

A PARKVIEW ON CORNWALL RESIDENCE

CARDIGAN BAY

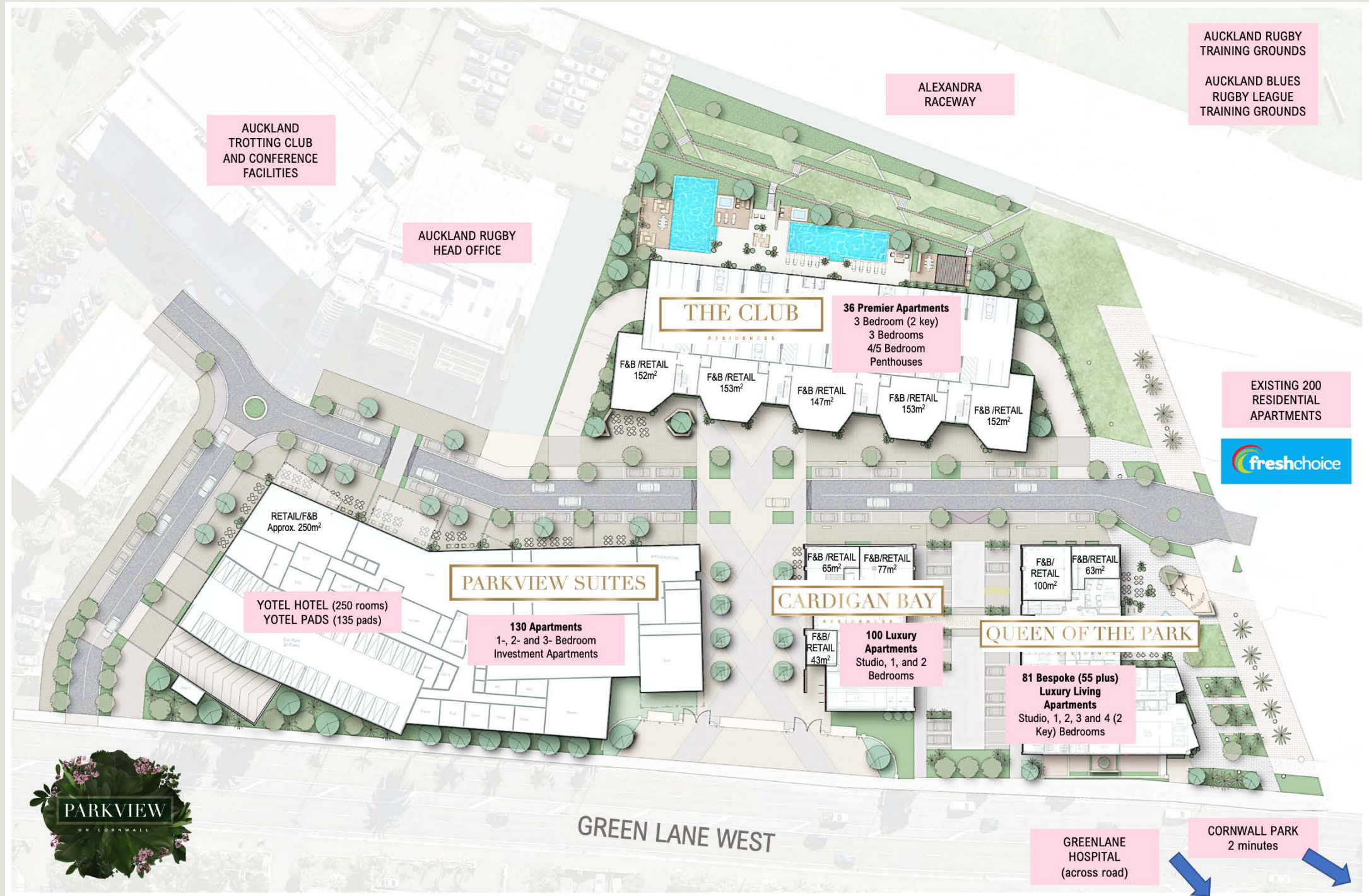
R E S I D E N C E S

CARDIGAN BAY

2230

1 & 2 BEDROOM APARTMENTS

# PARKVIEW ON CORNWALL MASTERPLAN



# CARDIGAN BAY

R E S I D E N C E S

223C GREENLANE WEST, EPSOM, AUCKLAND

## OVERVIEW

Cardigan Bay sits within the Parkiew On Cornwall development in prestigious Epsom. This beautiful 10 story residential tower affords views over to Auckland Harbour and back over to Cornwall Park, just across the road.

Cardigan Bay features Auckland's premium 1, 1.5 and 2 Bedroom Apartments.

All in Double Grammar Zone.



## Q&A

### Who are the developers of Cardigan Bay at Parkview on Cornwall?

The developers are Gleneagle Parkview Trust, a financial services company in Sydney, Australia. Gleneagle has an extensive track record in financing and development high end projects and is a large shareholder of Centennial Property Group (CPG). CPG has approximately \$5bn in property under management and a development pipeline of \$800million.

### When will Cardigan Bay commence construction?

Cardigan Bay is aiming to commence construction in September 2023.

### How long will construction take to complete Cardigan Bay?

The construction timeframe for completion is 24-26 months. Completion is estimated to be December 2025.

### How do I secure my apartment at Cardigan Bay?

Come into our sales office and we will help you select your apartment and fill in an Expression of Interest form or the Sale and Purchase Agreement. We have around 50% of our apartments left to choose from.

### What do I have to pay to secure my apartment?

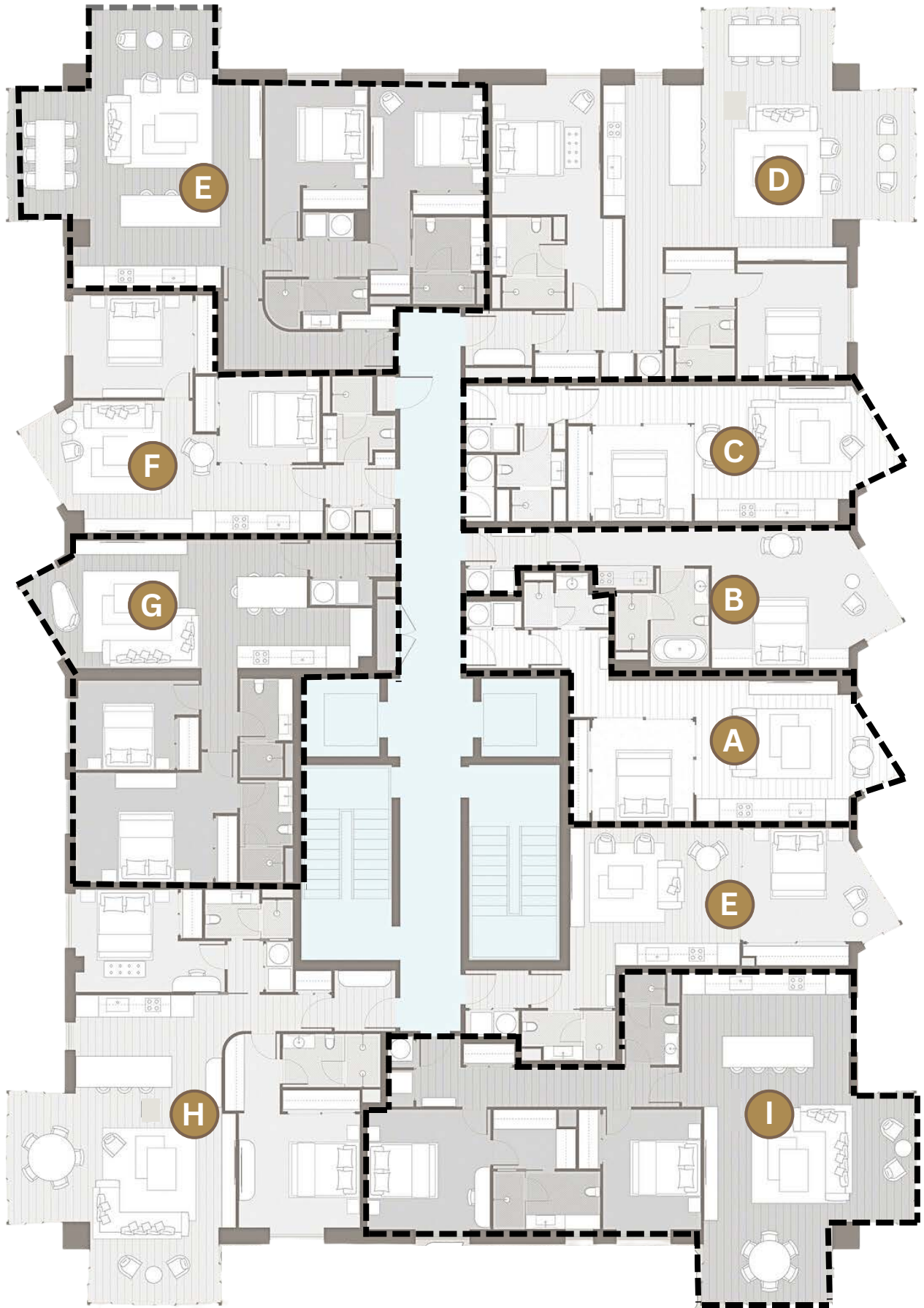
Upon signing the Sale and Purchase Agreement, you can secure your apartment with a 5% deposit held in a solicitors trust account. Another 5% deposit will be due upon building consent being issued for Cardigan Bay.

### What else will be in the Parkview On Cornwall development?

The 16,000 m2 Parkview On Cornwall development will feature exclusive raceside large penthouses, an international hotel, serviced apartments, extensive restaurant outlets, and a freehold, premium development for 55+ residents.



# CARDIGAN BAY TYPICAL FLOOR PLATE



# CARDIGAN BAY TWO BEDROOM PENTHOUSE 10 D

HIGH STREET

TWO BEDROOM



## RESIDENCE D TWO BEDROOM SUPER DELUXE LEVELS 8-10

104 SQM  
BEDROOMS: 2  
BATHROOMS: 2  
VIEWS: NORTHEAST  
CAR PARKS: 1



All dimensions and areas are subject to normal construction variances and tolerances. Plans may contain minor variations from floor to floor.

A PARKVIEW ON CORNWALL RESIDENCE

# QUEEN OF THE PARK

R E S I D E N C E S

55+ BESPOKE LIFESTYLE

# QUEEN OF THE PARK

R E S I D E N C E S

223C GREENLANE WEST, EPSOM, AUCKLAND

## OVERVIEW

Queen of the Park sits within the Parkiew On Cornwall development in prestigious Epsom. This beautiful 10 story residential tower affords views over to Auckland Harbour and back over to Cornwall Park.

Queen of the Park is New Zealand's first freehold 55+ offering. Be in complete control of your future at Parkview on Cornwall and be part of a wonderful community, with supermarkets, shopping and restaurants all at your fingertips.

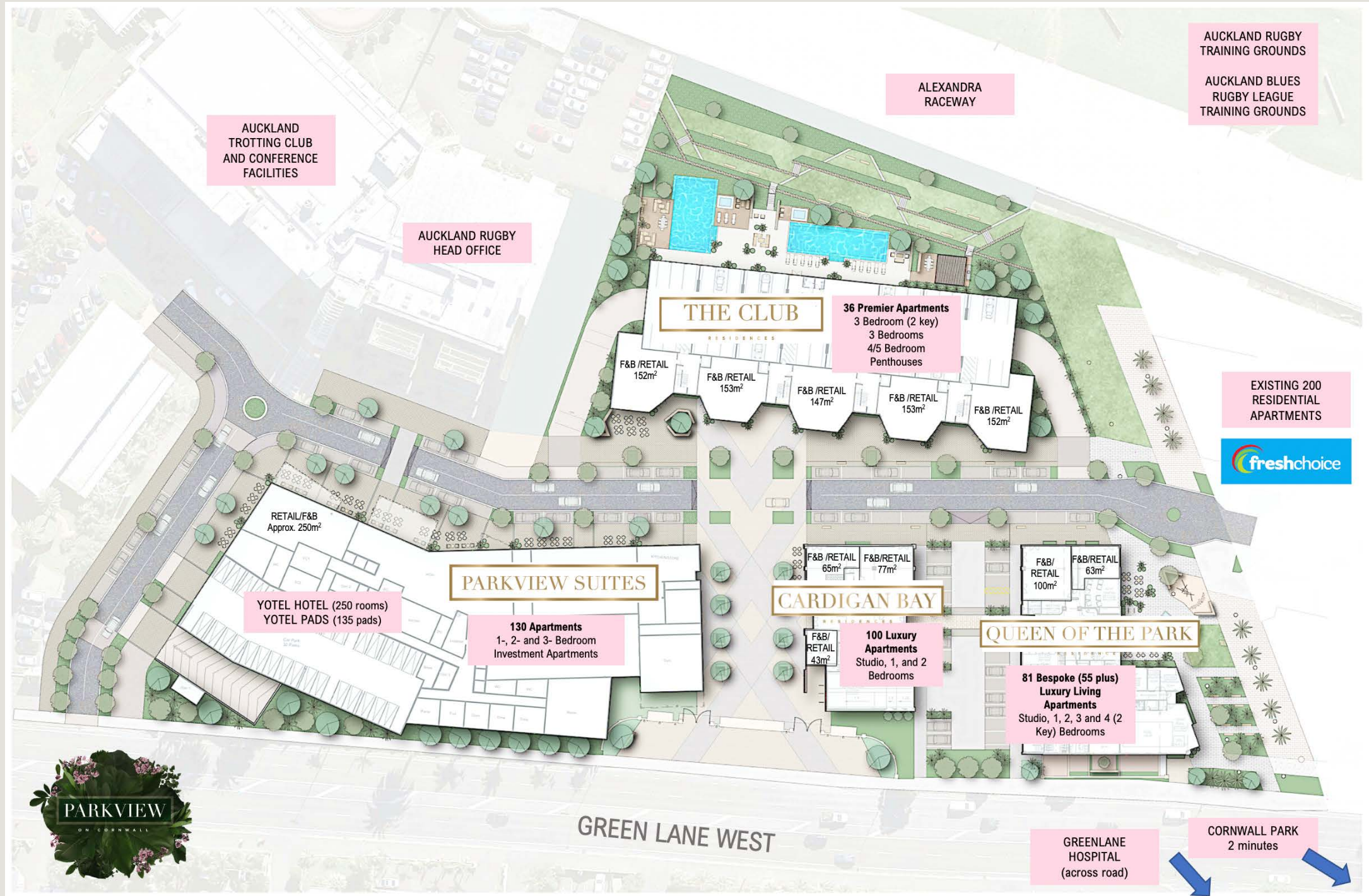
There is no need to compromise - our large apartments, featuring 2 keys offer ultimate flexibility. With a respite centre and access to an around-the-clock registered nurse, your family can relax also.

Now is the time to embrace your future and feel on the top of the world - for good.





# PARKVIEW ON CORNWALL MASTERPLAN



## Q&A

### Who are the developers of Queen of the Park at Parkview on Cornwall?

The developers are Gleneagle Parkview Trust, a financial services company in Sydney, Australia. Gleneagle has an extensive track record in financing and development high end projects and is a large shareholder of Centennial Property Group (CPG). CPG has approximately \$5bn in property under management and a development pipeline of \$800million.

### When will Queen of the Park commence construction?

Queen of the Park is aiming to commence construction in November 2023.

### How long will construction take to complete Queen of the Park?

The construction timeframe for completion is 24-26 months. Completion is estimated to be February 2026.

### How do I secure my bespoke apartment at Queen of the Park?

Come into our sales office and we will help you select your apartment and fill in an Expression of Interest form or the Sale and Purchase Agreement.

### What do I have to pay to secure my apartment?

Upon signing the Sale and Purchase Agreement, you can secure your apartment with a 5% deposit held in a solicitors trust account. Another 5% deposit will be due upon building consent being issued for Queen of the Park.

### What else will be in the Parkview On Cornwall development?

The 16,000 m2 Parkview On Cornwall development will feature exclusive raceseide large penthouses, an international hotel, serviced apartments, extensive restaurant outlets, and premium apartments.



## Q&A

### Am I buying License to Occupy or is this truly a Freehold Title?

The developers have made a decision to be the first to offer a bespoke, 55+ lifestyle with a Freehold Title.

### Do I have to be 55+ to purchase a Freehold Title in Queen of the Park?

Yes, you do, and you must live there - however your partner or family do not have to be 55+ to live at Queen of the Park.

### How do the 2 key apartments at Queen of the Park work?

We want to offer maximum living flexibility for our purchasers. The 2 key apartments allow you to have a carer (either family or otherwise) to live with you, but still maintain privacy and independence.

### What lifestyle services are available - and how are they paid for?

Queen of the Park will offer meal, laundry and medical services on a user pays basis. As an owner you can choose to utilise these in your own time and at your discretion.

### How does the Respite Centre work? Will there be dementia care available?

The Queen of the Park Respite Centre is a service on Level 1 for those "just in case" moments. Whether recovering from surgery or an illness, this centre is for care and recuperation of up to 3 months for the Queen of the Park residents. This centre will be run by our registered nurses 24/7 and will be charged on a user pays basis. There will be no dementia care available.

### How am I better off financially at Queen of the Park?

Queen of the Park offers myriad of services on a user pays basis. When it comes time to sell your apartment, the capital gain is yours and your family's to keep. The developer will only be taking a small fee upon the sale of your apartment .



## Q&A

### What is the fee when selling my apartment at Queen of the Park?

The fee to the developer will be simply 10% of the original purchase price and no more.

### What other facilities will be available?

Concierge, a movie theatre, pool and spa, hairdressing, library, golf simulation and pet grooming and care facilities.

### Are my pets welcome at Queen of the Park?

Yes, we are a pet friendly development. There will be a registration process for your furry family.

### What will the body corporate cover?

The body corporate will be the same as a normal apartment building, and will cover the maintenance of the common areas as listed above. There is not an added premium on these fees like a normal aged care development.

### When I sell my apartment does it have to be to someone over 55 years old?

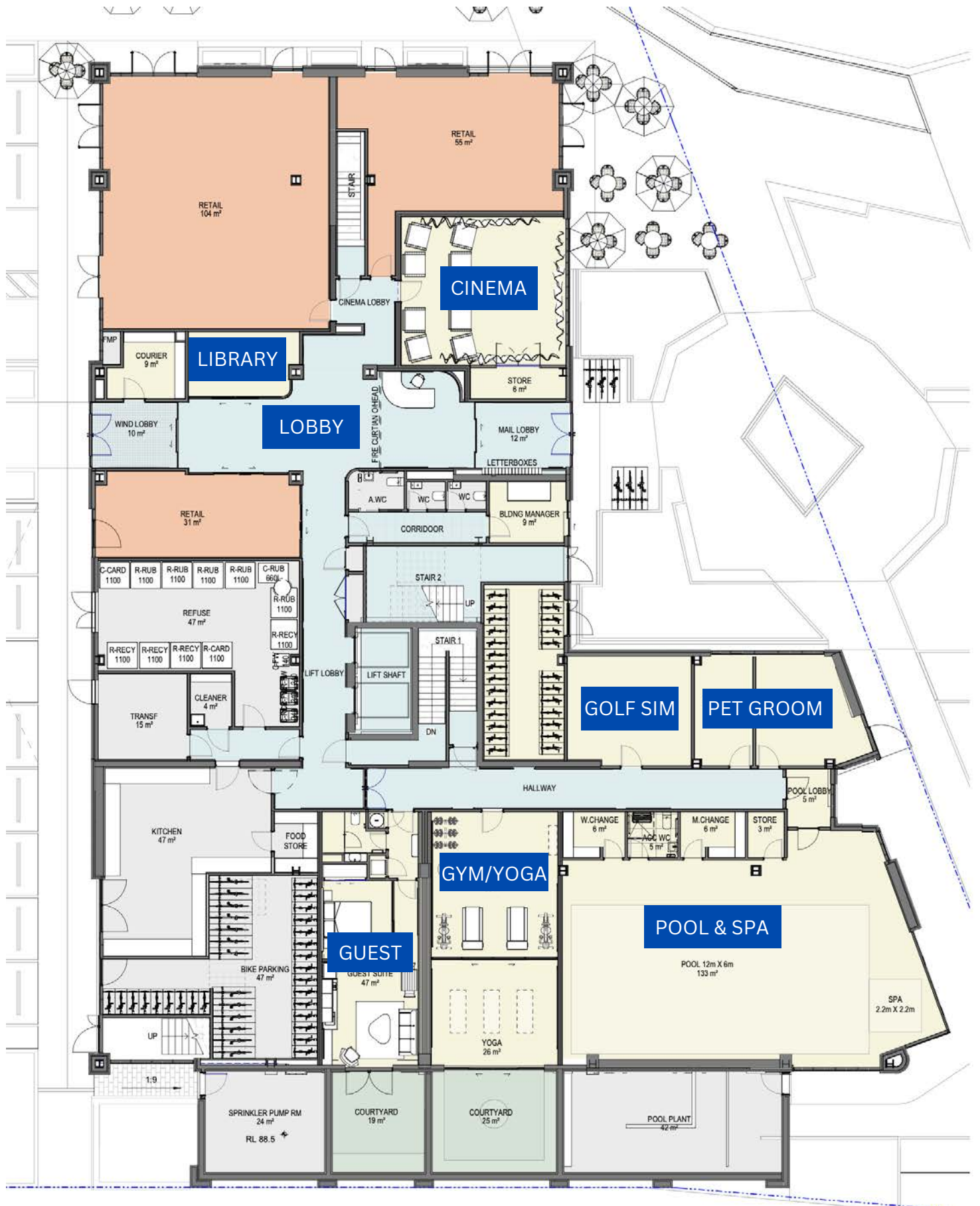
Yes it does. The 55 + person must live in the apartment but their partners or family that live with them do not.

### Will there be room for my art and precious furniture items at Queen of the Park ?

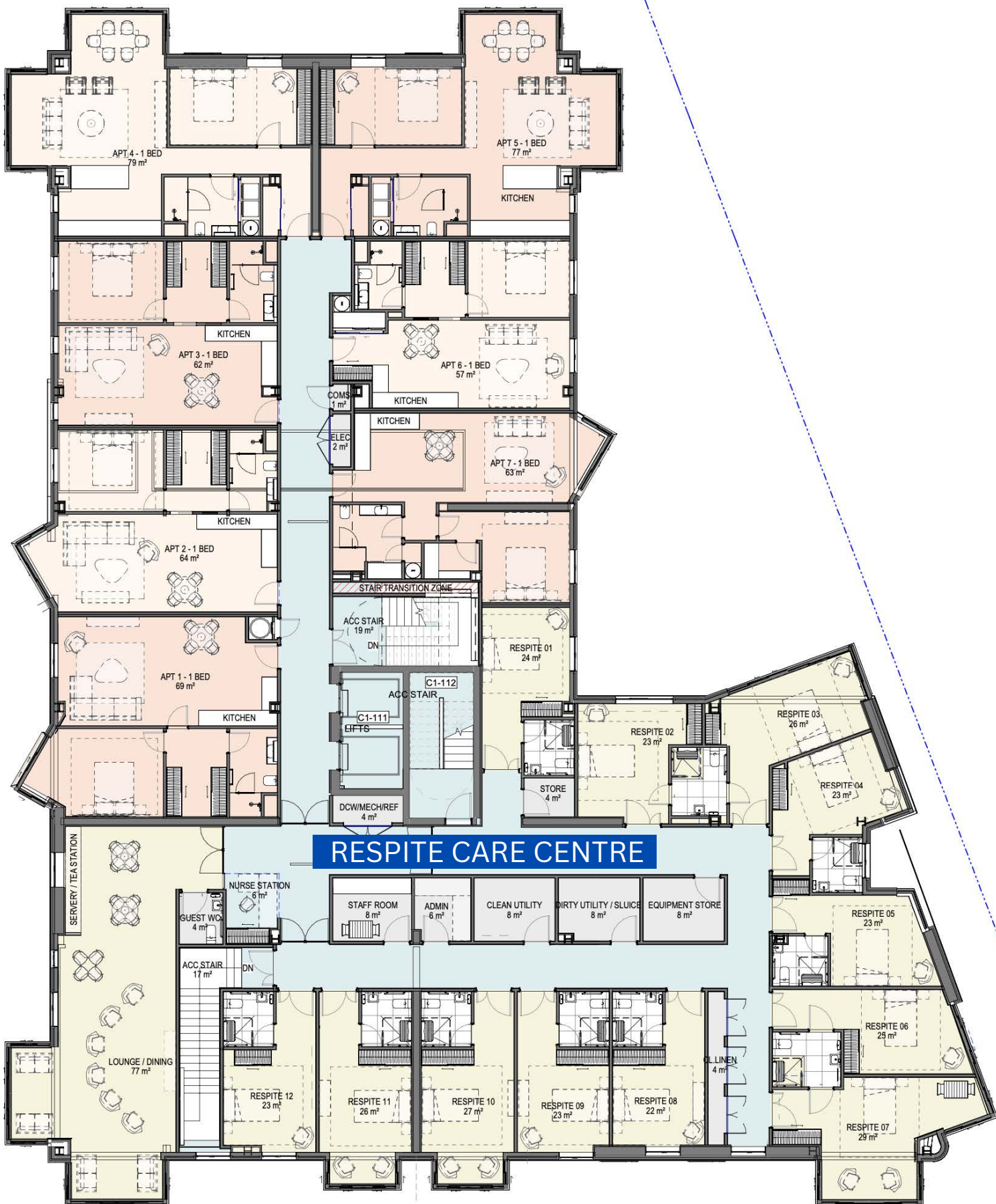
We are offering the largest apartments for a 55+ products in all of New Zealand. Our apartments offer up to 202m<sup>2</sup> of luxury, spacious living. There is no need to compromise when you move into Queen of the Park. We also have smaller apartments to meet everyone's needs.



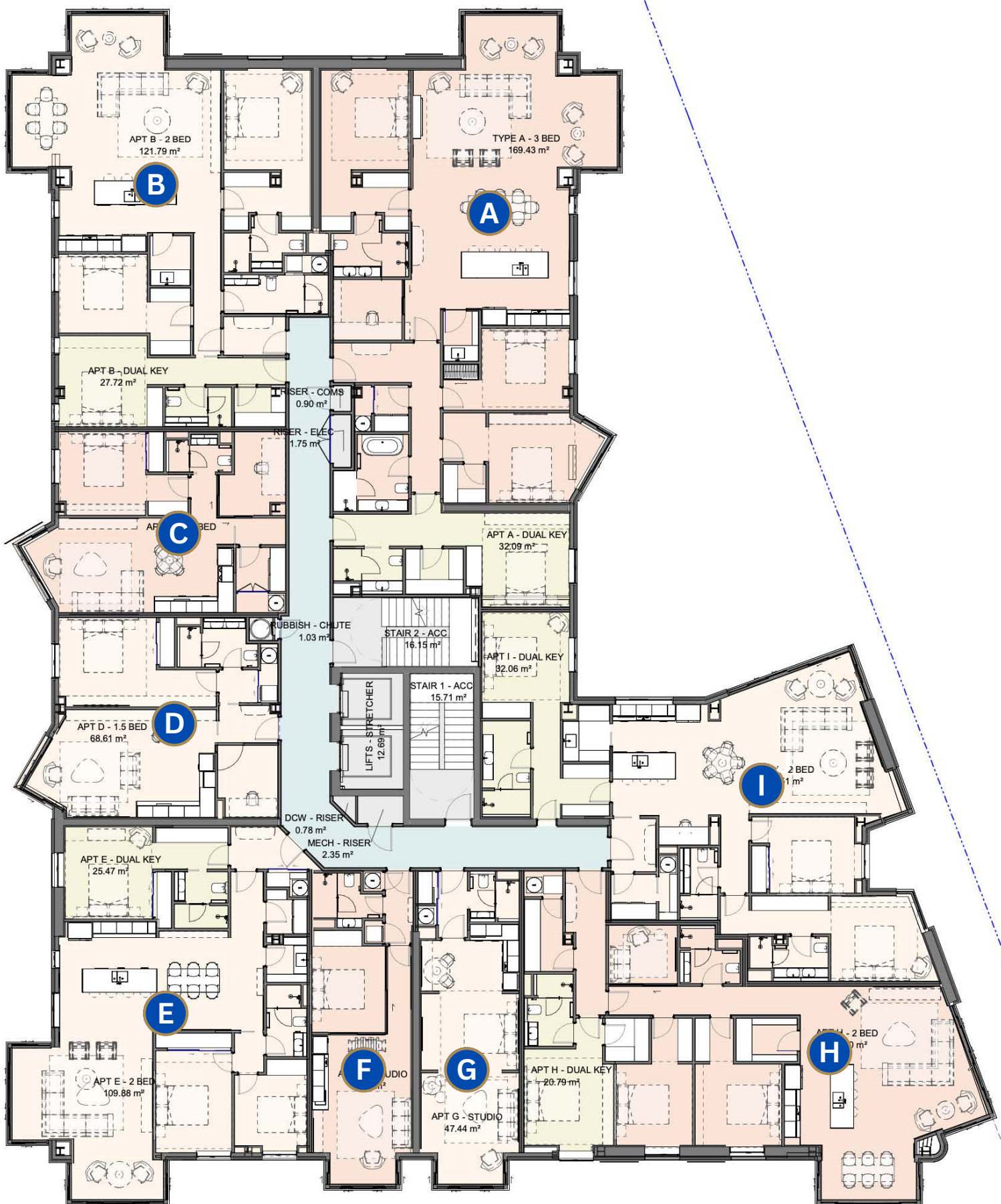
# QUEEN OF THE PARK GROUND LEVEL FACILITIES



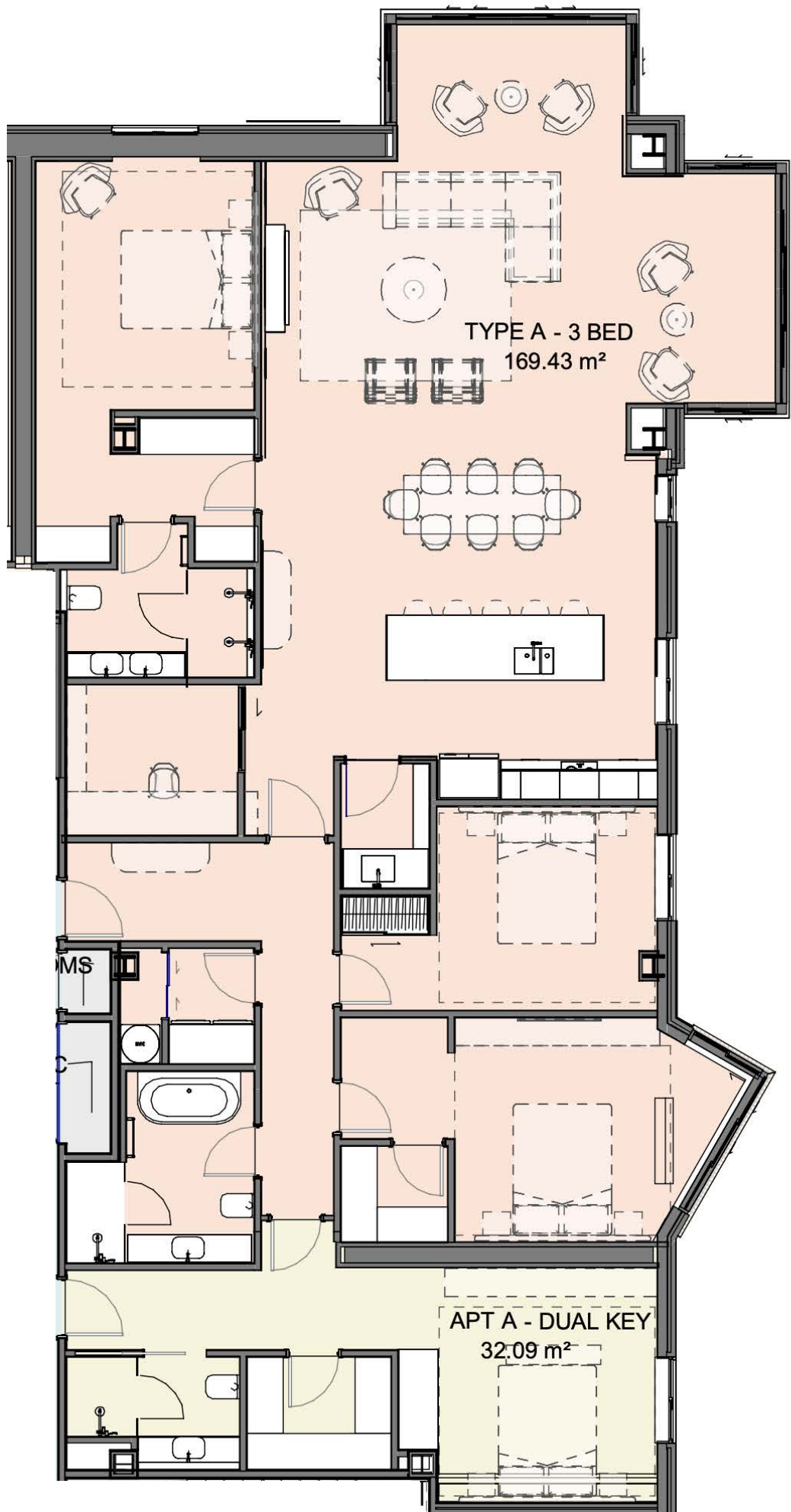
# QUEEN OF THE PARK LEVEL 1, RESPITE CARE



# QUEEN OF THE PARK LEVELS 2-10, RESIDENTIAL



# QUEEN OF THE PARK - 4 (3+1) BEDROOM PENTHOUSE 10A





## QUEEN OF THE PARK OPTIONAL SERVICES

- Weekly apartment cleaning and rubbish collection
- Fresh towels delivered daily, bed linen delivered weekly
- Wi-Fi, phone line rental, water, heating and electricity
- Morning and afternoon tea available daily
- Weekly Chef's special meal, cooked and served by our own executive chef
- Private dining room and room service catering options available
- Weekly appointment with a healthcare professional, if required
- Emergency call system

