



# MOANA VIEWS



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Moana Views: Exceptional Modern  
Luxury Living in a Prime, Scenic  
Location

## 02

A space that works for your lifestyle

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detailed overview of the premium  
materials, finishes, and construction  
standards that define Moana Views.  
This section covers everything from  
quality fittings to sustainable design  
elements, ensuring each home is  
built to the highest standards of  
modern living.

## 04

Typologies & Site Plan: Explore the  
variety of townhouse options and  
the layout of the Moana Views  
development, showcasing the  
thoughtful design of this coastal  
community.





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## MOANA VIEWS: COASTAL LIVING REDEFINED

MOANA VIEWS

Positioned perfectly, you'll find popular cafes, restaurants, and boutique shopping just steps away. Nearby amenities include a golf course and airport, while easy access to the expressway ensures effortless travel. Whether you choose to stay in or explore, the choice will always be a pleasure. Moana Views offers more than just a home—it's a vibrant, coastal lifestyle you'll cherish for years to come.

## "LUXURY TOWNHOUSES DESIGNED FOR SUN, SEA VIEWS, AND SOPHISTICATED COASTAL LIVING."

Moana Views is brought to you by builder and developer Coastal Projects, a Kapiti-based construction company with years of combined experience, and the assistance of renowned Voxell Architecture. This collaboration combines Coastal Projects' extensive expertise in construction with Voxell Architecture's innovative design, creating a stunning development that blends functionality, style, and quality. Together, we deliver a seamless experience from concept to completion, ensuring Moana Views is a project that exceeds expectations.

Where coastal luxury meets modern living. This development offers a perfect blend of style, space, sunshine, and stunning sea views, creating a lifestyle to be enjoyed. Each townhouse is thoughtfully designed for today's coastal lifestyle, featuring open-plan kitchens, dining, and living areas that flow seamlessly to private decks and courtyards. Abundant natural light and spectacular sea views make these homes truly special. With car parking or garaging included, convenience is at the heart of Moana Views.



"MOANA VIEWS: COASTAL LIVING REDEFINED"

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Outdoor enthusiasts will love Moana Views. Relax by the beach, explore native walking trails, cycle scenic tracks, or unwind in nearby parks. With vibrant cafés and local attractions just a short trip away, this is the ultimate coastal lifestyle.

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## PARAPARAUMU BEACH

These homes offer excellent rental potential, with high demand thanks to their prime location. Whether you're looking for a long-term rental property, these homes provide flexibility and great returns. With modern features, spacious layouts, and a desirable location, they make for an outstanding investment opportunity in a market with strong interest. Additionally, their thoughtful design and quality construction ensure they remain a sought-after choice for tenants, making them a solid investment for years to come.

In the three-story layout, the ground level features a secluded bedroom complete with its own bathroom and kitchenette. This thoughtful design opens up exciting possibilities, including the potential to use the space as an Airbnb rental, offering flexibility and added value for homeowners seeking additional income or guest accommodation.







Discover the perfect blend of modern living and convenience at Moana Views. Our development offers a selection of 3-bedroom, 3-bathroom townhouses and 2-bedroom, 2-bathroom options, each complete with a single garage. Thoughtfully designed across 2- and 3-storey buildings, select homes also feature private elevators for added comfort and ease.

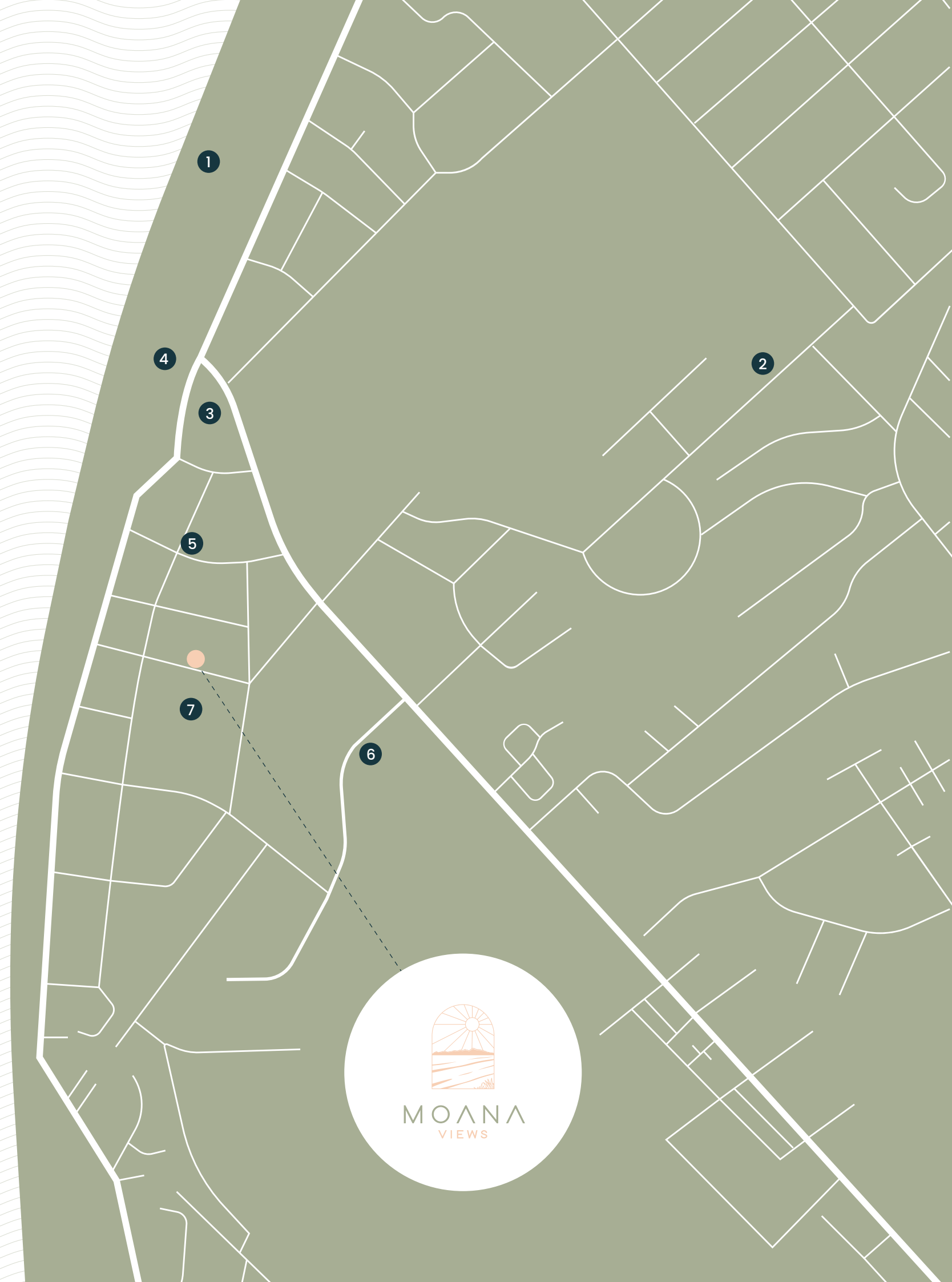
The garages in this development are a standout feature, designed with ample space to accommodate your ute or car, along with a generous collection of tools or equipment. Whether you're a tradesperson needing room for gear or someone who values practical storage, these garages offer unmatched functionality. With high ceilings and a thoughtful layout, they're an invaluable asset, ensuring your belongings are well-organized and easily accessible while adding to the overall convenience and appeal of the home.



SPACE THAT WORKS



- 1. Paraparaumu Beach
- 2. Paraparaumu Beach School
- 3. MacLean Park
- 4. Kapiti Boating Club
- 5. Shops
- 6. Kapiti Districts Aero Club
- 7. Wesley Knight Park







## BREATHTAKING VIEWS OF THE KAPITI ISLAND

Enjoy breathtaking views of the ocean and Kapiti Island from the comfort of your living room. This render captures the seamless connection between your indoor space and the stunning coastal landscape beyond.







PRECISION BUILD &amp; DISTINGUISHED SPECIFICATIONS

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## BUILT TO LAST

The Moana Views development is built to the highest specifications, focusing on premium quality materials and expert craftsmanship. Each townhouse is designed to offer a modern, luxurious living experience, with attention given to every detail, from the finishes to the structural integrity. The focus on superior craftsmanship ensures that the homes not only look stunning but are built to last, offering residents a long-term investment in both comfort and style. With a commitment to excellence, these homes set a new standard in quality construction and design.

To elevate the aesthetic and durability of each home, we have chosen a brilliant, high-quality Australian hardwood, renowned for its strength and timeless beauty. This is complemented by a striking, modern brick facade, offering a perfect blend of natural materials that not only enhance the visual appeal but also ensure long-lasting resilience. Adding a splash of James Hardie products throughout, we bring an extra layer of durability and contemporary design, creating a seamless combination of style and substance. The result is a home that is visually captivating, resilient, and built to withstand the test of time.

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EXCEPTIONAL QUALITY  
AND CRAFTSMANSHIP IN  
EVERY DETAIL



# OUTLINE SPECIFICATIONS

LIVING	Specifications
CEILINGS	Stopped and painted plasterboard to a Level 4 finish
DOORS	APL Residential thermal heart double glazing
EXTERNAL DOORS	Painted hollow core
INTERNAL FLOORING	MI plank flooring
LIGHTING	Dimmable LED lighting
SKIRTINGS	Painted timber
WALLS	Stopped and painted plasterboard to a level 4 finish
WINDOWS	APL Residential thermal heart double glazing
BEDROOMS	Specifications
CEILINGS	Stopped and painted plasterboard to a Level 4 finish
DOORS	APL Residential thermal heart double glazing
EXTERNAL DOORS	Painted hollow core
INTERNAL FLOORING	Residential high-grade carpet
LIGHTING	LED lighting
SKIRTINGS	Painted timber
WALLS	Stopped and painted plasterboard to a level 4 finish
WARDROBE	Built in wardrobes with single shelf and rail
WINDOWS	APL Residential thermal heart double glazing
KITCHEN	Specifications
APPLIANCES	Cooktop – Electric (Fisher & Paykel) / Dishwasher (Fisher & Paykel) Oven multi-function (Fisher & Paykel) / Rangehood – Integrated (Fisher & Paykel)
BENCHTOP	Engineered stone
FLOORING	MI plank flooring
JOINERY	To architect's specification
LIGHTING	LED lighting and Pendent lighting
SINK	Single undermount stainless steel
SPLASHBACK	Feature tile
TAPWARE	Sink spout and mixer

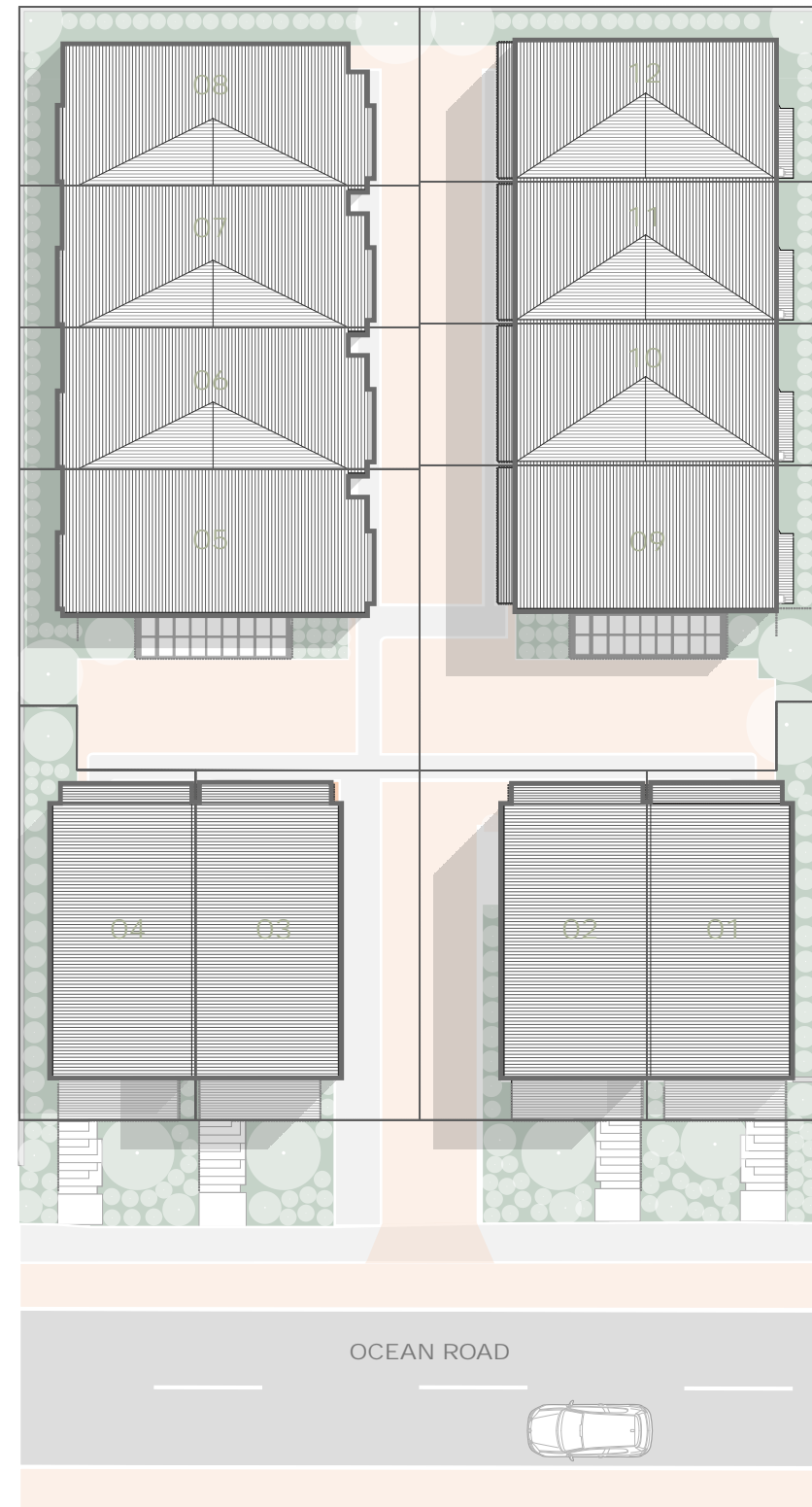
BATHROOM	Specifications
BASIN	Ceramic recessed basin
FLOORING	Tiled flooring
JOINERY	Wall hung vanity unit
LIGHTING	LED lighting
MIRROR	Wall fixed mirror
ROBE HOOK	Robe hook
SHOWER	Tiled walls and floor with Glass shower
TAPWARE	Basin Mixer–Wall mounted–Shower Mixer–Wall mounted slide–shower mixer
TOILET	Ceramic toilet suite – Wall mounted toilet roll holder
TOWEL RAIL	Heated towel rail
WALLS	Combination of Tiled and painted Walls
EXTERIOR	Specifications
CLADDING	Combination of Brick, Vertical Australian hardwood and James Hardie as per architect's specification
LANDSCAPING	As per landscape architect's specification
LIGHTING	Exterior lighting to courtyard
MAILBOX	One mailbox per property
WASHING LINE	Washing line
SERVICES	Specifications
DATA	Data outlet
HOT WATER	Hot water cylinder
POWER OUTLETS	Power outlets provided to suit layout as per architect's specification & design
SMOKE ALARM	Battery smoke alarm
STRUCTURAL	Constructed to the highest standards to meet NZBC and Earthquake design requirements
VENTILATION	Local exhaust systems to kitchen and bathroom to meet NZBC requirements
COMMON AREAS	Specifications
CARPARKS	Carparks shall be formed with either concrete/ paving/ asphalt with kerb/ channel to drain stormwater runoff into the stormwater drainage system
LANDSCAPING	The site is planted with a mixture of native and exotic plants, grasses and trees in accordance with the landscape architect's plan
LIGHTING	Exterior lighting to achieve a suitable lighting level to the road and walkway paving as per electrical engineer
RUBBISH	Dedicated outdoor bin storage





## TYPOLOGIES

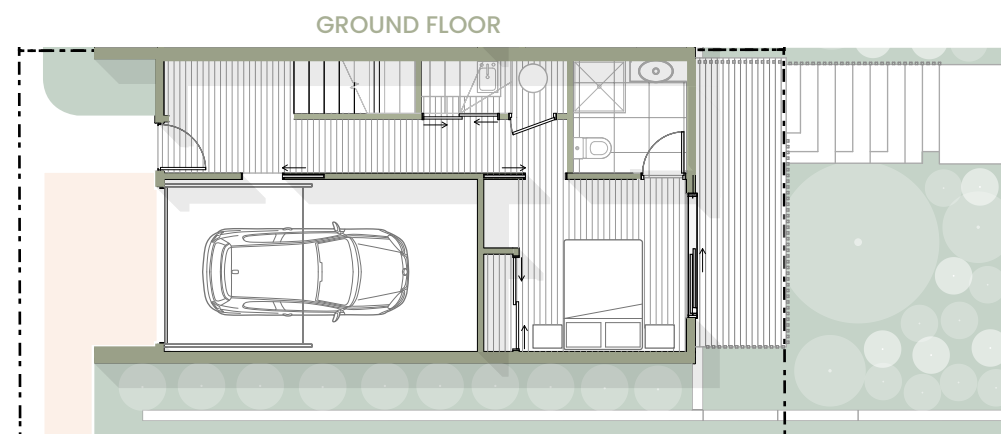
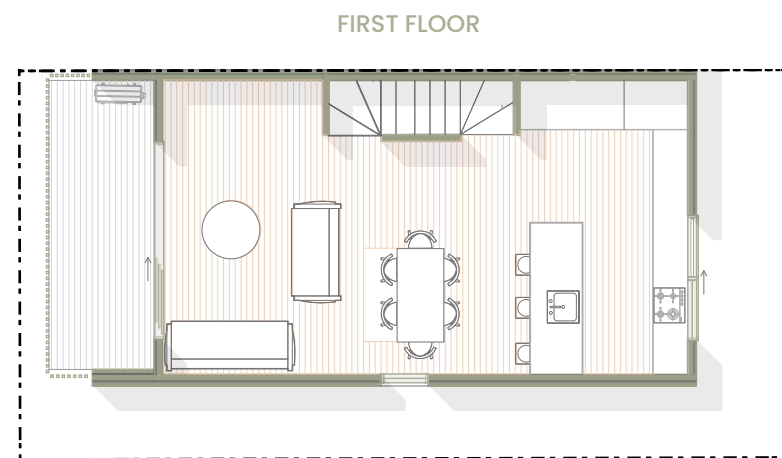
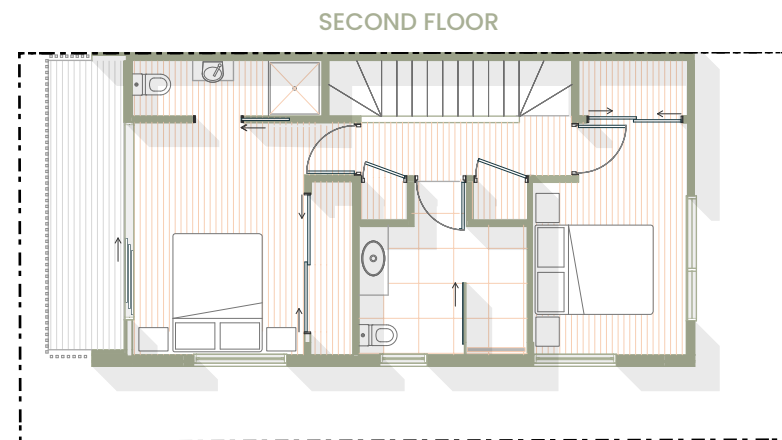
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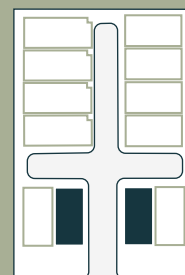
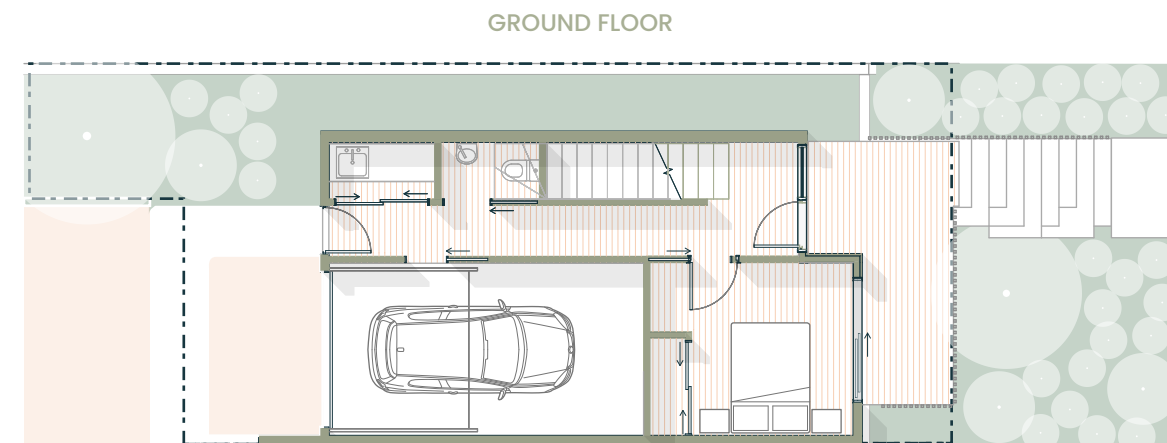
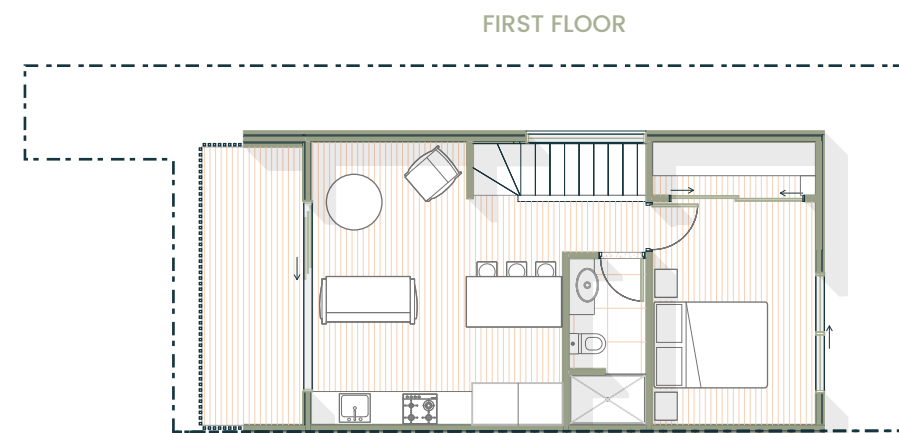
## 23-25 OCEAN ROAD - SITE PLAN



# UNIT 1

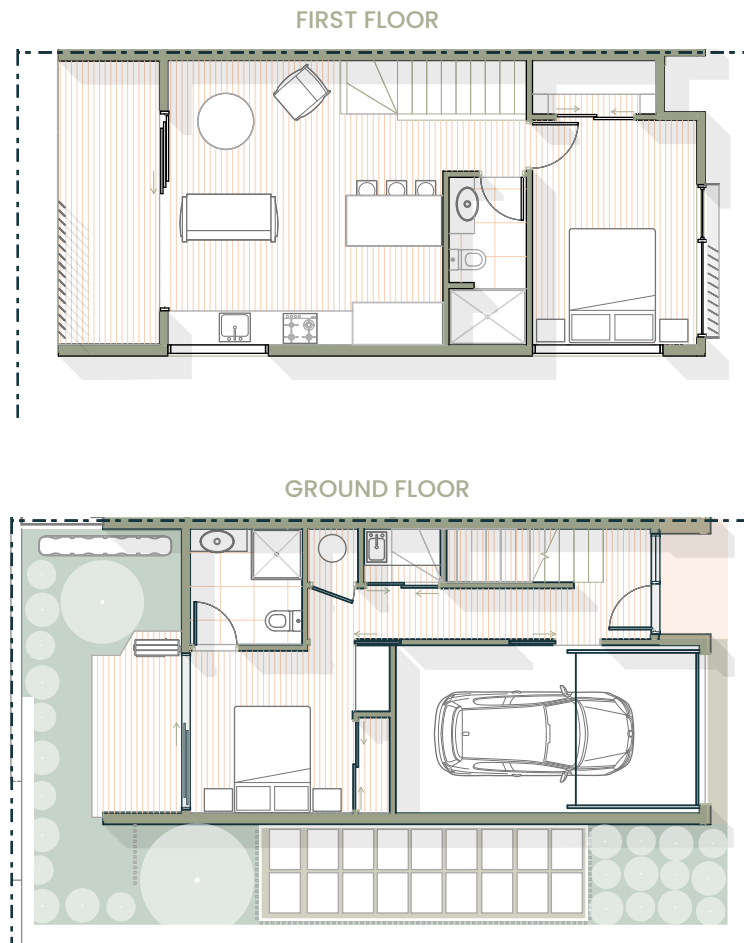


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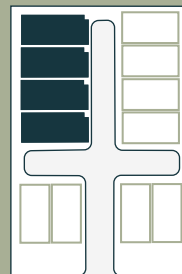




# UNIT 3



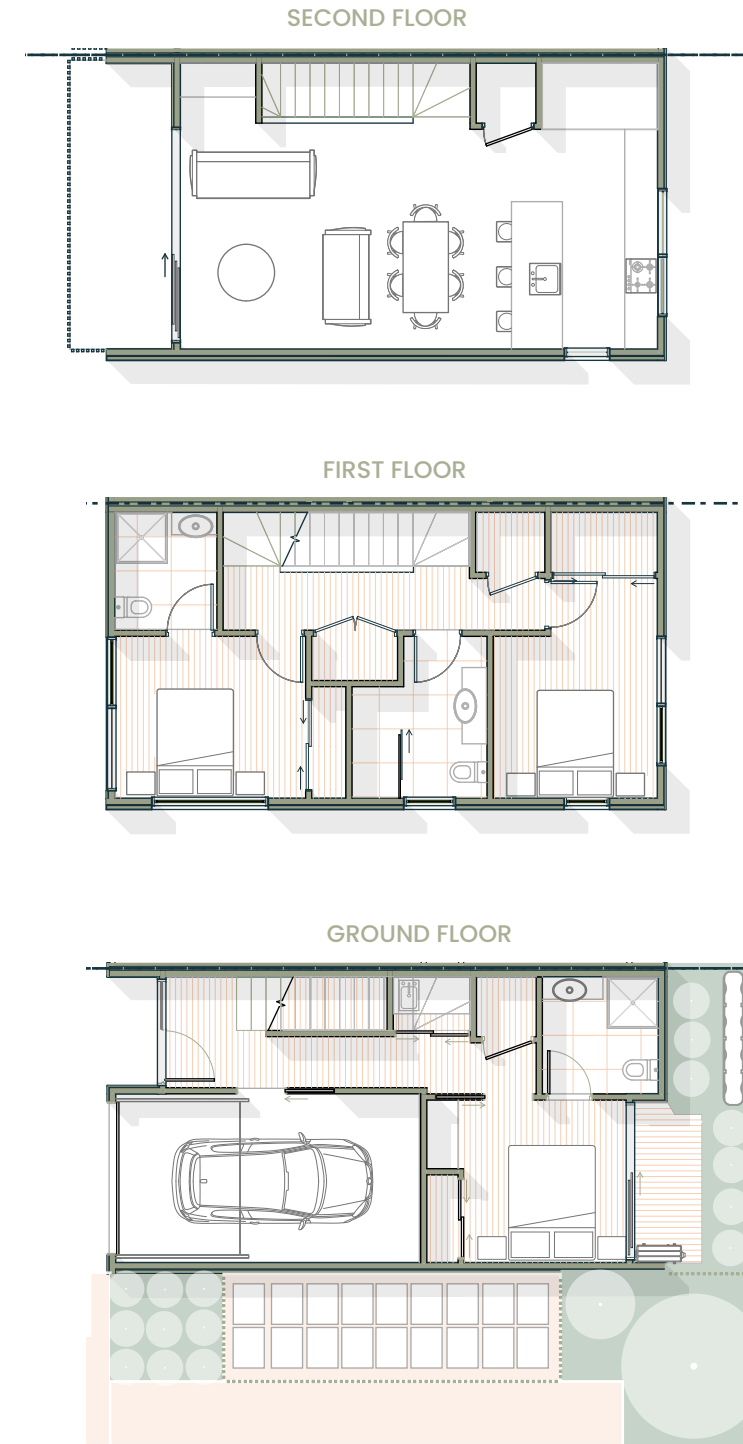
BLOCK C - UNIT 3



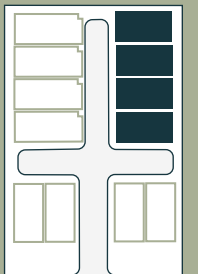
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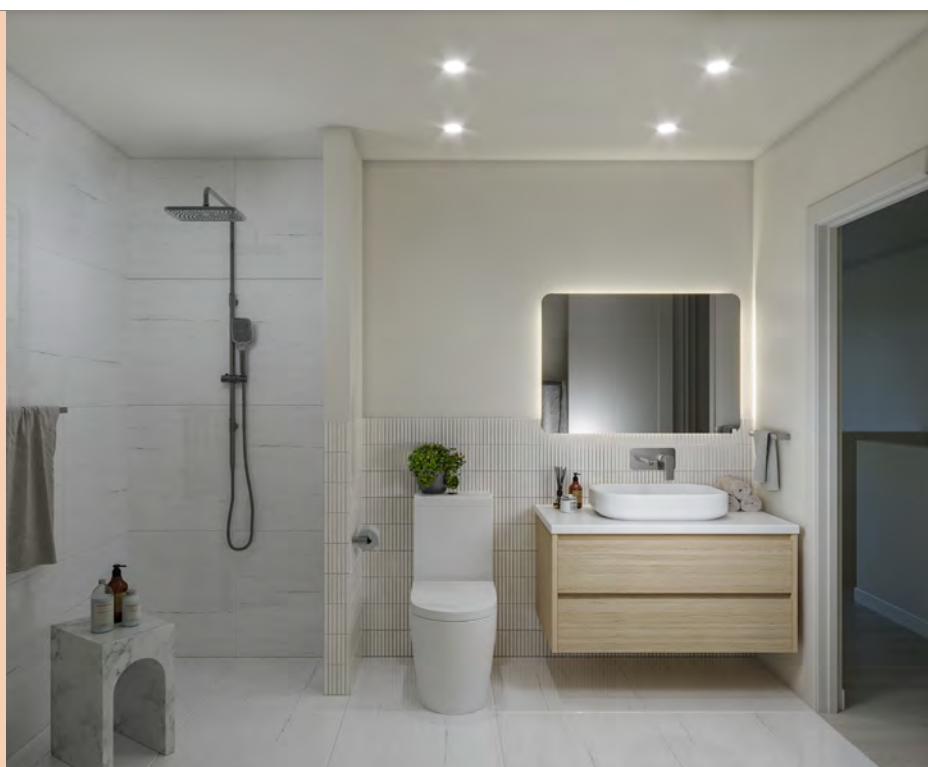


BLOCK D - UNIT 4





Framed by stunning coastal vistas and a welcoming village atmosphere, the Kapiti Coast embodies the perfect balance of sophisticated charm and laid-back living. Every home is crafted to maximize space, light, and functionality, with open-plan living areas that flow seamlessly to outdoor spaces. Whether you're looking for a modern retreat or a vibrant coastal lifestyle, Moana Views offers a perfect balance of luxury and practicality in an unparalleled location.



## EXQUISITE KITCHENS AND LUXURIOUS BATHROOMS

High-end custom kitchens feature premium appliances and elegant stone benchtops, blending style with functionality for modern living. Luxurious bathrooms showcase fully tiled showers with striking feature wall tiles and beautiful custom vanities, offering a spa-like experience. Every detail is carefully designed to reflect quality, comfort, and timeless elegance.





MOANA  
VIEWS

DEVELOPED BY



COASTAL  
PROJECTS