

Apartment Views

From the leaders in apartment sales



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WELLINGTON CBD

A monthly update on apartment living

MARCH 2008

Unique Concept for new Apartment development

To be located at 25 Taranaki Street, Barrio Apartments, offer an innovative approach to inner-city living, providing purpose-built, "dual-entry" one-bedroom and studio apartments.

The key to these apartments is the innovative design concept, allowing greater flexibility of living options. Each of the 30 apartments will be sold on one title, but can be configured as either one two-bedroom apartment, or as a one-bedroom apartment and a separate, self-contained studio.

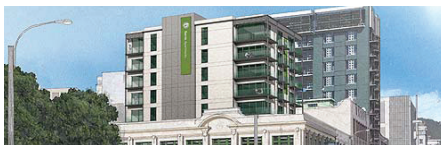
Sun and views

There will be a dual-key entry door to each apartment, and then two separate doors, so if required the apartments can be used as two individual dwellings. This flexibility will be attractive to owner-occupiers, who might like to inhabit the entire apartment, or alternatively choose to live in a one-bedroom apartment and rent out the studio, or to investors who want to rent out both areas individually. The building has been designed to maximise sun, natural light, and city and harbour views, while the inner-city location is perfect for all those people who want all that the city has to offer at their doorstep.



Decks and space

The interiors have been designed to create a spacious and contemporary environment, and each apartment will have a sizeable deck. Access to the building will be through a paved archway off Taranaki Street. The bottom level of the building will be the entrance/lobby, with eight floors of apartments above. At 76 to 94 square metres all of the apartments will provide comfortable indoor living, while each apartment's sizeable deck will allow a quality indoor/outdoor lifestyle.



Choices of colours, fabrics, floor coverings, and lighting have been selected to create a functional yet delicious visual feast. High calibre finishes will be used throughout the apartments including quality kitchen appliances and joinery, architectural hardware and stylish bathroom fixtures and fittings. Barrio Apartments, due for completion mid-2010, are available now for purchase off the plans. They are marketed by RE/MAX Leaders Brandon Street Wellington.

Apartment Home Theatre; a Smart Solution

Living in an apartment shouldn't preclude you from enjoying your own home theatre experience. However, a thundering Home Theatre set-up with massive speakers is an open invitation to have a falling out with the neighbours or a call from the noise police.



If you simply turn down the volume on a conventional home theatre system the result will be the loss of the richness of sound because our ears don't pick up bass notes at low volumes.

Digby Paape of The Bose store says that the answer is the range of new Bose mini systems. The unique technology automatically compensates the bass output, making them ideal in apartment blocks. "Most apartment dwellers don't want large speakers which makes the new systems with their tiny speakers and a bass subwoofer the ideal solution. Because the Bose technology doesn't require rear speakers and delivers all around sound from two front speakers they are highly compatible with apartment living".

Wellington's Latest average Weekly Apartment Rentals

	1 Bed	2 Bed	3 Bed
Brooklyn/Newtown	\$258.00	\$347.00	\$446.00
Karori/Northland/Kelburn	\$286.00	\$348.00	\$581.00
Mt Vic/Ori Bay/Hataitai	\$369.00	\$429.00	\$582.00
Thorndon/Mt Cook/City	\$287.00	\$440.00	\$467.00

Statistics compiled by the Dept of Building and Housing

Wellington Central Update

38 properties sold in Central Wellington's in January (December 2007: 49; January 2007: 51). The median price rose to \$453,500 from \$415,000 in December (January 2007: \$400,000). Latest statistics provided by The Real Estate Institute of NZ

Wellington Central Median Sale Prices

