

EDEN

GROUP



Auckland

12 - 14 TAUPO STREET,
GREEN BAY

9 Architecturally Designed Homes

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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 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





All images are artist's impression only

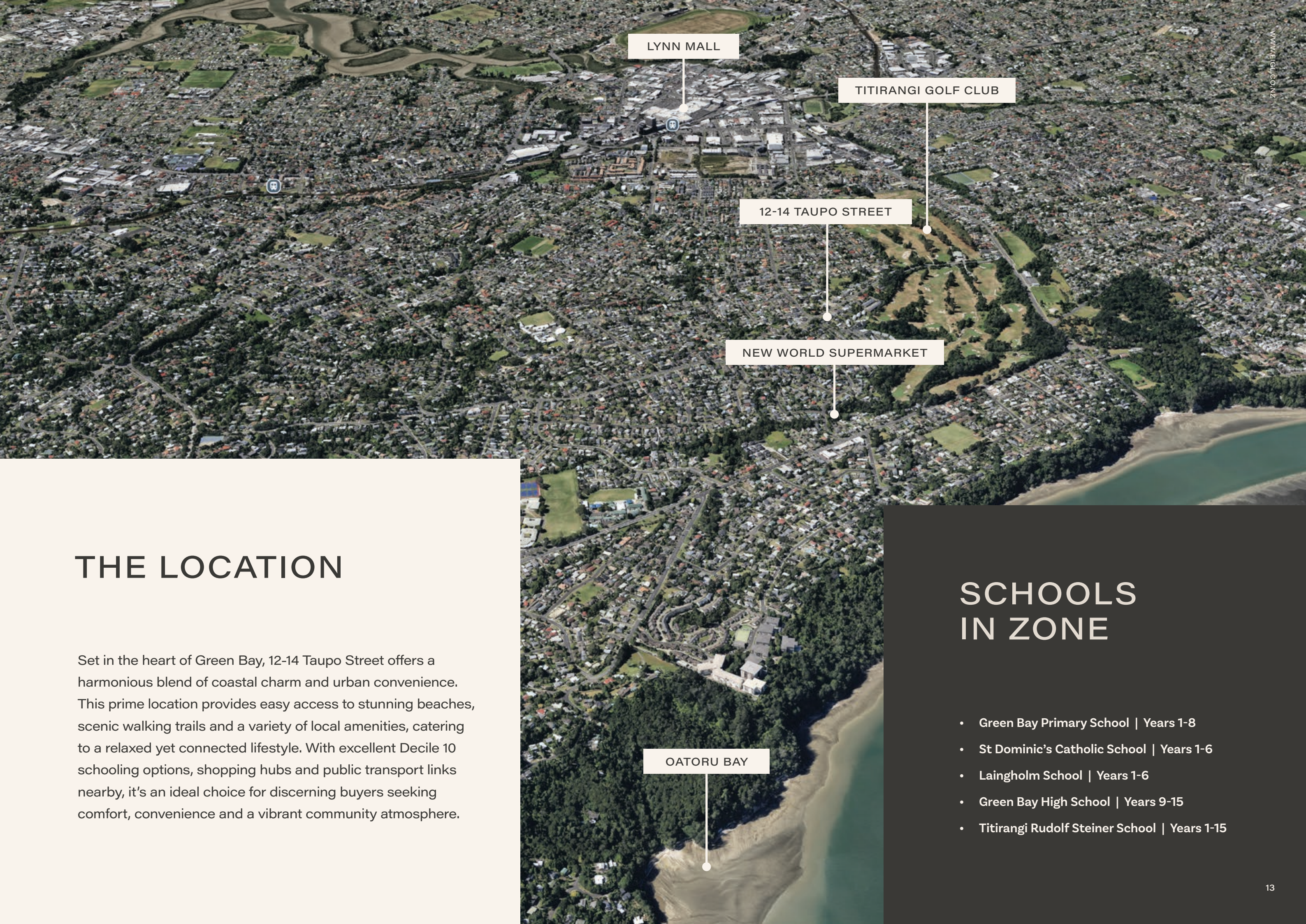
12 - 14 TAUPO STREET

Welcome to 12-14 Taupo Street, Green Bay, Auckland – a boutique collection of nine architecturally designed homes that offer the perfect fusion of modern style, space and convenience. Set in a sought-after coastal location, this development provides easy access to excellent schooling, vibrant shopping hubs and scenic outdoor spaces, ensuring a lifestyle that balances relaxation with connectivity.

Each thoughtfully crafted home features four-five spacious bedrooms, high-quality finishes and functional layouts designed for contemporary living. With a range of floorplans available, including options with up to 4.5 bathrooms and internal-access garages, these homes cater to families, professionals and investors seeking a premium living experience.

Enjoy the best of Green Bay's community charm, where everyday essentials, recreational amenities and major transport routes are all within easy reach. 12-14 Taupo Street isn't just a place to live – it's a place to thrive.





THE LOCATION

Set in the heart of Green Bay, 12-14 Taupo Street offers a harmonious blend of coastal charm and urban convenience. This prime location provides easy access to stunning beaches, scenic walking trails and a variety of local amenities, catering to a relaxed yet connected lifestyle. With excellent Decile 10 schooling options, shopping hubs and public transport links nearby, it's an ideal choice for discerning buyers seeking comfort, convenience and a vibrant community atmosphere.

SCHOOLS IN ZONE

- Green Bay Primary School | Years 1-8
- St Dominic's Catholic School | Years 1-6
- Laingholm School | Years 1-6
- Green Bay High School | Years 9-15
- Titirangi Rudolf Steiner School | Years 1-15





WHAT'S NEARBY?

SUPERMARKETS AND RETAIL SHOPPING

Grocery shopping is convenient with Countdown LynnMall, New World Green Bay, and Pak'nSave New Lynn just a short drive away. LynnMall Shopping Centre, located nearby, offers a diverse range of retail stores, specialty shops, and dining options, providing everything you need in one place.

MEDICAL CARE AND HEALTHCARE SERVICES

Green Bay Medical Centre and Titirangi Medical Centre provide accessible healthcare services for families and individuals. Several nearby pharmacies, including those at LynnMall and Green Bay, ensure quick access to prescriptions and professional health advice.

RECREATION AND AMENITIES

Residents can enjoy the natural beauty of Green Bay Beach, Craigavon Park, and the scenic walking tracks of the Waitākere Ranges. The area also features local cafés, eateries, and community spaces, offering a relaxed and welcoming environment.

1. New World Supermarket - 600m
2. La Rosa Garden Reserve- 700m
3. Z Service Station - 800m
4. Titirangi Golf Club - 850m
5. Green Bay Medical Centre - 1km
6. Green Bay Beach - 1.7km
7. Bunnings Warehouse - 2.5km
8. Lynn Mall - 3.2km
9. West City Waitakere - 8.6km (out of view)
10. Northwestern Motorway - 12.3km (out of view)



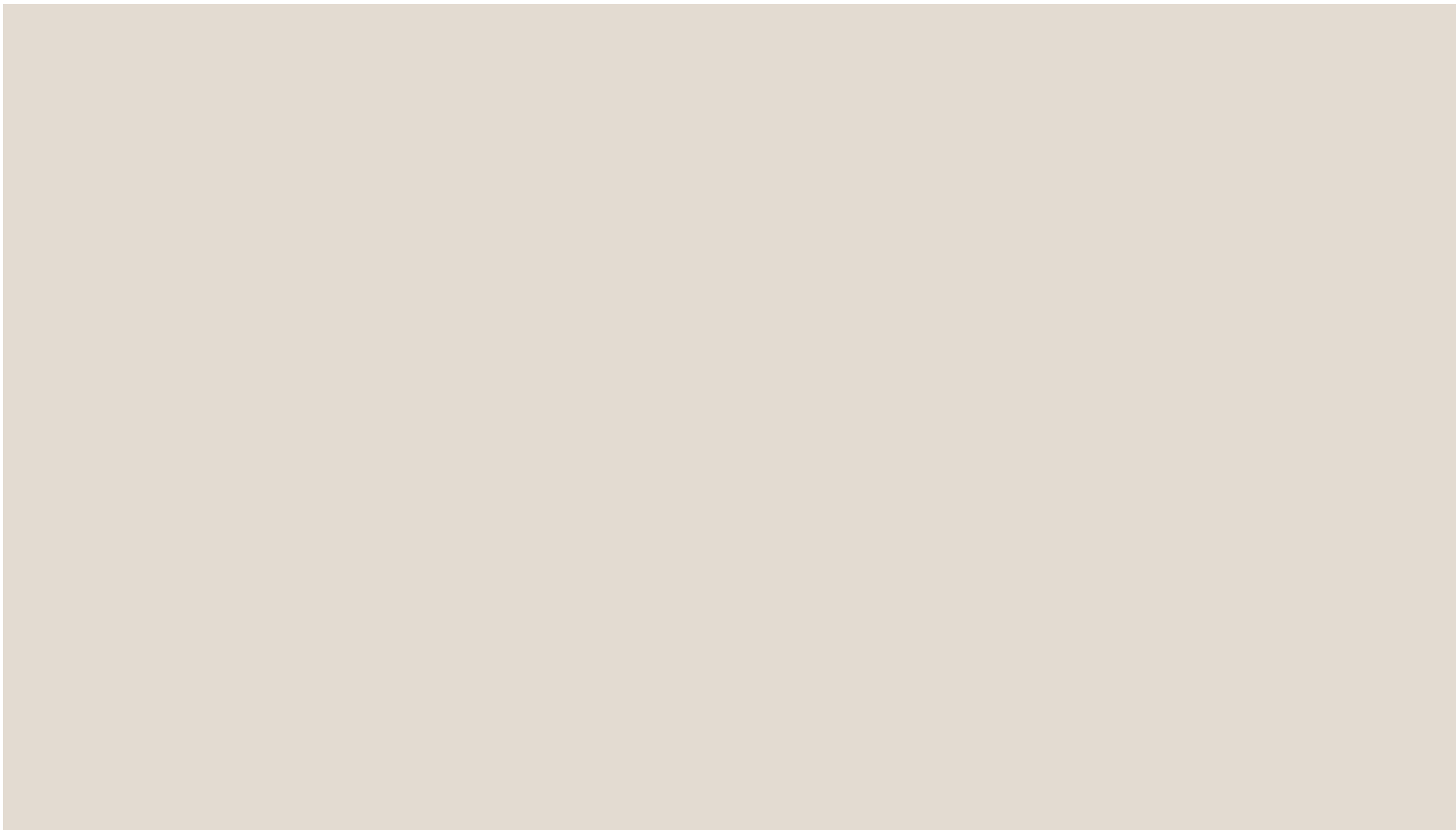


SUBDIVISION PLAN

	Unit Size m ²	Land Size m ²
UNIT ONE	142	145
UNIT TWO	154	147
UNIT THREE	171	152
UNIT FOUR	171	165
UNIT FIVE	171	168
UNIT SIX	171	131
UNIT SEVEN	170	282
UNIT EIGHT	170	181
UNIT NINE	146	182



LANDSCAPE PLAN



THE DESIGN

This exclusive development at 12-14 Taupo Street offers nine architecturally designed homes, each combining style, functionality and modern living.

Unit 1 is a spacious 5-bedroom home with an open-plan kitchen, living and dining area leading to a timber deck and outdoor space. The master bedroom with ensuite is on the ground floor, along with a laundry and off-street car park. Upstairs, four additional bedrooms share a family bathroom.

Unit 2 is a 4-bedroom, 3-bathroom home with an internal access garage. The ground floor features open-plan living, dining and kitchen, with a timber deck and outdoor space. Upstairs, the master suite has a walk-in wardrobe and ensuite, plus two additional bedrooms, a family bathroom and a spacious landing for a second living or reading nook.

Units 3, 4, 5 and 6 are 4-bedroom, 3-bathroom homes with internal access garages. The ground floor has the master bedroom with ensuite and open-plan kitchen, living and dining areas opening to a timber deck. Upstairs, three bedrooms, including one with an ensuite, a family bathroom and a landing for a study or second living area, complete the layout.

Units 7 & 8 offer 4 bedrooms and 4.5 bathrooms, with internal access garages and a ground-floor bedroom with ensuite. The open-plan living area opens to a timber deck. Upstairs, three bedrooms (two with ensuites), a family bathroom, extra storage, and a versatile landing space are featured, with a separate guest toilet on the ground floor.

Unit 9 is a 4-bedroom, 3.5-bathroom home with a ground-floor bedroom, ensuite, and walk-in wardrobe. The open-plan living area extends to a timber deck. Upstairs, three bedrooms (one with ensuite and walk-in wardrobe), a family bathroom, and a spacious landing offer additional living space. This home also features a carport for added convenience.

Each home is designed with high-quality finishes and smart layouts tailored for modern lifestyles, offering the perfect balance of style and convenience in the vibrant Green Bay community.





FLOOR PLANS & LAYOUT

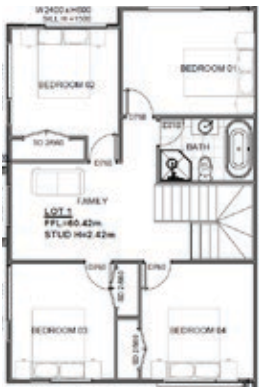


UNIT ONE

5 | BED 2 | BATH

UNIT TWO

4 | BED 3 | BATH GARAGE





UNITS THREE & FOUR



4 | BED + STUDY



3 | BATH



GARAGE

UNITS FIVE & SIX



4 | BED + STUDY



3 | BATH



GARAGE





All images are artist's impression only

UNITS SEVEN & EIGHT



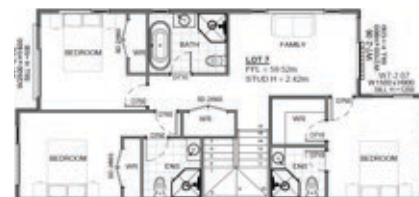
4 | BED



4.5 | BATH



GARAGE



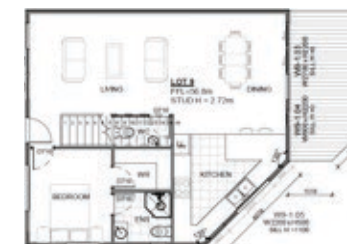
UNIT NINE



4 | BED



3.5 | BATH





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.

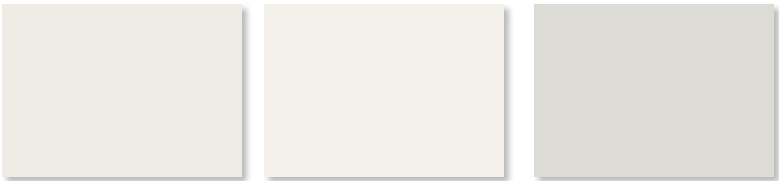
Inside, the interiors are defined by a meticulous level of craftsmanship. Winstone Wallboard internal linings are finished to a Level 4 standard, complemented by timber skirting and architraves. The lighting scheme features soft white flush LED downlights and Vynco switchgear. Security and convenience are paramount, with a Yale electric front door lock and an Elite control house alarm system ensuring peace of mind.

Throughout the home, a harmonious colour palette from the Dulux White and Neutral range enhances the sense of space and light across walls, ceilings, and doors. Flooring selections include a refined mix of Nouveau vinyl plank, carpet and tiles, ensuring a perfect balance of practicality and style.

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

COLOUR SCHEME

PAINT



Dulux - Cardrona, Cardrona Half, Lyttelton Quarter

TILES



Floors - 600x600mm | Splashbacks - subway

FLOORING



A mixture of carpet & vinyl plank



BUILDING SPECIFICATIONS

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



Made to withstand our harsh and unpredictable climate, Linea™ Weatherboard is both tough and beautiful. The superior durability, low maintenance and design flexibility set this product apart from its weatherboard alternatives.



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

Internal walls	Winstone wallboard internal linings with level 4 square stopping finish. Timber skirting & architraves.
Internal hardware	Brushed chrome lever door handles, door stops & hinges.
House alarm	Elite control house alarm.
Smoke alarms	Type 1 battery operated smoke detectors.
Mechanical ventilation	Simex Hyper 150 mechanical ventilation.
Heatpumps	Gree Hyper+ AI high wall heat pumps
Heated towel rail	Gold Air ladder heater towel rails.
Water Cylinder	Rheem electric HWC 180L.
Tapware & Mixers	Kohler Pull kitchen polished chrome mixer. Phoenix industries variety polished chrome taps. Phoenix industries variety polished chrome shower mixers.
Bathroom	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.
Kitchen	Professionally designed kitchens with engineered stone bench tops & subway tiled splashbacks.
Appliances	Bosch series 4 appliances (dishwasher, cooktop, waste disposal, rangehood & oven).
Flooring finishes	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 Taupo Street? 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 Taupo Street your new address.



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