



Richmond Villas

LIFESTYLE VILLAGE

Living the lifestyle, loving the choice



82 Richmond St, Thames

Freephone: 0800 868 548

www.richmondvillas.co.nz

Your village within a village

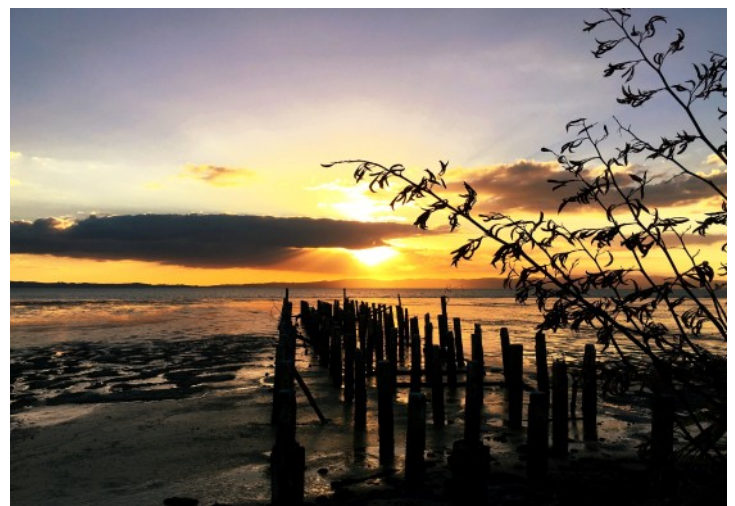
Welcome to Richmond Villas.

Located just 90 minutes from Auckland, Hamilton and Tauranga, Thames is fast becoming the destination of choice for active retirees.

Nearly 150 years young, it has a history rich in gold, timber, fishing, forestry and agriculture. Today, we enjoy a number of festivals and events that celebrate our heritage, arts and diverse creative communities throughout the year.

People are naturally drawn to Thames for its moderate climate and easy lifestyle — including fishing, boating, bike riding, adventure and walking trails, retail, cafes, and all the beauty that comes from coastal living.

Thames residents are well supported with main street shopping, Goldfields Shopping Centre (currently under redevelopment), Thames Hospital, Rescue & Emergency Services, Coast Guard, numerous sports clubs including golf, bowls, croquet, tennis, squash, gun and hunting clubs.



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“Here in Richmond Villas we have companionship, security, daily interests to suit all residents, lots of social activities, and close proximity to all amenities and a good hospital”.

At home with Richmond Villas

With a “country to coast” feel, our residents enjoy enviable living. Our small privately owned Retirement Village is nestled in the heart of Thames, enabling easy access to all the town has to offer.

With views of the Coromandel Ranges across the Firth of Thames to the Shorebird Coast, Richmond Villas is the perfect environment to enjoy your retirement. The beautifully designed, carefully planned and appointed village is on a flat site, with picturesque gardens, maturing trees creating a natural corridor between the ocean and ranges.

Whether your choice is villa or apartment living, they are all designed for maximum sun and views, and provide you with your own sense of privacy with the added benefit of being part of a unique and welcoming community.

With immediate access to walking and biking tracks you are spoilt for choice to create or maintain a healthy lifestyle.

The Village has a 24 hour security camera surveillance, is well fenced and provides all the comforts of home and modern conveniences.

A fully accredited retirement village our goal is to provide all residents with a secure and friendly village that offers independent living



The Garden Villas



Within the village you have a choice of two bedroom or two bedroom plus den villas.

Built with brick and tile, each of the north facing villas enjoys maximum sun for warmth and comfort.

The well appointed kitchen provides you with all the space and storage necessary for a healthy lifestyle. Large pantry, oven, cook to with range hood, waste disposal and dish drawer, room for your fridge and microwave – all make for easy entertaining.



The open plan living design provides a seamless flow into the lounge and then out to your private patio for extended living.



“Since shifting into Richmond Villas I haven’t felt so safe and happy for years. The villas are all beautifully designed and set in lovely gardens. I wished I had moved in years ago”.



The Garden Villas

The spacious master bedroom provides ample space for a queen size bed and furniture, and has TV and telephone jacks with built-in bedside lights.

The second bedroom provides a welcome retreat for guests, friends or family to stay.

Non slip wet floor bathroom/ensuite has shower, toilet, vanity, heated towel rail, 3 way ceiling fan/heater.

Single car garaging with automatic door opener, inbuilt laundry facilities for your washing machine and dryer. Internal access provides safe access between garage and living area.

- Good size cupboards and drawers
- Telephone jacks x 2
- Fibre access connection
- Sky access connection
- Heat pump
- Modern light fittings
- Good quality carpet and blinds
- Outside clothes line
- Tiled entrance and patio area
- Supertub



Apartment Living

Lodge Apartments

Situated above the Community Lodge the apartments are designed for you to enjoy a more relaxed lifestyle. Open plan living with kitchen, lounge, bathroom/ensuite and 2 bedrooms and finished with the same high quality fixtures, fittings and chattels as the Villas, the Apartments provide spacious living and easy care cleaning .



Village residents share the roof top garden/ outdoor area for entertaining, or gathering together for a glass of wine and enjoy the ever changing views of the Firth of Thames and over to the Shorebird Coast.



“I love it! The whole village feels like my home. The friendship and support of staff and residents is amazing and so many activities for all”.



Apartment Living

New Apartments

Expressions of Interest

An architectural landmark to be located on the firth of Thames.

We are now taking Expressions of Interest for our Stage 2 apartments
Register your interest today!



Three storied apartment block includes

- 2 bedroom and 1 bedroom units
- Designated car parking for vehicles
- Shared lounges with balconies

A small deposit is required to secure your Apartment.

Stage One is now completed.

Stage 1 - Apartment approximate prices range from;
1 Bedroom From \$554,000
2 Bedroom From \$610,000

These prices are as of January 2026



Artist Impression — Western Aerial View

Community Lodge



Designed specifically for the residents to share with friends and family we have a range of activities and features for you to enjoy.

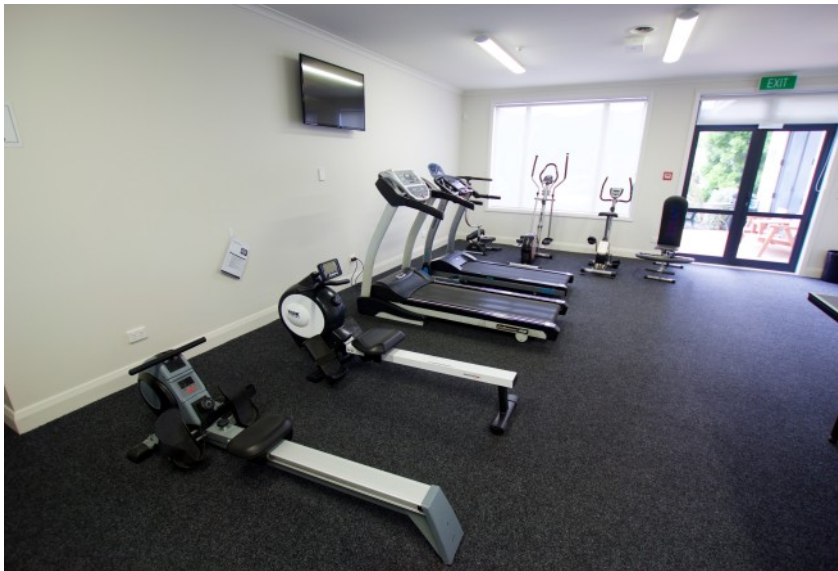
Happy hour, line dancing, choir lessons, attractive conservatory and games room, fully functioning catering facilities for large groups and family gatherings all take place in this relaxed atmosphere. Our library contains a range of books and options to keep the mind active and our swimming pool and spa join the private gym for the more physical work out.



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“There’s always someone with a coffee or a chat as well as heaps of trips, social hours, exercise and always lots of fun and laughter. Come and join us and see for yourself”.



Community Lodge



Crafty Business

The Dedicated craft room provides the space and place for meeting with the girls and learning a few new tips and tricks shared over morning tea.

Monthly Newsletter and Activities Calendar

We are keen for you to become an active member of our community and support the locals that support us. Regular monthly newsletters are created to give you an idea of what is going on and a monthly calendar of events is published for you to choose the options that you will enjoy.

We welcome your ideas and contributions to start new groups and activities and get everyone involved.



Questions ...

What is a Occupation Right Agreement?

A Occupation Right Agreement entitles a resident to occupy a villa or apartment for their and their spouse's lifetime, subject to certain rights of termination detailed in the Agreement together with the right to use buildings and facilities intended for common use.

Who qualifies as a resident?

1. You must be 65 years of age or older.
2. At the time of purchase of an Occupation Right Agreement you must be in good health.
3. In certain circumstances i.e.; ill health or breach of the terms of your Agreement the Management has the option to re-purchase your unit.

How do I apply for an Occupation Right Agreement?

You complete the application form and hand it to the Village Manager at 82 Richmond Street, Thames together with a small deposit.

What costs will I pay?

1. The purchase price of your villa/apartment.
2. The weekly fee – at present set at \$167 per week.
3. Your own personal expenses – e.g.: food, power, contents insurance.
4. The Amenities Contribution (Deferred Management Fee).

What is the Amenities Contribution?

This is a fee, also known as the Deferred Management Fee, that finances the maintenance of the Village costs that are not covered by the weekly fee. It accrues at the rate of 10% per annum over three years to a maximum of 30% of your Occupation Right Agreement payment. It accrues during the residency but only becomes payable when your Occupation Right Agreement fee is refunded (on the re-licensing of your villa/apartment).



What does my weekly fee cover?

1. Rates, levies and fees payable to any Government, territorial or local authority.
2. Water, gas, electricity, telephones and other utilities or services in relation to the common areas and Facilities.
3. Insurance premiums and associated valuation fees.
4. Salaries, wages and other remuneration of persons engaged in the management and operation of the Village.
5. Costs of providing security, cleaning, gardening and other services for the general use and benefit of the residents.
6. Costs of maintenance and repair of all buildings, common areas and the Village generally.
7. Securely 24 hour monitoring - covers Ambulance, Police, Fire
8. Fees and expenses of the Scheme Supervisor and Auditor.
9. Reasonable depreciation of chattels comprised in the common area.

Can I have friends and family to stay?

Yes, your villa/apartment is your home and you most certainly can have them stay or visit with you, and providing you are with them we would like you to look on the Community Centre as an extension of your home.

What security do I have?

1. Security gates at the front entrance.
2. Securely 24 hour monitoring - covers Ambulance, Police, Fire.
3. We have 24 hour security camera surveillance.

What are my rights?

The Residents are encouraged to form their own Committee and regular meetings will be held with the Covenant Trustee Company (your representative) and Management to discuss any issues that may have arisen. Residents are welcome at the office anytime to discuss anything that is of concern to them. The Retirement Village Association Code of Practice is available for viewing at the office.

Can I have a garden?

Yes, if you are a keen gardener we will do our best to cater to your requirements. If at a later stage you are not able to look after the garden, Management would take over the maintenance.

Can I have a pet?

Yes, you can bring your existing cat/caged bird/small dog at the Management's written discretion.

Courtesy Van?

Management has purchased a van and it is used for regular shopping trips and outings.

Can I have a double garage?

Unfortunately there are only a few Villas with double garaging .



*We love our piece of paradise and would be delighted to share it with you.
If we can help at all, answer any queries or you would like to give us the
opportunity to show you around, we would love to hear from you.
Or simply stay in touch until you are ready to make your decision.*

If you would like to talk to one of our team, please feel free to contact us.

82 Richmond Street Thames

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THAMES



*Richmond
Villas*



Richmond Villas

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