



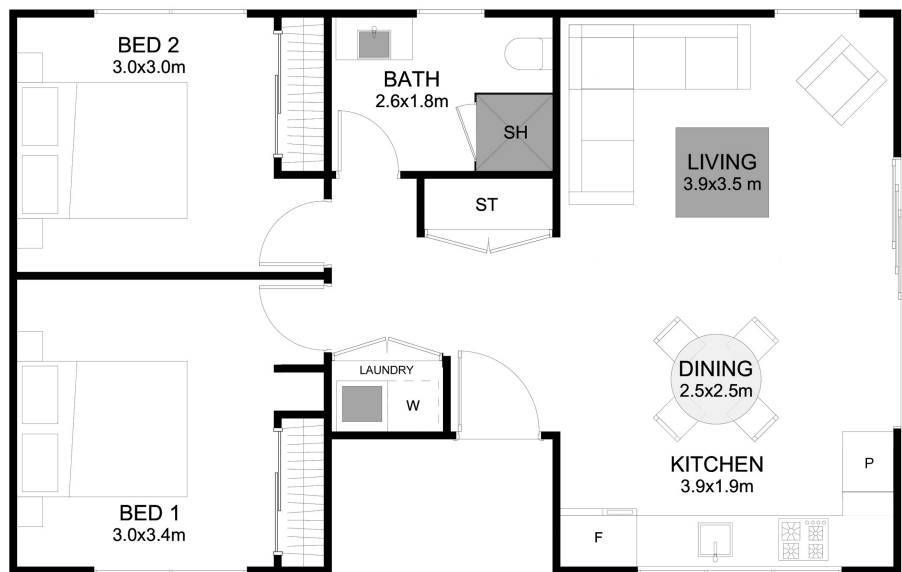
MINOR DWELLING / GRANNY FLATS

Franz

FULL KITSET FROM
\$106,990

The Franz with its timeless gable design and practical floor plan offers a perfect balance of style and functionality. The two-bedroom layout creates a natural separation between the private sleeping areas and the open-plan kitchen, dining, and living space, with the bathroom, laundry, and entry providing a central hub. Compact yet spacious, this home delivers comfortable living with an enduring appeal that will suit a wide range of sites and lifestyles.

BEDROOMS	BATHROOMS	FLOOR AREA	DIMENSIONS
2 	1 	67 m ²	6.7 × 10.5 m



FLOOR PLAN



3D FLOOR PLAN

PLEASE NOTE (FULL KITSET):

Furniture, furnishings and window treatments (such as curtains) are not included, and a fridge/freezer and microwave are not supplied. Floor plans and illustrations may show these styled for photography, to illustrate how the space could be used, not what is supplied. Room sizes are approximate.

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KITCHEN



KITCHEN, SECOND VIEW

Roofing

We provide high-quality, genuine COLORSTEEL® and Marley products for your home's roof. Both are trusted to perform in New Zealand's challenging conditions and are backed by industry-leading warranties, giving you confidence your home will stand the test of time.



Roofing Profile

Roofing profiles are supplied by Roofing Industries, a 100% New Zealand owned and operated company that takes pride in manufacturing and supplying a wide range of residential roofing systems that are innovative, tested, and designed to withstand New Zealand's challenging climatic conditions. Roofing Industries uses quality, locally manufactured raw materials to ensure a superior product.

STANDARD

Corrugate



A timeless roofing choice that is durable, cost-effective, and built to last in NZ conditions.

- Iconic profile that stands the test of time
- Proven performance in our climate
- Backed by local expertise and full technical support

5 Rib



A modern roofing choice with clean lines and bold shadowing that is engineered for durability and performance in NZ conditions.

- Contemporary look with refined geometric lines that add visual depth
- Works efficiently even at low roof pitches
- Built to last with proven technical performance
- Backed by local expertise and full technical support

UPGRADES

True Oak Corrugate



A stronger roofing choice with bold, rounded curves and timeless character that is designed for durability and performance in NZ conditions.

- Strongest corrugate profile available for superior strength
- Deep shadow lines create classic, distinctive styling
- Performs well even at low roof pitches
- Backed by local expertise and full technical support

POA

Roof Colour

Inspired by New Zealand, loved by New Zealanders. COLORSTEEL® colours are a blend of classic, timeless shades and modern, on-trend tones.

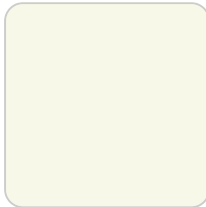
STANDARD

Tui Tuft



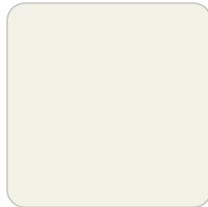
LRV 68%

Cloud



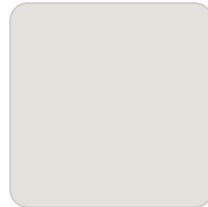
LRV 74%

Titania



LRV 68%

Sand Scape



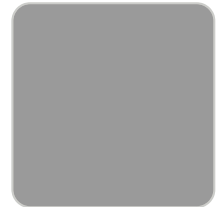
LRV 66%

Gull Grey



LRV 51%

Sandstone Grey



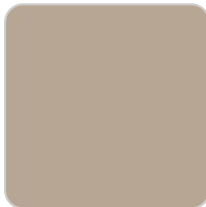
LRV 27%

Sand Bar



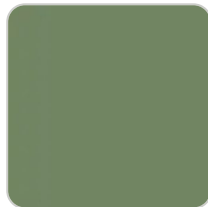
LRV 34%

Lichen



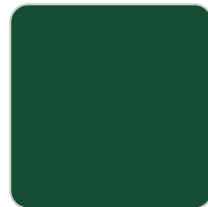
LRV 28%

Mist Green



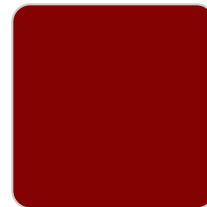
LRV 25%

Permanent Green



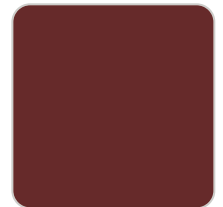
LRV 10%

Pioneer Red



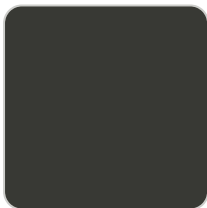
LRV 12%

Scoria



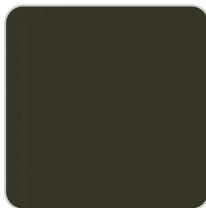
LRV 10%

Ironsand



LRV 8%

Karaka



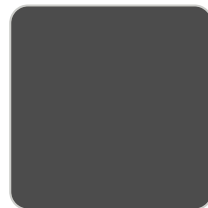
LRV 8%

New Denim Blue



LRV 11%

Grey Friars



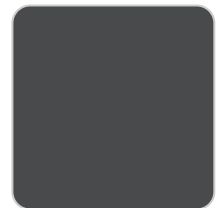
LRV 10%

Thunder Grey



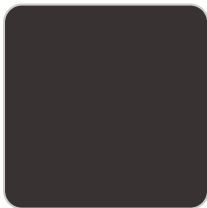
LRV 12%

Windsor Grey



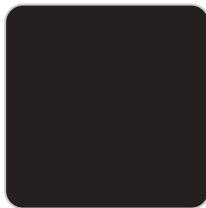
LRV 7%

Slate



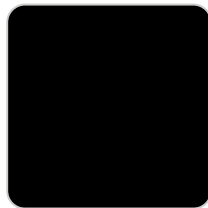
LRV 9%

Flax Pod



LRV 7%

Ebony



LRV 5%

Fascia Profile

Fascia protects the roof edge and gives the roofline a clean, finished look. Choose from 185mm COLORSTEEL® fascia or 200 x 40mm timber fascia, both included as standard.

STANDARD

200 x 40mm Timber Fascia



Radiata Fascia

- Finger-jointed for straightness
- LOSP treated for durability
- Premium primer coating
- 25-year durability warranty

185mm COLORSTEEL® Fascia



- Designed for a modern, straight-edged look that complements most rooflines
- Provides a strong, durable base for spouting and rainwater systems
- Available in a wide range of COLORSTEEL® finishes
- Integrated with Roofing Industries' rainwater solutions for seamless performance

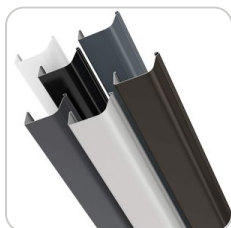
Fascia Colour: Cloud, Ebony, Flaxpod, Grey Friars, Gull Grey, Ironsand, Karaka, Lichen, Mist Green, New Denim Blue, Permanent Green, Pioneer Red, Sand Bar, Sandstone Grey, Scoria, Slate, Thunder Grey, Titania, Tui Tuft, Windsor Grey

Gutter Profile

COLORSTEEL® Quarter round guttering with upgrade to 125mm boxed guttering. If timber fascia is desired Marley Stormcloud is available with the upgrade to Marley Typhoon.

STANDARD

Stormcloud



Stormcloud® is New Zealand's most popular spouting style.

- Versatile quarter-round profile
- Clean, strong lines
- Suits both traditional and contemporary homes
- Available in a range of colours with matching RP80® downpipes

Gutter Colour: Black, Copper, FlaxBlack, Grey Friars, Gull Grey, Ironsand, Titanium, White

Quarter Round Gutter



- Clean, classic appearance that complements most rooflines
- Reliable drainage performance with proven accessory ecosystem
- Multiple finishes to match surrounding materials and colours
- Made and supported by Roofing Industries nationwide

Gutter Colour: Cloud, Ebony, Flaxpod, Grey Friars, Gull Grey, Ironsand, Karaka, Lichen, Mist Green, New Denim Blue, Permanent Green, Pioneer Red, Sand Bar, Sandscape, Sandstone Grey, Scoria, Slate, Thunder Grey, Titania, Tui Tuft, Windsor Grey

UPGRADES

125mm Boxed Gutter



+\$320



- High-capacity gutter ideal for larger roof areas
- Robust, modern box profile with strong visual lines
- Compatible with Roofing Industries' Ezi-Flo™ accessories
- Available in durable finishes to suit residential builds

Gutter Colour: Cloud, Ebony, Flaxpod, Grey Friars, Gull Grey, Ironsand, Karaka, Lichen, Mist Green, New Denim Blue, Permanent Green, Pioneer Red, Sand Bar, Sandscape, Sandstone Grey, Scoria, Slate, Thunder Grey, Titania, Tui Tuft, Windsor Grey

Typhoon



+\$550



Typhoon® has been designed for high rainfall conditions.

- Half-round profile. Excellent capacity and flow characteristics
- Internal brackets for a smooth, contemporary look
- Or external brackets for a retro design feature (also makes the inside of the spouting easier to clean)
- Available in a range of colours with matching RP80® downpipes – including Metallics

Gutter Colour: Black, Copper, FlaxBlack, Grey Friars, Gull Grey, Ironsand, Titanium, White

Downpipe Colour



Marley Downpipes RP80

RP80® 80mm round downpipe has been the most popular downpipe system in New Zealand for over 30 years. It is available in a range of colours including to match your Marley guttering and many of the most popular COLORSTEEL® roof colours.

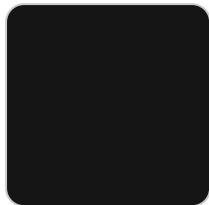
STANDARD

White



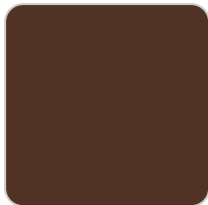
UPGRADES

Black



+\$160

Copper



+\$160

FlaxBlack



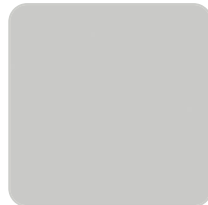
+\$160

Grey Friars



+\$160

Gull Grey



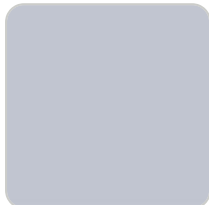
+\$160

Ironsand



+\$160

Titanium



+\$160

Cladding

We have curated a handful of cladding offerings to suit the New Zealand climate. Other options are also available, just get in touch with the team.

Main Cladding

STANDARD

Shadowclad Natural Texture



Shadowclad Natural Texture

- Made from sustainably grown NZ plantation pine
- Textured surface suitable for staining or painting
- Treated to H3.1 LOSP for exterior durability

Shadowclad Natural Groove



Shadowclad Natural Groove

- Vertical grooved profile for a classic shiplap look
- Strong yet lightweight plywood panel system
- FSC-certified and compliant with NZ Building Code

**JH Axon™ Panel 133
Smooth**



Axon™ Panel 133 Smooth

- Smooth finish for a sharp, minimalist style
- Vertical grooves at 133mm centres
- Perfect for modern architectural designs
- Durable and low-maintenance

**JH Axon™ Panel 133
Woodgrain**



Axon™ Panel 133 Woodgrain

- Vertical grooves with a timber-look texture
- Natural woodgrain finish for a warm, traditional feel
- Ideal for residential facades and feature walls
- Resistant to shrinking, swelling, and warping

**JH Axon™ Panel 400
Smooth**



Axon™ Panel 400 Smooth

- Wider groove spacing (400mm centres) for a bold, dramatic look
- Smooth vertical profile adds contemporary character
- Great for larger walls or statement facades
- Designed for modern homes and commercial projects

**JH HardiePlank®
180mm**



HardiePlank® 180mm

- Traditional narrow weatherboard look
- Ideal for creating a classic, timeless design
- Resistant to rotting, warping, and termites
- Low maintenance compared to timber options

**JH HardiePlank®
300mm**



HardiePlank® 300mm

- Wider weatherboard profile for a bold statement
- Perfect for contemporary or coastal style homes
- Available in smooth and woodgrain finishes
- Designed for long-lasting performance in all conditions

Brick



BRICKWORKS

Clay bricks are one of the world's oldest and most trusted sustainable building materials. They offer enduring strength and longevity, along with excellent thermal insulation that keeps your home cool in summer, warm in winter, and significantly reduces energy bills. Bricks also deliver a unique, natural aesthetic with low maintenance, fire resistance, and eco-friendly benefits — making them an excellent long-term investment for your home.

Brick Colour: Castle, Chiffon, Cove, Grey Gum, Russo, Sea Salt, Seed, Shoreline, Silver, Silver Birch, Stimulate

UPGRADES

COLORSTEEL® Longrun Corrugate



POA



Corrugate

- Durable and weather-tested for New Zealand's varied climate
- Made from high-quality pre-painted steel (COLORSTEEL®)
- Superior coatings resist corrosion, fading, and chipping
- Minimal upkeep with long-lasting performance

COLORSTEEL® Colour: Cloud, Ebony, Flax Pod, Grey Friars, Gull Grey, Ironsand, Karaka, Lichen, Mist Green, New Denim Blue, Permanent Green, Pioneer Red, Sand Bar, Sand Scape, Sandstone Grey, Scoria, Slate, Thunder Grey, Titania, Tui Tuft, Windsor Grey

COLORSTEEL® Longrun TrimRib



POA



TrimRib

- Sleek, modern rib design with architectural appeal.
- Rapid water shedding, ideal for low-pitch roofs or walls.
- Engineered for strength and structural reliability.
- Delivers a contemporary, clean-lined aesthetic.

COLORSTEEL® Colour: Cloud, Ebony, Flax Pod, Grey Friars, Gull Grey, Ironsand, Karaka, Lichen, Mist Green, New Denim Blue, Permanent Green, Pioneer Red, Sand Bar, Sand Scape, Sandstone Grey, Scoria, Slate, Thunder Grey, Titania, Tui Tuft, Windsor Grey

JH Linea™ Weatherboard 180mm



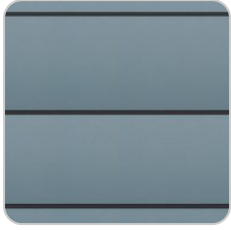
POA



Linea™ Weatherboard 180mm

- Wider profile for a more modern take on weatherboards
- Accentuates horizontal lines for a contemporary look
- Maintains durability and low maintenance benefits
- Perfect for coastal and urban settings alike

Weathertex Primelok



POA



Primelok 200 Smooth

- Wider horizontal boards for a bold look
- Smooth finish ideal for modern facades
- Provides strong horizontal definition
- Low-maintenance and highly durable

Weathertex Weathergroove 150mm



POA



Weathergroove 150 Smooth

- Vertical grooves at 150mm centres
- Natural finish ready for stain or leave to silver
- Perfect for modern facades
- Resistant to warping and swelling

Feature Cladding

A contrasting cladding for a feature wall. Choose any cladding other than the one chosen for your main walls.

Any of the Main Cladding options above, other than the one chosen for Main Cladding.

Windows and Doors

We offer a range of high-quality exterior finishes from leading manufacturers so you can create a distinctive look built to last.

Windows and doors function in a variety of ways – they can slide, tilt or fold back on themselves. Understanding our range of windows and doors and how they work, will help you make the correct choice to match to your needs, and your lifestyle.

Window and Door Frame Colours

FAIRVIEW

AEONOX is our standard range of colours with tough, scratch resistant powder coat technology for protection of aluminium surfaces

STANDARD

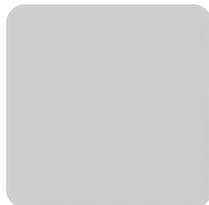
Arctic White



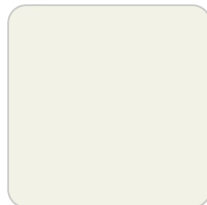
White



Silver



Titania



Sandstone



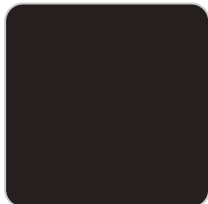
Ironsand



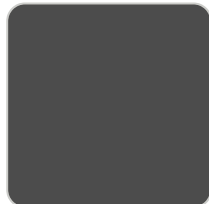
Monument



Flaxpod



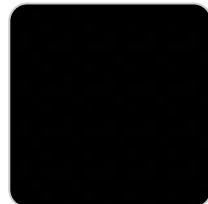
Grey Friars



Charcoal



Black



Entry Door Profile

FAIRVIEW

Insulated entry doors supplied by Fairview. Other options available upon request.

STANDARD

Tongue & Groove



T05AV

UPGRADES

3 Panel Horizontal Groove



+\$800

4 Panel Horizontal Groove



+\$800

Flush Panel



+\$800

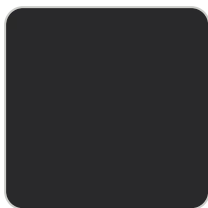
Entry Door Colour

STANDARD

Arctic White



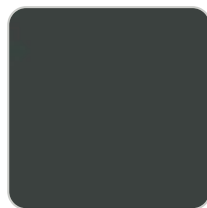
Black



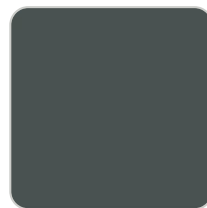
Charcoal



Flaxpod



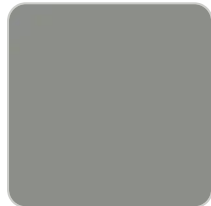
Grey Friars



Monument



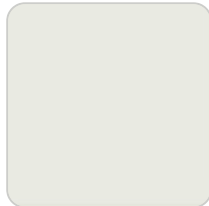
Sandstone Grey



Silver



Titania



White



Ironsand



Black Mist



Entry Door Hardware

Our Entry Door Handle Collection combines modern styling, durability and security to create a welcoming entrance to your home. Choose from Schlage Artus Smart Locks for convenient keyless entry or Trento 620mm pull handles in stainless steel and matte black finishes for a sleek contemporary look. Trento Handles can also be paired with the Yale Assure Deadbolt for keyless entry while keeping the pull handle.

STANDARD

Schlage Artus Narrow Profile Smart Lock - Black



- Simple access including keypad (150 codes), mobile app, key tags (3 provided, suits up to 200 tags) or back-up key (2 provided)
- Easy to set up and program using the Schlage Breeze mobile app, program access codes for temporary or recurring visitors
- Use voice commands via Amazon Alexa or Google Assistant
- With remote access via the Schlage Wi-Fi Bridge (BZ100), you can send access codes to guests or be alerted if your lock has been tampered with (Schlage Wi-Fi Bridge sold separately)
- 2 years mechanical and electronic warranty
- Finished in Black

Schlage Artus Narrow Profile Smart Lock - Silver



- Simple access including keypad (150 codes), mobile app, key tags (3 provided, suits up to 200 tags) or back-up key (2 provided)
- Easy to set up and program using the Schlage Breeze mobile app, program access codes for temporary or recurring visitors
- Use voice commands via Amazon Alexa or Google Assistant
- With remote access via the Schlage Wi-Fi Bridge (BZ100), you can send access codes to guests or be alerted if your lock has been tampered with (Schlage Wi-Fi Bridge sold separately)
- 2 Years mechanical and electronic warranty
- Silver coloured finish

**Pull Handle Set
Trento 620mm PVD
Black - Silver**



- 316 marine grade satin stainless steel construction for exterior use
- Suitable for standard back-to-back or optional single side installation
- Concealed grub screw fixing
- Stainless Steel finish

Digital Deadbolt to Replace Key Slot: Yale Assure Digital Deadbolt Black +\$480, Yale Assure Digital Deadbolt Silver +\$480

**Pull Handle Set
Trento 620mm PVD
Black - Black**



- 316 marine grade satin stainless steel construction for exterior use
- Suitable for standard back-to-back or optional single side installation
- Concealed grub screw fixing
- Matte Black finish

Digital Deadbolt to Replace Key Slot: Yale Assure Digital Deadbolt Black +\$480, Yale Assure Digital Deadbolt Silver +\$480

Interior Finishes

35mm MDF door leaves as standard, with grooved options available as an upgrade. Locware door hardware comes standard, with Windsor architectural hardware available as an upgrade.

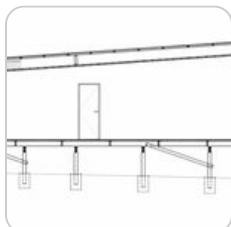
Raking Ceiling upgrade

A raking ceiling option is available on this plan. In most cases this will mean the internal ceiling of a portion of the plan is following the roof pitch with rafters instead of trusses opening up the room and making it feel larger.

This normally means oversized windows up in the now open space where the trusses normally are.

ADD-ONS

Raking Ceiling



A raking ceiling option is available on this plan. In most cases this will mean the internal ceiling of a portion of the plan is following the roof pitch with rafters instead of trusses opening up the room and making it feel larger.

This normally means oversized windows up in the now open space where the trusses normally are.

+\$9,000

Interior Door Profile

Interior door leaves 1980mm high as standard. Flush panel as standard and grooved options available as upgrades.

STANDARD

Flush Panel

35mm flush panel door. Flush sleek modern look.

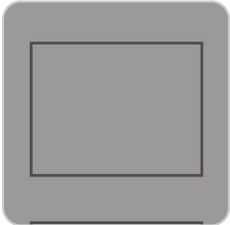


UPGRADES

Accent GS3

The Hume Accent GS3 is a contemporary interior door featuring clean, understated detailing for a stylish and versatile finish. Square, U and V groove options available.

Groove Style: Square Groove, U Groove, V Groove

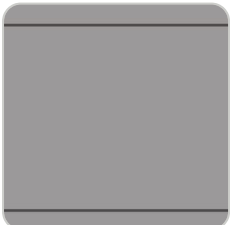


+\$1,100

Accent GS4

The Hume Accent GS4 is a modern interior door featuring clean, simple detailing for a timeless and contemporary finish. Square, U and V groove options available.

Groove Style: Square Groove, U Groove, V Groove

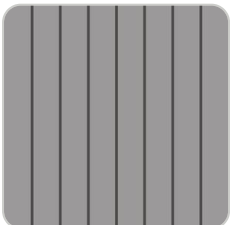


+\$1,100

HAG11

The Hume Accent HAG11 is a modern interior door featuring clean, routed detailing for a simple and contemporary finish. Square, U and V groove options available.

Groove Style: Square Groove, U Groove, V Groove



+\$1,100

Door Handles

STANDARD

Locware Florence



LOCWARE

The Locware Florence Passage Lever Set is a sleek, contemporary interior door handle with a satin chrome finish, offering a clean and versatile look for modern homes.

Locware Naples



LOCWARE

The Locware Naples Passage Lever Set is a stylish, contemporary door handle designed for interior doors, offering a clean and modern finish throughout the home.

UPGRADES

Windsor Futura Apex Black



+\$270

Windsor^{ARCHITECTURAL} HARDWARE

The Futura range combines the latest European designs with modern finishes and is constructed from solid aluminium.

Windsor Futura Apex Graphite Nickel



+\$270

Windsor^{ARCHITECTURAL} HARDWARE

The Futura range combines the latest European designs with modern finishes and is constructed from solid aluminium.

Cupboard/Wardrobe Slider Handles

STANDARD

Zenith Flush Pull 115mm

ZENITH

The Zenith 115mm Flush Pull features a clean, understated design with a satin chrome finish



UPGRADES

Windsor Flushpull Black

Windsor^{ARCHITECTURAL} HARDWARE

The Windsor 158mm Flush Pull features a sleek Matt Black finish, providing a clean and contemporary handle solution suitable for all sliding doors.



+\$60

Windsor Flushpull Graphite Nickel

Windsor^{ARCHITECTURAL} HARDWARE

The Windsor 158mm Flush Pull features a sleek Graphite Nickel finish, providing a clean and contemporary handle solution for sliding doors.



+\$60

Kitchen

We know the kitchen is one of the most important spaces in your new home, and there's no shortage of design choices to make. Each of our kitchen plans is professionally designed and ready to go, but if you'd like something more personal, you can create a design entirely your own with the help of a specialist kitchen designer.



Kitchen Cabinetry

Founded in 1973 in the heart of Auckland, Peter Hay Kitchens is one of the oldest and best-known kitchen brands in New Zealand. For more than 50 years, Peter Hay has continued to bring “affordable style”, transforming kitchens from humble backrooms into open plan “heart of the home” living spaces. Their successful history has included many significant achievements, Trusted Brand Awards, The Best Of Best Awards and likely the most significant achievement, the successful install of a world-first production line in 2016 helping them keep up with the capacity of kitchens they produce.

As per kitchen plan. Changes can be made

STANDARD

Ash Woodline



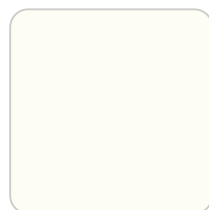
Sublime Teak



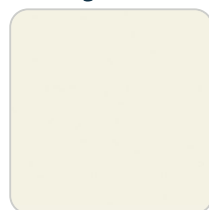
Aged Walnut



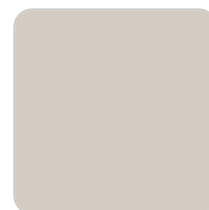
Warm White



Streetlight



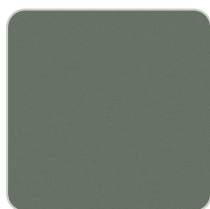
Mist



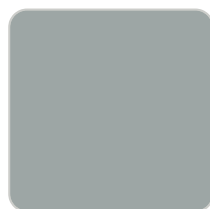
Porcelain Blush



Green Slate



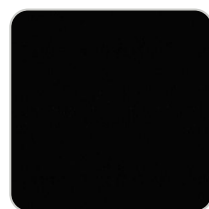
Fog



Char Blue

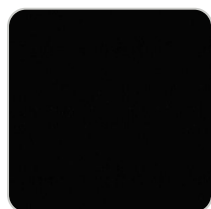


Black



UPGRADES

Black - Noir



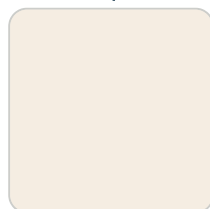
POA

Greywacke - Nitro



POA

Sand - Napa



POA

Benchtop

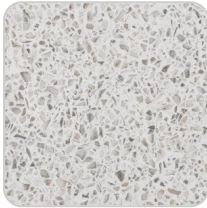
Duropol Quadra/Streamline worktops are designed to withstand the wear and tear of daily use in the kitchen. With their high-pressure laminate construction, these worktops are resistant to scratches, heat, and moisture, making them a practical choice for any home. Upgrades to engineered stone are also available.

STANDARD

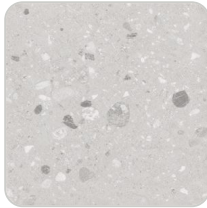
India White (Tight Rolled Edge)



Quartz Stone (Tight Rolled Edge)



Cento (Tight Rolled Edge)



Carrara Marble (Square Edge)



Chalet Oak (Tight Rolled Edge)



Lancelot Oak (Square Edge)



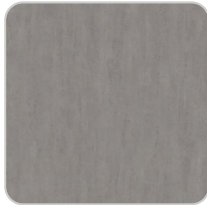
Greige Marble (Square Edge)



Bellato Grey (Square Edge)



Tempered Steel (Square Edge)



Black Limestone (Tight Rolled Edge)



Austral Quartz (Tight Rolled Edge)



Nero Portoro (Square Edge)



Mont Blanc (Square Edge)



UPGRADES

Athena Polished Engineered Stone



POA

Fox Glacier Polished Engineered Stone



POA

Franz Josef Polished Engineered Stone



POA

Zeus Polished Engineered Stone



POA

Sink

We offer a range of different Häfele sinks, from the standard single bowl sink and drainer to Formhaus designer options.

STANDARD

Hafele Home Single Bowl Sink & Drainer



The essential range is a practical, all rounder sink offering plenty of space for preparation and washing up. Made from 0.7mm 304 18/10 grade polished stainless steel

SKU 329499

UPGRADES

Hafele Home Cubo Bowl Sink 500mm Stainless Steel



The Cubo, composed of thick stainless steel with 15mm radius corners, gives a modern, linear look with an easy to clean radius. Finished in satin polish.

+\$250

Hafele Home Formhaus Single Bowl & Drainer Sink 1000mm x 500mm Black



Manufactured from quality engineered quartz composite material, Formhaus sinks are specially developed for the demands of the kitchen with scratch, stain and heat-resistant properties. German handmade and come with a 15 year warranty.

+\$290

Hafele Home Single Bowl 550mm Black



Manufactured from quality engineered Quartz composite material, Quadro sinks are specially developed for the demands of the kitchen with scratch, stain and heat resistant properties. Made from 80% quartz, 15% acrylic.

+\$390

Hafele Home Single Bowl 550mm White



+\$390

Manufactured from quality engineered Quartz composite material, Quadro sinks are specially developed for the demands of the kitchen with scratch, stain and heat resistant properties. Made from 80% quartz, 15% acrylic.



Kitchen Mixer

The kitchen mixer comes from Englefield's Studio Pin range. With its slim pin-style lever, the range has a clean, modern look and is available in a choice of colours to suit your kitchen design.

STANDARD

Studio Pin Kitchen Mixer – Chrome



- Lead-Free
- MASTERFLOW® all pressure technology, suitable for equal & unequal hot & cold
- Enhanced flow and smoother temperature control
- DZR brass construction
- Polished Chrome colour

UPGRADES

Studio Pin Kitchen Mixer – Black



+\$180

- Lead-Free
- MASTERFLOW® all pressure technology, suitable for equal & unequal hot & cold
- Enhanced flow and smoother temperature control
- DZR brass construction
- Matte Black colour

Studio Pin Kitchen Mixer – Brushed Nickel



+\$180

- Lead-Free
- MASTERFLOW® all pressure technology, suitable for equal & unequal hot & cold
- Enhanced flow and smoother temperature control
- DZR brass construction
- Brushed Nickel colour

Handles

Our Häfele and Sylvan Cabinet Handle Collection offers a selection of contemporary finishes and profiles to complement any kitchen style. Choose from sleek chrome, brushed brass, matte black and satin nickel options, with upgrade selections available to personalise the look of your home.

STANDARD

Häfele Essentials
Slim Bar Handle
160mm Matte
Chrome Plated



HÄFELE

UPGRADES

Häfele Essentials
Cupboard Handle
Brushed Brass
Finish



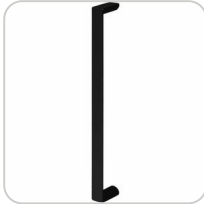
+\$45
HÄFELE

Häfele Essentials
Slim Squareline
Handle 160mm
Black Matte



+\$45
HÄFELE

Sylvan Norton
Cabinet Handle
160mm Matte Black
Finish



+\$45
SYLVAN

Sylvan Norton
Cabinet Handle
160mm Satin Nickel
Finish



+\$45
SYLVAN

Bathroom

Explore a wide range of stylish and functional bathroom products designed to suit every need and budget. At Englefield, they take pride in delivering high-quality solutions backed by warranties of up to 10 years, giving you peace of mind with every purchase.

We're proud to partner with Englefield to offer a seamless experience in designing your dream bathroom.



Shower

Valencia Elite showers offer premium showering with sleek contemporary design - built for durability and everyday comfort.

- 2m height with low-profile quick-fit tray and easy-clean trap for simple entry and maintenance
- 6mm toughened safety glass (NZ standard) with CleanLess easy-clean coating
- Best-in-class hinges and watertight seals for lasting durability
- Concealed fixings and 2-sided D handle for a streamlined look
- Superior watertightness with 40mm tray upstand

STANDARD

Englefield Valencia Elite - Square Corner Shower - Flat Wall



The Englefield Valencia Elite Square Corner Shower features a clean, contemporary design with a practical flat wall configuration. Its space-efficient corner layout and sleek glass enclosure provide a stylish and versatile solution for modern bathrooms.

Frame Colour: White, Black +\$1,580, Metallic +\$1,320, Satin Silver +\$1,320

SKU 706739A-0

Englefield Valencia Elite Round Sliding Shower - Flat Wall



The Englefield Valencia Elite Round Sliding Shower offers a stylish and space-efficient solution with its smooth curved design and practical sliding doors. Designed for corner installation, it combines contemporary styling with easy access and everyday functionality. Clean flat wall shower liner.

Frame Colour: White, Black +\$1,430, Metallic +\$1,330, Satin Silver +\$1,330

SKU 706769A-0

UPGRADES

Englefield Valencia Elite - Square Corner Shower - Corner Contour Plus



+\$1,140

The Englefield Valencia Elite Square Corner Shower combines clean, contemporary styling with a spacious and practical corner design. Featuring the Corner Contour Plus shower system, it provides a comfortable and functional showering experience for modern bathrooms.

Frame Colour: White, Black +\$600, Metallic +\$350, Satin Silver +\$350

Englefield Valencia Elite - Square Corner Shower - Side Recessed Wall



+\$1,140

The Englefield Valencia Elite Square Corner Shower offers a sleek, contemporary design with a practical side recessed wall for convenient built-in storage. Its clean lines and space-efficient corner layout create a stylish and functional shower solution for modern bathrooms.

Frame Colour: White, Black +\$600, Metallic +\$350, Satin Silver +\$350

Englefield Valencia Elite Round Sliding Shower - Corner Contour Plus



+\$1,130

The Englefield Valencia Elite Round Sliding Shower combines a stylish curved design with the practical Corner Contour Plus wall system. Smooth sliding doors and integrated shelving provide a space-efficient and functional shower solution for modern bathrooms.

Frame Colour: White, Black +\$470, Metallic +\$360, Satin Silver +\$360

Englefield Valencia Elite Round Sliding Shower - Side Recessed



+\$1,130

The Englefield Valencia Elite Round Sliding Shower combines a space-saving curved design with the convenience of a side recessed wall for built-in storage. Smooth sliding doors and contemporary styling create a practical and elegant shower solution for modern bathrooms.

Frame Colour: White, Black +\$470, Metallic +\$360, Satin Silver +\$360

Slide Shower

Contemporary and streamlined, the Studio Pin slide shower provides maximum enjoyment with minimum fuss. Available in polished chrome, brushed nickel and matte black finishes. Black and brushed nickel have an anti-fingerprint treatment. Upgrade to the Milano Dual rain shower for an even more luxurious showering.

STANDARD

Studio Pin Slide Shower – Chrome



- Single function hand shower.
- Generous wide-angled spray.
- Easy clean nozzle
- 1.5m PVC hose.
- Polished Chrome colour

UPGRADES

Milano Dual Rain Shower – Black



+\$700

- Multi-function hand shower with rub-clean nozzles.
- 2 modes of operation.
- Dual check valve for backflow prevention.
- Suitable for mains pressure
- Matte Black anti fingerprint treatment

Milano Dual Rain Shower – Brushed Nickel



+\$700

- Multi-function hand shower with rub-clean nozzles.
- 2 modes of operation.
- Dual check valve for backflow prevention.
- Suitable for mains pressure
- Brushed Nickel Anti fingerprint treatment

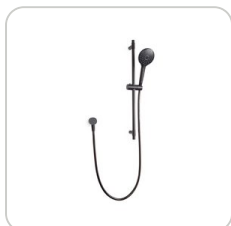
Milano Dual Rain Shower – Chrome



+\$560

- Multi-function hand shower with rub-clean nozzles.
- 2 modes of operation.
- Dual check valve for backflow prevention.
- Suitable for mains pressure
- Polished Chrome Colour

Studio Pin Slide Shower – Black



+\$190

- Single function hand shower.
- Generous wide-angled spray.
- Easy clean nozzle
- 1.5m PVC hose.
- Black anti fingerprint treatment

Studio Pin Slide Shower – Brushed Nickel



+\$190

- Single function hand shower.
- Generous wide-angled spray.
- Easy clean nozzle
- 1.5m PVC hose.
- Brushed Nickel anti fingerprint treatment

Shower Mixer



MASTERFLOW® technology controls the mix of hot and cold water, giving you an enhanced flow and greater temperature control, as well as a smooth transition between hot and cold, even when inlet cold and hot pressures are unequal. With Englefield's 15-year guarantee, the Englefield MASTERFLOW® range is the best choice for all New Zealand houses.

STANDARD

Studio Pin Shower/ Bath Mixer – Chrome



- Lead-Free
- MASTERFLOW® all pressure technology, suitable for equal & unequal hot & cold
- Enhanced flow and smoother temperature control
- DZR brass construction
- Polished Chrome finish

UPGRADES

Studio Pin Shower/ Bath Mixer – Black



+\$230

- Lead-Free
- MASTERFLOW® all pressure technology, suitable for equal & unequal hot & cold
- Enhanced flow and smoother temperature control
- DZR brass construction
- Matte Black finish

Studio Pin Shower/ Bath Mixer – Brushed Nickel



+\$230

- Lead-Free
- MASTERFLOW® all pressure technology, suitable for equal & unequal hot & cold
- Enhanced flow and smoother temperature control
- DZR brass construction
- Brushed Nickel finish

Vanity



The Englefield Valencia Vanity Collection offers a choice of floor-standing or wall-hung designs to suit your bathroom style and space. Available in White, Urban Oak and Coastal Oak, each option combines practical drawer storage with a clean, contemporary finish.

Included: Englefield Valencia 600mm single-bowl vanity - floor-standing or wall-hung

STANDARD

Valencia 600mm Floor-Standing



The Englefield Valencia Floor-standing Vanity combines a clean, contemporary design with practical storage for everyday bathroom essentials. Its streamlined profile and generous drawers create a fresh and versatile addition to any modern bathroom.

Vanity Colour:



Coastal Oak



Urban Oak



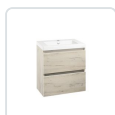
White

Valencia 600mm Wall Hung



The Englefield Valencia Wall Hung Vanity features a clean, contemporary design that creates a spacious and streamlined bathroom look. With practical drawer storage and a floating design, it combines everyday functionality with modern style.

Vanity Colour:



Coastal Oak



Urban Oak



White



Basin Mixer

The Englefield Studio Pin MASTERFLOW® Basin Mixer combines contemporary styling with enhanced water flow and smooth, precise temperature control. Its all-pressure MASTERFLOW® technology performs reliably with both equal and unequal water pressures, making it an ideal choice for New Zealand homes.

STANDARD

Studio Pin Basin Mixer – Chrome



- Lead-Free
- MASTERFLOW® all pressure technology, suitable for equal & unequal hot & cold
- Enhanced flow and smoother temperature control
- DZR brass construction
- Polished Chrome finish

UPGRADES

Studio Pin Basin Mixer – Black



+\$160

- Lead-Free
- MASTERFLOW® all pressure technology, suitable for equal & unequal hot & cold
- Enhanced flow and smoother temperature control
- DZR brass construction
- Matte Black finish

Studio Pin Basin Mixer – Brushed Nickel



+\$160

- Lead-Free
- MASTERFLOW® all pressure technology, suitable for equal & unequal hot & cold
- Enhanced flow and smoother temperature control
- DZR brass construction
- Brushed Nickel Finish

Toilet

The Englefield Tivoli and Evora Rimless Toilet Suites combine contemporary styling with hygienic rimless technology for easier cleaning and everyday practicality. Both offer efficient flushing and comfortable designs, providing stylish and reliable options to suit a range of modern bathrooms.

STANDARD

Tivoli Raised Height Rimless Toilet



- Vitreous China
- Kohler White
- Rimless wash down
- Watermarked certified
- WELS 4 Star rating

SKU 31635A-0

UPGRADES

Evora Rimless Slimseat Toilet



+\$360

- White vitreous china
- Quiet Close™ Quick Release™ toilet seat
- Rimless design for improved hygiene
- Exceptional flush performance
- Slimline seat

Evora Rimless Wrapover Toilet



+\$250

- White vitreous china
- Quiet Close™ Quick Release™ toilet seat
- Rimless design for improved hygiene
- Three seat options available – Low Profile, Bidet D-Shape Seat and Wrap Over
- Exceptional flush performance
- Wrapover seat

Bathroom Accessories

Nouveau Cinna range of bathroom accessories. Available in 4 colour options to match the rest of the bathroom tapware options.

ADD-ONS

Black Accessories Pack



+\$350

Includes:

- Matte black toilet roll holder
- Matte black hand towel holder
- Matte black Heated towel rail

Brushed Brass Accessories Pack



+\$450

Includes:

- Brushed Brass toilet roll holder
- Brushed Brass hand towel holder
- Brushed Brass Heated towel rail

Chrome Accessories Pack



+\$250

Includes:

- Chrome toilet roll holder
- Chrome hand towel holder
- Chrome heated towel rail

Gun Metal Accessories Pack



+\$550

Includes:

- Gun metal toilet roll holder
- Gun metal hand towel holder
- Gun metal Heated towel rail

For your laundry, we provide quality Robinhood Supertubs. Proven and trusted by Kiwis for decades.

STANDARD

Robinhood Supertub - 560mm White



- Modern overflow design
- Integrated basket waste
- Seamless stainless steel bowl
- Washing machine hose tap connections
- Reversible side apertures
- Powder-coated galvanised steel cabinet
- Satin white finish
- Stainless steel lead free gooseneck tap
- Full-width storage cupboard with shelf and floor
- Anti drip edge sink

UPGRADES

Robinhood Supertub - 560mm Black



+\$260

- Modern overflow design
- Integrated basket waste
- Seamless stainless steel bowl
- Washing machine hose tap connections
- Reversible side apertures
- Powder-coated galvanised steel cabinet
- Matte Black finish
- Stainless steel gooseneck tap
- Full-width storage cupboard with shelf and floor
- Anti-drip edge sink

Robinhood Supertub - Slim Black



+\$260

- Modern overflow design
- Seamless stainless steel bowl
- Washing machine hose tap connections
- Reversible side apertures
- Powder-coated galvanised steel cabinet
- Matte Black finish
- Stainless steel lead free gooseneck tap
- Full-width storage cupboard with shelf and floor
- Anti drip edge sink
- Slim design for small spaces

Robinhood Supertub - Slim White



+\$150

- Modern overflow design
- Seamless stainless steel bowl
- Washing machine hose tap connections
- Reversible side apertures
- Powder-coated galvanised steel cabinet
- Satin white finish
- Stainless steel lead free gooseneck tap
- Full-width storage cupboard with shelf and floor
- Anti drip edge sink
- Slim design for small spaces

Appliances

We've partnered with Harvey Norman Commercial to fit your kitchen with quality Haier appliances as standard, with the option to upgrade to premium Fisher & Paykel for a touch of luxury and innovation.

Cooktop

STANDARD

Haier 60cm 300 Series Electric Cooktop

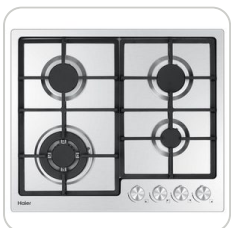


Haier

- Four cooking elements for different sized cookware
- Intuitive touch controls
- Spill detection alert for safety
- Designed to pair with a Haier wall oven in black glass

SKU HCE604TB3

Haier 60cm 500 Series Gas on Steel Cooktop



Haier

- Four burners, including a wok burner for high heat cooking
- Single surface cast iron trivets make it easy to slide cookware between burners
- Includes a flame failure safety system
- Designed to pair with a Haier black and stainless steel wall oven

SKU HCG604WFCX3

UPGRADES

Fisher & Paykel 60cm Series 5 4 Burner Gas Cooktop Stainless Steel



+\$1,050

FISHER & PAYKEL

- Four burners including a wok burner
- A flame-failure safety device; if the flame goes out, the gas turns off
- LPG gas; requires external bottles.

Fisher & Paykel 60cm Series 5 4 Element Electric Cooktop



+\$1,190

FISHER & PAYKEL

- Four cooking zones including a dual element
- Automatic spill detection shuts off elements if pans overflow
- Touch & Slide controls easily control each cook zone

Fisher & Paykel 60cm Series 5 4 Zone Induction Cooktop



+\$1,450

FISHER & PAYKEL

- Instant response and precise control with Touch&Slide
- PowerBoost and GentleHeat deliver both very high or very low heat for specialised cooking
- Easy to clean, durable ceramic glass cooktop
- Enjoy safer cooking with a keylock function, safety time out, surface hot indicators, and spillage auto off

Haier 60cm 300 Series Induction Cooktop



+\$540

Haier

- Four zones with precise heat control
- Instant-response heating for busy lives
- Surface remains cool-to-touch until cookware is placed on it
- Designed to pair with a Haier wall oven in black glass

**Haier 60cm 500 Series
Gas on Glass Cooktop
Black**



+\$350

Haier

- Four burners, including a wok burner for high heat cooking
- Single surface cast iron trivets make it easy to slide cookware between burners
- Includes a flame failure safety system
- Designed to pair with a Haier wall oven in black glass

Oven

STANDARD

**Haier 60cm 300 Series
Built in Oven**



Haier

- Seven oven functions including Air Fry, Pastry and Pizza
- Even convection heating on every shelf
- Easy cleaning with a removable door and inner glass of the door.
- Monochromatic black glass design to match the Haier family of kitchen appliances

SKU HWO60S7EB4

**Haier 60cm 300 Series
Built in Oven
Stainless Steel**



Haier

- Seven oven functions including Air Fry, Pastry and Pizza
- Even convection heating on every shelf
- Easy cleaning with a removable door and inner glass of the door.
- Stainless steel design to match the Haier family of kitchen appliances

SKU HWO60S7EX4

UPGRADES

**Fisher & Paykel 60cm
Series 5
Contemporary Oven 6
Function**



+\$870

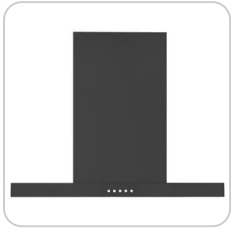
FISHER & PAYKEL

- Generous 85L total capacity
- Six oven functions including Pizza Bake
- With AeroTech™ technology for even heating
- Designed to match the Contemporary style family of appliances

Rangehood

STANDARD

Haier 60cm 500 Series
Box Chimney Wall
Rangehood Black



Haier

- Effective 700 m³/hr airflow
- Dishwasher-safe aluminium filters for easy cleaning
- Energy-efficient LED lighting illuminates your cooktop
- Ducted or recirculation options for flexible installation

SKU HC60BLBK

Haier 60cm 500 Series
Box Chimney Wall
Rangehood Stainless
Steel



Haier

- Efficient 700 m³/hr air flow
- Easy to clean, with dishwasher-safe filters
- Energy-efficient LED lights illuminate your cooktop perfectly
- Ducted or recirculation options for more flexibility when installing

SKU HC60BLX1

Fisher & Paykel 60cm
Series 5 Integrated
Insert Wall
Rangehood Stainless
Steel



FISHER & PAYKEL

- Effective 780 m³/hr airflow
- Seamlessly integrates into your kitchen cabinetry
- Dishwasher-safe aluminium filters for easy cleaning
- Energy-efficient LED lighting illuminates your cooktop

UPGRADES

Fisher & Paykel 60cm
Series 5 Pyramid
Chimney Wall
Rangehood Stainless
Steel



FISHER & PAYKEL

- With three fan speeds, select the perfect extraction rate for your cooking
- Powerful maximum air movement of 780 m³/hr
- Dishwasher safe filters that are easy to remove and clean

+\$410

**Fisher & Paykel 60cm
Series 7 Integrated
Insert Wall
Rangehood**



+\$930

FISHER & PAYKEL

- With three fan speeds plus a boost function, select the perfect extraction rate for your cooking
- Powerful maximum air movement of 780 m³/hr
- Energy-efficient LED lighting to illuminate your cooking surface
- Pair with a compatible cooktop and the extraction rate will automatically adjust to suit your cooking
- Wi-Fi enabled for notifications through the SmartHQ™ app

**Haier 60cm 500 Series
Integrated Insert Wall
Rangehood Black**



+\$430

Haier

- Effective 800 m³/hr airflow
- Seamlessly integrates into your kitchen cabinetry
- Dishwasher-safe aluminium filters for easy cleaning
- Energy-efficient LED lighting illuminates your cooktop

Plumbing & Electrical

The essentials that get your new home connected.

STANDARD

**Rheem Optima
Vitreous Enamel 180L
Indoor/Outdoor Hot
Water Cylinder**

Rheem Optima Vitreous Enamel 180L Indoor/Outdoor Hot Water Cylinder



**Rheem 26L Gas
Continuous Flow
Water Heater**

26L Gas Califont



Heating

ADD-ONS

Mitsubishi Avanti 5kW Heat Pump



POA

mitsubishi heavy industries

Mitsubishi Heavy Industries - Avanti 5kW heat pump installed for heating and cooling

In addition to the choices on the previous pages, your home includes the following as standard.

PLANS, CONSENTS & DOCUMENTATION

- ✓ **Permit plans**
Plans through council with building consent (council fees not included)

STRUCTURE & FRAMING

- ✓ **Building Wrap**
Thermakraft® building wrap and tapes installed to all exterior walls
A high-performance breather membrane that provides a critical secondary weather barrier, reducing air infiltration and improving the thermal performance of the wall system
- ✓ **Wall Framing**
H1.2 treated all wall framing timber fitted and fixed as per council plans, including pre-nailed frames, 3604 technical standard
- ✓ **Roof Trusses**
H1.2 treated, engineer-designed, gang-nailed roof trusses to suit plan and site requirements, 3604 technical standard
- ✓ **Extra timber**
Beams, rafters, purlins, roof and soffit framing and timber ceiling battens
(Rondo can be supplied at an extra cost)

INSULATION

- ✓ **Ceiling Insulation**
Pink® Superbatts® R7.0 ceiling insulation
High-performance Pink® Superbatts® deliver an R7.0 rating, exceeding the NZ Building Code minimum for most climate zones to keep your home warm in winter and cool in summer
- ✓ **Wall Insulation**
Pink® Batts® Ultra® R2.6 wall insulation
Pink® Batts® Ultra® provide a proven R2.6 thermal and acoustic barrier in all exterior walls, helping maintain a comfortable interior temperature year-round

ROOFING

- ✓ **Roof Underlay, Screws & Flashings**
Covertex 215 self-supporting roof underlay, roofing screws, and all flashings and barge caps
- ✓ **Soffits**
Fibre-cement soffit/eaves linings

WINDOWS AND DOORS

- ✓ **Door Handles & Locks**
Kanso colour-matched exterior handle and lock set

INTERIOR LININGS

- ✓ **Ceilings**
GIB® 10mm standard plasterboard
- ✓ **Internal Walls**
GIB® 10mm standard plasterboard
- ✓ **GIB Aqualine® (Wet Areas)**
GIB Aqualine® water-resistant linings to bathrooms
GIB Aqualine® features a water-resistant core that resists steam and moisture penetration. It is New Zealand's number-one tiling substrate and its fibreglass-reinforced core provides excellent strength and stability behind tiles
- ✓ **GIB Braceline® (Structural Bracing)**
GIB Braceline® bracing sheets installed where specified on plans
GIB Braceline® is a high-performance bracing plasterboard for light timber-framed buildings. It provides effective wall bracing while also reducing sound transmission between rooms

INTERIOR FINISHES

✓ Skirting Boards

60 x 10mm pine skirting boards

✓ Scotia

55mm Gib Cove classic

✓ Architraves

40mm x 10mm pine architraves to all door and window openings



Wardrobe Doors

MDF pre-primed flush panel sliding wardrobe doors with pine jambs and Robemaker hardware

KITCHEN

✓ Cutlery Tray

In-drawer cutlery tray insert. White colour

PLANS, CONSENTS & DOCUMENTATION

- × Resource consent
Resource consent applications and associated fees if required for your site (e.g., for non-complying activities or district plan rules)
- × Consents
On site consent for site and services
- × Geotechnical / site-specific engineering
Site-specific geotechnical investigation, soil testing, or specialist engineering reports. Site investigations, consents, reports
- × Survey & title fees
Land surveys, title searches, or legal fees related to the property

INTERIOR FINISHES

- × Hanging rods and internal shelving to wardrobes

FURNITURE & DÉCOR

- × Window treatments
Curtains, blinds, shutters, and associated tracks or hardware
- × Furniture
All furniture including beds, sofas, tables, chairs, and storage units unless otherwise stated as an inclusion
- × Soft furnishings & décor
Cushions, rugs, artwork, mirrors (beyond the standard bathroom mirror), and all decorative items

APPLIANCES

- × Refrigerator / freezer
Fridge and freezer are not supplied
- × Washing machine & dryer
Laundry appliances are not supplied
- × Dishwasher
Dishwasher appliance is not supplied
- × Microwave
Microwave oven is not supplied

PLUMBING & ELECTRICAL

- × Mains power connection
Connection of the home to the mains electrical supply from the boundary or meter box. The home is wired and ready for connection; the line connection itself is the customer's responsibility
- × Water supply connection
Connection to mains water supply, water tank, or pump system from the boundary to the home
- × Wastewater & sewage connection
Connection to mains sewage, septic tank, or effluent disposal system. Including any septic tank design, supply, and installation
- × Stormwater connection
Stormwater drainage from downpipes to an approved disposal point
- × Gas supply connection
LPG bottle/cylinder supply and regulator, or natural gas connection from the boundary. The home is plumbed and ready; gas supply is the customer's responsibility
- × Internet, phone & fibre
Any broadband, fibre, phone line, or Sky TV connection and associated installation fees

SITE & LAND PREPARATION

- × Site visits
Physical site visits
- × Site earthworks & levelling
Clearing, levelling, or grading of the land prior to or following installation
- × Foundations & piles
Physical foundation piles, concrete slab, or sub-floor structure at the site
- × Retaining walls
Any retaining walls, cut-and-fill works, or erosion control required on site
- × Delivery & transportation
Transportation of the home to the site and any cramage, machinery, or access works required for placement

OUTDOOR & EXTERIOR

- × Decks, verandahs & outdoor stairs
External decks, verandahs, pergolas, and entry stairs unless noted in inclusions
- × Driveway & paths
Driveway, footpaths, concrete pads, and hardstanding areas
- × Landscaping & gardens
Lawns, planting, garden beds, topsoil, bark, irrigation, and any other landscaping works
- × Fencing & gates
Boundary or privacy fencing, garden gates, and associated posts or foundations
- × Garage, carport & shed
Standalone garages, carports, or sheds
- × Letterbox
Letterbox and house number signage

GENERAL

- × Any item not listed in the Inclusions Schedule
Only items specifically listed in your signed Inclusions Schedule are covered. If you are unsure whether something is included, please ask before signing
- × Plan customisation
Any changes or upgrades to the standard plan that are significant enough to require a custom concept plan
- × Material upgrades & variations
Any upgrade to a standard specification (e.g., premium cladding, stone benchtops, upgraded appliances) is available at an additional cost and must be agreed in writing
- × Damage caused by third parties or site conditions
Damage resulting from site conditions, weather events, or third-party works after delivery is not covered

YOUR KITSET, YOUR WAY

Ready to talk about the Franz?

Personalise this home online, see your price update as you choose, and send us your selections when you are ready. We will come back to you with a quote for your site.



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FLATS/FRANZ-KITSET

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While we make every effort to supply the products and finishes shown, availability can change. If a specified product becomes unavailable or is subject to supply delays, we reserve the right to substitute an alternative of equal or better quality and specification. All information is current at the time of publication (30 October 2026)