

# EDEN

GROUP



Auckland

**9 KESTEVEN AVE,  
GLENDOWIE**

6 Architecturally Designed Homes

**EDEN**  
GROUP

[EIGL.CO.NZ](http://EIGL.CO.NZ)



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# EDEN GROUP

We specialise in developing and bringing to market high quality residential homes for the benefit of both investors and home buyers. Eden Group is a property development and investment business with a well rounded team with expertise from construction and consulting to business and finance.

With a friendship that has withstood the test of time, Eden was born out of a thirty-year-long friendship that co-founders James and Johan built from a young age.

Having met each other through a social soccer club in Auckland they continued on their own paths to building successful careers across property investment, wealth management, construction and consulting, both in New Zealand and overseas.

When the opportunity arose for them to collaborate on a development and investment business they quickly built a diverse team whose broad spectrum of skills and decades of experience provides a competitive edge and a truly unique proposition.

Founded on a shared vision of solid relationships, quality living spaces and honest business communication, Eden is designed for investors, home buyers and prospective developers looking for the right partner with which to create exceptional living spaces across Aotearoa





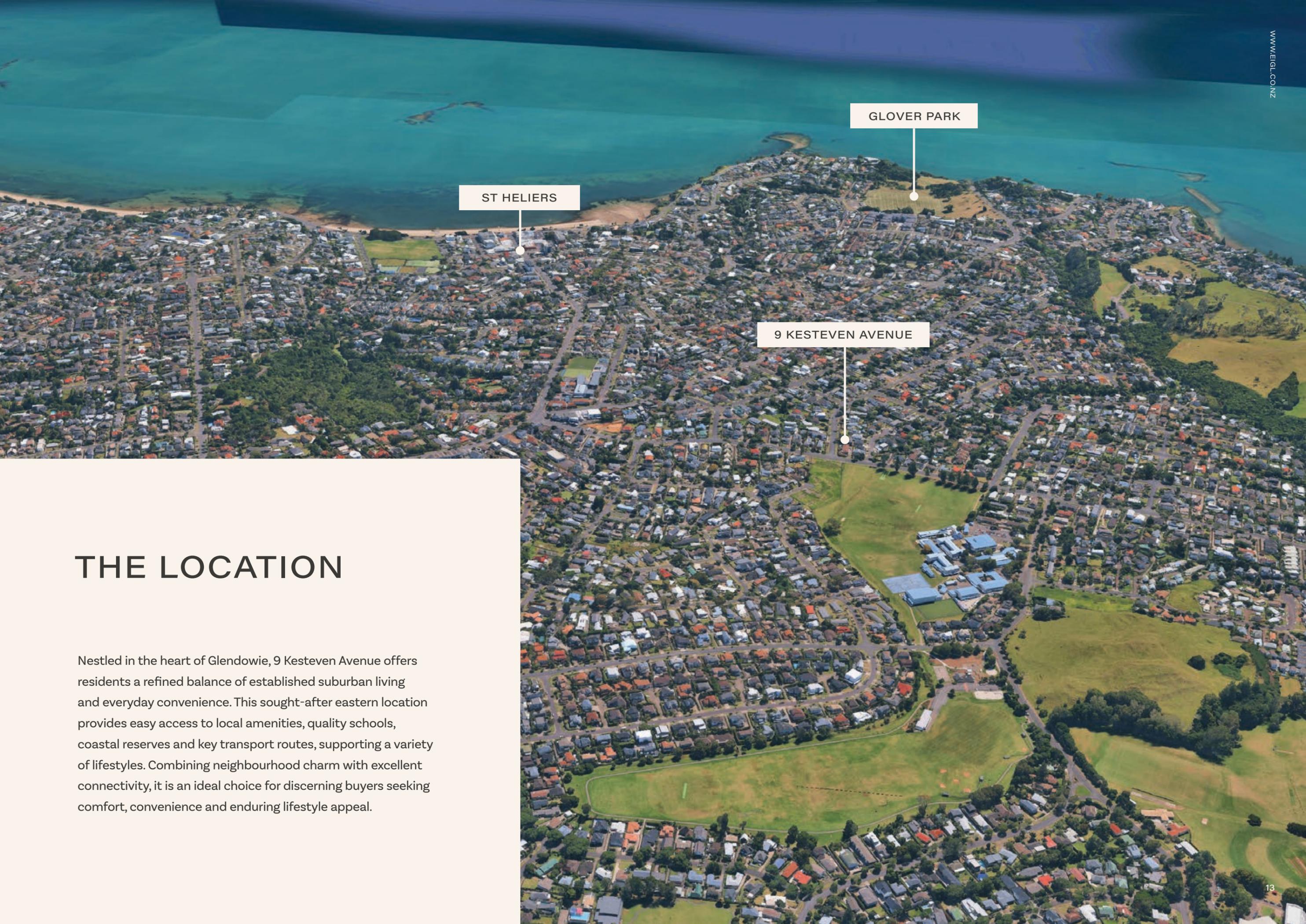
## 9 KESTEVEN AVE

Welcome to 9 Kesteven Avenue, Glendowie – a boutique collection of six architecturally designed homes offering a considered balance of modern design, everyday comfort and location-driven lifestyle appeal. Set within one of Auckland’s most sought-after eastern suburbs, this development places you close to local amenities, quality schooling, coastal walkways and convenient transport connections.

Each home has been thoughtfully designed with spacious, functional layouts and quality finishes to support contemporary living. With consistent three-bedroom configurations, open-plan living spaces, and private outdoor areas, these residences cater to families, professionals, and investors seeking both style and practicality.

Enjoy the ease of living in a well-established neighbourhood, where everyday conveniences and recreational opportunities are within easy reach. 9 Kesteven Avenue is more than a place to call home – it’s an opportunity to secure refined living in a location that continues to stand the test of time.





## THE LOCATION

Nestled in the heart of Glendowie, 9 Kesteven Avenue offers residents a refined balance of established suburban living and everyday convenience. This sought-after eastern location provides easy access to local amenities, quality schools, coastal reserves and key transport routes, supporting a variety of lifestyles. Combining neighbourhood charm with excellent connectivity, it is an ideal choice for discerning buyers seeking comfort, convenience and enduring lifestyle appeal.

# WHAT'S NEARBY

## SUPERMARKETS AND RETAIL SHOPPING

Everyday essentials are close at hand, with local convenience stores nearby and larger supermarkets including Woolworths St Johns and PAK'nSAVE Glen Innes just a short drive away. St Heliers and Glen Innes town centres offer a mix of retail stores, cafés and specialty shops, making day-to-day shopping easy and accessible.

## MEDICAL CARE AND HEALTHCARE SERVICES

A range of medical and healthcare services are conveniently located nearby. Local medical centres, dental practices, and pharmacies ensure easy access to primary healthcare and professional advice.

## SCHOOLS AND EDUCATION

Glendowie is highly regarded for its strong educational options. Zoned schools include Churchill Park School, St Heliers School and Glendowie College, with respected private options such as Baradene College and Sacred Heart College also within reach. A wide range of early childhood, intermediate and secondary schooling options further enhances the area's appeal for families.

## RECREATION AND AMENITIES

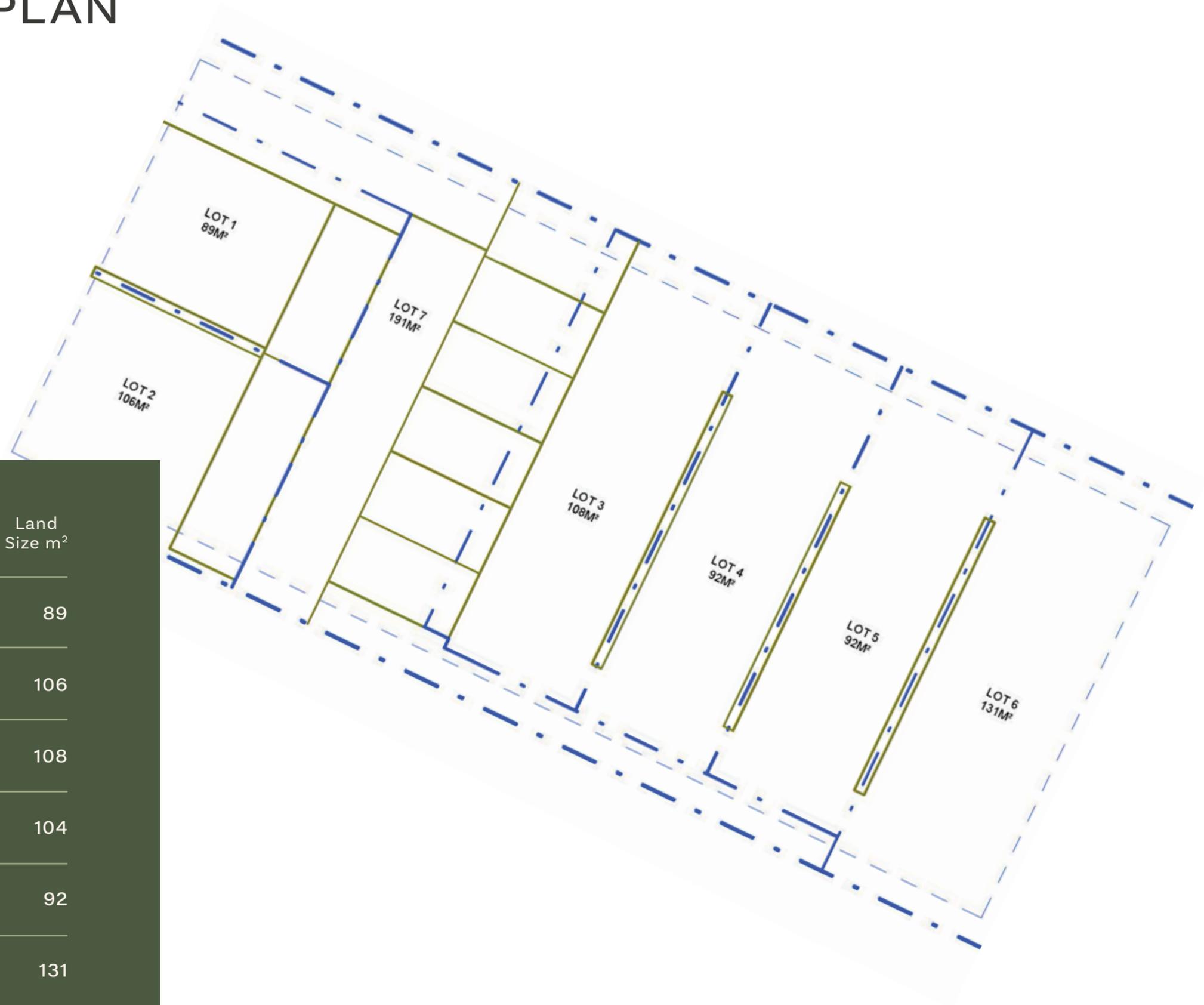
Residents enjoy access to a range of outdoor and lifestyle amenities, with Churchill Park offering open green space, walking tracks, and recreational facilities nearby. The coastal villages of St Heliers and Ōrākei are also close by, providing cafés, beaches, and waterfront walks that support an active, relaxed lifestyle.



- 1. Glendowie College - 700m
- 2. St Heliers School - 750m
- 3. Churchill Park - 900m
- 4. St Heliers Beach & Village - 1.6km
- 5. Kohimarama Beach - 2.2km
- 6. Tahuna Torea Nature Reserve - 2.7km
- 7. PAK'nSAVE Glen Innes - 3km
- 8. Mission Bay Village & Beach - 3.9km
- 9. Sylvia Park Shopping Centre - 8.3km (out of view)
- 10. Auckland CBD - 11.8km

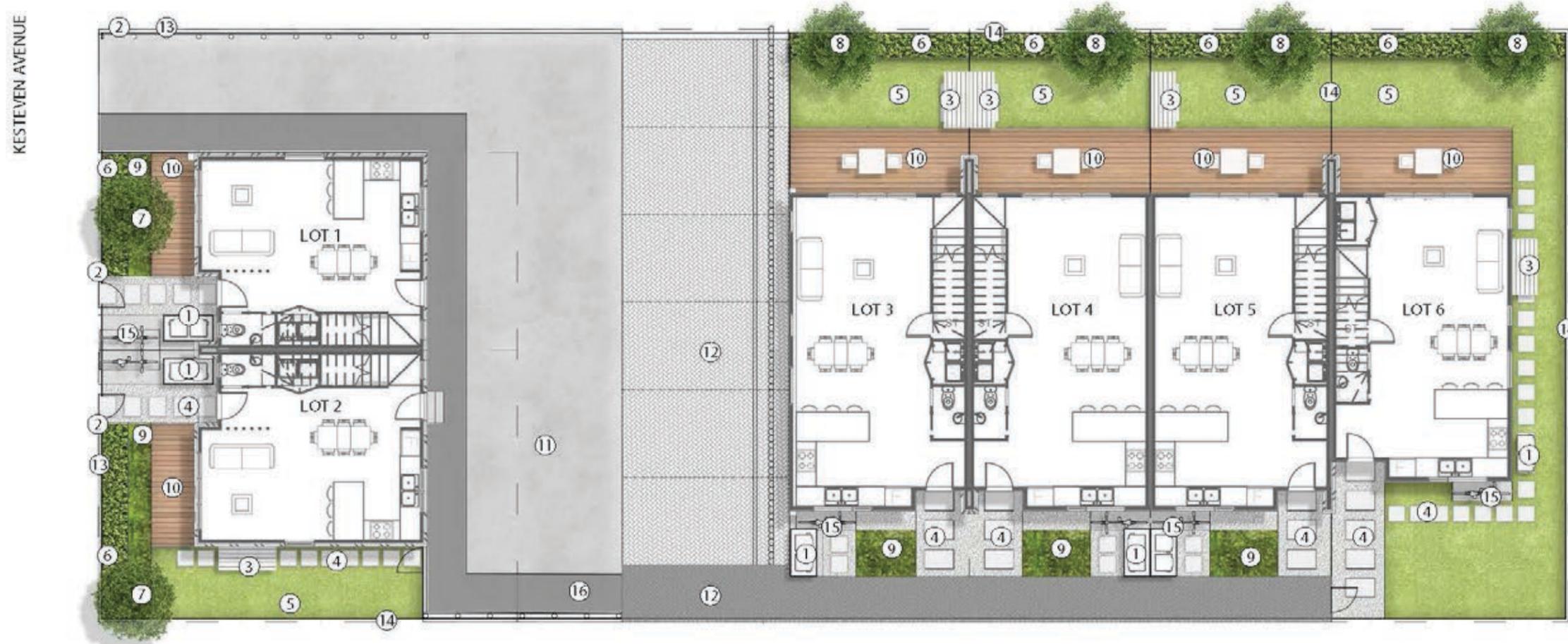


# SUBDIVISION PLAN



	Unit Size m <sup>2</sup>	Land Size m <sup>2</sup>
UNIT ONE	89.2	89
UNIT TWO	89.2	106
UNIT THREE	109	108
UNIT FOUR	109	104
UNIT FIVE	109	92
UNIT SIX	99	131

# LANDSCAPE PLAN



# THE DESIGN

This thoughtfully planned development at 9 Kesteven Avenue, Glendowie comprises six architecturally designed homes, each offering a refined balance of space, comfort and functionality. Designed with modern living in mind, every residence features a consistent and highly practical layout ideal for families, professionals and investors alike.

Each home offers three well-proportioned bedrooms and 2.5 bathrooms, with the ground floor centered around open-plan living. The kitchen, dining and living areas are designed to connect seamlessly, opening via glass sliding doors to a private landscaped garden and timber deck – creating an effortless indoor-outdoor flow for entertaining or everyday living. A convenient guest bathroom on this level adds flexibility for visitors.

Upstairs, the second floor is dedicated to rest and retreat. Three bedrooms are thoughtfully positioned, including a generous master bedroom with its own ensuite. A family bathroom services the remaining bedrooms, ensuring comfort and ease for daily routines.

All homes include allocated off-street car parking and have been carefully configured to maximise space, light and privacy. With smart layouts and considered design throughout, this development delivers contemporary living in a sought-after eastern Auckland location.





# FLOOR PLANS & LAYOUT



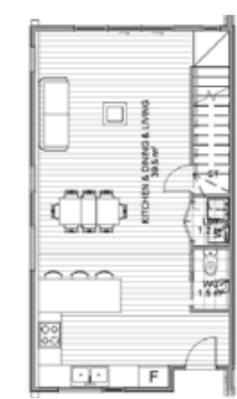
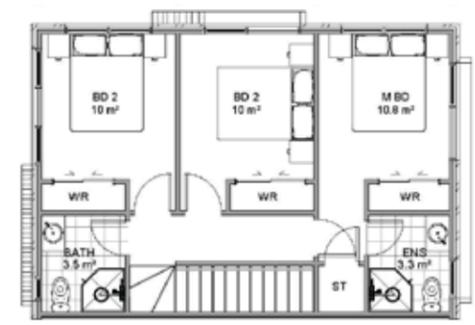
All images are artist's impression only

## UNITS ONE & TWO

-  3 | BED
-  2.5 | BATH
-  1 | CARPARK

## UNIT THREE, FOUR & FIVE

-  3 | BED
-  2.5 | BATH
-  1 | CARPARK

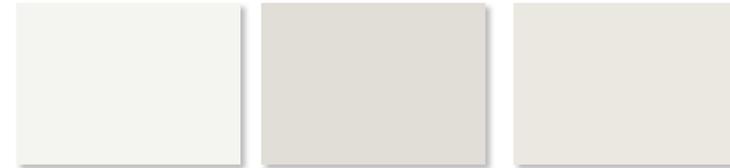




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# COLOUR SCHEME

## PAINT



Resene - Quarter Black, White Pointer & Quarter White Pointer

## TILES



Floors - 600x600mm | Splashbacks - Mosaic

## FLOORING



Harrisons Flooring - Carpet & Vinyl Plank

## UNIT SIX



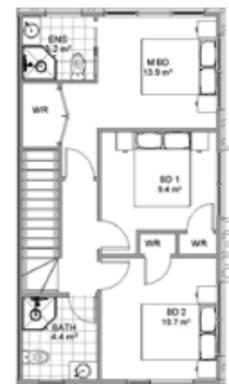
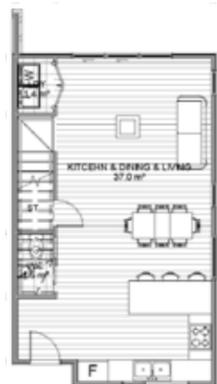
3 | BED



2.5 | BATH



1 | CARPARK



# FINISHES

At Eden Group, we believe that exceptional design lies in the details. Our homes are crafted with high-quality materials and premium finishes, ensuring a seamless blend of style, durability, and functionality. From the ground up, every element is thoughtfully considered to provide a home that is both visually striking and built to last.

Inside, the interiors are defined by a meticulous level of craftsmanship. Winstone Wallboard internal linings are finished to a Level 4 standard, complemented by timber skirting and architraves.

Soft white flush LED downlights create a warm, considered lighting scheme, paired with refined Vynco switchgear throughout. Security and convenience are seamlessly integrated, with a Yale electric front door lock and Elite control house alarm system providing peace of mind.

A harmonious palette of soft whites and neutral tones enhances the sense of space and light across walls, ceilings and doors. Flooring selections feature a refined mix of vinyl plank, carpet, and tiles, striking the perfect balance between practicality and style.

With every detail meticulously chosen, our finishes reflect the Eden Group commitment to quality, ensuring your home is not just a place to live, but a sanctuary to enjoy for years to come.





# BUILDING SPECIFICATIONS

<b>Foundations</b>	Concrete slab.
<b>Walls</b>	Timber framing as per NZ3604.
<b>Roof</b>	Colorsteel roofing - Colorsteel selected range.
<b>Cladding</b>	Jame Hardie Linea weatherboard, brick and feature cedar.
<b>Joinery</b>	Aluminium double glazed joinery.
<b>Fascia &amp; Gutter</b>	Continuous Colorsteel fascia, gutters & spouting.
<b>Soffits</b>	James Hardies 4.5mm.
<b>Garage door</b>	Colorsteel sectional garage doors - Colorsteel selected range.
<b>Deck</b>	Timber pine decks.
<b>Landscaping</b>	Architecturally designed soft landscaping.



Exterior cladding colour scheme

## EXTERIOR CLADDING

The exterior palette combines durability, performance and visual appeal through a refined mix of premium materials. James Hardie Linea™ Weatherboard delivers strength, low maintenance and design flexibility suited to New Zealand's demanding climate. Midland Brick clay brick adds timeless character, thermal performance and long-lasting colour from natural materials. Completing the composition, JSC Alaskan Yellow Cedar introduces warmth and texture, offering natural durability and excellent resistance to the elements. Together, these materials create a façade that is both resilient and architecturally refined.



COLORSTEEL® Roofing is designed, tested and trusted to be a durable and low-maintenance option even in changeable weather. New Zealand's weather throws a lot at the nation's roofing with snow, rain, hail, and wind along with the baking sun in the summertime. Getting a roofing material that can stand up to these conditions is essential to the longevity of your building.



# INTERIOR SPECIFICATIONS & CHATTELS

<b>Internal walls</b>	Winstone wallboard internal linings with level 4 square stopping finish. Timber skirting & architraves.
<b>Internal hardware</b>	Brushed chrome lever door handles, door stops & hinges.
<b>House alarm</b>	Elite control house alarm.
<b>Smoke alarms</b>	Type 1 battery operated smoke detectors.
<b>Mechanical ventilation</b>	Simex Hyper 150 mechanical ventilation.
<b>Heatpumps</b>	Gree Hyper+ AI high wall heat pumps
<b>Heated towel rail</b>	Gold Air ladder heater towel rails.
<b>Water Cylinder</b>	Rheem electric HWC 180L.
<b>Tapware &amp; Mixers</b>	Kohler Pull kitchen polished chrome mixer. Phoenix industries variety polished chrome taps. Phoenix industries variety polished chrome shower mixers.
<b>Bathroom</b>	Phoenix industries polished chrome towel ring & toilet roll holder. Kohler toilet pan and concealed cistern. Raymor wall hung vanity. Adesso acrylic shower polished chrome enclosure.
<b>Kitchen</b>	Professionally designed kitchens with engineered stone bench tops & subway tiled splashbacks.
<b>Appliances</b>	Bosch series 4 appliances (dishwasher, cooktop, waste disposal, rangehood & oven).
<b>Flooring finishes</b>	Nouveau vinyl plank, carpet and tiles.

## Why choose Vinyl plank flooring?

Vinyl plank flooring is strong but soft and warm underfoot, with insulating properties to maintain a comfortable temperature in all seasons. It is also resilient, reducing sound for a quieter home environment. Vinyl plank flooring is flexible, featuring a water resistant surface and easy to clean, making it the perfect choice for high spill zones like kitchens and dining areas.



- Hyper+ AI air conditioners incorporate Gree's G10 inverter along with the new G-AI, high speed, DSP computer chip for precise inverter control and system learning. This ensures greater control which leads to greater efficiency.
- High density filters oxidise and degrade organic contaminants eliminating bacteria, viruses and unpleasant smells. iFeel remote controller delivers customised comfort.



## Why choose Bosch? Quality comes from experience.

All Bosch products are manufactured to highest possible standards, using only premium quality materials. We undertake quality and endurance tests for our products under continuous usage conditioning. Not a single appliance leaves our factory until it has been proven to meet our high standards.





## GET IN TOUCH

Ready to take the next step toward securing your home or investment property at 9 Kesteven Avenue? Our team are here to provide you with all the information you need, answer any questions, and guide you through the purchasing process.

Get in touch with James to schedule an appointment and make 9 Kesteven Avenue your new address.



JAMES PILBRO | DIRECTOR



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