



La Trobe Terraces

41 La Trobe Street, Pakuranga Heights

An aerial photograph of a suburban neighborhood. The houses are mostly two-story, with various roof colors like grey, brown, and orange. There are green lawns, trees, and some swimming pools. A red location pin is placed on a house in the center of the image. A dark semi-transparent banner with white text is overlaid on the image.

La Trobe Terraces





ARTISTS IMPRESSION ONLY

CONTENTS

Welcome to La Trobe Terraces	04
What's Nearby	06
Location	07
Siteplan	08
Typology	09
Floor Plan	10
Project Specifications	13
Maintenance Period & Warranties	17
Know a Little About Us	17
Why choose us?	18



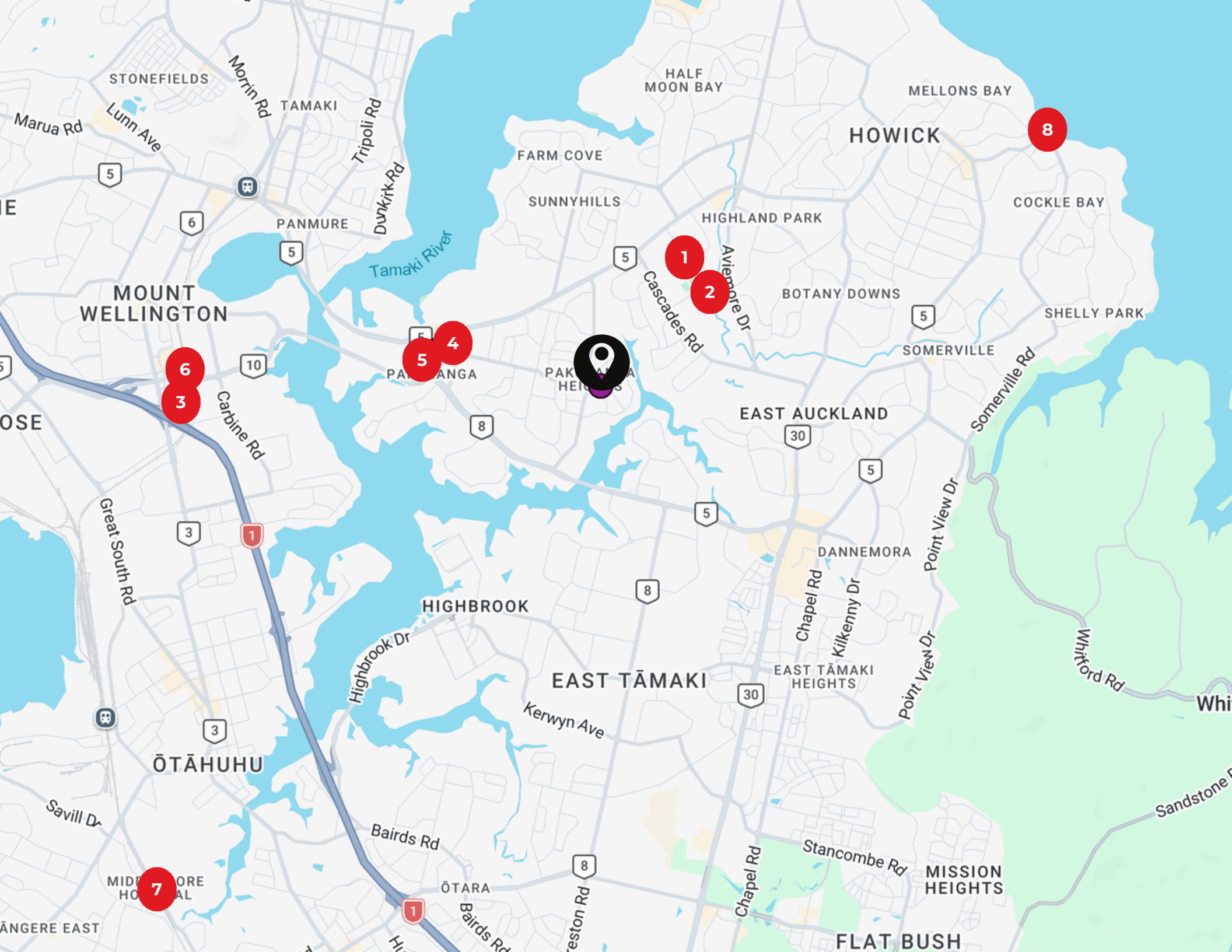
Choose

Quality,

Invest in

Value

The right choice is the one that lasts, performs and saves
you from hidden costs later



WHAT'S NEARBY?

- 1 Lloyd Elsmore Park. 3 min
- 2 Howick Historical Village. 5 min
- 3 Sylvia Park Shopping Centre. 8 min
- 4 Pakuranga Town Centre. 3 min
- 5 Woolworths Pakuranga Town Centre. 6 min
- 6 Sylvia Park Train Station. 9 min
- 7 Middlemore Hospital. 16 min
- 8 Howick Beach. 10 min



Sylvia Shopping centre

PERFECTLY POSITIONED

Perfectly positioned, La Trobe Terraces offer exceptional convenience with a wide range of amenities just minutes away.

For everyday shopping and retail needs, Pakuranga Town Centre is only 3 minutes away, while Woolworths Pakuranga Town Centre can be reached in 6 minutes, and the popular Sylvia Park Shopping Centre is just 8 minutes from home.

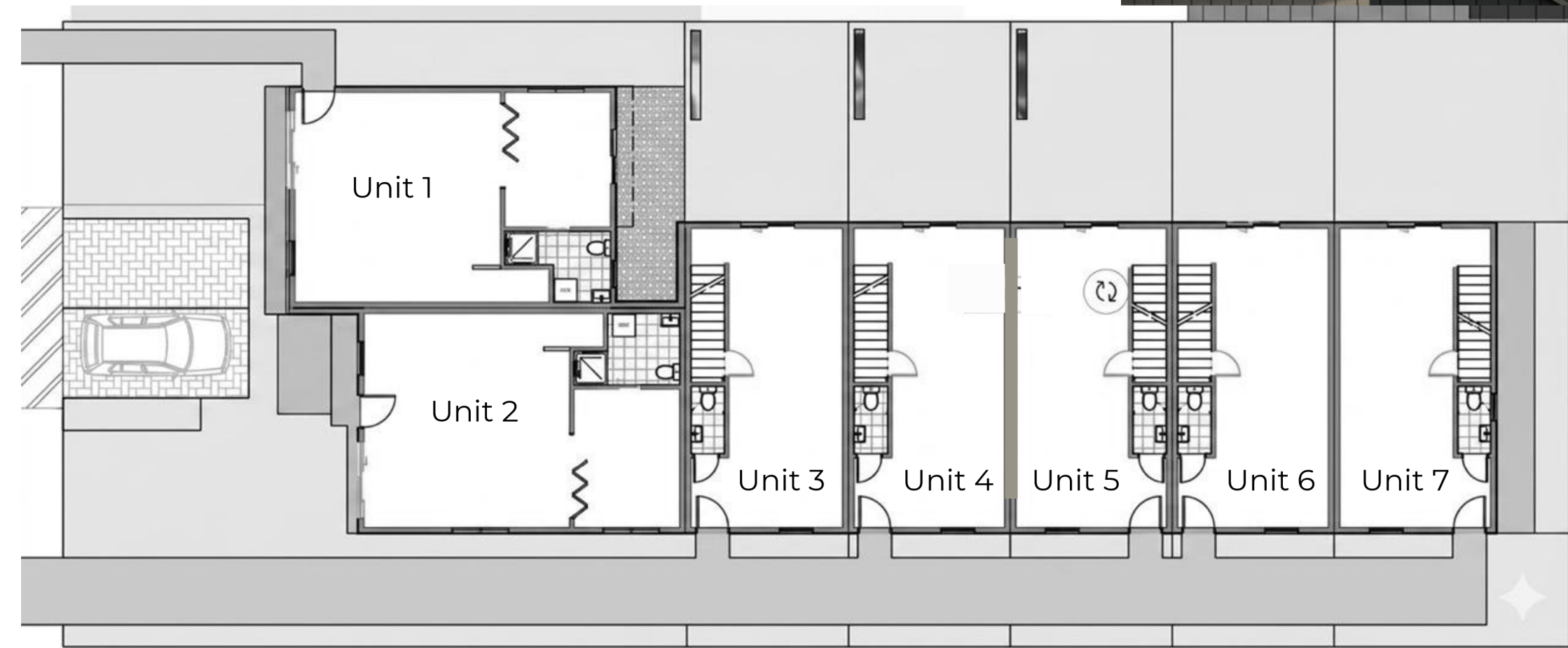
Residents can enjoy beautiful outdoor spaces with Lloyd Elsmore Park only 3 minutes away and the relaxing shores of Howick Beach just 10 minutes away. Cultural and heritage experiences are also close by, with Howick Historical Village located 5 minutes from the property.

Commuting is made easy with Sylvia Park Train Station only 9 minutes away, providing excellent connectivity to surrounding areas, while Middlemore Hospital, a major healthcare facility, is conveniently located just 16 minutes from the development. Together, these nearby amenities create a well-connected and highly desirable location for modern living.



Lloyd Elsmore Park

SITEPLAN

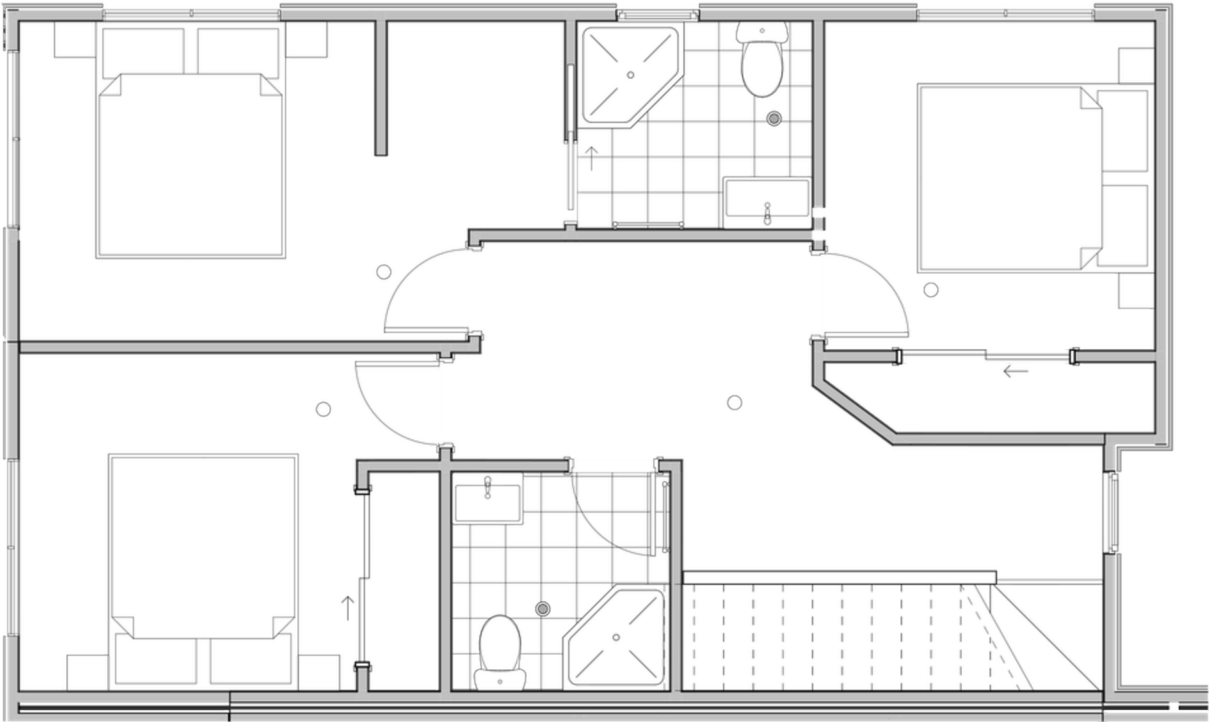
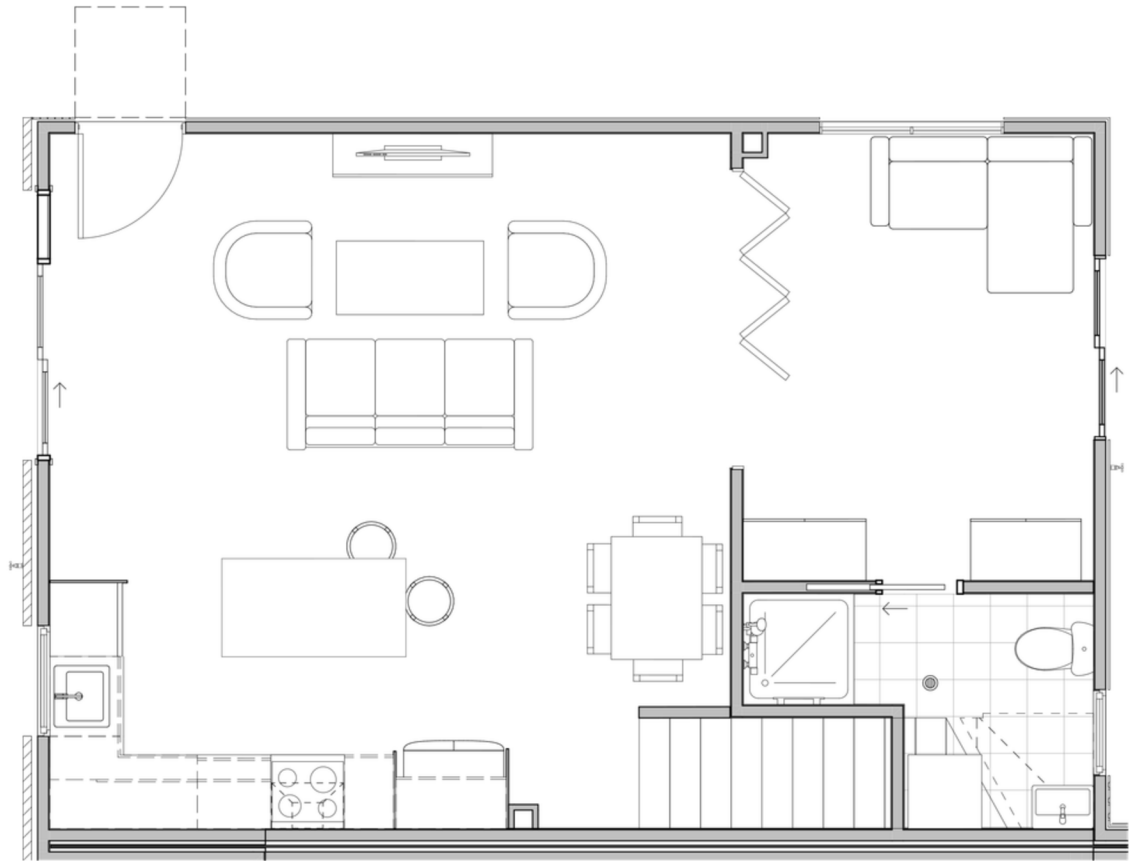




TYPOLOGY

UNITS	BEDS	BATHS	CAR PARK/ GARAGE	Balcony	STUDY
1	3	3	1C		1
2	3	3	1C	1	1
3	2	1.5			
4	2	1.5			
5	2	1.5			
6	2	1.5			
7	2	1.5			

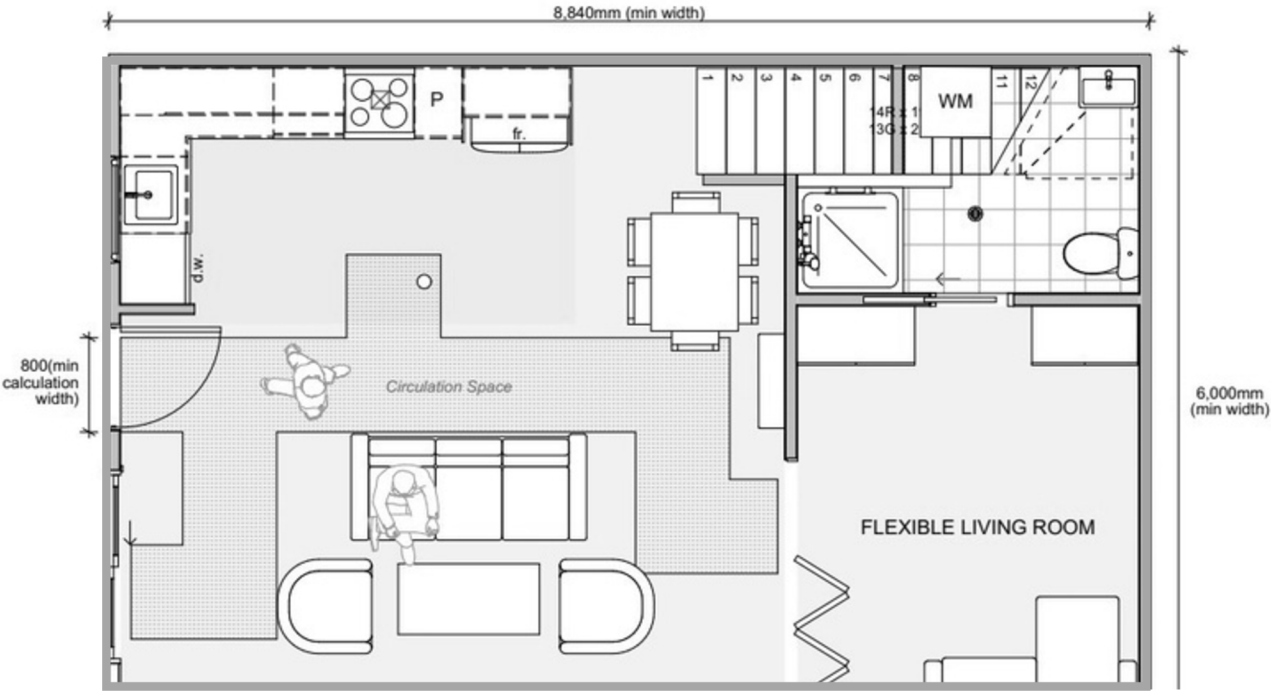
TYPE 1



Beds	3
Baths	3
Study/Sleep	1

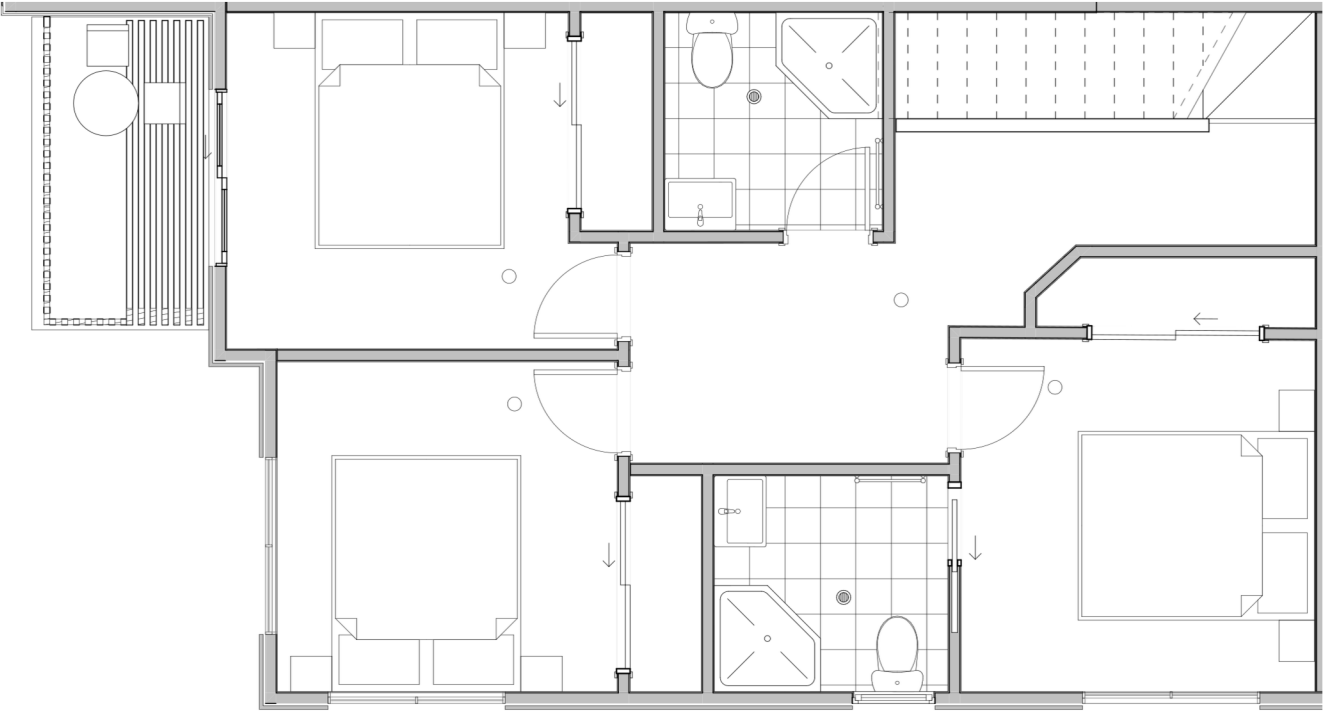
UNIT 1

TYPE 2

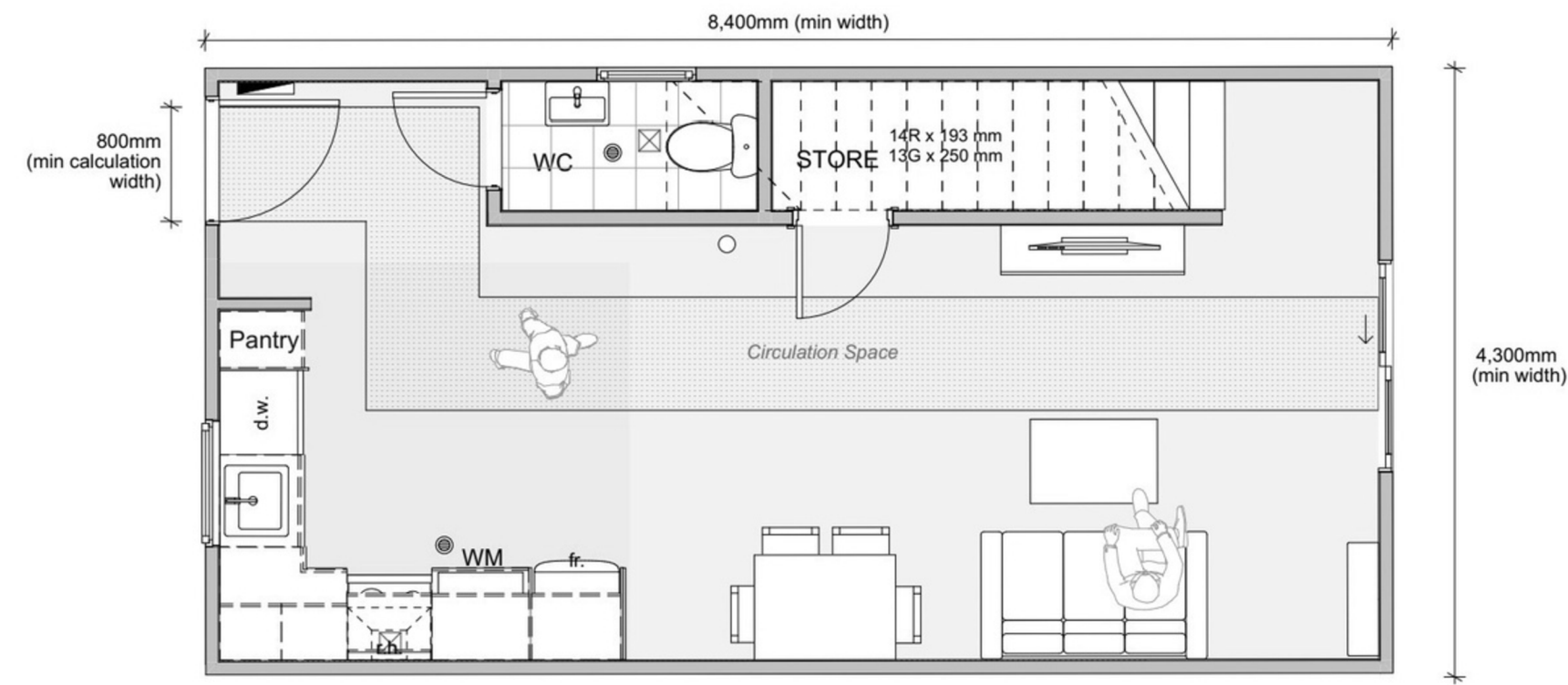


Beds	3
Baths	3
Study/Sleep	1

UNIT 2

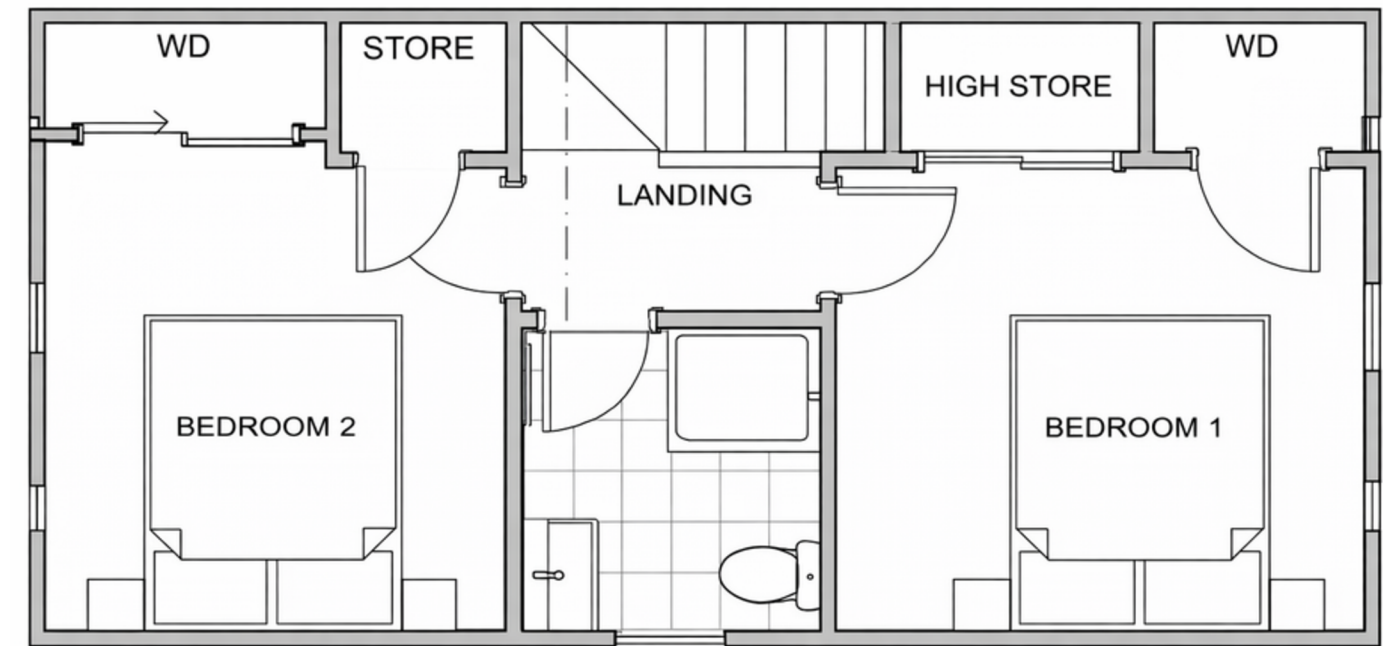


TYPE 3



Beds	2
Baths	1.5

UNITS 3 TO 7



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.

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.

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

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



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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