

SITE COVERAGE CALCULATION

TOTAL PROPOSED FLOOR AREA: 101.5m²

TOTAL SITE AREA: 325m²

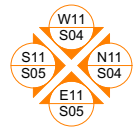
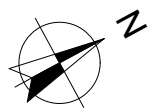
TOTAL SITE COVERAGE (MAX 55%): 31.0%

SITE INFORMATION

LOT: 02

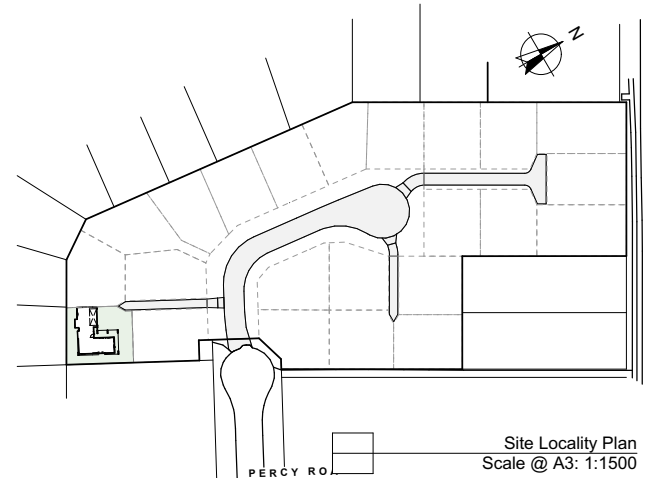
DP: TBC

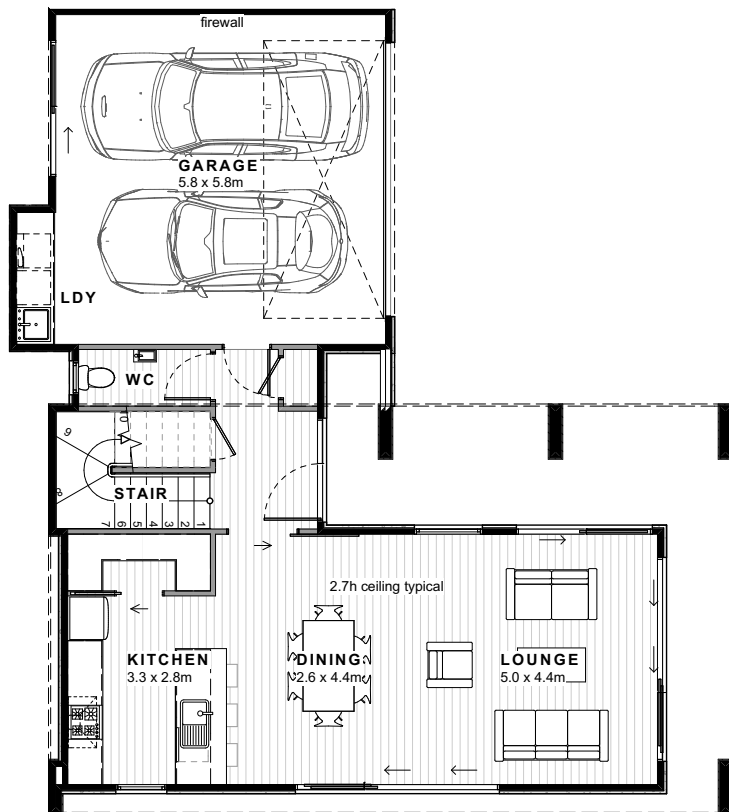
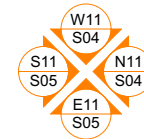
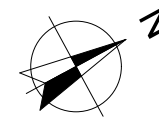
SITE AREA: 325m²



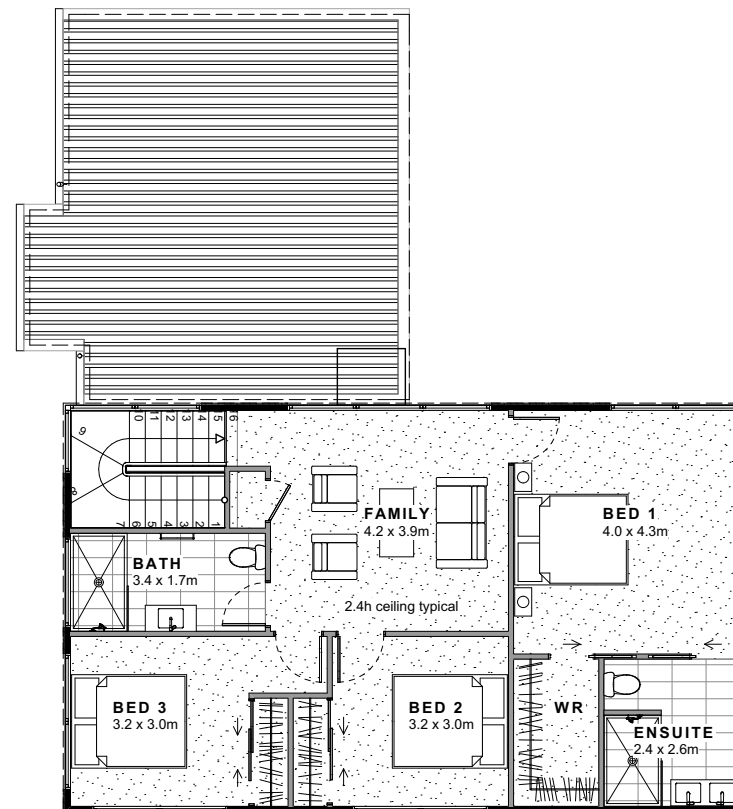
Concept Site Plan
Scale @ A3: 1:100

CONFIRM ALL BOUNDARIES AGAINST C.O.T. FOR PERMIT
INDICATIVE PLANTING/LANDSCAPE ONLY

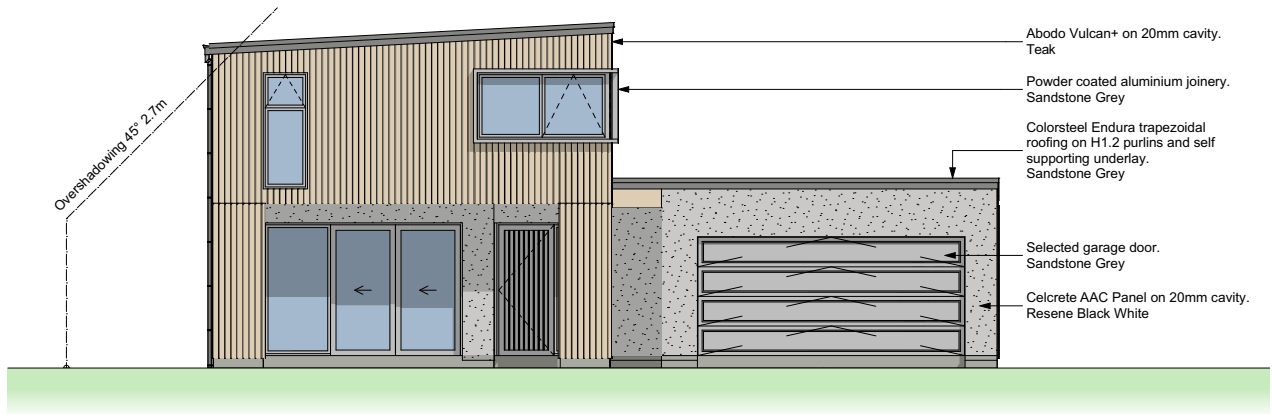




Concept Ground Floor Plan
Scale @ A3: 1:100



Concept Upper Floor Plan
Scale @ A3: 1:100



North Elevation
Scale @ A3: 1:100



West Elevation
Scale @ A3: 1:100

Lot 2 Huanui Close, Papamoa Beach

Set back off the street, this private home will suit the entertainers. Greet your guests as soon as they arrive from the spacious outdoor area at the front of the home, designed to maximise the space. The thoughtful open-plan layout on the ground floor incorporates high-stud ceilings, adding volume to the area and seamlessly connecting the culinary to the living. The separate toilet offers convenience. As an added luxury, enjoy your morning coffee in the sun from the side patio off the dining area.

The top floor has been designed suitably for privacy. The master bedroom faces north to welcome the morning sun across the ocean and boasts a 'his and hers' ensuite and walk-in robe. Two other bedrooms, main bathroom and a second lounge complete this floor.

Earthy colours bring a modern appeal to the exterior of the home with carefully landscaped gardens and low maintenance lawns taking the hassle out of upkeep. Add in luxury appliances, a beach access a few steps away and the convenience of nearby shopping and restaurants and this home provides the whole package.

Contact Nui Living to secure this coastal home today.