

Sojourn at 75 Ghuznee St

\$10M

**Commenced
June 2021**

**Completed
November 2022**



Sojourn at 75 Ghuznee Street was an existing 9-storey reinforced concrete building built in the 1970s and located in the heart of Wellington's Cuba precinct. Previously office space, Aoraki took on the fitout into 77-well appointed short stay apartments.

The project involved removing all external wall elements; windows and the old corrugated metal façade. The windows were replaced by new aluminium double glazed full width windows, and the façade replaced with a Quick Batten Tray 450 cladding system. Block walls to the West and part South elevations were removed for seismic requirements, and replaced with light-weight Korok Speedwall.

The internal retrofit across all floors involved converting the ground floor into a main reception area, lift lobby, and accessible apartment, with the remaining 8 levels containing apartment rooms, storage, and staff facilities. Services were upgraded, as was the lift and lift-car.

The end result is a boutique apartment hotel, each apartment containing fully tiled bathrooms, full width windows to allow for plenty of natural light and well designed acoustic and HVAC systems to create a comfortable environment for guests.