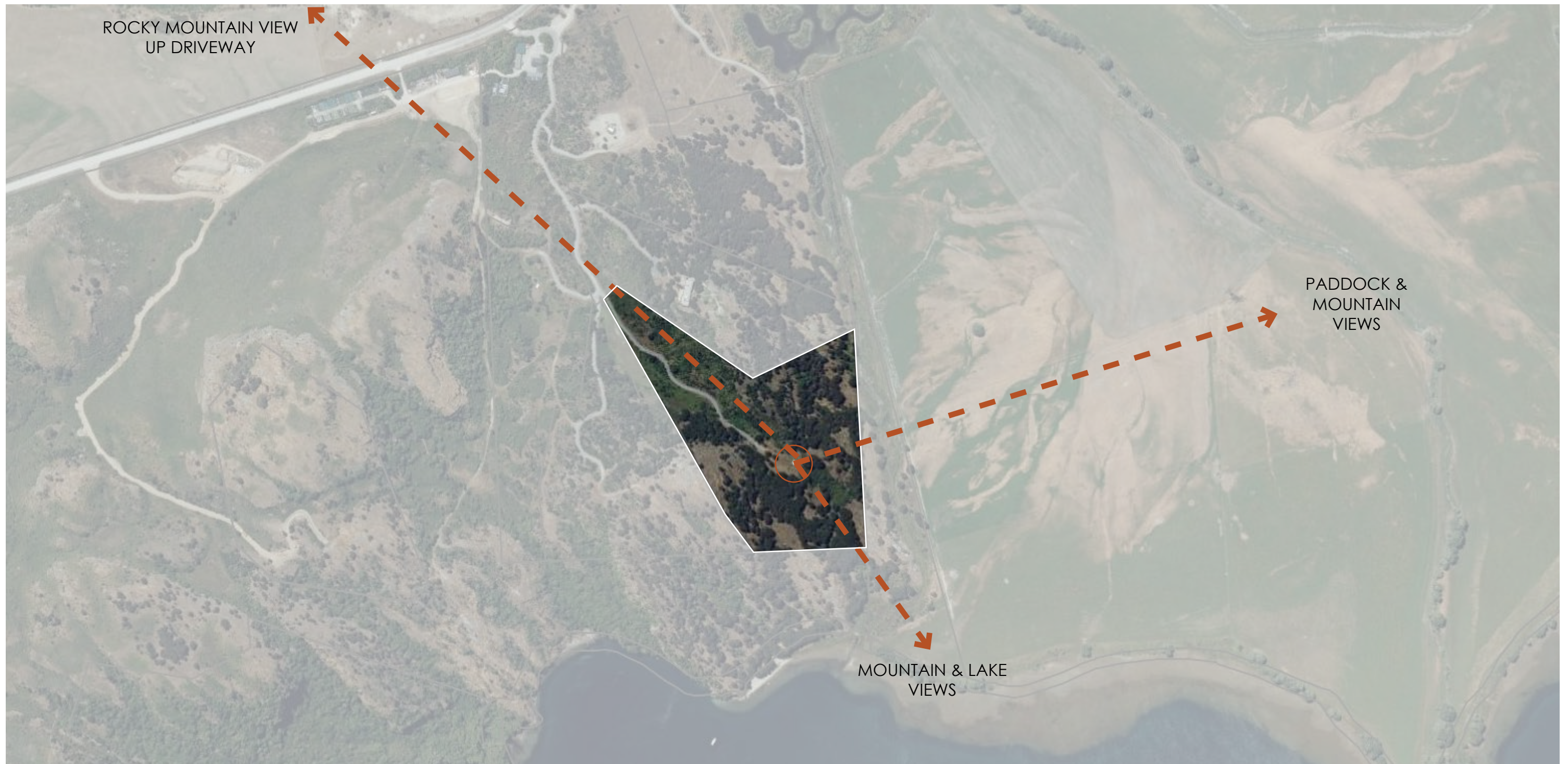
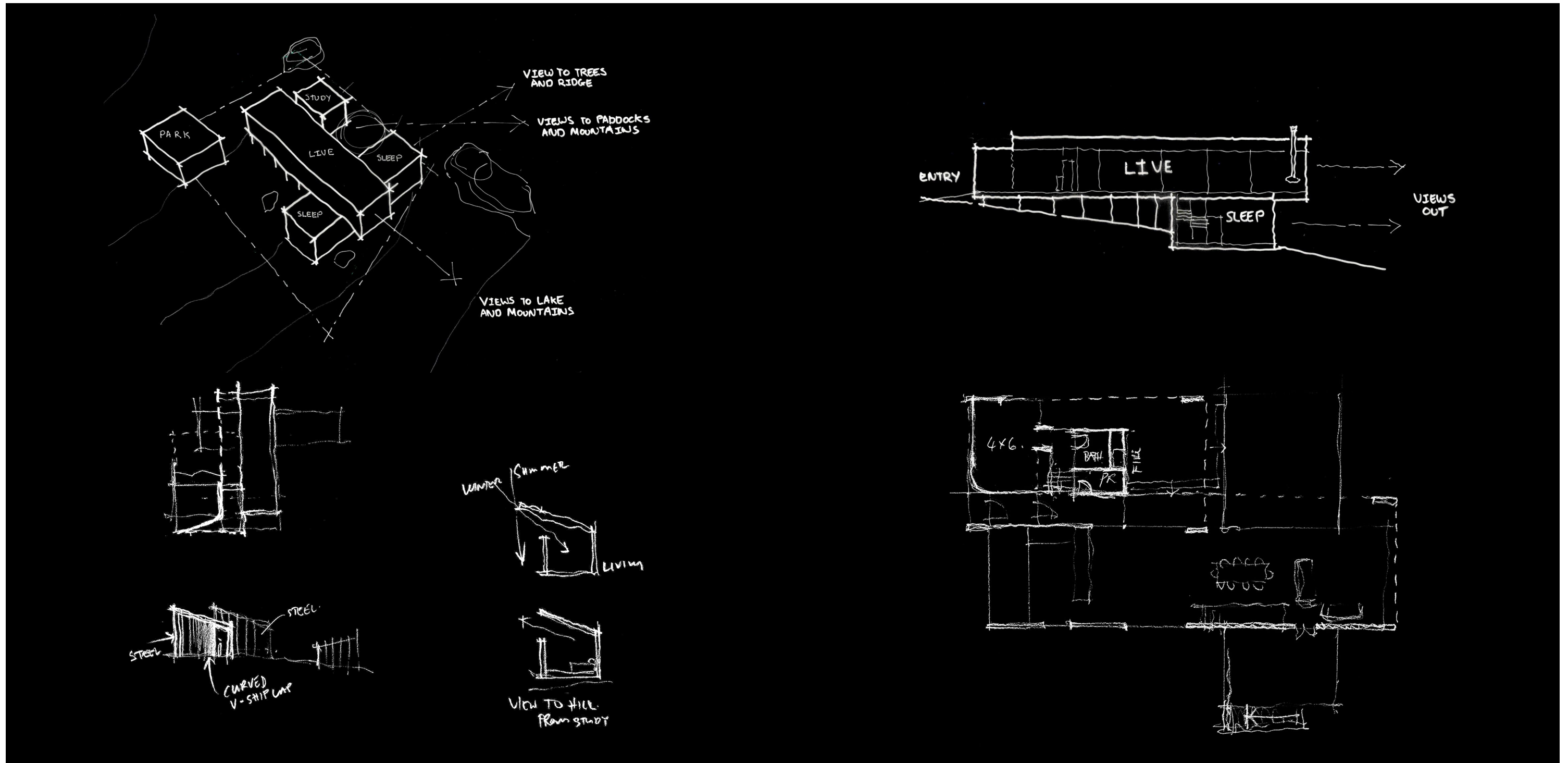




SITE LOCATION



MASSING STUDY



DESIGN STATEMENT

38 Emerald Bluffs Lane, Glendhu Bay

Lot 2 DP 514554

Bedrooms: 3 + Study or Guest Suite

Bathrooms: 3 Ensuite + Powder Room and future Guest Ensuite Provision for a future lift

Garaging: 2 car Garage with Storage/ workbench area, plus outdoor washing line

Parking: 3 dedicated visitor carpark

Gross Floor Areas:

Site Area: 49,840m²

Total Floor Area: 420m²

A Rare Gem at Emerald Bluffs

Nestled in a natural clearing of Kanuka at the top of the Emerald Bluffs, this breath-taking home overlooking Lake Wanaka presents luxury in harmony with nature. Upon arrival down the driveway, visitors will experience the house revealed as twin forms which frame the sparkling lake and Roys Peak beyond. Inside, openings unveil curated views across forest, paddock, lake and mountains, and serve to make the most of the summer and winter sun angles for a thermally efficient house in its alpine climate.

Year-round outdoor living will be enjoyed on the terraces adjacent to the living spaces which look over native planting to the views beyond. The beautifully landscaped site also features private access to the stunning public lookout and walkway which meanders through the Emerald Bluffs regenerated forest and wetlands.

Lavish and timeless materials such as copper, Abodo timber cladding and concrete anchor the house against the warm earthy tones of the landscape. The interior spaces are sumptuous and light: natural timber finishes throughout paired with oak cabinetry, travertine surfaces and designer lighting. The entertainer's kitchen and scullery are fitted with top-of-the-line appliances, whilst the bathrooms feature bespoke cabinetry and sleek, modern fittings.

The only available Emerald Bluffs section, the house at Kukuwai offers residents the comfort of a modern lifestyle as well as privacy, seclusion and a connection with nature – all within the embrace of the Emerald Bluffs community.



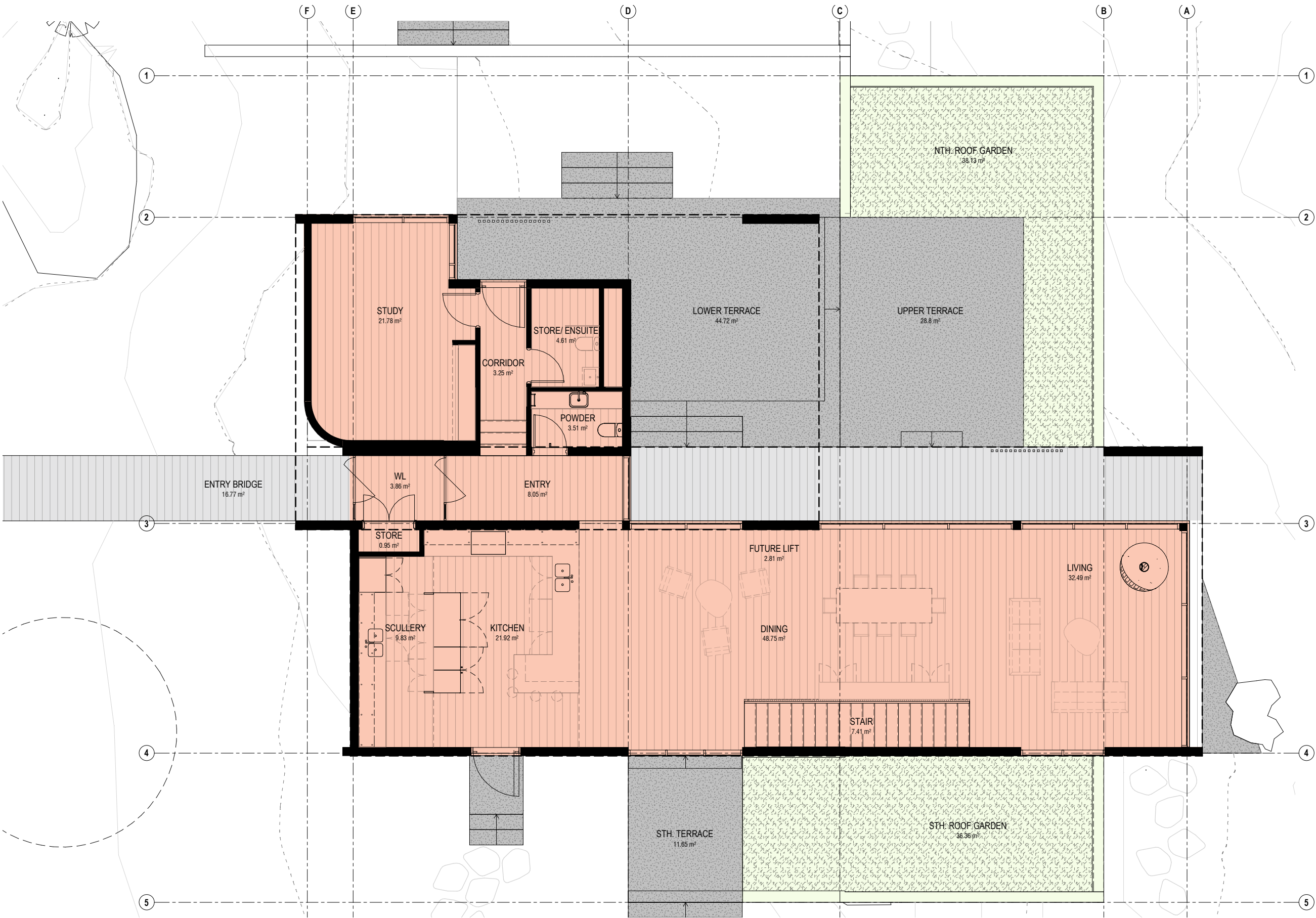
SITE PLAN

PLAN - SCALE 1:200



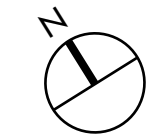
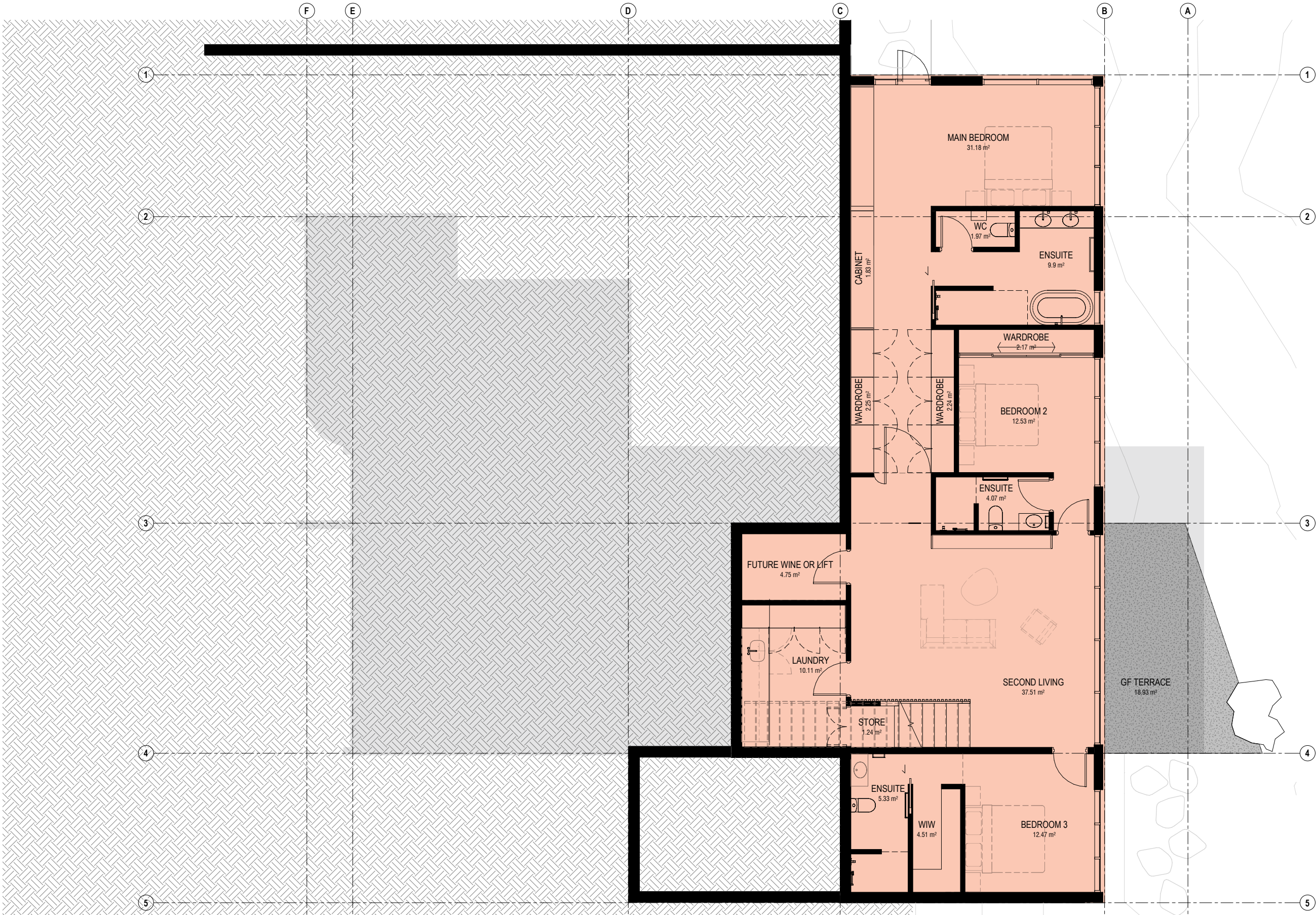
FLOOR PLAN - LEVEL 1

PLAN - SCALE 1:100



FLOOR PLAN - GROUND FLOOR

PLAN - SCALE 1:100



PERSPECTIVE VIEW

FROM DRIVEWAY



PERSPECTIVE VIEW

FROM NORTH EAST ROCK FORMATION



PERSPECTIVE VIEW

FROM NORTH EAST ROCK FORMATION



PERSPECTIVE VIEW

FROM SOUTH EAST CORNER



PERSPECTIVE VIEW

FROM TERRACE



PERSPECTIVE VIEW

FROM DINING ROOM



PERSPECTIVE VIEW

SECOND LIVING



PERSPECTIVE VIEW

MAIN BEDROOM



PERSPECTIVE VIEW

MAIN BEDROOM



PERSPECTIVE VIEW

ENSUITE BATHROOM



PERSPECTIVE VIEW

FROM KITCHEN

