

# Madras Square City Centre, Christchurch

A selection of 2 and 3 bedroom townhouses



Madras Square is a new central city development embodying an architectural aesthetic combining character features with contemporary style.



# Development Overview

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The development consists of 86 townhouses with a selection of two and three bedroom options.

Perfectly designed for the site, the development creates a true community feel.

Each townhouse offers modern, comfortable spaces with open plan living, neutral decor, and quality fixtures and fittings throughout.

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.



# Community

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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.

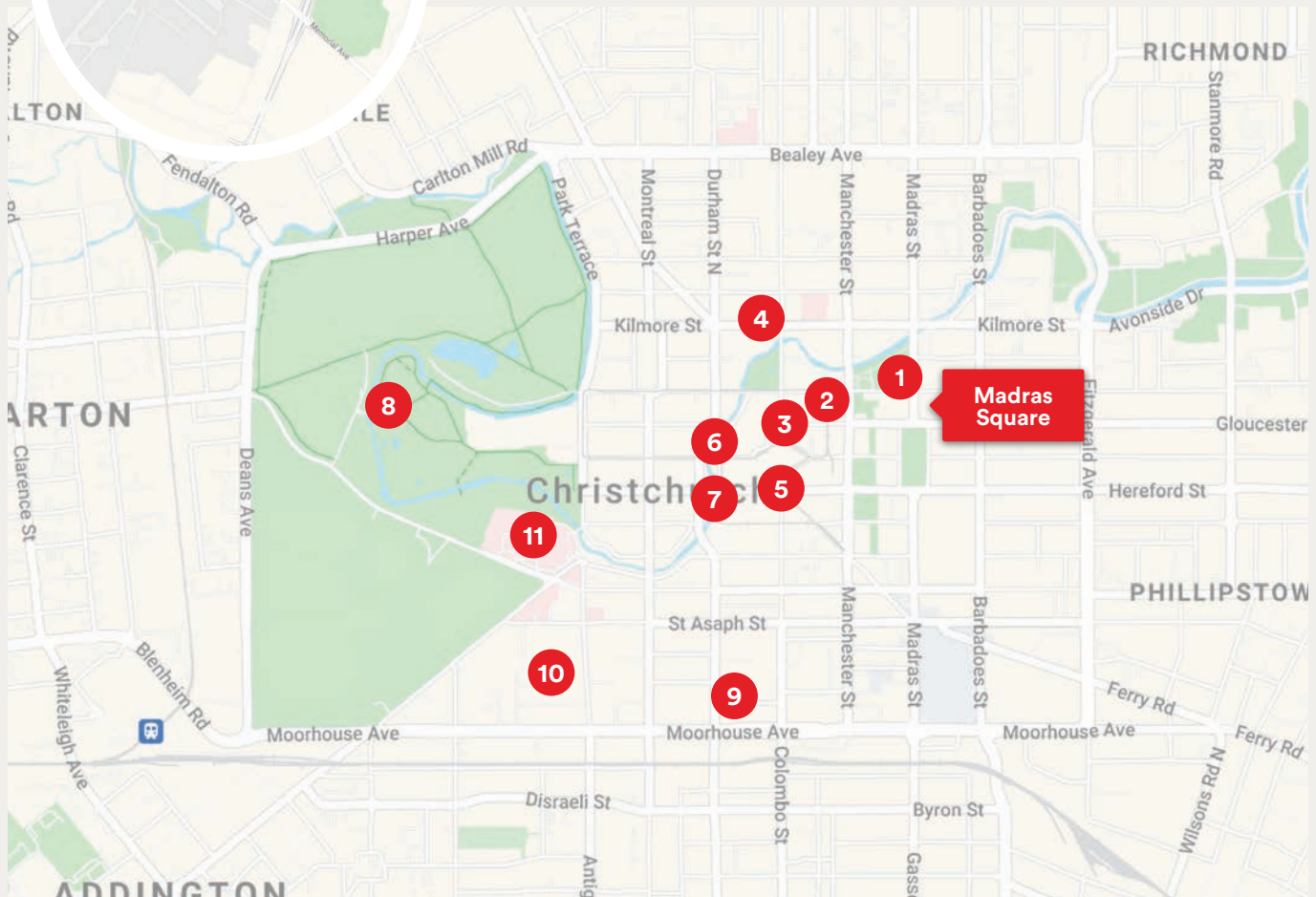
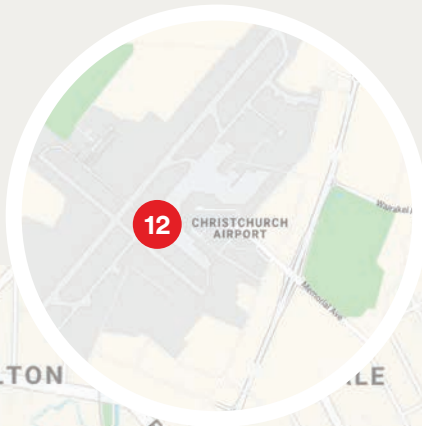
Currently under construction and just under 2km away is New Zealand's largest aquatic and indoor recreation/leisure centre, Parakiore. Live near the iconic New Regent Street and enjoy restaurants and bars in an open air space or entertain the kids and take them across the road to the famous Margaret 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:** Smooth asphalt surface

**CARPARK SPACES:** 600 Permeable pavers (600mm) 600 x 600 x 40. Void filled with 6-12mm aggregate (60)



**PAVED SPACES PEDESTRIAN PATHS:** Saw-cut broom finish concrete (entry profile) and 100mm wide saw-cut exposed aggregate concrete (edge detail)

**PAVED COURSEDS:** Aggreg to curbside dual parking kerb for an additional edge setting to minimise excavations and disturbance

### GROUND FLOOR OUTDOOR LIVING SPACES



**OUTDOOR LIVING AREAS:** Saw-cut broom finish concrete w/ 100mm wide saw-cut exposed aggregate concrete (edge detail)

**BACKGROUNDS:** Grass lawn

## PLANT MIX A (<300MM H) GROUNDCOVERS/GRASSES



## PLANT MIX B (500MM H) SHRUBS/GRASSES



## PLANT MIX C (800MM H) BUSHES



**PLANT MIX A (<300MM H) GROUNDCOVERS/GRASSES:** Purple Bellbird (Fuchsia Polyantha), Groundcover coprosma (Coprosma acuminata), Lily turf (Liligo maculata), Parakeetia (Pithecellobium angustatum)

**PLANT MIX B (500MM H) SHRUBS/GRASSES:** Ringo Ringo (Anemone), Tysmanian Flax Lily (Dianella), Emerald gem Hebe (Hebe 'Emerald Gem'), NZ Inn (Doronicum), Outcutter Hebe (Hebe 'Outcutter'), Miniature Yucca (Chamaecostium)

**PLANT MIX C (800MM H) BUSHES:** Green Corolla (Corolla), Pink Ice alleria (Alleria), NZ Escallonia (Escallonia), Pentagonia Laurel (Pentagonia)

# Development Plan



# Floor Plans



\*Artist Impression Only

TOWNHOUSES 1-6 (TYPOLOGY 3)

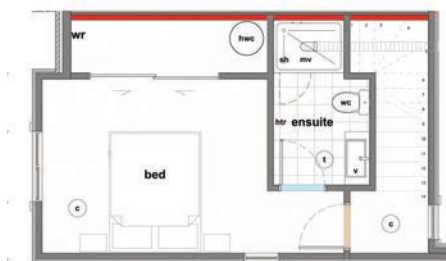
2	2	2	1	✓	84m <sup>2</sup>



Ground Floor



First Floor



Second Floor










# Floor Plans



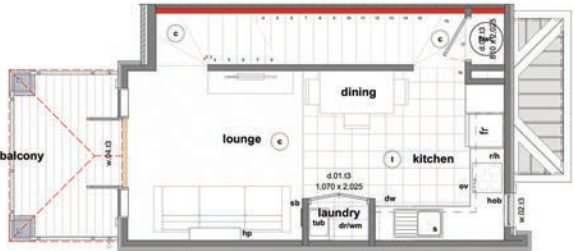
\*Artist Impression Only

TOWNHOUSES 16-21 (TYPOLOGY 3A)

2 2 2 1 1\* ✓ 84m<sup>2</sup>  










Ground Floor



First Floor



Second Floor

\*Townhouse 16 does not have a carpark.

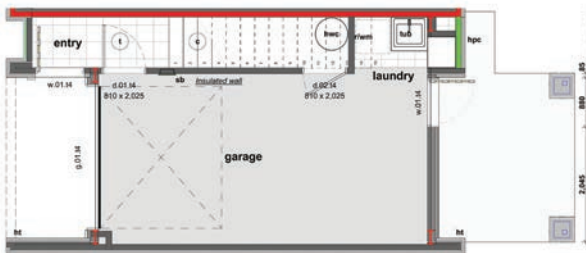
# Floor Plans



\*Artist Impression Only

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

2 
2 
1 
1 
1 
✓ 
96m<sup>2</sup> 



Ground Floor



First Floor



Second Floor

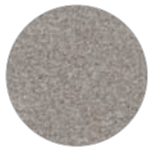
# Price List

## STAGE 1

Townhouse	Typology	Bedroom/s	Bathroom/s	Carpark	Garage	Floor Area	Price
1	3	2	2			84m <sup>2</sup>	\$679,000
2	3	2	2			84m <sup>2</sup>	\$669,000
3	3	2	2			84m <sup>2</sup>	\$669,000
4	3	2	2			84m <sup>2</sup>	\$669,000
5	3	2	2			84m <sup>2</sup>	\$669,000
6	3	2	2			84m <sup>2</sup>	\$679,000
16	3A	2	2			84m <sup>2</sup>	\$739,000
17	3A	2	2	✓		84m <sup>2</sup>	\$729,000
18	3A	2	2	✓		84m <sup>2</sup>	\$729,000
19	3A	2	2	✓		84m <sup>2</sup>	\$729,000
20	3A	2	2	✓		84m <sup>2</sup>	\$729,000
21	3A	2	2	✓		84m <sup>2</sup>	\$739,000
30	4	2	1.5		✓	96m <sup>2</sup>	\$829,000
31	4	2	1.5		✓	96m <sup>2</sup>	\$819,000
32	4	2	1.5		✓	96m <sup>2</sup>	\$819,000
33	4	2	1.5		✓	96m <sup>2</sup>	\$819,000
34	4	2	1.5		✓	96m <sup>2</sup>	\$819,000
41	4	2	1.5		✓	96m <sup>2</sup>	\$819,000
42	4	2	1.5		✓	96m <sup>2</sup>	\$819,000
43	4	2	1.5		✓	96m <sup>2</sup>	\$819,000
44	4	2	1.5		✓	96m <sup>2</sup>	\$819,000
45	4	2	1.5		✓	96m <sup>2</sup>	\$829,000

# Interior Colours

## COLOUR SCHEDULE ONE



**Carpet**  
Feltex  
Cable Bay Myer



**Tiles**  
Giovanni  
Isabel  
Mid Grey Lapatto



**Kitchen Cabinetry**  
Prime Melamine  
DeSIGNA 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

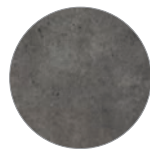


**Reveals, Doors, Soffits & Ceiling**  
Dulux  
Okarito

## COLOUR SCHEDULE THREE



**Carpet**  
Feltex  
Cable Bay Coal



**Tiles**  
Giovanni  
Patrone  
Ebony Matt



**Kitchen Cabinetry**  
Prime Melamine  
Premium Oak  
Woodgrain &  
DeSIGNA 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

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Sink Mixer – Ion

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Shower Mixer – Ion

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Slide Shower – Splash Plus

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Toilet Seat – Bauer Back To Wall

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Towel Rail – Heated

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Vanity – Eva Wall Hung

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Window Coverings

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## APPLIANCES

Induction Cooktop – Smeg 4 Zone 60cm

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Freestanding Dishwasher – Smeg 60cm

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Oven – Smeg Single Wall 60cm

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Rangehood – Smeg Powerpack 60cm

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



\*Artist Impression Only


# Rental Appraisal

## RENTAL APPRAISALS








### Type 1, Madras Square Apartments 12 June 2023

-  3 Bedrooms
-  3 Bathrooms
-  Single garage
-  Open plan living, heatpump & modern appliances





 \$ 590 to \$ 640 per week


### Type 2, Madras Square Apartments 12 June 2023

-  2 Bedrooms
-  1 Bathroom
-  No
-  Open plan living, heatpump & modern appliances

 \$ 470 to \$ 500 per week

### Type 3, Madras Square Apartments 12 June 2023

-  2 Bedrooms
-  2 Bathrooms
-  No
-  Open plan living, heatpump & modern appliances

 \$ 510 to \$ 540 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](mailto:m.inglis@ironbridge.co.nz)

Disclaimer: The above rental appraisal is based on our market 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.

**Auckland | Wellington | Christchurch**  
**[www.ironbridge.co.nz](http://www.ironbridge.co.nz)**

# Rental Appraisal

## RENTAL APPRAISALS



### Type 3A, Madras Square Apartments 12 June 2023

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

\$ 520 to \$ 560 per week

### Type 4, Madras Square Apartments 12 June 2023

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

\$ 520 to \$ 560 per week

### Type 4A, Madras Square Apartments 12 June 2023

- 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](mailto:m.inglis@ironbridge.co.nz)

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# Rent Appraisal



## RENTAL APPRAISAL

### Madras Square, Christchurch Central Mixed Use Development

13 June 2023

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	
2/232 Worcester St	\$520
5/305 Armagh St	\$520
6/217 Armagh St	\$520

2 bed 2 bath	
1/52 Stewart St	\$550
9/9 Southwark St	\$550
7/34 Aberdeen St	\$550

3 bed 3 bath 1 garage	
1/45 Bishop St	\$650
10/214 Hereford St	\$640
5/40 Geraldine St	\$630

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

**Typology 1** \$650 - \$680

**Typology 2** \$500 - \$520

**Typology 3** \$550 - \$560

**Typology 3a** \$520 - \$570

**Typology 4** \$550 - \$590

**Typology 4a** \$570 - \$620

Market rent data from Tenancy Services  
01 November 2022 – 30 April 2023, Christchurch Central

Townhouse Type	Upper Quartile
1 bedroom	\$450
2 bedroom	\$550
3 bedroom	\$624

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

Michelle Bayliss  
General Manager  
Max Property Management Ltd  
022 125 2992  
michelle@maxproperty.co.nz

www.maxproperty.co.nz

tel 03 337 3132  
we take maximum care

PO Box 12016 Christchurch 8042





# Airbnb Appraisal

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Thank-you for inviting us to appraise the Madras Square Apartments as Airbnb short term accommodation.

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

I have based my appraisal on current market for 2023. As of 2023 we are managing to achieve an 85% to 90% occupancy with occupancy continuing well into 2023.

Lexia Marshall

Hassle-free Airbnb Ltd

# Body Corporate Information

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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

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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

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Our homes comply with the required healthy homes standards.



## Our Brands

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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

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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.

Ambler Avenue, Glen Eden



 **mikegreerhomes**

