

# Apartment Views

From the leaders in apartment sales



Leaders in Real Estate®  
Leaders Real Estate 1987 Limited MRELNZ

WELLINGTON CBD

A monthly update on apartment living

JULY 2007

## New Apartments promise striking Wellington views

“Bellagio” is Italian for excellence and the developers of the apartment development Bellagio at 39-43 Taranaki St have gone to great lengths to make sure it lives up to its name. Soaring above neighbouring buildings, the roomy two bedroom apartments (89 – 102 sqm) offer a level of finish and design seldom found in other developments. When this development was first unveiled the stage one apartments sold quickly. Now there is an opportunity for buyers to acquire one of five of the newly-released tenth floor apartments. Every one of these apartments has a panoramic view with a choice of aspects.

### Development Unearths History

During the construction phase it was discovered that the site contained greater history than was first imagined. As the foundations were being dug the archeological remains of a number of Maori whares were discovered. The outcome of this exciting find highlighted the positive ways that developers, Council, and the Wellington



Tenths could work together achieving a result that satisfied all interest groups. The building has now been classified as a grade A Heritage building. The ground floor of the development will maintain a viewing area of the archeological finds. As a result of this the building has been able

to go higher than the usual height limit, ensuring great views for those on the upper floors. The developer's project manager, David Dowsett, has won a conservation award for his work.

Bellagio is marketed by RE/MAX Leaders City office  
[www.remaxleaders.co.nz](http://www.remaxleaders.co.nz) ref: 39157

### CARING FOR INDOOR PLANTS

## How much water do your apartment plants need?

Nicola Byrne of “Ambience” gives this advice to apartment dwellers for the well being of indoor plants.

During the winter month's plants require a lot less water. Use tepid water and apply in the morning so that the plant is not sitting in cold water during the chilly night. Generally speaking, plants in bright light will require more water than those in poor light.



In most situations, soil moisture levels can be determined in three simple ways:

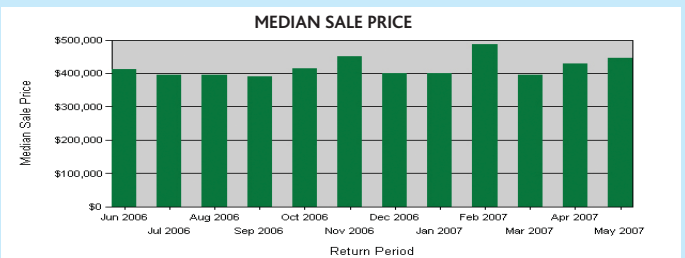
- By weight; if the container feels light and is easily lifted, the growing medium is probably too dry.
- By sight; if the surface of the potting mix appears dark, the container has probably been well or even over-watered. If the surface is pale and shrinking away from the sides of the container, the plant is probably too dry.
- By feel; if the growing medium feels wet and sticky it has probably been over-watered. Ideally it should be dry on the surface but moist about 2 or 3cm below the surface.

If you accidentally over-water, try placing the plant in a warm spot and sitting the plant on newspaper to absorb as much moisture as possible.

Ambience has a plant and planter gallery at 14 Elizabeth Street, Mount Victoria

### Wellington Central sales prices and volume increase

The latest Real Estate Institute of New Zealand statistics show that the median sales price for a property in Central Wellington rose by \$15,000 to \$445,000 in May 2007 (April 2007: \$430,000) Twelve months earlier the corresponding sales period of May 2006 recorded a median sales figure of \$293,000. In total, 121 properties sold during the month, 40 more than the 81 sold in April.



### Wellington's Latest average Weekly Apartment Rentals

	1 Bed	2 Bed	3 Bed
Brooklyn/Newtown	\$239.00	\$335.00	\$413.00
Karori/Northland/Kelburn	\$223.00	\$305.00	\$505.00
Mt Vic/Ori Bay/Hataitai	\$360.00	\$438.00	\$560.00
Thorndon/Mt Cook/City	\$304.00	\$431.00	\$499.00

Statistics compiled by the Dept of Building and Housing

Don't settle for anything less than the highest price for your home

Results continue to prove that RE/MAX Leaders systematically achieve the highest home sale prices in Wellington.

