

Chattel List

General

Sallee Carpet fixed
All light fittings
Blinds (50mm metal) remotes and manual
Hager home automation system
5 x Heatpumps
2 x Kocom colour display intercom and exterior camera system
Security System 4 x key pads
Stainless steel backdrop behind stairs
Integrated sound system and all internal speakers (Pioneer)

Self Contained Apartment

1 x Heated towel rail
Spa bath (Engelfield)
1 x Scope Heater
Bathroom ventilation system

Garage

1 x Supertub
Wall mounted drop down ironing board
2 x Electric garage door openers and remotes

Self Contained Apartment Kitchen

Microwave/oven combo (LG)
Oven (Smeg)
Dishwasher (Smeg)
Ceramic cook top
1 x Extractor

Study

1 x In wall heater (Scope)

Bedroom 1 (down stairs behind study)

1 x Scope heater

Panoramic Paradise

Ultimate Seascape



Down Stairs Living

1 x Ceramic cook top
Microwave (Sharp)
Fridge

Laundry

Wall mounted ironing board
1 x Heated towel rail
2 x Dust buster
Super tub
Washing machine (Fisher & Pykel)
Dryer (Fisher & Pykel)
Ventilation system

Spa Ensuite

1 x Heated towel rail
1 x Scope heater

Joint Ensuite

1 x Scope heater
1 x Heated towel rail

Kitchen

Dishwasher (Miele)
Steamer (Gaggenau)
Inductor (Gaggenau)
2 x Dual ceramic hot plates
Side opening oven (Gaggenau)
Combination oven/microwave
Fridge (LG)
Ceiling speakers

Bedroom 2

1 x Scope heater

Theatre Room

Remote roman black cat blinds

Master Ensuite

1 x heated towel rail
Ventilation system
1 x Scope heater

External Chattels

Exterior remote blinds
2 x Exterior speakers
Electric gate and remotes
Garden lights
In ground automatic watering system to lawns and garden area

Excluded Chattels

Fridge in apartment kitchen (LG)
Hotspring portable spa (negotiable)

Additional Information

Exterior Tilt Slab – Contact Construction
Interior Fitout - DJ Hewitt

For more detailed information please contact:

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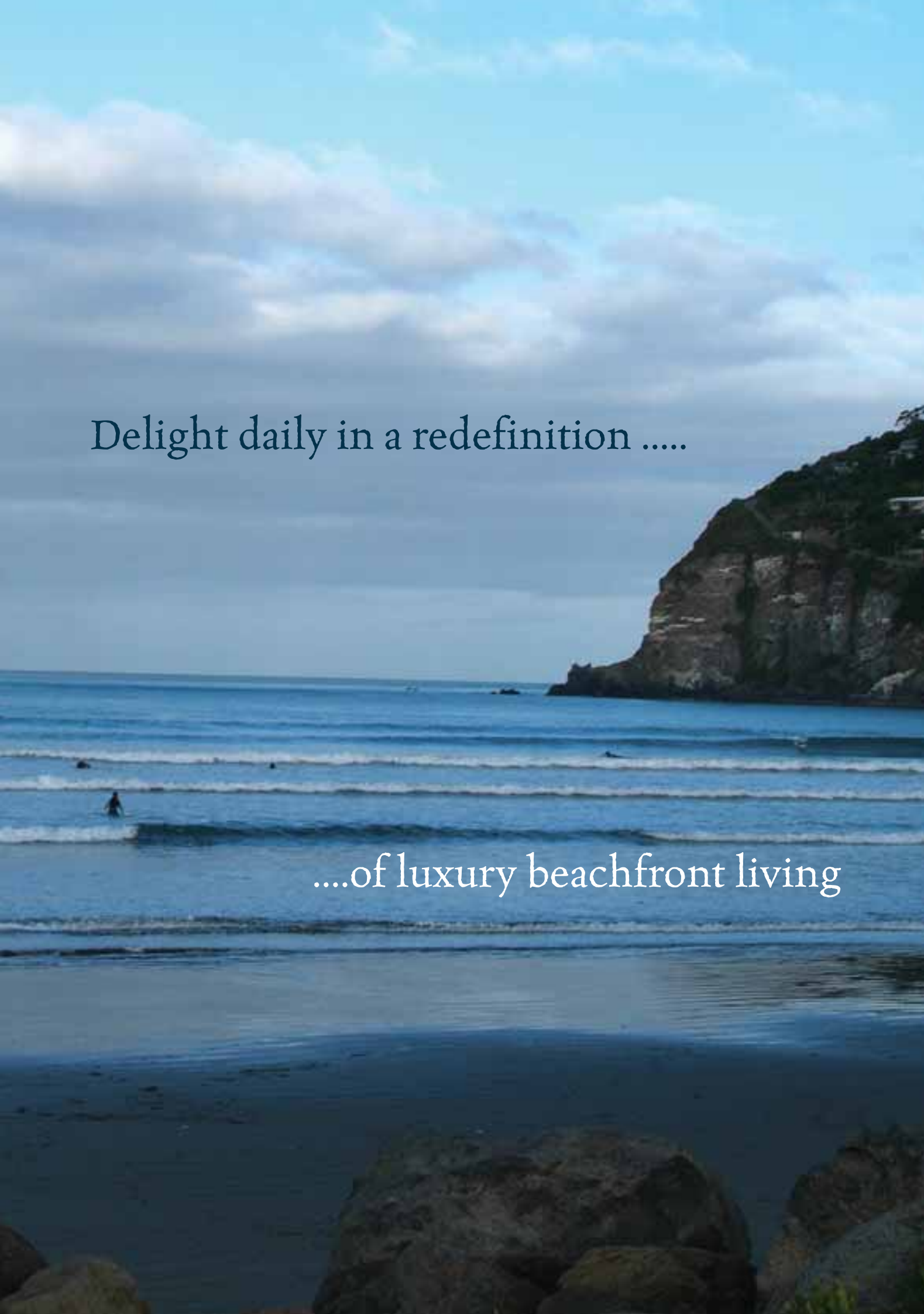
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56 The Esplanade Christchurch



Delight daily in a redefinition

...of luxury beachfront living

56 The Esplanade

This incredible property encompassing two dwellings around internal triple garaging will continually turn the tide on your residential expectations. Embrace a lofty new standard embodied by these two-year-old modernist masterpieces impeccable in spatial sensibilities, in world quality materials, execution and finish.

Accommodation in the main residence comprises multi-optional spaces currently configured as two huge living, entertaining, and reception rooms oriented and opening to the seaside, upstairs dining sea-observatory, formal dining, kitchen, master suite, vanity, second bedroom or snug.

Downstairs are two further double bedrooms, ensuite, capacious office suite, home theatre, further shower-room and totally private spa-pool portico/terrace and courtyard.

The fabulous ground-floor rear apartment, just as highly specified and continuously themed, is also accessed from Stoke Street. Design induces happiness with the engineered perfection of floor-to-ceiling glass and large-scale porcelain tiling, allowing an enviable indoor-outdoor ease of living.



Inspired by iconic architectural forms in both the US and Europe, this Esplanade concrete tilt and slab, iron and glass property was internationally conceived and referenced throughout. It has been intensively project-managed by its owner/designer.

Inherent in a total design integrity is an obvious commitment to a symmetrical stylistic continuum which extends organically to all details of fixtures, fittings and landscaping.

Themes include the strength of the square and the drama of shadows, textures, and recesses. A mix of vision and rigorous planning has made perfection the sole benchmark.

The designer, also that of other sumptuously-executed commissions such as the Oderings Nursery Home by Rossendale Winery homestead, has here created bespoke solutions to bedrooms, their walk-in robes, vanities and bathrooms.

Both house and apartment enjoy the unrivalled precision of Poggenpohl kitchens and highly featured Axor and Hans Grohe bathrooms. Materials throughout include quarella, blonde oak, maple, and stainless steel.

Smart wiring is a wry understatement here, where extensive intuitive remote controlled systems ensure your options in magic mood-programmed (Hagar) lighting, sound, privacy, water features, irrigation and security.