



# CITEUS



Living Made *Perfect!*





Citeus means quick, it symbolises the quick method of property development that we follow. Citeus reflects timeless design and grounded living. We build homes that stand tall and strong, just like the pines that started it all.

Living Made Perfect - The Citeus Way!

At Citeus, "Living made perfect" means more than just quality homes, it's about creating spaces that feel natural, balanced, and effortless to live in.

Because when  
a home feels right, life just flows.  
That's living made perfect.

# Our *Achievements*

Since its inception, Citeus has successfully built and sold over 250 homes, transforming the lifestyles of modern families, professionals, and investors across Auckland.

With developments in well-connected and thriving suburbs like Papatoetoe, Howick, Pakuranga, Mangere Bridge, Mangere East, Manurewa, and beyond, we focus on locations that offer both everyday convenience and long-term value.

Every home is crafted using high-quality materials and thoughtful design, delivering a seamless blend of functionality and comfort.

Backed by a dedicated team, our journey so far has achieved a cumulative Gross Development Value (GDV) of approximately \$180 million — and we're just getting started.

250+

Homes  
Developed &  
Sold

40+

Projects  
Completed

\$180m+

Gross  
Development  
Value



# Current Projects

# Duggan Terraces

1 Duggan Avenue, Mangere



7 Units



4.8 million

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Welcome to 1 Duggan Avenue, Mangere, an exclusive boutique collection of seven architecturally designed homes where style, space, and smart living come together effortlessly.

Crafted for modern lifestyles, this limited collection offers spacious three-bedroom homes complete with three bathrooms, a study, and secure parking, perfect for growing families who need room to thrive, alongside beautifully designed two-bedroom residences with 1.5 bathrooms, ideal for professionals and small families seeking low-maintenance sophistication.

Positioned in the heart of Mangere, one of Auckland's most connected and family-friendly suburbs, you're just minutes from SH20 motorway access, Mangere Town Centre, Puhinui Train Station, Middlemore Hospital, Auckland International Airport, and popular attractions like Butterfly Creek and Rainbow's End. Whether you're commuting, entertaining, or simply unwinding at home, everything you need is right at your doorstep.

Modern, secure, and superbly located — 1 Duggan Avenue isn't just a place to live, it's a place to belong.



1 Duggan Avenue, Mangere

# Skeates Terraces

11&13 Skeates Avenue, Wesley



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 13 Units     11 million

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Introducing Skeates Terraces, a boutique collection of thirteen beautifully crafted homes designed for modern living in the heart of Wesley. Thoughtfully planned and intelligently laid out, this exceptional development blends style, comfort, and functionality to suit every stage of life.

From contemporary 2-bedroom residences in Skeates Terraces to spacious 3 and 4-bedroom homes, each home has been designed with versatility in mind, perfect for growing families, first-home buyers, or professionals seeking quality living with minimal maintenance. Clean architectural lines, practical layouts, and warm, inviting interiors create spaces you'll truly love coming home to.

Set in culturally vibrant Wesley, you'll enjoy the ideal mix of suburban peace and city convenience. Just minutes from Westfield St Lukes, Lynfield Shopping Centre, Woolworths Roskill, War Memorial Park, SH20 motorway access, and only 16 minutes to Auckland CBD, everything you need is right at your doorstep.

Secure, stylish, and superbly located, Skeates Terraces is more than just a home, it's a lifestyle opportunity not to be missed.



11&13 Skeates Avenue, Wesley

# RUSSELL TERRACES

75 Russell Road, Manurewa



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 18 Units    14 million

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Discover a boutique collection of eighteen beautifully designed homes in the heart of Manurewa, created to meet the evolving needs of modern families and professionals alike. This exceptional development blends contemporary style, smart functionality, and everyday comfort, offering a range of thoughtfully planned 2, 3, and 4-bedroom homes with light-filled open-plan living, perfect for entertaining, relaxing, and growing.

Positioned in one of South Auckland's most connected and family-friendly suburbs, you'll enjoy the ideal balance of peaceful neighbourhood living and unbeatable convenience.

Just minutes from Southmall Manurewa, Manukau City Centre, and Homai Train Station, with easy access to State Highway 1 and State Highway 20, commuting is effortless. Healthcare and essentials are close at hand with Manurewa Medical Centre and Manukau Super Clinic nearby, while entertainment options like Rainbow's End and Auckland Airport are only a short drive away.

Secure, stylish, and superbly located, this is your opportunity to enjoy modern living without compromise. Enquire today and secure your place in this exciting new community.

# Chevis & Marriot Terraces

9 Chevis & 9 Marriot pl, Pakuranga



14 Units



10 million

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Discover refined living at Chevis & Marriot Terraces, an exclusive boutique collection of fourteen architecturally designed homes in the heart of Pakuranga.

Thoughtfully crafted by Citeus, these spacious 2- and 3-bedroom residences blend contemporary style with intelligent layouts to suit modern lifestyles, offering light-filled open-plan living and exceptional comfort.

Perfectly positioned just minutes from Pakuranga Plaza, Botany Town Centre, and convenient transport links to Auckland CBD and Auckland Airport, this exceptional development delivers the ideal balance of suburban ease and urban connectivity. Secure, stylish, and designed for lasting value, Chevis & Marriot Terraces is a place you'll be proud to call home.



9 Chevis & 9 Marriot pl, Pakuranga



6 Glenorchy Street, Glen Eden



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 114 Units

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Discover a boutique development of just eleven thoughtfully designed homes, carefully crafted to meet the diverse demands of contemporary living. Blending style, functionality, and comfort, each residence features a unique layout tailored to suit a variety of lifestyles.

For growing families and those seeking generous space, five beautifully appointed three- and four-bedroom homes offer 2.5 to 3 bathrooms, a dedicated study, and a secure internal-access garage, delivering the ideal environment for today's dynamic households.

For professionals, couples, or small families, six well-designed two-bedroom homes provide 1.5 bathrooms and effortless, low-maintenance living, perfect for those who appreciate simplicity without compromising on quality or design.

Situated in the heart of Glen Eden, a welcoming and family-friendly Auckland suburb, this development offers the perfect balance of suburban charm and urban convenience.

Just minutes from Glen Eden Village, residents will enjoy easy access to an array of shopping, dining, cafés, and everyday essentials, everything you need, right at your doorstep.

# MILLER

## TERRACES

33 Miller Road, Mangere Bridge



9 Units



6 million

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Discover a boutique development of nine thoughtfully designed homes, carefully crafted to meet the diverse demands of contemporary living. Blending style, functionality, and comfort, each residence features a unique layout tailored to suit a variety of lifestyles.

For growing families and those seeking generous space, two beautifully appointed three-bedroom homes offer 2.5 bathrooms, delivering the ideal environment for today's dynamic households.

For professionals, couples, or small families, seven well-designed two-bedroom homes provide 1.5 bathrooms and effortless, low-maintenance living, perfect for those who appreciate simplicity without compromising on quality or design.

Situated in the heart of Mangere Bridge, a welcoming and family-friendly Auckland suburb, this development offers the perfect balance of suburban charm and urban convenience.

# TRITON TERRACES

2&4 Triton Avenue, Mount Albert



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 10 Units

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Discover an exclusive collection of 12 beautifully designed townhouses in the heart of Mount Albert, offering spacious 3 and 4-bedroom homes tailored for modern family living.

Each residence features light-filled open-plan living areas, contemporary kitchens with quality finishes, generous bedrooms, and private outdoor spaces perfect for relaxing or entertaining.

Combining style, comfort, and low-maintenance convenience, these homes are ideally positioned with excellent connectivity to public transport, motorways, local shops, cafes, parks, and reputable schools, delivering the perfect balance of lifestyle and location.

# RICHARD

## TERRACES

9 Richard Road, Mangere



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 7 Units

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Welcome to a boutique collection of seven thoughtfully designed homes, each crafted to suit the diverse needs of modern living.

This exceptional project combines style, functionality, and comfort with unique layouts tailored for every lifestyle.

For families looking for spacious, contemporary homes, our collection of 2 and 3-bedroom homes are perfect, offering modern and open-plan space to enjoy a perfect modern lifestyle.

Located in the heart of Mangere, a family-friendly Auckland suburb, these homes provide the perfect balance of connectivity and convenience.



# La Trobe Terraces

41 La Trobe Street, Pakuranga



7 Units



5 million

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Welcome to a boutique collection of seven thoughtfully designed homes, each crafted to suit the diverse needs of modern living.

This exceptional project combines style, functionality, and comfort with unique layouts tailored for every lifestyle.

For families looking for spacious, contemporary homes, our collection of 2, and 3-bedroom homes are perfect, offering modern and open-plan space to enjoy a perfect modern lifestyle.

Located in the heart of Pakuranga, a family-friendly Auckland suburb, these homes provide the perfect balance of suburban charm and urban convenience.

Experience secure, stylish, and convenient living, the perfect place to call home. Contact us today for more information and to make one of these homes yours!

About ***Us***



*At Citeus, we pride ourselves on crafting modern homes that embody the essence of urban living, right here in New Zealand. Our homes are meticulously designed to encompass all the amenities necessary for living a vibrant town life. Each one of our home is tailored to meet the diverse needs of our discerning clientele.*

*Founded by Karan Sawhney, a visionary and serial real estate entrepreneur with over a decade of invaluable experience in the industry, Citeus stands as a testament to his unwavering passion and dedication. Karan's journey, fueled by his profound understanding of the market and relentless pursuit of excellence, has been instrumental in shaping Citeus into the epitome of quality and innovation in home development.*

*With over 35 homes built and sold, Citeus has become one of the most reliable home developers not just in Auckland but in New Zealand. Each one of our homes tell a story of meticulous craftsmanship and unparalleled attention to detail.*

*This impressive track record not only speaks volumes about our commitment to excellence but also underscores our brand's authenticity and credibility in the market.*

*At Citeus, we don't just build homes, we craft experiences that resonate with the modern homeowner, setting new standards of luxury and comfort with every project we undertake.*

# Our Goal

We are actively expanding our footprint across Auckland, with several new projects already secured and scheduled to begin construction in 2026. This forward momentum reflects our long term vision of delivering high-quality, future ready homes tailored to both first-home buyers and seasoned investors.

With seven new developments currently in the pipeline, representing a combined Gross Development Value (GDV) of \$300 million, our upcoming projects span high growth suburbs including Manurewa, Papatoetoe, Otahuhu, Blockhouse Bay, Glen Eden, and Huapai.

These developments will offer a diverse mix of 2, 3, and 4-bedroom homes, each thoughtfully designed with an emphasis on quality, functionality, and modern living. As we grow, our mission remains the same: to build vibrant, enduring communities that meet the evolving needs of Auckland's housing landscape.

## \$300+ million

Gross Development Value



# Our *Team*

Citeus is inspired by the Latin word *cittius*, meaning “faster”, a symbol of progress, momentum, and striving for better. The name reflects our commitment to delivering homes and projects with efficiency, innovation, and forward thinking. Citeus represents building not just at speed, but with purpose, creating spaces that move with the future and stand strong over time.

True to our vision of “Living Made Perfect,” every Citeus project is designed with intention, care, and a focus on long-term livability.

We don't just build homes, we create spaces that stand the test of time, blending architectural integrity with real lifestyle value. At Citeus, we're deeply committed to delivering on time and with the quality we promise. We understand that every build is more than just a structure, it's someone's future home, and we treat that responsibility with purpose.

Our leadership team is headed by Karan, who bring a dynamic balance of strategic foresight and grounded execution.

Many of our team members bring deep, practical experience from having worked on landmark residential and mixed-use projects across New Zealand. Collectively, this cross-functional expertise spans over 1,500 residential properties delivered in prior roles, contributing to some of the country's most recognisable developments.

At Citeus, we approach each development with a personalised lens, ensuring it meets market needs today, while being adaptable for tomorrow. Our core focus remains on creating high-quality, sustainable homes that bring value to both homeowners and investors.

To learn more about our business or explore how we're shaping a better living, reach out to us at **[info@citeusgroup.com](mailto:info@citeusgroup.com)**

Under his leadership, Citeus has successfully delivered over \$280 million in project value developments since 2020, and continues to grow.



# CITEUS

Living made ***Perfect!***

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