



Chevis & Marriott Terraces

9 Chevis & 9 Marriott pl, Pakuranga



CHEVIS & MARRIOTT TERRACES

Chevis & Marriott Terraces are thoughtfully positioned in the heart of the well-connected suburb, Pakuranga, offering a refined collection of spacious, architecturally designed homes.

Crafted with attention to detail and modern living in mind, this boutique development reflects the distinctive quality of Citeus homes, where smart design meets everyday comfort.

With seamless access to key amenities and transport links, these residences are designed to support a lifestyle of ease, balance, and lasting value.



ARTISTS IMPRESSION ONLY



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WELCOME TO CHEVIS & MARRIOTT TERRACES

An exciting new opportunity awaits first-home buyers, investors, individuals, and downsizers at Chevis & Marriott Terraces in Pakuranga Heights.

Every element: location, amenities, functionality, exterior, and interior, has been carefully elevated to complement a more refined, modern way of living. This collection of 14 thoughtfully crafted double-storey townhouses reflects our deep understanding of what truly matters in a home.

While the exterior carries a sense of familiarity with its timeless character, the interiors unfold into spaces that feel warm, contemporary, spacious, and effortlessly functional.

Step inside these 2 and 3-bedroom homes and you'll feel an immediate sense of belonging. The open-plan layout invites ease into your everyday life, where each space flows seamlessly into the next.

A generous living area welcomes moments with family and friends, while the beautifully designed kitchen becomes a place of both creativity and calm. The dining area brings people together, and the bedrooms offer a quiet retreat: soft, warm, and comforting.

Every corner has been shaped to create not just a house, but a place that truly feels like home.





Eden Park

Chevis & Marriott Terraces

Set within one of East Auckland's most connected and quietly sought-after neighbourhoods, Chevis & Marriott Terraces is located in the heart of Pakuranga, a suburb where daily life flows with ease.

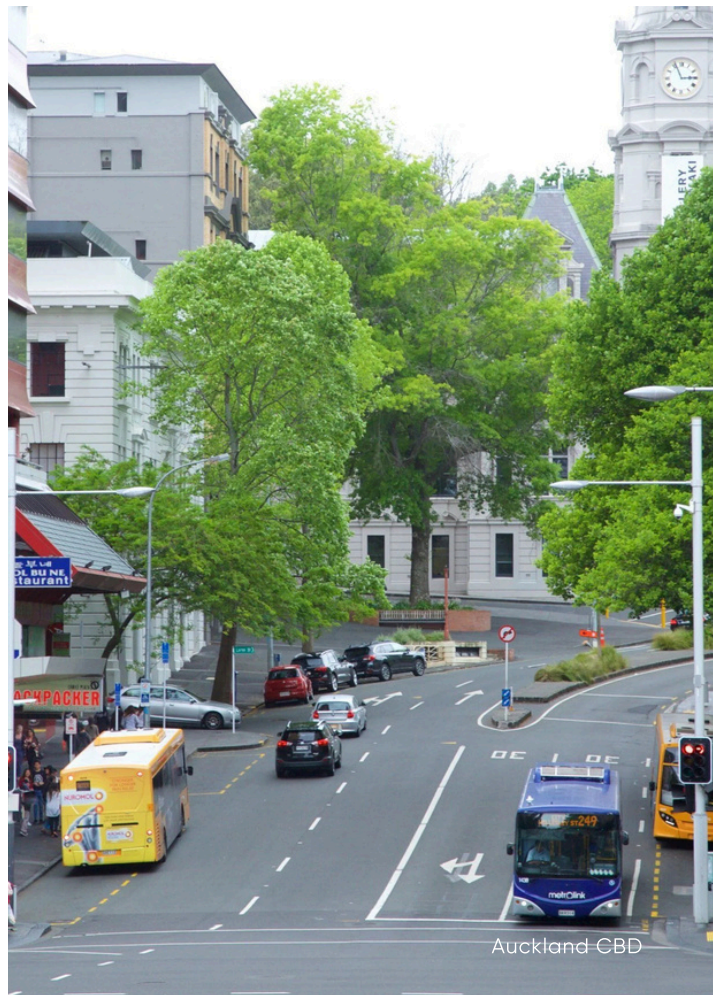
Here, city connections are effortless, with swift access to the CBD, vibrant town centres, and major transport links, while the rhythm of nature remains close through parks, reserves, and the gentle edge of the Tamaki Estuary.

Surrounded by established schools, local cafés, shopping precincts, and essential amenities, this location offers a lifestyle that is both grounded and convenient. Pakuranga's enduring character, paired with its forward-looking growth, creates a place where families, professionals, and investors alike can feel at home.

At Chevis & Marriott Terraces, thoughtful design meets a neighbourhood chosen for balance, connection, and long-term livability, a setting where modern living feels naturally at ease.

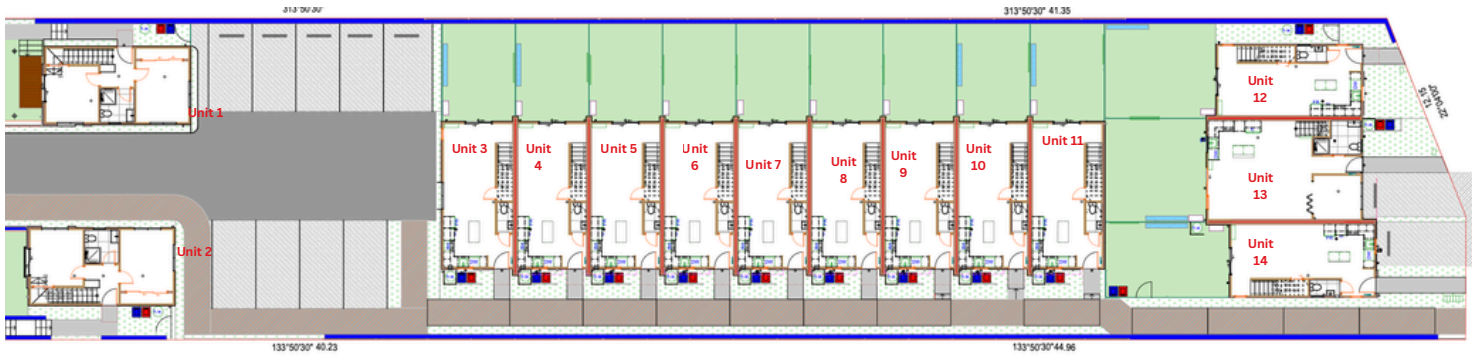


Botany town centre



Auckland CBD

SITEPLAN



UNITS	BEDS	BATHS	CAR PARK/ GARAGE	Balcony	STUDY
1	2	1.5	1C	1	
2	2	1.5	1C	1	
3	2	1.5	1C		
4	2	1.5	1C		
5	2	1.5	1C		
6	2	1.5	1C		
7	2	1.5	1C		
8	2	1.5	1C		
9	2	1.5	1C		
10	2	1.5			
11	2	1.5			
12	2	1.5			
13	3	3	1C		1
14	2	1.5	1C		

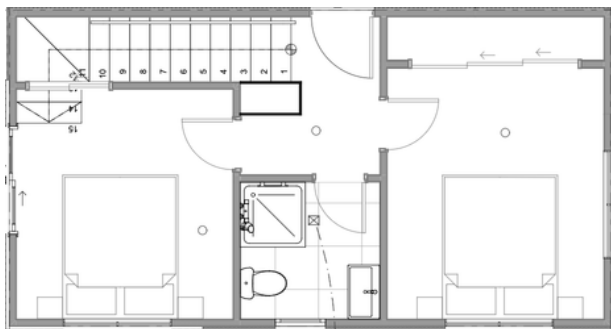
FLOOR PLANS

Type 1

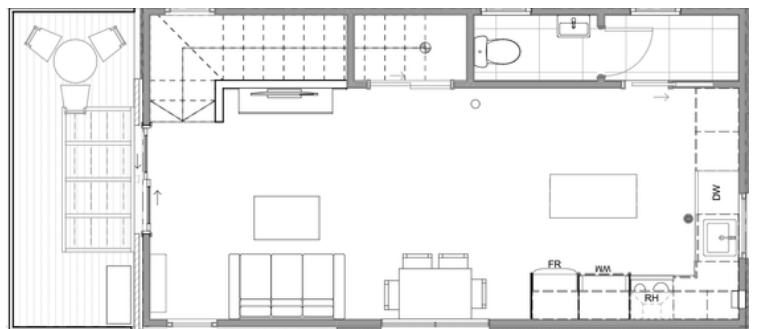
Units	1 & 2
Bedrooms	2
Bathrooms	1.5
Car Park	1
Balcony	1



Ground Floor



First Floor



*All Plans in the Brochure are for Reference Purpose Only

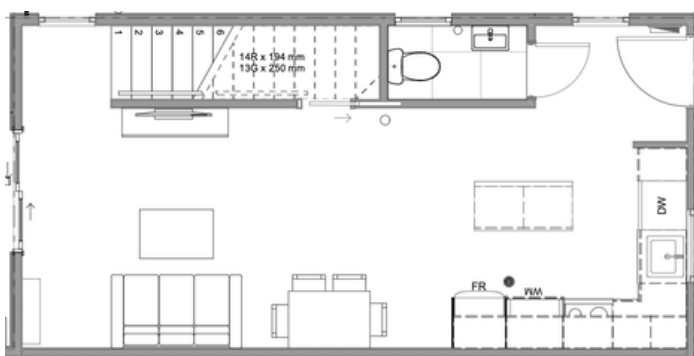
FLOOR PLANS

Type 2

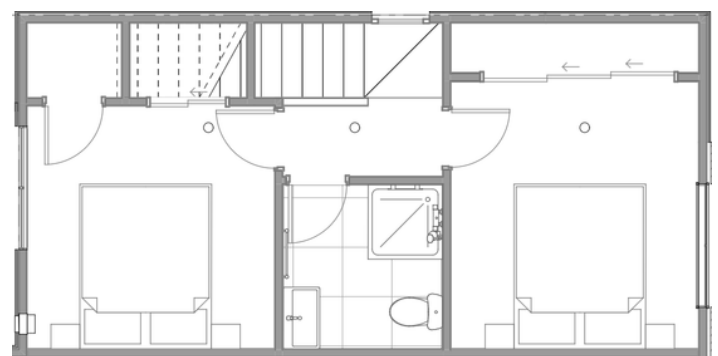
Units	3 to 12, and 14
Bedrooms	2
Bathrooms	1.5
Car Park	1



First Floor



Ground Floor



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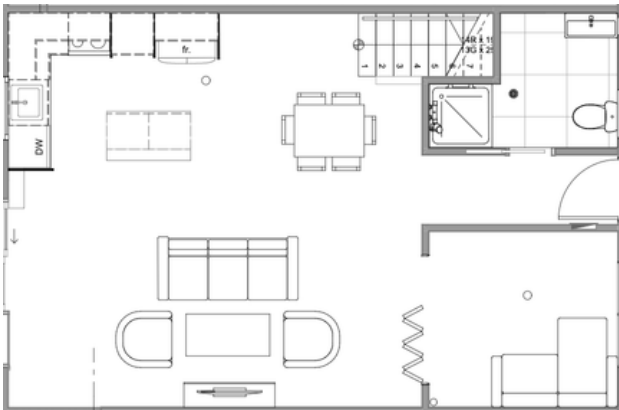
FLOOR PLANS

Type 3

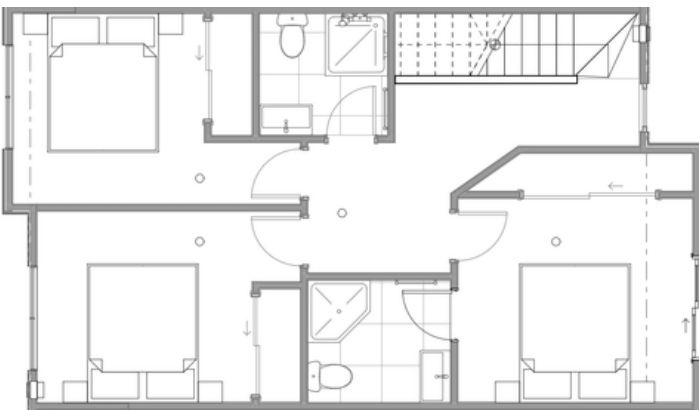
Unit	13
Bedrooms	3
Bathrooms	3
Car Park	1



Ground Floor



First Floor



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RENTAL APPRAISAL

Rental Appraisal



Thank you for the opportunity to provide you with a professional rental appraisal of your property. After taking into consideration the current rental market conditions, we have appraised your property based on our expert opinion, experience and a current market analysis.



**9 Marriott Road & 9 Chevis Place,
Pakuranga Heights**

2 1.5 1

Property Description

- Newly Built
- 2 x Bedrooms
- 1.5 x Bathrooms
- 1 x Balcony
- Open plan kitchen, dining and living
- 1 x Off Street Parking

This isn't just a house, it's a home in vibrant Pakuranga, close to motorways, schools, shops, and amenities. The new AMETI Project will soon add a congestion-free busway linking Panmure, Pakuranga, and Botany Town Centre

Rental : \$650 - \$700 per week



Contact Hemant Patel

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DISCLAIMER:

This report has been prepared by your property manager based on information entered, selected and/or reviewed by your property manager. It provides an indication only of the amount the subject property may rent for and is not a registered valuation. The rental income estimate is on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation and policies. You acknowledge that the information on which this report is compiled is sourced from third parties and the owner of the property, and, as such, Remax makes no representation and gives no warranty either express or implied in relation to this report or the accuracy of the information contained herein. In particular, Remax does not warrant the accuracy, reliability, or completeness or authorized use of the information provided in this report and does not accept liability for any omissions, misuse, inaccuracies or losses incurred, either directly or indirectly, by any person acting from or in connection with the supply or use of the whole or any part of this report. This report is solely to provide information to the property owner and/or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.

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**9 Marriott Road & 9 Chevis Place,
Pakuranga Heights**

3



3



1



Property Description

- Newly Built townhouse
- Open plan kitchen, dining and living
- 3 x Bedrooms
- 3 x Bathrooms
- 1 x Study
- 1 x Off Street Parking

This isn't just a house, it's a home in vibrant Pakuranga, close to motorways, schools, shops, and amenities. The new AMETI Project will soon add a congestion-free busway linking Panmure, Pakuranga, and Botany Town Centre

Rental : \$750 - \$800 per week



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Project Specifications

STRUCTURE & FRAMING

Timber framing with engineered structural support - Built with durable 90x45 timber framing and structural steel beams for long-term stability.

Engineered mid-floor system - Particle board and plywood flooring over timber joists ensure strength and moisture resistance in wet areas.

ROOFING

Long-run metal roofing with insulation - Premium Colorsteel long-run roofing (Ebony or Similar Black Finish) designed for durability and weather protection.

EXTERIOR FINISHES

Combination exterior cladding - A modern façade using Linea oblique, weatherboard, and Midland brick finishes.

Metal fascia and soffits - Sleek black metal fascia and fibre-cement soffit lining for a contemporary finish.

WINDOWS & DOORS

Double-glazed aluminium joinery - Energy-efficient double-glazed clear glass windows with standard powder coating for improved insulation and comfort.

Smart entry access - Main door equipped with a Yale model (or similar) digital keypad lock for enhanced security and convenience.

STAIRCASE & INTERNAL DOORS

Timber staircase with stainless steel handrails - Elegant timber stairs complemented with stainless steel safety rails.

Pre-hung internal doors - Quality painted hollow-core doors with modern hardware and cavity sliders, installed in pre-hung timber frame.

FLOORING

Hybrid flooring in living spaces - Stylish SPC oak-tone (or similar) flooring in kitchen and living areas.

Carpeted bedrooms and stairs - Comfortable carpet with 10mm foam underlay for warmth and noise reduction.

INTERIOR FINISHES

Premium painted wall system - Smooth GIB walls finished in Resene Sea Fog low-sheen paint.

Intertenancy acoustic wall system - Barrierline system with insulation for improved sound separation.

CEILING FINISHES

Smooth GIB ceilings - Flat painted ceilings with Resene Hi-Op Easy Touch finish in color black white or similar.

WATERPROOFING

Council-compliant wet area waterproofing - Advanced Mapelastic Aqua Defence waterproof lining in bathrooms and kitchens.

KITCHEN

Engineered stone benchtops - Elegant white stone benchtops in white ice or white vein with matching splashback options or similar.

Modern soft-close cabinetry - Custom 16mm MDF cabinetry in white and French oak with soft-close hinges and draws.

Designer sink mixer - Stylish gunmetal gooseneck mixer tap.

KITCHEN APPLIANCES

Premium integrated appliance package - Includes Parmco cooktop, oven, dishwasher and integrated rangehood.

- Parmco 600mm, Ceramic, Black, 4 Element Cooktop I Series 3 or Similar
 - Parmco 600mm Freestanding Dishwasher, Economy Plus, Stainless Steel or Similar
 - Parmco 600mm 80 Litre, 5 Function, Stainless Steel Oven, Series 1 or Similar
 - Rangehood powerpack – Parmco 520mm Integrated Turbo Pak Plus, Stainless Steel or Similar
-

BATHROOMS & ENSUITES

Fully tiled bathrooms - Contemporary bathrooms with floor-to-ceiling tiles and frameless glass showers.

Premium gunmetal tapware - Modern gunmetal shower and basin mixers for a luxury finish.

Heated towel rails - Added comfort with chrome heated towel rails.

Compact modern powder room - Includes tiled floors, vanity, mirror, and ceramic toilet suite.

Shower Mixer - Modern gunmetal shower mixer or similar and gunmetal hand shower set in main bathroom.

Vanity - Oak finish or similar vanity with sufficient storage space.

Toilet Suite - Modern Ceramic material or similar toilet suite.

MAINTENANCE PERIOD AND BUILDING WARRANTY

At Citeus, we are committed to delivering exceptional quality and reliability in every home we build. Using trusted materials, skilled tradespeople, and proven building systems, we construct homes that we will be proud to call our own.

ALL CITEUS PROPERTIES COME WITH

12-month
maintenance period

10-year structural
warranty

Healthy Homes
compliance

Upon settlement, you'll receive a comprehensive documentation pack detailing warranties, maintenance guidelines, and manufacturers' assurances, all protected under the Consumer.

Should you spot any minor defects, our dedicated team is ready to address them promptly.

For product-related issues, contact details are included in your Citeus Warranties and Maintenance. For more information on our assurances and commitment to quality, get in touch today.

Let's make your Citeus home everything you need.



KNOW US A LITTLE BETTER

With a proven track record of over 45+ successfully delivered and sold projects, Citeus has established itself as one of the most trusted and reliable home developers in Auckland and across New Zealand. Our commitment to quality craftsmanship and attention to detail ensures that every home we create meets the highest standards of design, functionality, and comfort.

We are passionate about pushing the boundaries of innovation and excellence in home development. Each project we undertake is an opportunity to set new standards for sustainable, modern living, while creating homes that are built to enhance the lives of their residents.

At Citeus, we take pride in designing and delivering modern homes that reflect the essence of urban living in New Zealand. Our homes are carefully planned to include all the features and amenities needed for a vibrant, town-centre lifestyle, catering to the diverse needs of modern homeowners.



WHY CHOOSE US?

At Citeus, our focus lies in unlocking the potential of well-located sites within established & upcoming urban neighbourhoods, areas well supported by strong infrastructure and public amenities. By building in these boundaries, we contribute to smarter urban growth, encouraging efficient land use while minimising unnecessary sprawl and maximising the value of existing public assets.

Our reputation is shaped by disciplined delivery, thoughtful planning, and a commitment to enduring value. From concept to completion, each project is guided by clear communication, reliable timeframes, and an uncompromising approach to design and build quality. We understand that a home is more than a structure, it is a long-term investment and a foundation for everyday living.

For this reason, Citeus develops exclusively in high-growth locations with strong fundamentals and ongoing capital appreciation. Every development is carefully designed to respond to its surroundings, respecting the character, geography, and community it serves.

Delivered as turnkey homes, our residences are ready for homeowners and tenants alike to step into from day one, crafted for longevity, liveability, and lasting confidence.





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