

# *Central Park Apartments*

At Highlands Motorsport Park, Cromwell.

[www.centralparkapartments.co.nz](http://www.centralparkapartments.co.nz)



## **A unique opportunity to own an apartment next to a world class motorsport facility.**

Grant Aitken has been involved in the Highlands project since 2002 when he and four other members of the Queenstown Car Club began the long process of getting resource consent to build a racetrack in Cromwell. Consent for the plot of wasteland they purchased on Sandflat Road was finally granted in 2008. Enter Tony Quinn.

In 2011, Aitken approached Quinn and asked him if he'd be interested in investing in the racetrack he and his partners were hoping to build. Instead Quinn offered to build the racetrack himself. "You don't want me as a partner," he told Aitken. "If you give me 100 percent control I'll build something world class, something you'll all be proud of."

And that's exactly what Quinn did. Highlands Motorsport Park opened in Easter 2013 and more than three years later, Aitken still can't quite believe what happened.

"It's been an amazing journey," says Grant. "Quite often I find myself looking out over the racetrack from the museum or from my apartment and I have to pinch myself. I mean this place used to be desert and now look at it. Tony and his team did an incredible job and I know that everyone involved in Highlands feels very lucky to have a world class facility like this on our doorstep."

While Quinn was building the racetrack, Aitken took on the role of property developer for six Pitlane Apartments. "I was a bit brave," says Grant. "I started to build them before I'd sold any apartments but thankfully the demand was overwhelming."

So much so that Aitken built and sold another six apartments in Stage Two of the Pitlane Apartments development. He's currently working on Stage Three, the Central Park Apartments, which will be the final residential development at Highlands.

The new development of 21 apartments will feature two level, two and three bedroom managed apartments with freehold titles. Like Stage One and Two they'll be finished to the highest standard with heat pumps, double glazing and top quality fixtures and fittings.

Although the Stage Three apartments won't have track views, they will have stunning views of the surrounding mountains and the added advantage of on-site management which will allow owners to rent them out. It will also feature a magnificent courtyard with a recreational area for families. Each apartment also comes with a garage with space for four cars and permanent on site management.

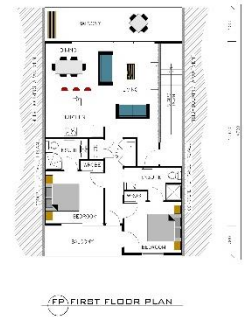
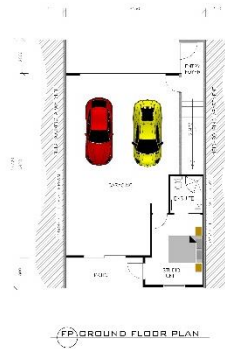
Subject to CODC approval, these apartments will go on the market at the Highlands 101 in November, with construction planned to commence in early 2017 so you could be in your new apartment by the time the Highlands 101 race comes round in November 2017.

"This is the last opportunity to own an apartment inside the Highlands complex," says Grant. "That's it after this."

"The feedback I get from people who bought apartments in Stage One and Two has been overwhelmingly positive. They tend to be like-minded people who are passionate about motorsport. People love the camaraderie that comes with being a member at Highlands. As well as all the facilities and experiences available at the track it's only 40 minutes to Queenstown. You've got easy access to skiing, wineries, cycle trails and all the other adventure activities that Queenstown has to offer, as well as one of the best motorsport facilities in the world. You get to enjoy top class motor racing events like the Highlands 101 and the new cafe and viewing platform will be a great addition to the place."

"It's something quite unique in the world. I like to call it the Millbrook of motorsport. Of course I'm a little biased but it's a pretty special place."





## CENTRAL PARK APARTMENTS FINISH SPECIFICATIONS

- Three key separate access to either apartment, studio or garage.

### EXTERIOR:

- Cladding; Cedar and painted pre-cast concrete panels.
- Balustrades; both front and rear balustrades will be glass.
- Deck surfaces; Tiled.

### GROUND FLOOR:

- Self-contained Studio, bathroom, shower, kitchenette, sun deck.
- Four car garage with sectional colour steel door.
- Carpeted stairs.
- Concrete industrial grade driveways.

### APARTMENT:

- Living area: Carpeted, painted, tiled, LED lighting throughout.
- Heat pump, double glazing throughout.
- Kitchen: Quality kitchen joinery complete with appliances (electric oven, hob and dishwasher) installed, extractor fan and tiled flooring.
- Bedrooms: Built-in wardrobes, both have deck access, and each has an ensuite.
- Two ensuite bathrooms: Underfloor heated, tiled, with shower and glass partition, wall-mounted vanity unit.
- Laundry: provision for washing machine and dryer connections.

## Highlands Motorsport Park

Named one of the best motorsport parks in the world by Shane van Gisbergen, Highlands Motorsport Park opened at Easter 2013.

Whether you are a motorsport enthusiast or enjoy a good glass of Pinot Noir and the stunning Central Otago scenery, there is something for everyone at Highlands.

The Highlands National Motorsport Museum hosts a range of national and international race cars as well as a gift shop and a café.

### Race track

This world-class facility includes a 4.5 km race track, made up of three individual race tracks with 27 configurations.

### Race events

World-class motorsport events are held at Highlands, including the annual November signature event the Highlands 101. For more information, visit [www.highlands.co.nz](http://www.highlands.co.nz).

### The Highlands GT Club

The exclusive Highlands GT Club offers members the opportunity to use the race track at least 80 days a year. The joining fee is included in the apartment purchase price and annual dues are payable. This membership is obligatory for land owners in the Highlands Innovation and Technology Park.

## **CENTRAL PARK APARTMENTS AT HIGHLANDS**

"Welcome to stage three of the apartments developments at Highlands Motorsport Park.

Demand for apartments stages one and two have exceeded everyone's expectations, to the point where potential purchasers are overflowing into demand for additional apartments.

There is no further land consented for subdivision within the Highlands complex, so it is highly likely that these will be the last apartments on offer.

Stage three will consist of 17 two bedroom apartments upstairs, both with ensuite bathrooms, a self-contained studio unit downstairs, and a garage for four cars.

A further three-bedroom manager's residence will form part of the complex, and three additional three bedroom corner units will be available at a later date.

These stage three apartments will be managed, allowing owners to make all or part of their unit available to the resident manager to let out for short or long term stays.

They will be approved "Visitor accommodation" units, and will be marketed accordingly by the manager. It will be a condition, that if owners choose to rent their units, then that must be facilitated by the apartment manager.

The seventeen apartments will be offered on a first come first served basis at only \$595k (zero rated for GST).

It is only as a result of a significant generous discount on the land content under the subdivision by Tony Quinn, and the fact that our favoured builders Breen Construction Ltd have come to the party on the basis that we build all units within 2017, that we can maintain this

pricing, in spite of building costs having increased significantly over the last year.

Further, to meet this budget, very few interior changes to the design, fit out and colours can be permitted, without significantly increasing costs.

Sales can only be on a direct basis from the developer to the purchaser, and progress payments will be required during construction.

These conditions ensure that the apartment pricing for the Central Park Apartments is as sharp as possible, and I am sure will subsequently create instant demand for them, especially in a market where the same dollar value would barely purchase a section in Wanaka or Queenstown.

I look forward to welcoming you to your own Central Park Apartment in time for the November 2017 Highlands 101 Race meeting."

**Please contact me at any time on  
021 721745 or by email  
grantaitken@xtra.co.nz to claim your  
preferred  
apartment.**

Grant Aitken,  
Highlands GT Club  
Member #1



**Central Park  
Apartments  
Highlands Motorsport Park  
Cemetery Road  
CROMWELL, NEW ZEALAND**

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**For more information, visit [www.centralparkapartments.co.nz](http://www.centralparkapartments.co.nz)**

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A decorative graphic consisting of a horizontal row of black and white squares, resembling a checkered racing flag, positioned below the main title.