

FOTHERINGHAME HOMES

Ata
Lots 3-4



Duplex Four Bedroom Homes with Native Bush and Water Outlooks

2026

Welcome to Ata



View from Site

Ata	01
Lot 3 - 4	02
Floor Plans	03
The Details	04
Why Fotheringhame	05
Buy Now	06

Ata

First Light. New Beginnings.



Site Plan - Ground



Site Plan - First



- 139m2 floorplan
- Duplex home
- 4 bedrooms
- 2.5 bathrooms
- Master bedroom with ensuite
- Internal access garage
- Separate laundry
- Open-plan kitchen, dining and living
- Views to native bush and glimpses of water
- Upstairs balcony
- Excellent storage throughout (including attic)
- Master Build Guarantee

Lots 3-4

By Fotheringham

Designed for modern living, these four-bedroom duplex homes combine generous spaces with practical everyday functionality.

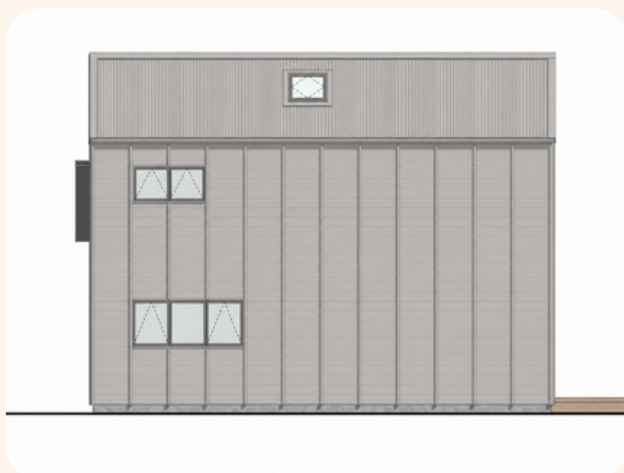
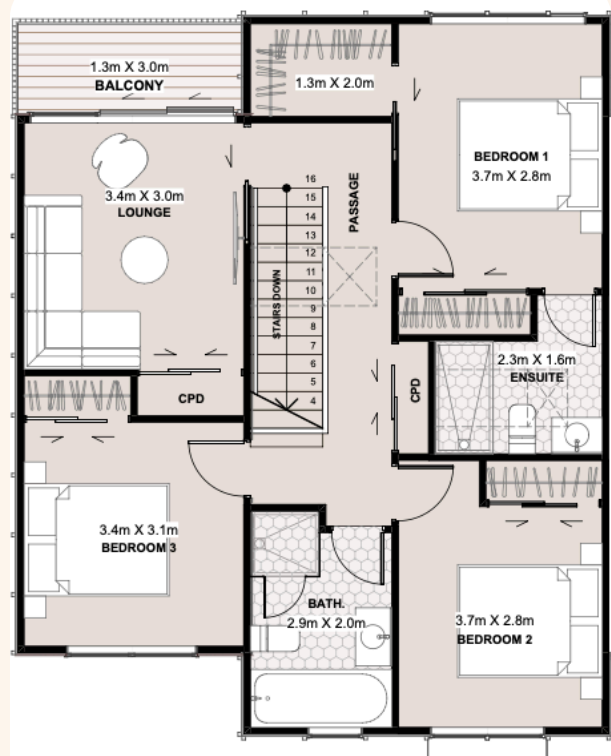
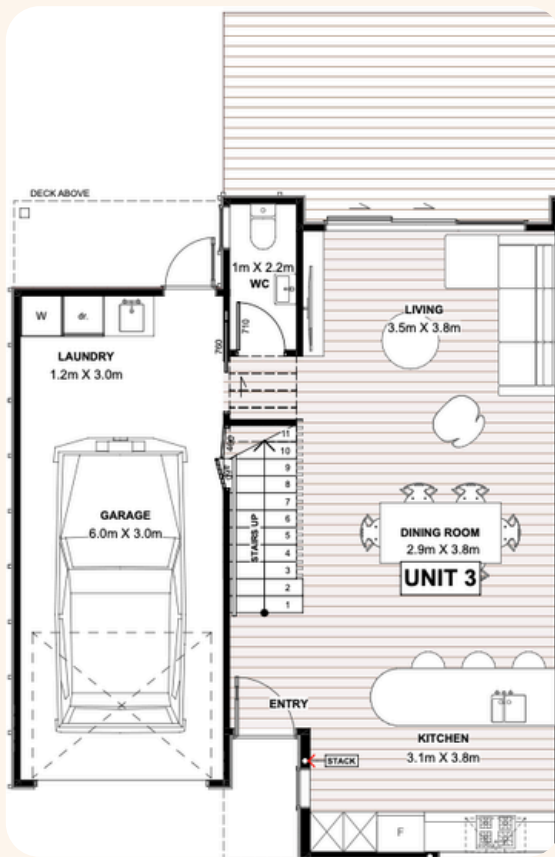
The ground floor features open-plan kitchen, dining, and living areas that connect to a large deck with native bush outlooks. An internal access garage, separate laundry, and guest WC add convenience and flexibility.

Upstairs, the master bedroom includes an ensuite, while additional bedrooms are serviced by a family bathroom. The fourth bedroom could also be used as a second lounge or tranquil office space as it opens to a balcony facing native bush and glimpses of water.

Light-filled, spacious, and thoughtfully designed, Lots 3-4 offer comfortable living in a low-maintenance home.



Floor Plans



Textures drawn from nature



The Details

Make it Your Own

While the exterior details have been carefully considered to create a cohesive neighbourhood, the interior design is yours to shape.

Working alongside Ariki, you'll be guided through a range of key design selections, including hardwood flooring, carpet, tiles, kitchen cabinetry colours, benchtops, vanity finishes, feature lighting, wall panelling, and more.

Quality extends beyond the visible finishes. Each home comes complete with premium appliances, typically from Bosch or Miele, along with blinds and curtains throughout. While often treated as extras, we believe these details are an important part of making a house feel like a home from day one.

There are also a number of thoughtful touches included throughout the home that you'll discover as the project progresses.

It's an opportunity to be part of the journey and create a home that feels uniquely yours from the day you move in.

Why Fotheringham

From concept to completion and beyond, we take a hands-on approach to every stage of the journey.

As builders, designers, and developers, we have been involved in Ata from concept to completion and beyond. By remaining hands-on throughout the process, we are able to ensure every home reflects the quality, care, and attention to detail we expect in our own projects.

Every Ata home is backed by a 10-Year Master Build Guarantee, providing independent protection and confidence in your investment.

Since establishing Fotheringham in 2017, we have delivered a range of homes and developments across Auckland. Each project has helped shape the way we design, build, and create communities today.

We believe the best measure of our work comes from the people who live in our homes:

"If you are ever lucky enough to purchase one of these homes you will not be disappointed. No one ever regrets buying quality and that is exactly what these homes are." - Claire

"You can tell all these homes are built with aroha. More than anything your service and approach has been excellent, kind and professional. We love our home. Feels like we are waking up to a home in Queenstown." - Jasmin



Buy Now

Asking Price \$1,260,000

Check Completion Dates.

Ata will be delivered in stages, with completion anticipated as follows:

Lots 1, 3, 4, 8 and 9 – March 2027
Lots 2 and 5 – October 2027
Lots 10–15 – July 2028

These dates are indicative and may vary depending on construction progress.

Request Information. Make an Offer.

Purchasing at Ata follows a clear and straightforward off-the-plans process.

If you would like to explore a home further, we can provide a comprehensive information pack including:

- Sale and Purchase Agreement
- Approved Resource Consent
- Approved Building Consent (if applicable)
- Specifications Sheet
- More Detailed Construction and Completion Timeline

We're also available to answer any questions and guide you through the process from enquiry through to handover.

Let's Begin!

Once the Sale and Purchase Agreement has been signed and the deposit paid and held in trust by the vendor's solicitor, the real fun begins.

You'll have the opportunity to be involved in the design journey, selecting colours, finishes, and features that help make the home feel like yours from day one.

We'll keep in touch throughout construction and share regular updates as the home takes shape.

Before long, the build will be complete, a Code Compliance Certificate (CCC) will be issued, and we'll be handing over the keys to your new home.

We can't wait to have you join us on the journey.



