



bella

P R O P E R T Y G R O U P

Carpentry and Interior Design



Proudly 100%
NZ
owned &
operated





Our Team



Bella Property Group is a construction company, located in Mangawhai, that is committed to delivering outstanding services to its clients. With over 17 years of experience in the construction industry, our team is the best choice for all your construction needs.



Richie and Alice are the owners and directors of the company, and they have expertise in different areas of Bella Property Group. You will be dealing directly with them, from concept to completion, throughout the building process. Their focus is to align people, vision, and spaces to create the best places where people thrive with attention to detail, style, and affordability



Richie is a qualified builder and Licensed Building Practitioner. He has been involved in high-end building projects such as being one of the builders at 'Bennetts Chocolate Factory' in Mangawhai, and he is committed to providing excellence in his workmanship. He has great supplier and contractor relationships which he can utilize when necessary.

Alice has a Bachelor's and Master's degree in 'Architecture and Urban Landscaping', completed in Italy. In October 2023, she obtained a Diploma in Interior Design at the 'Interior Design Institute - New Zealand', and she currently serves the Kaipara and Auckland area. Alice will give you advice on project solutions or alternatives, and provide assistance when styling your interior.



Tiny house

- 1 bedroom -



Step into the epitome of compact luxury with our transportable tiny house – a thoughtfully designed haven featuring one bedroom and built on skids for effortless mobility. Embrace the perfect blend of functionality and charm as you enter a space where every inch is maximized for comfort. Whether you seek a cozy retreat or a portable dwelling for life's adventures, our tiny house on skids redefines the possibilities of compact living. Experience the freedom to take your home wherever the journey leads, without compromising on style or convenience. Welcome to a new era of portable, one-bedroom tranquility.



Why opt for a qualified and licensed builder (LBP) when choosing your tiny house?

Engaging a qualified and licensed builder is crucial when building a tiny house, and here's why. A licensed builder brings a level of expertise that ensures your tiny house is constructed with precision and adherence to the building code. This commitment to quality not only guarantees a well-crafted tiny house but also provides the added benefit of a 10-year warranty, offering you long-term security and peace of mind.

Furthermore, involving the council in the project - as requested by the law - means that your tiny house will be a consented dwelling on your property. This will significantly increase the overall value of it. The assurance of compliance with building regulations and codes adds a layer of credibility to your investment, ensuring that your tiny house becomes a valuable and recognized asset.





Tiny house

- 1 bedroom -



Benefits of our choices

Metal cladding: it shields the building from harsh elements and increases the mechanical stability of the structure. The cladding protects from changes in temperature, wind, water absorption, sunlight, and pollution - all of which can damage the structural integrity of the building and its aesthetic. It is also incredibly low maintenance and cheaper than other cladding materials.

Cavity system: it separates the cladding material from the timber framing and provides an extra-layer of protection from moisture. It provides a gap allowing water to drain down the back of the cladding and out through the base of the cavity.

Gutter guard: it reduces the build-up of leaves and debris to help prevent gutter blockages.

Clean & Protect British Paint: it forms a velvety finish that is hard-wearing and easy to keep clean. It gives walls the ultimate protection to stay looking freshly painted for years.

Higher insulation R-value: we provide an above-standard insulation value, according to your climate zone; the higher the R-value, the greater the insulating effectiveness.





Specifications

Tiny House - 1 bedroom plan

- External dimension: (L) 9m x (W) 3m x H (2.7)
- Built on skids
- Timber framing
- 19mm treated ply flooring
- Profiled metal roofing (TRS 5)
- Profiled metal cladding of your choice
(built on a cavity system)
- Underfloor, walls and ceiling insulation
(R1.4 - R2.6 - R3.2)
- Double glazed aluminium joinery:
x2 ranchslider W2400mm x H2000mm
x2 window W1600mm x H1000mm
x1 frosted window W600mm x H800mm
- 12mm internal ply lining
- Laminate flooring of your choice
- Internal walls and cavity sliders
- Kitchen and bathroom facilities
- 60 mm skirting and architraves
- Smoke-alarms
- Gutter Guard - 9 metres
- Spouting - gutter, downpipe and clips
- Professionally painted
- LED feature wall

- 7 interior recessed LED lights
- 3 exterior recessed LED lights
- 6 interior double power point outlets
- 2 exterior double power point outlets
- Electric or gas hot water system
- External electrical caravan plug
- Electrical Certificate of Compliance
- Plumbing Compliance Certificate

Customization

- Choose your cladding, internal lining and flooring from our range of options
- Choose your kitchen and bathroom set up
- Paint colours
- Colour of joinery
- Feature wall

Add-on ideas and extras

- Internal wall
- Skylight
- Additional windows*
- Additional LED lighting*
- Front deck
- Pergola
- Trellis
- Interior style consultation

*Above our standard plan



Warranty and guarantee

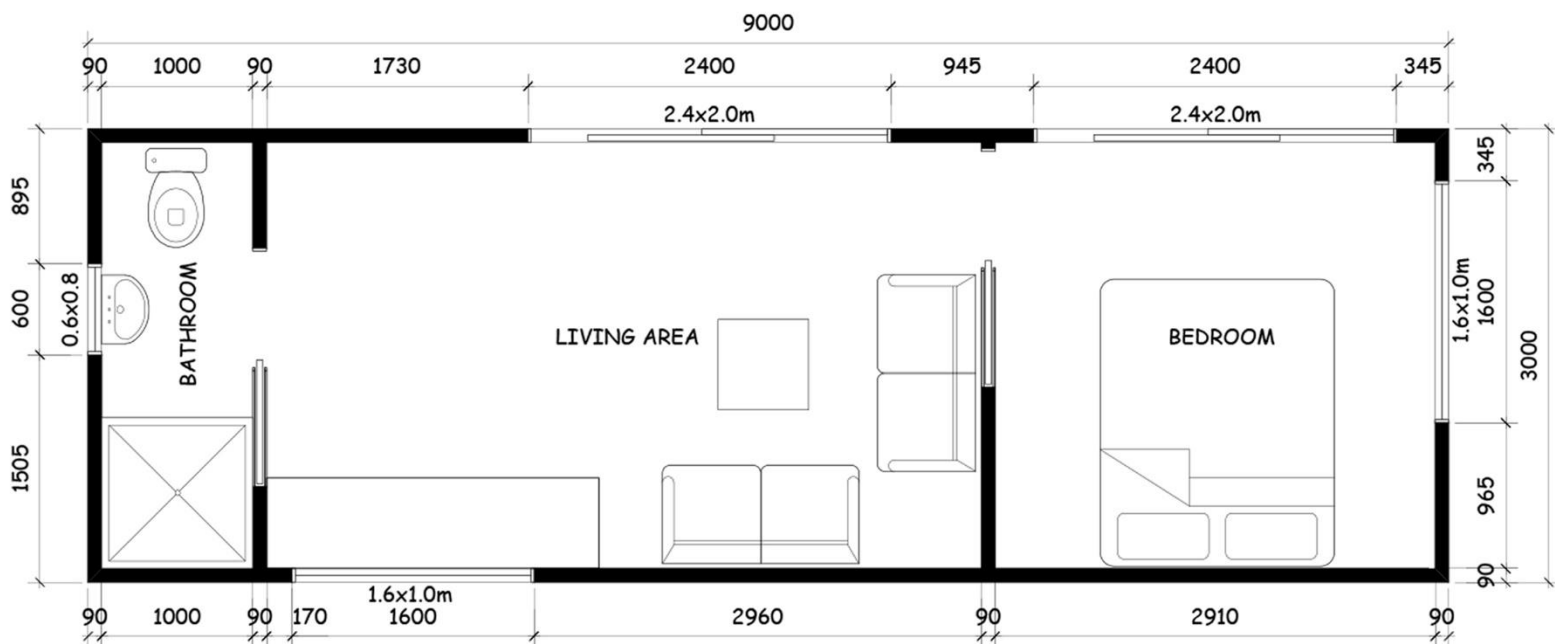
Our tiny houses are backed by a ten-year warranty on the building structure and workmanship. All appliances and new fixtures come with a manufactures guarantee. In regards to structural integrity, insulation, and water tightness, our sleeput, and tiny houses are built to NZ3604 Standards by a qualified licensed building practitioner.

Lead time and delivery

Once the materials are on site, we allow 10 to 14 weeks to build your sleepout cabin (customizations dependant).

Transportation is an additional cost.

- Terms and Conditions apply. -



Architectural scale metric 1:50