

Jennian

Compact

One Plan. Multiple Possibilities.

A flexible home designed to
adapt to every stage of life.

First Home • Downsizer •
Multi-Generational Living • Guest
Accommodation • Home & Income

Nest
Collection





Nest
Collection

View Our Nest Collection

One Plan. Many Possibilities.

Buying a home is a significant decision, often requiring predictions about future needs. Life changes, so homes should adapt accordingly. The Nest offers a compact, two-bedroom design that provides a flexible foundation for evolving lifestyles and budgets. Starting at approximately 59.7m², it allows for future expansions like garages, additional bedrooms, or even a second Nest. Designed for various needs, first-time buyers, downsizers, and multi-generational living, The Nest emphasizes smart building over size, enabling homeowners to grow and adapt over time.



Jennian
Compact



The Original Nest

The Perfect Place to Start

The original Nest is a clever two-bedroom home that delivers everything needed for comfortable everyday living in a compact footprint. With open plan living, modern kitchen, dedicated laundry and flexible second bedroom or office space, it's designed to make the most of every square metre.

Perfect for:

- ✓ First-home buyers
- ✓ Downsizers
- ✓ Holiday homes
- ✓ Couples
- ✓ Small families

KEY FEATURES

	2		1		1		1
---	---	---	---	---	---	---	---



Home Area	59.7m ²
Home Width	5.7m
Home Length	10.8m



The Nest + Alfresco

Expand Your Lifestyle Outdoors

Sometimes it's not more bedrooms you need. It's more room to enjoy life. The alfresco option adds a generous covered outdoor living space that extends your home beyond its walls, creating the perfect place for entertaining, relaxing and enjoying New Zealand's outdoor lifestyle.

Perfect for:

- ✓ Entertainers
- ✓ Holiday homes
- ✓ Coastal properties
- ✓ Lifestyle blocks
- ✓ Downsizers wanting outdoor living

KEY FEATURES

 2

 1

 1

 1



Home Area	59.7m ²
Home Width	5.7m
Home Length	14.8m



The Nest + Garage

Start Small. Add More When You're Ready.

The Nest + Garage combines the simplicity of the original Nest with secure parking and extra storage. Designed for flexibility, it lets you start with a compact home and add a garage as your needs or budget change. Begin with an affordable home and enhance it over time. Build now, add later that's the flexibility of The Nest.

Future-Proof Benefits

- ✓ Add practical space without upgrading to a larger home
- ✓ Additional storage for changing lifestyle needs
- ✓ Secure parking and weather protection
- ✓ Greater functionality while maintaining affordability
- ✓ Designed to evolve as your needs change

Perfect for:

- ✓ First-home buyers planning ahead
- ✓ Downsizers wanting extra storage
- ✓ Lifestyle block owners
- ✓ Holiday homes
- ✓ Boat, bike or hobby enthusiasts

KEY FEATURES

2 | 1 | 1 | 1 | 1



Home Area	84.18m ²
Home Width	9.8m
Home Length	10.8m



The Nest Family

More Room. More Possibilities.

The Nest Family is designed for those who appreciate The Nest's simplicity but need more space. It features a private master suite with an ensuite and walk-in wardrobe, balancing practicality and comfort for growing families or remote work. This design adapts to evolving lifestyles, offering flexibility for today and tomorrow.

Future-Proof Benefits

- ✓ Extra bedroom space as your family grows
- ✓ Dedicated master retreat with ensuite and WIR
- ✓ Space for guests or a home office
- ✓ More comfort without the cost of a larger home
- ✓ Flexible design that adapts through stages of life

Perfect for:

- ✓ Growing families
- ✓ Second-home buyers
- ✓ Downsizers wanting guest accommodation
- ✓ Work-from-home professionals
- ✓ Long-term living

KEY FEATURES

 3

 1

 2

 2



Home Area	87.21m ²
Home Width	5.7m
Home Length	15.3m



The Nest Four + Alfresco

More Room. More Possibilities.

The largest configuration in the Nest collection, designed for families, guests, home offices, or anyone wanting additional flexibility without committing to a much larger home.

Future-Proof Benefits

- ✓ More space as your family grows
- ✓ Additional bedrooms for guests or boarders
- ✓ Flexible spaces that adapt over time
- ✓ Compact footprint with maximum functionality

Perfect for:

- ✓ Growing families
- ✓ Multi-generational living
- ✓ Guest accommodation
- ✓ Home office space

KEY FEATURES

 4

 2

 2

 2



Home Area	159.7m ²
Home Width	5.7m
Home Length	21.7m



Nest
Collection

The Nest Four

More Room. More Possibilities.

The largest configuration in the Nest collection, designed for families, guests, home offices, or anyone wanting additional flexibility without committing to a much larger home.

Future-Proof Benefits

- ✓ More space as your family grows
- ✓ Additional bedrooms for guests or boarders
- ✓ Flexible spaces that adapt over time
- ✓ Compact footprint with maximum functionality

Perfect for:

- ✓ Growing families
- ✓ Multi-generational living
- ✓ Guest accommodation
- ✓ Home office space

KEY FEATURES

 4

 1

 1

 1



Home Area	83.22m ²
Home Width	5.7m
Home Length	14.6m

Jennian
Compact

83.2m² | 4 bdrm



Connected Nests

Twice the Space. Endless Possibilities.

As your needs evolve, a second Nest can be added to create independent yet connected living spaces. The connected Nest concept combines two homes with a shared linking space, creating separation, privacy and flexibility while keeping everyone close.

Perfect for:

- ✓ Multi-generational living
- ✓ Extended family accommodation
- ✓ Adult children living at home
- ✓ Guest accommodation
- ✓ Shared holiday properties

Instead of building one large home, you can create separate living spaces that work together.

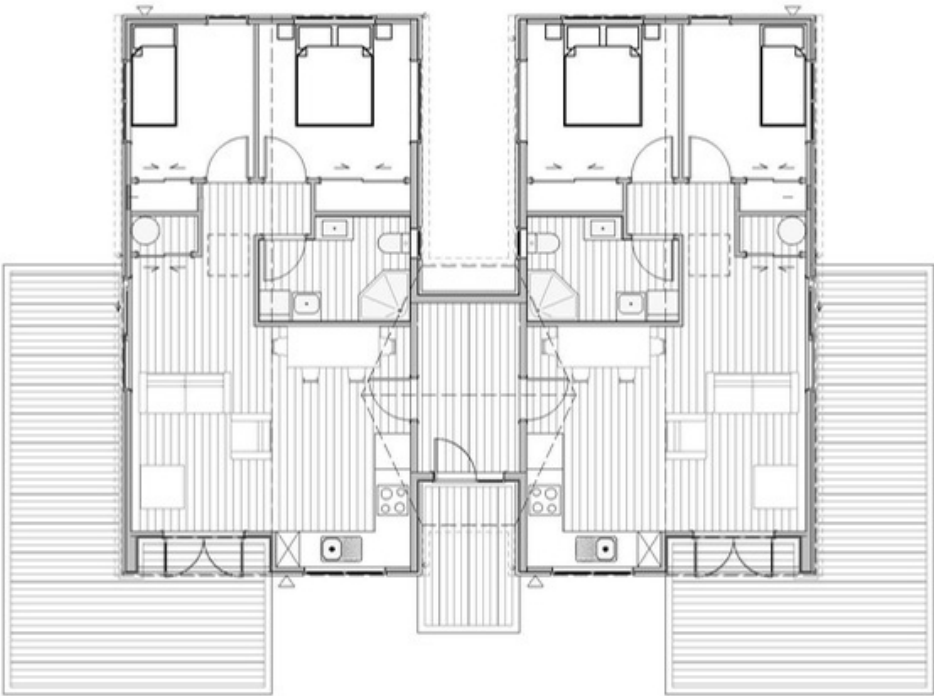
KEY FEATURES

 4

 2

 2

 2



Home Area	126.6m ²
Home Width	10.8m
Home Length	13.4m



Nest
Collection

Start Small. Grow Over Time.

Most homes are designed for one stage of life.
The Nest is designed to evolve alongside your lifestyle and budget.

Start with a compact two-bedroom home today. Add a garage when it's practical.
Expand your living areas as your family grows. Create accommodation for loved ones.
Add a second Nest. Adapt the layout to suit your changing lifestyle.
With The Nest, you're not just building a home.

You're creating a flexible foundation for whatever comes next.

Jennian
Compact

Nest
Collection



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.



Connect with us.

We have offices located throughout New Zealand. For a list of our Display Homes, visit jennian.co.nz

We can't wait to meet you...

Jennian
Collections

JENNIAN HOMES **NORTHLAND**

P 09 459 5408

E northland@jennian.co.nz

JENNIAN HOMES **SOUTHLAND**

P 03 422 1287

E southland@jennian.co.nz

JENNIAN HOMES **OTAGO**

P 03 477 6912

E dunedin@jennian.co.nz

JENNIAN HOMES **WANAKA**

P 021 198 3108

E wanaka@jennian.co.nz

JENNIAN HOMES **WAIKATO**

P 07 949 7770

E waikato@jennian.co.nz

JENNIAN HOMES **FRANKLIN**

P 09 238 6156

E franklin@jennian.co.nz

JENNIAN HOMES **WHAKATANE**

P 021 024 11002

E whakatane@jennian.co.nz

JENNIAN HOMES **TAUPO**

P 021 302 303

E taupo@jennian.co.nz

JENNIAN HOMES **HAWKES BAY**

P 021 243 9124

E hawkesbay@jennian.co.nz

JENNIAN HOMES **MANAWATU**

P 06 355 3325

E manawatu@jennian.co.nz

JENNIAN HOMES **WAIRARAPA**

P 06 370 0777

E wairarapa@jennian.co.nz

JENNIAN HOMES **WELLINGTON**

P 04 586 9525

E wellington@jennian.co.nz

JENNIAN HOMES **NELSON BAYS**

P 03 544 4390

E nelson@jennian.co.nz

JENNIAN HOMES **MARLBOROUGH**

P 03 578 2017

E marlborough@jennian.co.nz

JENNIAN HOMES **WEST COAST**

P 03 789 5050

E westcoast@jennian.co.nz

JENNIAN HOMES **CANTERBURY**

P 03 741 1436

E canterbury@jennian.co.nz

JENNIAN HOMES **COMMERCIAL AUCKLAND**

P 09 475 0119

E commercial@jennian.co.nz

JENNIAN HOMES **HAURAKI & COROMANDEL**

P 07 865 6767

E coromandel@jennian.co.nz

JENNIAN HOMES **TAURANGA & WESTERN BOP**

P 07 925 9800

E tauranga@jennian.co.nz

JENNIAN HOMES **CENTRAL OTAGO & QUEENSTOWN**

P 03 746 7263

E queenstown@jennian.co.nz