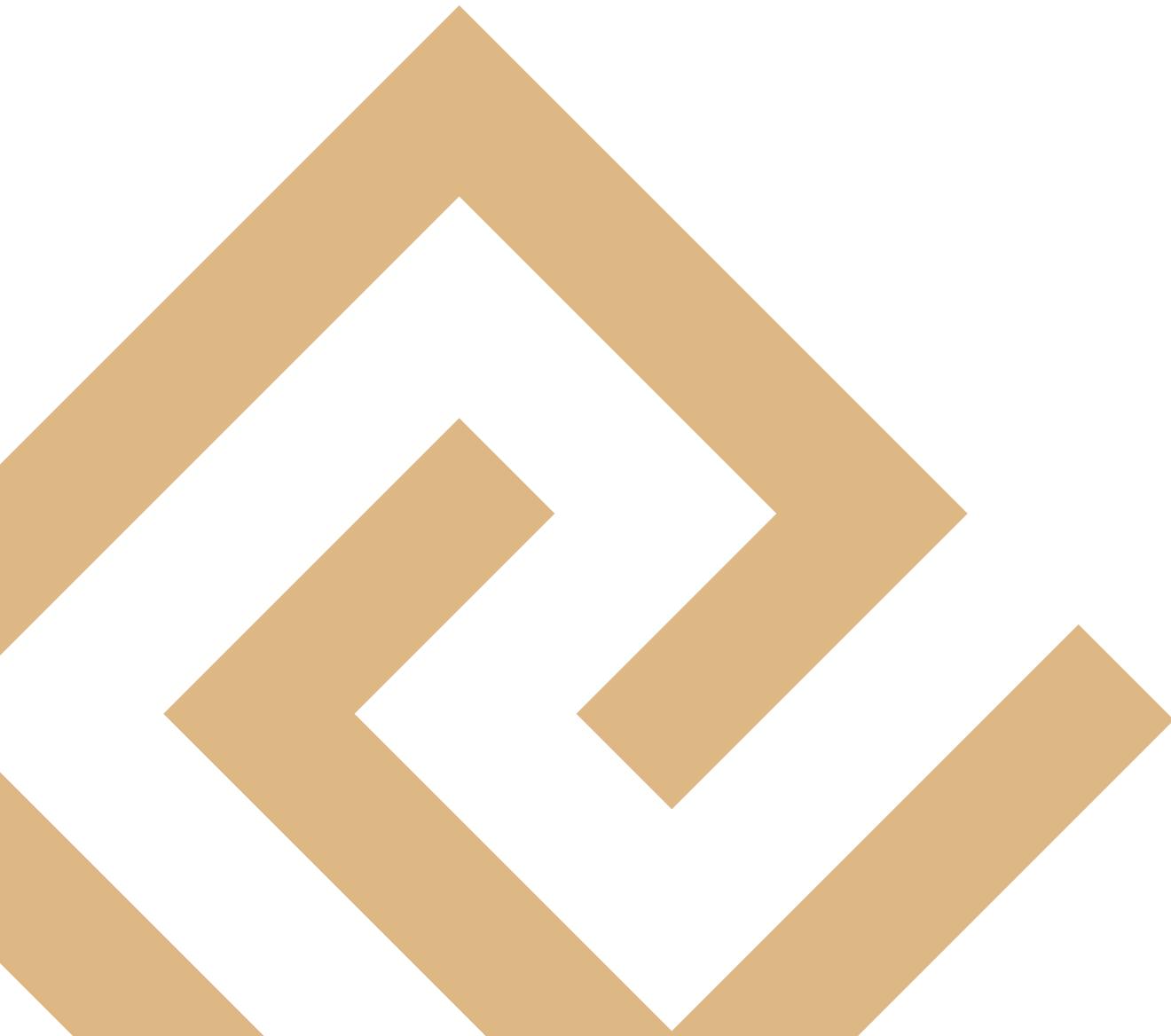




**PALMER & COOK**  
DEVELOPMENTS



LOLA CUBA



**Lola Cuba**

**46 Cuba Street**  
PETONE



# CONTENTS.

- 05** Our Story
- 07** Overview
- 09** Indicative Perspectives
- 12** Floor Plans and Site Plans
- 17** Specifications
- 18** Furniture Package
- 19** Reviews

---



# OUR STORY.

## We live local. We build local.

Palmer & Cook Developments is a property development company based in Lower Hutt that desires to create comfortable and quality homes that the region can be proud of. Palmer and Cook Developments is the partnership of two well-known Hutt Valley locals, Adrian Palmer and Mark Cook, who have been established in the local small business community for over 15 years.

Our name is in the brand because we are proud of what we deliver, and that means telling people who we are and what we are about.' Rather than the relentless pursuit of yield – which is often the case with out of town developers with no personal connection to the Wellington Region, Palmer & Cook Developments has a strong reputation for quality developments that build up a sense of community through a unique design process combined with local partnerships.

Palmer & Cook currently have completed several residential developments over the years throughout the Wellington region, with many more coming soon.



# OVERVIEW.

## 46 Cuba Street, Petone

### **Lola Cuba, Petone**

A boutique collection of just seven thoughtfully designed homes in the heart of Petone, *Lola Cuba* offers elevated living just moments from the beach, Jackson Street's vibrant shops, cafés, and restaurants.

Comprising two three-bedroom homes with internal access garages and five two-bedroom homes with car parks. Each has been crafted with comfort, style, and long-term value in mind. Interiors feature premium finishes throughout including Calacatta gold stone benchtops, brushed gold tapware, and hard-wearing laminate timber flooring.

Kitchens are complete with designer cabinetry and warm brass detailing, while bathrooms include matte white vanities, brushed gold fittings, and modern shower slides with overhead rain heads.

Just a short stroll to the beach and all Petone has to offer, *Lola Cuba* seamlessly blends lifestyle and location. Select homes also enjoy views of Wellington Harbour, adding an extra layer of appeal.

Designed for modern living and finished to a high standard, *Lola Cuba* is where considered design meets the best of Petone living.



# INDICATIVE PERSPECTIVES.

Known for their focus on quality, Palmer & Cook have hand-picked materials and finishings to offer a high-grade specification at an affordable price point. Designer kitchens with primestone benchtops, low electricity usage appliances, bamboo tongue and groove flooring and sustainable tiles are just a few of the attributes that example the planning and meticulous design of these homes.







# FLOOR AND SITE PLANS.

WE LIVE LOCAL.  
WE BUILD LOCAL.

TOWNHOUSES 1-7



# TOWNHOUSE O1

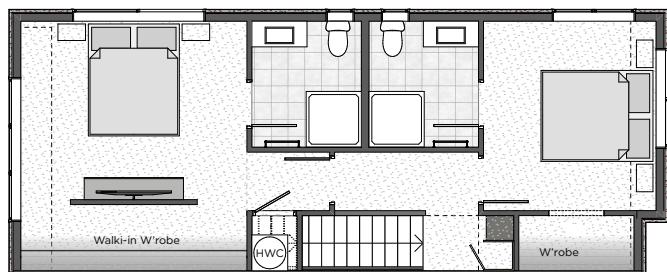
## GROUND FLOOR



## FIRST LEVEL



## SECOND LEVEL

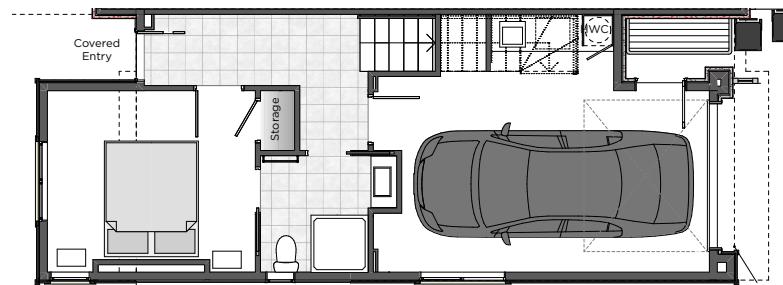


3 Bedroom  
3 Bathroom  
1 Car Space

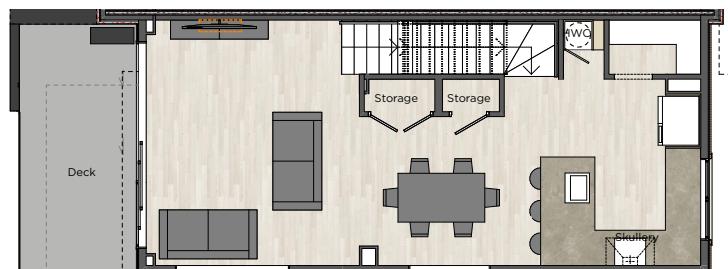
Ground Floor: 56m<sup>2</sup>  
First Floor: 52m<sup>2</sup>  
Second Floor: 58m<sup>2</sup>  
Deck Area: 10m<sup>2</sup>  
Total Area: 176m<sup>2</sup>  
(Over Cladding)

# TOWNHOUSE O2

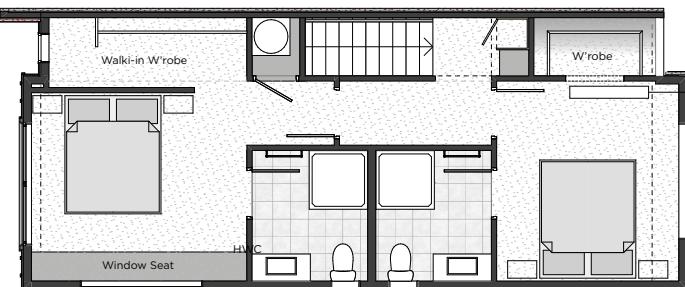
## GROUND FLOOR



## FIRST LEVEL



## SECOND LEVEL



3 Bedroom  
3 Bathroom  
1 Car Space

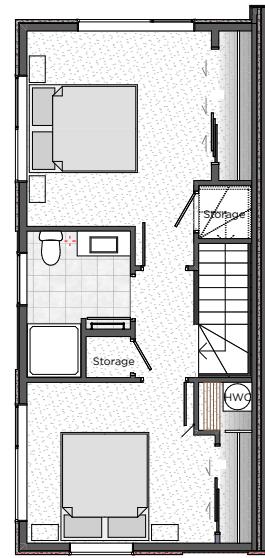
Ground Floor: 55m<sup>2</sup>  
First Floor: 52m<sup>2</sup>  
Second Floor: 55m<sup>2</sup>  
Deck Area: 10m<sup>2</sup>  
Total Area: 173m<sup>2</sup>  
(Over Cladding)

## TOWNHOUSE 03

### GROUND FLOOR



### FIRST LEVEL

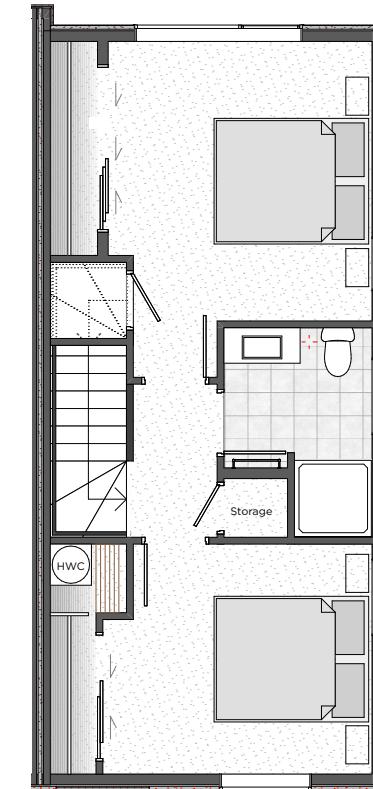


## TOWNHOUSE 05

### GROUND FLOOR



### FIRST LEVEL

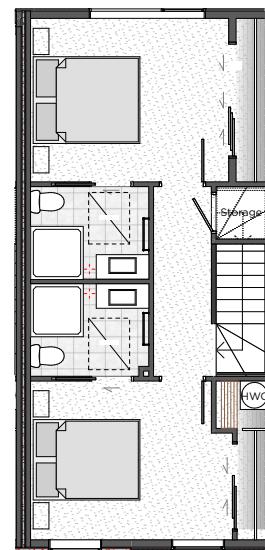


## TOWNHOUSE 04

### GROUND FLOOR



### FIRST LEVEL



2 Bedroom  
1 Bathroom  
Ground Floor: 39m<sup>2</sup>  
First Floor: 46m<sup>2</sup>  
Total Area: 85m<sup>2</sup>  
(Over Cladding)

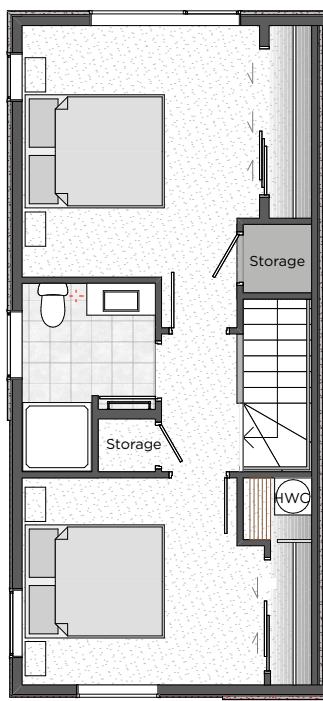
2 Bedroom  
1 Bathroom  
Ground Floor: 42m<sup>2</sup>  
First Floor: 49m<sup>2</sup>  
Total Area: 91m<sup>2</sup>  
(Over Cladding)

# TOWNHOUSE 06

## GROUND FLOOR



## FIRST LEVEL



2 Bedroom  
1 Bathroom

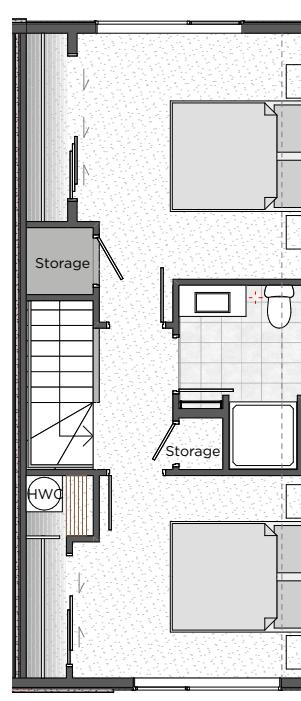
Ground Floor: 39m<sup>2</sup>  
First Floor: 46m<sup>2</sup>  
Total Area: 85m<sup>2</sup>  
(Over Cladding)

# TOWNHOUSE 07

## GROUND FLOOR



## FIRST LEVEL



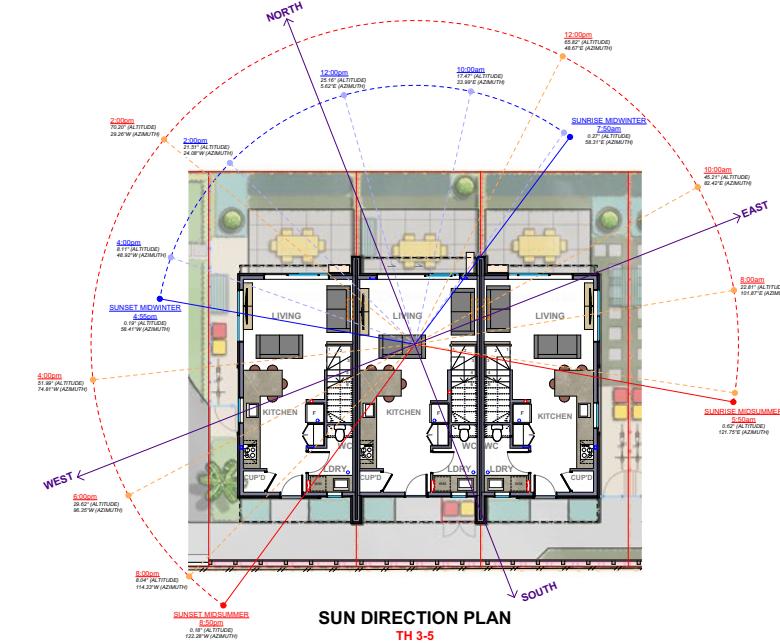
2 Bedroom  
1 Bathroom

Ground Floor: 39m<sup>2</sup>  
First Floor: 45m<sup>2</sup>  
Total Area: 84m<sup>2</sup>  
(Over Cladding)

# LOLA CUBA

46 Cuba Street

PETONE



**KEY:**

**Surfaces:**

- Surface type A - Aggregate concrete
- Surface type B - Brushed concrete
- Surface type C - Permeable concrete
- Surface type D - Decking
- Surface type E - Patio pavers
- Surface type F - Stepping pavers
- Surface type G - Stabilised gravel

**Items:**

- Clotheslines
- Services - Recycling(yellow)/Rubbish(red)
- Rainwater tanks
- Large planter
- Space for bike storage

**Boundary Treatments:**

- Existing boundary to retain if possible
- Fence 1 - 1.8m solid
- Fence 2 - 1.8m semi-permeable
- Fence 3 - 1.4m semi-permeable
- Refuse box screening
- Retaining wall
- Gate - to match fence height

**Vegetation:**

- Carpark planting
- Street frontage planting
- Shaded planting
- Groundcovers
- Climbers
- Hedges

**Trees:**

- Specimen trees
- Small trees
- Narrow trees
- Small fruit tree



## SPECIFICATIONS.

<b>BATHROOM</b>	<b>Description</b>	<b>Finish</b>	<b>FLOORING</b>	<b>Description</b>	<b>Finish</b>
Shower Set	Slide rail with 200mm rainhead	Brushed gold	Hard Flooring	SPC floating floorembossed timber grain, 7.5mm thick	Light Oak
Shower Mixer	Wall mixer with handle	Brushed gold	(6mm flooring with 1.5mm IXPE underlay) 100% waterproof.	Jacobsen Orchard, Melrose, textured loop pile	Melrose (biscuit beige)
Vanity	800mm white single drawer vanity, fluted face, curved edges with motion sensor LED light strip	White	Carpet		
Basin Mixer	Curved spout, knurled handle detail	Brushed gold			
Mirror	Round, 800mm wide LED mirror with demister	White			
Toilet	Robertsons Uno back to wall	White			
Shower tray	SMC Slate shower tray	White			
Shower walls	SMC shower wall lining (vertical stack subway tile pattern)	White			
Bathroom Floor Tiles	Light grey 600x600	Light Grey			
WC Vanity	400mm white single cupboard vanity, fluted face	White			
WC mirror	380mm wide mirror cabinet with 3 shelves. Mirrored face.	Glass/White			
Towel rail	Heated, vertical towel rail, knurled detail	Brushed gold			
<b>KITCHEN</b>	<b>Description</b>	<b>Finish</b>	<b>INTERIOR PAINT</b>	<b>Description</b>	<b>Finish</b>
Kitchen mixer	Gooseneck mixer, pull out spout, knurled detail.	Brushed gold	Walls	Dulux - Cardrona	Warm White
Benchtop	Engineered stone, calacatta gold colour. 30mm thickness.	Calacatta Gold	Ceilings	Dulux - Okarito	Crisp White
Joinery	Melteca Chalk White Naturale cabinetry	Soft White	Skirtings/Architraves	To match doors.	Oak
Handles	Archant Fade knobs & handles	Brushed gold			
Kitchen island	Dezignatek Atmoss Matt, Profile Kawhia Series 1.	Moss Green, grooved			
Splashback	White square tiles, 125x125mm	White			
Sink	White granite, undermount, 500X400X200	White			
Pendant light	Ash wood/sandy white, LED linesr pendant, sized to suit benchtop.	Ash Wood / Sandy White			
			<b>APPLIANCES 2 BEDROOMS</b>	<b>Description</b>	<b>Finish</b>
			Oven	F&P 60CM 7 FUNCTION OVEN OB60SC7CEX4	Stainless
			Electric Hob	F&P 60CM 4 ZONE IND TOUCH & SLIDE C/TOP CI604CTB1	Black Glass
			Dishwasher	F&P F/STANDING D/WASHER S/S DW60FC1X2	Stainless
			Rangehood	F&P 60CM INTEG INSERT R/HOOD HP60ICSX4	Stainless
			Heatpump	Haier AS53PDDHRA high wall 5.5/5kw	White
			<b>LAUNDRY</b>	<b>Description</b>	<b>Finish</b>
			Benchtop	Engineered stone, calacatta gold colour. 30mm thickness.	Calacatta Gold
			Sink bowl	White granite, undermount, 450X450X200	White
			Joinery	Melteca Chalk White Naturale cabinetry	Soft White
			Tap	Gooseneck mixer, pull out spout, knurled detail.	Brushed gold
			<b>WARDROBE &amp; CUPBOARDS</b>	<b>Description</b>	<b>Finish</b>
			Joinery / Shelves	Melteca Chalk White Naturale cabinetry	Soft White

# FURNITURE PACKAGE INCLUDED IN EVERY HOME

## TH 1 & 2:

- 1x 3-seater sofa: Oslo Lounge Suite
- 2x lounge chairs: Solace Occasional Chair
- 1x dining table: Forma Dining Table
- 6x dining chairs: Linden Dining Chairs
- 1x coffee table: Ligne Marble Coffee Table
- 4x bar stools: Atelier Bar Stools
- 1x king bed and mattress: Haven King Bed
- 2x queen bed and mattress: Haven Queen Bed
- 6x bedside tables: Ligne Marble Bedside Tables



Oslo Lounge Suite  
W2200 x D840 x H750mm



Solace Occasional Chair  
W680 x D870 x H830mm



Ligne Marble Coffee Table  
950 Dia x H350mm



Forma Dining Table  
W1800 x D900 x H750mm



Linden Dining Chairs  
W520 x D550 x H800mm



Ligne Marble Bedside Tables  
W600 x D450 x H550mm



Atelier Bar Stools  
W425 x D325 x H660mm



Haven King Bed  
W2220 x D2290  
x H1020mm

## TH 3-7:

- 1x 3-seater sofa: Oslo Lounge Suite
- 1x lounge chairs: Solace Occasional Chair
- 1x coffee table: Ligne Marble Coffee Table
- 4x bar stools: Atelier Bar Stools
- 1x king bed and mattress: Haven King Bed
- 1x queen bed and mattress: Haven Queen Bed
- 4x bedside tables: Ligne Marble Bedside Tables



Oslo Lounge Suite  
W2200 x D840 x H750mm



Solace Occasional Chair  
W680 x D870 x H830mm



Ligne Marble Coffee Table  
950 Dia x H350mm



Atelier Bar Stools  
W425 x D325 x H660mm



Haven King Bed  
W2220 x D2290 x H1020mm



Ligne Marble Bedside Tables  
W600 x D450 x H550mm

*Exact dimensions will differ slightly  
between various appt sizes*

## DON'T JUST TAKE OUR WORD FOR IT.

### Jackie

James was honest, professional, and upfront. There was no pressure from James, and I felt I could trust him very early in the process.

### Yolandee

*Having broken my knee, the openness of the unit has made it very accessible. The amount of storage space, both kitchen and wardrobes was a big influence.*

### Mac

**James had a good knowledge about all the different fittings/materials etc. and was honest about the pros and cons of various units.**

### Tyrell and Alex

*Our experience buying a Palmer and Cook home was genuinely pleasant and straightforward. The process felt well-managed and professional, and the quality of the home reflected the high standards we've come to expect from the Palmer and Cook team. This is the second development we've lived in from them, and both have been excellent.*

### Chantel

James helped me enormously in the buying of my home at Nga Koru Place. He was very approachable and answered all my questions in a timely and professional manner. When I was concerned about anything he went out of his way to get the right information for me to help me decide if this purchase was a right fit for me or not. In the end it turned out to be the best decision to buy.

### Peter

**James was calm, responsive, and straightforward. Communication was clear, and when questions came up, they were addressed without pressure or spin. That made the process feel grounded and professional.**



James Waugh  
Development Sales Manager  
Palmer and Cook Developments Ltd  
[james@palmerandcook.co.nz](mailto:james@palmerandcook.co.nz)  
0272204449



James Waugh  
Development Sales Manager  
Palmer and Cook Developments Ltd  
0272204449

