

Madras Square City Centre, Christchurch

Embrace inner city living at its finest



Madras Square is a new central city community with a range of living options including carparking and garaging.



Development Overview

This architecturally styled townhouse development has been designed to make the most of both light and space. Each home boasts an open plan kitchen, living and dining area, complete with European appliances, fully tiled bathrooms, a smart lock and an alarm system.

Enjoy the added certainty of a 10-year Master Build Guarantee, providing peace of mind that these homes have been built with an enduring commitment to quality.

Cycle parking, car parking and garages are available to suit all needs and lifestyles. Enjoy outdoor living from patios and balconies, a shared courtyard, as well as Hagley Park and Margaret Mahy Playground close by.

Madras Square offers all you need and want for a stylish, comfortable and convenient inner city lifestyle.



Disclaimer: The information contained within this brochure is correct at the time of production.
For the latest information, please contact one of our sales consultants.
3 October 2023.

Madras Square

Community

Living in Madras Square, you are walking distance to all the best amenities the City Centre has to offer including outstanding retail, eateries and bars, open green spaces and constant event options at the Town Hall.

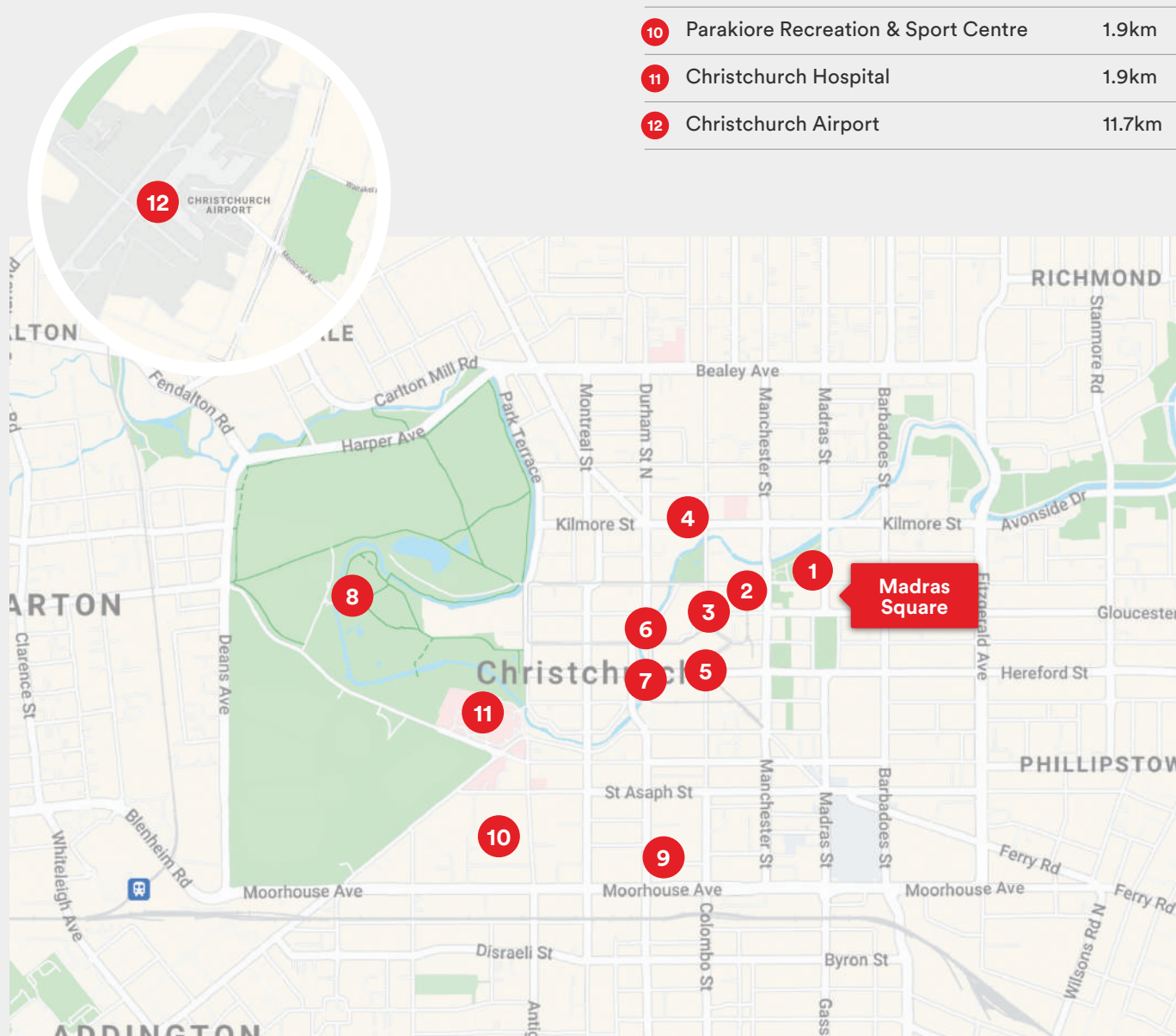
Currently under construction and just under 2km away is New Zealand's largest aquatic and indoor recreation/leisure centre, Parakiore. Live near the iconic New Regent Street and enjoy restaurants and bars in an open air space or entertain the kids and take them across the road to the famous Margaret Mahy Playground. There are endless opportunities for convenience, recreation and entertainment in this sought after location.





IN THE AREA

1	Margaret Mahy Playground	270m
2	New Regent Street Precinct	500m
3	Christchurch Library Tūranga	600m
4	Christchurch Town Hall	750m
5	The Crossing	850m
6	The Terrace	1.0km
7	Riverside Market	1.2km
8	Hagley Park	1.4km
9	New World	1.5km
10	Parakiore Recreation & Sport Centre	1.9km
11	Christchurch Hospital	1.9km
12	Christchurch Airport	11.7km



Landscape Plan



HARD LANDSCAPE MATERIALS

DRIVEWAY, ACCESS PATHS AND CARPARKS

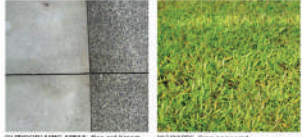


DRIVEWAY
30mm Asphalt surface



PAVED AREAS
600x400x40mm brick pavers (paved path) and 100mm wide saw-cut exposed aggregate concrete (edge detail)

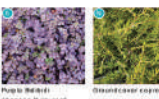
GROUND FLOOR OUTDOOR LIVING SPACES



OUTDOOR LIVING AREAS - 100mm wide saw-cut exposed aggregate concrete (edge detail)

PLANT MIX A (<300MM H)

GROUND COVER / GRASSES



PLANT MIX A
Purple Bells (Platanus hybrid)
Ground cover (Lonicera xylosteum)

PLANT MIX B (500MM H)

HERB / GRASSES



PLANT MIX B
Purple Bells (Platanus hybrid)
Ground cover (Lonicera xylosteum)

PLANT MIX C

HERB



PLANT MIX C
Purple Bells (Platanus hybrid)
Ground cover (Lonicera xylosteum)



PLANT MIX A
Purple Bells (Platanus hybrid)
Ground cover (Lonicera xylosteum)



PLANT MIX B
Purple Bells (Platanus hybrid)
Ground cover (Lonicera xylosteum)



PLANT MIX C
Purple Bells (Platanus hybrid)
Ground cover (Lonicera xylosteum)



PLANT MIX A
Purple Bells (Platanus hybrid)
Ground cover (Lonicera xylosteum)



PLANT MIX B
Purple Bells (Platanus hybrid)
Ground cover (Lonicera xylosteum)



PLANT MIX C
Purple Bells (Platanus hybrid)
Ground cover (Lonicera xylosteum)

Development Plan



Townhouses that are shaded will be released at a later date.

Floor Plans



*Artist Impression Only

TOWNHOUSES 1-6 (TYPOLOGY 3)

2

2

2

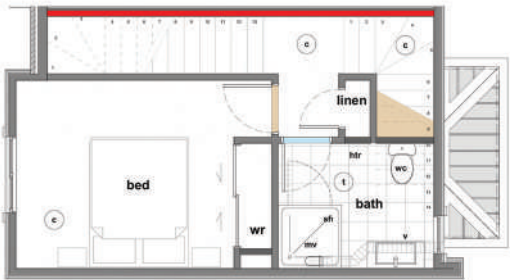
1

✓

84m²



Ground Floor



First Floor



Second Floor

Floor Plans



*Artist Impression Only

TOWNHOUSES 30-34, 41-45 (TYPOLOGY 4)

2

2

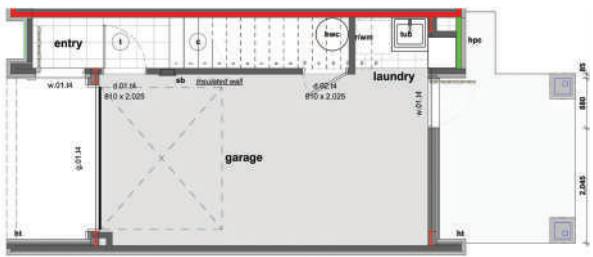
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1

1

✓

96m²



Ground Floor



First Floor



Second Floor

Availability List

STAGE 1

Townhouse	Typology	Bedrooms	Bathrooms	Carpark	Garage	Floor Area	Price
1	3	2	2			84m ²	SOLD
2	3	2	2			84m ²	\$669,000
3	3	2	2			84m ²	\$669,000
4	3	2	2			84m ²	SOLD
5	3	2	2			84m ²	\$669,000
6	3	2	2			84m ²	\$679,000
16	3A	2	2			84m ²	SOLD
17	3A	2	2	✓		84m ²	SOLD
18	3A	2	2	✓		84m ²	SOLD
19	3A	2	2	✓		84m ²	SOLD
20	3A	2	2	✓		84m ²	SOLD
21	3A	2	2	✓		84m ²	SOLD
30	4	2	1.5		✓	96m ²	\$829,000
31	4	2	1.5		✓	96m ²	\$819,000
32	4	2	1.5		✓	96m ²	\$819,000
33	4	2	1.5		✓	96m ²	SOLD
34	4	2	1.5		✓	96m ²	SOLD
41	4	2	1.5		✓	96m ²	\$829,000
42	4	2	1.5		✓	96m ²	\$819,000
43	4	2	1.5		✓	96m ²	\$819,000
44	4	2	1.5		✓	96m ²	\$819,000
45	4	2	1.5		✓	96m ²	\$829,000

Interior Colours Schedule Options







COLOUR SCHEDULE ONE

					
Carpet Feltex Cable Bay Myer	Tiles Giovanni Isabel Mid Grey Lapatto	Kitchen Cabinetry Prime Melamine Dezipna White Embossed	Kitchen Benchtop Prime Stone XXL Coronet Peak Polished	Walls & Skirting Dulux Cardrona	Reveals, Doors, Soffits & Ceiling Dulux Okarito


COLOUR SCHEDULE TWO

					
Carpet Godfrey Hirst Windsor Twist Cockle	Tiles Giovanni Mainstream Silver Matt	Kitchen Cabinetry Prime Melamine Premium Oak Woodgrain	Kitchen Benchtop Prime Stone XXL Coronet Peak Polished	Walls & Skirting Dulux Manorburn Half	Reveals, Doors, Soffits & Ceiling Dulux Okarito

COLOUR SCHEDULE THREE

					
Carpet Feltex Cable Bay Coal	Tiles Giovanni Patrone Ebony Matt	Kitchen Cabinetry Prime Melamine Premium Oak Woodgrain & Dezipna White Embossed	Kitchen Benchtop Prime Stone XXL Coronet Peak Polished	Walls & Skirting Dulux Mokau	Reveals, Doors, Soffits & Ceiling Dulux Okarito

Exterior Colours

				
Aluminium Joinery Downpipes Fascia Front Door Flaxpod	Garage Door Garage Door Reveals Gutters Roof Flaxpod	Cladding AAC Panel/Plaster Resene Half Concrete	Cladding Brick The Brickery Russet Blend	Cladding Metal Profile Flaxpod

Fixtures and Fittings

PLUMBING AND FIXTURES

Basin Mixer – Ion

Sink Mixer – Ion

Shower Mixer – Ion

Slide Shower – Splash Plus

Toilet Seat – Bauer Back To Wall

Towel Rail – Heated

Vanity – Eva Wall Hung

Window Coverings

Typology 3A will include an under bench fridge, combination microwave and a washer dryer combo.

APPLIANCES

Induction Cooktop – Smeg 4 Zone 60cm

Freestanding Dishwasher – Smeg 60cm

Oven – Smeg Single Wall 60cm

Rangehood – Smeg Powerpack 60cm



*Artist Impression Only

Rental Appraisal



RENTAL APPRAISAL

Madras Square, Christchurch Central Mixed Use Development

26 February 2024

Madras Square, located on the corner of Madras and Armagh St, is a premium central city location, a short walk to the city amenities. Below is our assessment of this proposed development.

Typology 1: 3 Bedrooms, 3 Bathrooms (includes 2 Ensuites), Garage (Townhouses 39, 40 and 47-50).

Typology 2: 2 Bedrooms, 1 Bathroom (Townhouses 7-15, 66-69 and 78).

Typology 3: 2 Bedrooms, 2 Bathrooms (includes 1 Ensuite) (Townhouses 1-6, 52-65 and 70-72).

Typology 3A-Mixed Use: 2 Bedrooms, 2 Bathrooms (includes 1 Ensuite), Carpark (16 & 27-29 no carpark) (Townhouses 16-29). *Kitchenette and the Ground Level Bedroom could be used as an office*

Typology 4: 2 Bedrooms, 1 Bathroom + 1 separate toilet, Garage (Townhouses 30-38, 41-46, 51 and 73-77).

Typology 4A-Mixed Use: 2 Bedrooms, 1 Bathroom + 2 separate toilets, Garage (Townhouses 79-86). *Kitchenette and garage could be used as an office/bedsit*

Current rental market in Christchurch Central and surrounding suburbs – unfurnished dwellings of a comparable standard listed on Trade Me:

2 bed 1 bath	
4/274 Manchester St – garage	\$600
3/260 Armagh St	\$550
9/255 Kilmore St	\$550

2 bed 2 bath	
3/320 Hereford St	\$570
3/205 Salisbury St	\$570
1/485 Selwyn St	\$570

3 bed 3 bath 1 garage	
2/258 Armagh St	\$700
1/76 Edgeware Rd	\$680
1/45 Bishop St	\$680

Based on assessing the property details and the market rent analysis, we appraise the rent per week at:

Typology 1 \$700 – \$720

Typology 2 \$530 – \$550

Typology 3 \$550 – \$570

Typology 3a \$570 – \$580

Typology 4 \$580 – \$600

Typology 4a \$590 – \$620

Market rent data from Tenancy Services 01 July 2023 – 31 December 2023, Christchurch Central	
Townhouse Type	Upper Quartile
2 bedroom	\$550
3 bedroom	\$700

This report is a market appraisal based on the information provided by the developer at the time of assessment. It has been prepared based on statistics provided by Tenancy Services and the current rental market as appraised by the Property Manager. This appraisal is valid for 90 days from the date of this assessment.

Prepared by

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tel 03 337 3132
we take maximum care

PO Box 12016 Christchurch 8042



Rental Appraisal

RENTAL APPRAISALS



Type 3A, Madras Square Apartments 22 February 24

- 2 Bedrooms
- 2 Bathrooms
- Car space for townhomes 17-26, no space for 16, 27-29
- Open plan living, kitchenette, heatpump & modern appliances

\$ 520 to \$ 580 per week

Type 4, Madras Square Apartments 22 February 24

- 2 Bedrooms
- 1.5 Bathrooms
- Single Garage
- Open plan living, heatpump & modern appliances

\$ 520 to \$ 570 per week

Type 4A, Madras Square Apartments 22 February 24

- 2 Bedrooms
- 1 Bathroom, 2 Toilets
- Single Garage
- Open plan living, kitchenette, heatpump & modern appliances

\$ 540 to \$ 580 per week

To ensure you receive a lot of interest and a wide choice of potential tenants, we believe that the properties above will, in today's rental market, achieve a rental rate as noted above.



Monique Inglis
Business Development Manager
Mobile: 029 7777 029
Email: m.inglis@ironbridge.co.nz

Disclaimer: The above rental appraisal is based on our initial opinion today. The actual rent achieved will be based on market and seasonal conditions at the time of letting. Whilst every care has been taken to provide a realistic appraisal based upon our professional judgment and current market information available, Iron Bridge Property Management accepts no liability for the accuracy and completeness of the assessment provided.

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Rent Appraisal

RENTAL APPRAISALS



Type 3A, Madras Square Apartments 22 February 24

- 2 Bedrooms
- 2 Bathrooms
- Car space for townhomes 17-26, no space for 16, 27-29
- Open plan living, kitchenette, heatpump & modern appliances

\$ 520 to \$ 580 per week

Type 4, Madras Square Apartments 22 February 24

- 2 Bedrooms
- 1.5 Bathrooms
- Single Garage
- Open plan living, heatpump & modern appliances

\$ 520 to \$ 570 per week

Type 4A, Madras Square Apartments 22 February 24

- 2 Bedrooms
- 1 Bathroom, 2 Toilets
- Single Garage
- Open plan living, kitchenette, heatpump & modern appliances

\$ 540 to \$ 580 per week

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Airbnb Appraisal



Thank you for inviting us to appraise Madras Square Apartments as Airbnb short term accommodation for getaways and business stays.

1. 3-bedroom 3-bathroom, single garage	\$250-\$300 plus GST per night
2. 2-bedroom 2-bathroom, car space	\$200-\$250 plus GST per night
3. 2-bedroom 2-bathroom	\$180-\$200 plus GST per night
4. 1-bedroom 1-bathroom	\$165-\$200 plus GST per night

I have based my appraisal on the current market as we are managing to achieve an 85% to 90% occupancy for 2024.

Kind regards

Lexia Marshall

Director

Mob: 021 376 442

Body Corporate Information

Body corporate operational rules help the body corporate govern the unit title development. They are a set of expectations placed on unit owners and help prevent disputes between people who live and work in the development.

The body corporate is responsible for a range of management, financial and administrative functions relating to the common property and to the development as a whole. It has a number of key powers and duties such as:

- Owning and managing common property.
- Establishing and maintaining a long-term maintenance plan.

- Keeping and maintaining a register of all unit owners.
- General meetings of the body corporate.
- Insuring the development.
- Levying contributions on owners to fund the operation of the body corporate.
- Making and enforcing the body corporate operational rules.

For more information on body corporates:

- <https://www.consumer.org.nz/articles/unit-titles>
- <https://tenancy.govt.nz/assets/unit-titles/unit-titles-body-corp-operational-rules.pdf>



Why Choose Us

Quite simply, we believe that we have more to offer from every angle.

We have extensive experience across the entire construction industry. With a large portfolio of homes already built throughout the country, we have the experience and scale to provide award winning quality and value.

Because we are independently owned and have operations throughout New Zealand, we have valued relationships with nationwide suppliers, which enables us to have the capability and commitment required to deliver a consistent product that stands the test of time in terms of both design and construction.

Healthy Homes

Our homes comply with the required healthy homes standards.



Our Brands

We partner with the best New Zealand and international brands.

Our scale enables us to bring you reputable brands and products at the best possible prices without compromising on quality.

This maximises the value and ensures a better home to live in today and into the future.

Master Build Guarantee



As registered members of the industry leading Master Builders Association of New Zealand, we provide a 10 year Master Build Guarantee, meaning you can rest easy knowing you're protected.

256-266 Armagh Street, Christchurch City Centre



Notes



@mikegreerhomes



mikegreerhomes.co.nz