



*987 - 1002 Tīrau Road, Karapiro, New Zealand*

**COMMERCIAL & IN CONFIDENCE**

## *Executive Summary*

*Address:* 1002 Tīrau Road, Karapiro, Cambridge, New Zealand

*First Property:* Spa complex of 45 Chalets and main spa facilities block on 4.4120 ha of land

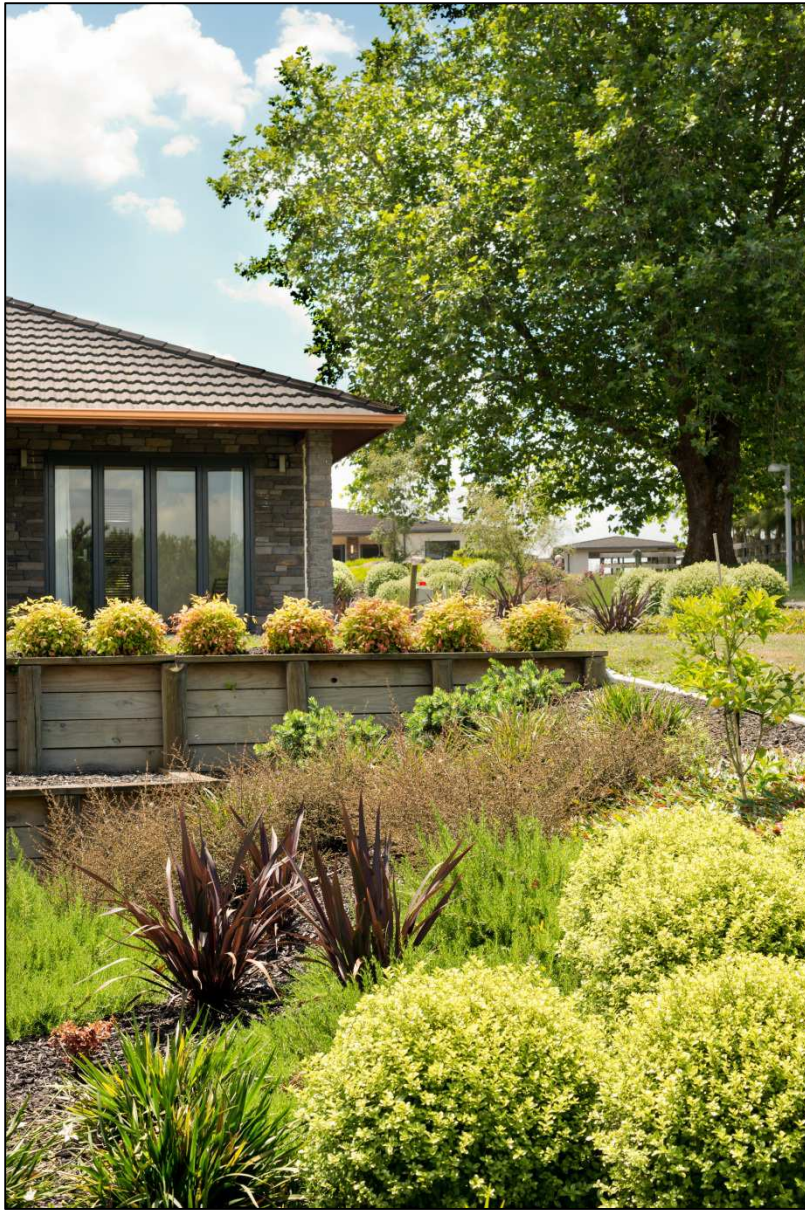
*Second Property:* Plus 5 bedroom, 3 bathroom house on 10.785 ha of land with circa 270 m of Lake frontage  
*plus*

*Address:* 987 Tīrau Road, Karapiro Cambridge New Zealand

*Third Property:* 20.25 ha of adjoining prime grazing land currently fenced into six paddocks







*Nestled in a quiet rural setting just south of Cambridge, in New Zealand's North Island, is a brand new complex, purpose built as a five star Spa Resort.*

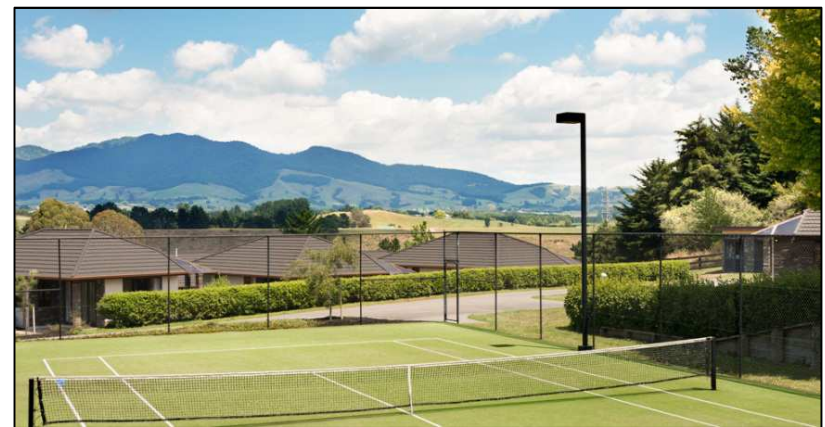
*The complex consists of 45 individual standalone accommodation chalets (circa 60 m<sup>2</sup> each) crafted from timber and local stone, finished to a very high standard and tastefully set amongst carefully landscaped grounds.*



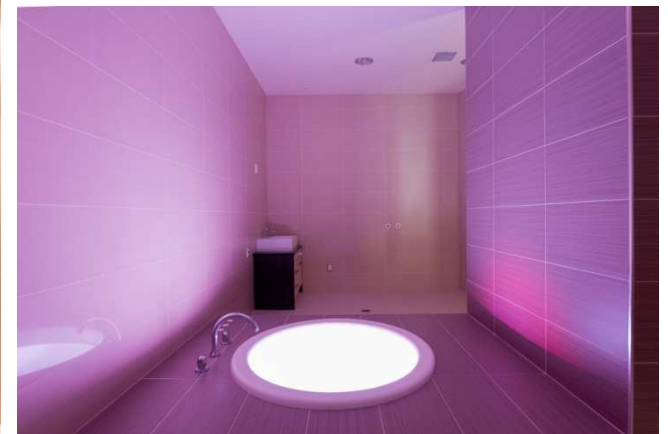
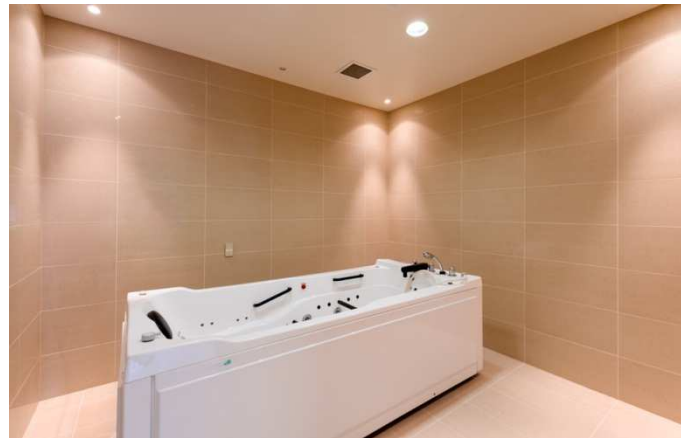




*An outdoor tennis court, a standalone conference room and a main facilities building incorporating, swimming pools, a pool side gymnasium area, spas, saunas & a steam room, a restaurant area with stone fire place and full commercial kitchen, laundry facilities, numerous consultation rooms and administration areas are all set at the end of a circular driveway and designed to provide services to the chalet guests.*









*From the gracious stone entrance gates through the broad tree lined private driveway every detail of the complex was designed and built as a five star facility, is all of the finest quality and is finished to a very high standard including extensive landscaping, planting and quality chattels.*







*Adjoining the complex is a very well-appointed 5 bedroom, 3 bathroom home on a large, separately titled block of land which runs all the way to lake Karapiro and enjoys circa 270m of frontage to the lake.*







*Immediately to the north of the complex, sharing a common boundary and with access to the Thermal Explorer Highway is a further large, separately titled block of prime grazing land currently enclosed with deer fencing into six paddocks around a central race and including its own water bore.*





*This stunning property, collectively over 35 hectares of land on the edge of beautiful Lake Karapiro, is conveniently located only a few minutes' drive south of Cambridge, less than 30 kms from Hamilton International airport or approximately 150 km south of Auckland; New Zealand's largest city. With easy proximity to many of the North Island's tourist attractions it is only a short drive to Rotorua's thermal playground or the beautiful beaches surrounding Tauranga or scenic Lake Taupo and its world famous trout fishing and Huka Falls or the globally renowned Hobbiton where the block buster movie trilogy's The Lord of the Rings and The Hobbit were filmed*





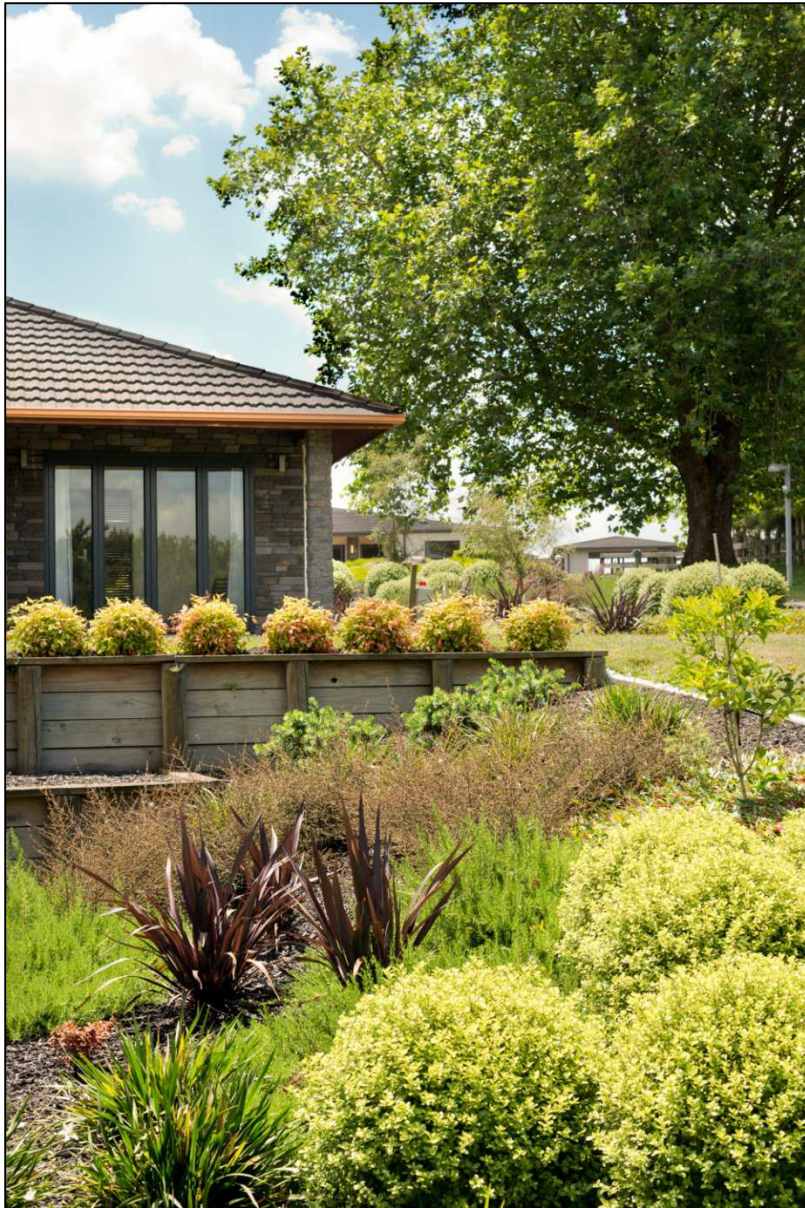
*This top quality complex in this stunning location is a world class facility and while fully consented as a spa resort it has any number of other possible end uses also. Now nearing completion it is just waiting for your ideas and input.*





*An opportunity like this is truly globally unique and expressions of interest are now being sought - please contact the owner's representative, in confidence, today.*





*ACT NOW*

*telephone*

☎ +64 80 10 364

☎ +64 80 10 365

*or email*

✉ *info@lakeside.kiwi*

*FOR FURTHER  
INFORMATION ABOUT  
THIS EXCITING  
OPPORTUNITY*





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 necessary changes, alterations,  
 omissions or additions are subject to the client's  
 approval.  
 Do not scale the drawings.



CONCEPT B- SECTIONAL PERSPECTIVE



CONCEPT B- AXONOMETRIC PERSPECTIVE

NO.		DATE
		14.03.2020
Concept Design		
1000 TIRAU ROAD		
KARAPU		
CONCEPT B- PERSPECTIVES		
AT A1, HALF SCALE AT A2		
PROJECT NO.	12094	DATE
14.03		
ARCHITECT	ARCHAUS	CLIENT
ARCHITECTS LIMITED		

ARCHAUS  
 ARCHITECTS LIMITED  
 (04) 202 2020 (09) 478 2579  
 www.archaus.co.nz



***Registered Valuation Insured Values***  
***Buildings, Chattels and Services only (land not included)***

**1002 Tirau Road, Karapiro**

**Period of Insurance**      10 April 2013 to 10 April 2014

		<b>Sum Insured</b>
Spa	Building	\$ 4,850,000.00
Spa	Plant/Contents	\$ 500,000.00
Hinuera Units	12 Freestanding Units	\$ 1,780,000.00
Hinuera Units	Chattels	\$ 87,804.00
Schist Units	33 Freestanding Units	\$ 5,852,890.00
Schist Units	Chattels	\$ 274,766.00
Seminar Room	Building	\$ 260,000.00
Plant Room	Building	\$ 34,000.00
Site Improvements		\$ 5,592,000.00
Farm House	Building	\$ 524,000.00
Farm House	Chattels	\$ 10,000.00
<b>Total Sum Insured</b>	<b>Buildings, Services, Chattels</b>	<b><u>\$ 19,765,460.00</u></b>