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City Living Redefined by The Wellington Company

Aro is a master-planned, premium low-rise residential development which is set to redefine city living in Wellington.

Located in the heart of Te Aro, circled by Victoria, Willis and Vivian Streets—meticulous planning ensures a living experience that’s unlike any other found in Wellington’s inner city.

Aro buildings balance design excellence with fine aesthetics to create a special place to come home to. Here, everything has a place.

Comprising 61 architectural terraces and 48 minimalist apartments, Aro is about honest, premium materials. These three and four-storeyed structures showcase the very best in intelligent design, high quality construction and beautifully appointed and considered interiors.

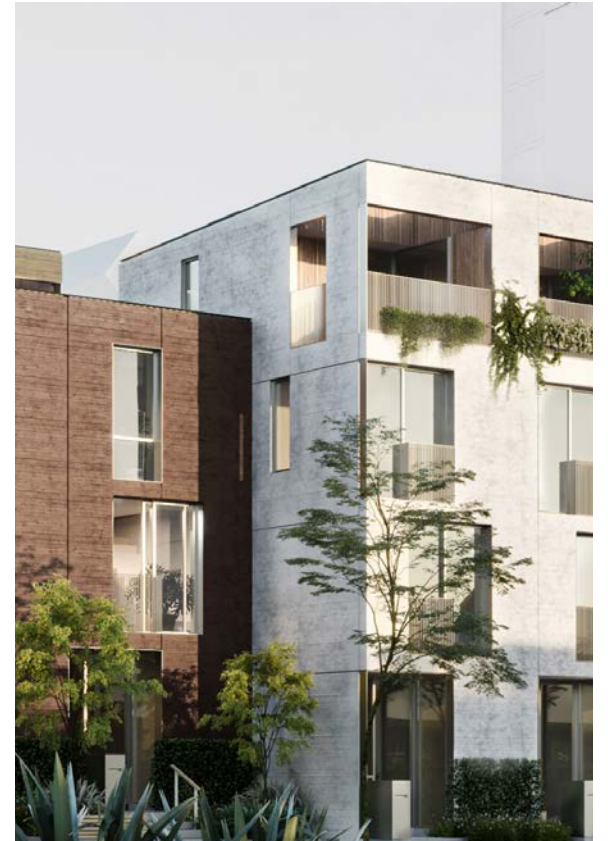
The design of Aro speaks of permanence, quality and minimalist strength: exploring what it means to have a New Zealand design aesthetic—this is living, simplified.

Architecture

Aro is a place to live: light and timeless.
A place to relax: intimate but with flexibility for entertainment too. It's a place inspired by its surroundings: built on the dynamic personality distinctive to Te Aro.







Community

Aro is a deliberate response to delivering a sustainable inner-city living solution—founded on uncomplicated timelessness of low-rise architecture and laneway living that embraces its location and community.

Aro is located in the heart of Te Aro. Within moments of Aro is a vibrant café culture, world-class culinary dining, breweries, roof-top bars, galleries and boutique retail offerings; recreational opportunities, parks and Wellington's waterfront.





- A. Aro
- B. Bucket Fountain
- C. Te Papa
- D. Wellington City Gallery
- E. Embassy Theatre
- F. Boat Shed
- G. TSB Arena
- H. Tuatara Brewing
- I. Fidel's Cafe
- J. Les Mills
- K. St James Theatre
- L. Wellington Town Hall
- M. The Library
- N. Coffee Supreme Brew Bar
- O. Victoria University of Wellington
- P. Civic Square
- Q. The Michael Fowler Centre
- R. Lighthouse Cuba
- S. Moore Wilsons
- T. The Bresolin
- U. Logan Brown
- V. Te Auha
- W. The Opera House
- X. Prefab
- Y. Caffe L'affare
- Z. Courtenay Place

↓ **Luxury leather goods
from Deadly Ponies**
5 minutes walk from Aro
www.deadlyponies.com



↑ **Fresh pasta is made daily
in-house at 1154 Pastaria**
5 minutes walk from Aro
www.1154.co.nz

→ **Wellington-based label
Twenty Seven Names**
6 minutes walk from Aro
www.twentysevennames.co.nz



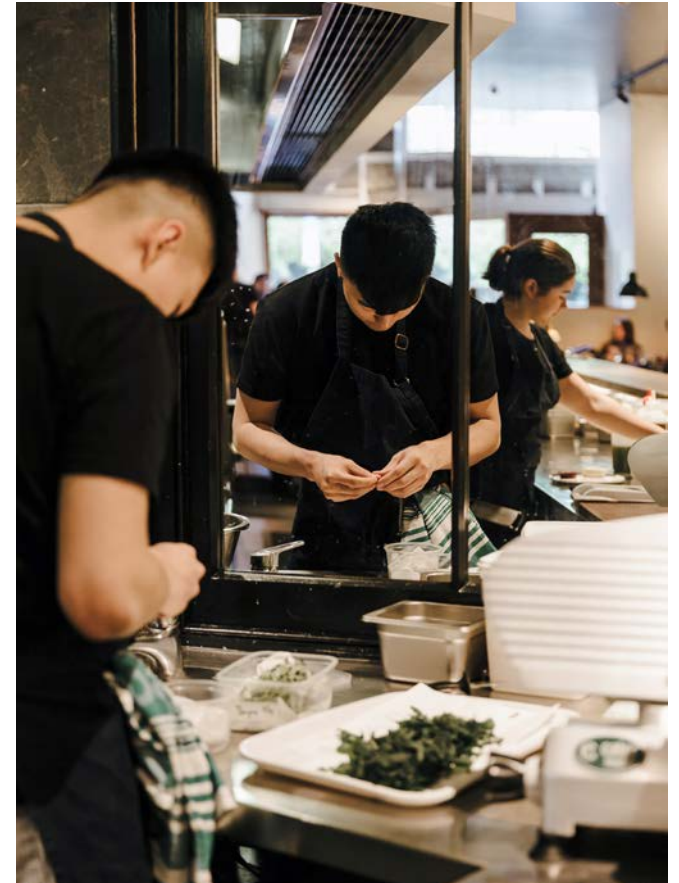


- ↑ Espresso from Milk Crate
5 minutes walk from Aro
www.milkcrate.co.nz

- ← Enjoy a drink from this modern, lively Cuba Street eatery—1154 Pastaria
5 minutes walk from Aro
www.1154.co.nz

→ Local, sustainable and ethical produce at Highwater

↓ Share a platter and a bottle of wine with friends
7 minutes walk from Aro
www.highwatereatery.co.nz



→ Milk Crate is a Wellington staple and community hub
5 minutes walk from Aro
www.milkcrate.co.nz



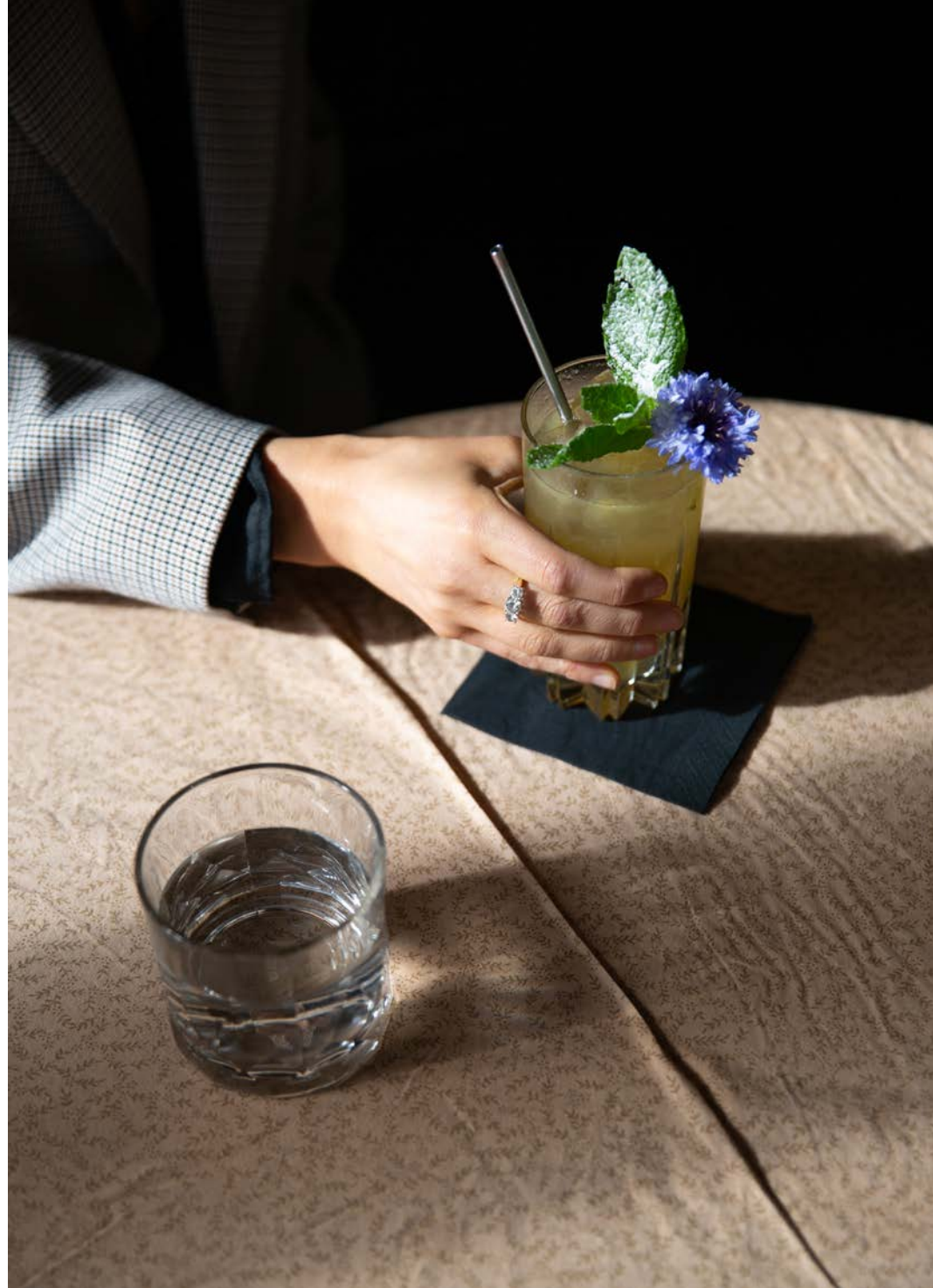


← The suburb of Te Aro offers a wide range of boutiques including **Twenty Seven Names** 6 minutes walk from Aro www.twentysevendnames.co.nz



← Enjoy a walk to your choice of the suburb's ever-increasing list of eateries 10 minutes walk from Aro www.rita.co.nz

→ Impeccably crafted beverages from **Crumpet cocktail bar** 8 minutes walk from Aro



Interior

Five interior selections are available for the terrace housing as well as two for Apartamento. architecture+ has explored the way in which residents will likely inhabit the space, with each interior zone stripped back to its raw form and function: light-filled stairwells and welcoming bathroom sanctuaries. Layered textures and natural materials are introduced, and infused by global references, including a nod to our very own John Scott.







Buying at Aro

Designed to exacting standards setting a new benchmark for inner city living. Laneway living at its finest. Aro represents Te Aro newest residential precinct that offers a mix of housing forms to meet any inner-city lifestyle requirement. Buying at Aro is a simple three step process.

Choose your
typology and
preference
of location.

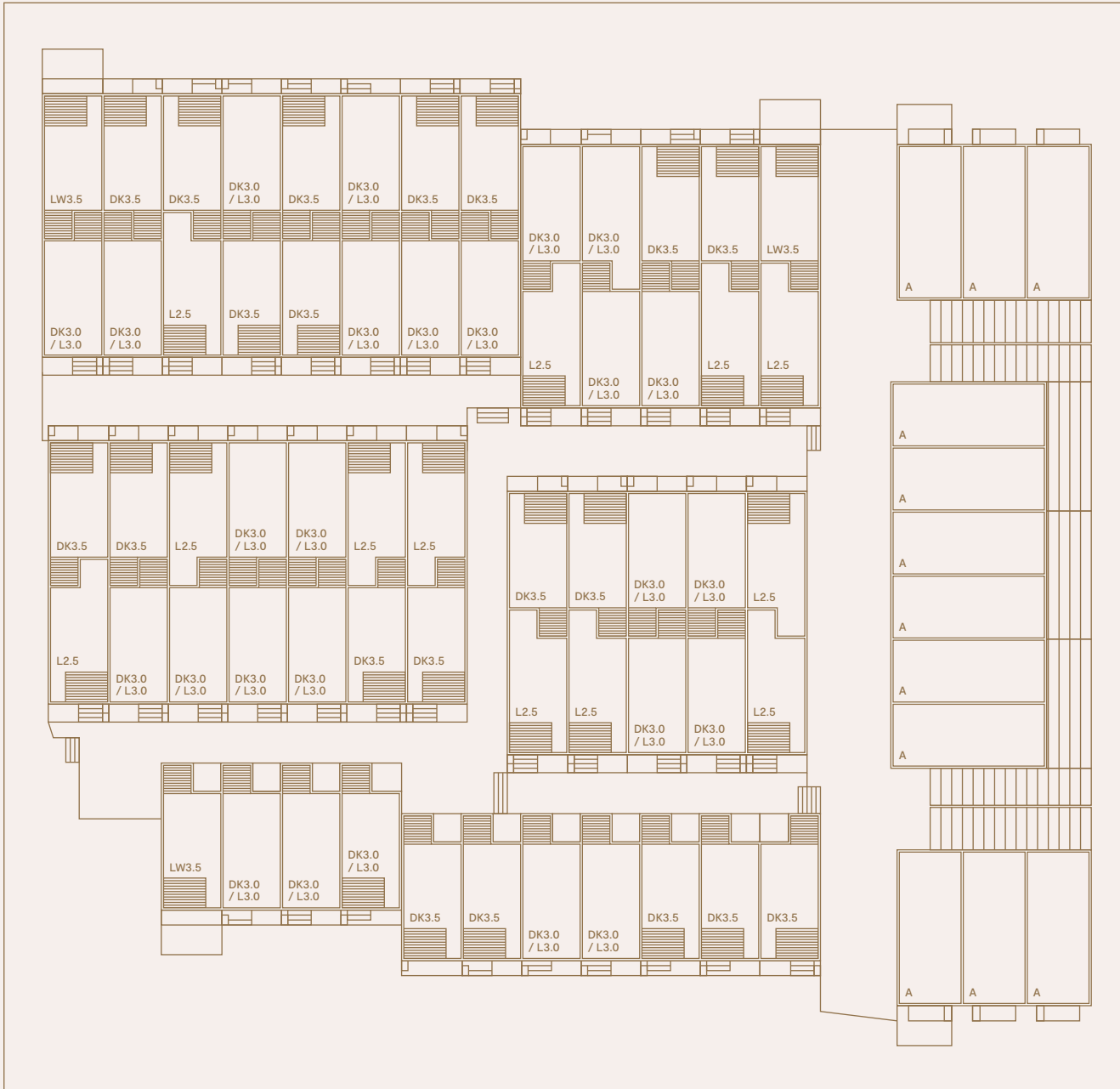
1

There are five
fee simple,
freehold housing
typologies, and
48 single-bedroom
apartments.
Aro provides a
range of live, work
and investment
opportunities.

Master Plan

Aro's master plan has been designed to provide high-quality living environment in the heart of the city.

Simple uncomplicated structures highly landscaped laneways create a living amenity unlike any other available within the city. This low rise development is set to redefine city living.



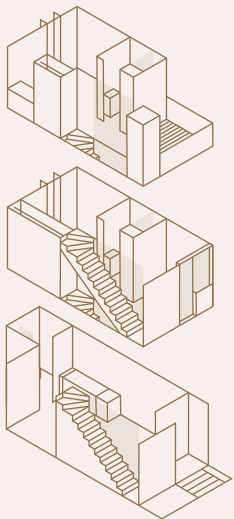
LW3.5	Live + Work 3.5
DK3.5	Dual-Key 3.5
DK3.0	Dual-Key 3.0
L3.0	Live 3.0
L2.5	Live 2.5
A	Apartmento



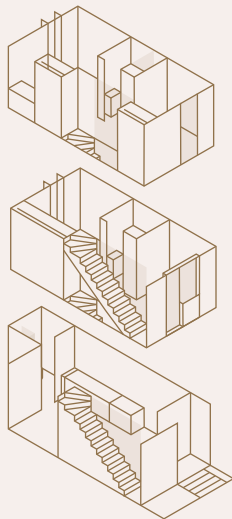
Typologies

Aro is Wellington's newest residential precinct, offering a mix of housing forms to meet any inner-city lifestyle requirement.

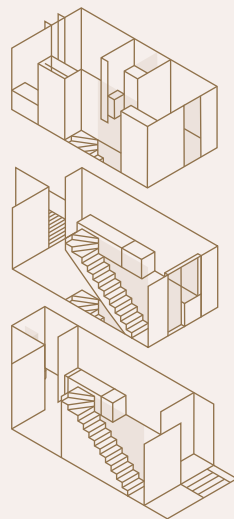
Live [L] 2.5
Total Area: 102m²



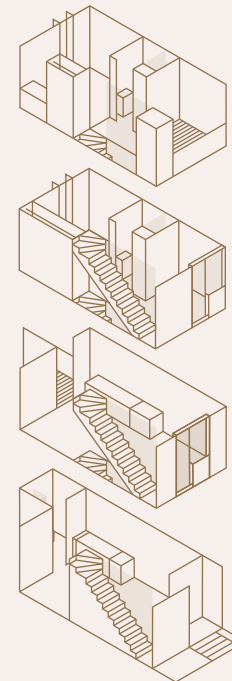
Live [L] 3.0
Total Area: 103m²



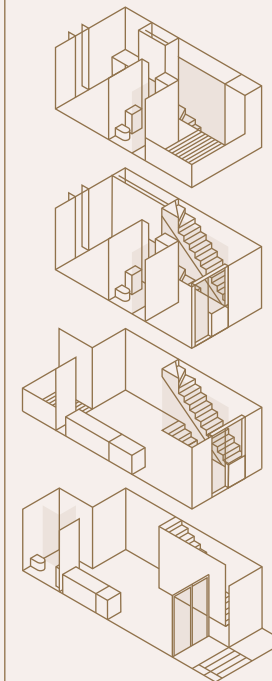
Dual-Key [DK] 3.0
Total Area: 107m²



Dual-Key [DK] 3.5
Total Area: 138m²

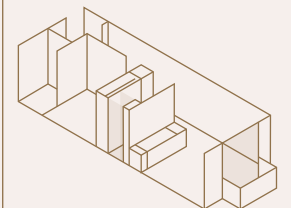


Live + Work [LW] 3.5
Total Area: 138m²



Apartmento
Total Area: 48.5m²

Apartmento with balcony
Total Area: 51m²



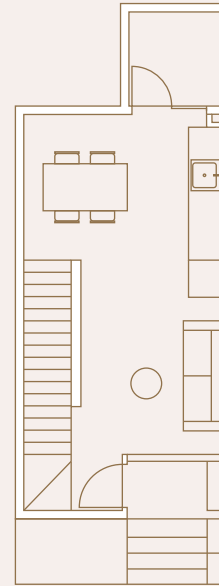
The Live 2.5 terrace provides two-bedrooms and two-bathrooms, a separate media room or flexible living space and a roof-top terrace for relaxing or entertaining: split over two levels separated by an architectural air stair.

With ground floor open plan living and a rear private courtyard, the L2.5 provides an ideal downsizers or small family home in the heart of Wellington's Te Aro.

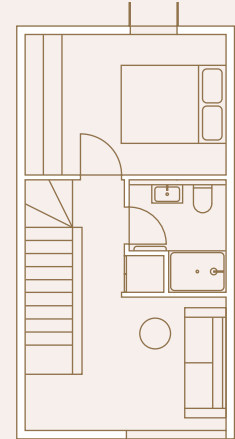
Total Area: 102m²
Internal Area: 85m²
External Area: 17m²

L2.5

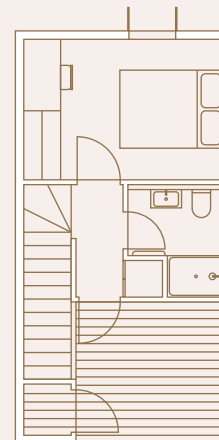
Ground



Level 1



Level 2



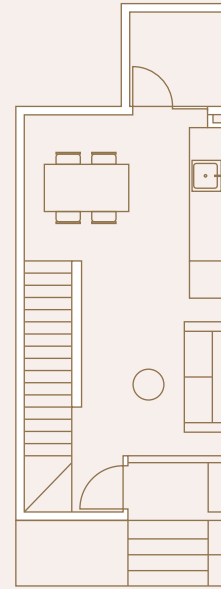
The Live 3.0 terrace offers three-bedrooms, two-bathrooms and a separate media room or flexible living space. With ground floor open-plan living for entertaining or simply some family time, the generous spaces will provide something for everyone and presents a unique inner city living option for a wide range of buyers.

The L3.0 is perfect for the modern family or astute investor seeking to maximise an inner-city rental return.

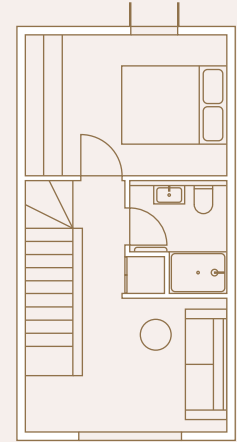
Total Area: 103m²
Internal Area: 93m²
External Area: 10m²

L3.0

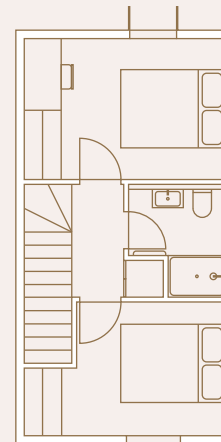
Ground



Level 1



Level 2



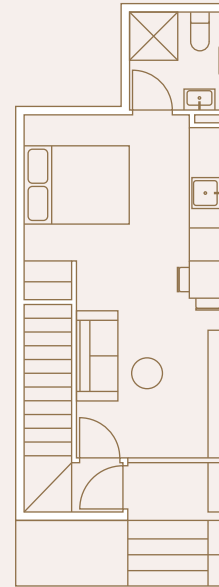
The Dual-Key 3.0 terrace is split over three levels offering a fully serviced ground floor bedsit, first floor open-plan living and entertaining space, as well as two master bedrooms and full bathroom situated on level two.

An ideal central city investment bolt-hole or home and income offering, the DK3.0 offers practicality, form and function for any owner-occupier or investor.

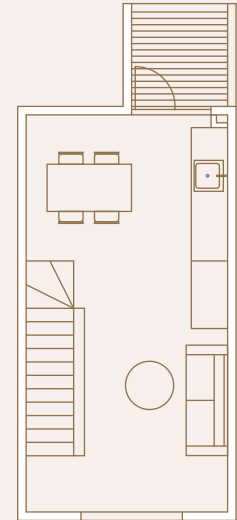
Total Area: 107m²
Internal Area: 97m²
External Area: 10m²

DK3.0

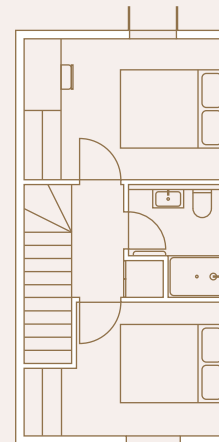
Ground



Level 1



Level 2



The Dual-Key 3.5 terrace is split over four levels. The ground floor provides a fully self-contained bedsit unit which offers either a city crash-pad, visitor quarters or home and income.

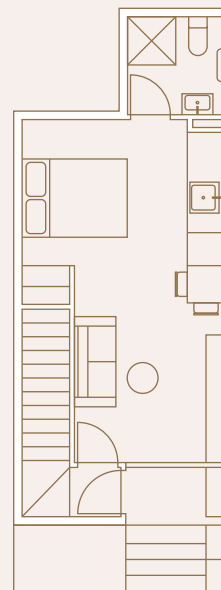
The upper levels provide an open-plan kitchen and living area, rear-facing outdoor terrace, two master bedrooms, two bathrooms as well as a flexible living space.

In addition to all of these amenities is a roof top deck located on the third level that will provide views across Aro, through the laneways and across the wider site.

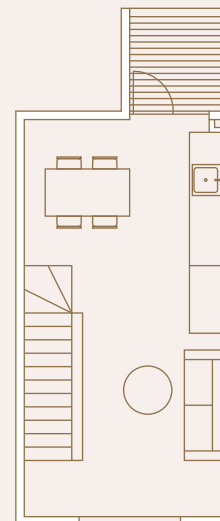
Total Area: 138m²
Internal Area: 121m²
External Area: 17m²

DK3.5

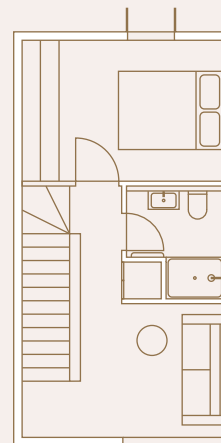
Ground



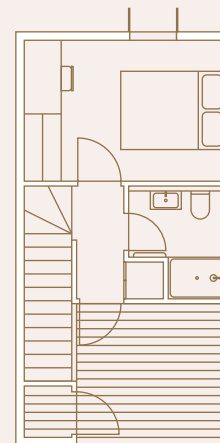
Level 1



Level 2



Level 3



Only three Live + Work 3.5 terraces are offered within Aro, each present a unique opportunity for an owner-occupier or investor seeking to maximise strategic corner-site locations. Each is situated at the head of the laneway either on the corners of Willis and Vivian or Victoria and Vivian Streets.

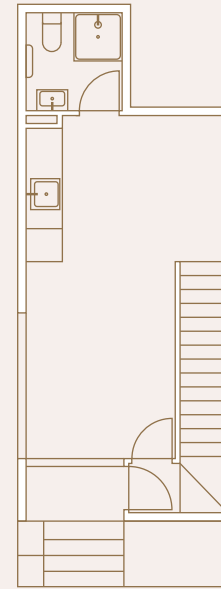
With a full ground-floor commercial space, two-bedrooms, two-bathrooms (split over three levels), a separate media room or adaptable living space as well as two roof decks and an open plan living area, opportunities like these are seldom found.

Whether you're an owner-occupier, investor or simply wanting to take advantage of a high profile site to live, work and play, the LW3.5 presents a unique inner city offering that's seldom found.

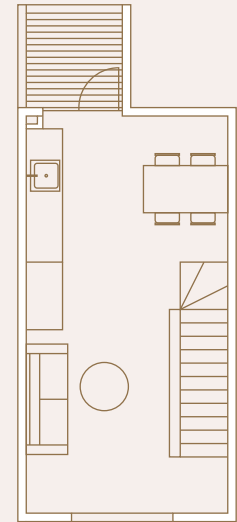
Total Area: 138m²
Internal Area: 1021m²
External Area: 17m²

LW3.5

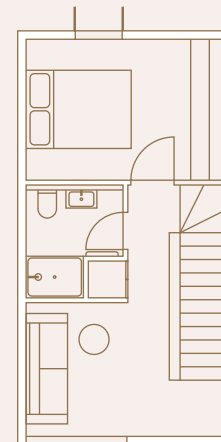
Ground



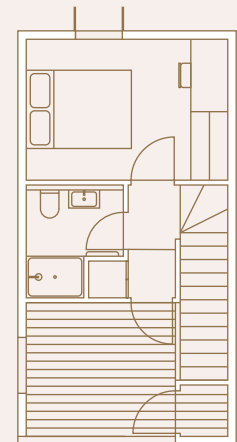
Level 1



Level 2



Level 3



There are 48 one-bedroom apartments offered in Aro—Apartmento. Apartmento is comprised as three separate apartment blocks (Apartmento 0.1, 0.2 and 0.3) located on Willis, Victoria and the soon to be created Aro laneway, all connected by a common glazed roof open air atrium designed to provide a seamless interface and emulate the laneway living that underpins the Aro development.

With secure access for residents Apartmento will have its own sense of place in Aro. The interiors of the apartments have been carefully planned to provide generous living spaces, a master bedroom, an architectural kitchen and full bathroom. The exterior elements are characterised by the extensive use large format window joinery and skylights for the upper levels combined with open air decks on Willis and Victoria Streets.

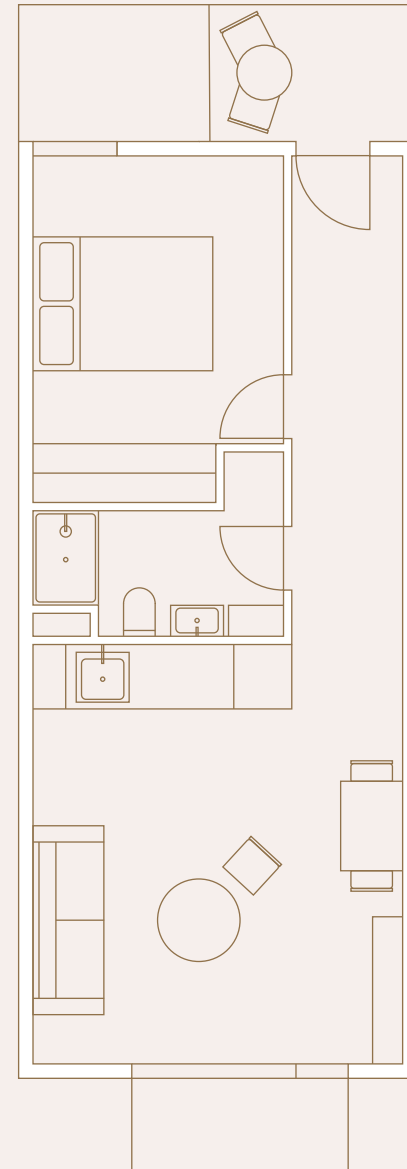
Apartmento will be offered with the choice of two high quality interior selections.

Apartment

Total Area: 48.5m²
Internal Area: 45m²
External Area: 3.5m²

Apartment with balcony

Total Area: 51m²
Internal Area: 45m²
External Area: 6m²



Choose your
materiality.

2

Interior elements
of Aro deliver
an elegant and
refined aesthetic.

A collection of five interior options for the Terraces and two for Apartamento have been developed by architecture+, that draw on a range of geographical interior influences, brought together to not only provide choice but also to recognise diversity in community and in who we are.

The materials have been selected not only for their architectural qualities but also to provide a practical level of finish that will be enduring in the home over time. These living spaces will be truly special.

Kyoto

Kyoto takes inspiration from Japanese minimalist architectural interiors. Bringing together a simple palette of materials including peppered concrete floors and neutral interiors, Kyoto's a space that you can make your own.



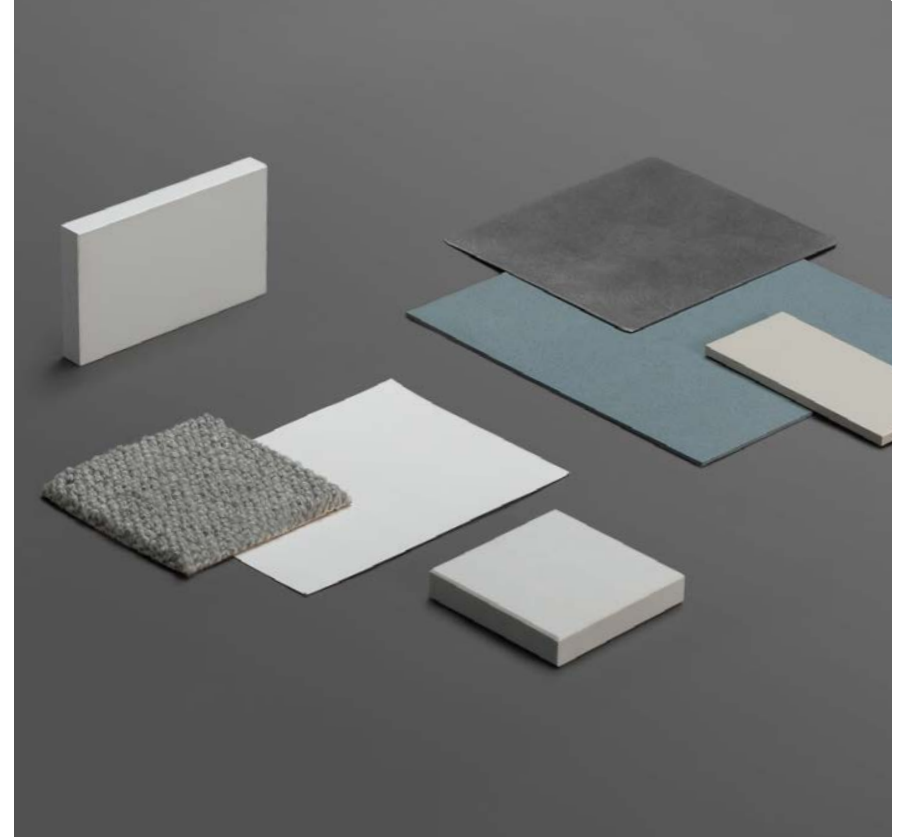
Porto

Porto takes cues from modern references to Portuguese interiors. A contemporary take on the Porto tile and cork tiling provides a warm and welcoming environment. Combined with simple uncomplicated interiors, Porto will provide a very special living environment.



Milano

The Milano provides a high quality interiors package designed for the modern urban dweller. Sustainable rubber flooring, high quality interiors and beautiful European tiles complete what will be a truly beautiful space.



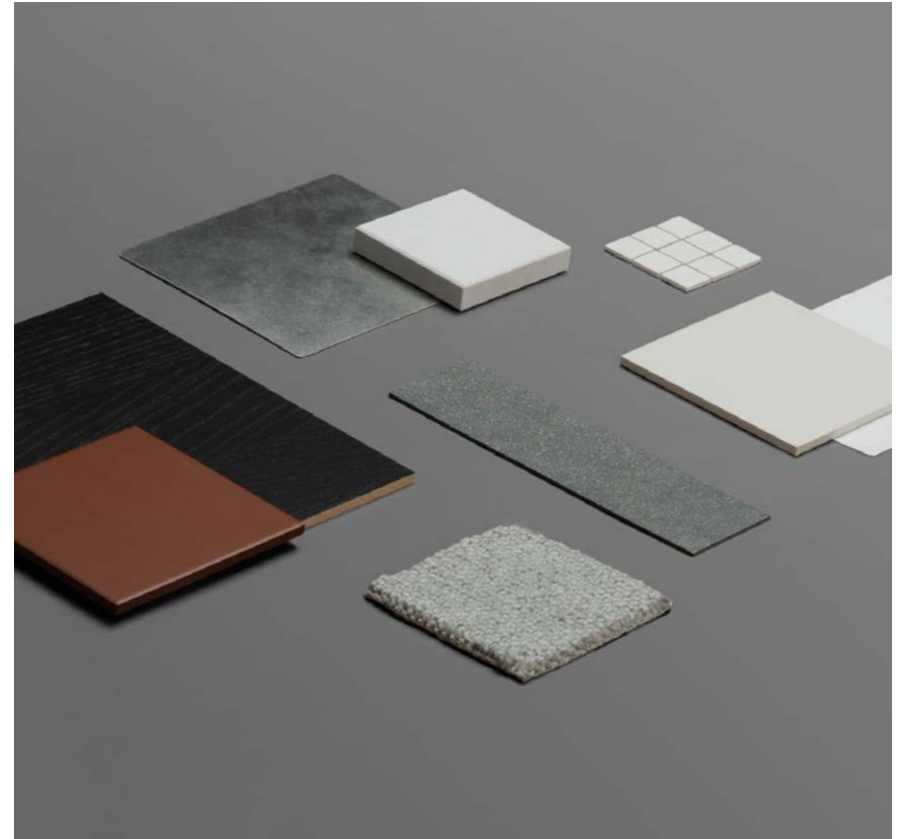
Oslo

Oslo brings together a collection of high quality finishes including oak flooring, simple lines, beautiful tiles and neutral painted finishes that one would find in a contemporary Scandinavian home.



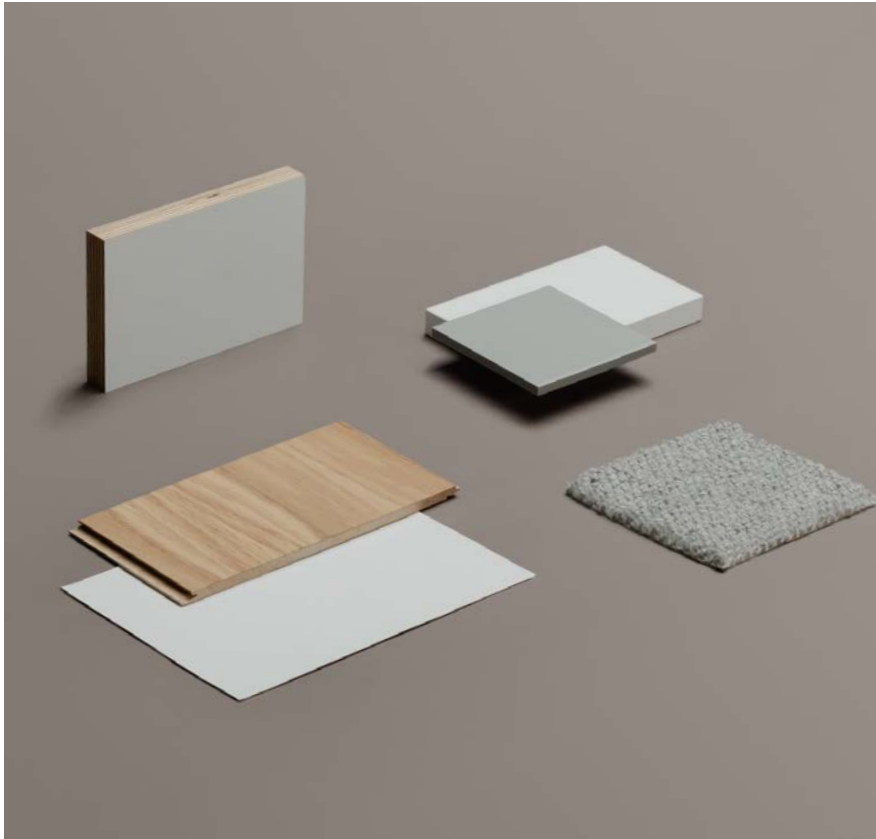
Te Aro

Te Aro brings together a collection of red clay tiles, rich chocolate oak veneers and beautiful creamy white tiles and neutrals to give a nod to a period of New Zealand design and architecture that helped to define so many of the architectural homes and spaces we cherish today.



A1

Minimalist and white, simple and uncomplicated. A1 is ready for you to make your home.



A2

Strikingly bold and different. A2 has a black kitchen paired with oak floors and white walls. A2 provides something a little different for the discerning apartment purchaser.



Sustainability

Sustainability is not only in the built form; it's also incorporated into the finishes of every home which includes LED lighting throughout, energy efficient appliances, energy efficient heating sources, natural material finishes, sustainably locally sourced flooring products and the use of low impact materials.

Sustainability in design

A New Zealand Green Building 7 Homestar design rating is being targeted for each apartment, we will also be seeking to achieve this standard for the terrace homes (noting the standard does not apply to individual residential dwellings).

The building structures have naturally high levels of thermal insulation and mass through their concrete construction, and will include high performance double glazing.

Plumbing systems (low flow) and tapware will be energy efficient. Natural light, passive ventilation and energy efficient panel heaters will ensure healthy homes year-round. Energy efficient Energy Star appliances are used throughout, as are environmental choice paints and floor coverings, plus high quality environmentally sustainable materials (including FSC and locally sourced and produced materials).

Team

Aro is a collaboration between The Wellington Company and an award-winning design team of architecture+, Local Collective, Aurecon and MSC Structural. This team has delivered award-winning developments that have helped to define many of New Zealand's and Wellington's urban environments.

The Wellington Company

The Wellington Company have been a major player in the development of urban environments and historic places in Wellington for over 26 years. Their focus is on revitalising places of interest and delivering development solutions founded on 'community building'.

They have developed thousands of square meters of commercial, residential, car parking and retail spaces, including playing a major role in the resurgence of residential and apartment living in the capital.

The Wellington Company bring this expertise to Aro, which will set a new standard of architecture in one of Wellington's most desirable locations.

architecture+

architecture+ are the award-winning architects behind Aro. Their expertise lies in cultural, commercial, residential and interior architecture.

Their practice has a recognised design focus and is committed to the creation of successful interior and exterior spaces. While architecture+ are well recognised for their contemporary work and leading-edge solutions they place a strong emphasis on appropriateness and acknowledgment of time and place.

As a practice they're committed to incorporating sustainable design solutions in all projects. With Aro they have crafted a development that balances both individuality and community. The design speaks of permanence, quality and minimalist strength. Aro explores what it means to have a New Zealand design aesthetic.



Aurecon

Aurecon is an engineering, design and advisory company that has reimagined engineering delivering engineering solutions globally to a diverse range of clients.

Recognised as industry leaders in engineering design, this engineering logic and focus on sustainability has helped to create and deliver the engineering solutions required to make Aro a sustainable part of Wellington's fabric and a place to live that makes sense.

MSC Consulting Group

Established in 1984, MSC Consulting Group is an independent, locally-owned New Zealand consulting structural and civil engineering practice. MSC provide specialist structural consulting expertise for Aro providing in-depth structural and construction inputs into the modular panel construction of Aro.



Local Collective

Local is a collective of established Landscape Architects with a commitment to advancing our experience and respect of our surroundings through collaboration and creativity.

Credited with delivering some of Wellington's most unique urban landscaped environments, Local have drawn on this experience to create and deliver a urban landscape unique to Aro and its CBD location whilst ensuring a high level of integration with its surrounds and world class amenity and finishes for its new community.



Disclaimer

The specifications, illustrations, perspectives and information set out in this document are indicative only, subject to change and do not form part of any sale agreement. Whilst all reasonable care has been taken in the preparation of this document, the vendor or and its associates do not guarantee the accuracy of the information contained within it. All typology Gross Floor Areas (GFA's) are inclusive of internal and external areas including living, decks, sky gardens and porches.

Where there are any discrepancies or conflict between the information and/ or descriptions contained in this document and the form of sale agreement, the sale agreement form shall prevail.

