



## The Local

**GARY LANGSFORD**

*Gallery Owner*

Art aficionado Gary Langsford gives us an insight into his life as a resident of the inner city.

**How long have you been in an apartment?**

I have lived in the city for ten years in two different loft-style apartments.

**What was your biggest concern prior to moving in?** My biggest concern was that Auckland

really wasn't a big enough to provide the kind of living available in much bigger cities around the world. And while that may have been the case ten years ago, the city has since changed a lot and now has much more to offer.

**What does city life offer that the suburbs do not?** An urban environment with completely different types of architecture and neighbours. The mixed use zones throughout the city create a vibrant combination of business and residential tenants, and the local cafés and restaurants help to build a sense of community where you can interact with your neighbours.

**Do you miss anything about living in the suburbs?** Only the swimming pool — a luxury The International's tenants won't have to do without I see...

**What would surprise people about life in the city?** How quiet it is after 6pm during the week and on the weekends.



with renowned architects Jasmx's overarching vision for the development, The International is setting a new global standard in Auckland apartment living. Sitting above The Grand Hotel — a once luxurious stay, so suave it hosted Queen Lizzy herself — the new development will gently revitalise the old hotel's ornamental façade and transform the rest of the building and neighbouring office block with a striking white exoskeleton — a vast contrast of old and new.

Ticking off every Auckland realtors' favourite location buzzwords, The International boasts varying views of the Skytower, harbour, Rangitoto, Albert Park, Auckland Domain or the Museum from its 88 apartments and sprawling penthouse lofts. Making the transition from the suburbs even more attractive, the development's amenities, communal spaces and luxuries are leagues ahead of the rest too. Along with the all-important swimming pool and spa, it will house a fresh eatery from Savor Restaurant Group (Ebisu, Seafarers, Ostro), a state-of-the-art gym, private dining room, library, exquisite Japanese garden, communal wine cellar and — quite groundbreakingly — a private cinema. While suburban living has you tossing up between the benefits of pool versus backyard, The International delivers all, giving you endless opportunities to socialise with like-minded residents or entertain friends and family.

And that's simply looking within the walls of the new development. Taking into account the bigger picture, The International's urban locale comes with boundless opportunities. Socially, the never-ending selection of eateries, exhibitions, theatre, bars, shows and parties on your backdoor means that boredom is certainly hard to come by, but more than just a front seat to the city's finest fancies, what really attracted us to the idea of a downtown digs is its practicality.

For one, there's the commute. Virtually non-existent for inner-city workers or just a leisurely stroll to the train station for out-of-towners, the easy options save you time, money and the grey hairs associated with carpark hunting in the central city. With body corporate on the scene, it also means that maintenance is exceptionally low and if any little niggles — creaky floorboards, drafty windows, busted

dishwashers — should ever sprout up, they're swiftly dealt to, by someone else. Add to that the people you meet and the little extras that don't typically come with your classic villa conversion like 24-hour security and concierge service and it has us wondering why we were ever clambering over one another to get to a piece of the Ponsonby pie.

Sitting on a picture perfect tree-lined street, surrounded by some of Auckland's highest residential resale values, The International is setting a new standard in luxury Auckland living. An opulent inner city lifestyle that is ours for the taking, it is certainly enough to have us considering a shift in.

## THE VITAL STATS

With all of the city's finest dining and entertainment on your doorstep as well as easy access to the great schools and full-size supermarkets, inner-city Auckland is a walkable, well-connected hub. And, looking at the stats, it seems many would agree...

**Apartment Sales:** A September 2015 article by The New Zealand Herald reported that 847 apartments were sold in the first quarter of that year — that's more than 280 inner city homes being snapped up per month.

**Population:** As of New Zealand Statistics' June 2015 estimate, there were 34,830 people living within Auckland's inner-city. With that number swelling significantly during the day — a 2013 study counted 91,200 employees traipsing in and out daily — there is never a shortage of life.

**Development:** Though it's easy to groan about the endless construction works taking place in the city, the outcome is sure to outweigh the misery. Along with the City Rail Link, Auckland Council has invested over \$168 million over 10 years to transform the inner-city public spaces and streets.

**Costs:** Compared to New Zealand's average household, those who live in the inner-city spend far less on costs like petrol and maintenance annually, but close to double their suburban counterparts when it comes to dining out. Well, when in Rome...

[www.theinternational.co.nz](http://www.theinternational.co.nz)

### HAVE YOU CONSIDERED

# Apartment Living

While escaping to the provinces is a great way to achieve more bang for your buck in terms of home ownership, it is not always such a viable option for those whose careers and lifestyle choices are focused on the big smoke. And while there is no denying the influx of affordable apartment living of late, few meet the lifestyle expectations of the suburban dweller who's making the bold transition to urban inner-city life. If we were to give up the backyard, three bedrooms and neighbourly carousing at the local cafe on a Saturday morning, our expectation is there'll be something more enticing at the other end. Enter The International, a new breed of inner city apartments delivering not only exceptional design quality but a strong focus on the all-important community feel. This Princes Street complex is arguably Auckland's only apartment development that's not expecting residents to compromise.

A world-class development in the heart of the city's leafy art and university district, The International is a 17-storied vision. Merging the luxuriously restrained interior aesthetic of local wunderkind Rufus Knight

