



PALMER & COOK
DEVELOPMENTS



LOLA CUBA

Lola Cuba

46 Cuba Street

PETONE



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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.



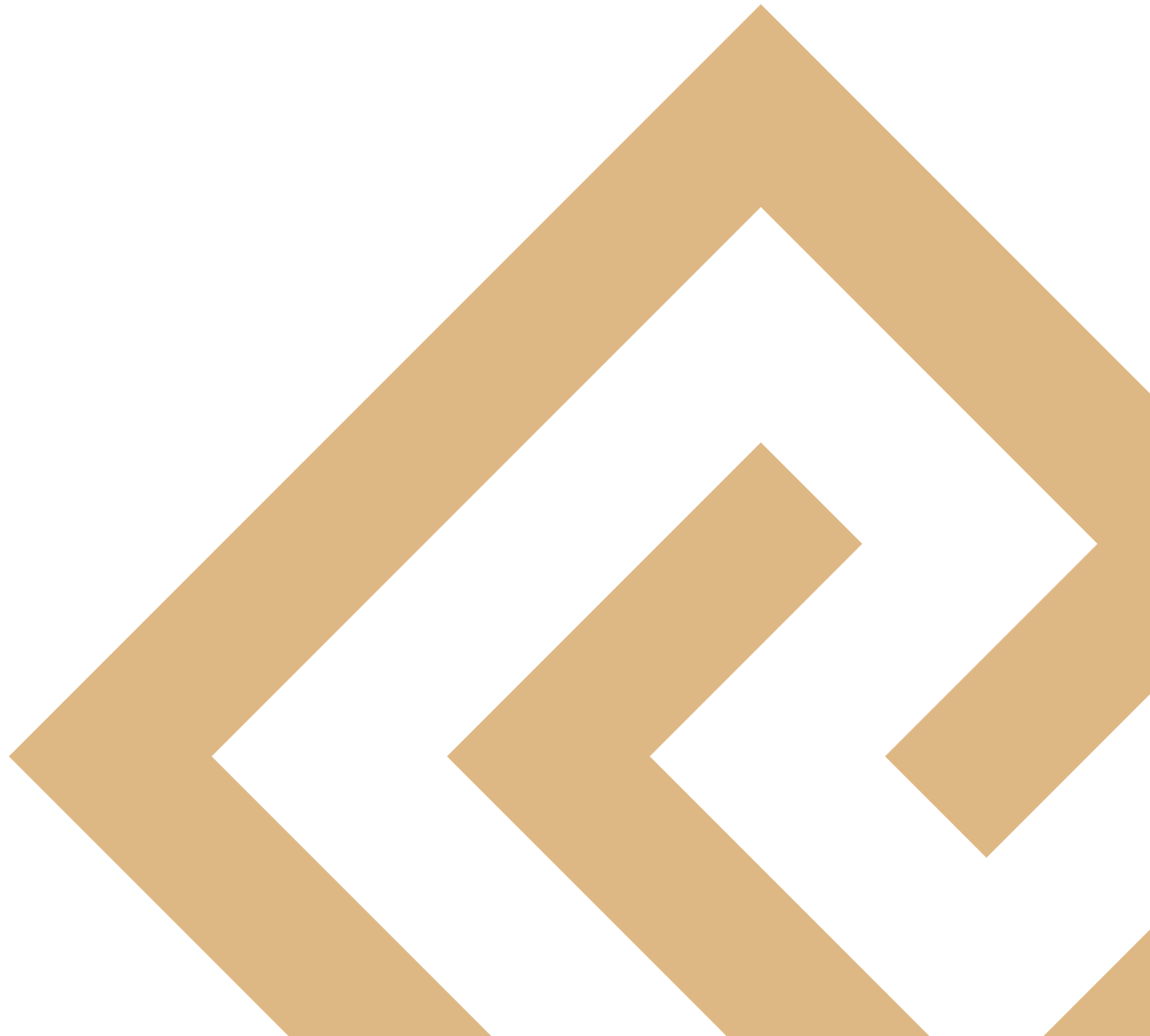




FLOOR AND SITE PLANS.

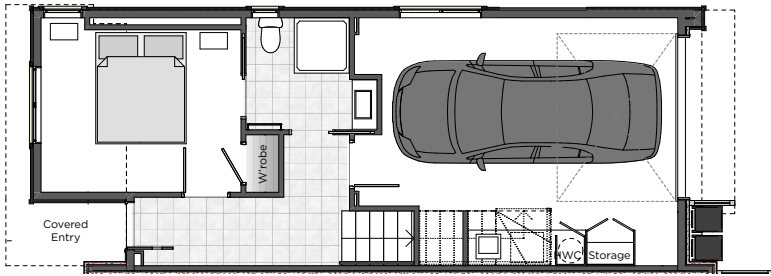
WE LIVE LOCAL.
WE BUILD LOCAL.

TOWNHOUSES 1-7

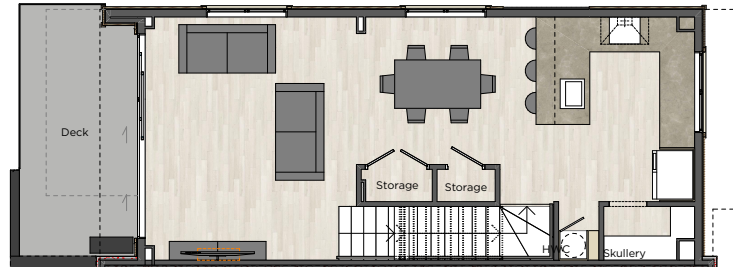


TOWNHOUSE O1

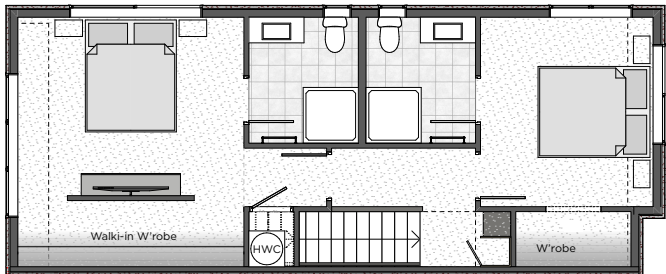
GROUND FLOOR



FIRST LEVEL



SECOND LEVEL

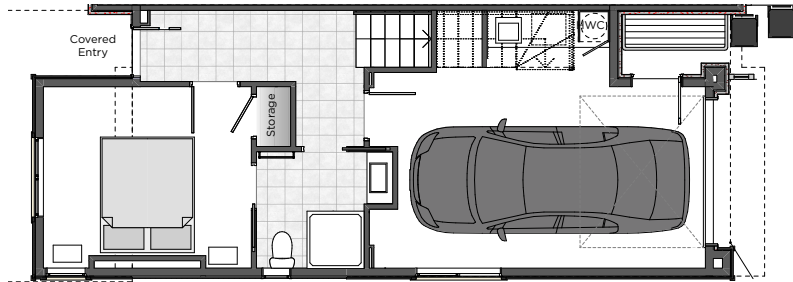


3 Bedroom
3 Bathroom
1 Car Space

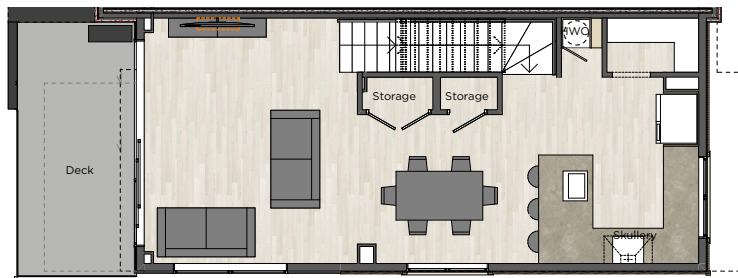
Ground Floor: 56m²
First Floor: 52m²
Second Floor: 58m²
Deck Area: 10m²
Total Area: 176m²
(Over Cladding)

TOWNHOUSE O2

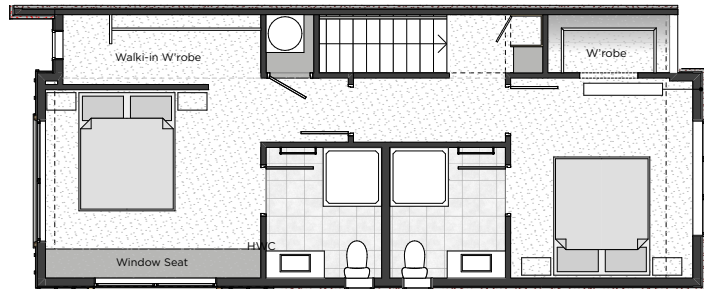
GROUND FLOOR



FIRST LEVEL



SECOND LEVEL



3 Bedroom
3 Bathroom
1 Car Space

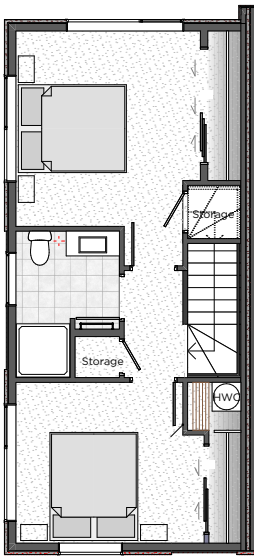
Ground Floor: 55m²
First Floor: 52m²
Second Floor: 55m²
Deck Area: 10m²
Total Area: 173m²
(Over Cladding)

TOWNHOUSE O3

GROUND FLOOR



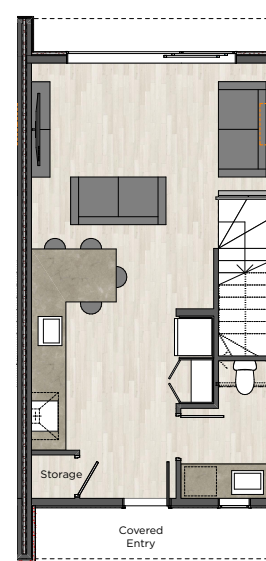
FIRST LEVEL



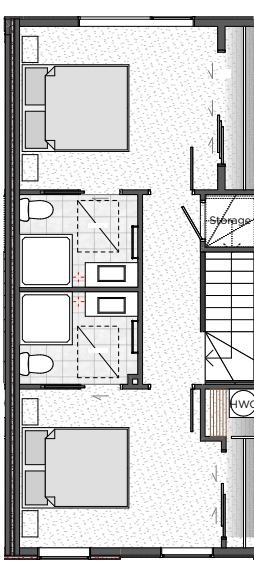
2 Bedroom
1 Bathroom
Ground Floor: 39m²
First Floor: 46m²
Total Area: 85m²
(Over Cladding)

TOWNHOUSE O4

GROUND FLOOR



FIRST LEVEL



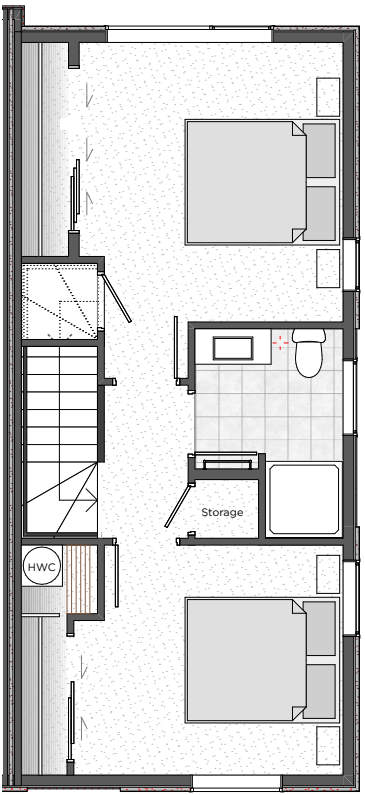
2 Bedroom
1 Bathroom
Ground Floor: 42m²
First Floor: 49m²
Total Area: 91m²
(Over Cladding)

TOWNHOUSE O5

GROUND FLOOR



FIRST LEVEL

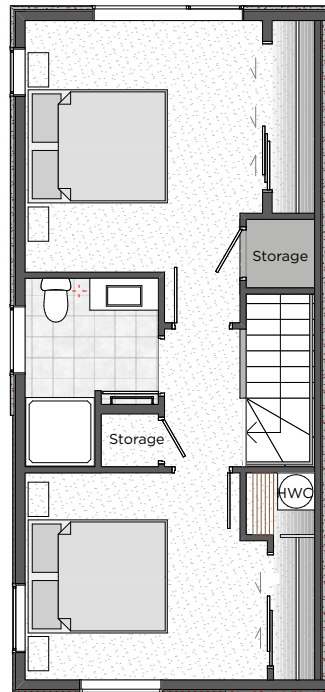


2 Bedroom
1 Bathroom
Ground Floor: 40m²
First Floor: 46m²
Total Area: 86m²
(Over Cladding)

TOWNHOUSE O6

GROUND FLOOR

FIRST LEVEL



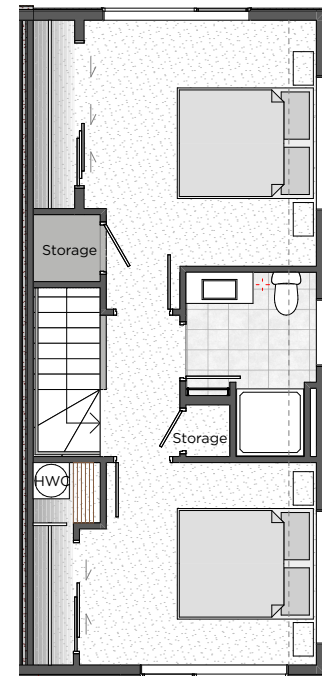
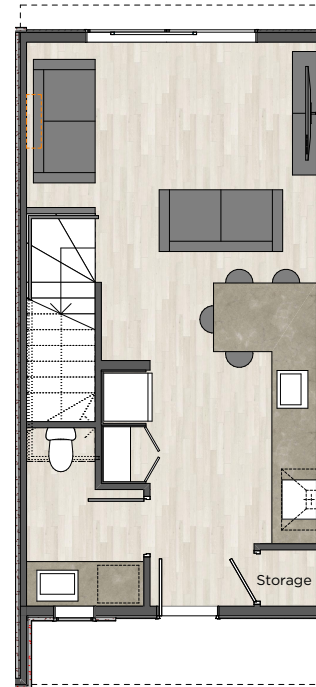
2 Bedroom
1 Bathroom

Ground Floor: 39m²
First Floor: 46m²
Total Area: 85m²
(Over Cladding)

TOWNHOUSE O7

GROUND FLOOR

FIRST LEVEL



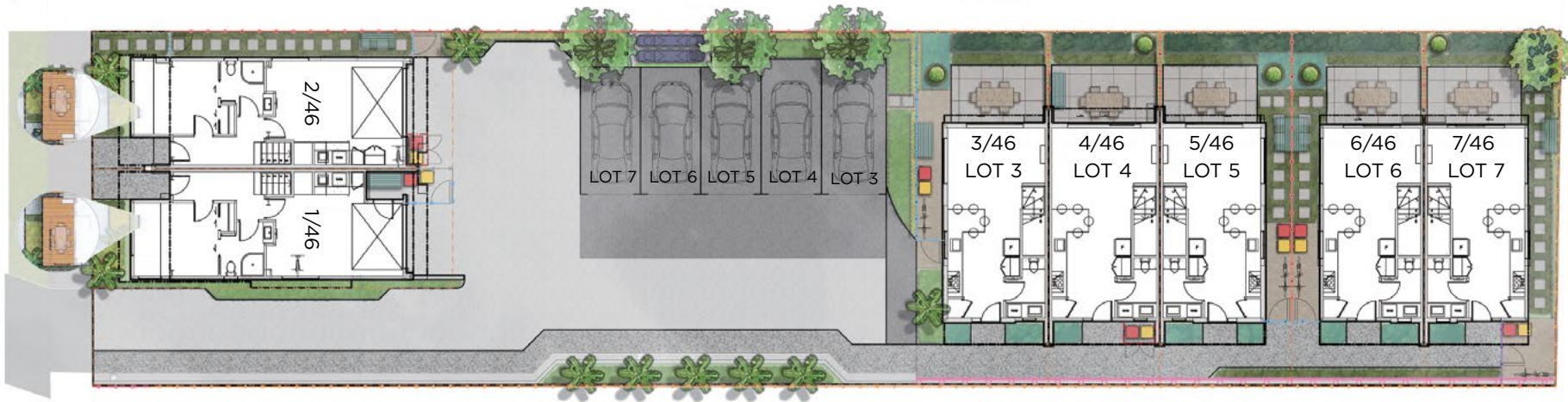
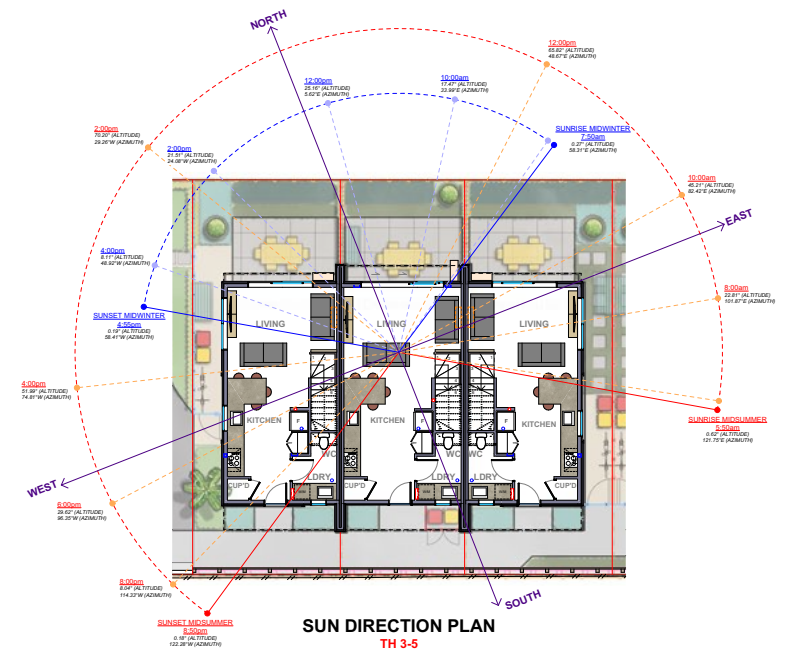
2 Bedroom
1 Bathroom

Ground Floor: 39m²
First Floor: 45m²
Total Area: 84m²
(Over Cladding)

LOLA CUBA

46 Cuba Street

PETONE



KEY:				
Surfaces:		Items:	Boundary Treatments:	Vegetation:
	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			
				Trees:



SPECIFICATIONS.

BATHROOM Shower Set Shower Mixer Vanity Basin Mixer Mirror Toilet Shower tray Shower walls Bathroom Floor Tiles WC Vanity WC mirror Towel rail	Description Slide rail with 200mm rainhead Wall mixer with handle 800mm white single drawer vanity, fluted face, curved edges with motion sensor LED light strip Curved spout, knurled handle detail Round, 800mm wide LED mirror with demister Robertsons Uno back to wall SMC Slate shower tray SMC shower wall lining (vertical stack subway tile pattern) Light grey 600x600 400mm white single cupboard vanity, fluted face 380mm wide mirror cabinet with 3 shelves. Mirrored face. Heated, vertical towel rail, knurled detail	Finish Brushed gold Brushed gold White Brushed gold White White White White Light Grey White Glass/White Brushed gold	FLOORING Hard Flooring Carpet	Description SPC floating floor, embossed timber grain, 7.5mm thick (6mm flooring with 1.5mm IXPE underlay) 100% waterproof. Jacobsen Orchard, Melrose, textured loop pile	Finish Light Oak Melrose (biscuit beige)
KITCHEN Kitchen mixer Benchtop Joinery Handles Kitchen island Splashback Sink Pendant light	Description Gooseneck mixer, pull out spout, knurled detail. Engineered stone, calacatta gold colour. 30mm thickness. Melteca Chalk White Naturale cabinetry Archant Fade knobs & handles Dezignatek Atmoss Matt, Profile Kawhia Series 1. White square tiles, 125x125mm White granite, undermount, 500X400X200 Ash wood/sandy white, LED linesr pendant, sized to suit benchtop.	Finish Brushed gold Calacatta Gold Soft White Brushed gold Moss Green, grooved White White Ash Wood / Sandy White	INTERIOR PAINT Walls Ceilings Skirtings/Architraves APPLIANCES 2 BEDROOMS Oven Electric Hob Dishwasher Rangehood Heatpump	Description Dulux - Cardrona Dulux - Okarito To match doors. F&P 60CM 7 FUNCTION OVEN OB60SC7CEX4 F&P 60CM 4 ZONE IND TOUCH & SLIDE C/TOP C1604CTB1 F&P F/STANDING D/WASHER S/S DW60FC1X2 F&P 60CM INTEG INSERT R/HOOD HP60ICSX4 Haier AS53PDDHRA high wall 5.5/5kw	Finish Warm White Crisp White Oak Stainless Black Glass Stainless Stainless White
			LAUNDRY Benchtop Sink bowl Joinery Tap	Description Engineered stone, calacatta gold colour. 30mm thickness. White granite, undermount, 450X450X200 Melteca Chalk White Naturale cabinetry Gooseneck mixer, pull out spout, knurled detail.	Finish Calacatta Gold White Soft White Brushed gold
			WARDROBE & CUPBOARDS Joinery / Shelves	Description Melteca Chalk White Naturale cabinetry	Finish 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



Ligne Marble Bedside Tables
W600 x D450 x H550mm



Haven King Bed
W2220 x D2290 x H1020mm

*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.



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