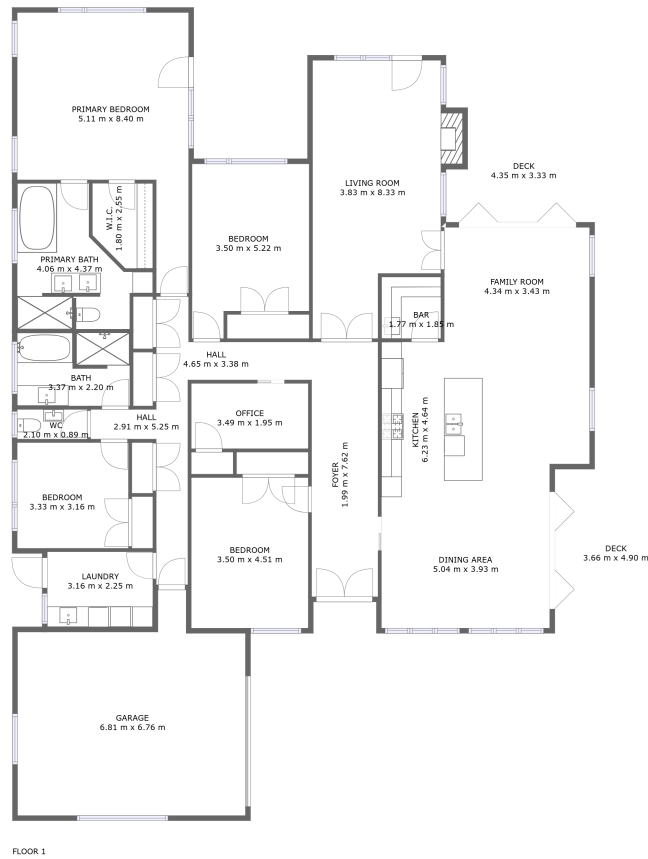









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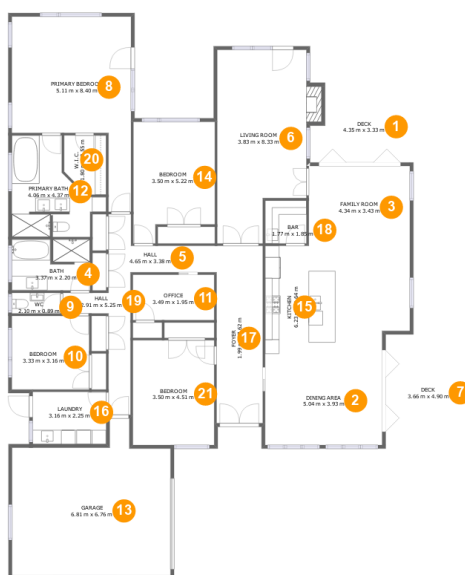


Property Summary

 **1** garages  **4** bedrooms  **2** bathrooms  **1** half baths

 **1** floors  **266** Gross Living Area sqm  **339** total sqm

5 Portofina Court, Pāpāmoa, Pāpāmoa, Bay of Plenty, New Zealand, 3118



Room Dimensions

Floor 1

Total sqm: 339

Living area: 266

#	Room name	Dimensions	Area (sqm)	Counted as Living Area
1	Deck	4.35 m x 3.33 m	13 m ²	No
2	Dining Area	5.04 m x 3.93 m	20 m ²	Yes
3	Family Room	4.34 m x 3.43 m	15 m ²	Yes
4	Bath	3.37 m x 2.20 m	7 m ²	Yes
5	Hall	4.65 m x 3.38 m	7 m ²	Yes
6	Living Room	3.83 m x 8.33 m	29 m ²	Yes
7	Deck	3.66 m x 4.90 m	18 m ²	No
8	Primary Bedroom	5.11 m x 8.40 m	29 m ²	Yes
9	Wc	2.10 m x 0.89 m	2 m ²	Yes
10	Bedroom	3.33 m x 3.16 m	11 m ²	Yes
11	Office	3.49 m x 1.95 m	7 m ²	Yes

Scan captured on Mon, 21 Oct 2024 21:14:05 GMT

Information is calculated by CubiCasa technology; deemed highly reliable but not guaranteed.

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#	Room name	Dimensions	Area (sqm)	Counted as Living Area
12	Primary Bath	4.06 m x 4.37 m	12 m ²	Yes
13	Garage	6.81 m x 6.76 m	38 m ²	No
14	Bedroom	3.50 m x 5.22 m	16 m ²	Yes
15	Kitchen	6.23 m x 4.64 m	28 m ²	Yes
16	Laundry	3.16 m x 2.25 m	7 m ²	Yes
17	Foyer	1.99 m x 7.62 m	15 m ²	Yes
18	Bar	1.77 m x 1.85 m	3 m ²	Yes
19	Hall	2.91 m x 5.25 m	7 m ²	Yes
20	W.i.c.	1.80 m x 2.55 m	4 m ²	Yes
21	Bedroom	3.50 m x 4.51 m	16 m ²	Yes

5 Portofina Court, Pāpāmoa, Pāpāmoa, Bay of Plenty, New Zealand, 3118

1 Floor 1 - Deck



Dimensions: 4.35 m x 3.33 m
Area: 13 m²
Counted as Living Area: No

Heated: No
Finished: Yes
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

2 Floor 1 - Dining Area



Dimensions: 5.04 m x 3.93 m
Area: 20 m²
Counted as Living Area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

5 Portofina Court, Pāpāmoa, Pāpāmoa, Bay of Plenty, New Zealand, 3118

3 Floor 1 - Family Room



Dimensions: 4.34 m x 3.43 m
Area: 15 m²
Counted as Living Area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

4 Floor 1 - Bath



Dimensions: 3.37 m x 2.20 m
Area: 7 m²
Counted as Living Area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: Yes
Addition: No
Conversion: No

5 Floor 1 - Hall



Dimensions: 4.65 m x 3.38 m
Area: 7 m²
Counted as Living Area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

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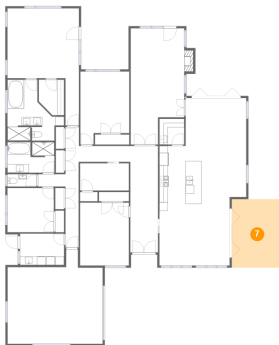
6 Floor 1 - Living Room



Dimensions: 3.83 m x 8.33 m
Area: 29 m²
Counted as Living Area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

7 Floor 1 - Deck



Dimensions: 3.66 m x 4.90 m
Area: 18 m²
Counted as Living Area: No

Heated: No
Finished: Yes
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

8 Floor 1 - Primary Bedroom



Dimensions: 5.11 m x 8.40 m
Area: 29 m²
Counted as Living Area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

5 Portofina Court, Pāpāmoa, Pāpāmoa, Bay of Plenty, New Zealand, 3118

9 Floor 1 - Wc



Dimensions: 2.10 m x 0.89 m
Area: 2 m²
Counted as Living Area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: Yes
Addition: No
Conversion: No

10 Floor 1 - Bedroom



Dimensions: 3.33 m x 3.16 m
Area: 11 m²
Counted as Living Area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

11 Floor 1 - Office



Dimensions: 3.49 m x 1.95 m
Area: 7 m²
Counted as Living Area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

5 Portofina Court, Pāpāmoa, Pāpāmoa, Bay of Plenty, New Zealand, 3118

12 Floor 1 - Primary Bath



Dimensions: 4.06 m x 4.37 m
Area: 12 m²
Counted as Living Area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: Yes
Addition: No
Conversion: No

13 Floor 1 - Garage



Dimensions: 6.81 m x 6.76 m
Area: 38 m²
Counted as Living Area: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

14 Floor 1 - Bedroom



Dimensions: 3.50 m x 5.22 m
Area: 16 m²
Counted as Living Area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

5 Portofina Court, Pāpāmoa, Pāpāmoa, Bay of Plenty, New Zealand, 3118

15 Floor 1 - Kitchen



Dimensions: 6.23 m x 4.64 m
Area: 28 m²
Counted as Living Area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

16 Floor 1 - Laundry



Dimensions: 3.16 m x 2.25 m
Area: 7 m²
Counted as Living Area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

17 Floor 1 - Foyer



Dimensions: 1.99 m x 7.62 m
Area: 15 m²
Counted as Living Area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

5 Portofina Court, Pāpāmoa, Pāpāmoa, Bay of Plenty, New Zealand, 3118

18 Floor 1 - Bar



Dimensions: 1.77 m x 1.85 m
Area: 3 m²
Counted as Living Area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

19 Floor 1 - Hall



Dimensions: 2.91 m x 5.25 m
Area: 7 m²
Counted as Living Area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

20 Floor 1 - W.i.c.



Dimensions: 1.80 m x 2.55 m
Area: 4 m²
Counted as Living Area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

5 Portofina Court, Pāpāmoa, Pāpāmoa, Bay of Plenty, New Zealand, 3118

21 Floor 1 - Bedroom



Dimensions: 3.50 m x 4.51 m
Area: 16 m²
Counted as Living Area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No