

amaia
Of Takapuna

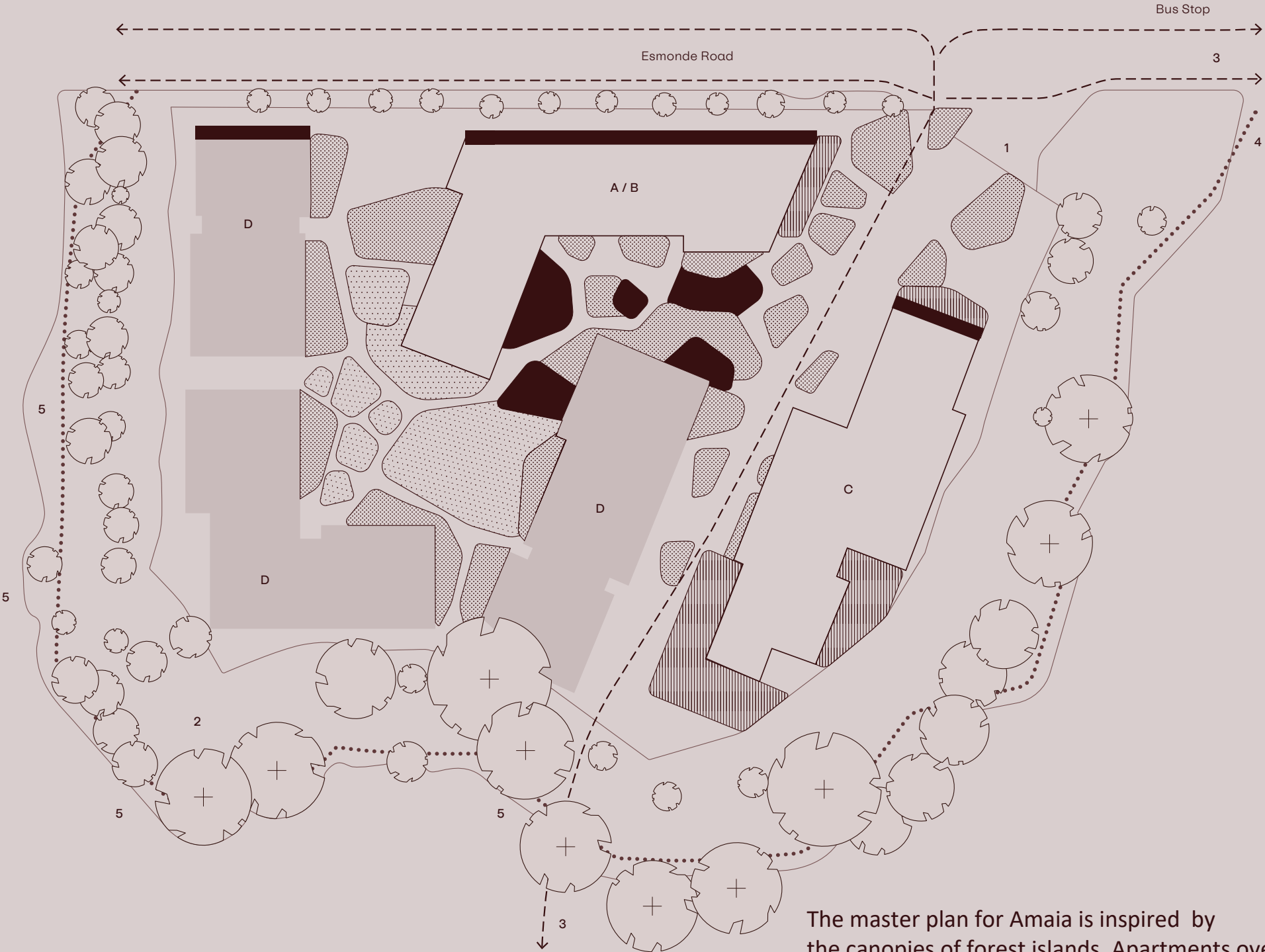
Information Pack



Masterplan

- A Residential
- B Facility
- C Managed Apartment
- D Planned

- 1 Main Entrance
- 2 Coastal Reserve
- 3 Cycle Link
- 4 Boardwalk
- 5 Viewing Deck
- + Established boundary trees



The master plan for Amaia is inspired by the canopies of forest islands. Apartments overlook the central civic plaza as the beating heart of the development, and the surrounding green spaces create connection to nature and the waterfront in a relaxed setting.



Out Door Areas

Left Amaia's civic plaza is a 21st century town square, with amenities like cafes, fitness centres, and seating areas.

Top The Amaia development includes a hotel that allows you to keep your visiting friends and family close.



Interior

Architecturally-designed, one, two, or three bedroom configurations with integrated balconies or winter gardens ensures there's an apartment for everyone, no matter what stage of life you're at.

Left

Natural timber floors and well-appointed materials harmonise with the built and natural environment surrounding Amaia.



Balconies &
Winter Gardens

Sheltered timber balconies and winter gardens help extend indoor living areas outdoors, creating a private urban oasis unique to every apartment.



Right Relax, unwind, sip coffee, and settle into a good book as the sun comes up in your own private winter garden.

Sunlit winter gardens help bring the outdoors indoors, giving Amaia's apartments a unique touch of luxury.

Well-considered
Interiors

Amaia’s well-considered bedrooms, kitchens, bathrooms, and living areas feature natural timber floors, and quality fixtures and fittings. Carefully curated materials and a contemporary approach to design has created warm, sun-filled apartments with spacious floor plans that empower residents to turn their houses into homes.

Right Entertain your friends, family and guests from the kitchen, the heart of your home.

Amaia’s kitchens feature a harmonious palette of finishes and materials to create a striking impression.





Previous

Well-considered interiors allow you to define your living space in your own terms.

Left & above

Amaia's bathrooms feature quality fixtures, fittings and curated material palettes.

Live, Work and Play
in One Place

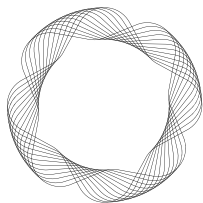
A gateway between city and coast, Amaia sits just north of the Harbour Bridge along Esmonde Road. Highly-connected, Amaia offers convenient access to State Highway 1 and the CBD, and is a stone's throw away from Takapuna and Auckland's picturesque east coast beaches.

Penthouse Living

With stunning vistas of Auckland City, the Waitemata Harbour, and Rangitoto Island, Amaia penthouses offer the best of city-edge living. Built to exacting specifications tailored for each resident, Amaia penthouses will feature luxurious materials and finishes, and expansive terraces from which to enjoy views of both the city and coast.

Right Enjoy breathtaking sunsets overlooking the water and Auckland's CBD from your very own private balcony.





Specifications

One & two bedroom apartments

Page 1 of 2

Living Areas

Floors

- Engineering timber flooring boards

Walls

- Painted plasterboard

Ceilings

- Painted plasterboard

Skirting

- Painted timber

Doors

- Entry – Painted solid core with selected door furniture in chrome

Windows / External Doors

- Double glazed aluminum windows and external doors

Lighting

- Recessed LED downlights
- Recessed LED downlights and recessed LED cove lighting on feature wall

Winter Garden & Balcony

Floor

- Timber composite decking

Ceiling

- Timber composite ceiling lining

Bedrooms

Floors

- 9mmthk NZ wool loop pile carpet

Walls

- Painted plasterboard

Ceilings

- Painted plasterboard

Skirting

- Painted timber

Doors

- Painted solid core with selected door furniture in chrome

Windows / External Doors

- Double glazed aluminum windows and external doors.

Lighting

- Recessed LED downlights

Kitchen

Sink

- Single under mounted stainless steel sink

Tapware

- Sink spout and mixer in chrome finish

Dishwasher

- Miele G4930 U CLST Dishwasher with CLST door

Cooktop

- Miele KM7201 FR 4 zone induction cooktop

Oven

- Miele H2265-1 B-60cm,76 l oven

Microwave

- Cavity Provide

Rangehood

- Miele DA2450-53cm built-in rangehood

Refrigerator

- Space provided only

Lighting

- Recessed LED down lights
- Recessed LED down lights under overhead cabinet

Floor

- Engineering timber floor board

Benchtops

- Full size porcelain tiles bench top

Splashback

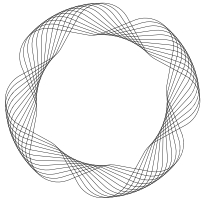
- Full size Porcelain tiles

Joinery

- Timber look laminate finish

Disclaimer

Details contained in this schedule are indicative and the Vendor reserves the right to change the materials listed in this schedule in accordance with the provisions of the Sale and Purchase Agreement and will use all reasonable endeavors to ensure that all replacement materials are of a value and quality as near as reasonably practicable to the specified materials.



Specifications

One & two bedroom apartments

Page 1 of 2

Laundry

Laundry

- Stainless steel laundry Tub

Laundry Mixer

- Hot & cold sink mixer
- Washing machine laundry taps

Washing Machine

- Space provided only

Dryer

- Space provided only

Walls

- Seratone panel classic range

Ceilings

- Painted plasterboard

Floor

- Porcelain tile

Skirting

- Porcelain tile skirting

Bathroom

Basin

- White porcelain basin

Basin Mixer

- Single level basin mixer in Chrome

Vanity Joinery

- Wall hung vanity unit with porcelain tiles top

Mirror

- Mirror with LED light

Shower

- Glass screen
- Shower tray
- Wall mounted rain shower head and hand shower head in chrome

Shower Mixer

- Wall mounted shower mixer in chrome

Toilet Suite

- Porcelain toilet suite

Toilet Roll Holder

- Wall mounted toilet roll holder

Towel Rail

- Heated towel rail

Lighting

- Recessed LED downlights

Walls

- Porcelain wall tiles

Floor

- Porcelain tile

Skirting

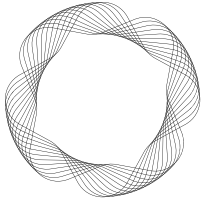
- Porcelain tile

Ceiling

- Painted plasterboard

Disclaimer

Details contained in this schedule are indicative and the Vendor reserves the right to change the materials listed in this schedule in accordance with the provisions of the Sale and Purchase Agreement and will use all reasonable endeavors to ensure that all replacement materials are of a value and quality as near as reasonably practicable to the specified materials.



Specifications

Three bedroom apartments
One & two bedroom apartments
upgrade option

Living Areas

Floors

- Engineering timber flooring boards

Walls

- Artistic textured paint
- Painted plasterboard

Ceilings

- Painted plasterboard

Skirting

- Painted timber

Doors

- Entry - Painted solid core with selected door furniture in Mannex Black powder coating

Windows / External Doors

- Double glazed aluminum windows and external doors

Lighting

- Recessed LED downlights

Winter Garden & Balcony

Floor

- Timber composite decking

Ceiling

- Timber composite ceiling lining

Bedrooms

Floors

- 12mmthk 100% NZ wool loop pile carpet

Walls

- Painted plasterboard

Ceilings

- Painted plasterboard

Skirting

- Painted timber

Doors

- Painted solid core with selected door furniture in Mannex Black powder coating

Windows / External Doors

- Double glazed aluminum windows and external doors

Lighting

- Recessed LED downlights

Kitchen

Sink

- Large single under mounted stainless steel sink in gold anodized finish

Tapware

- Sink spout and mixer in gold anodized finish

Dishwasher

- Miele G4263 SCVi Fully integrated dishwasher

Cooktop

- Miele KM7474FL - PowerFlex induction cooktop

Oven

- Miele H 2860 B-60cm, 76l oven

Microwave

- Cavity Provide

Rangehood

- Miele DA2390-extra-slim 90cm built-in rangehood

Refrigerator

- Space provided only

Waste disposal unit

- Waste disposal unit

Lighting

- Recessed LED down lights
- Recessed LED down lights under overhead cabinet

Floor

- Engineering timber floor board

Benchtops

- Natural stone and timber veneer bench top

Splashback

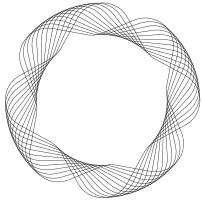
- Natural stone

Joinery

- Timber veneer finish with matching solid timber door pull

Disclaimer

Details contained in this schedule are indicative and the Vendor reserves the right to change the materials listed in this schedule in accordance with the provisions of the Sale and Purchase Agreement and will use all reasonable endeavors to ensure that all replacement materials are of a value and quality as near as reasonably practicable to the specified materials.



Specifications

Three bedroom apartments
One & two bedroom apartments
upgrade option

Laundry

Laundry

- Stainless steel laundry Tub

Laundry Mixer

- Hot & cold sink mixer
- Washing machine laundry taps

Washing Machine

- Space provided only

Dryer

- Space provided only

Walls

- Seratone panel classic range

Ceilings

- Painted plasterboard

Floor

- Porcelain tile

Skirting

- Porcelain tile skirting

Living Areas

Basin

- White porcelain basin

Basin Mixer

- Single level basin mixer in Matt Black

Vanity Joinery

- Wall hung vanity unit with stone tiles top

Mirror

- Mirror with LED light

Shower

- Glass screen
- Shower tray
- Wall mounted rain shower head and hand shower head in matt black

Shower Mixer

- Wall mounted shower mixer in matt black

Bath

- Back to wall acrylic freestanding bath

Toilet Suite

- Porcelain toilet suite

Toilet Roll Holder

- Wall mounted toilet roll holder

Towel Rail

- Heated towel rail

Lighting

- Recessed LED downlights

Walls

- Porcelain wall tiles; feature porcelain wall tiles to shower area

Floor

- Porcelain tile

Skirting

- Porcelain tile

Ceiling

- Painted plasterboard

Disclaimer

Details contained in this schedule are indicative and the Vendor reserves the right to change the materials listed in this schedule in accordance with the provisions of the Sale and Purchase Agreement and will use all reasonable endeavors to ensure that all replacement materials are of a value and quality as near as reasonably practicable to the specified materials.

Finishes

Creating a home begins with how it looks and feels. Amaia offers residents a choice of two carefully curated, high-quality material palettes to suit your personal style and taste.



Textures from Amaia's standard materials palette.



Right Textures from Amaia's high-end materials palette.

Light

Calming and inviting, the Light palette features premium contemporary materials, textures and warm colours inspired by nature.

Materials from left to right

- 1. Living Room Feature Wall
- 2. Bathroom Marble Vanity Top
- 3. Kitchen Marble Wall
- 4. Kitchen Timber Joinery
- 5. Bedroom NZ Wool Carpet
- 6. Hardwood Timber Flooring
- 7. Bathroom Shower Wall



Night

Complementing the building exterior's charcoal banding, the Night palette features contemporary textures, dark accents, and contrasting colours.

Materials from left to right

- 1. Bathroom Quartz Stone Vanity Top
- 2. Bathroom Shower Wall
- 3. Bedroom NZ Wool Carpet
- 4. Kitchen Quartz Stone Wall
- 5. Laminate Timber Flooring
- 6. Bathroom Quartz Stone Vanity Top



Reinstating Coastal Forests

Amaia aims to enhance the surrounding landscape by revegetating and integrating coastal forests and native flora into the spaces around and within the development. The planting strategy brings the coastal ecology to life, encouraging residents to connect with nature within a relaxed domestic setting.

Native Flora



1 Mikoiko (*Blechnum
Novae Zelandiae*)



2 *Pratia Angulata*
(Panakenake)



3 Dwarf Erect Flax
(*Phormium*
'Emerald Green')



4 Pohutakawa
(*Metrosideros Excelsa*)



5 Kiokio (*Blechnum*
Penna Marina)

Redefining the Urban Dream

New Zealand is not a country synonymous with 'apartment life'. There is a false perception that the standard of apartment living simply doesn't compare with owning a house and a quarter acre of land in a sleepy suburb.

But with ever-longer commutes, a growing population, and the decreasing accessibility of real estate close to major metropolitan centres, rethinking how we live together in our urban centres has never been more timely. Nestled on the periphery between city and coast, Amaia is a community that seeks to address this need for redefining the way we live.



Endless Entertainment

Live, work, and play has never been easier with the nearby Takapuna shops situated right across from one of Auckland's favourite beaches. Find everything you need along Hurstmere Road — including some of Auckland's finest dining options — take your picnic to the beach, where kids can enjoy a playground by the seaside, or dine in at the Amaia Hotel Restaurant just minutes from your door.

Left Plans for an Amaia Hotel Restaurant will serve as a close-by meeting spot for friends and entertainment.

Enjoy Takapuna's retail offering, or take a break beside the beach.

The Wellness of
People & Place

Amaia offers inviting shared spaces, lush green areas, and amenities designed with a holistic approach that integrates the wellness of both people and place. Situated on an island-like formation, Amaia will be surrounded by an expansive 7,000m² green reserve that will support the regeneration of native coastal bush, and a seafront boardwalk on the southern side looking towards Auckland City and the Waitemata Harbour.

Right Go for a leisurely stroll in the sunset light along Amaia's waterfront boardwalk, lined with native coastal flora.

Enjoy city views from the Amaia waterfront boardwalk, or venture across to Westhaven Marina.



Urban Village

Cultivating Community

With a number of vibrant shared spaces, Amaia is designed with community in mind, enabling chance encounters with neighbours and redefining the urban village in New Zealand.

Green Spaces

Amaia supports the regeneration of New Zealand flora in and around the development with an expansive 7,000m² green reserve and board-walk lined with native bush along the southern seafront.

Mixed Use Philosophy

Communal courtyard-level retail, fitness, cafe, and restaurant spaces open to both residents and the public will add vitality and a dimension of social living to Amaia missing from most apartment developments in Auckland.

Connected and Walkable

Amaia is conveniently located close to State Highway 1, Akoranga Bus Station, and is within walking/cycling distance from Takapuna and Auckland's east coast beaches.

Modern Apartment Living

Inspired by Nature

The masterplan for Amaia is inspired by the canopies of forest islands. Apartments overlook the central civic plaza as the beating heart of the development, and the surrounding green spaces create connection to nature and the waterfront in a relaxed setting.

Built To Last

Amaia's solid concrete structure is designed to stand the test of time. Meanwhile, a mix of textured sandstone cladding, shimmering metal panels, and elegant charcoal banding gives the building a contemporary look and feel.

Live How You Like

Architecturally-designed one, two, or three bedroom configurations with integrated balconies or winter gardens ensures there's an apartment for everyone, no matter what stage of life you're at.

Well-considered Interiors

Amaia's well-considered bedrooms, kitchens, bathrooms, and living spaces feature natural timber floors, quality fixtures and fittings in a choice of two curated colour palettes to suit your personal style and taste. Kitchens are fitted with a family of quality Miele appliances.

Parking & Storage

Car parking
Safe and convenient basement car parks with building access are available for all apartments.

Bike storage
Secure bike storage or alternative storage space is available for all apartments.

EV Charging
Amaia supports a number of electric vehicle charging stations.

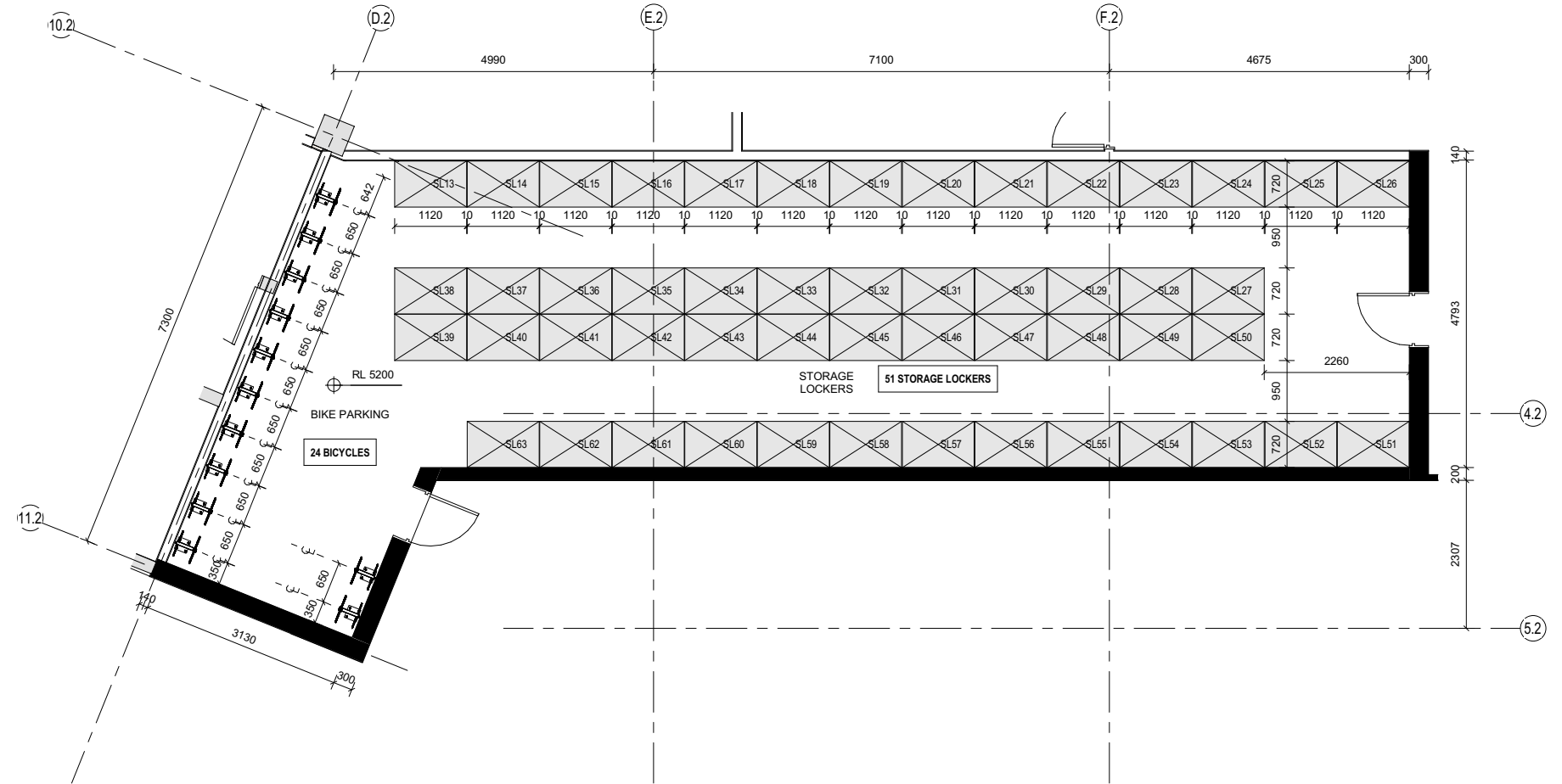
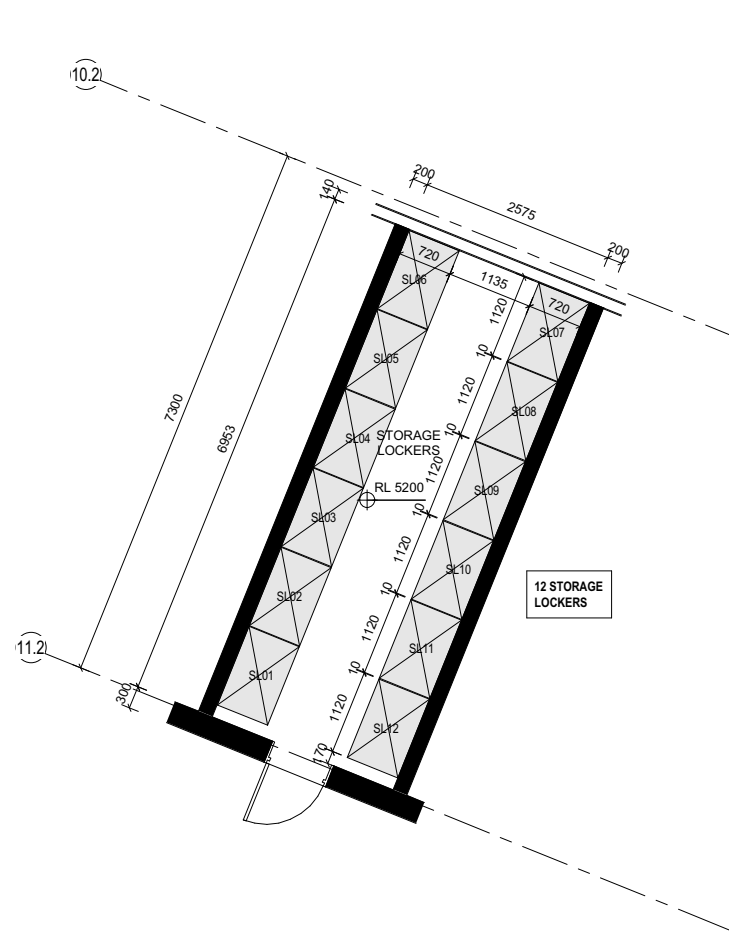
Complex

Building management
A full-time building manager will ensure that Amaia’s buildings, shared spaces, and green areas are well-maintained to the highest standards.

Lobby
An open double-height sheltered undercroft will overlook the civic plaza and welcome residents and visitors alike to Amaia, creating an inviting sense of place.

Body corporate
A forward-thinking body corporate with sensible rules and resident guidelines will ensure that the Amaia community is looked after and listened to well into the future.

Pets welcome
Amaia understands our four-legged friends are crucial to maintaining our wellbeing. Amaia is a pet-friendly development with ample green space for walks aplenty.



2 L1 - STORAGE LOCKERS
2100 1 : 50

1 L1 - BIKE PARKING / STORAGE LOCKERS
2100 1 : 50

Price: \$20,000 each,
Size: 1120(W) x 780(D) x 1800(H)

Pricelist

Apartment	Beds	Baths	Study	Outdoor	Indoor	Total	Direction	Price
301 A	1	1	1	-	79	79	NE	SOLD
301	1	1	1	-	58	58	NE	\$859,000
302 A	2	1	-	-	72	72	N	SOLD
302	1	1	1	-	59	59		SOLD
303	1	1	1	7	59	66		SOLD
304 A	1	1	1	7	59	66		SOLD
304	1	1	1	7	59	66		SOLD
305	1	1	1	7	59	66		SOLD
306	1	1	1	7	59	66		SOLD
307	1	1	1	7	59	66		SOLD
308	3	2	1	14	105	119	W	\$1,769,000
309	2	2	-	9	81	90		SOLD
310	1	1	-	12	47	59		SOLD
311	2	1	-	15	74	89	N	SOLD
312	1	1	-	13	53	66		SOLD
313	1	1	-	13	53	66		SOLD
314	1	1	-	13	53	66		SOLD
315	2	2	1	8	93	101		SOLD
316	2	1		7	69	76		SOLD
317	2	2	1	8	92	100		SOLD
318	2	2	-	8	82	90		SOLD
319	3	2	-	12	115	127		SOLD
320	2	2	-	8	85	93		SOLD
401 A	1	1	1	-	79	79	NE	\$1,059,000
401	1	1	1	-	58	58		SOLD
402 A	2	1	-	-	72	72		SOLD
402	1	1	1	-	59	59		SOLD
403	1	1	1	7	59	66		SOLD
404 A	1	1	1	7	59	66	NW	SOLD
404	1	1	1	7	59	66		SOLD
405	1	1	1	7	59	66		SOLD
406	1	1	1	7	59	66	NW	SOLD
407	1	1	1	7	59	66		SOLD
408	3	2	-	8	105	113	W	\$1,799,000
409	2	2	-	9	81	90		SOLD
410	1	1	-	12	47	59	S	\$859,000

Option to purchase Car Park

- 1 Bedroom: Not available
- 2 Bedroom: 1 Car Park at \$100 000
- 3 Bedroom: Up to 2 Car Parks at \$100 000 each

Pricelist

Apartment	Beds	Baths	Study	Outdoor	Indoor	Total	Direction	Price
411	2	1	-	15	74	89	N	\$1,449,000
412	1	1	-	13	53	66		SOLD
413	1	1	-	13	53	66		SOLD
414	1	1	-	13	53	66		SOLD
415	2	2	1	8	93	101	NE	SOLD
416	2	1	-	7	69	76		SOLD
417	2	2	1	8	92	100	N	SOLD
418	2	2	-	8	82	90		SOLD
419	3	2	-	10	115	125	NE	\$2,089,000
420	2	2	-	8	85	93		SOLD
501 A	2	1	-	-	79	79	NW	SOLD
501	1	1	1	-	58	58		SOLD
502 A	2	1	-	-	72	72	N	SOLD
502	1	1	1	-	59	59	NW	\$879,000
503	1	1	1	7	59	66		SOLD
504 A	1	1	1	7	59	66	NW	\$889,000
504	1	1	1	7	59	66	NW	SOLD
505	1	1	1	7	59	66		SOLD
506	1	1	1	7	59	66		SOLD
507	1	1	1	7	59	66		SOLD
508	3	2.5	-	14	105	119	W	SOLD
509	2	2	-	9	81	90	S	\$1,349,000
515	2	2	1	8	93	101	N	\$1,669,000
516	2	1	-	7	69	76	SW	\$1,299,000
517	2	2	1	8	92	100	N	\$1,669,000
518	2	2	-	8	82	90	S	\$1,449,000
519	3	2	-	12	115	127	E	\$2,169,000
520	2	2	-	8	85	93		SOLD
601 A	2	1	-	-	79	79	NE	\$1,249,000
601	1	1	1	-	58	58	NE	SOLD
602 A	2	1	-	-	72	72	N	\$1,269,000
602	1	1	1	-	59	59	NW	\$889,000
603	1	1	1	7	59	66		SOLD
604 A	1	1	1	7	59	66	NW	\$899,000
604	1	1	1	7	59	66	NW	SOLD
605	1	1	1	7	59	66		SOLD

Option to purchase Car Park

- 1 Bedroom: Not available
- 2 Bedroom: 1 Car Park at \$100 000
- 3 Bedroom: Up to 2 Car Parks at \$100 000 each



Apartment	Beds	Baths	Study	Outdoor	Indoor	Direction	Price
606	1	1	1	59	66	NW	SOLD
607	1	1	1	59	66		SOLD
608	3	2.5	-	107	113	W	\$1,889,000
609	2	2	-	81	90	S	\$1,389,000
615	2	2	1	93	101	N	\$1,749,000
616	2	1	-	69	76	SW	\$1,449,000
617	2	2	1	92	100	N	\$1,789,000
618	2	2	-	82	90	S	\$1,549,000
619	3	2	-	115	127	E	\$2,249,000
620	2	2	-	85	93	E	\$1,749,000
701	2	1	-		59	NW	\$1,449,000
702	1	1	1	59	66		SOLD
703	1	1	1	59	66		SOLD
704	1	1	1	59	66	E	\$989,000
705	1	1	1	59	66	NW	\$989,000
706	1	1	1	59	66	E	\$989,000
707	1	1	1	59	66	NW	SOLD
708	2	2	-	81	90	S	\$1,989,000
709	3	2.5	-	107	113	W	\$2,349,000
P01	2	1	-		72		\$1,099,000
P02	1	1	1		72		SOLD
P03	2	1	-	74	89		\$1.169,000
P04	1	1	-	53	66		SOLD
P05	1	1	1		58		SOLD
P06	1	1	1		72	NE	SOLD
P07	3	3	-	13	112	N	\$1,569,000
P08	2	2	-	23	76	N	\$1,199,000
P10	1	1	1	19	56	N	SOLD
P11	1	1	1	8	53	N	SOLD
P12	1	1	1	18	56	N	SOLD
P13	3	2	-	26	101	N	SOLD
P09	1	1	-	9	58		\$799,000

Option to purchase Car Park

- 1 Bedroom: Not available
- 2 Bedroom: 1 Car Park at \$100 000
- 3 Bedroom: Up to 2 Car Parks at \$100 000 each

Team

Developer

KBS Capital Limited

KBS Capital Limited was formed by Brilliant Stone Limited to develop the luxury landmark development, Amaia of Takapuna. KBS Capital Ltd’s vision for Amaia is to provide a notable apartment lifestyle living with a sense of community. Our team aspires to provide a development unique to the current offerings, a memorable development that will highlight the desirability of apartment living. Brilliant Stone Ltd has delivered multiple developments across the Auckland region ranging from entry level to luxury homes. The development team is collectively experienced in property investment, development, construction and design.

Architecture, Interiors
and Landscaping

Jasmax

Jasmax is one of Aotearoa New Zealand’s leading architecture and design practices. Operating in the country for over 50 years, the practice has been responsible for some of the country’s most iconic and forward-thinking designs. Jasmax has been involved in transformational projects including Te Papa Tongarewa: Museum of New Zealand, City Rail Link and Eden Park. Jasmax are industry leaders in sustainable design. A multi-disciplinary, bicultural design practice, Jasmax offers services across architecture, interior design, urban design, landscape architecture and brand design.

External Providers

Loan
Market™

New build mortgage approval, Nail the process.

Whether its an apartment, town house or standalone home. If it is a new build then we can access the best interest rates on the market. Certain banks are treating new build properties with high preference and in return you can expect interest rates much lower than if you were buying an existing home whether you are an investor or buying a home to live

Not all banks are equal, navigating sunset clauses, approval expiries and different bank requests can be an art to get correct, so contact Mikey for a simple chat around understanding the details and making sure you have confidence in the process

Off the plan means entering into a contract to purchase a property before construction is complete. Your local Loan Market broker can work with you to review the finance terms of purchasing off the plan and help get your loan sorted.

[Why use a Loan Market adviser:](#)

- } We work with NZ's widest range of lenders you know and trust.
- } We can find the right structure, interest rate and flexibility for you.
- } We can navigate the loan process and assist you from start to finish.

Get in touch today.

Mikey Smith

[Mortgage Specialist](#)

0210 318 160

mikey.smith@loanmarket.co.nz

loanmarket.co.nz/mikey-smith



Home loans for humans

Squirrel

Life doesn't fit on a form. That's why we look at you, the human, not just a pile of paperwork. Our advisers listen to what you want from life and find the best way of getting you there.

What does Squirrel offer?

More lending solutions

Get into your home with as little as 10%* deposit. In some cases if you're in a strong financial position, we can even work with as little as 5%*. We have access to all the banks plus our own unique lending solutions, and more options means a better deal.

New build expertise

Our advisers know construction lending inside out and will guide you through the process and the pitfalls, and find the best deal to get your new home underway.

Salaried mortgage advisers for unbiased advice

Our advisers are experts at what they do and there's nothing in it for them to push you into something that doesn't quite fit.

We don't charge for our service

In most cases our service is free. We've been doing this over 12 years and settled over \$10 billion in mortgages so yep, our advisers have seen it all.



Come home to the design of *Amaia*
of Takapuna



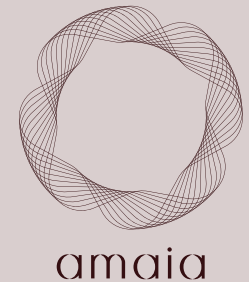
Scott Gordon
scott.gordon@wallacstratton.co.nz
0274 063 684



SCOTT GORDON
Real Estate Professional
027 406 3684
scott.gordon@wallacstratton.co.nz

NEW ZEALAND'S REAL ESTATE PROFESSIONALS

www.wallacstratton.co.nz **FREEPHONE 0800 111 559**



Display Suite
10 Northcroft Street
Takapuna
Auckland 0622

The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute an offer or contract. All descriptions, dimensions, references to conditions and necessary permutations for use and other details are given in good faith and are believed to be correct. However, any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to the correctness of each item and, where necessary, seek advice. No third-party supplier or their agents has any authority to make or give any representations or warranty in relation to this property.