



EDEN HOMES

— *simply superior* —

Luxury  
Design &  
Build  
Specialists

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*Welcome Home...*







# Eden Homes

Building homes of distinction.





*Each and every home we build is approached with meticulous care and attention, to individually design and construct our clients dreams and lifestyles into an object of desire for generations to come.*

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With a reputation forged over decades of architectural home building experience, we are renowned for designing and building beautiful, luxury, masonry homes. The diversity of masonry design and construction allows for unique contemporary structures, as well as traditional European villas, enabling Eden Homes to tailor each home uniquely to every client.

Eden Homes has always approached every project with a client-centred focus. For this reason, the team intentionally limit how many projects will be taken on over a 12-month building season to ensure that every build is given the time and attention required to construct these highly sought-after, beautiful homes. Having such dedicated attention to detail and ensuring constant communication with homeowners has enabled the team to blend functionality and luxurious aesthetics together, meeting our client's unique vision.

After 30 years, Eden Homes continue to approach each and every build with a unique and meticulous approach from design concept, inspiring quality craftsmanship and finally interior design, to deliver a “Home of Distinction”.





# Our Showhomes

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Our showhomes are built to display our meticulous attention to detail, passion for design and quality of craftsmanship, so that you can experience first-hand, the luxury of an Eden Home.

With over 3 decades of experience behind us, we know how important it is to create a space for people to visit and be able to stand within our homes to experience the finer details which we offer our clients. With this in mind, we are regularly updating our showhomes to be sure we are providing the latest in design, fittings and capabilities in line with recent trends.

Check our website to find our latest showhome address and opening hours.









# How We Work With Our Clients

## Concept (3 - 5 weeks)

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### Initial Meeting

We arrange an initial meeting to get to know you and understand in broad terms, your lifestyle, the architectural style you prefer, your land's orientation to north and its characteristics. We also gain an understanding of the property's wider environment and the kind of home you wish to live in. If we all decide to move forward to the next stage, a meeting will be arranged with our architect to prepare a design brief.



### Design Brief

During the design brief meeting, we gather your ideas, determine what is important to you and gain a comprehensive understanding of your preferred way of living. We discuss your new home in detail – style, floor layouts and size. We also talk about the architectural design fee, as well as your build budget and expected time frames. We build only 12 beautiful homes each year alongside 12 very special groups of people. Our design and build process has been developed to ensure we deliver excellence every time. If we all agree to move forward to the concept design stage, you will receive our design development agreement, which outlines our services and fees. At this point, the design deposit is payable.



### Concept Design

We work together with our architect to create a home that encompasses your ideas, desires and needs. We then meet with you to review the concept design, to ensure it meets your expectations and that you are ready to proceed to the developed design.





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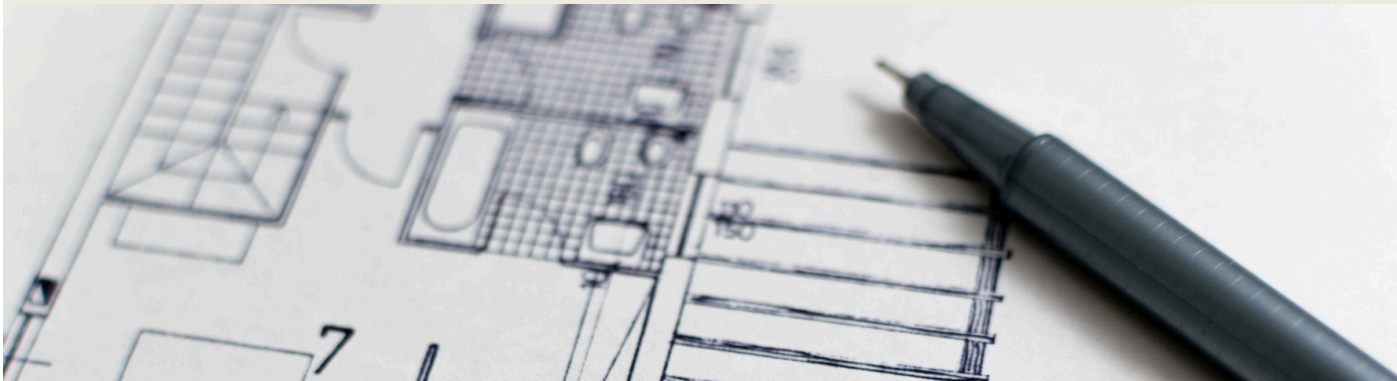
## Developed Design (2 - 3 weeks)

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### Developed Design

We work with you to adjust and fine-tune the concept design to ensure that it captures all your requirements. Then we progress to site plan, floor layouts and elevations, as well as indicative hard landscaping options. Once the developed design is complete, we will provide you with a building estimate that includes the cost to build your new home. If you wish, we can also provide an estimate for hard landscaping - such as driveway, footpath, pergola, retaining wall etc.

On completion of this stage, we will all have a good understanding of whether Eden Masonry Homes is the right fit for you, from a people, price and design perspective. Rest assured that the design remains yours, regardless of the decision you make. Payment # 1 is payable at this point. If we all agree to proceed, we move on to develop the construction drawings.



### Outdoor Living & Landscaping

Integral to 'good design', Eden Masonry Homes includes hard landscaping in the early stages of your new home design, to create an architecturally harmonious flow between indoor living and life outside.



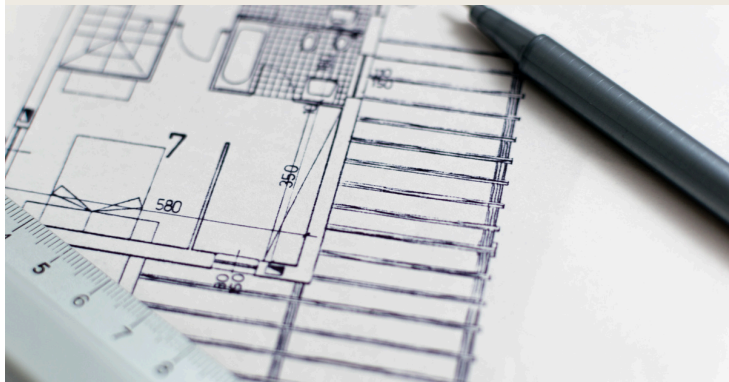


# How We Work With Our Clients

## Construction Drawings

### Construction Drawings (5 - 8 weeks)

Once we have received your feedback and all the important design decisions have been made, our architect can develop the final set of construction drawings, in preparation for council building consent and the construction of your new home. The construction drawings are paid in two stages: Payment #2 is payable on commencement of the construction drawings; Payment #3 is payable on completion of the construction drawings.



### Council Matters ( 4 weeks)

We oversee the preparation and management of the entire building consent application process on your behalf, including any resource consent matters that may need attending to. Council aims to process consent applications within a 4 week timeframe.



## Pricing & Contracts

### Quotation (4 - 8 weeks)

Once the construction drawings have been completed, we will be able to cost the construction of your new home and provide you with a detailed fit-out specification, pricing schedule and fixed price quotation.





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## Master Build Contract & Guarantee

As long-standing Registered Master Builders, Eden Masonry Homes works closely with the Registered Master Builders Association through the contractual and guarantee documentation.



## Construction

### Construction Commences

We will provide you with a construction programme, including stages of construction and timing. You will also receive our valuable Homeowner's Manual which is tailored to suit your project, and the Homeowner's Authorisation Procedure. The Homeowner's Manual covers important items such as the build process, site safety, variations, handover, warranties and maintenance of your new home. The Homeowner's Authorisation Procedure is designed to guide you through the decision-making process.

Once construction starts, you will be provided with a weekly "Client Update", accompanied by site photos to ensure that you are kept involved and up to speed with your new home as progress is made.













# Our Homeowners

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## Jane & Ed

*"It's hard to put into words how we feel about our new home. From the first time we walked through the front door we were excited to be finally here, my heart skipped a beat and we were both emotional."*

*"Friends have described it as stunning and beautiful and it is certainly that. I remember going to see the kitchen and all the cabinetry completed at the factory for the first time, so much to take in, another emotional moment. I think that's how we feel about our home emotional, there is so much to take in when you walk through the front door and see the views."*



## Trevor & Jenny

*"When we decided to build our dream home, we knew we wanted a top quality home built to a high spec."*

*"We had seen and loved the beautiful quality homes built by the team at Eden Homes and we knew we wanted them to build our home. They have a wonderful team behind them and nothing is ever too much trouble. The boys building the house were the most friendly and professional you could ever wish to have to deal with."*

*"Eden Homes, with their vast experience in building, gave us some great ideas which we really appreciated. Their attention to detail is second to none. They also did our landscaping, which is just amazing and we love it."*

*"Due to the masonry construction, our house is warm in winter and cool in summer. It is like we are living in a resort."*





# Award Winning Homes

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Multi award winning Master Builders homes since 2002

Winning awards has never been the driving factor for the team here at Eden Homes, however, we do believe that they provide an important indication of quality standards, which help our clients know where we stand in the market.

Award achievements from recognised industry bodies also provide reassurance that the homes we build are carefully crafted to stand the test of time.

To date, whenever we have entered a residential project in the Registered Master Builders House of the Year Competition, we've never won less than gold. This market validation supports our reputation for high quality, design driven homes from a team who are passionate about their craft and consistency.







## Get in touch.

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# ArchiPro.