex with PVC jointers

SPOUTING/DOWNPIPES

- 'Ebony' Colorsteel Quarter round spouting and matching down pipes to ground level

EXTERIOR CLADDING

- 'Half Barely There' Weatherboard
- 'Half Barely There' Axon
- 'Foundry' Stria
- 'Straw' Abode – Vulcan Cladding
- 'Rustic edge – West Coast' Schist Veneer

CEILING BATTENS

- Steel ceiling battens

WINDOW JOINERY

- Double glazed windows from Westview Aluminium in Upper Hutt
- Joinery colour: 'Ebony'
- Hardware colour: 'Urbo'

ENTRY DOOR

- 'Ebony' Latitude Aluminium Door with icon lever handle from Westview

INTERIOR

INTERIOR PAINTING

- Level 4 finish for gypsum linings unless specified otherwise
- Flat or low sheen paints used for this level
- All joints and interior angles to have tape embedded in jointing compound and a minimum of two separate coats of jointing compound applied over all joints, angles, fastener heads and accessories.
- All jointing compound finished evenly and free of tool marks and ridges in preparation for decoration
- In critical lighting conditions, surface imperfections may still be apparent in a Level 4 surface finish.
- Where gloss, semi-gloss or deep tone paints are used, surface imperfections will be more evident.

INSULATION

- R 2.6 Fibreglass batts to walls of house
- R 3.2 Fibreglass batts to ceilings

INTERNAL LININGS

- Walls and ceilings lined in Gibraltar Board, fixed in accordance with the manufacturer's instructions.
- Walls 10mm gib, ceilings to be 13mm gib and fixed to trusses or ceiling joists at 600mm centres.
- GIB Aqualine on bathroom walls and ceilings.

PLASTERING

- All Gib plastered to a level 4 paint finish
- Timber Scotia 40 x 20 to cupboards and robe

INTERIOR CONT.

SCOTIA

- Square stopped ceilings including master wardrobe

SKIRTINGS / ARCHITRAVES

- 60 x 12 single bevel skirting – Rad Pine 60 x 10 skirting in laundry, bathrooms and garage.
- Architraves on all joinery

INTERNAL DOORS

- Profile: Avon (vertical grooves)
- MDF hollow core doors from Houltts, with pine jambs finished with architraves.

DOOR HARDWARE

- Colour: 'Graphite Nickel'
- Windsor handles
- Style: Galaxy – Phoenix
- Cavity slider – 5327
- Wardrobe slider – 5318

SHELVING

- 'Arctic White' wardrobes: 'Easyfit' wall hung organiser supplied in Bestwood brand 18mm thick laminate on mdf board, PVC edged.
- Oval Aluminium hanging rail in wardrobes
- Four 75mm x 25mm slatted shelving in linen cupboard

KITCHEN APPLIANCES

- Fisher & Paykel 85L, 9 cooking functions oven
- Fisher & Paykel 60CM 4 zone induction touch and slide cooktop
- Fisher & Paykel 60CM powerpack rangehood
- ILVE 45CM dishwasher
- Fisher & Paykel 3/4HP waste disposal

KITCHEN

- 20mm Silestone from the designer range, with a pencil arris edge benchtops.
- 16mm moisture resistant white board units as the carcass material.
- 18mm standard block colour Melteca or melamine fronts and panels, with PVC edging to match.
- Where available, laser edging is used, which sharply fuses the edging to doors and panels.
- 1x Standard cutlery tray
- Single under-mounted sink
- Single under-mounted sink
- 'White' subway tiled splash back in kitchen, with 'light grey' grout.

FLOOR COVERINGS

- Godfrey Hirst Golden Bay carpet in all bedrooms, wardrobes, lounge, stairs and under the stairs.
- 55 ounce 100% 'Solution Dyed Nylon' carpet over, new Sleepyhead 11mm 130kg underlay foam.
- Polyflor Miplank 5.0mm luxury vinyl planks to the kitchen, pantry, bathrooms and entry areas.

BATHROOM/ENSUITE

- 'Evora' back to wall toilet suites
- Elite round 900x900 sliding shower
- Citi vanity with 2 drawers
- Venice Junior vanity
- Astro fittings, colour gunmetal (includes, basin mixers, shower mixer and toilet roll holder).
- Greens Glide rainboost twin rail shower
- Mia mirror cabinet
- 'Gunmetal' Newtech heated towel rail
- Polished edge mirror
- Astro Pull down kitchen sink mixer

ELECTRICAL

- Completely prewired and fitted off as per electrical plan, including internal fuse board and external meter box, internal recessed data board with power outlet.
- USB points and pre-wired included

HOT WATER

- Gas Rinnai System 26L

HEATING/COOLING

- Mitsubishi Electric AP50 high wall heat pump
- 5kw cooling 6kw heating capacity with built in wifi control

OTHER

LANDSCAPING

- As per plan

PLUMBING

- 1 exterior tap
- All pipes work and fit off to exterior footprint of house and allowing for mains pressure feeds

INSURANCE

- The Building Act 2004 section 362 l covers the quality that the building work must meet, under Section 393 of The Building Act states there is a 10 year guarantee for building work.

EXCLUSIONS

- Drapes and Blinds



DEVELOPING AND SELLING OUTSTANDING RESIDENTIAL PROPERTIES THROUGHOUT THE WELLINGTON REGION.

WHY CHOOSE US

We pride ourselves on quality design and affordability. A Kiwi Home has a strong sense of style that stands out from the pack.

Our customers are eager to share positive Kiwi Homes stories because we provide a truly great experience from day one. Many of our contractors have recommended Kiwi Homes to their friends and family, proving that reputation is everything.

We're a dedicated, professionally-trained team and we love to make great homes happen!

Since 2014 Kiwi Homes has had an excellent reputation in the Wellington region as a highly valued and respected team that builds great homes. Meet the team that will look after you and your home every step of the way.

Buying a new home can seem daunting and difficult, but it doesn't have to be! Kiwi Homes takes the hassle out of the process.

We work with you to make the experience of buying your dream home a positive and memorable one for your family.

WE PROVIDE

- **Turn-key homes with 5% deposit and balance on completion**
- **Pre-agreed construction timeframe**
- **Industry-leading contractors**
- **Comprehensive spec list with no surprises**



GET IN TOUCH TODAY

sales@kiwihomes.nz • kiwihomes.nz/cairo-quarter

KIWIHOMES
DEVELOPMENTS