

CHRISTCHURCH

9 Frankleigh Street, Somerfield



A fresh take on your new home

WWW.CITRUSLIVING.CO.NZ

**CITRUS
LIVING**



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An introduction to Citrus Living — our values, team, and experience in delivering high-quality residential developments across New Zealand, showcasing our proven track record.

THE DEVELOPMENT



A Smart Investment in Christchurch's Future

Welcome to 9 Frankleigh Street – a boutique development in Somerfield offering eight quality freehold homes. Thoughtfully designed for modern, low-maintenance living, these homes are ideal for first-home buyers, downsizers, and smart investors.

Key Features

- ✓ Mix of Two-Bedroom Townhouses & Standalone Homes
- ✓ Architecturally Designed Layouts Across Two Blocks
- ✓ Contemporary Kitchens with Open-Plan Living & Dining
- ✓ Private Outdoor Courtyards with Native Planting
- ✓ Each Home Includes a Dedicated Carpark
- ✓ Quality Fixtures, Fittings & Natural Light Throughout

Why Choose 9 Frankleigh Street?

- ✓ Freehold Homes in a Popular, Established Suburb
- ✓ Strong Rental Demand in a Well-Connected Location
- ✓ Developed & Built by Experienced NZ Professionals

Estimated Completion: Q2 2026

Secure your place at 9 Frankleigh Street and be part of a quality new development in the heart of Christchurch.

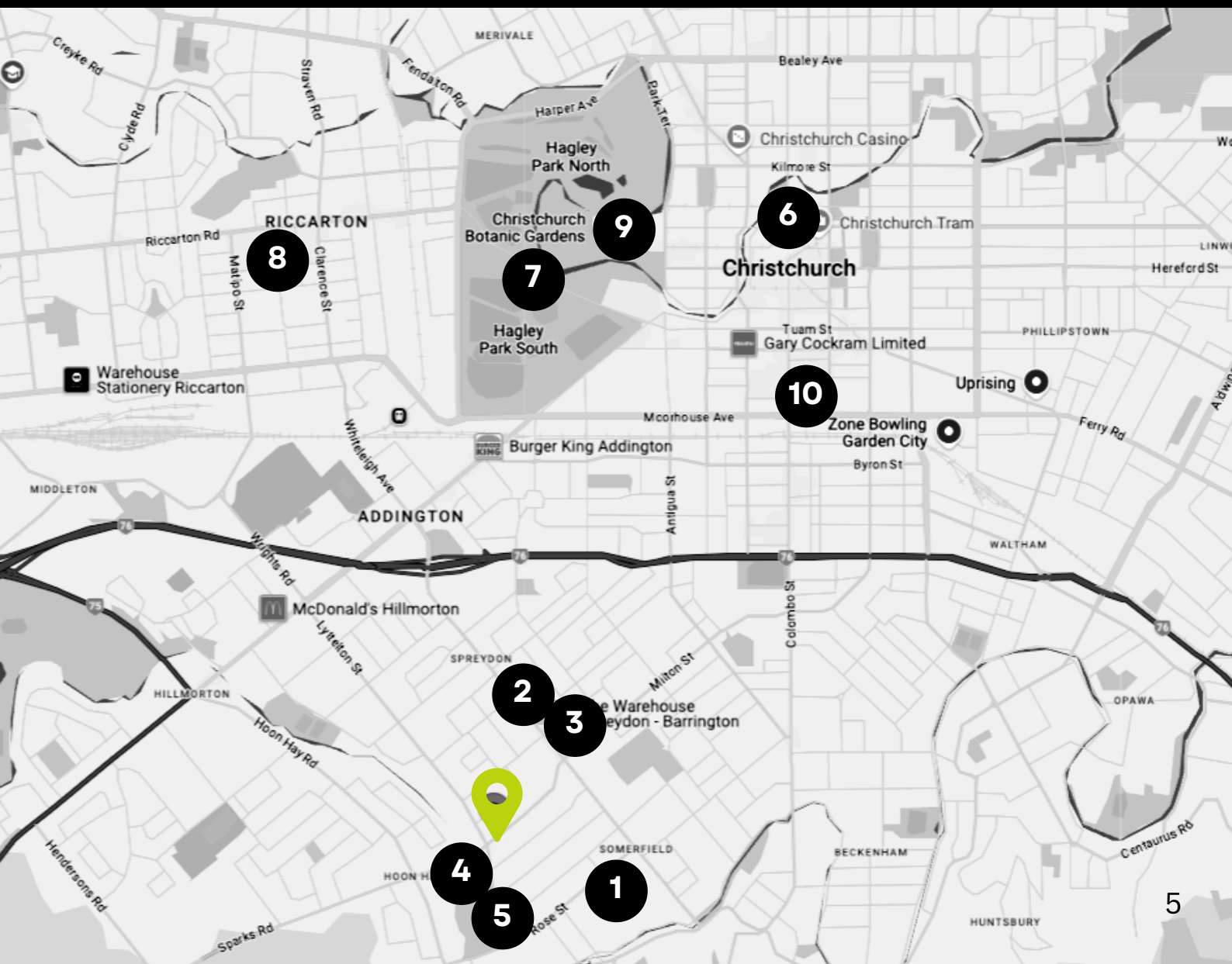
LOCATION

Nestled in the well-established suburb of Somerfield, 9 Frankleigh Street offers a vibrant mix of convenience and lifestyle. Residents enjoy close proximity to popular schools, leafy parks, local cafes, and easy public transport options — all just a short drive from Christchurch's CBD.

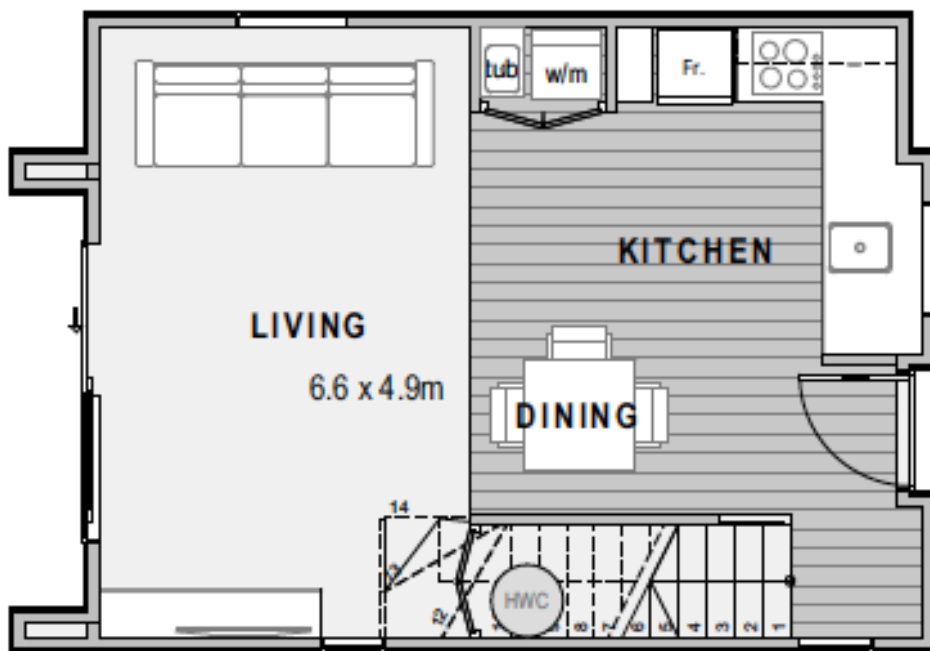
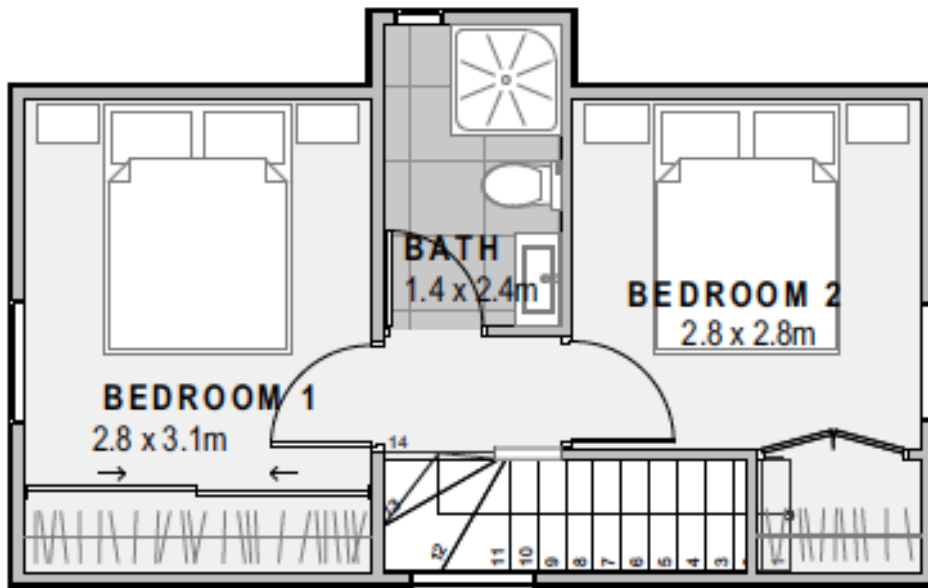
A sought-after area for families and professionals alike, Somerfield blends urban accessibility with a strong community feel.

WHATS NEARBY?

- | | | | |
|----|---------------------------------|-----|-------------------------|
| 1. | Cashmere High School | 6. | Christchurch CBD |
| 2. | Barrington Park | 7. | Hagley Park |
| 3. | Barrington Mall | 8. | Riccarton Mall |
| 4. | Pioneer Recreation Sport Centre | 9. | Botanic Gardens |
| 5. | Centennial Park | 10. | Pak & Save & Woolworths |



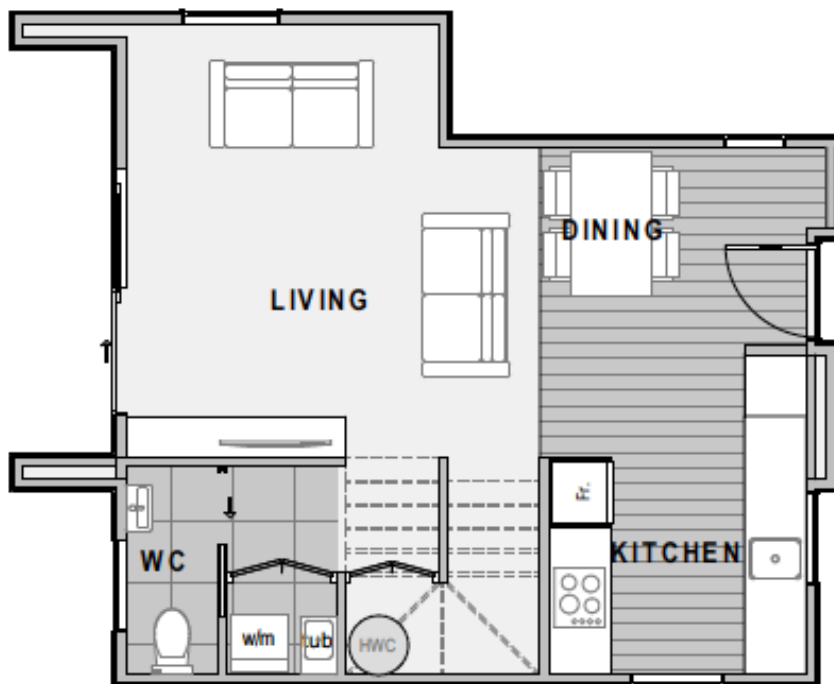
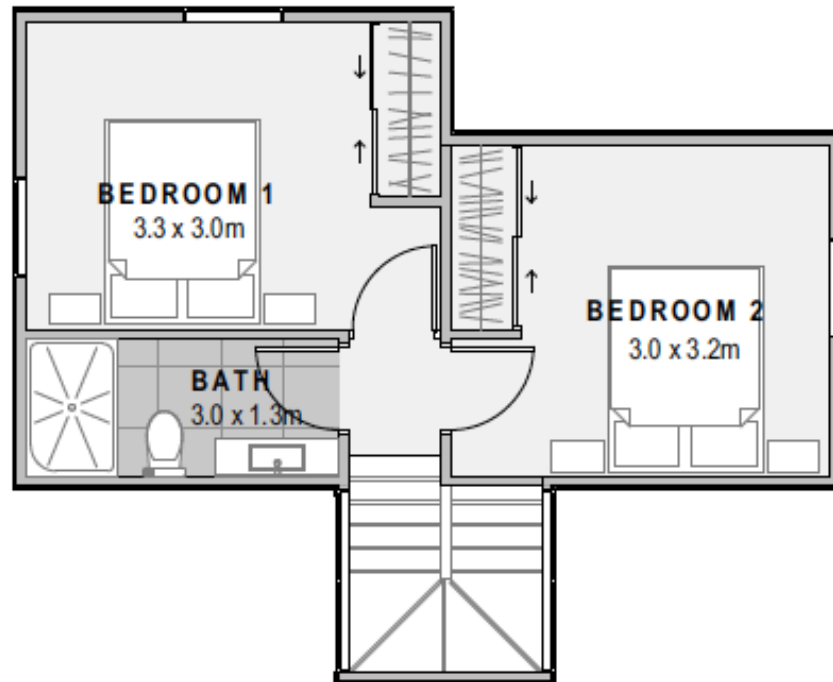
FLOOR PLANS



TYPE 1

UNIT 1

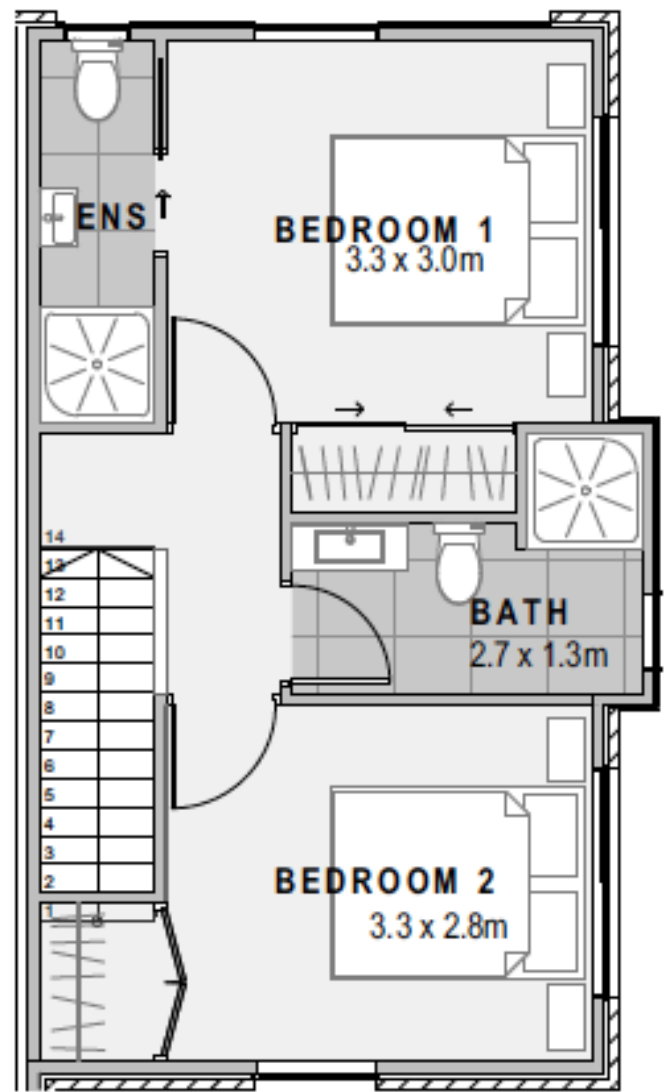
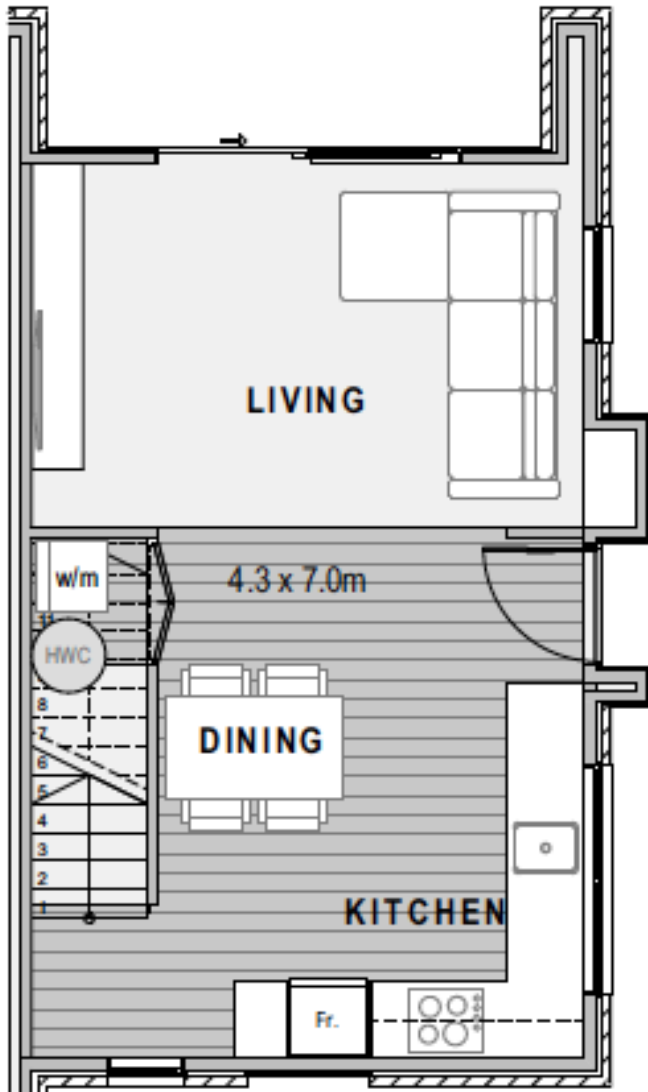
FLOOR PLANS



TYPE 2

UNIT 2

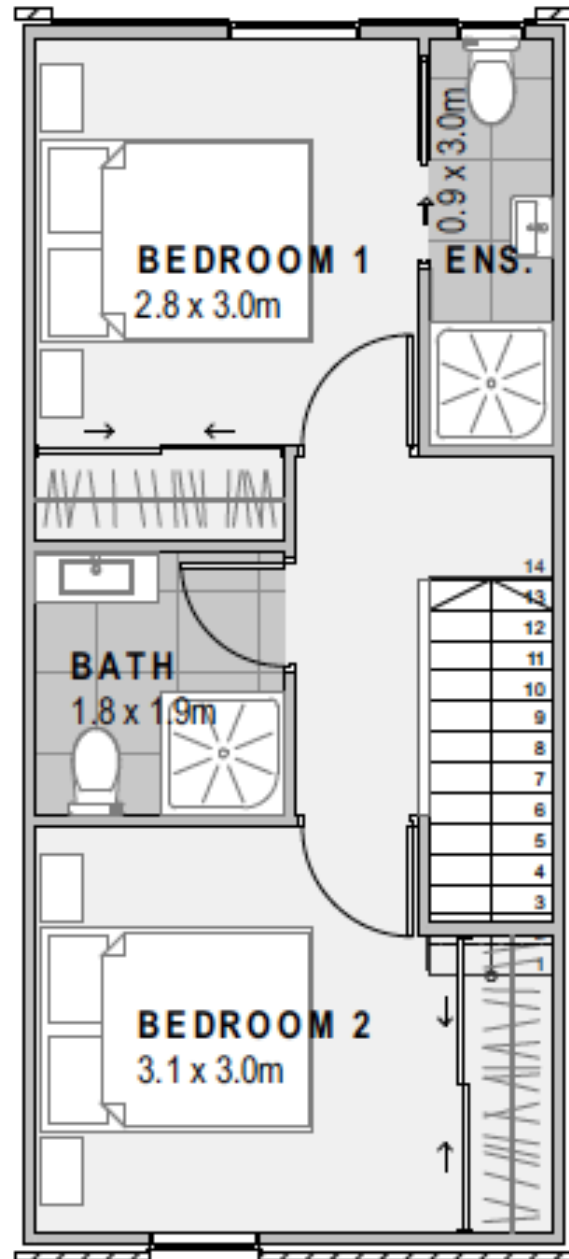
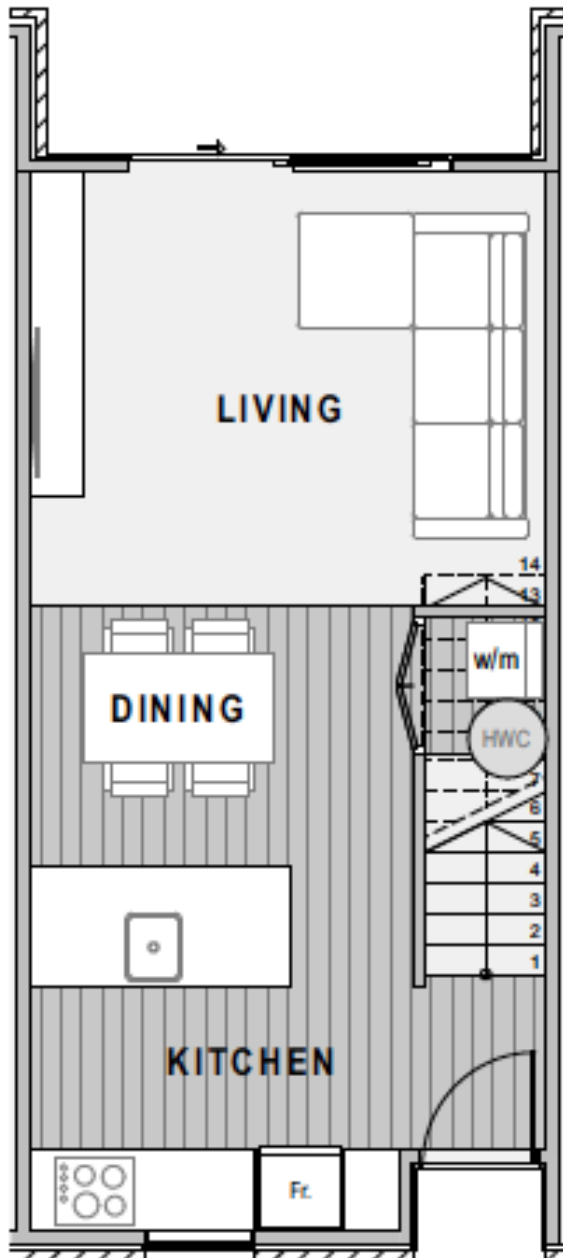
FLOOR PLANS



TYPE 3

UNIT 3

FLOOR PLANS



TYPE 4

UNIT 4
UNIT 5

UNIT 6
UNIT 7

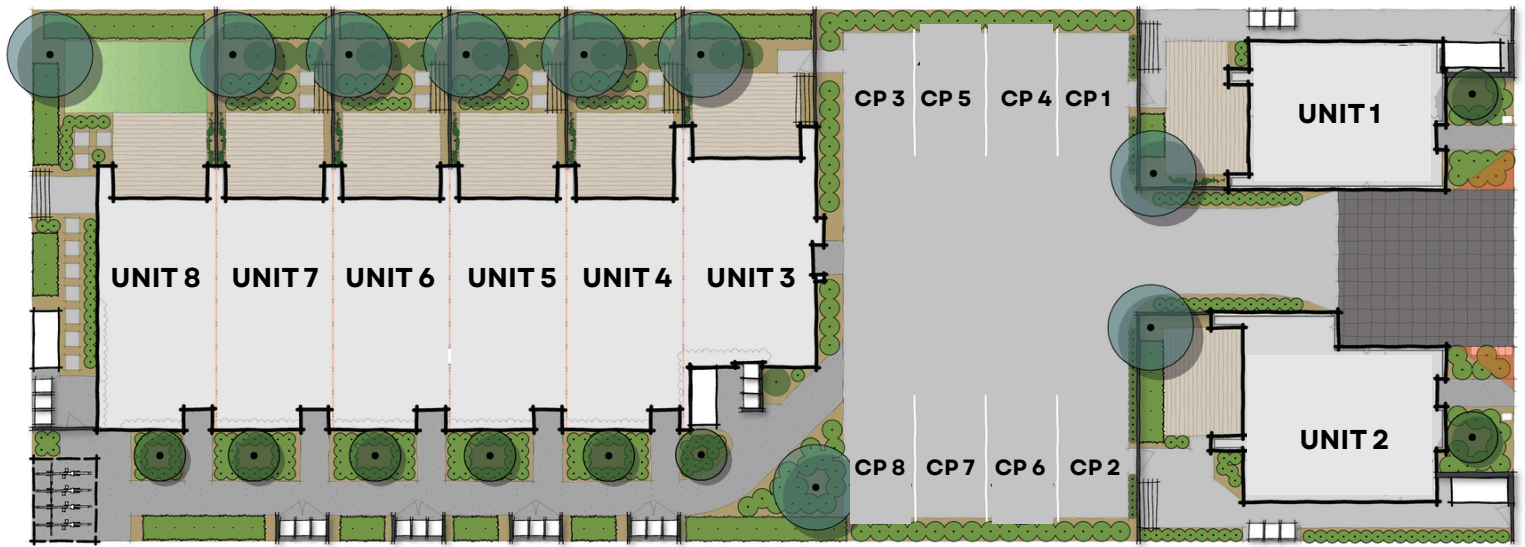
UNIT 8

PROJECT OVERVIEW

UNIT #	BED	BATH	PARK	LAND AREA	FLOOR AREA	RENT	RA FEE*	ASKING PRICE
Unit 1	2	1	1	93m2	67m2	\$580/wk	\$1,950/PA	\$589,000
Unit 2	2	1.5	1	116m2	80m2	\$580/wk	\$2,143/PA	\$599,000
Unit 3	2	2	1	104m2	77m2	\$580/wk	\$2,097/PA	\$579,000
Unit 4	2	2	1	76m2	71m2	\$580/wk	\$2,024/PA	\$569,000
Unit 5	2	2	1	76m2	71m2	\$580/wk	\$2,012/PA	\$569,000
Unit 6	2	2	1	76m2	71m2	\$580/wk	\$2,014/PA	\$569,000
Unit 7	2	2	1	76m2	71m2	\$580/wk	\$2,013/PA	\$569,000
Unit 8	2	2	1	112m2	73m2	\$580/wk	\$2,037/PA	\$579,000

Floor areas are approximate and based on architectural plans at the time of marketing. Final measurements may vary upon completion.

SITE MAP



*WHAT IS A RESIDENTS ASSOCIATION (RA) AND WHAT DOES THE FEE COVER?

To help protect the long-term value of your home and maintain the overall quality of the neighbourhood, this development includes a Residents' Association.

The Association takes care of shared spaces, ensures consistent upkeep across the community, and helps uphold design and maintenance standards. This creates a well-presented, cohesive environment that benefits all residents and protects your investment.

It also provides access to group building insurance, which is typically more cost-effective than arranging cover individually – with premiums shared across all units rather than paid on your own.

Altogether, it offers peace of mind, lower ongoing costs, and a neighbourhood that continues to feel well-managed and cared for.

The fee covers:

- **Grounds Maintenance** - Gardening and annual pathway + building wash down
- **Administration / Secretarial Fee** - Management of the Residents Association
- **Repairs & Maintenance** - Common Areas
- **Building Insurance** - Not including contents.
- **Long Term Maintenance Fund** - Ensures future repairs and upkeep are planned and covered

Unlike most developers, Citrus Living sets up a Residents Association as an incorporated society instead of using covenants on the title – ensuring better long-term protection and management for your investment..

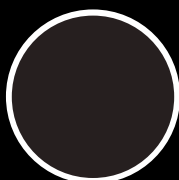
COLOUR SPECIFICATIONS

EXTERIOR COLOURS



WEATHERBOARD

Supplier | James Hardie
Type | Vertical
Colour | Black



ROOF, DOWNPIPES, GUTTERS, JOINERY

Supplier | Colorsteel
Colour | Flaxpod



BRICK

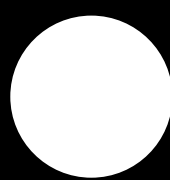
Supplier | Viblock
Range | Dart
Colour | Natural

INTERIOR COLOURS



BATHROOM TILES

Selected porcelain tiles



INTERNAL WALLS, KITCHEN JOINERY & BENCHTOPS

Colour | White

SPECIFICATIONS

All Citrus Living homes come with two specification options to suit your lifestyle and budget:

- ✓ **Citrus Base** – our standard, high-quality specification included in the purchase price.
- ✓ **Citrus Premium** – an elevated upgrade package available for just an additional **\$20,000**, featuring a range of enhancements including a self-cleaning oven, induction cooktop, double dishdrawer, upgraded tapware, and much more.

You can also choose from a range of **optional appliances**—including a **Fisher & Paykel fridge, washer/dryer, microwave, and EV charger**—all professionally installed before settlement, so everything's ready for move in day.

Full specification books for both options can be viewed:

[HERE](#) – For Citrus Base

[HERE](#) – For Citrus Premium

DISCLAIMER

The outline specification is to be read in conjunction with the attached drawings. The outline specification is based on information available at the date of the specification and may be amended or refined throughout the design of the project and plans.



WARRANTIES & PEACE OF MIND

Every new Citrus Living home includes:

- ✓ A **1-year defects period**
- ✓ A **10-year structural warranty**
- ✓ A **10-year implied warranty** under the New Zealand Building Act

We use trusted New Zealand brands like **Fisher & Paykel**, and select safe, proven materials such as **brick veneer, aerated concrete panels, and timber weatherboards**. Our suppliers also back their products with strong warranties — for example, up to **30 years on roofing** and **15 years on Loxo Cladding**.

WHY WE'RE NOT MASTER BUILDERS

We were Registered Master Builders for around five years, but found the additional cost (around \$750 per contract) was rarely taken up by purchasers. While it's a great product, it's not ideal for self-build developers like us.

Instead, we offer stronger financial security:

- ✓ No progress payments
- ✓ Just a **10% deposit**, held securely in **our solicitor's trust account** until
- ✓ settlement
- ✓ If the home isn't completed, your deposit is fully refundable — protecting you from builder default

POST-SETTLEMENT SUPPORT

We'll fix any issues (excluding general wear and tear) during the 1-year defect period. After that, we're here to assist with any supplier warranty claims. On completion, you'll receive a full digital warranty pack (and hardcopy if requested), with clear guidance through every step.



All Citrus Living homes are fully Healthy Homes compliant — ensuring warm, dry, and energy-efficient living. We meet all government standards for heating, insulation, ventilation, moisture, and draught control, so you and your tenants can enjoy a safe, healthy environment year-round.

WHO IS CITRUS LIVING

Delivering Quality, Affordable Homes for New Zealanders

Citrus Living was founded by industry-qualified professionals including an engineer, architect, and builder — with a shared vision to improve access to affordable housing across New Zealand.

Despite rising land and construction costs, Citrus Living remains committed to delivering high-quality, cost-effective homes through:

- ✔ Standardised, efficient designs
- ✔ Economies of scale
- ✔ Streamlined operations with low overheads
- ✔ Value-engineered solutions without compromising quality

With a proven track record, Citrus Living has successfully delivered **over 500 residential units** in Christchurch alone, representing a combined market value of **over \$250 million**.

We continue to build communities that are modern, practical, and accessible — designed with both homeowners and investors in mind.

These properties are medium densified developments of terraced / townhouse homes comprising of 1 bedroom, 2 bedroom or 3 bedrooms, specifically catered to first homes buyers and property investors.



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DIRECTOR



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DEVELOPMENT
MANAGER



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NATIONAL SALES
MANAGER



ANTS SEFTON
PROJECT
MANAGER



ANNELYSE MALCOLM
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TESS BRADLEY
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ASSISTANT



ADE HULME
OFFICE
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OUR TRACK RECORD





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