CONCEPT PLANS

Sheet Index

SHEET	CONTENT
Sheet 1	Cover Page
Sheet 2	Project Introduction
Sheet 3	Design Statements
Sheet 4	Mood board - Kitchen
Sheet 5	Mood board - Living/Dining
Sheet 6	Mood board - Bathroom
Sheet 7	Mood board - Bedroom
Sheet 8	Proposed Floor Plan
Sheet 9	Sample Board - Bathroom
Sheet 10	Sample Board - Bedroom
Sheet 11	Sample Board - Kitchen
Sheet 12	Sample Board - Living/Dining
Sheet 13	Elevations - Kitchen
Sheet 14	Elevations - Living/Dining
Sheet 15	Elevations - Bathroom
Sheet 16	Elevations - Bedroom
Sheet 17	Electrical Plan - Lighting
Sheet 18	Electrical Plan - Power
Sheet 19	Photorealistic Render - Kitchen/Living/Dining
Sheet 20	Photorealistic Render - Bedroom/Bathroom
Sheet 21	Back Cover

HOME id

Interior Design Studio

Personalising home identity

CLIENT	PROJECT	ADDRESS	PROJECT ID.	ISSUE	DATE MODIFIED	DRAWN BY	STAGE:	VERSION:
Alpine Developments	Luxury Holiday Apartment	123 Remarkables Lane, Queenstown	QTALPA	08.06.26	June 26, 2026	KM	CONCEPT	#1

Project Introduction



Client Brief

A high-end, luxurious décor concept with a "wow factor" for 12 identical, self-contained suites tailored for short-term premium holiday rentals.

The design needs to be sympathetic to its Central Otago environment and reflective of its expansive lake and mountain views.

Each suite must have a well-appointed kitchen, luxurious heated tile bathroom and king bed.

Budget: $150,000 - **Timeframe:** 6 months

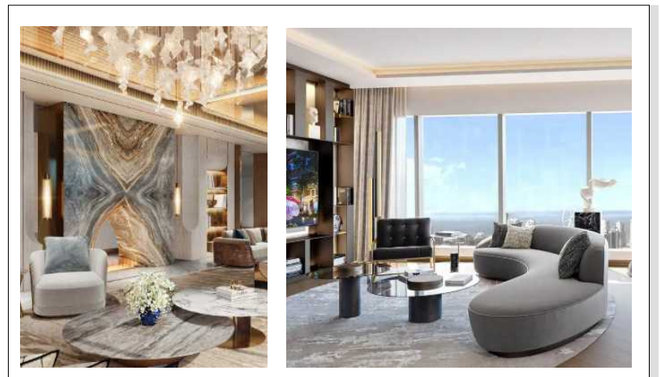
CONCEPT STYLE

Urban Sophistication - meets raw and tactile beauty. Inspired by luxury style of the UAE but reflective of Aoteroa natural world.

DESIGN ELEMENTS

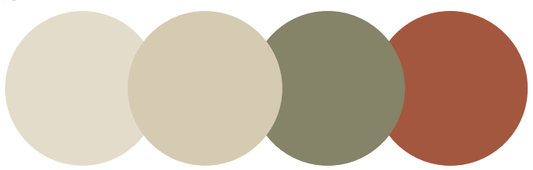
- Clean lines
- Marble veining
- Warm timbers
- Metallic accents
- Textured finishes

Inspiration images



COLOUR PALETTE

Neutral, earthy tones, beige, brown, olive, terracotta



DESIGN CONSIDERATIONS

- Indoor/outdoor flow
- Bulkhead allowing for layered lighting
- Floor to ceiling tiled bathroom
- Level entry shower
- Allowance for a bathtub
- Seating catering for up to 6 people
- Outdoor furniture for lounging and dining

Initial Concept



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	MM/DD/YY	REMARKS
1	__/__/__	...
2	__/__/__	...
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Design Statements

Interior Design Statement

Inspired by the super luxurious interiors of the United Arab Emirates. This design seeks to bridge the gap between high-end urban sophistication and the raw, tactile beauty of the Central Otago landscape. It embodies a philosophy of organic modernism and soft minimalism. By prioritising fluid geometry, rich natural textures, and a highly curated elemental palette, the space unfolds as an alpine sanctuary designed for ultimate relaxation and seamless entertaining.

A combination of reflective marble like surfaces, warm timbers tones, natural and chunky textiles are accented by warm metallics to create a rich layered approach to this design. Linear minimalism is offset by organic curves and unique shapes providing a contemporary space that is welcoming for guests.



Colour Palette Statement



The colour scheme for this guest apartment is intentionally grounded in and reflective of the natural world of Aotearoa, responding directly to Queenstown's expansive lake and mountain vistas. Through a sophisticated, curated schedule of earthy neutrals, rich dark timbers, organic stone veining, and warm sub-alpine accents, the scheme is cohesive and tailored specifically for the premium short-term holiday market celebrating the uniqueness of its Central Otago landscape views.

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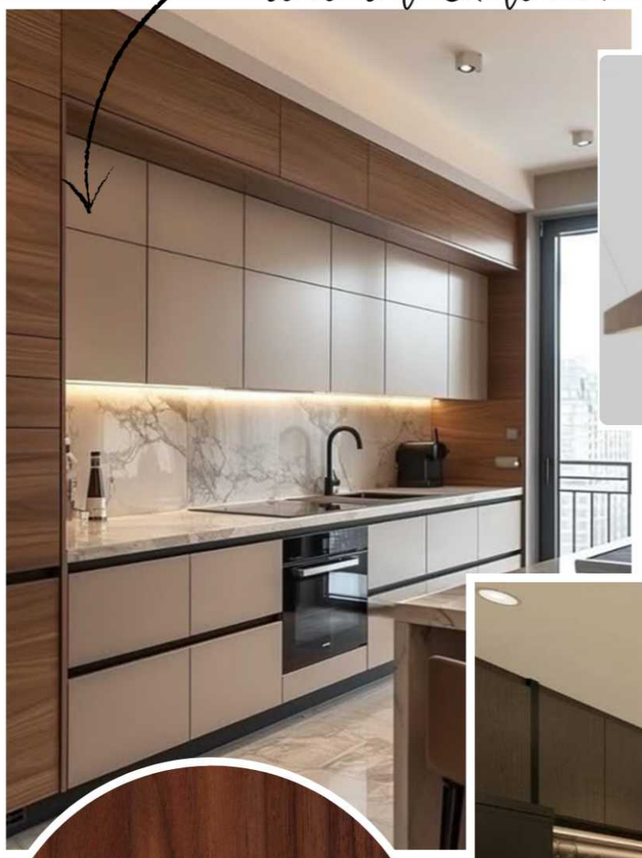
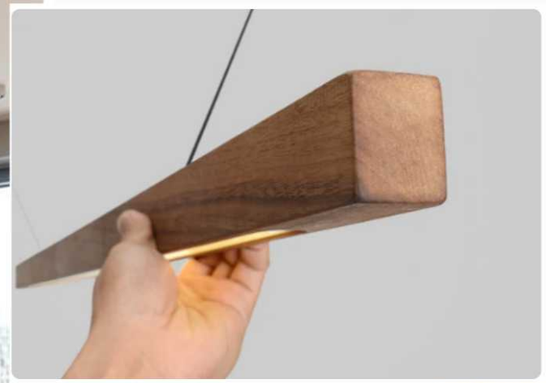
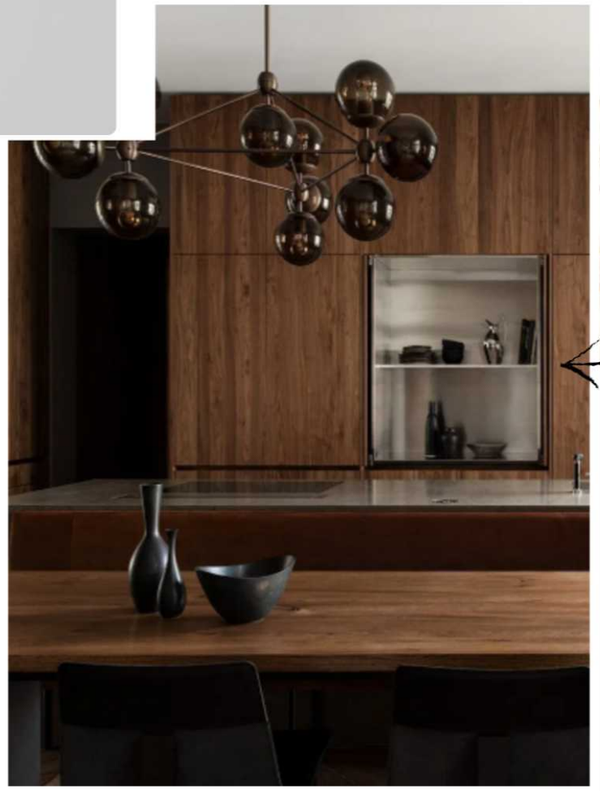
Mood board - Kitchen

minimal & linear

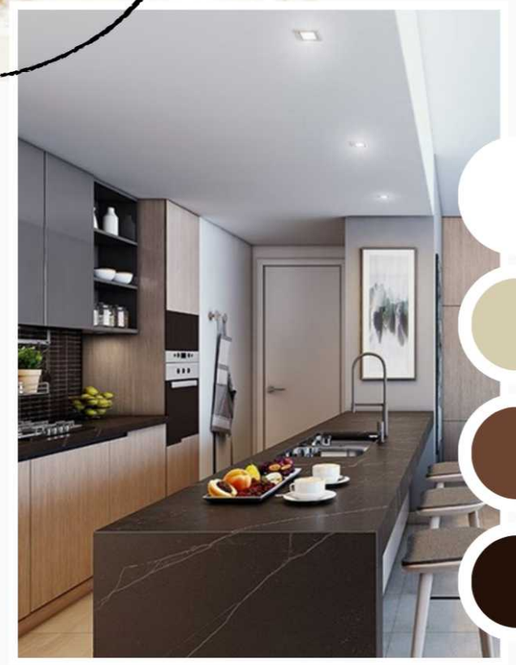








Rich browns/
natural timbers







End shelf

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Mood board - Living/Dining













Custom joinery

Tactile textures

organic shapes

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Mood board - Bathroom

stone and earth



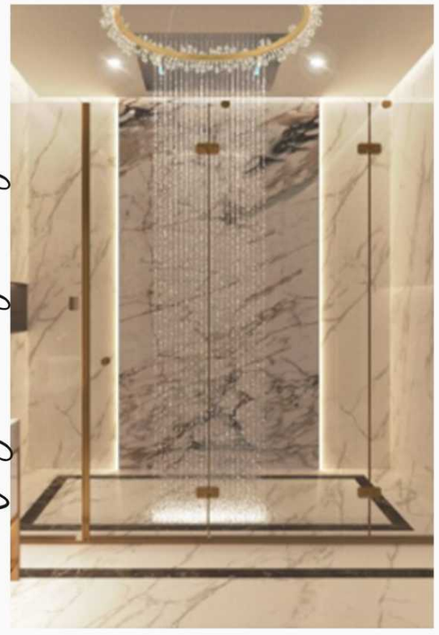


oragnic shapes

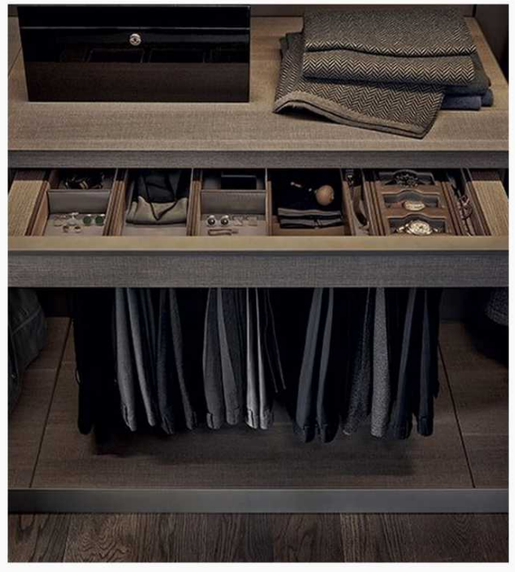




layered lighting









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Mood board - Bedroom



Layered lighting







NZ influences

Feature wall and bulk head





Organic shapes

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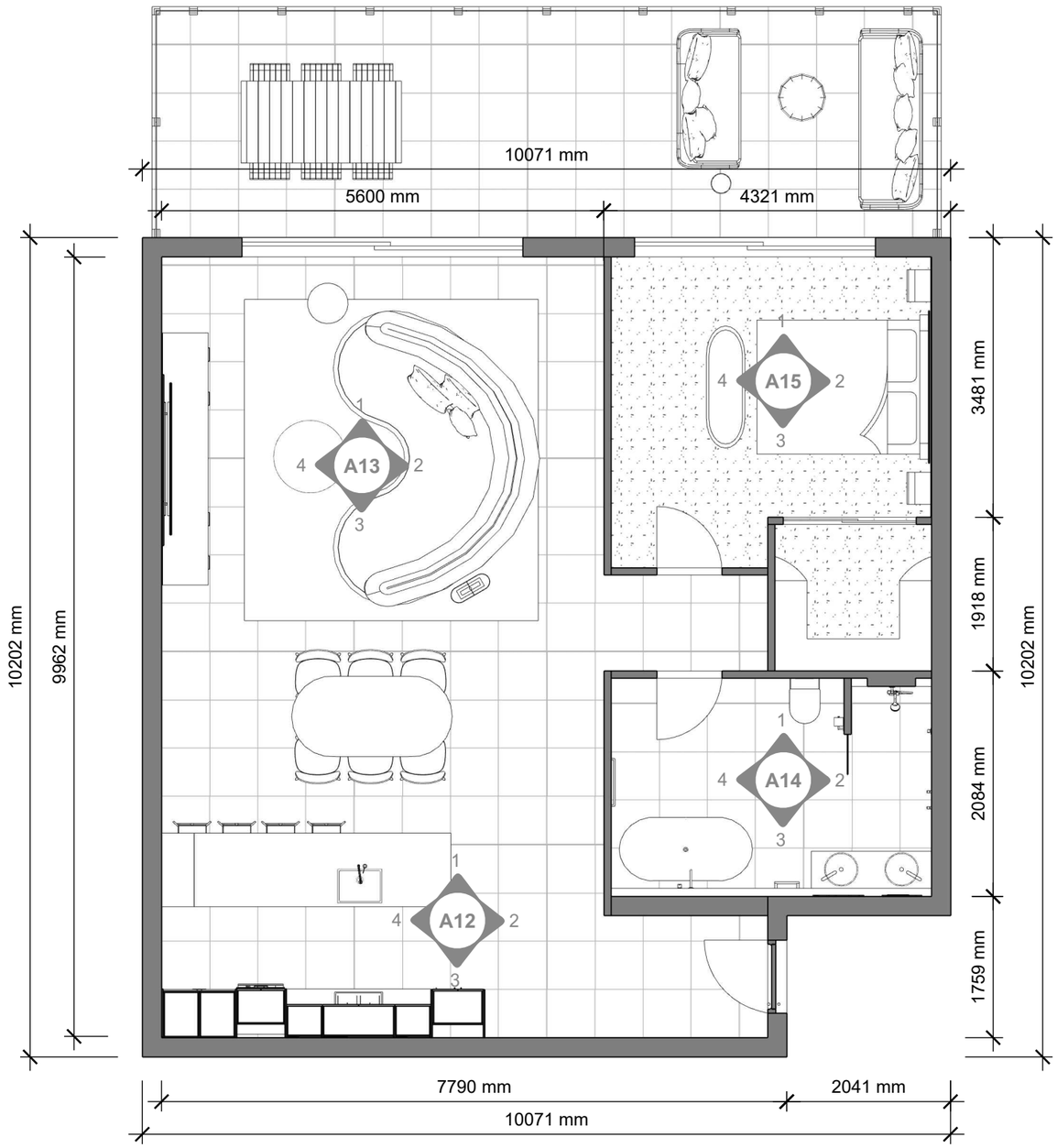
Proposed Floor Plan

KEY

Tile size
600 x600

Carpet



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Sample Board - Bathroom



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	MM/DD/YY	REMARKS
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Sample Board - Bedroom



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	MM/DD/YY	REMARKS
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Sample Board - Kitchen



Aged Walnut - Tall Cabinets

Tusk - Upper and Base Cabinets

Carbon - Island Cabinets

Black fixtures

Sandstone Ivory (Main Tile)

Fossil - Paint Doors

Half Fossil - Paint Walls

Quarter Fossil - Paint Ceiling

Prime Stone - Olympia Benchtop and Splashback

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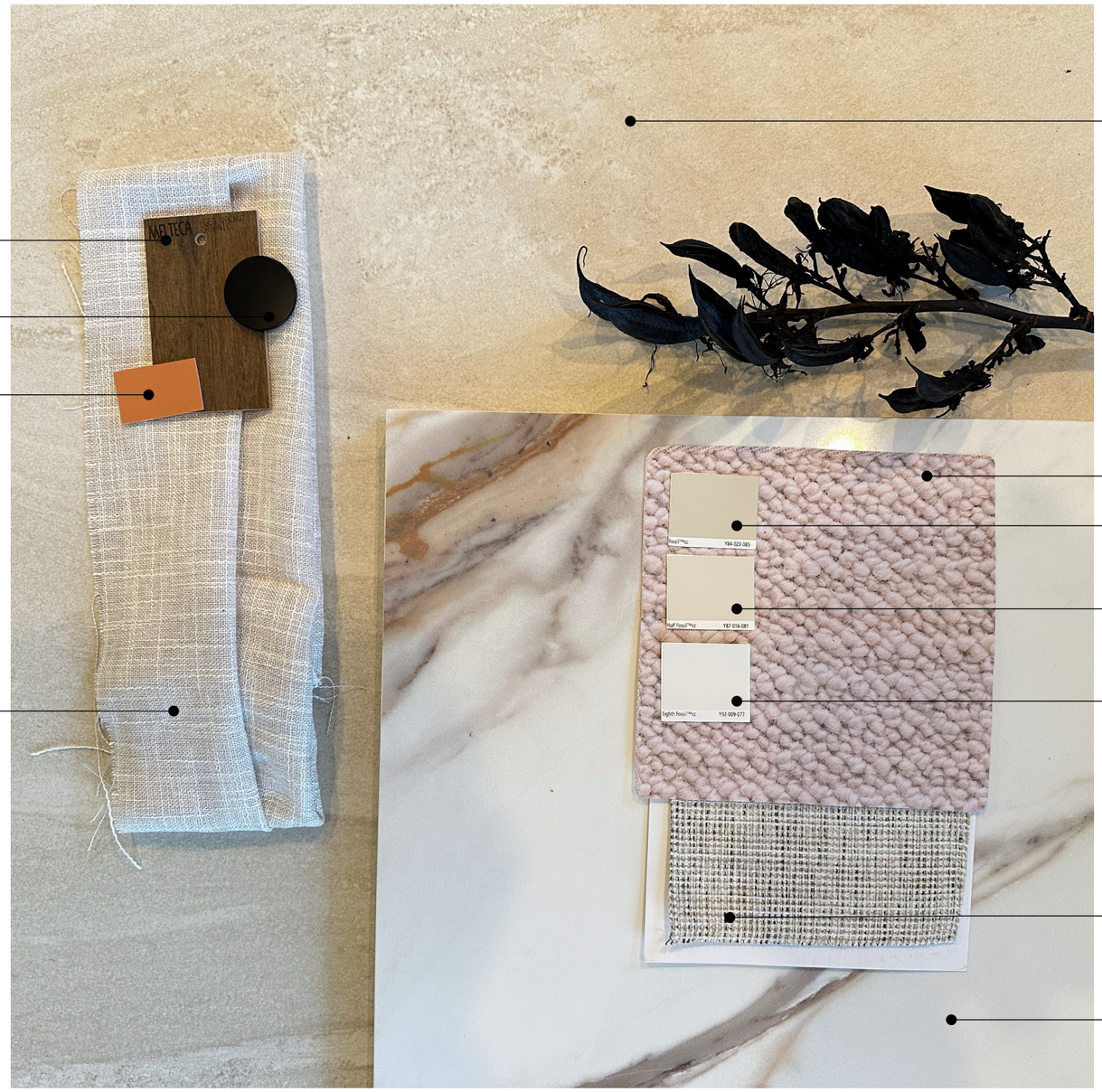
Sample Board - Living/Dining



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11

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Elevations - Kitchen

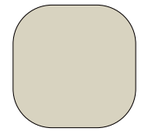
KEY



A:
Bestwood
Carbon



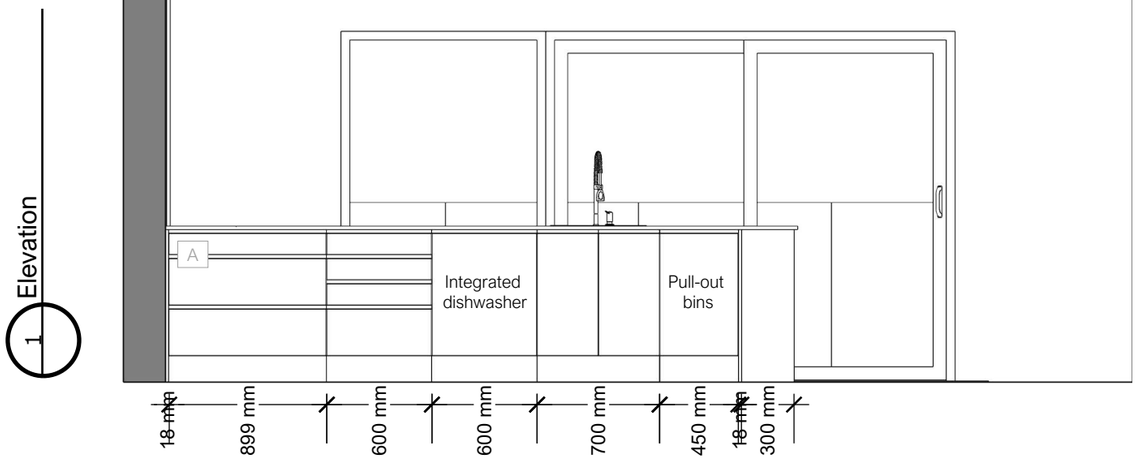
B:
Melteca Aged
Walnut

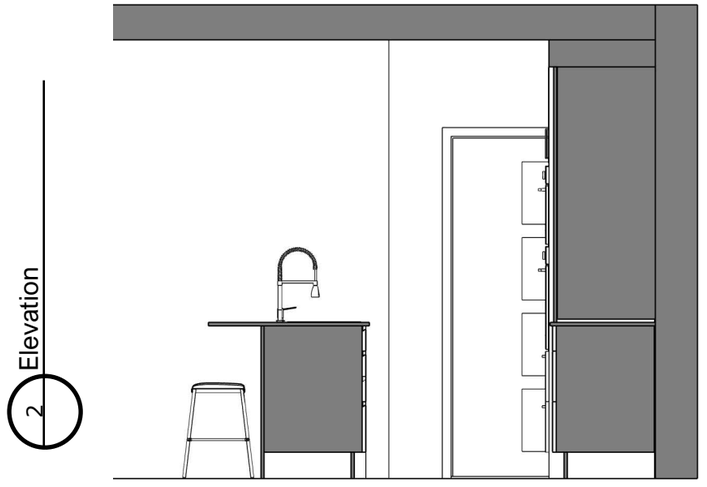


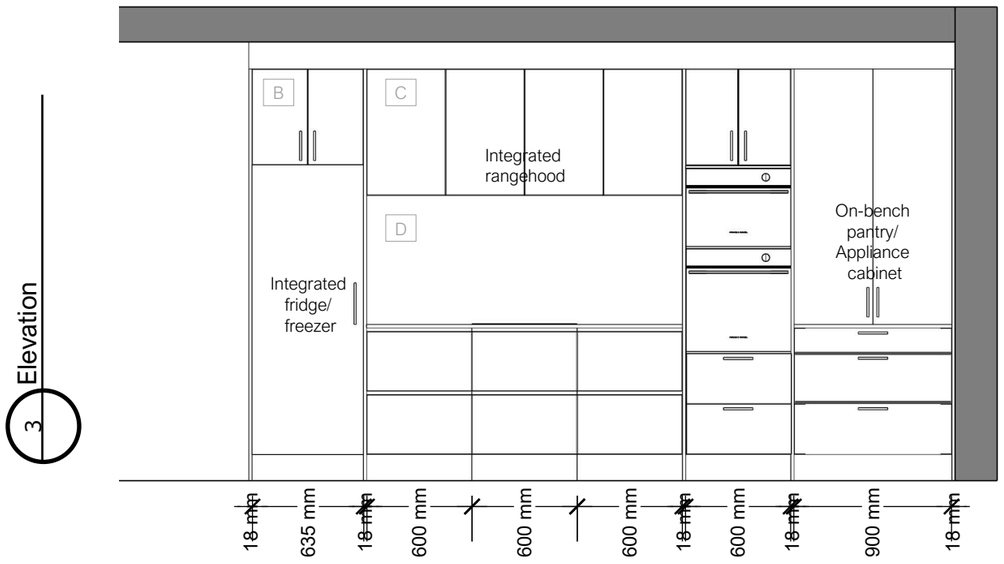
C:
Prime
Panels Tusk

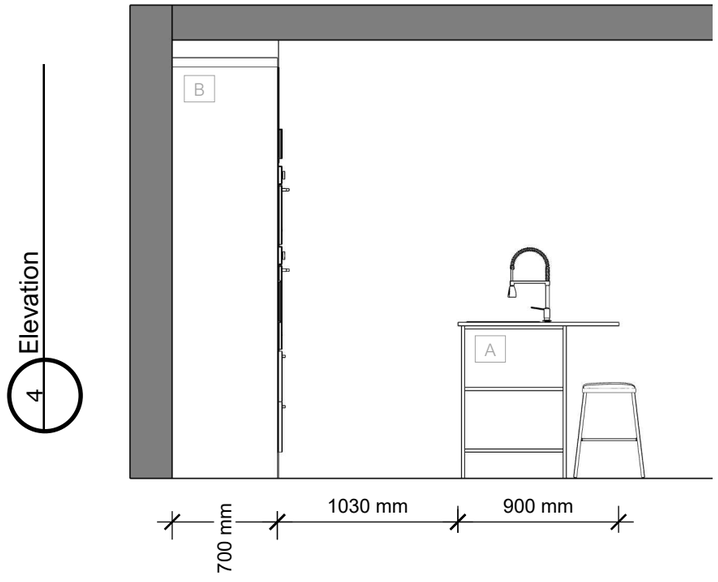


D:
Prime Stone
Olympia









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DESCRIPTION
Elevations - Kitchen
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CONCEPT

VERISON:
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REVISIONS

	MM/DD/YY	REMARKS
1	_ _/_ _/_ _	...
2	_ _/_ _/_ _	...
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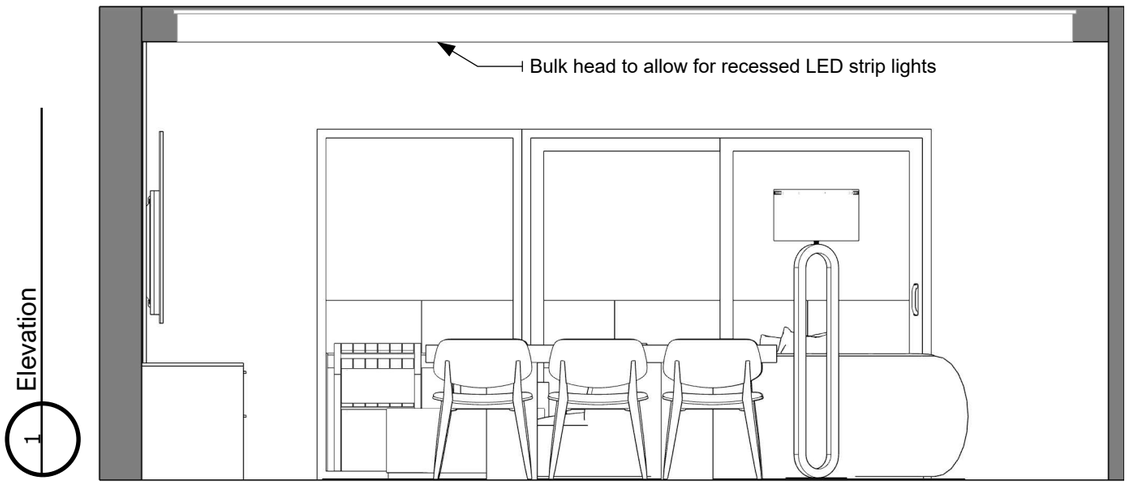
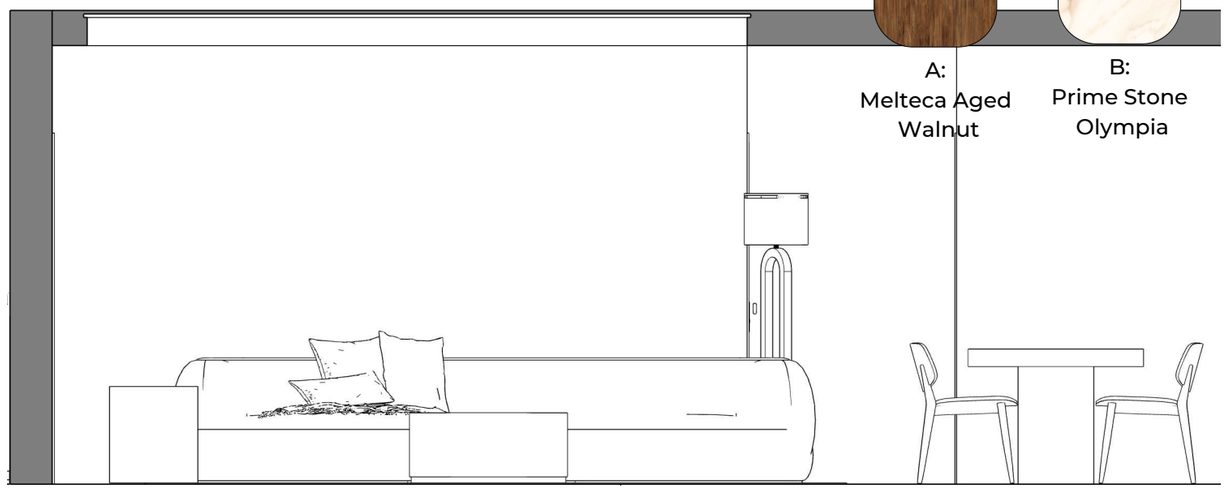
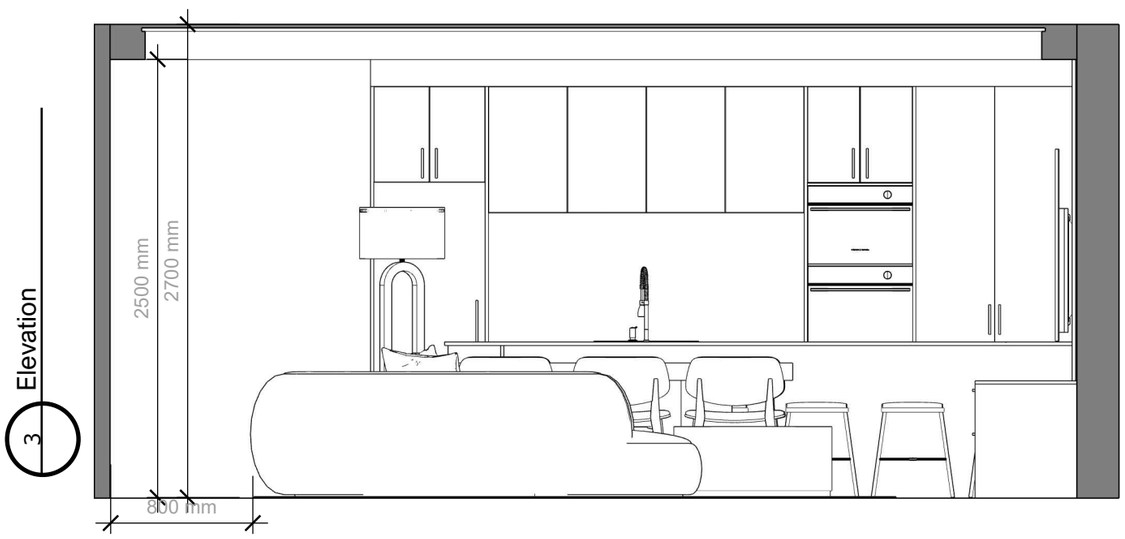
Elevations - Living/Dining

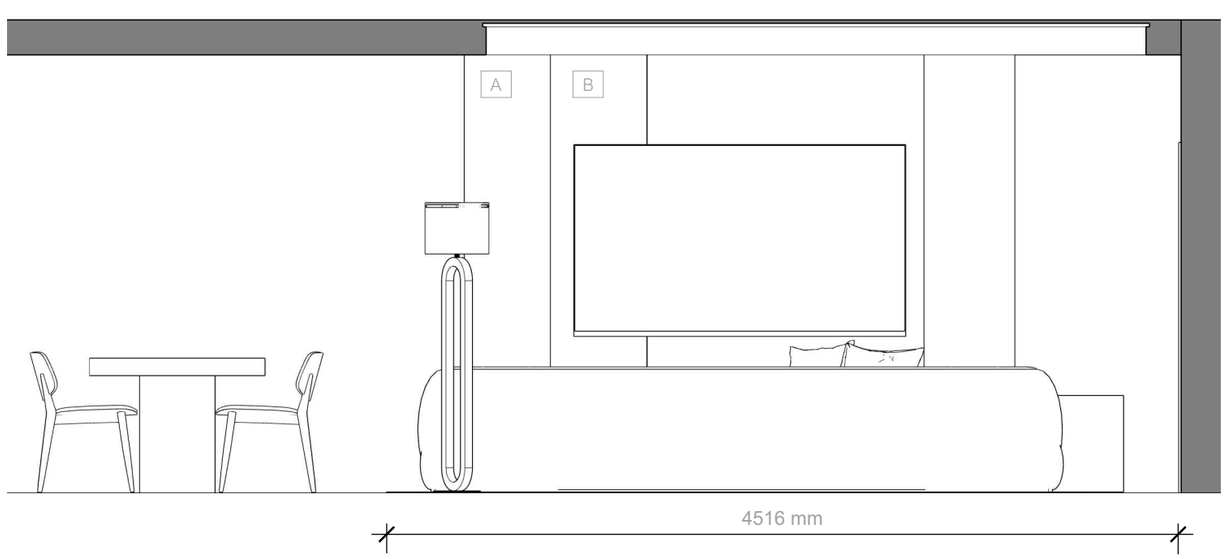












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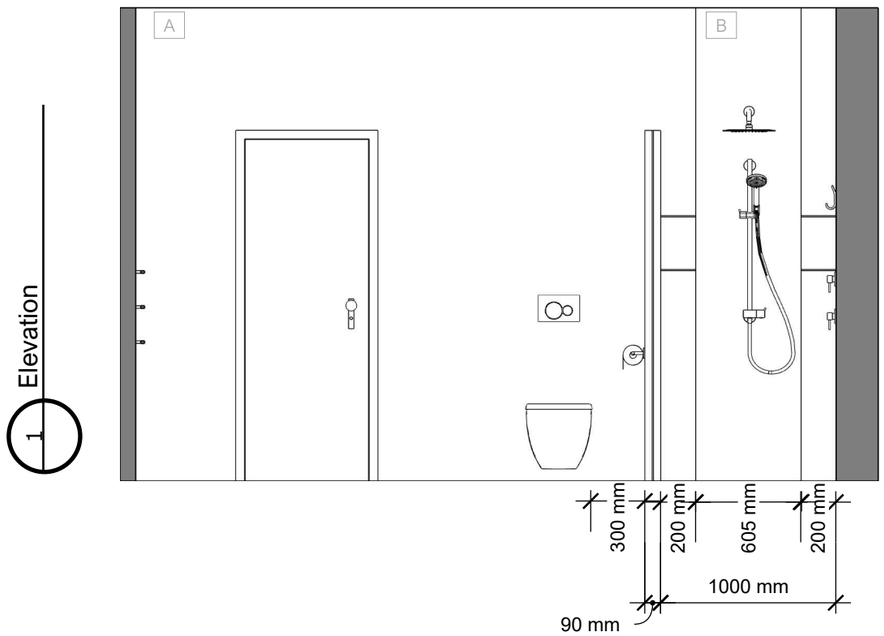
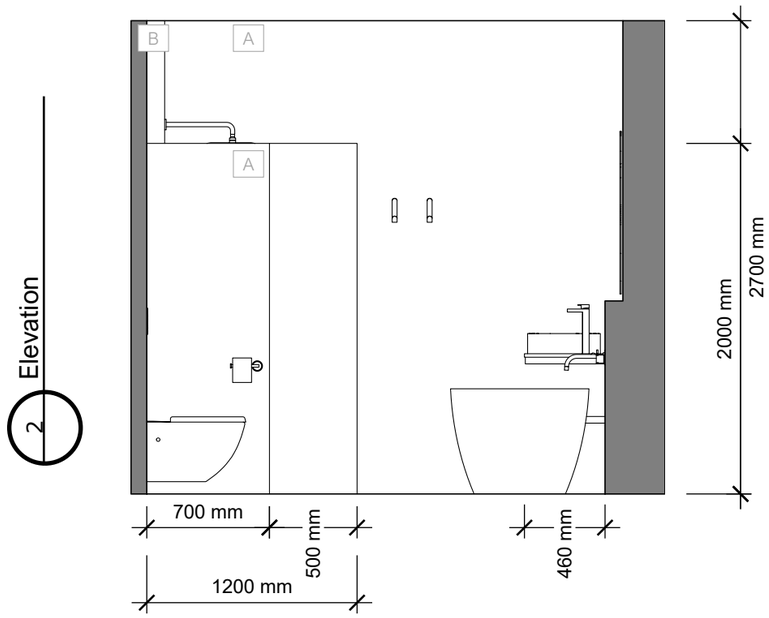
Elevations - Bathroom

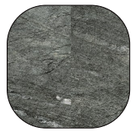




KEY



A:
Sandstone
Ivory
600 x600
Stacked



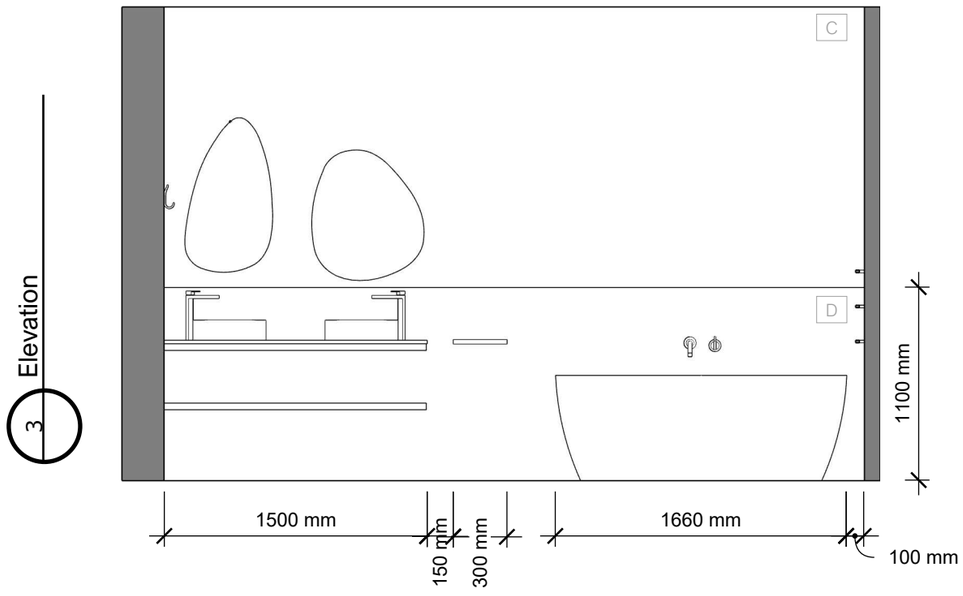
B:
Irish Green
600x1200
Vertical
Stacked

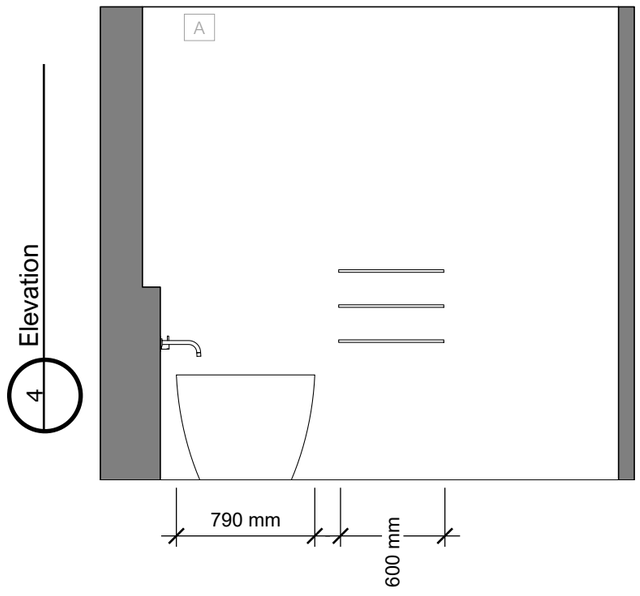


C:
Profile
Panels
Crete
Rammed
Earth -
Beige



D:
Isla Canyon
Brown
596x1195
Horizontal
Stacked





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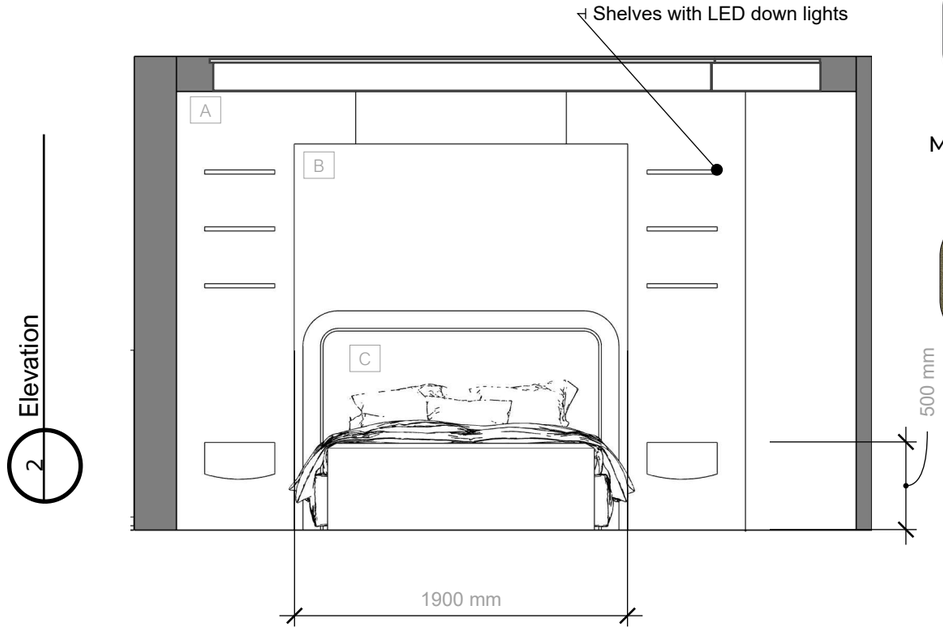
Elevations - Bedroom





KEY



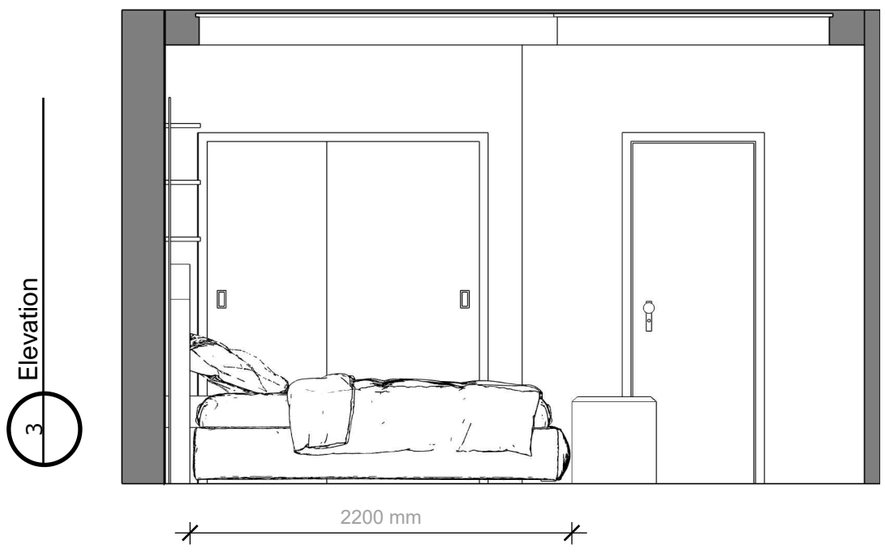
A:
Melteca Aged
Walnut

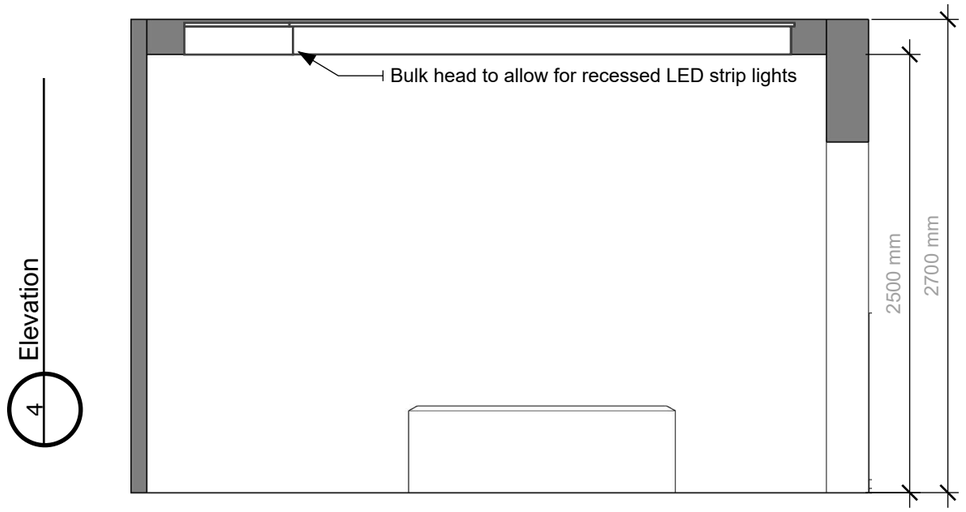


B:
Wallpaper
Fern Grey



C:
Olive
Headboard





HOMEid Interior Design Studio

PROJECT ID.
QTALPA
PROJECT
Luxury Holiday Apartment

CLIENT
Alpine Developments
123 Remarkables Lane, Queenstown

ISSUE
08.06.26
DATE MODIFIED
June 26, 2026

DRAWN BY
KM
SCALE:
1:35

DESCRIPTION
Elevations - Bedroom
STAGE:
CONCEPT

VERISON:
#1

REVISIONS

	MM/DD/YY	REMARKS
1	_ _/_ _/_ _	...
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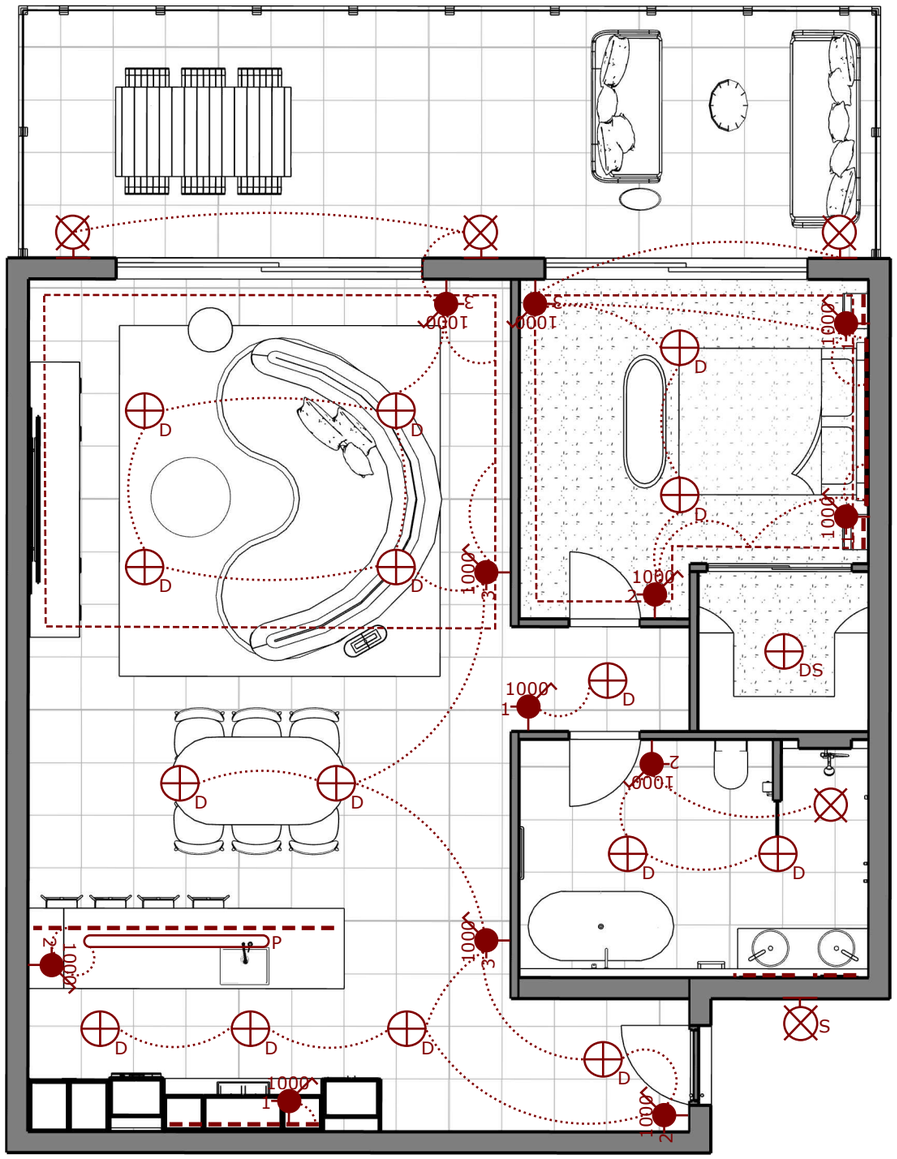
Drawings not intended to be used for restricted building work | Drawn to be printed on A3 | Do Not Scale | Contractors to verify dimensions on site prior to starting work | Drawings not to be used for any other purpose than intended by the author | © HOMEid Interior design studio.

Electrical Plan - Lighting

KEY

New items



ELECTRICAL SCHEDULE

ROOM	SYMBOL	UNITS	DESCRIPTION
Exterior		3	Exterior Wall Lights
Exterior	S	1	Exterior Wall Lights with motion sensor
Lounge	D	4	LED Downlights
Lounge		8	LED Strip light (Dimmable)
Lounge	1000 3	2	Triple gang light switch - LED dimmable
Bedroom	D	2	LED Downlights
Bedroom		17	LED Strip light (Dimmable)
Bedroom	1000 3	1	Triple gang light switch - LED dimmable
Bedroom	1000 2	1	Double gang light switch - LED dimmable
Bedroom	1000 1	2	Single gang light switch - LED dimmable
Hallway	1000 1	1	Single gang light switch
Dining	D	2	LED Downlights
Bathroom	D	2	LED Downlights
Bathroom		1	Extractor Fan
Bathroom	1000 2	1	Double gang switch (lights, fan - fan auto off after 20 mins)
Bathroom		2	Bespoke LED Mirrors

ROOM	SYMBOL	UNITS	DESCRIPTION
Kitchen	1000 3	1	Triple gang light switch
Kitchen		3.6	Under bench LED strip light
Kitchen	P	1	Island Pendant
Kitchen	1000 2	8	Double gang light switch
Kitchen	D	3	LED Downlights
Kitchen		1.8	Splashback LED strip light
Kitchen	1000 1	1	Single gang light switch
Entry	D	1	LED Downlight
Entry	1000 2	1	Double gang light switch

NOTE: LED Strip lights measures in linear metres

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16

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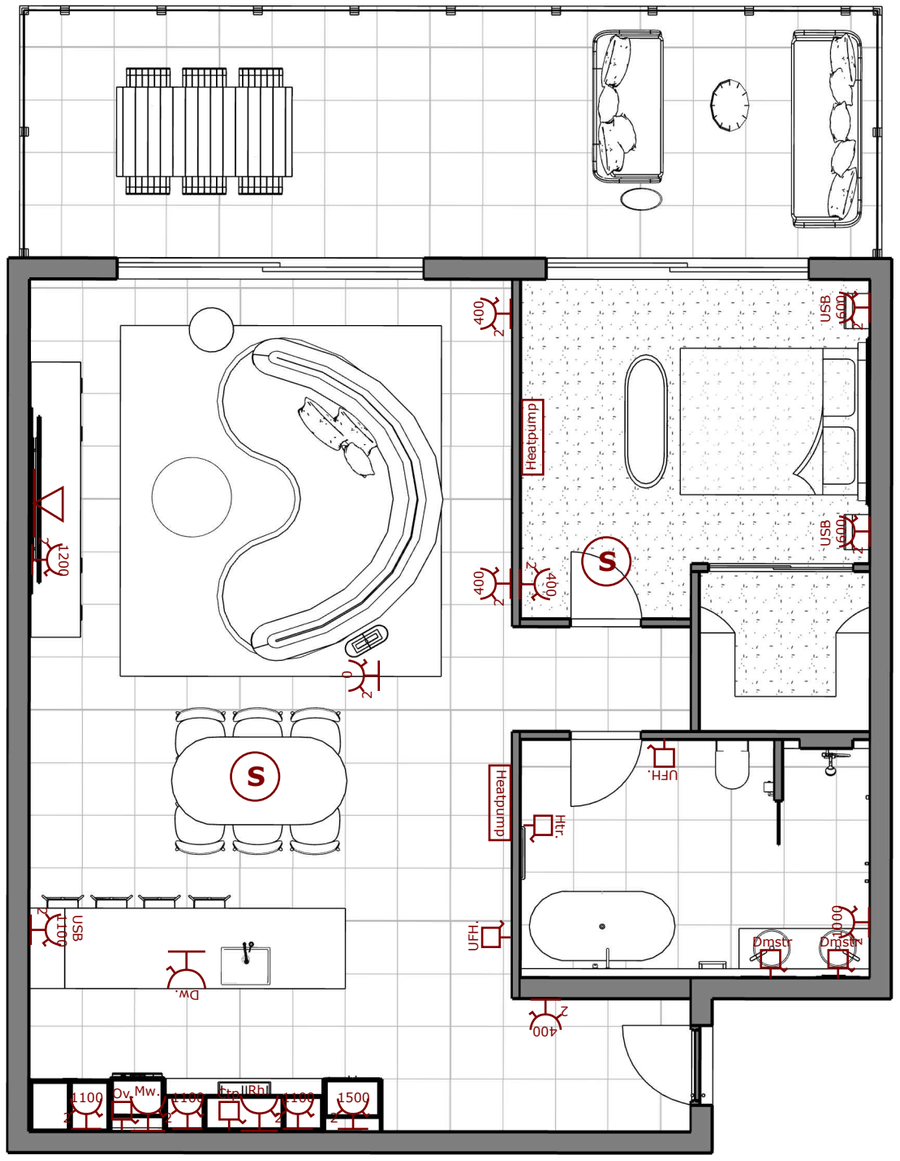
Electrical Plan - Power

KEY

New items



ELECTRICAL SCHEDULE

ROOM	SYMBOL	UNITS	DESCRIPTION
Lounge	400	2	Double powerpoint 400mm from floor
Lounge	0	1	Double power point at floor level with cover
Lounge		1	TV DATA Connection
Lounge	1200	1	Double powerpoint 1200mm from floor
Bedroom	USB 600	2	Double powerpoint with USB 600mm from floor
Bedroom	400	1	Double powerpoint 400mm from floor
Kitchen	UFH.	1	Underfloor heating control for main living area
Kitchen	USB 1100	1	Double powerpoint with USB 1100mm from floor
Kitchen	Dw.	1	Dishwasher
Kitchen	1100	3	Double powerpoint 1100mm from floor
Kitchen	Ov.	1	Oven connection
Kitchen	Mw.	1	Built in combination microwave/oven
Kitchen	Rh.	1	Rangehood connection
Kitchen	Ctp.	1	Induction cooktop connection
Kitchen	1500	1	Double powerpoint 1500mm from floor
Bathroom	UFH.	1	Underfloor heating control

ROOM	SYMBOL	UNITS	DESCRIPTION
Bathroom	Htr.	1	Heated Towel Rail
Bathroom	Dmstr	2	Mirror demister
Bathroom	1000	1	Double powerpoint 1000mm from floor
Entry	400	1	Double powerpoint 400mm from floor
General	S	2	Smoke Alarm
General	Heatpump	2	Heat pump

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KM

DESCRIPTION
Electrical Plan - Power
STAGE:
CONCEPT

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Photorealistic Render - Kitchen/Living/Dining









PROJECT ID. QTALPA PROJECT Luxury Holiday Apartment	CLIENT Alpine Developments 123 Remarkables Lane, Queenstown	ISSUE 08.06.26 DATE MODIFIED June 26, 2026	DRAWN BY KM	DESCRIPTION Photorealistic Render - Kitchen/Living/Dining CONCEPT	VERISON: #1	REVISIONS	a	18

	MM/DD/YY	REMARKS
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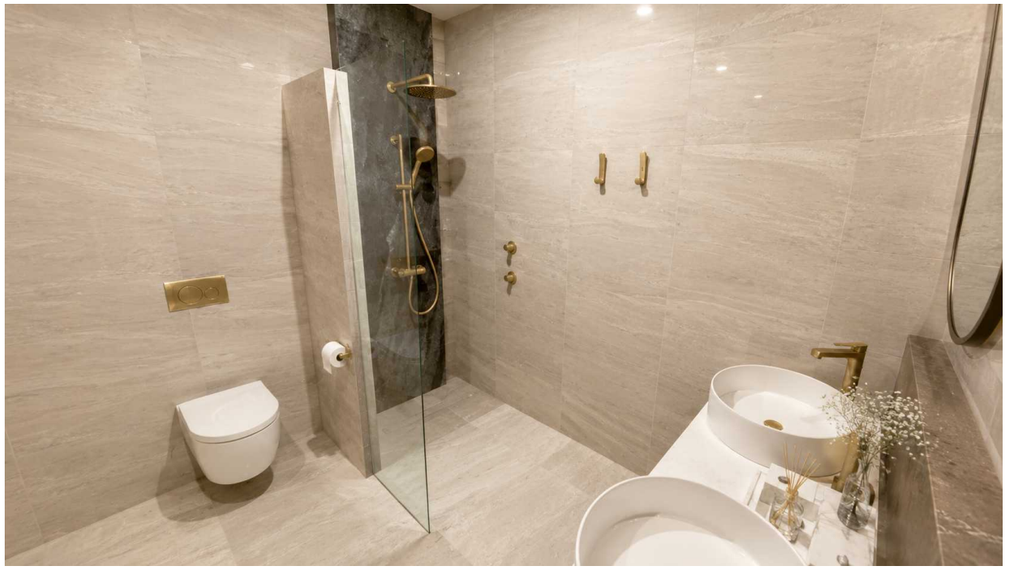
Photorealistic Render - Bedroom/Bathroom









HOME id Interior Design Studio	PROJECT ID. QTALPA PROJECT Luxury Holiday Apartment	CLIENT Alpine Developments 123 Remarkables Lane, Queenstown	ISSUE 08.06.26 DATE MODIFIED June 26, 2026	DRAWN BY KM	DESCRIPTION Photorealistic Render - Bedroom/Bathroom STAGE: CONCEPT	VERISON: #1

REVISIONS

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19

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HOME id

Interior Design Studio

Personalising home identity

HOMEid.co.nz

kmagon@HOMEid.co.nz - 027 403 1553

Specification & Budget List

Interior Design Studio

Project ID: QTALPA
Client Name: Alpine Developments
Client Address: 123 Remarkables Lane
Last Updated: 26/06/2026
Total for all selections: $123,326.22

Project Stage: Concept Design
Date Created: 30-May-26

Product Selections

ITEM	BRAND	MODEL	COLOUR/ STYLE	DIMENSIONS (mm)			IMAGE	WEBLINK	UNITS	RETAIL PRICE	NOTES
				H	W	D					
Ensuite										**Total for Ensuite**	**$14,056.00**
Bath:	VCBC	Grace Freestanding	Matt White	790	1660	600		https://www.bathco.co.nz/product-detail/HY692GO/grace-freestanding-bath	1	$2,100.00	
Bath Mixer:	Elementi	DUE WALL MOUNTED BASIN/BATH MIXER	Brushed Brass		180	200		https://www.robertson.co.nz/products/tapware-mixers/wall-mounted-basin-mixers/due-wall-mounted-basin-bath-mixer?sku=45156.07	1	$789.00	
Hand Towel Rail:	Elementi	MAGRA TOWEL RAIL 300MM	Brushed Brass	25	300	54.5		https://www.robertson.co.nz/products/accessories/towel-rails/magra-towel-rail-300mm?sku=60613.07	1	$169.00	
Heated Towel Rail:	Elementi	CALORA HEATED TOWEL RAIL 1 BAR 632X100X32MM	Brushed Brass	32	632	100		https://www.robertson.co.nz/products/accessories/towel-rails/calora-heated-towel-rail-1-bar-632x100x32mm?sku=HTR-1B-RD632.07	3	$987.00	Max: 3 rails to one transformer
Mirror:	Trendy Mirrors	Custom shaped mirror		900	500			https://www.trendymirrors.co.nz/online-store/Custom-LED-Mirrors-p476148822	2	$1,790.00	PC Sum
Robe Hooks:	Elementi	MAGRA ROBE HOOK	Brushed Brass	45	25			https://www.robertson.co.nz/products/accessories/robe-hook/magra-robe-hook?sku=60606.07	2	$110.00	
Shower Mixer:	Elementi	DUE SHOWER MIXER	Brushed Brass	109				https://www.robertson.co.nz/products/tapware-mixers/shower-mixers/due-shower-mixer?sku=45170.07	2	$998.00	

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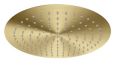
				H	W	D					
Shower Slide:	Elementi	SPLASH PLUS ROUND SLIDE SHOWER 3 FUNCTION	Brushed Brass	900	55			https://www.robertson.co.nz/products/outdoor-living/outdoor-showers/splash-plus-slide-shower-900mm-3-fct?sku=40360.07	1	$865.00	
Shower Rainhead:	Elementi	VIBRANT ROUND SHOWER HEAD 300MM	Brushed Brass	48.26	300	300		https://www.robertson.co.nz/products/showers/shower-heads/vibrant-round-shower-head-300mm?sku=40266.07	1	$970.00	Price includes matching shower arm 400mm
Vanity Top:	Plumbline	Opaco 1500 Vanity top	Matt White	20	1500	460		https://plumbline.co.nz/collections/opaco/opaco-1500-vanity-top?finish=matt-white-top	1	$999.00	NOTE: Refer to toilet vanity for actual colour. Consider LED strip light option with sensor
Vanity Shelves:	Laminex	Made to order	Walnut	34	1495	455		https://www.laminex.com.au/products/natural-walnut/Natural/p/AU1001651?referer=%2Fsearch%2F%3Ftext%3Dwalnut	2	$800.00	PC Sum
Vanity Basin:	Michel Cesar	Moon Kordura Counter Top Basin	White	115	415	415		https://www.bathco.co.nz/product-detail/MOO415/moon-kordura-counter-top-basin	1	$305.00	Included with vanity
Vanity Mixer:	Elementi	DUE EXTENDED HEIGHT BASIN MIXER	Brushed Brass	280	50	214		https://www.robertson.co.nz/products/tapware-mixers/extended-height-basin-mixers/due-extended-height-basin-mixer?sku=45152.07	2	$1,578.00	
Toilet Buttons:	Plumbline	Como Flush Panel	Brushed Brass					https://plumbline.co.nz/como-flush-panel-brushed-brass	1	$399.00	

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				H	W	D					
Toilet Roll Holder:	Elementi	MAGRA TOILET ROLL HOLDER	Brushed Brass	25	170	54.5		https://www.robertson.co.nz/products/accessories/toilet-roll-holder/pari-double-toilet-paper-holder?sku=60264.02	1	$99.00	PC Sum
Toilet Suite:	Plumbline	Evo Rimless Wall Hung Toilet Thick Seat	White	355	360	530		https://plumbline.co.nz/evo-wall-hung-toilet-standard-seat	1	$1,098.00	Price includes Plumbline S20 Slim Inwall Cistern
Kitchen										**Total for Kitchen**	**$19,972.00**
Cook top:	Fisher & Paykel	60cm Series 7 4 Zone Induction Cooktop	Black Glass	54	600	530		https://www.fisherpaykel.com/nz/cooking/cooktops/minimal-cooktops/60cm-series-7-4-zone-induction-cooktop-smartzone-ci604zdtb5-85707.html	1	$2,299.00	
Dishwasher:	Fisher & Paykel	Series 5 Integrated Dishwasher	Integrated	820-880	598	554		https://www.fisherpaykel.com/nz/dishwashing/integrated-dishwashers/series-5-integrated-dishwasher-dw60u2i2-82431.html	1	$1,499.00	
Fridge:	Fisher & Paykel	60cm Series 7 Integrated Refrigerator Freezer	Integrated	1772	550	550		https://www.fisherpaykel.com/nz/cooling/integrated/60cm-series-7-integrated-refrigerator-freezer-rb6018brv-27018.html	1	$2,999.00	
Kitchen Mixer:	Kohler	Malleco Touchless Kitchen Mixer	Black	388	99	230		https://kohler.co.nz/malleco-touchless-kitchen-mixer/	1	$1,149.00	
Kitchen Sink:	Mercer	Aurora Bowl & 1/2 - Black, Right Hand	Black	200	675	450		https://www.mercermade.co.nz/product/aurora-bowl-and-1-2-black-right-hand?category=2eb62bcf-aa07-43ea-b41d-cde32478ebea	1	$1,429.00	

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Product Selections

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				H	W	D					
Microwave:	Fisher & Paykel	60cm Series 7 Minimal Compact Combi-Microwave Oven	Black Glass	458	596	565		https://www.fisherpaykel.com/nz/cooking/ovens/all-ovens/60cm-series-7-minimal-compact-combi-microwave-oven-om60nmlb1-82691.html	1	$4,199.00	
Oven:	Fisher & Paykel	60cm Series 7 Minimal Combi-Steam Oven	Black Glass	598	596	565		https://www.fisherpaykel.com/nz/cooking/ovens/all-ovens/60cm-series-7-minimal-combi-steam-oven-os60samvtb5-85879.html	1	$4,899.00	
Rangehood:	Fisher & Paykel	60cm Series 7 Integrated Insert Wall Rangehood	Stainless Steel and Glass	316	530	280		https://www.fisherpaykel.com/nz/rangehoods/integrated-rangehoods/60cm-series-7-integrated-insert-wall-rangehood-hp60idchx4-50189.html	1	$1,499.00	
Dining/Living										**Total for Dining/Living**	**$17,280.00**
Bar stools:	Cintesi	Archie Bar Stool	Walnut, 65Cm, Black Set	65	47.5	40.5		https://cintesi.co.nz/archie-bar-stool-walnut-65cm/	1	$251.30	
Coffee Table:	IDO	Merbella	Bronze	400	900	900		https://idohome.co.nz/products/marbella-alu-coffee-table-bronze	1	$1,386.96	
Side Table:	Early Settler	Lola Drum Side table	Large	550	505	505		https://earlysettler.co.nz/products/lola-drum-side-table-large-50-5x50-5x55cm	1	$139.13	
Dining table:	Hunter Furniture	Graze Large Oval Dining Table	Caramel	770	2000	1000		https://www.hunterhome.co.nz/graze-large-oval-dining-table/	1	$2,346.96	

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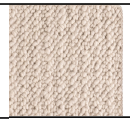
Dining Chairs:	Hunter Furniture	Sylvie Dining Chair	Terracotta	805	570	610		https://www.hunterhome.co.nz/sylvie-dining-chair/?sku=SYLVIE-DC-MGSL-TERRA	6	$1,560.00	
Floor Lamp:	Stoneleigh & Roberson	Loop Wooden 165cm Floor Lamp	Black	1650	530	200		https://www.harveynorman.co.nz/furniture/home-decor/lighting/loop-wooden-165cm-floor-lamp-black.html	1	$421.74	
Rug:	Bremworth Wool Rugs	Aoraki Rug	Lily	9.6	4000	3660		https://rugs.bremworth.co.nz/products/aoraki?showvisualiser=1&colourvariantid=45585527144673&width=0.5&length=0.7	1	$2,760.87	
Sofa:	Nick Scali	Oaysis - 5 seater	Ruby Fabric - Colour Marble	720	3680	2780		https://www.nickscali.co.nz/product/oaysis-5-5-seat	1	$5,991.30	
TV:	Samsung	Bravia TV 85"		1090	1901	73		https://www.sony.co.nz/bravia/products/bravia-3?	1	$2,421.74	
Bedroom										**Total for Bedroom**	**$13,978.13**
Bed:	Sealy	Nightingale Plush bed			167	203		https://www.bedpost.co.nz/product/nightingale-plush-bed	1	$10,699.00	
Bedside Table:	CS Studios	Alto Floating Bedside Table	Walnut	200	400	300		https://www.csstudios.co.nz/products/alto-floating-bedside-table?variant=49415520977089	2	$1,198.26	

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				H	W	D					
Headboard:	Freedom	AUDREY Bolster Edge Headboard	Olive	122	1800	90		https://www.freedomfurniture.co.nz/product/24760188	1	$1,212.17	
Ottoman:	Freedom	ORLY Fabric Bench		49.5	1520	480		https://www.freedomfurniture.co.nz/product/24875318	1	$868.70	
Outdoor										**Total for Outdoor**	**$6,129.00**
Outdoor Coffee Table:	Early Settler	Kenzo Grid Coffee Table	Taupe/White	350	590	590		https://earlysettler.co.nz/products/kenzo-grid-coffee-table-taupe-white	1	$299.00	
Outdoor Dining Chairs:	Early Settler	Jesi Dining Chair Taupe	Taupe	795	495	495		https://earlysettler.co.nz/products/jesi-dining-chair-taupe	6	$594.00	
Outdoor Dining Table:	Early Settler	Santana Aluminium Extension Table Taupe 200/300cm	Taupe	750	2000	102		https://earlysettler.co.nz/products/santana-aluminium-extension-table-taupe-200-300cm	1	$1,399.00	
Outdoor Sofa 1:	Early Settler	Nova 2 Seater Sofa	Natural	750	174	102		https://earlysettler.co.nz/products/nova-2-seater-sofa	1	$1,699.00	Should be covered when not in use no details of weather protection for deck
Outdoor Sofa 2:	Early Settler	Nova 3 Seater Sofa	Natural	750	2000	102		https://earlysettler.co.nz/products/nova-3-seater-sofa	1	$1,999.00	Should be covered when not in use no details of weather protection for deck

Specification & Budget List

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Product Selections

ITEM	BRAND	MODEL	COLOUR/ STYLE	DIMENSIONS (mm)			IMAGE	WEBLINK	UNITS	RETAIL PRICE	NOTES
				H	W	D					
Outdoor Stool:	Nood	Tulum Stool	White	540	440	440		https://nood.co.nz/products/tulum-stool-white	1	$139.00	

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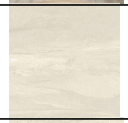
				H	W	D					
Finishes								**Total for Finishes**		**$18,729.64**	
Carpet:	Robert Malcolm	Cambridge	Vogel Steet	10	600	600		https://www.robertmalcolm.co.nz/products/carpet/cambridge/	1	$1,867.23	Estimate includes unerlay and installation
Curtains:	Spotlight	Double Track System with Cody 3 Pass curtain lining and Gummerson Neutral	Buff - Blockout/Stone - Sheer - Reverse Pleat					https://www.spotlightstores.com/en-nz/p/gummerson-neutrals-270-cm-multi-header-cut-hem-hang-curtain-fabric/BP80617108-stone	1	$3,865.20	PC Sum 2x custom made includes double track, wands and motorised blockout layer with remote
Floor Tile Interior:	Tile Depot	Sandstone Ivory 600 X 600	Sandstone Ivory	10	600	600		https://www.tiledepot.co.nz/browse/sandstone-ivory-600-x-600	58	$4,793.32	No. of boxes allows for 20% wastage
Floor Tile Exterior:	Tile Depot	Sandstone Ivory Antislip 600 X 600	Sandstone Ivory	10	600			https://www.tiledepot.co.nz/browse/sandstone-ivory-antislip-600-x-600	23	$2,044.80	No. of boxes allows for 20% wastage
Wall Tile:	Tile Depot	Sandstone Ivory 600 X 600	Sandstone Ivory	10	600			https://www.tiledepot.co.nz/browse/sandstone-ivory-600-x-600	29	$2,396.66	No. of boxes allows for 20% wastage
Feature Tile 1:	Tile Depot	Isla Canyon Brown 596 X 1195	Isla Canyon Brown	596	1195			https://www.tiledepot.co.nz/browse/isla-canyon-brown-596-x-1195	4	$741.29	No. of boxes allows for 20% wastage
Feature Tile 2:	Tile Depot	Microcosmi Irish Green Matt 600 X 1200	Irish Green	1200	600			https://www.tiledepot.co.nz/browse/microcosmi-irish-green-matt-600-x-1200	2	$425.50	No. of boxes allows for 20% wastage

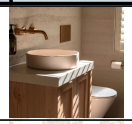
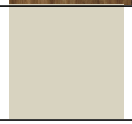
Specification & Budget List

Interior Design Studio

Project ID: QTALPA
Client Name: Alpine Developments
Client Address: 123 Remarkables Lane
Last Updated: 26/06/2026
Total for all selections: $123,326.22

Project Stage: Concept Design
Date Created: 30-May-26

Product Selections

ITEM	BRAND	MODEL	COLOUR/ STYLE	DIMENSIONS (mm)			IMAGE	WEBLINK	UNITS	RETAIL PRICE	NOTES
				H	W	D					
Feature:	Profile Panels	Rammed Earth	Beige	2950	570			https://www.profilepanels.co.nz/collections/crete-formed-and-textured/products/crete-rammed-earth-beige	7	$1,978.26	
Wallpaper:	Rebel Walls	Fern Print	Grey					https://rebelwalls.com/nz/fern-print-gray	1	$617.39	Unit price $318.00 Allowance for wastage
Paint - Ceiling:	Resene	SpaceCote FLAT	Eighth Fossil								
Paint - Walls:	Resene	SpaceCote Low Sheen	Quarter Fossil								
Paint - Doors:	Resene	Lustacryl	Fossil								
Joinery:								**Total for Joinery**		**$26,590.65**	
Joinery (Tall Cabinets):	Melteca	Aged Walnut						https://www.laminex.co.nz/products/melteca-melamine-aged-walnut-naturale/p/NZ1001867	1	$4,477.07	PC Sum
Joinery (Upper Cabinets):	Prime Panels	Tusk						https://www.primepanels.co.nz/products/prime-melamine/collection/colours/#1657	1	$2,396.81	PC Sum

Specification & Budget List

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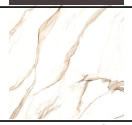
Joinery (Island):	Bestwood	Carbon						https://www.bestwood.co.nz/products/bestwood-melamine/collection/colours/#4051	1	$3,629.99	PC Sum
Stone:	Prime Stone	Olympia	Sizes Available: 3200 x 1600 x 20mm					https://www.primepanels.co.nz/products/prime-stone/low-and-zero-silica/colours/?s=10479#10479	3	$10,956.52	PC Sum
Cabinet Handles:	Mardeco	1092 Handle 160mm	Black		160			https://www.placemakers.co.nz/online/kitchens-laundry/kitchens/kitchen-hardware-accessories/kitchen-handles/1092-handle-black-160mm/p/5771000	20	$347.65	
Other custom joinery:	Melteca	Aged Walnut						https://www.laminex.co.nz/products/melteca-melamine-aged-walnut-naturale/p/NZ1001867	1	$4,782.61	PC Sum
Other:									**Total for Other**	**$6,590.80**	
Sheet Set:	Sheridan Supercale	Actil Commerical	White - King					https://www.queenb.co.nz/actil-commercial-by-sheridan-supercale-white-flat-sheets-pillowcases-separates.html	1	$749.79	2x flat sheets 4x pillowcases, 4x commercial luxury pillow, 2x Euro pilow, commerical mattress protector, thermal balancing quilt
Coverlet:	Wallace Cotton	Sirocco Bed Cover + Pillow cases	King					https://www.wallacecotton.com/products/sirocco-bed-cover?variant=50787045540149	1	$243.22	1x King bed cover, 2x Euro pillow case cover, 1x rectangle cushion inner,
Decorative Bed Cushion:	Ink & Brayer	Bayer Finn	Almond/ Lumber	40	60			https://www.inkandbrayer.co.nz/products/baya-finn-in-outdoor-cushion?variant=46588276900124&currency=NZD&utm_medium=dfw_product_sync&utm_source=google&utm_content=sag_organic	1	$105.00	

Specification & Budget List

Interior Design Studio

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Client Address: 123 Remarkables Lane
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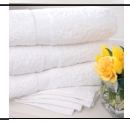
Bath Robe:	Diamonds Commercial	Grid Bath Robe	White One size fits most. 127cm long x 142cm x 80cm.					https://www.queenb.co.nz/grid-bath-robe-by-diamonds-commercial.html	2	$248.00	Optional Extra to embroider
Bath Towels	Actil Commercial	Super Deluxe Towel Collection	White with band					https://www.queenb.co.nz/actil-commercial-super-deluxe-towel-collection-with-band.html	1	$103.44	1x bathmat, 2x king towel, 2x face cloth, 2x hand towel (Option to embroider)
Cushions:	Hunter Furniture	Cushion Bundle	1x Headland Cushion, 1x Doe skin 1x Woodhill lodge					https://www.hunterhome.co.nz/headlands-cushion/	1	$467.00	
Throws:	Celine	Throw by Ollo	1x Brick, 1x Olive		1250	1500		https://www.queenb.co.nz/celine-throw-by-ollo.html	2	$354.88	
Kitchen pendant:	Lights of Scandinavia	Lindo	Walnut single mount	40	1500	34		https://lightsofscandinavia.com/products/lindo?variant=42910360535298	1	$868.67	Price converted from USD maybe able to get a bulk discount
Bedside Wall Lamps:	Lighting Direct	Zubialde Large Dimmable Wall Light	White	80	300	50		https://lightingdirect.co.nz/zubialde-large-dimmable-wall-light-white/	2	$275.80	Price per box $68.16: Includes allowance for wastage
Lounge Artwork	Bridget Hall Design	Summit Series	A0 white frames					https://bridgethalldesign.com/products/set-of-3-summit-series-art-prints?variant=40487239417938	1	$3,175.00	

Scope of Works

Project reference:	QTAL PA	Project Stage:	Concept Design
Address:	123 Remarkables Lane, Queenstown	Version:	1
Project Description:	Luxury Holiday Apartments	Date Modified:	24 /06/2026

This scope of works should be read in conjunction with any detailed plans, product and joinery specifications.

Carpentry:

Note: This scope begins from lockable shell stage and assumes developer will manage the project this serves as confirmation of work elements required to deliver this design concept.
Install additional framing,dwangs, nog, fixings as needed eg ceiling bulkheads, nib walls, floating shelves etc
Running ducting where required for mechanical extraction
Install all wall linings note where additional strength wall linings may be needed eg 9mm villaboard in bathroom for floor to ceiling tile installation
Build wallpaper feature panel
Install Profile Panels rammed earth in bathroom
Install internal doors and trims
Install second fix items eg vanities, shelves, hand towel rails, toilet roll holders, hooks etc
Install timber skirtings where required

Electrical:

Pre-wire works as per electrical lighting and power plans
Refer to electrical schedules for details
Connection mechanical extraction and underfloor heating where required

Plumbing, Drainage & Gasfitting:

Pre-plumb for fixtures as per plan allow for;
Kitchen sink & mixer
Dual basin vanity and high rise mixers
Wall hung toilet
Bathtub and wall mount mixer
Shower slide and separate rainhead, 2x shower mixers
Waste water connections
Note: All wall mounted fixtures over tiles

Tiling:

Install underfloor heating panels and screed
Waterproof all wet areas
Tile all floors (excludes bedroom)
Tile all bathroom walls as per plans (not tile changes and different orientations)
Supply and install champagne transition bars where required

Joinery Installation:

Supply and install kitchen joinery as per plan (note integrated appliances)
Supply and install living room joinery and panels as per plan
Supply and install walk in robe joinery as per plan
Supply and install bedroom joinery and panels as per plan

Glazing:

Supply and install shower glazing as per plan includes glass shelving within shower

Plastering

Gib stop all internal wall linings and ceiling level 4 finish (excludes recessed ceilings)
Gib stop recessed ceilings to level 5 finish for critical light
Prep bathroom wall linings suitable for waterproofing and tiling

Painting:

- Complete all interior painting required as per plan (includes walls, ceilings, doors and trims)
- Allow for repeat visit for final touch up painting post installations
- See specification sheet for details

Wall paper:

- Install wallpaper for bedroom feature as per plans

Carpet:

- Install new carpet and underlay to the bedroom and walk-in robe
- See specification sheet for details

Cleaning:

- Post build clean - clean all spaces ready for styling Pre-guest
- clean - clean all spaces ready for first guest stay

Styling:

- Supervisor all furniture installation and style apartment ready for guest stay

123 Remarkables Lane, Queenstown

Project ID: QTALPA

Client Name/(s): Alpine Developments

Project Start Date: **13/04/2026**

Scroll weeks here ↓

Display Week: 1

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3.15	Tile Walls	Thu 1/10/26	Wed 4/11/26	25	0%
3.16	Install joinery	Thu 1/10/26	Tue 3/11/26	24	0%
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3.18	Wallpaper installation	Fri 6/11/26	Thu 12/11/26	5	0%
3.19	Install stone benchtop/features	Mon 2/11/26	Fri 6/11/26	5	0%
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3.21	Electrical fit off	Fri 6/11/26	Wed 9/12/26	24	0%
3.22	Install shower glazing	Fri 13/11/26	Tue 17/11/26	3	0%
3.23	Install carpet	Thu 10/12/26	Fri 11/12/26	2	0%
3.24	Touch up painting	Fri 11/12/26	Mon 14/12/26	2	0%
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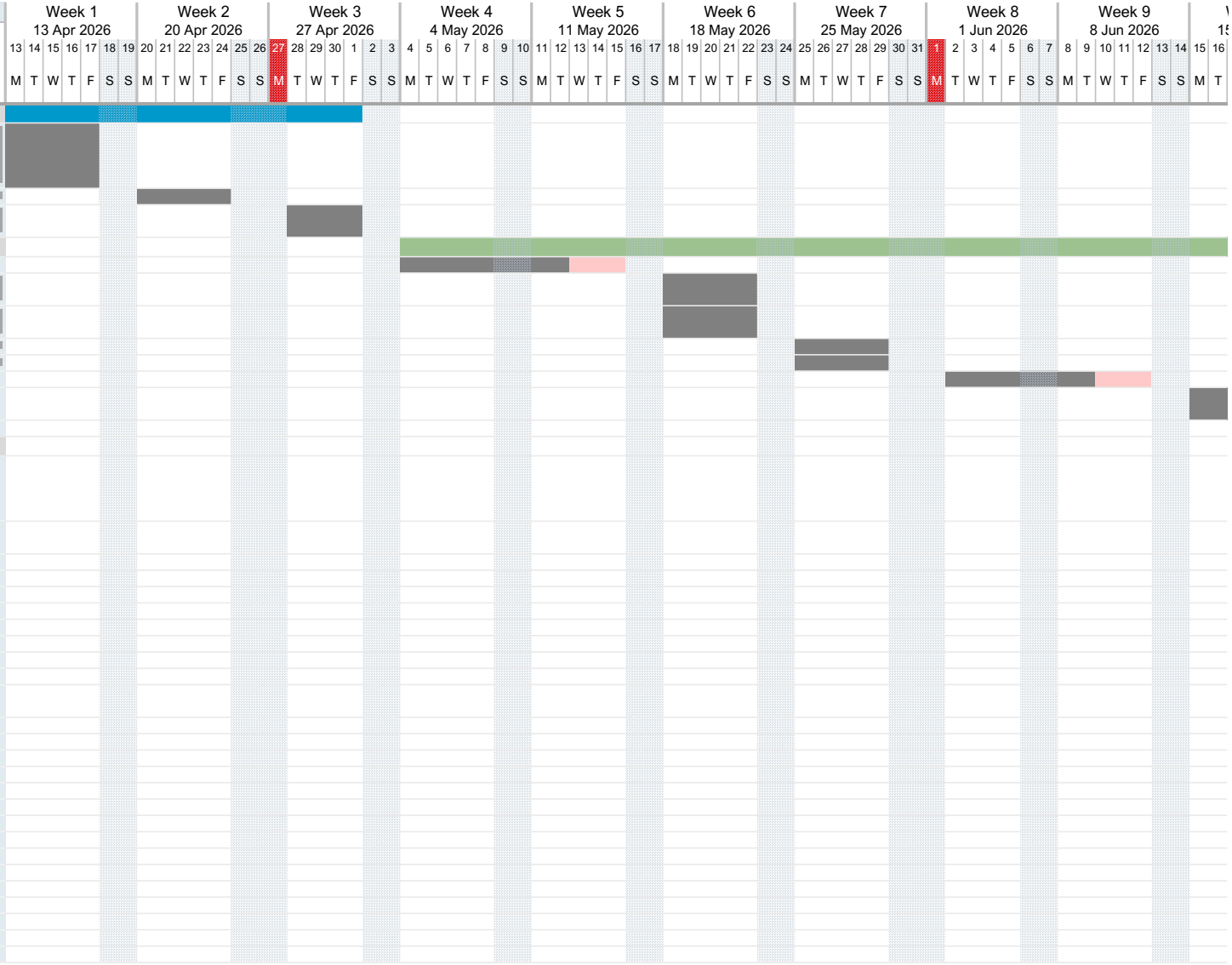

123 Remarkables Lane, Queenstown

Project ID: QTALPA

Client Name/(s): Alpine Developments

Project Start Date: **13/04/2026**

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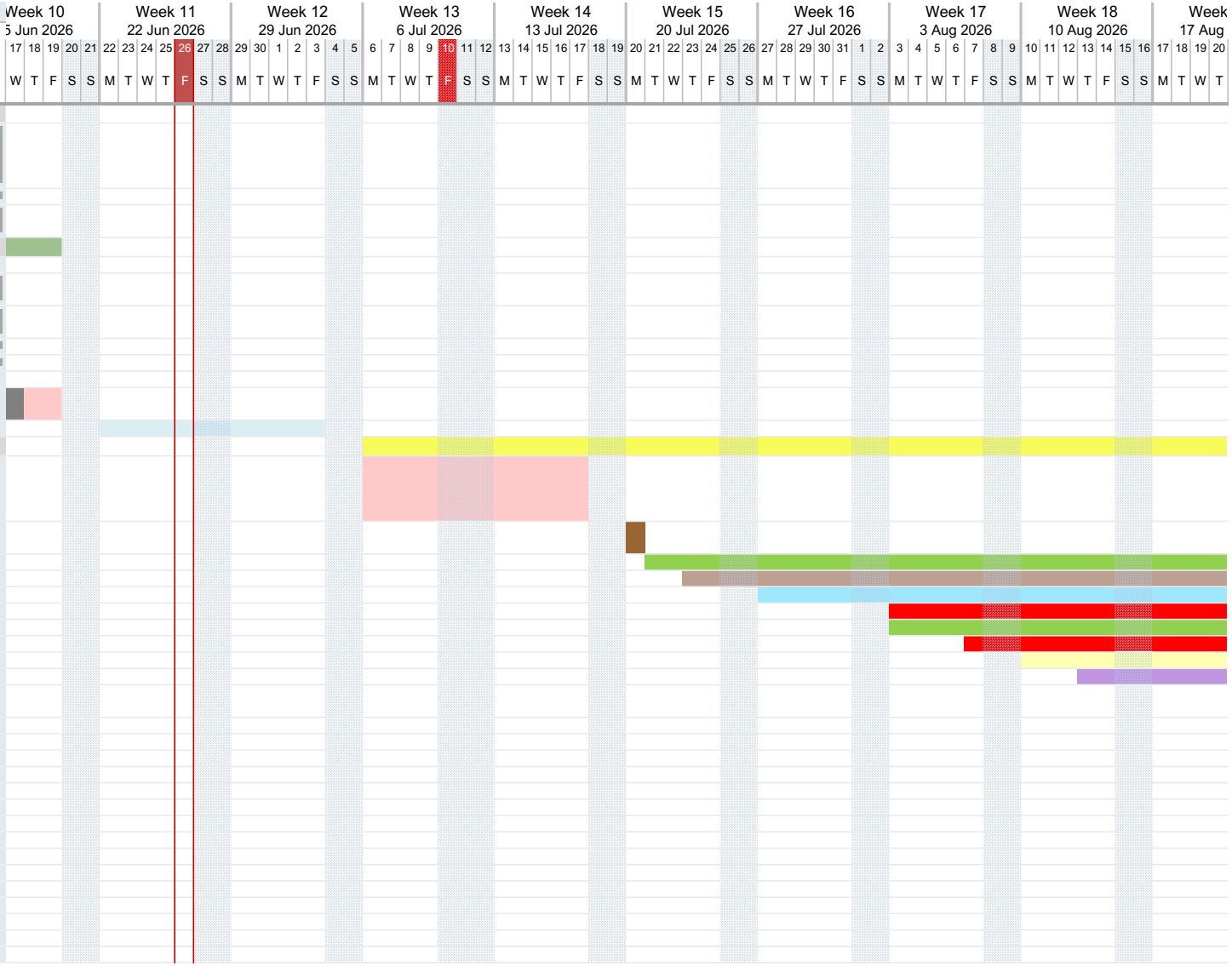

123 Remarkables Lane, Queenstown

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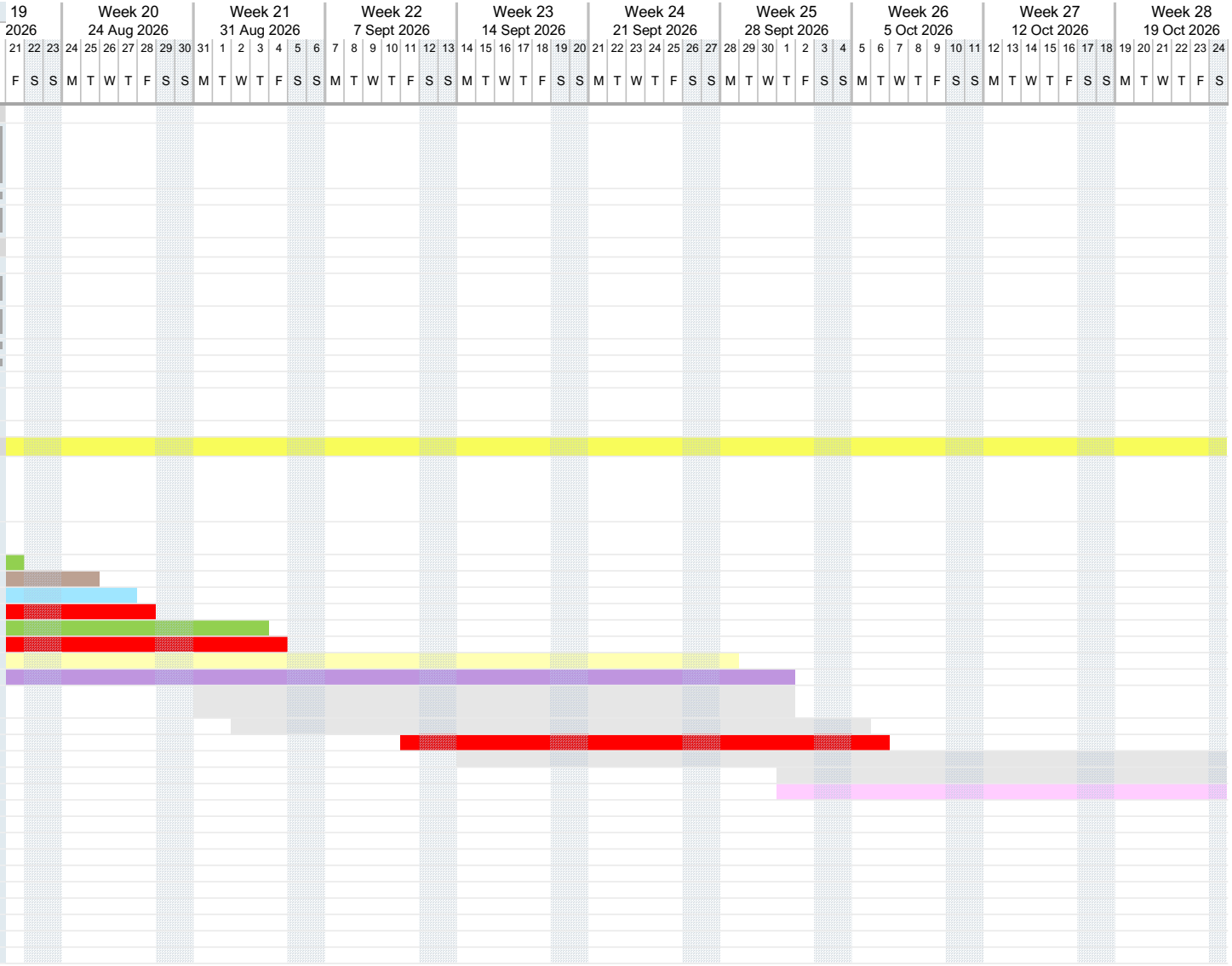

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3.6	Pre-line inspection	Mon 3/08/26	Fri 28/08/26	20	0%
3.7	Install wall linings	Mon 3/08/26	Thu 3/09/26	24	0%
3.8	Post-line Inspection	Fri 7/08/26	Fri 4/09/26	21	0%
3.9	Gib stopper	Mon 10/08/26	Mon 28/09/26	36	0%
3.10	Painting	Thu 13/08/26	Thu 1/10/26	36	0%
3.11	Underfloor heating cables and screed	Mon 31/08/26	Thu 1/10/26	24	0%
3.12	Waterproofing	Wed 2/09/26	Mon 5/10/26	24	0%
3.13	Tile Membrane inspection	Fri 11/09/26	Tue 6/10/26	18	0%
3.14	Tile Floors	Mon 14/09/26	Mon 2/11/26	36	0%
3.15	Tile Walls	Thu 1/10/26	Wed 4/11/26	25	0%
3.16	Install joinery	Thu 1/10/26	Tue 3/11/26	24	0%
3.17	Install second fix items	Thu 5/11/26	Fri 20/11/26	12	0%
3.18	Wallpaper installation	Fri 6/11/26	Thu 12/11/26	5	0%
3.19	Install stone benchtop/features	Mon 2/11/26	Fri 6/11/26	5	0%
3.20	Plumbing fit off	Fri 6/11/26	Wed 9/12/26	24	0%
3.21	Electrical fit off	Fri 6/11/26	Wed 9/12/26	24	0%
3.22	Install shower glazing	Fri 13/11/26	Tue 17/11/26	3	0%
3.23	Install carpet	Thu 10/12/26	Fri 11/12/26	2	0%
3.24	Touch up painting	Fri 11/12/26	Mon 14/12/26	2	0%
3.25	Internal clean	Mon 14/12/26	Mon 21/12/26	6	0%
3.26	Styling	Tue 15/12/26	Tue 22/12/26	6	0%

