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# VERDANT LANE

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ALBANY

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BOUTIQUE LIVING  
IN A TRANQUIL  
ORCHARD SETTING





VERDANT LANE IS SET ON ONE OF THE LAST POCKETS OF RESIDENTIAL SPACE AVAILABLE IN ALBANY. ITS POINT OF DISTINCTION BEING THE LUSH-GREEN SURROUNDINGS.

*Extensive landscaping, walkways and open spaces complement the village environment of just 50 residences.*

*Built by Brosnan Construction, the residences have been designed with emphasis on functional style and interaction with the natural environment. Those seeking a modern lifestyle will find Verdant Lane a private sanctuary with sleek understated luxury living. Verdant Lane represents contemporary design and quality construction consisting of durable concrete, extensive glass and superior fixtures and fittings. The quality of build begins with the choice of architect: Brent Hulena, an award-winning Auckland-based architect known for creating well-formed and functional modern living spaces.*

*Located at 269 Rosedale Road and off Samuels Lane, Verdant Lane was once part of Clemow's Orchard. This contemporary development is centrally located and will enhance the Albany landscape.*



THIS IS A BOUTIQUE DEVELOPMENT OF ONLY 50 RESIDENCES, COMBINING SMALL LOW-RISE BUILDINGS TO BLEND SEAMLESSLY INTO THE LANDSCAPE AND TO CAPTURE NATURAL LIGHT, VIEWS OF THE SURROUNDING TREES, NATIVE BUSH AND A STREAM.

*Verdant Lane incorporates 2.7m stud ceilings, extensive double-glazed windows, individual air-conditioning systems, solid concrete and steel construction, as well as sound rated and insulated walls to ensure warm, quiet living. Every choice of material used in the construction and finishing fixtures and fittings have been combined to create a sophisticated standard of living. Each apartment has its own car-parking, and the town and terrace homes have internal-access garages.*

## KEY FACTS

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50 residences

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45 - 149m<sup>2</sup>

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Garaging or car parks for every residence

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Walkways and open spaces

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Courtyards or balconies to every home

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Freehold unit titles

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# SETTING A NEW STANDARD OF LIVING







# INTERIOR DESIGN FEATURES

*The Verdant Lane residences have been designed with great attention to detail. All materials, tiles, stone, fixtures and fittings have been hand selected by interior designer Ray Lind. Spacious open-plan living spaces flow onto tiled courtyards or balconies. Luxurious carpets, with thick underlay, are throughout in the bedroom areas. Custom-designed kitchens are fully fitted with integrated European appliances. Bathrooms feature floor-to-ceiling tiles, cut-stone vanities and European-designed tapware.*

*Verdant Lane offers a high level of architectural design, dependable concrete construction and superior fittings within a leafy-green environment in a great location.*

## KEY FACTS

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*Custom-designed kitchens with integrated European appliances*

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*Floor-to-ceiling porcelain and glass mosaic tiles to bathrooms*

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*European tapware*

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*Durable carpets*

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*LED lighting throughout*

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*Timber flooring to kitchen, dining and living areas*

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*Tiled balconies*

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# MASTERPLAN





Town  
Houses

Terrace  
Homes

Two Level  
Apartments

Two Level  
Apartments

One Bedroom  
Apartments

# SPECIFICATIONS

THE INTERIORS HAVE BEEN DESIGNED TO CREATE A MODERN CANVAS FOR EACH OWNER'S INDIVIDUAL STYLE WHILE MAINTAINING A HIGH QUALITY OF FINISHES

Lofty 2.7m stud heights  
in all living areas



Inter-tenancy walls feature solid concrete to ensure a high standard of soundproofing to comply with STC 55 inter-tenancy ratings

Heat pump for individual heating and cooling

Integrated European appliances  
/ granite benchtops  
/ designer tapware

*Power-saving LED lighting throughout*

*Double glazing to all glass for heat and noise insulation*



*Timber flooring*

*Integrated entertainment unit*

*Balconies have a floating tile system to allow for drainage and access*

# IN VICINITY OF VERDANT LANE

Conveniently situated in the heart of Albany, Verdant Lane is close to the North Shore's best shopping area and educational facilities. This location is zoned for Albany Primary School, Albany Junior and Senior High Schools, which are all decile 10. Across the other side of Rosedale Road is Rosedale Park and Massey University; Albany Mega Centre and Westfield Mall are a short drive or walk away. Westfield Albany offers a large range of shopping and restaurants and the surrounding retail offers a wide variety of retail and Event cinemas. The North Shore beaches are in close proximity to Verdant Lane too.

Access to the Auckland Motorway is only a few minutes away with on-ramps to the north and south. The Albany Park and Ride facility is just 7 minutes drive away.

## WALK

Local retail	5 mins
Massey University	20 mins
Albany retail precinct	25 mins
Albany Primary	25 mins
North Shore Stadium	30 mins
Albany Junior and Senior High School	35 mins

## BY CAR

Albany Retail precinct	5 mins
North Shore Golf Course	5 mins
Albany Primary	5 mins
Albany Junior and Senior High School	5 mins
Albany Bus Station	7 mins
North Shore Hospital	15 mins
Auckland CBD	20 mins





Westfield  
Albany

Albany  
Park & Ride

North Shore  
Beaches

Rosedale  
Road

Verdant  
Lane



# THE VERDANT LANE TEAM

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## ARCHITECT

*Brent Hulena, Hulena Architects Limited*

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## DEVELOPER

*Pat Peoples, PPD Rosedale Limited*

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## CONSTRUCTION

*Phil Brosnan, Brosnan Construction Limited*

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## HULENA ARCHITECTS LIMITED

Founded in 1991, Hulena Architects is a successful and innovative architectural practice with a diverse portfolio of work, including commercial, hotel and retail projects, medical centres, apartments, terrace houses, individual residential dwellings and beach houses.

Through its commitment to innovative design, Hulena Architects is regularly recognised through industry publications and awards. Repeat commissions and long-standing client relationships are evidence of the strength, relevance and success of the service the company offers.

Verdant Lane's design was influenced by the naturally beautiful surrounds of its setting. Each of the apartments and town and terrace houses is designed to take maximum advantage of the views, open green spaces and sun, creating a tranquil escape from urban life.

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## PPD ROSEDALE LIMITED

The developer of Verdant Lane is Pat Peoples, director of PPD Rosedale Limited. Pat, a qualified civil engineer, has been in the construction industry for 25 years including civil, commercial and residential construction and development. His group of companies has construction and development operations in Auckland, Hamilton, Coromandel and Christchurch over the past 15 years and employs almost 200 people.

PPD Rosedale Limited has brought together the best in Auckland to form an experienced, expert team to deliver this exceptional development. The result, Verdant Lane, will set a new standard for sophistication and quality within the Auckland residential market.

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## BROSNAN CONSTRUCTION LIMITED

Commitment to quality, delivered through its people and their outstanding attitude, is what stands Brosnan Construction apart, as well as its strong partnerships with industry specialists and subcontractors. Many of Brosnan's team members have been serving the construction industry for more than 25 years. They not only have outstanding technical skills but also the professionalism and management experience expected of a leading construction management company.

With 30 years' industry experience and former North Island Regional Manager for Naylor Love Construction, Phil Brosnan and his team offer a tailored, high-quality and high-value service to the industry. Their fresh, leading-edge approach is supported by numerous industry awards.

# VERDANT LANE

ALBANY

## DISPLAY SUITE

*Visit us at 269 Rosedale Road, Albany, Auckland*

## CONTACT

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