



# FOR SALE

## LUXURY FREEHOLD APARTMENTS IN NAPIER'S CBD!

Welcome to The Raffles Residences, a modern oasis nestled in the heart of Napier's CBD. Prepare to experience a way of living that seamlessly blends charm, character, and contemporary comfort. Imagine waking up to panoramic views of the city or gazing out towards the Pacific Ocean beyond. At The Raffles Apartments, these vistas become your daily inspiration creating a sense of connection to the vibrant and diverse Hawke's Bay. Inside, you'll discover 30 thoughtfully designed apartments, ranging from one to two bedrooms, offering you a range of living options.

### APARTMENT FEATURES

- 30 freehold apartments many with views
- Spacious interiors with floor-to-ceiling windows and sliders to balconies or patios
- Double-glazed windows for high acoustic and thermal performance
- Luxurious design with premium flooring and wall tiling in the bathrooms.
- Engineered stone kitchen benchtops and bathroom vanities
- European whiteware and fittings in kitchen and bathrooms
- High-speed internet and secure intercom entry to apartments
- Car parking and bike racks

These luxury apartments offer more than a place to call home. They present a solid investment opportunity, with high rental incomes and the potential for capital growth.

• 2 bedrooms incl. Study; 01 & 02, North or South facing, Levels GF, 1,2, & 3, 73-81m2 including Patio or deck, from \$739,500, Body Corp fee \$96.15 per week, Napier Council Rates \$52.50 per week. Rental rate \$590 - 640.00 per week.

• 1 bedroom incl. Study; 03 – 08, North or South Facing; Levels 1,2, & 3: 49 - 62 m2 including patio or deck, From \$565,500, Body Corp fee, \$72.12 per week, Napier Council Rates \$49.00 per week. Rental rate \$460 - 540.00 per week.

• 1 bedroom incl. Study; 09, East facing, Levels 1, 2, & 3, 61m2 including deck, From \$585,500., Body Corp fee \$72.12 per week, Napier Council Rates \$49.00 per week. Rental rate \$ 490 – 560.00 per week.

Completion of the build is expected in the 3rd quarter of 2024. Go to [www.rafflesresidences.nz](http://www.rafflesresidences.nz)

1 BED | 1 BATH | 1 CAR

### PRICE:

Enquiries Over \$565,500

### OPEN FOR INSPECTION:

N/A



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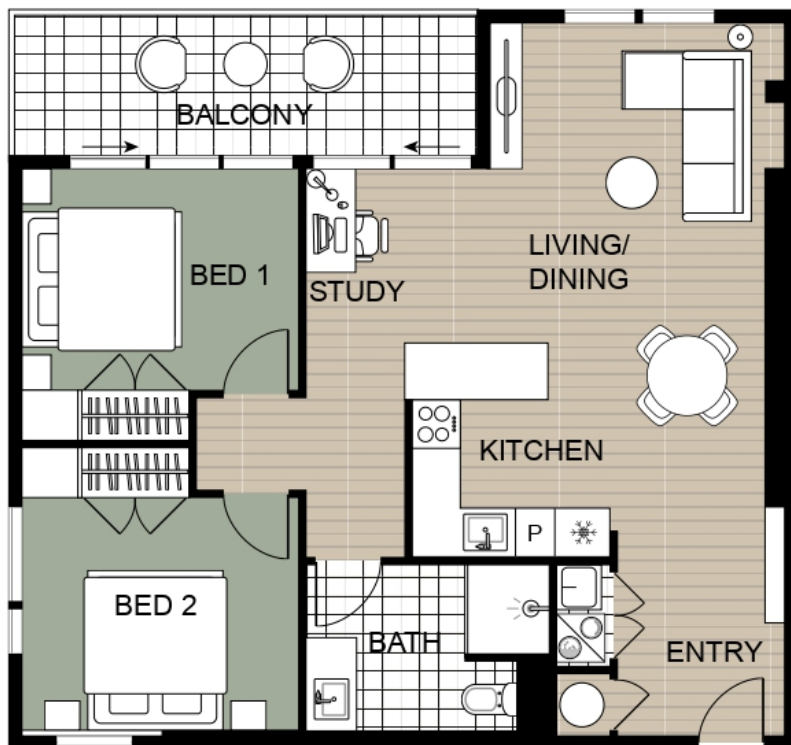
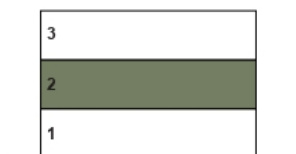
# TYPE A (Ground Floor & Floors 1,2 & 3)

TOTAL AREA	86 m <sup>2</sup>
LIVING/DINING	15 m <sup>2</sup>
KITCHEN	12 m <sup>2</sup>
BED 1	11 m <sup>2</sup>
BED 2	12 m <sup>2</sup>
BATH	7 m <sup>2</sup>
BALCONY	10 m <sup>2</sup>

Site Plan



BUILDING CROSS SECTION



Please note that final floorplans may vary, and the information shown on this floor plan is subject to the terms and conditions outlined in the agreement for Sale & Purchase.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.