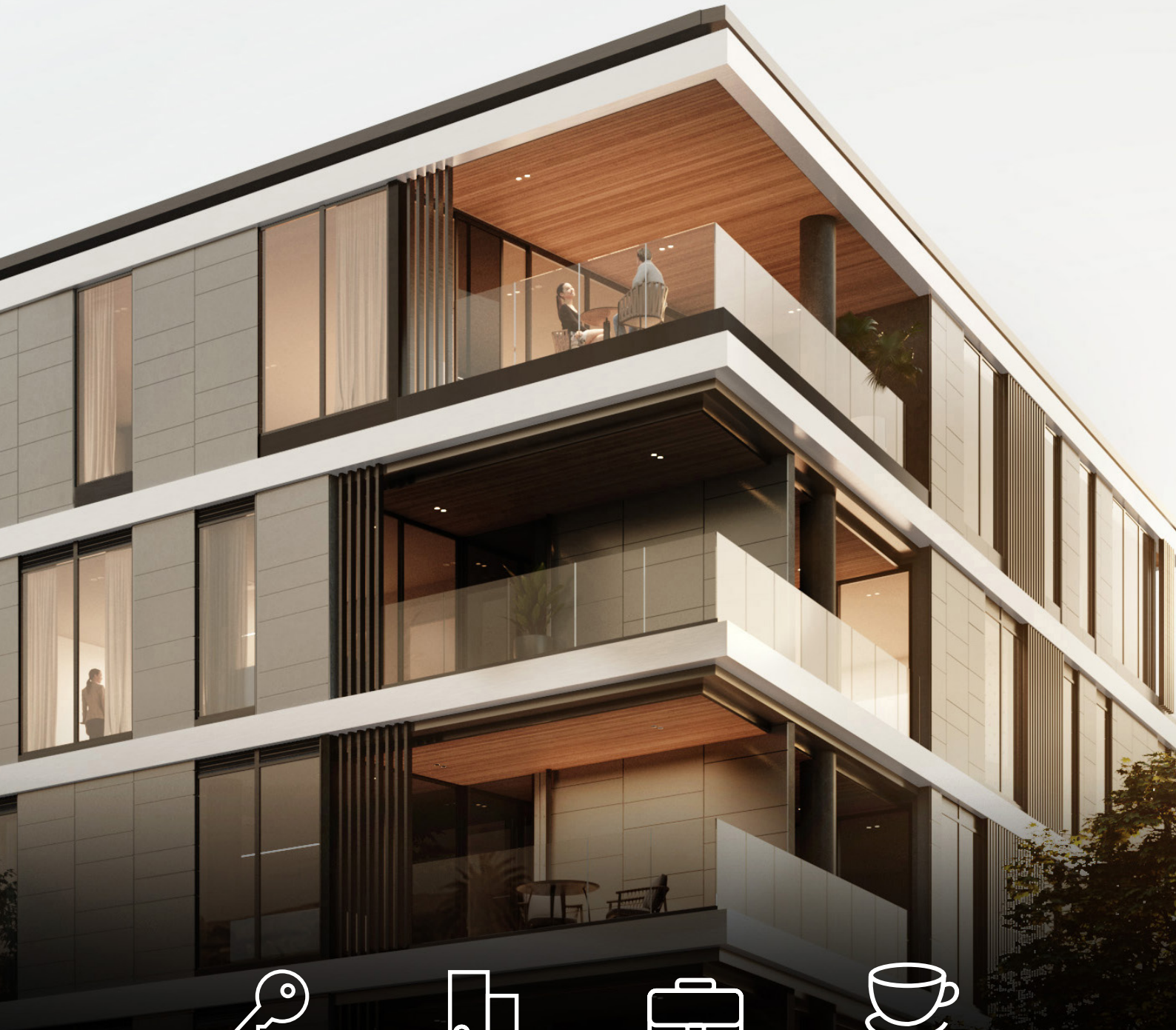


CONSTRUCTION BEGINNING 2020



# VANTAGE



27 Apartments



5 Penthouses



1 Level Commercial



1 Cafe Tenancy

**Corner of Cameron Road & Fourth Avenue, Tauranga**

“ENLIGHTENED LUXURY  
LIVING WITHIN CLOSE  
PROXIMITY TO THE BEST  
OF TAURANGA.”



\*Artist impression only



## A WORD FROM TEAM THEO

STRONG RELATIONSHIPS ARE THE CORE  
OF ANY SUCCESSFUL DEVELOPMENT.

At Team Theo, we feel privileged to bring Vantage to the market. Working alongside the developers and architects, it's rewarding to be the final element that will see this stunning complex come to fruition.

The timing couldn't be better. Cities throughout the country are in transition. Tauranga's own growth can be attributed in part to the choices people elsewhere make in where and how they want to live.

As this country's fifth largest city and a major influence on today's lifestyle, Tauranga answers every desire. We believe Vantage completes that fulfilment. The position is key. This central location on the corner of Cameron Road and 4th Avenue sits at heart of city life. Shopping, business, the university, entertainment and waterfront recreation – it's all on the doorstep. Restaurants and cafes – across the road and beneath these apartments; with many more close to this address.

Team Theo has earned its reputation by placing people in the home of their dreams and we are particularly excited about Vantage. It's a significant step up in terms of space and sophistication. Designed around enlightened luxury, these apartments capture the essence of Tauranga's backbone belief in 'live, work and play'.

The mix is ideal – four levels housing 27 spacious apartments, plus five luxury penthouses; above a boutique commercial footpath. Outdoor flow is an integral element at Vantage. Views from the lower apartments will enjoy the city vibe, while sweeping harbour scenery will belong to the upper levels.

VANTAGE WILL BECOME A STAND-OUT PLACE TO LIVE  
AND LOVE LIFE IN TAURANGA. HERE AT TEAM THEO WE  
CAN'T WAIT TO SHOW YOU MORE.

# ABOUT THE DEVELOPMENT

## A STANDOUT ADDITION THAT EPITOMISES URBAN LIVING IN THE CBD.

Located in the hub of Tauranga City, Vantage is a premium mixed-use development offering a destination to live, work and play. The enviable location provides access to the best of Tauranga and sweeping water views towards the harbour and Mount Maunganui.

Comprising of 2 levels of generous basement parking, 1 level of commercial space - including a cafe - and 4 levels of residential apartments, including penthouses. The development is a product of the dynamic collaboration between developer, Black & Orange, and architects, Edwards White. Vantage features a mix of two and three bedroom Apartments with five penthouses on the top floor.



\*Artist impression only

# DEVELOPMENT HIGHLIGHTS

## THE DEVELOPMENT

- Two levels of generous basement car parking, serviced by 2 dedicated lifts
- Cafe and 4 commercial tenancies on the ground floor
- 32 freehold apartments across 4 levels, including 5 luxury penthouses
- Designed by a multi-award-winning development team
- Pet friendly

## THE APARTMENTS

- Floor-to-ceiling glazing and over-height ceilings to maximise natural light and views in all apartments
- VRV system, including ceiling cassettes and ducted air con
- High quality finishes and fixtures throughout
- Spacious indoor and outdoor living areas
- Fully tiled bathrooms
- Access and security control system

## PROXIMITY

- Located in the hub of Tauranga City
- Stunning water and city views
- Short walk to the CBD and the Strand
- Short drive to Mount Maunganui, the beach and Tauranga Crossing
- Immediate access to public transport
- Great access and zoned for all ages of schooling

# THE APARTMENTS

## KEY FEATURES

- Over-height ceilings to maximise natural light and views
- Spacious outdoor living areas with sheltered decks and frameless glass balustrades allowing unobstructed views
- High efficiency VRV air conditioning system providing heating and cooling
- Selected tapware in gunmetal finish in kitchens and bathrooms
- High speed wireless data connection
- Feature splashbacks and soft close drawer system in kitchens
- Security Access Control System
- Floor to ceiling powder coated and double glazed aluminium joinery
- Composite stone bench tops and feature handles in kitchens
- Full width mirrored cabinets in bathrooms
- High quality painted Gib throughout

## LIVING INTERIORS

Open plan living spaces with timber floors open onto beautiful outdoor living areas. Floor-to-ceiling glazing and over-height ceilings maximise natural light and the city and ocean views. Master bedrooms feature an ensuite and generous wardrobe space. Careful planning of each apartment has ensured no space is wasted.

## KITCHENS

The generous kitchens have been holistically designed to complement the contemporary vision of the apartments. The combination of full height cabinetry, composite stone bench tops, induction hobs and integrated rangehoods complement this refined aesthetic.

## BATHROOMS

The full width mirror cabinets with built in storage provide functional storage space while frameless glass showers with recessed LED strip lights, tiled walls and gunmetal finished fixtures create a touch of luxury and sense of calmness throughout the Vantage bathrooms. All bathrooms feature wall-hung vanities and basins with penthouse suites also showcasing freestanding bathtubs with tile surrounds. These well-appointed bathrooms align with the aspirations of the development to achieve timeless quality.

## OUTDOOR LIVING

Large sheltered decks offer protection from prevailing winds while capturing the outstanding views. All apartments have been elevated above the street, providing privacy from the city below.

The lower levels enjoy vibrant urban views over the Tauranga CBD while the upper apartments boast some of the best views of Mount Maunganui, the harbour and beyond.



\*Artist impression only

DESIGNED TO CAPTURE PANORAMIC  
VIEWS OVER THE HARBOUR AND  
HILLS BEYOND.

EDWARDS WHITE | ARCHITECT

# WHERE CITY MEETS THE SEA

## ONE OF NEW ZEALAND'S MAJOR RESORT CITIES.

Tauranga sits on the water's edge and is well-known for its warm weather, stunning beaches, bustling harbour and relaxed lifestyle. Due to its popularity Tauranga has become the fifth largest city in New Zealand. The city hosts a perfect mix of outdoor activities, dining and evening entertainment, shopping facilities and a growing art scene.

## MOUNT MAUNGANUI

Take a short drive across the water to the coastal town of Mount Maunganui which hosts one of New Zealand's most exquisite beaches. Soak up the sunshine on the stunning white sand beach or enjoy a leisurely 40 minute walk to the summit of Mount Maunganui, taking in the expansive views over the city, water and beyond.

“ VANTAGE PROVIDES THE PERFECT MIX OF CITY AND COAST AT YOUR DOORSTEP ”  
BLACK & ORANGE | DEVELOPER

## HARBOURSIDE RECREATION

The calm waters between the Tauranga CBD and Mount Maunganui offers space for a variety of recreational activities including fishing, paddle boarding, kayaking, water skiing, boating and even dolphin cruises.



## DINING & ENTERTAINMENT

Stroll daily to one of the most stunning waterfront settings in New Zealand featuring tidal steps and a boardwalk running parallel to Tauranga's hub of bars and restaurants, known as The Strand. For the ultimate shopping experience, take a short drive or bus ride to the Tauranga Crossing retail centre.



MAUAO

MOUNT MAUNGANUI

THE STRAND

TAURANGA SPORTS & BOWLS CLUB

UNIVERSITY OF WAIKATO

TAURANGA CBD

EVENT CINEMAS

JETTS TAURANGA (GYM)

TAURANGA CITY COUNCIL

 VANTAGE

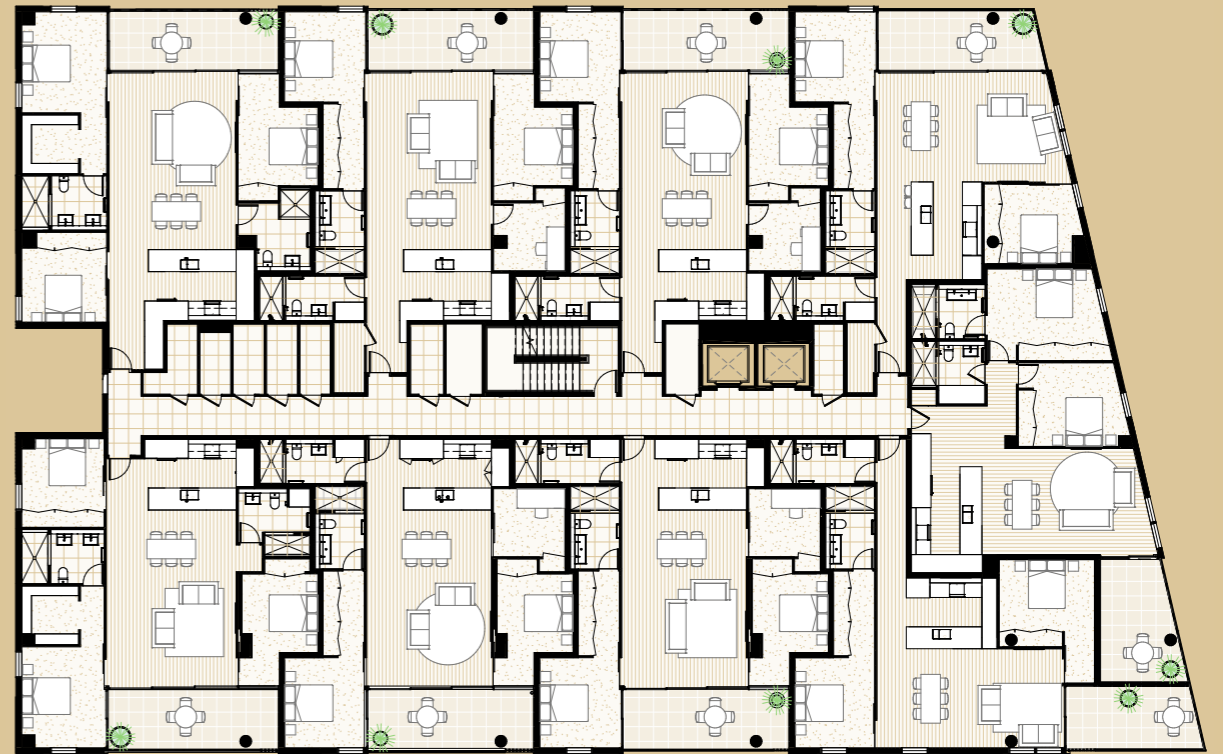
TAURANGA PRIMARY

# FLOOR PLANS

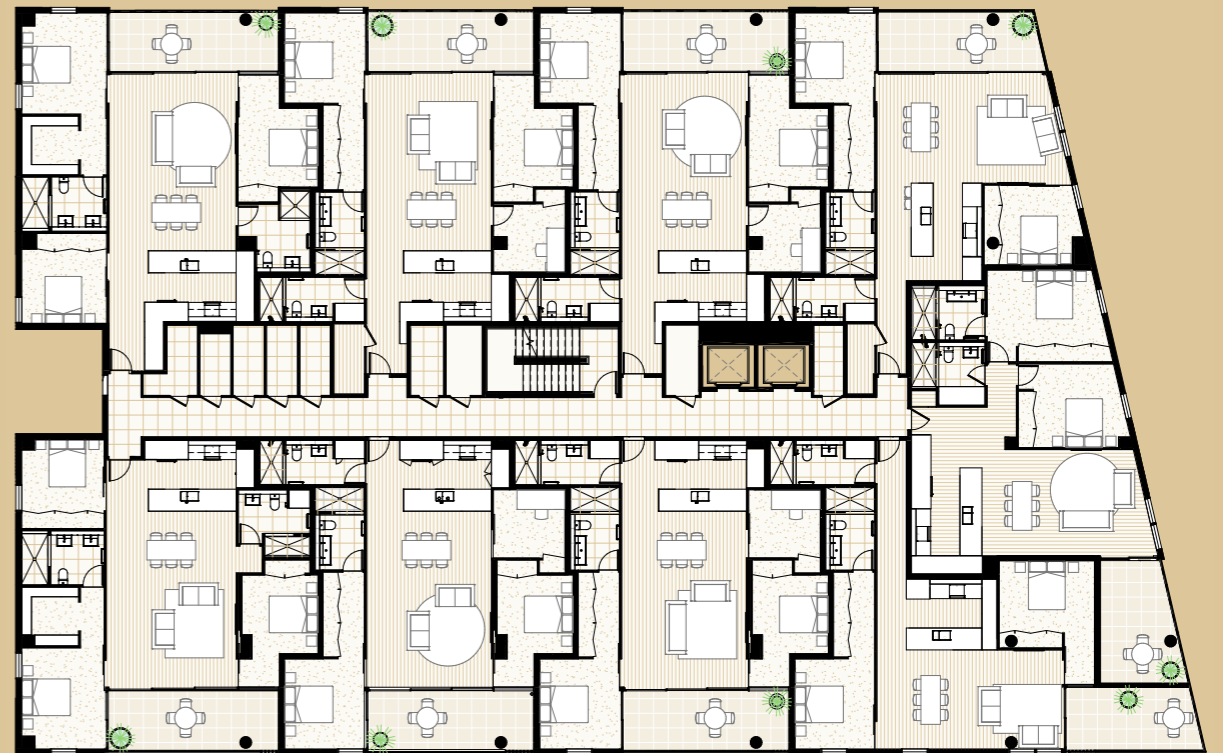
LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN





# FLOOR PLANS (CONTINUED)

## PENTHOUSE LEVEL FLOOR PLAN



VANTAGE OFFERS A LEVEL OF AMENITY THAT IS RARELY FOUND IN CITY LIVING.

EDWARDS WHITE | ARCHITECT

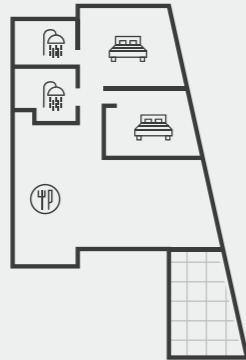


\*Artist impression only

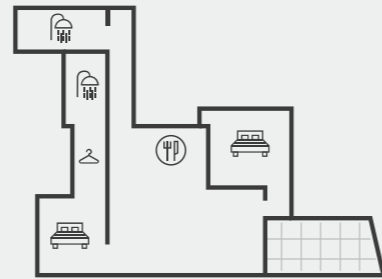
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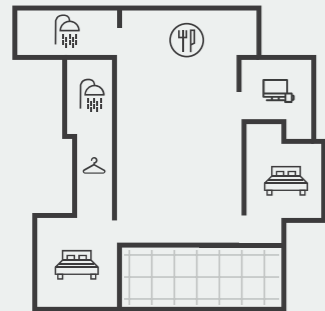
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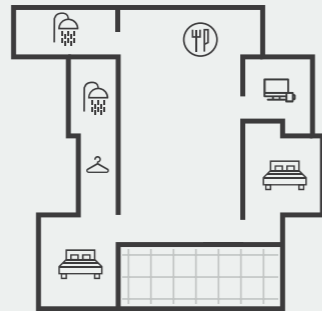
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APT. 104, 204 & 304



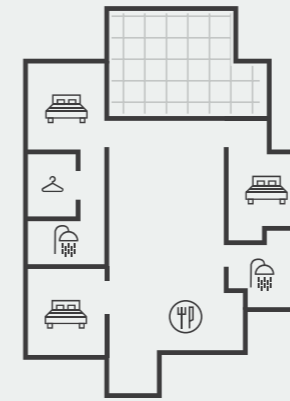
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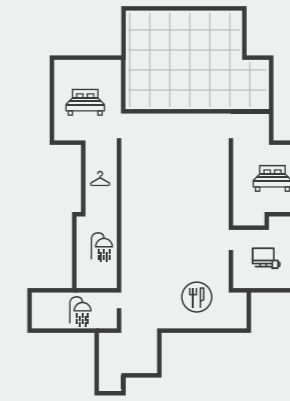
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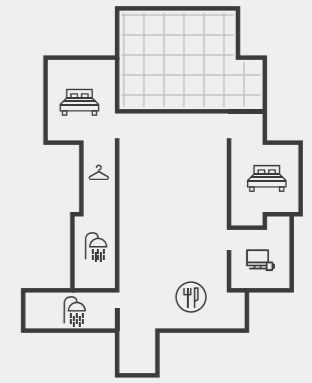
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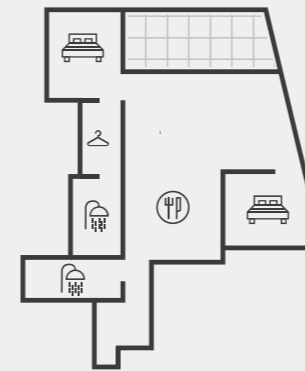
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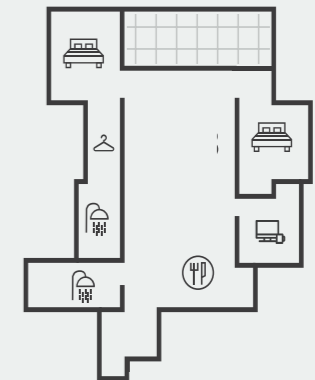
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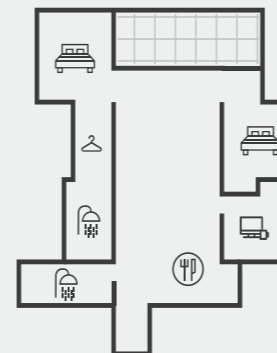
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APT. 208 & 308



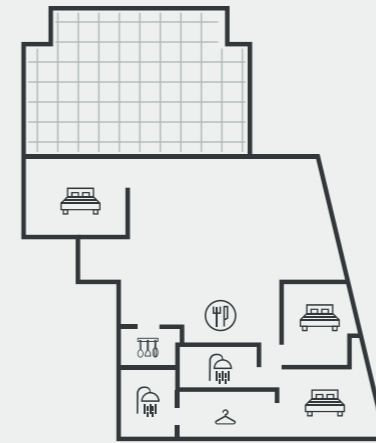
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\*Artist impression only

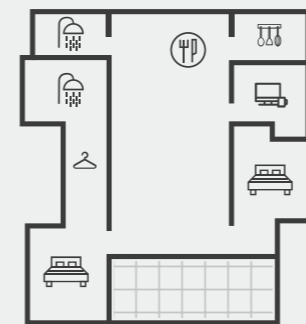
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APT. 402



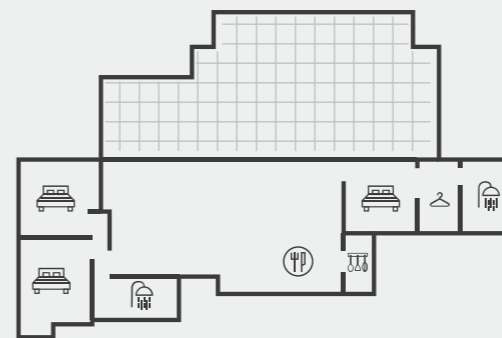
APT. 403



APT. 404



APT. 405



\*Full detailed floor plans available upon request

# OUTLINE SPECIFICATIONS

## LIVING & DINING

**Floors:** Timber floors on acoustic underlay

**Walls:** Gib plastered & painted to a high standard

**Ceilings:** Over height ceilings at a minimum of 2.55m. Gib plastered & painted to a high standard, square stopped to ceiling and wall junction

**Doors:** Paint finished over height doors. Front door paint finished solid core. Matte black hardware with acoustic perimeter seals to front door

**Windows & External Doors:** Floor to ceiling powder coated and double glazed aluminum joinery

**Lighting:** European styled flush mounted high efficiency LED downlights with feature strip light to kitchen

**Power:** Supplied to each apartment via power authority meters and the apartment's respective distribution board

**TV:** Signal cabling to enable full HDTV reception to each apartment

**Data:** High speed wireless data connection

**Window Coverings:** Ceiling mounted thermal backed curtains and roller blinds

## KITCHEN

**Floors:** Timber floors on acoustic underlay

**Walls:** Gib plastered & painted to a high standard

**Ceilings:** Over height ceilings at a minimum of 2.55m. Gib plastered & painted to a high standard square stopped to ceiling and wall junction

**Joinery:** Soft touch laminate joinery units with composite stone benchtops, feature handles and integral joinery accent lighting

**Sink Bench:** Composite stone with generous stainless steel 1 ½ under mount bowl and Insinkerator waste disposal unit

*Note: Composite black sink to Penthouses*

**Splash Back:** Feature ceramic tile

**Sink Tapware:** Gooseneck in gunmetal finish

**Drawers:** Soft close drawer system with full extension runners, cutlery inserts and deep pot drawers

**Rubbish:** Integrated pull out rubbish bin system

**Oven:** F & P pyrolytic, or similar

**Hob:** F & P induction hob, or similar

**Dishwasher:** F & P fully integrated double dish drawer, or similar

**Rangehood:** F & P fully integrated into overhead cabinetry, or similar

**Lighting:** European styled flush mounted high efficiency LED downlights with feature strip light to kitchen and integral joinery accent lighting

## LAUNDRY

**Equipment:** Plumbing for washing machine and double plumbed waste connection for washing machine and condensate dryer

**Laundry Tub:** Plumblin Vaskeri, or similar

## OUTDOOR BALCONIES

**Floor:** Selected tiles on jacks over membrane

*Note: full hardwood decks to selected Penthouses.*

**Soffits:** Cedar soffits with matt black flush mounted high efficiency LED downlights

**Balustrades:** Frameless glass to all apartments

## AIR CONDITIONING & HEATING SYSTEM

Ceiling cassette air conditioning providing heating and cooling to all apartments

Ducted air conditioning system providing heating and cooling to all penthouses

Efficient exterior VRV condensing units provide the ultimate in discreet service whilst also providing pre-heated and pre-cooled air to occupied rooms

## BATHROOM

**Floors:** Tiles on acoustic underlay with moisture barrier

**Walls:** Painted Gib and tiles with waterproof wall substrate & moisture barrier

**Ceilings:** Over height ceilings at a minimum of 2.55m. Gib plastered & painted to a high standard, square stopped to ceiling and wall junction

**Ventilation:** Electric ducted extract fan

**Shower:** Frameless toughened glass shower screens and doors. Selected tile shower floor with stainless steel drain

**Bath:** Tiled bath surround with freestanding bathtub (in penthouses only)

**Vanity:** Wall hung vanities and basins

**Mirror:** Full width mirrored cabinets with built in shelving

**Towel rail:** 7 bar heated towel rail in gunmetal finish

**Toilet:** Caroma Urbane wall faced toilet & soft close seat or similar with gunmetal finish toilet roll holder

**Tapware:** Selected tapware in gunmetal finish

**Hot water cylinder:** Electric mains pressure 180L

## GENERAL

High end PDL Iconic electrical flush gear

Access Control System providing security for all residents

2-way ABB Intercom system to provide visitor communication and access control to lifts

Fibre to all units

Internal leak detection to all apartments via Aquatrip monitoring system providing protection when you are not home

Remote water metering system to all apartments

Dedicated residents carpark level serviced by 2 Schindler lifts and protected by Gallagher access control system and aluminum rolla-grille



# THE VANTAGE TEAM

THE DEVELOPMENT TEAM BEHIND VANTAGE HAVE  
A PROVEN TRACK RECORD OF DELIVERING SIMILAR  
MIXED-USE SCHEMES



\*Artist impression only

At the beginning of 2019 the team completed the multi-award-winning, Hamilton landmark, Parkhaven. Since its completion the building has received numerous awards including the We Are Waikato Property People Urban Design and Supreme Excellence Awards, the Hamilton CBD Most Improved Site Over \$500K Award and the Waikato/Bay of Plenty Architecture Multi-Unit Housing Award.

All consultants within the team have a shared goal of providing high-quality building solutions that stand the test of time and offer positive outcomes for the community. The team is excited to once again collaborate and bring to the Tauranga community, Vantage apartments.



\*Artist impression only



## DEVELOPER

Black & Orange Property Limited was formed by a group of young property industry professionals with a significant breath of knowledge in all aspects of property, built form and development. Black & Orange is focused on delivering developments that contribute positively to the communities we live in and are passionate about creating quality spaces that offer options to live, work and play.

## EDWARDSWHITE

REGISTERED ARCHITECTS

## ARCHITECT

As a practice Edwards White seeks to deliver architecture that is carefully considered, site specific and enriches the lives of those who occupy it. Edwards White believes that relationships and collaboration are integral to a successful outcome. With attention to detail and a passion for design, their aim is to provide clients with unique, refined and quality architecture.



## CONSULTING ENGINEERS & PLANNERS

BCD Group Limited is a locally owned and operated consultancy specialising in providing Planning, Structural, Civil and Geotechnical Engineering consulting services throughout New Zealand. BCD Group's vision and values are centred on providing exceptional customer service and the cost effective delivery of services. Knowing one size does not fit all, one of BCD Group's key differences is being able to readily tailor its services to client requirements. BCD Group believes that customer satisfaction is paramount on each and every job.

# SALES TEAM



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\*Artist impression only

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