

LAKEVIEW

Buyer's Guide

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EXECUTIVE SUMMARY

Project Name

Lakeview Te Taumata

Developer

Ninety-Four Feet & Centuria

Project Location

Te Taumata | Lakeview, Tahuna
Queenstown NZ

Architect

Monk Mackenzie & Architectus

Project Description

Studio, 1, 2 & 3 bedroom
apartments, penthouses, and
an extensive range of luxurious
amenities.

Apartment Breakdown

Studio
1 Bedroom Apartment
2 Bedroom Apartment
3 Bedroom Apartment
Penthouse

Transaction Requirement

10% deposit (Cash or Bank Guarantee) All deposits must be 10% of
purchase price. 5% will not be accepted.

Time to Exchange

Purchasers are given 14 days to exchange from time of issuance of
Contract of Sale to their nominated solicitor.

Development Features

- Residential, co-living, co-working, hotels, retail, food and beverage, gallery spaces, carparks, and coach parking
- Amenities include a world-class fitness centre, spa and wellness centre, boutique hotel, co-working space, and a range of dining and retail options
- Uninterrupted views of Lake Wakatipu

Location

- 160m to Steamer Wharf, Sky Gondola & The Waterfront
- 450m to Queenstown Town Centre
- 750m to Queenstown Gardens
- 1.8km to Queenstown Hill Walking Track
- 8km to Queenstown Airport
- 15km to Jacks Point & Queenstown Gold Club
- 24km to The Remarkables Ski Field

Concierge Services

- Reservations
- Valet Parking
- Limousine/Chauffeur
- Adventure Planning
- Equipment Storage
- Housekeeping & Laundry

THE INVESTMENT

- » 10% Deposit | Nothing else to pay until settlement
- » Lock in today's price with no mortgage repayment until late 2028 by then interest rates would have stabilised
- » 5 Minutes walk to Queenstown town center
- » 200 meters from the waterfront with magnificent lake views
- » Furnish the property after settlement for short term rentals your investment will become the ultimate holiday when you are on holidays and a sound investment when you are back home generating a regular income over the years
- » With 2-weeks in summer and 2-weeks in winter your holiday destination is set for life the remaining 11 months will be generating a 6-7.5% return on your investment
- » When its time for your retirement it won't be downsizing it will be life styling your retirement with a property that you own for winter or summer escapes

DWELLING MAKE UP

UNIT TYPE	INTERNAL SQ. MT	EXTERNA SQ. MT	PRICE RANGE NZD	PRICE RANGE AUD
STUDIO	37 - 41	0	\$1,125,000 – \$1,275,000	\$925,000 – \$1,045,000
1 BRM	53-59	3	\$1,500,000 – \$1,650,000	\$1,230,000 – \$1,350,000
2 BRM	79-108	0	\$2,650,000 – \$3,350,000	\$2,175,000 – \$2,745,000
2 BRM DUAL-KEY	81-94	3-4	\$2,575,000 – \$2,750,000	\$2,110,000 – \$2,255,000
3 BRM	127-163	20-40	\$3,250,000 – \$6,100,000	\$2,665,000 – \$5,000,000

Pricing is subject to change without notice. The rental estimates above are based on the current rental market of similar dwellings and may be subject to change pending supply and demand at settlement. conversion rate is based on 1 New Saland Dollar : 0.82 Australian Dollar as of 23rd April 2026

OUTGOINGS

UNIT TYPE	STRATA RATES	COUNCIL RATES	WATER RATES
STUDIO	\$900 / Quarter	TBA	TBA
1 BRM	\$1200 / Quarter		
2 BRM	\$1450 / Quarter		
3 BRM	\$3250 / Quarter		
2 BRM DUAL-KEY	\$2100 / Quarter		

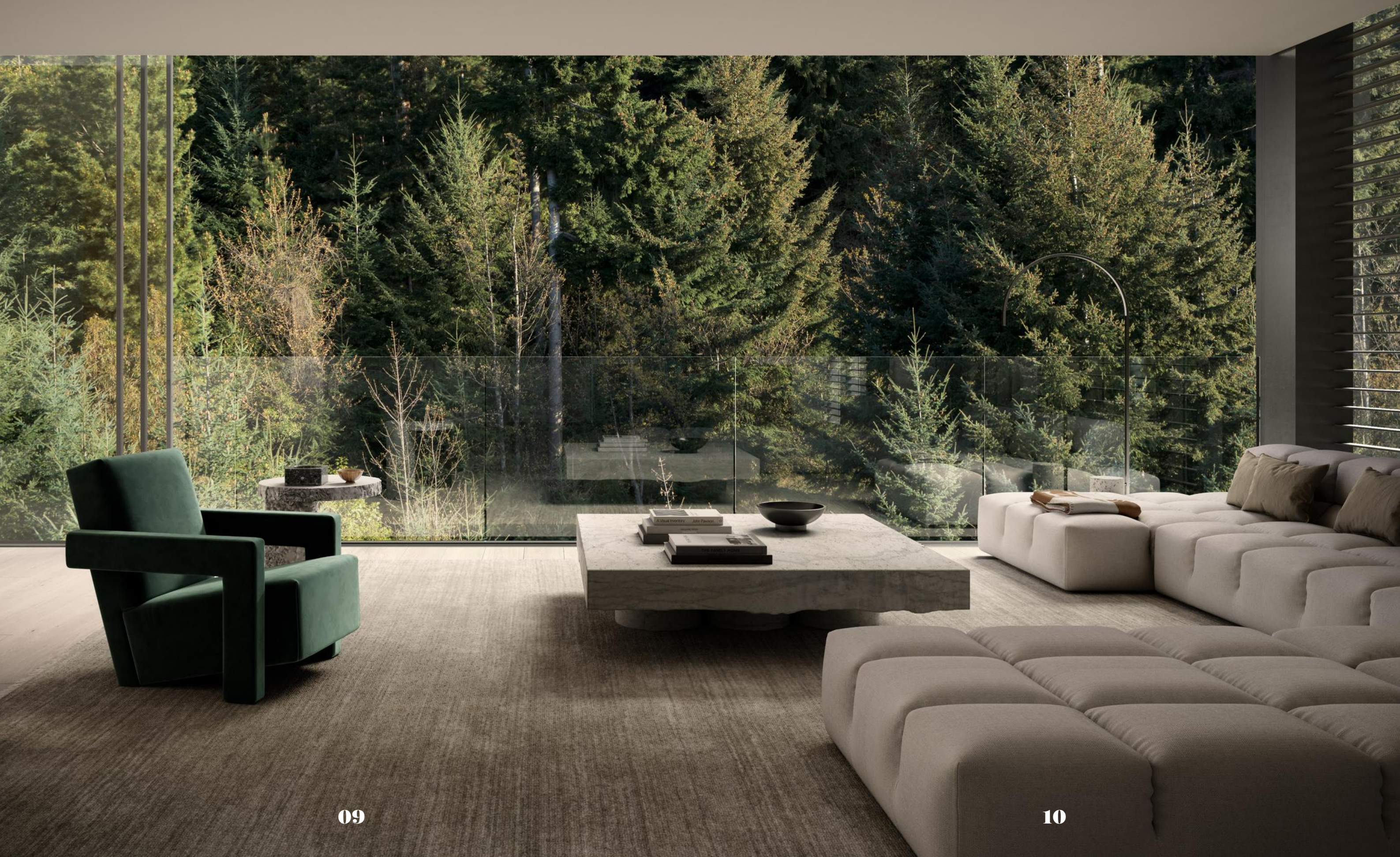
Owners Corporation structure

The Owners Corporation entity will be voted in by owners and will be responsible for all matters associated with the development and the associated common services plant. The costs above are estimates only and final costs will be provided on settlement.

IMPORTANT DATES

PROJECT	STAGE	CONSTRUCTION START	COMPLETION
MIXED USE RESIDENTIAL	OFF PLAN	END 2026	LATE 2028







KITCHEN

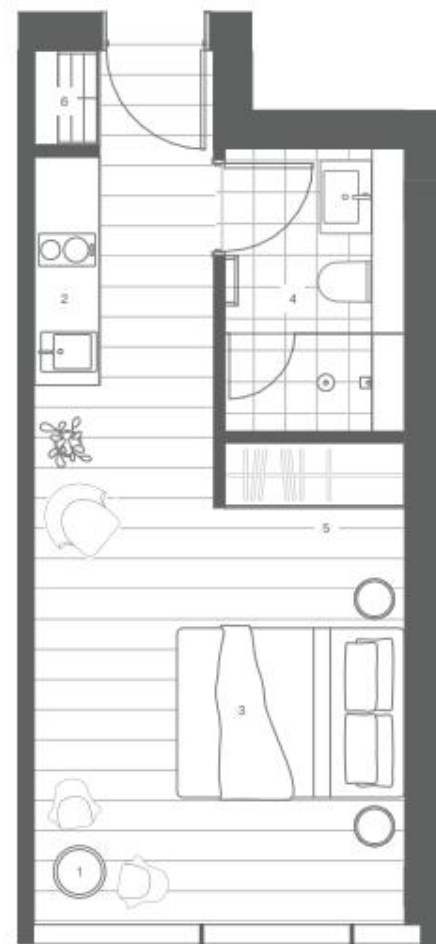


STUDIO

TYPE 02

1  1  0 

INTERNAL 30 M²
EXTERNAL 0 M²
TOTAL 30 M²






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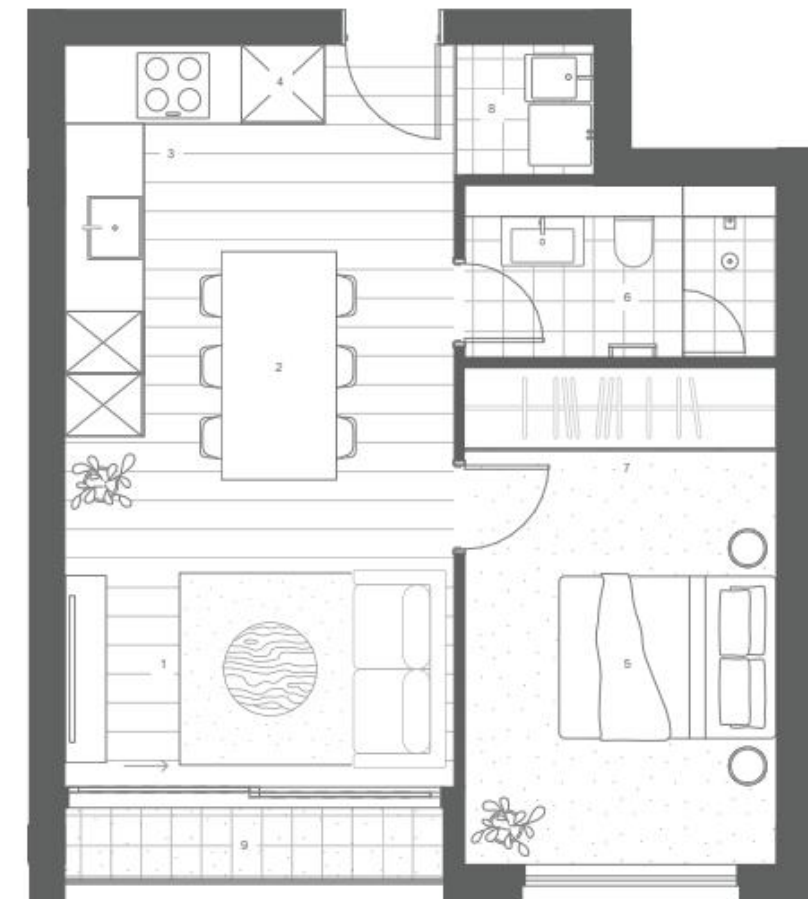
Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct but it is not guaranteed. Dimensions are approximate. Changes may be made during the development. All dimensions, areas, fittings and applications may be subject to change without notice in accordance with the provisions of contract of sale. Prospective purchasers may rely on their own enquiries.

1 BEDROOM

TYPE 03

1  1  0 

INTERNAL 55 M²
EXTERNAL 3 M²
TOTAL 58 M²






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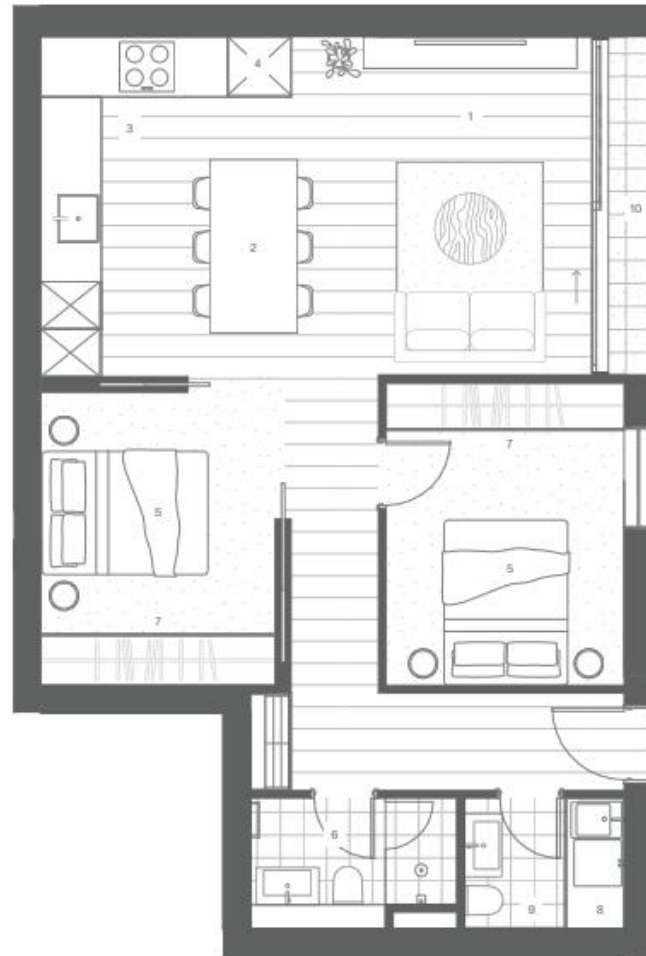
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2 BEDROOM

TYPE 04

2  1.5  0 

INTERNAL	80 M ²
EXTERNAL	3 M ²
TOTAL	83 M ²






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2 BEDROOM

TYPE 8.5

2  1  0 

INTERNAL	70 M ²
EXTERNAL	2 M ²
TOTAL	72 M ²






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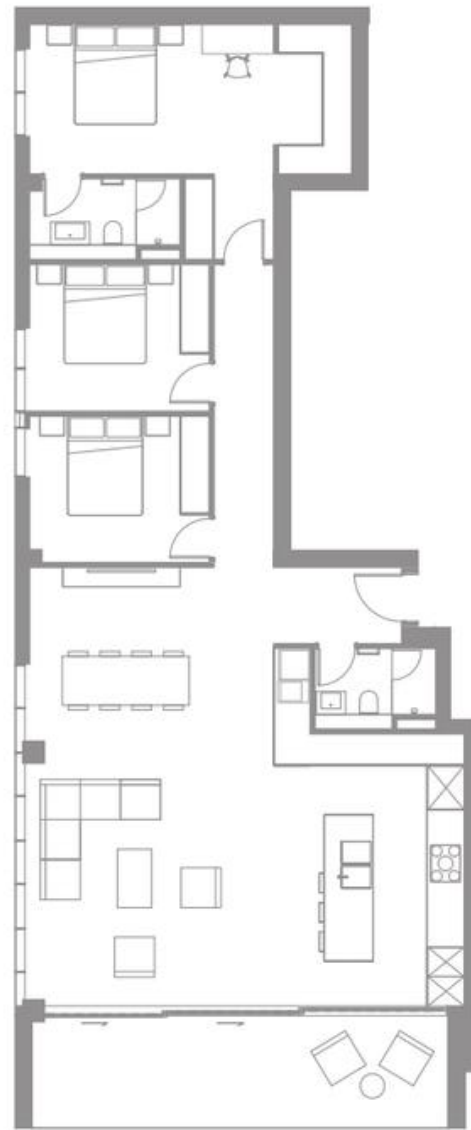
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3 BEDROOM

TYPE 12K

3  3.5  0 




INTERNAL 150 M²
EXTERNAL 22 M²
TOTAL 172 M²



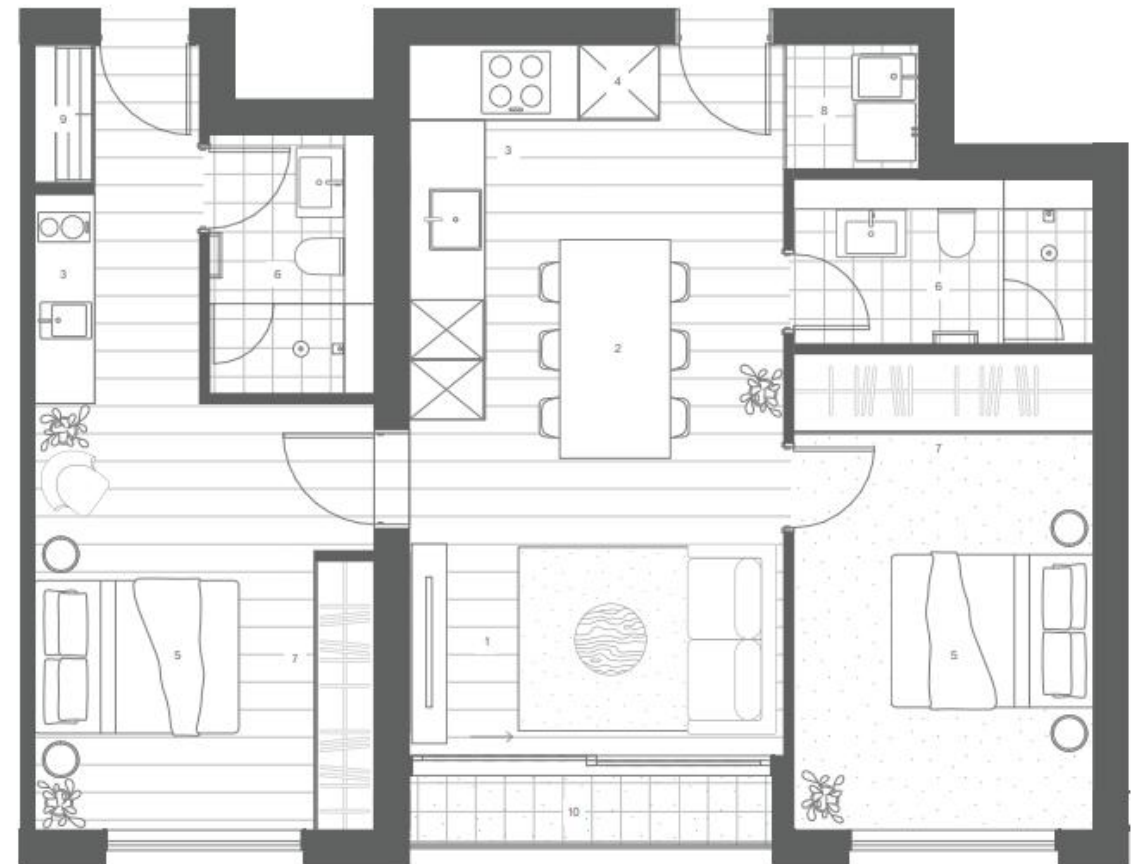
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DUAL KEY

TYPE 12 - OPTION A

2  2  0 

INTERNAL 85 M²
EXTERNAL 3 M²
TOTAL 88 M²



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INVESTMENT RISKS

There are a myriad of influences that affect the value of capital growth and rental yields in property investments. There is no guarantee that targeted returns will be met. A prudent investor would consider the following non-exhaustive list of factors that could affect the financial performance of the investment property. The non-exhaustive list of factors that may affect the value of the investment property includes:

- » Changes in legislation or government policy such as stamp duty, grants, and general taxes, with respect to property may result in the investor incurring unforeseen expenses, which in turn may affect rental returns and capital growth prospects;
- » Natural disasters, events causing global unrest such as war or terrorism, other hostilities, civil unrest and other major catastrophic events can adversely affect Australian and International markets and economies;
- » New developments in the vicinity providing competition/ alterations in demand- a sharp increase in the number of sites under construction within close proximity of the subject site may have an adverse effect, resulting in an oversupply from comparable properties, which in turn could have a negative impact on the ability of Investors to divest or sell their investment property at an acceptable price;



- » Interest rate movement investors should be aware that the performance of any investment property can be affected by the conditions of the economy (or economies) in which it operates. Factors such as interest rates, inflation, inflationary expectations, changes in demand and supply and other economic and political conditions may affect the investment property's capital growth, value and/or rental yield;
- » Potential investors should be aware that general economic conditions including inflation and unemployment can impact the value of the investment property and the ability of Investors to divest or sell their investment property at an acceptable price;
- » Tenant risk, there is the risk of tenants defaulting on their obligations and costs to be incurred in enforcement proceedings and often costs in releasing the tenancy;
- » Insurance Risk where feasible, damage from fire, storm, malicious damage etc. can be covered by insurance. However, the full extent of coverage is subject to the specific terms and conditions of the insurance policy entered into by the body corporate manager on behalf of the investor;
- » Vacancy risk, there is no guarantee a tenant will be readily found at settlement or that a tenant will renew their tenancy;
- » Timing Risk, market conditions change, if at the time of selling the investment, the market is depressed, and the investor may realise a loss. Professional advice should be sought from your accountant, financial adviser, lawyer or other professional adviser before deciding whether to invest. Kandeal (and its associated entities, employees and representatives) do not provide financial advice.



KANDEAL
PROJECTS