



Means beautiful thinking

Holiday destinations around New Zealand allow us to truly celebrate our country's beautiful landscape.

Bach ownership delivers the ideal of an uncomplicated life where the 'luxury of enough' is celebrated through a return to architecture that delivers style within simple and functional design.

Eunoia's vision is to revive the traditional bach structure in a way where environmental design and construction meets timeless authentic New Zealand architecture.







# THE ALPINE SERIES

## ALPINE SERIES: S M L XL

The first Eunoia range, the Alpine Series, consists of four architecturally designed baches with a high pitched roof and attic spaces. The new Coastal Series range of baches consists of three bach options with a linear internal planning arrangement and allows for an open plan kitchen, dining and living area, with large kitchen island bench.

These baches work successfully as individual buildings while seamlessly merging as multiples on the same site through connecting decks.

Eunoia baches have been designed for maximum flexibility allowing clients to plan to their budget and lifestyles now, with the confidence of knowing there are solutions for future growth.



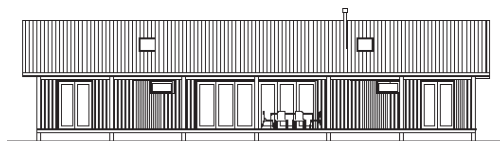




# Eunoia Bach XL

SLEEPS	4 +
INTERNAL AREA	95m <sup>2</sup>
ATTIC AREA	26m <sup>2</sup>
DECK AREA	86m <sup>2</sup>

Dimensions are indicative only and are rounded to the nearest m<sup>2</sup>



The Extra Large Bach model totals 207m<sup>2</sup>, including 95m<sup>2</sup> of ground floor living and 26m<sup>2</sup> of attic space, front and rear decking measuring 86m<sup>2</sup> as the standard size.

The bach contains two bedrooms and two bathrooms, one bedroom designed as a Master with queen sized bed and ensuite, another designed for a king sized bed that splits into two singles.

A generous kitchen anchors the living space that includes the lounge and dining areas, a 6 metre bi-folding door that is flanked by an area for entertainment wall which holds a fireplace if preferred. Opposite is space for a feature library wall.

The large external deck sits underneath a pergola structure that can house a retractable sun and/or rain shade, creating an intimate setting between internal and external living.

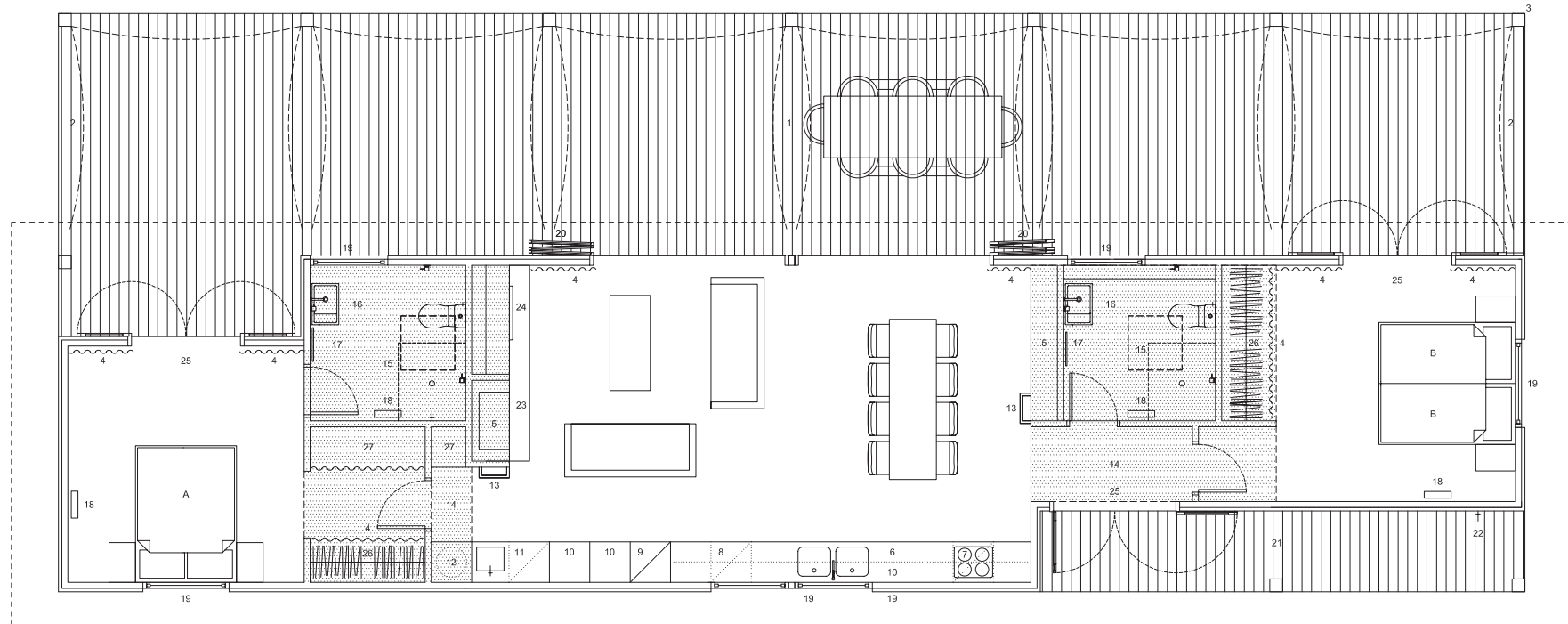
XL Bach Features:

- Two bedrooms with french doors to deck area
- Two attic spaces with operable roof window skylights
- Two fully furnished bathrooms, one of which is ensuite to the Master
- Generous kitchen area, which includes oven, stove, range hood, double bay fridge / freezer and dishwasher
- Laundry, including space for combination clothes washer and dryer and tub
- Ample storage space throughout, including wardrobes and space for a hot water cylinder (if required)
- Living area contains lounge with fireplace, free-standing or built-in as required
- Dining area with pendant lightshade and feature library wall space
- Opening bi-folding doors (6 metres) to large deck area
- Pergola
- Gable roof, 40° pitch with internal exposed beams, and windows within the apex of the gable in each bedroom offering natural light and views, and a spacious feeling of volume.

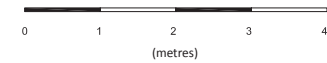




# EUNOIA BACH XL - PLAN



- |                           |                                   |                              |
|---------------------------|-----------------------------------|------------------------------|
| A. Queen bed              | 9. Fridge / freezer               | 19. Opening window           |
| B. King single            | 10. Pantry                        | 20. Glazed bi-folding window |
| 1. Deck                   | 11. Tub & washing machine / dryer | 21. Verandah                 |
| 2. Sail canopy (optional) | 12. Storage / hot water cylinder  | 22. Tap                      |
| 3. Pergola (optional)     | 13. Ladder                        | 23. Fireplace                |
| 4. Curtain                | 14. Attic above shaded            | 24. LCD TV / shelves         |
| 5. Library                | 15. Bathroom                      | 25. Glazed french doors      |
| 6. Kitchen                | 16. Basin                         | 26. Wardrobe                 |
| 7. Stove with oven under  | 17. Heated towel rail             | 27. Storage                  |
| 8. Dishwasher             | 18. Wall Heater                   |                              |



\*Concept and dimensions are indicative only

















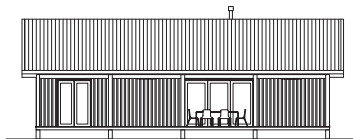




# Eunoia Bach L

SLEEPS	8 +
INTERNAL AREA	65m <sup>2</sup>
ATTIC AREA	12m <sup>2</sup>
DECK AREA	56m <sup>2</sup>

Dimensions are indicative only and are rounded to the nearest m<sup>2</sup>



The Large Bach model totals 133m<sup>2</sup>, including 65m<sup>2</sup> of ground floor living, 12m<sup>2</sup> of attic space, front and rear decking measuring 56m<sup>2</sup> as the standard size.

The bach features a separate bedroom with wardrobe, bathroom, two double bunks and two single bunks both with built-in shelving for storage and books + windows for fresh air and views. The living space contains kitchen, dining and lounge. The bi- folding doors open to a generous deck and outdoor living area situated under a pergola structure. The pergola houses retractable sun and/or rain shades, creating an intimate setting between internal and external living.

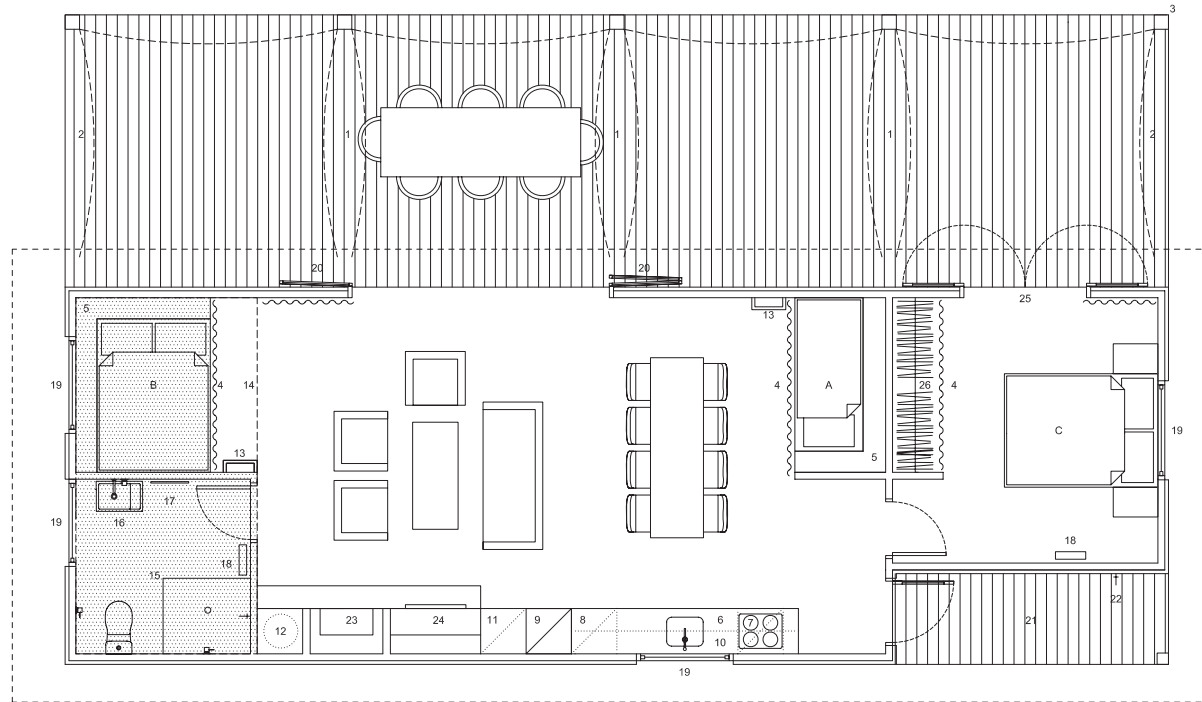
## L Bach Features –

- One bedroom with french doors to deck area
- Two double bunks with built-in shelving and windows
- Two single bunks with built-in shelving
- An attic space with operable roof window skylights
- A fully equipped bathroom with shower, vanity and WC
- Kitchen and dining which includes oven, stove, range hood, fridge / freezer and dishwasher
- Laundry which allows for washing machine and dryer, and additional space for a hot water cylinder (if required)
- Living area adjacent to the kitchen features lounge with fireplace, free-standing or built-in as required
- Opening bi-folding doors to large deck area
- Pergola
- Gable roof, 40° pitch with internal exposed beams, and windows within the apex of the gable offering natural light and views into the Master bedroom and attic space

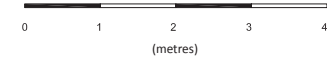




# EUNOIA BACH L - PLAN



- |                           |                                  |                              |
|---------------------------|----------------------------------|------------------------------|
| A. Bunk beds (x2)         | 8. Dishwasher                    | 18. Wall Heater              |
| B. Queen bunk beds (x2)   | 9. Fridge / freezer              | 19. Opening window           |
| C. Queen bed              | 10. Pantry                       | 20. Glazed bi-folding window |
| 1. Deck                   | 11. Washing machine / dryer      | 21. Verandah                 |
| 2. Sail canopy (optional) | 12. Storage / hot water cylinder | 22. Tap                      |
| 3. Pergola (optional)     | 13. Ladder                       | 23. Fireplace                |
| 4. Privacy curtain        | 14. Attic above shaded           | 24. LCD TV                   |
| 5. Built-in shelves       | 15. Bathroom                     | 25. Glazed french doors      |
| 6. Kitchen                | 16. Basin                        | 26. Wardrobe                 |
| 7. Stove with oven under  | 17. Heated towel rail            |                              |



\*Concept and dimensions are indicative only









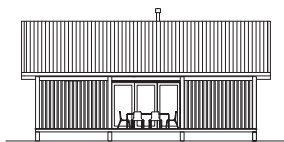




# Eunoia Bach M

SLEEPS	6 +
INTERNAL AREA	49m <sup>2</sup>
ATTIC AREA	12m <sup>2</sup>
DECK AREA	42m <sup>2</sup>

Dimensions are indicative only and are rounded to the nearest m<sup>2</sup>



The Medium Bach model totals 101m<sup>2</sup>, including 50m<sup>2</sup> of ground floor living and 10m<sup>2</sup> of attic space, front and rear decking that measures 41m<sup>2</sup> as the standard size.

The Medium Bach provides for both bed and bunk style sleeping, incorporating two double bunks and two single bunks. Each bunk features bookshelves and storage as well as windows for fresh air and views. The living space contains kitchen, dining, lounge and an area for entertainment area and fireplace if preferred. The bi-folding doors open to a generous deck and outdoor living area situated under a pergola structure. The pergola houses retractable sun and/or rain shades, creating an intimate setting between internal and external living.

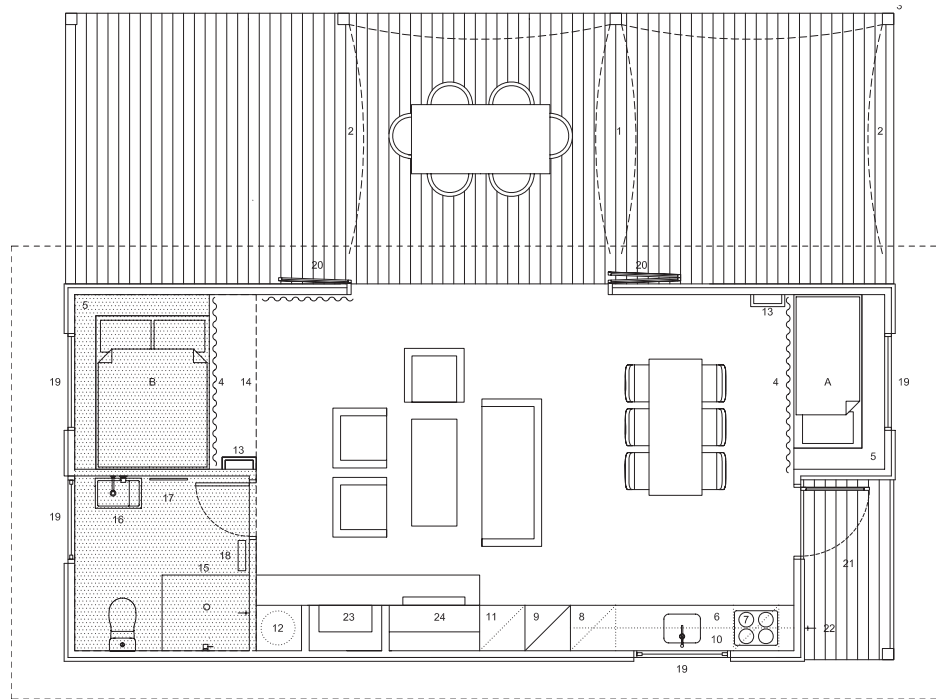
## M Bach Features –

- Two double bunks with built-in shelves and windows
- Two single bunks with built-in shelves and windows
- An attic space with operable roof window skylights
- A fully equipped bathroom with shower, vanity and WC
- A kitchen and dining area that includes oven, stove, rangehood, fridge / freezer and dishwasher.
- Laundry cupboard which houses washing machine and dryer and additional space for a hot water cylinder (if required)
- The living area adjacent to the kitchen contains lounge and fireplace which can be free-standing or built-in as required
- Opening bi-folding doors to large deck area
- Pergola
- High stud height within living and bedroom area, and windows within the apex of the gable offering natural light and views into the living area and attic space
- Gable roof, 40° pitch with internal exposed beams, and windows within the apex of the gable in each bedroom offering natural light and views, and a spacious feeling of volume.

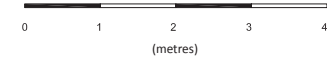




# EUNOIA BACH M - PLAN



- |                           |                                  |                              |
|---------------------------|----------------------------------|------------------------------|
| A. Bunk beds (x2)         | 9. Fridge / freezer              | 19. Opening window           |
| B. Queen bunk beds (x2)   | 10. Pantry                       | 20. Glazed bi-folding window |
| 1. Deck                   | 11. Washing machine / dryer      | 21. Verandah                 |
| 2. Sail canopy (optional) | 12. Storage / hot water cylinder | 22. Tap                      |
| 3. Pergola (optional)     | 13. Ladder                       | 23. Fireplace                |
| 4. Privacy curtain        | 14. Attic above shaded           | 24. LCD TV / Shelves         |
| 5. Built-in shelves       | 15. Bathroom                     |                              |
| 6. Kitchen                | 16. Basin                        |                              |
| 7. Stove with oven under  | 17. Heated towel rail            |                              |
| 8. Dishwasher             | 18. Wall Heater                  |                              |



\*Concept and dimensions are indicative only





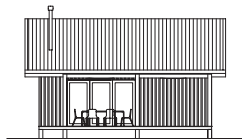






# Eunoia Bach S

SLEEPS	4 +
INTERNAL AREA	37m <sup>2</sup>
ATTIC AREA	12m <sup>2</sup>
DECK AREA	33m <sup>2</sup>



The Small Bach model totals 70m<sup>2</sup>, including 37m<sup>2</sup> of ground floor living and 12m<sup>2</sup> of attic space, front and rear decking that measures 33m<sup>2</sup> as the standard size.

The bach is designed as a bunkhouse to be added to an existing dwelling, or purchased in combination with one of our other baches, or as a complement to caravan or tent accommodation. The bach features two sets of single bunks with built-in shelving, storage, and windows for fresh air and views as well as a generous fully equipped bathroom. The attic space enjoys a large opening window to capture sunshine and views. The kitchen features oven, stove, range hood, dishwasher, fridge/freezer, laundry and storage. The living area also features a fireplace and an area for entertainment.

The bi-folding doors open to a deck and outdoor living area situated under a pergola structure. The pergola houses retractable sun and/or rain shades, creating an intimate setting between internal and external living.

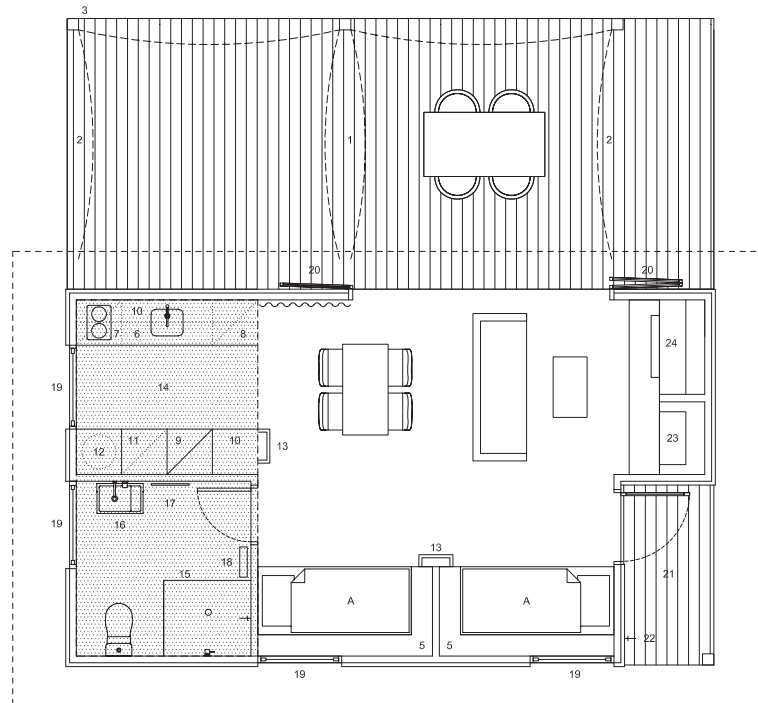
## S Bach Features –

- Four single bunks with built-in shelving and windows
- An attic space with with operable roof window skylights
- A fully equipped bathroom with shower, vanity and WC
- Kitchen which includes oven, stove, range hood, fridge / freezer and dishwasher, all of which are energy and water-efficient appliances
- Laundry cupboard which allows for a combination washing machine and dryer and additional space for a hot water cylinder (if required)
- Living area includes lounge, entertainment area and fireplace which can be free-standing or built-in as required
- Opening bi-folding doors to large deck area
- Pergola
- Gable roof, 40° pitch with internal exposed beams, and windows within the apex of the gable in each bedroom offering natural light and views, and a spacious feeling of volume.

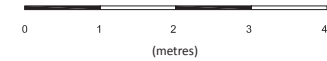




# EUNOIA BACH S - PLAN



- |                           |                                  |                              |
|---------------------------|----------------------------------|------------------------------|
| A. Bunk beds (x2)         | 10. Pantry                       | 20. Glazed bi-folding window |
| 1. Deck                   | 11. Washing machine / dryer      | 21. Verandah                 |
| 2. Sail canopy (optional) | 12. Storage / hot water cylinder | 22. Tap                      |
| 3. Pergola (optional)     | 13. Ladder                       | 23. Fireplace                |
| 4. Privacy curtain        | 14. Attic above shaded           | 24. LCD TV / shelves         |
| 5. Built-in shelves       | 15. WC / open shower             |                              |
| 6. Kitchen                | 16. Basin                        |                              |
| 7. Stove with oven under  | 17. Heated towel rail            |                              |
| 8. Dishwasher             | 18. Wall Heater                  |                              |
| 9. Fridge / freezer       | 19. Opening window               |                              |



\*Concept and dimensions are indicative only







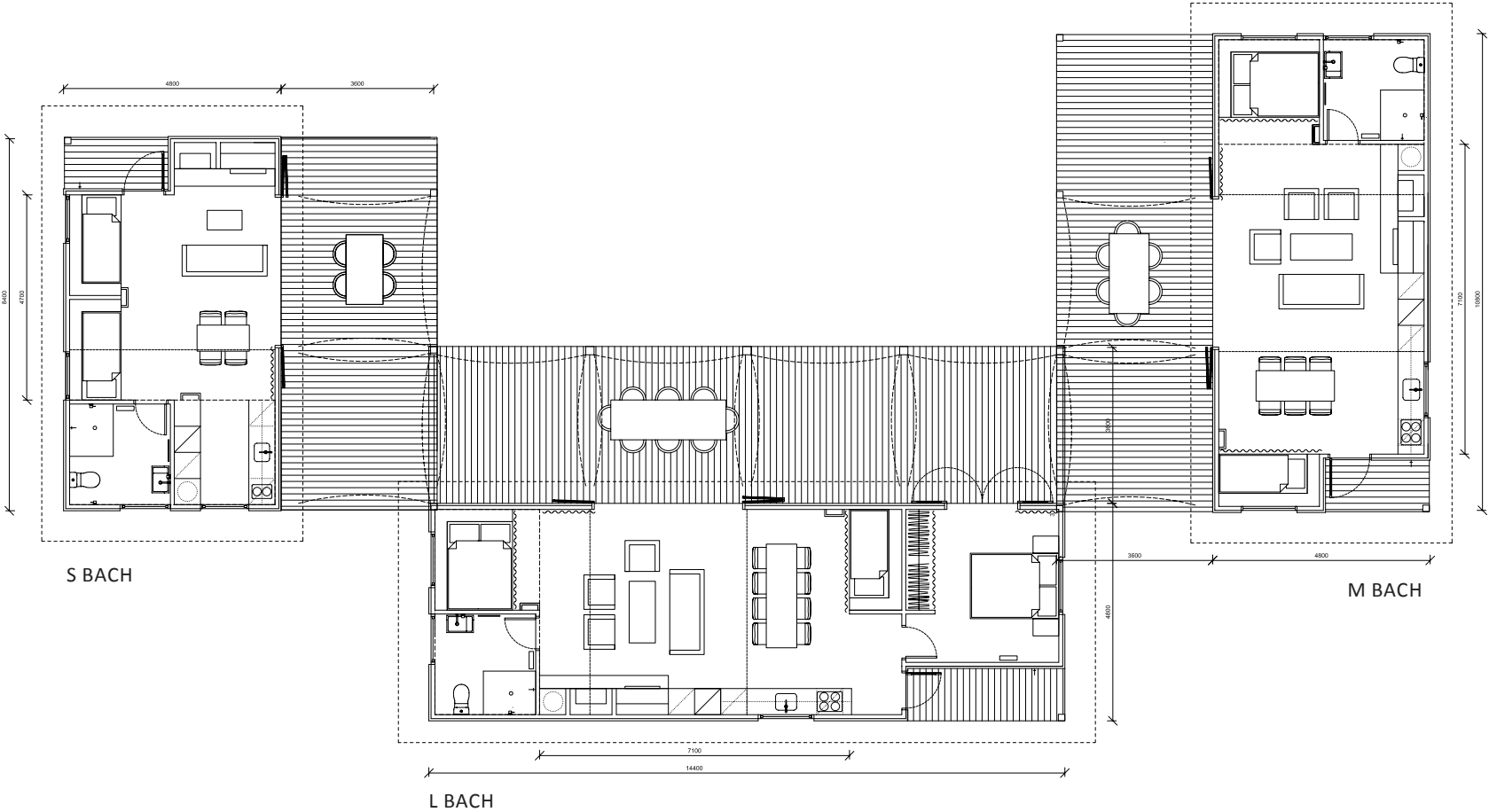






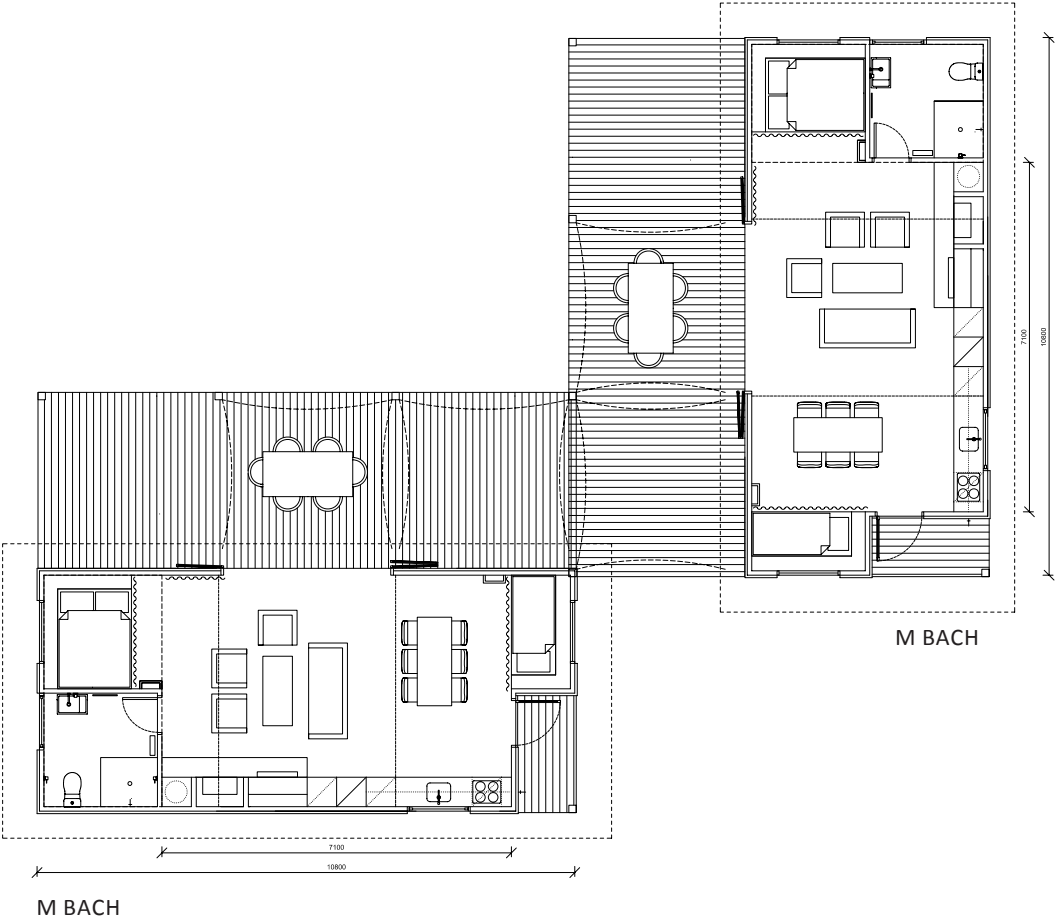
# MASTER PLANNING

COMBINATION 1

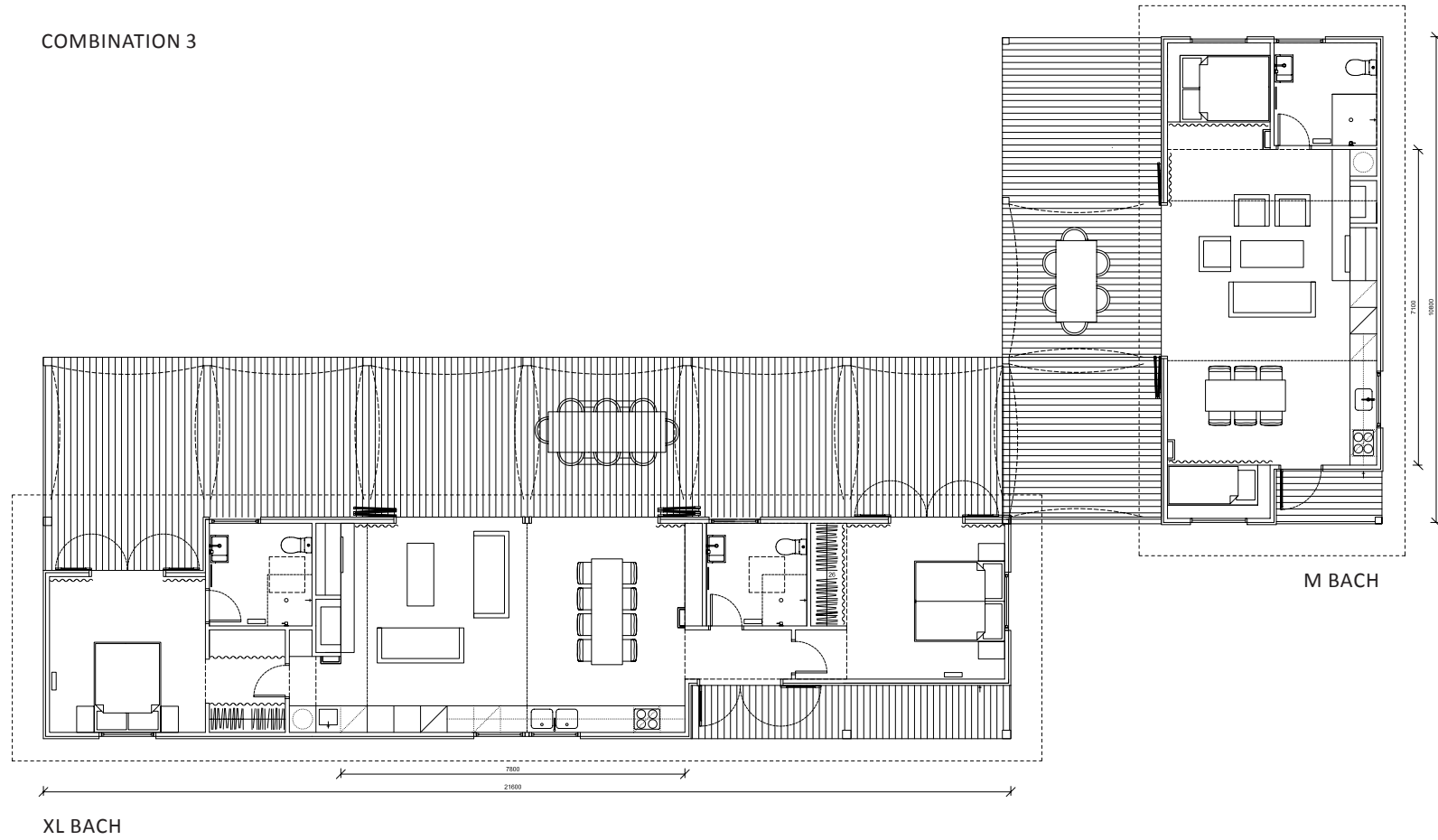




COMBINATION 2

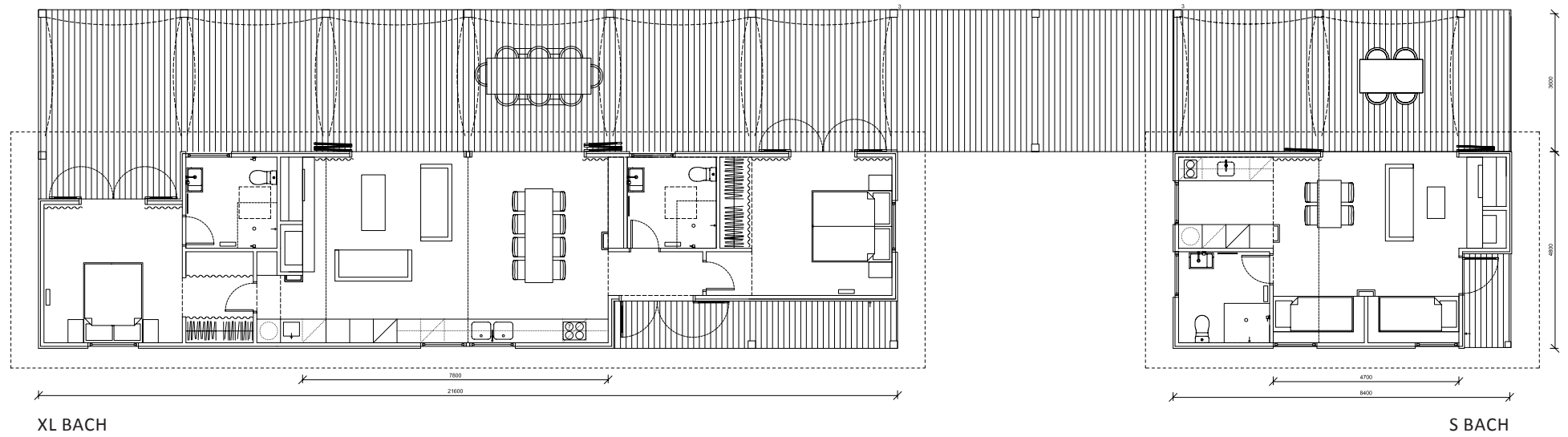


# COMBINATION 3

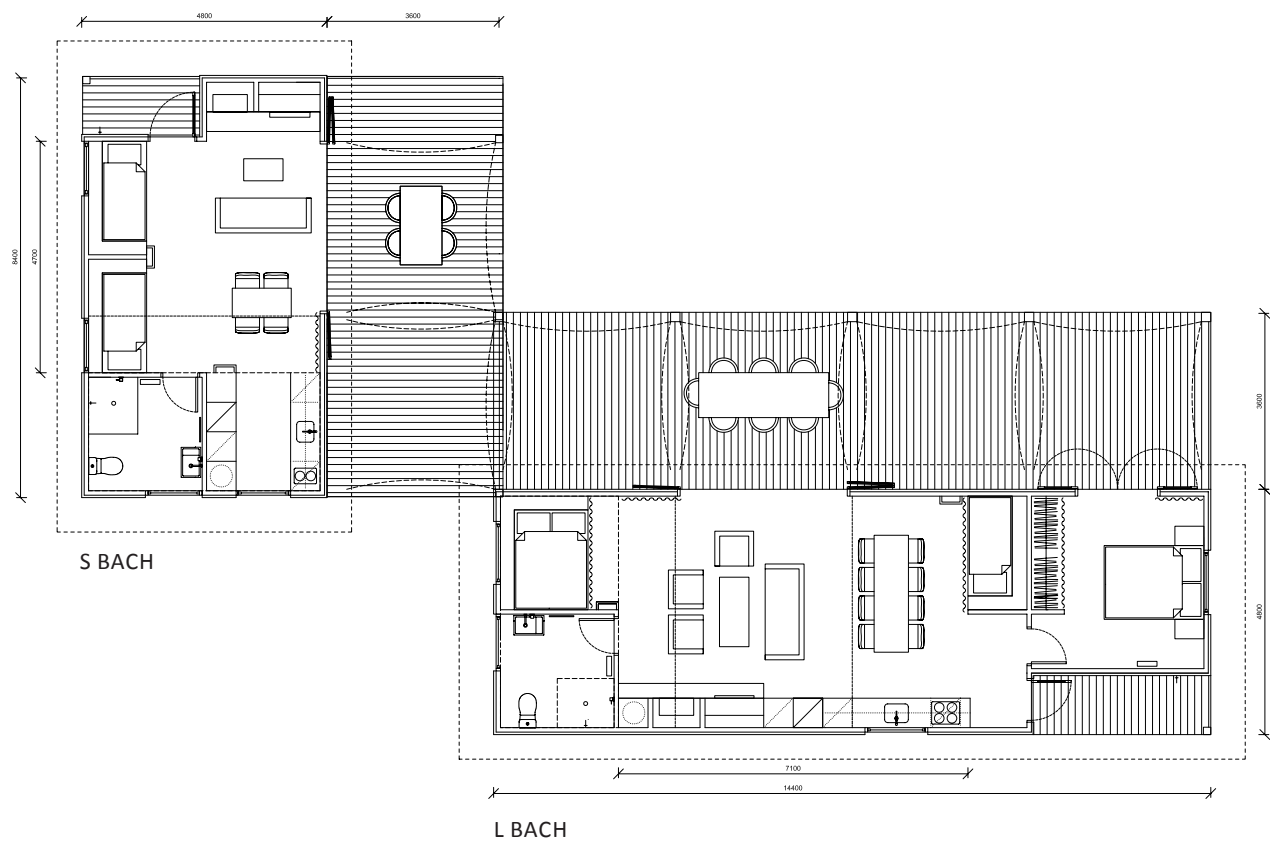




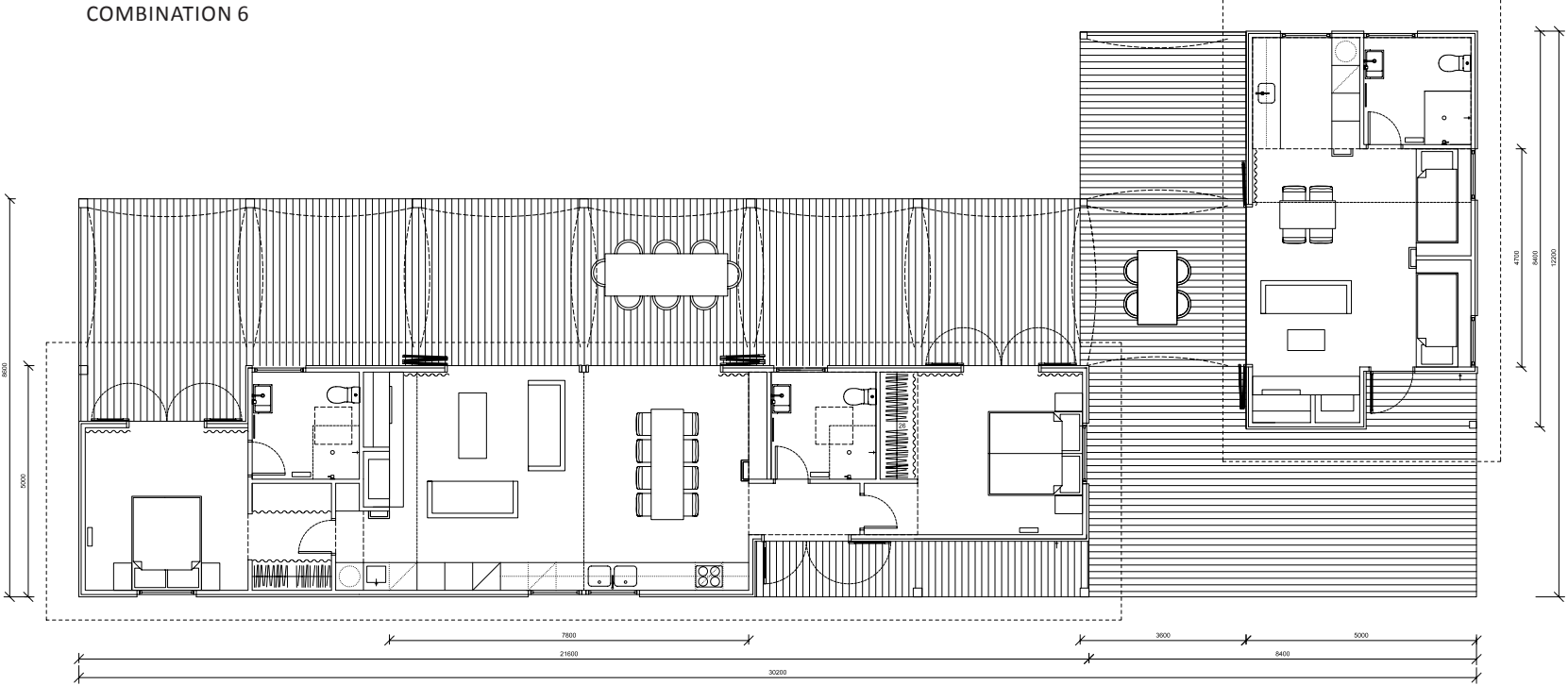
# COMBINATION 4



COMBINATION 5



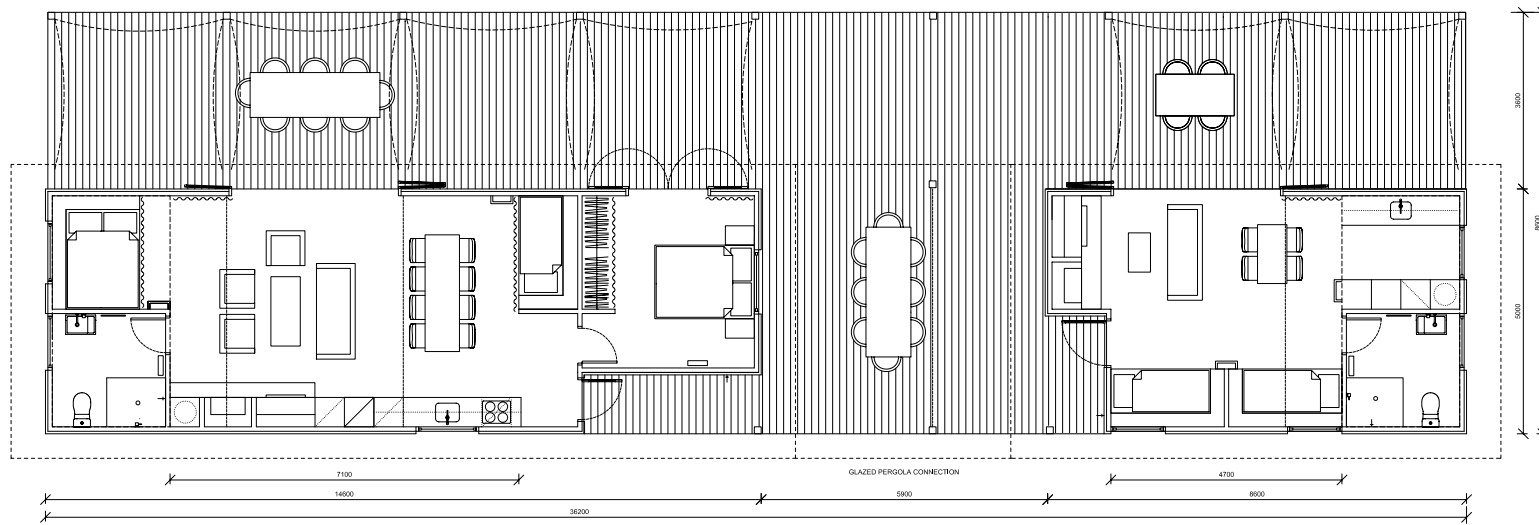
COMBINATION 6



S BACH

XL BACH

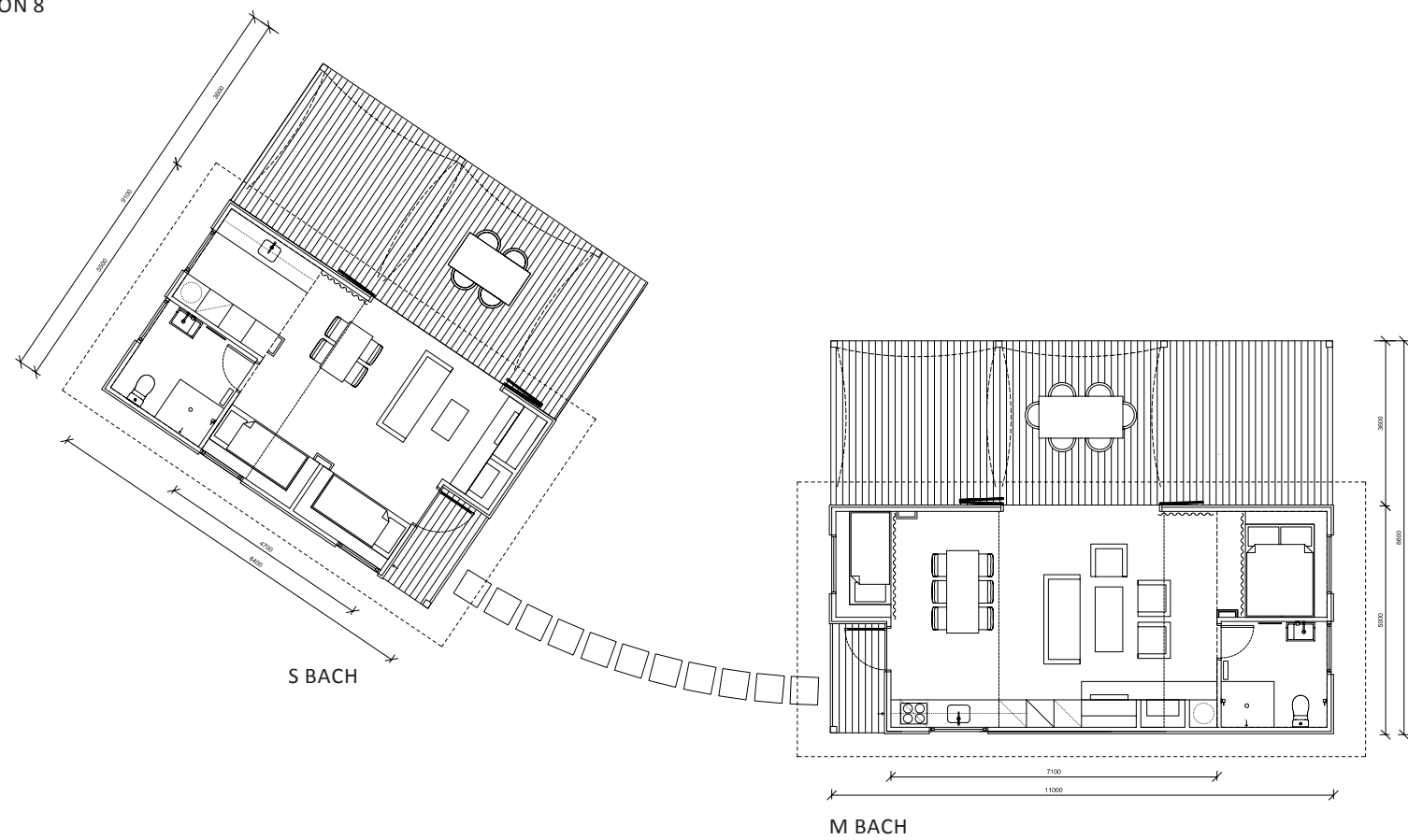




L BACH

S BACH

COMBINATION 8







LIVING BACHES -  
WHERE MEMORIES  
ARE MADE

# THE COASTAL SERIES

## COASTAL SERIES: A B C

In addition to the XL, L, M, S bach series, Eunoia Living Baches have released a new series of houses for the coastal market.

The three designs each work successfully as individual structures or merged through connecting decks for pavilion style living.

The ABC baches have evolved in response to long narrow sites and sites with height restrictions. These

buildings can be adapted to various section sizes and orientations.

They can be placed on sections either parallel or perpendicular to the view or sun.

Each bach option comes with a base model and an upgrade version.

Bach C contains 3 bedrooms and 2 bathrooms (inclusive of ensuite) with indoor and outdoor living.

Bach B contains 2 bedrooms, one of which can be considered as a bunk room, and living space in the centre. There are also 2 bathrooms (inclusive of ensuite) with indoor and outdoor living.

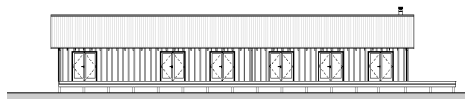
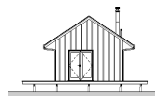
Bach A contains 1 bedroom and 2 bathrooms (inclusive of ensuite) with indoor and outdoor living.





# Eunoia Bach C

SLEEPS	4 +
INTERNAL AREA	125m <sup>2</sup>
DECK AREA	106m <sup>2</sup>



The C Bach model totals 231m<sup>2</sup>, including 125m<sup>2</sup> of ground floor living with a decking area of 106m<sup>2</sup> as the standard size.

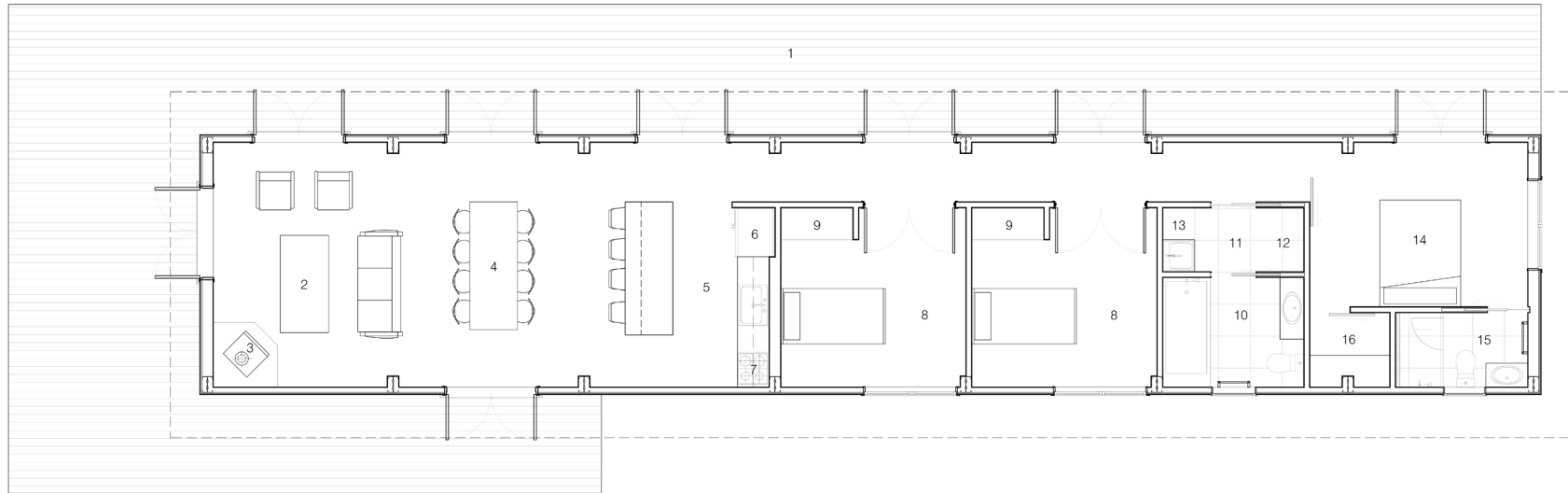
The bach has a linear residential outlook designed to be added to an existing dwelling, or purchased in combination with one of our other baches, or as a complement to caravan or tent accommodation. The bach includes three conventional bedrooms, storage space, and windows for fresh air and views as well as a generous fully equipped bathroom. The kitchen consists of oven, stove, range hood, dishwasher and fridge / freezer, while the living area features a fireplace as the core of the common area.

A continuous series of French doors open onto the deck for an outdoor living area.

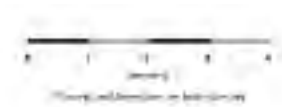
C Bach Features –

- Three ample sized bedrooms, one with an ensuite and robe
- A fully equipped bathroom with shower, vanity and WC
- Kitchen which includes oven, stove, range hood, fridge / freezer and dishwasher
- Laundry space allows for washing machine, dryer and laundry sink, additional space for a hot water cylinder (if required)
- Living area includes lounge, dining area and fireplace
- French doors opens onto a large deck area
- Gable roof of 34° pitch with internal exposed beams, portal frame structure can be exposed or concealed in gib or ply internal lining

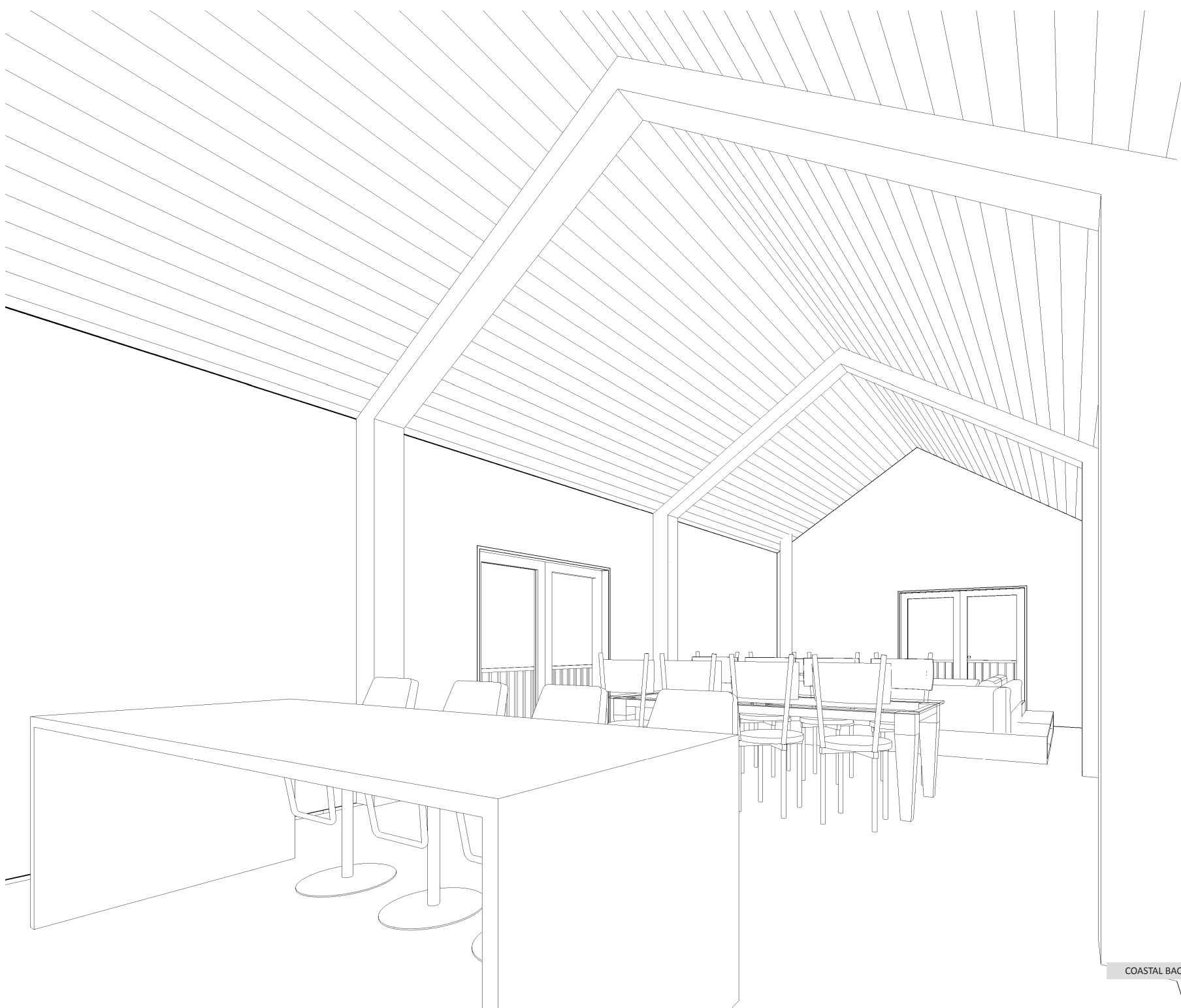




- |                          |                                  |
|--------------------------|----------------------------------|
| 1. Deck                  | 11. Laundry                      |
| 2. Living                | 12. Storage / hot water cylinder |
| 3. Fireplace             | 13. Washing machine / dryer      |
| 4. Dining                | 14. Master Bedroom               |
| 5. Kitchen               | 15. Ensuite                      |
| 6. Fridge / freezer      | 16. Robe                         |
| 7. Stove with oven under |                                  |
| 8. Bedroom               |                                  |
| 9. Wardrobe              |                                  |
| 10. Bathroom             |                                  |







# Eunoia Bach B

SLEEPS	4+
INTERNAL AREA	86m <sup>2</sup>
DECK AREA	44m <sup>2</sup>

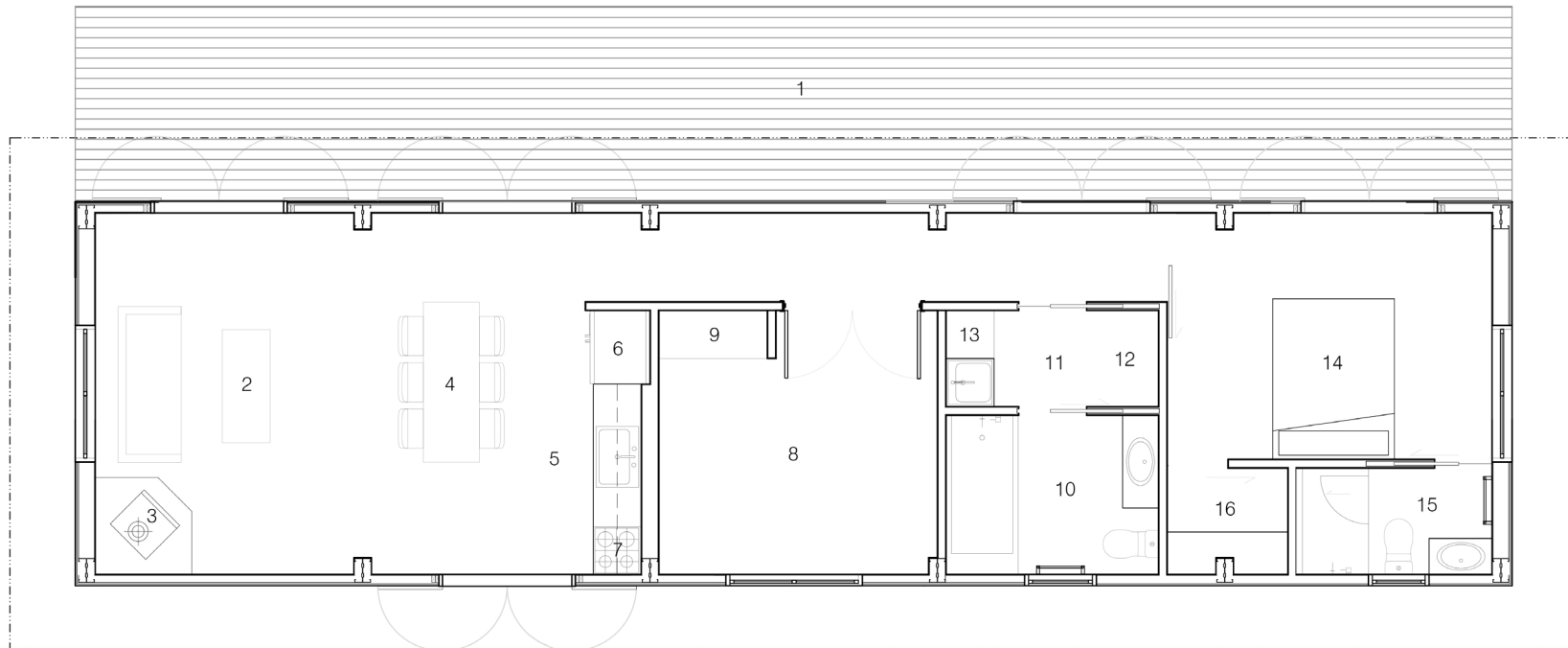
The B Bach model totals 130m<sup>2</sup>, including 86m<sup>2</sup> of ground floor living with front decking that measures 44m<sup>2</sup> as the standard size.

The bach has a linear residential outlook designed to be added to an existing dwelling, or purchased in combination with one of our other baches, or as a complement to caravan or tent accommodation. The bach includes three conventional bedrooms, storage space, and windows for fresh air and views as well as a generous fully equipped bathroom. The kitchen consists of oven, stove, range hood, dishwasher and fridge / freezer, while the living area features a fireplace as the core of the common area.

A continuous series of French doors open onto the deck for an outdoor living area.

## B Bach Features –

- Two ample sized bedrooms, one with an ensuite and robe and the other can be turned into a bunk room
- A fully equipped bathroom with shower, vanity and WC
- Kitchen which includes oven, stove, range hood, fridge / freezer and dishwasher
- Laundry space allows for washing machine, dryer and laundry sink, additional space for a hot water cylinder (if required)
- Living area includes lounge, dining area and fireplace
- French doors opens onto a large deck area
- Gable roof of 34° pitch with internal exposed beams, portal frame structure can be exposed or concealed in gib or ply internal lining

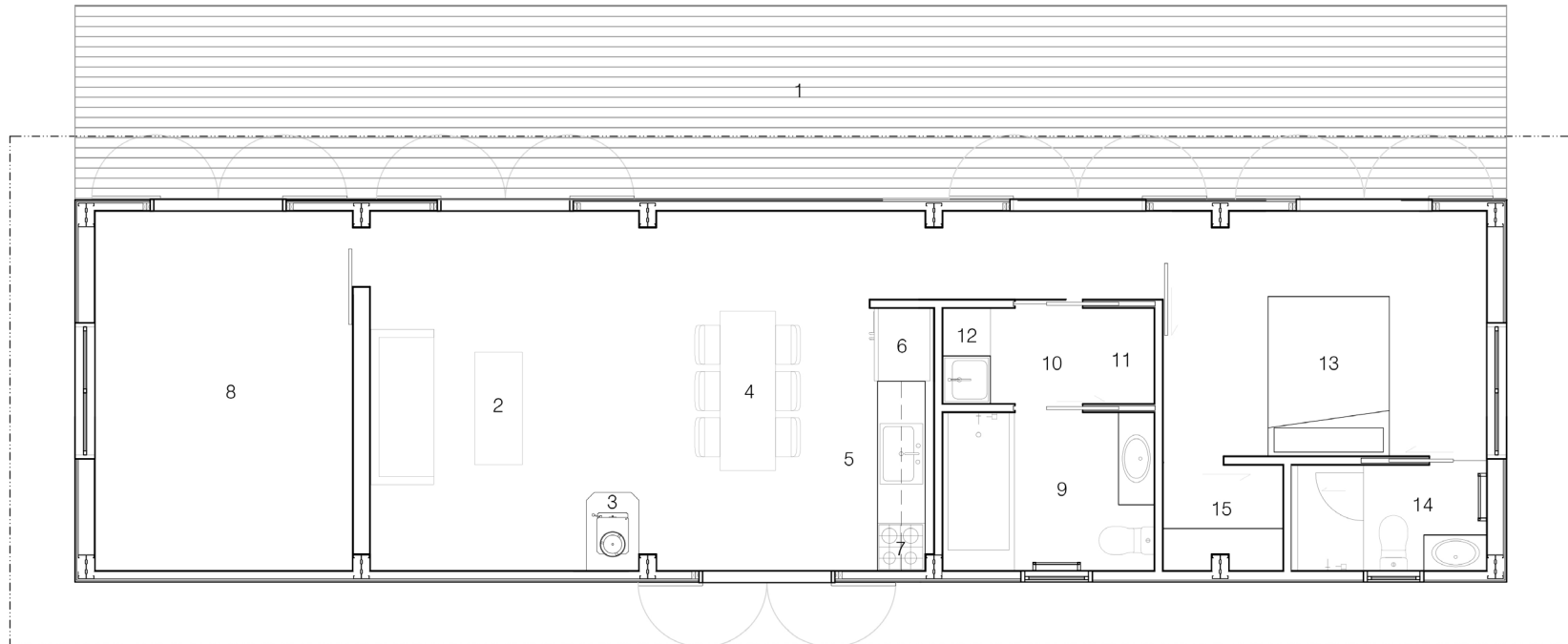


- |                          |                                  |
|--------------------------|----------------------------------|
| 1. Deck                  | 11. Laundry                      |
| 2. Living                | 12. Storage / hot water cylinder |
| 3. Fireplace             | 13. Washing machine / dryer      |
| 4. Dining                | 14. Master Bedroom               |
| 5. Kitchen               | 15. Ensuite                      |
| 6. Fridge / freezer      | 16. Robe                         |
| 7. Stove with oven under |                                  |
| 8. Bedroom               |                                  |
| 9. Wardrobe              |                                  |
| 10. Bathroom             |                                  |

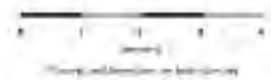


SLEEPS	4+
INTERNAL AREA	86m <sup>2</sup>
DECK AREA	44m <sup>2</sup>





- |                          |                                  |
|--------------------------|----------------------------------|
| 1. Deck                  | 11. Storage / hot water cylinder |
| 2. Living                | 12. Washing machine / dryer      |
| 3. Fireplace             | 13. Master Bedroom               |
| 4. Dining                | 14. Ensuite                      |
| 5. Kitchen               | 15. Robe                         |
| 6. Fridge / freezer      |                                  |
| 7. Stove with oven under |                                  |
| 8. Bunk room             |                                  |
| 9. Bathroom              |                                  |
| 10. Laundry              |                                  |



SLEEPS	4+
INTERNAL AREA	86m <sup>2</sup>
DECK AREA	44m <sup>2</sup>

# Eunoia Bach A

SLEEPS	2+
INTERNAL AREA	67m <sup>2</sup>
DECK AREA	37m <sup>2</sup>

The A Bach model totals 104m<sup>2</sup>, including 67m<sup>2</sup> of ground floor living with front decking that measures 37m<sup>2</sup> as the standard size.

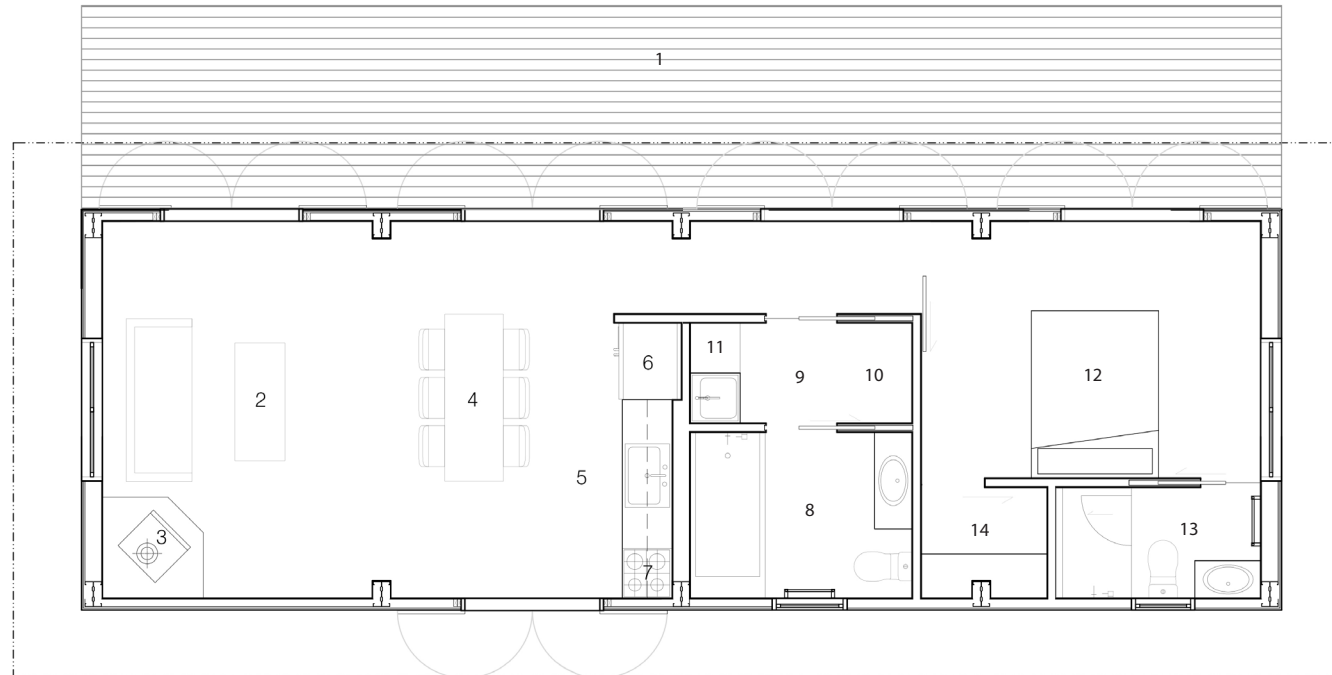
The bach has a linear residential outlook designed to be added to an existing dwelling, or purchased in combination with one of our other baches, or as a complement to caravan or tent accommodation. The bach includes one conventional bedroom, storage space, and windows for fresh air and views as well as a generous fully equipped bathroom. The kitchen consists of oven, stove, range hood, dishwasher and fridge / freezer, while the living area features a fireplace as the core of the common area.

A continuous series of French doors open onto the deck for an outdoor living area.

A Bach Features –

- One ample sized bedroom with an ensuite and robe
- A fully equipped bathroom with shower, vanity and WC
- Kitchen which includes oven, stove, range hood, fridge / freezer and dishwasher
- Laundry space allows for washing machine, dryer and laundry sink, additional space for a hot water cylinder (if required)
- Living area includes lounge, dining area and fireplace
- French doors opens onto a large deck area
- Gable roof of 34° pitch with internal exposed beams, portal frame structure can be exposed or concealed in gib or ply internal lining

# EUNOIA BACH A - PLAN



- |                                 |                            |
|---------------------------------|----------------------------|
| 1. Deck                         | 11. Washing Machine/ dryer |
| 2. Living                       | 12. Master Bedroom         |
| 3. Fireplace                    | 13. Ensuite                |
| 4. Dining                       | 14. Robe                   |
| 5. Kitchen                      |                            |
| 6. Fridge / freezer             |                            |
| 7. Stove with oven under        |                            |
| 8. Bathroom                     |                            |
| 9. Laundry                      |                            |
| 10. Storage/ Hot Water Cylinder |                            |

SLEEPS	2+
INTERNAL AREA	67m <sup>2</sup>
DECK AREA	37m <sup>2</sup>



# CONTACT EUNOIA

## TELEPHONE

+64 9 520 6444

## MOBILE

Harriet Pilkington + 64 21 764 034  
Director

Elvon Young +64 21 855 919  
Director

## EMAIL

[info@eunoia.co.nz](mailto:info@eunoia.co.nz)

## WEBSITE

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

## ADDRESS

Studio 4D Edwin Street

Mt Eden

Auckland 1024

New Zealand

Postal PO Box 8171

Symonds Street

Auckland 1150

New Zealand

## DISCLAIMER

Although every precaution has been taken to ensure the accuracy of the information herein, no responsibility will be taken for any errors or omissions. Prospective purchasers should not confine themselves to the content but make their own enquiries to satisfy themselves on all aspects. The material is for guidance purposes only and does not constitute an offer or contract. While Eunoia will endeavour to ensure that each bach is built in accordance with plans and specifications contained herein, Eunoia reserves the right to change or vary the information contained in this document or website at anytime. All renderings, illustrations and images are indicative only.