Jennian
Collections

Flexible plans for every stage.

Build what you need today, adapt for tomorrow.

16 thoughtfully selected home plans for different lifestyles, priorities and stages of life.



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Build a home that fits your life

Choosing a house plan can feel overwhelming.

How much space do you really need?
Which features are worth investing in?
How can you avoid paying for rooms you may never use?
And how can you be confident your home will continue to work as life changes?

The Jennian Flex Collection makes it easier to begin.
We have selected 16 flexible home plans around four common home-building challenges, helping you focus on what matters most to your lifestyle, budget and future. Because the right home is not necessarily the biggest. It is the one that fits your life.

The images may show features that are not included in the standard plan or advertised price. Some images may also be enhanced using (AI) for presentation purposes.
Your local Jennian New Home Consultant will confirm standard inclusions and discuss your ideas. All plans remain the copyright of Jennian Homes.

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AI Enhanced Image

I want an achievable place to start

A Home of Your Own May Be Closer Than You Think.

It is easy to feel priced out when every additional room and square metre pushes the build further beyond reach, but your first home doesn't need to include everything you might need one day. It needs to work beautifully for your life now.

These four compact plans remove unnecessary space while protecting the things that make a home feel complete with comfortable bedrooms, welcoming living areas and flexibility for what comes next.

Start with the right home, not the biggest one.
These plans could help you;

- Take the first step without losing sight of the future
- Create a home that feels comfortable and complete
- Build within a more manageable footprint
- Avoid paying for rooms you don’t need

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The Nest Family

Room to Begin Your Next Chapter

Three bedrooms, two bathrooms and a private master suite provide valuable flexibility within a remarkably efficient footprint. There is room for a small family, guests or working from home without the cost and maintenance of a much larger home.

KEY FEATURES

3 | 1 | 2 | 2 | 0



Home Area	87.21m²
Home Width	5.7m
Home Length	15.3m

The Edward 2

Everything You Need to Start Well

A comfortable two-bedroom home with welcoming open-plan living and the everyday convenience of an internal-access garage. Edward 2 keeps the footprint manageable while providing the essentials needed to feel at home.

KEY FEATURES

2 | 1 | 1 | 1 | 1



Home Area	106.32m²
Home Width	10.7m
Home Length	12.68m

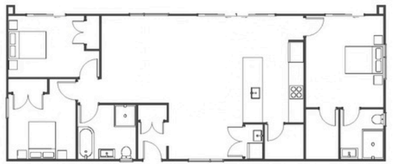
The Harbourside

Compact Living With More Possibilities

Three bedrooms provide flexibility for family, flatmates, guests or working from home, while the generous open-plan living area creates a welcoming place to relax and connect.

KEY FEATURES

3 | 1 | 2 | 2 | 0



Home Area	119.32m²
Home Width	7.2m
Home Length	17.5m

The Oakfield

A First Home That Feels Complete

Three bedrooms, central open-plan living and an internal-access garage bring together the qualities many buyers want in their first home. Oakfield offers everyday comfort and practicality without pushing into an unnecessary footprint.

KEY FEATURES

3 | 1 | 1 | 1 | 1



Home Area	129.54m²
Home Width	9.2m
Home Length	16.35m



I need a home that grows with me

One Home. More Than One Chapter.

Life changes, and the way you use your home changes with it. The nursery becomes a child's bedroom. The playroom becomes a study. The study becomes a home office. The second lounge becomes a teenage retreat. A spare bedroom welcomes guests today and supports family tomorrow.

These four plans give spaces more than one purpose, helping your home respond as your family, routines and priorities evolve.

Instead of trying to predict the future, build flexibility into it.
These plans could help you;

- Give rooms more than one purpose
- Create space for a growing family
- Work from home without taking over the living area
- Accommodate children, teenagers or guests
- Adapt without immediately needing a larger home

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The Marco

Smart Space for Life in Motion

A walk-in pantry helps keep busy everyday life organised, while the study nook creates a natural place for homework or working from home. Generous bedrooms and smart storage give the home flexibility as routines and priorities change.

KEY FEATURES

3 | 1 | 2 | 2 | 1



Home Area	145.95m²
Home Width	9.98m
Home Length	16.37m

The Alexandra

Space to Come Together and Room to Step Away

The open-plan kitchen and living area creates a central family hub, while the separate media lounge can evolve from playroom to movie room, quiet retreat or workspace. Four bedrooms provide room for the family to settle in for the years ahead.

KEY FEATURES

4 | 1 | 2 | 2 | 2



Home Area	181.09m²
Home Width	12m
Home Length	19.4m

The Charlie

A Home Ready for What Comes Next

Four bedrooms and two living areas give family life valuable breathing room. The separate lounge can begin as a children's zone, become a media room or study and later provide a retreat as children grow.

KEY FEATURES

4 | 2 | 2 | 2 | 2



Home Area	208.48m²
Home Width	12.53m
Home Length	23.06m

The Olivia

Flexibility Built Into Everyday Life

A dedicated study nook creates a natural place to focus, while the separate lounge and secondary bedrooms can respond to changing needs. Work, guests, family time and quieter moments all have somewhere to belong.

KEY FEATURES

3 | 2 | 2 | 2 | 1



Home Area	159.91m²
Home Width	10.21m
Home Length	18.56m



AI Enhanced Image

I want family close, but we need our own space

Together When It Matters. Independent When It Counts.

Having family nearby can make everyday life easier, more connected and more secure. But successful shared living requires more than extra bedrooms. Everyone needs privacy. Everyone needs personal space. And different generations need the freedom to follow their own routines.

Whether you are making room for ageing parents, supporting adult children or planning for extended family, these four plans offer smarter ways to live closer.

The goal is not simply to fit more people into one home. It is to help everyone feel at home.
These plans could help you;

- Keep loved ones nearby without sacrificing privacy
- Support parents or adult children more independently
- Accommodate different household routines
- Create room for family, guests or future needs
- Balance shared time with personal space

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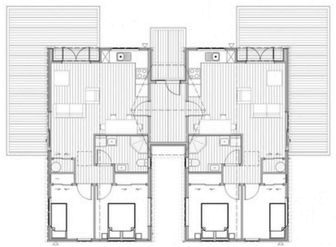
The Connected Nests

Independent Living, Connected by Design

Connected Nests keeps family close while giving everyone space of their own, with two independent homes thoughtfully connected for everyday living.

KEY FEATURES

4 | 2 | 2 | 2 | 0



Home Area	126.6m²
Home Width	10.8m
Home Length	13.4m

The Hudson

Two Homes Working Together

Designed for flexible family living, Hudson pairs a three-bedroom home with a self-contained one-bedroom unit, offering privacy and independence while staying connected.

KEY FEATURES

4 | 2 | 3 | 3 | 1



Home Area	193.88m²
Home Width	11.77m
Home Length	18.79m

The Lotus

A Home Shaped Around Family Life

Designed for busy family life, Lotus brings together four bedrooms, two living spaces, a spice kitchen and puja room in a home made for living, gathering and everyday routines.

KEY FEATURES

4 | 2 | 2 | 2 | 2



Home Area	221.11m²
Home Width	12.34m
Home Length	24.09m

The Bealey

Space for Family to Stay and Life to Change

With five bedrooms and three bathrooms, this flexible design gives growing and multigenerational families the extra space they need through every stage of life.

KEY FEATURES

5 | 2 | 2 | 3 | 2



Home Area	243.05m²
Home Width	12.14m
Home Length	22.06m



I want less house and more life

Keep What You Love. Let Go of What You Don’t Need.

When bedrooms sit empty and weekends disappear into cleaning and maintenance, a larger home can begin taking more than it gives. Choosing a more manageable home is not about lowering your expectations. It is about keeping the parts of home you value, such as comfort, outdoor living, storage and room for visitors, while letting go of unused space and unnecessary work.

These four plans offer different ways to live more simply, from compact minimalism to comfortable homes with room for guests and everyday enjoyment.

Less house to manage. More freedom to enjoy what comes next.
These plans could help you;

- Reduce cleaning, upkeep and unused space
- Retain comfort, storage or outdoor living
- Keep space for visitors and the things you enjoy
- Choose a home that feels easier to live in
- Free up more time for travel, family and life beyond the house

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The Nest

Everything You Need. Nothing You Don't.

Imagine a home where every room has a purpose, and there is no unused wing waiting to be cleaned, heated or maintained. The Nest brings two bedrooms and open-plan living into a compact, thoughtfully considered footprint. There is space without the maintenance.

KEY FEATURES

2 | 1 | 1 | 1 | 0



Home Area	59.7m²
Home Width	5.7m
Home Length	10.8m

The Weka

Comfortable Living Without Unnecessary Space

Weka offers a practical step between an ultra-compact home and a family home. Two bedrooms provide room for everyday living and guests, while the light-filled open-plan hub and outdoor connection create a welcoming place to relax and entertain.

KEY FEATURES

2 | 1 | 1 | 1 | 1



Home Area	124m²
Home Width	9.2m
Home Length	16m

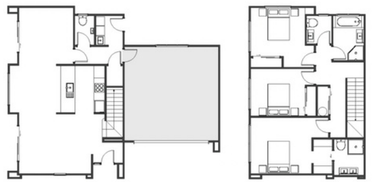
The Fantail

Right-Sized Living With Room to Enjoy Life

Right-sizing does not always mean choosing the smallest possible home. Fantail offers three bedrooms, two bathrooms and open-plan living with a strong connection to the outdoors. It provides more room for guests, hobbies and comfortable everyday living.

KEY FEATURES

3 | 1 | 2 | 2 | 2



Home Area	186.24m²
Home Width	11m
Home Length	13.5m

The Seva

Simplify Without Compromising Your Independence

Seva offers two bedrooms, two bathrooms and a private retreat with separate external access. Open-plan living keeps the home connected and welcoming, while smart storage and the internal-access garage support easy everyday living.

KEY FEATURES

2 | 1 | 2 | 3 | 1



Home Area	130.85m²
Home Width	8.68m
Home Length	17.1m



Build What You Need Today. Adapt for Tomorrow.

Life changes, and what you need from home changes with it.

Your first home may need to make every dollar and square metre work harder. A growing household may need rooms that can take on new purposes as children, work and routines evolve.

Living closer to family may call for the right balance of connection and independence. Later, the right home may mean less maintenance and more freedom.

The Jennian Flex Collection brings together 16 thoughtfully selected plans designed around four real home-building challenges, helping you begin with options that are relevant to your life. Because the right home is not simply measured in square metres. It is measured by how well it fits you.

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Did you know We offer a 36-Month Defects Warranty

The building industry standard for follow-up maintenance is often limited to 12 months. But at Jennian Homes, we go further. **We offer an industry-leading 36-Month Defects Warranty*,** providing you with extended protection and lasting peace of mind.

Even better, our Homeowner's Maintenance Schedule helps you stay on top of essential home care with timely reminders and a clear guide to standard maintenance practices, ensuring your home stays in top condition for years to come. Because at Jennian, our commitment to you doesn't end when we hand over the keys to your beautiful new home.

**For terms and conditions,*
*Please refer to the Jennian 36 Month Defects Warranty Policy**

Build with complete peace of mind

Beginning your journey to build a new home is a big commitment. And you want to be assured that it's going to be completed as promised.

That's why we've developed the Jennian Homes Completion Promise.

"The Jennian Franchisor and Franchisees promise to ensure that your home is completed in accordance with the terms and conditions of your signed Jennian Master Builders Residential Building Contract, provided you comply with your signed Master Build 10-Year Guarantee."



We're committed to building communities.

Jennian Homes is proud to be the major sponsor of the Heart Foundation Lottery. Every ticket sold helps us in our fight against heart disease.

We support this initiative to raise vital funds to help save lives and keep families together for longer. We are committed to building great communities across New Zealand, and we are pleased to be able to give back by supporting such a worthy cause, one that benefits the lives of so many New Zealanders.



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Your right home starts with the right conversation.

Tell us what you need today and what may change tomorrow. We will help you explore the plans and possibilities that could fit your life.

Talk to your local team today!

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