



kingfish lodge  
**villas**



*dare to dream...*



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**villas**

### THE OPPORTUNITY

Here is a unique opportunity for those who discern the value of investment in New Zealand freehold coastal real estate, encompassing:

- unrivalled breathtaking views
- renowned recreational and big game fishing locations
- close proximity to world class golf courses, pristine white-sand beaches and stunning nature walks
- diving, snorkeling and sailboating
- quality constructed Villas designed to be in-keeping with their natural surroundings, offering elegant and functional living spaces
- access to lodge facilities and services
- minimal ownership administration hassles
- all within 3 1/2 hours of Auckland by road (and less than an hour by air)

Your own slice of paradise for generations to come.

To find out more about owning a Villa at Kingfish Lodge, please read on...



invest in paradise



*discover the dream...*

### **BREATHTAKING LOCATION**

Kingfish Lodge is situated within the Whangaroa Harbour - a location on the eastern coast of Northland, New Zealand.

#### **discover Northland...**

Northland, known by locals as the 'Winterless North', is flanked by the Pacific Ocean and the Tasman Sea and boasts some of the most picturesque and unspoilt beaches in the world.

It is a place steeped in history, with ancient forests and small townships full of the friendly people that Northland is renowned for.

#### **discover Whangaroa...**

Whangaroa, enviously known as the 'Marlin capital' of New Zealand, is an area of exquisite natural beauty. A utopia where native forests and fertile green farmland border hundreds of miles of sparkling blue coastal waters.

An aquatic paradise where subtropical currents flow warmly through the waters creating a watersports playground rich with a diversity of marine life, where fish literally jump out of the water.

Whangaroa is a place of contrasts, where the pace of life is exhilarating or completely relaxing.... a location where choice is abundant.... where subtropical days reluctantly fade into balmy nights.... a place where there is so much to do and where it's just as easy to do nothing but soak up the beauty and tranquillity.

#### **discover Kingfish Lodge...**

The Kingfish Lodge property is the ultimate headland hideaway offering assured privacy with access only by water or helicopter.

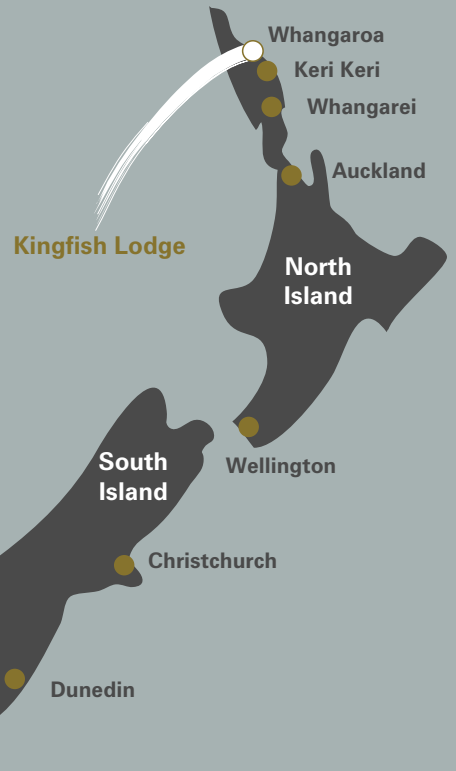


location

WHANGAROA HARBOUR  
NORTHLAND  
NEW ZEALAND



Kingfish Lodge



*breathtaking location...*



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### **BEST OF BOTH WORLDS**

Purchasing a Villa at Kingfish Lodge will offer the best of both worlds - the privacy you experience from an investment in a Villa, situated on a very unique piece of New Zealand coastal property, in addition to accessing resort facilities at your discretion.

As well as holding a capital growth investment, a commercial lease arrangement with the Lodge will generate sufficient income to assist in covering ownership costs.

An onsite building manager will remove all the hassles of maintaining and administering your property.

An investment in a Villa at Kingfish Lodge will appeal to those seeking the lifestyle that comes from fishing, boating, unsurpassed scenic beauty and with all the comforts of home.

Further investment details can be found later in this document.



the concept





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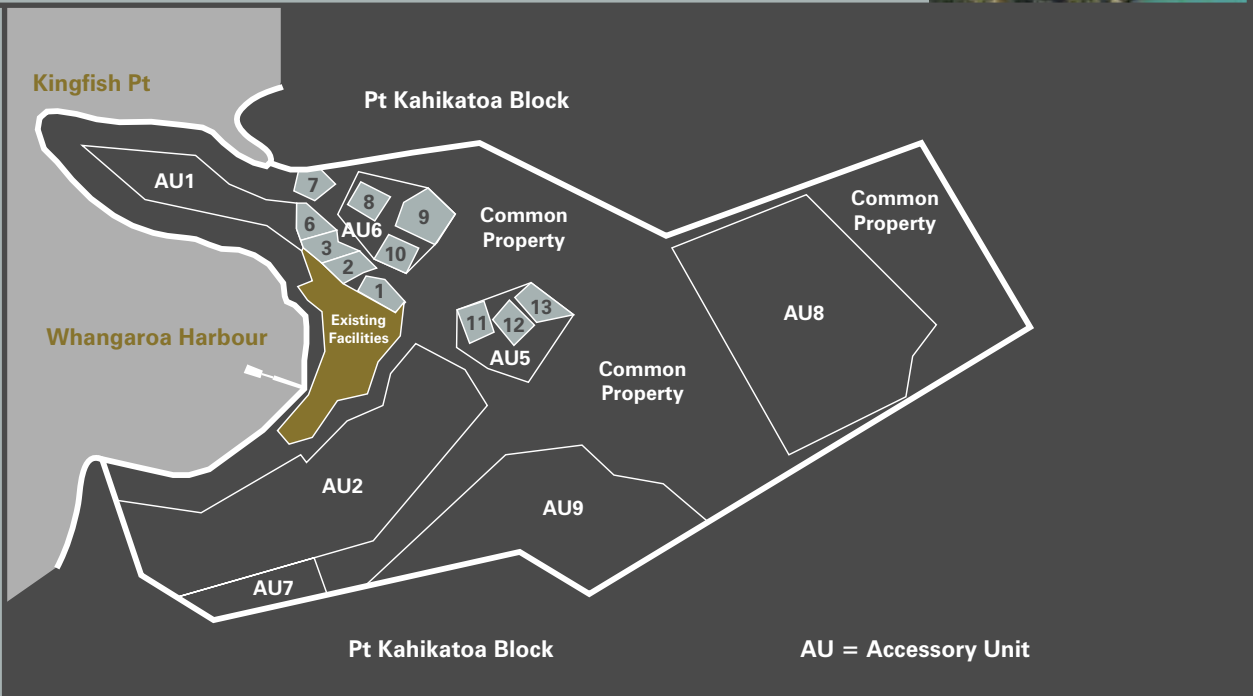
### PRIME POSITION AND SPECTACULAR SURROUNDINGS

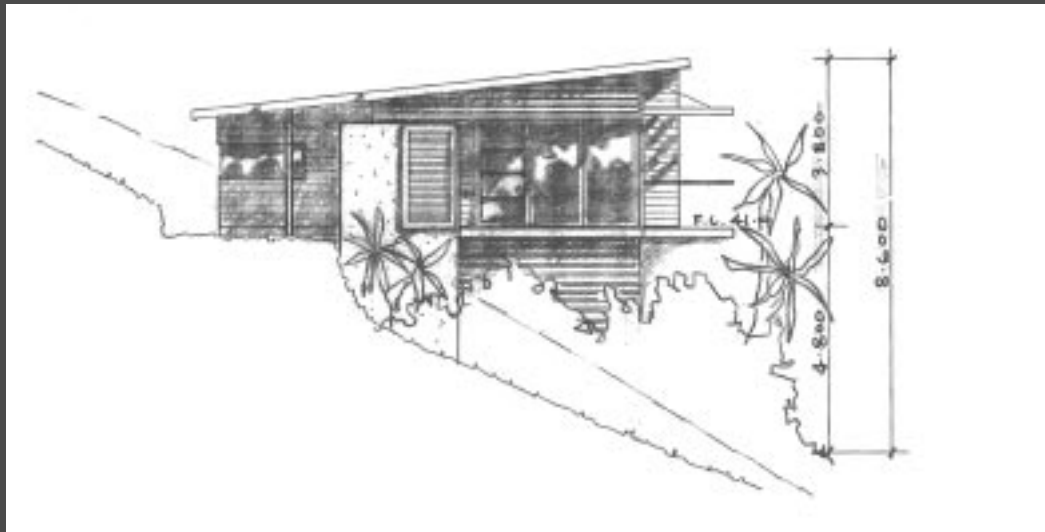
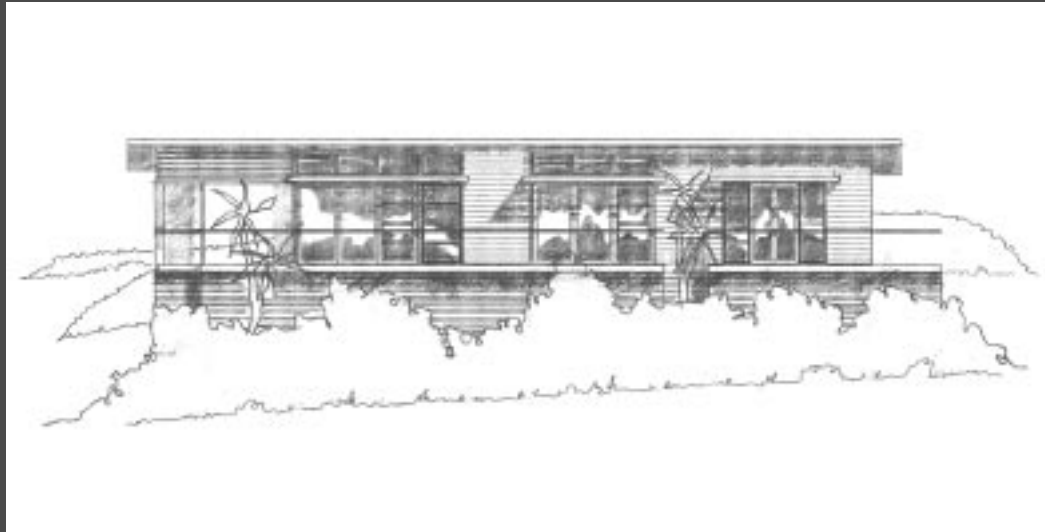
Eleven Villa packages are available for purchase with each site strategically positioned to afford maximum sun, breathtaking views and tranquil surroundings. With the best views you can ever imagine, your Villa will enjoy the expanse of a 30 acre (12 hectare) property at the headland of Whangaroa Harbour - with the facilities of Kingfish Lodge and Northland's adventure playground right at your doorstep!

### THE VILLA PACKAGE

The Villa package will include a freehold lot with eco-friendly landscaping plus a self-contained, professionally decorated, two or three bedroom Villa. Each Villa has been designed to achieve a high level of quality and elegance while incorporating the uniqueness of the surroundings.

Purchasing a Villa package also provides you with access to many other features of the Kingfish Lodge property and surrounds as detailed elsewhere in this brochure.





**NOTE:** These designs are architectural concept drawings only, they may not reflect the exact outcome of the construction and fit-out process. Please refer to inserts for specific site drawings - drawings to scale on request.

## VILLA ELEVATIONS



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## QUALITY CONSTRUCTION

The Villas are to be constructed using a balance of modern construction products and classic design to ensure a long life and a stylish look.

Cedar cladding, pre-weathered copper spouting and muted roof and joinery colours will all work to ensure each Villa becomes part of its natural surroundings.

Combined concrete block and pole platform foundations will deliver a sound footing in all climatic conditions.

A long and low design also ensures the blending of each Villa into its natural landscape yet capturing maximum sun.

Each Villa will include owner features such as lockable storage for personal recreational items.

Refer to inserts for Villa floorplans with site placement details, Villa Specifications and Furniture, Fittings and Equipment lists.

## ELEGANT & FUNCTIONAL LIVING SPACE

Villa living spaces have been designed to optimise your enjoyment of the natural setting, while safeguarding the value of your investment into the future, using the most up-to-date design practices including energy efficiency and space management considerations.

### Features of Villa living spaces include:

- outlooks over the harbour capturing panoramic views with full sun
- distinctive, contemporary spaces designed to maximize indoor-outdoor living arrangements, including movable standalone glazing with external shutters to enclose deck space for full privacy and shelter
- louvred deck canopy system
- contextual introduction of natural materials through wooden flooring, fur area rugs and wood veneer cabinetry
- a muted seaside internal palette
- high internal stud in living area to emphasise generous views and landscape
- all entrances opening onto lush, expansive views
- discreet in-built entertainment unit with surround sound, CD, DVD and VCD playback on LCD flatscreen
- porcelain bathroom product and quality fittings
- self-contained kitchen facilities
- main bedrooms with ensuite
- internal owners' cupboards for long-term storage
- large-sized bedrooms with full wardrobe space
- internal gas log fires



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## THE VILLA PACKAGE IN DETAIL

By purchasing a Villa Package you will receive:

- either a two bedroom, two bedroom plus study or three bedroom Villa Package including: freehold strata title; completed building including internal fit-out; completed landscaping and Furniture, Fittings and Equipment package (refer inserts for specifications)
- lease income to assist in covering ownership costs such as rates, insurance, and Body Corporate Levies; including repairs and maintenance, sinking fund contributions and Building Manager costs (refer to detailed legal documentation for further information)
- assured availability of your Villa for 90 days per annum during any holiday season or holiday period (no more than 30 days consecutively for any one period) by booking in advance
- the same access and service rights offered to a business guest of the Lodge including those listed below:
  - a landscaped network of tracks allowing for access to your Villa by foot or using the Lodge's golf cart transfer service
  - easy access to abundant sport fishing via the Lodge's full charterboat service
  - all the benefits of 'island' exclusivity together with the comfort of preferential 'mainland' parking and the Lodge's exclusive water taxi service or helicopter access
  - dining at the Lodge's restaurant (5 star) and bar
  - general cleaning, arrival and exit services
  - sheltered moorings or anchorage and mooring utilities such as electricity
  - laundry services
  - internet connection and general communication services
- building and property administration for your Villa and common property areas via; your proprietary membership in a Body Corporate and a Building Management agreement and lease arrangement with the Lodge.



investment details





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**DISCLAIMER**

This is a preliminary brochure prepared prior to completion of the project. Although every precaution has been taken to establish the accuracy of the material herein at the time of printing, no responsibility will be taken for any errors or omissions. Prospective purchasers shall not confine themselves to the content, but make their own enquiries and seek independent advice to satisfy themselves on all matters including legal, financial and personal taxation aspects. This material is for guidance only and does not constitute an offer or contract. Kingfish Lodge Limited reserves the right to make changes to plan specifications or pricing.

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