

SELECT UP TO
\$30k[^]
IN UPGRADES

BE OUR GUEST.

FOR A LIMITED TIME, ADD EVEN MORE VALUE
TO OUR HIGH LEVEL OF STANDARD INCLUSIONS.

Anything but **standard.**

NOSTRA
HOMES

ADD THE FINISHING TOUCH WITH YOUR CHOICE OF LUXURY UPGRADES:

PAY \$1,999
FOR \$10,000^

PAY \$3,999
FOR \$15,000^

PAY \$6,999
FOR \$20,000^

PAY \$8,999
FOR \$25,000^

PAY \$10,999
FOR \$30,000^



SITE COSTS UPGRADES

Slab upgrade as required up to 20sq Provide increased slab upgrade as required to homes within 20 squares	\$5,400	<input type="checkbox"/>
Slab upgrade as required up to 25sq Provide increased slab upgrade as required to homes within 25 squares	\$6,700	<input type="checkbox"/>
Slab upgrade as required up to 30sq plus Provide increased slab upgrade as required to homes up to 30 squares or greater	\$8,600	<input type="checkbox"/>
Rock removal - West Provide rock removal to homes located in the West region	\$2,000	<input type="checkbox"/>
Rock removal - North Provide rock removal to homes located in the North region	\$4,000	<input type="checkbox"/>
Rock removal - Kalkallo/Wollert Provide rock removal to homes located in the suburbs of Kalkallo or Wollert (does not include the project Kallo for purchasers in Kallo a provisional sum allowance for rock removal will be made in the contract of sale).	\$8,000	<input type="checkbox"/>

SUB-TOTAL - VALUE OF SITE COST UPGRADES CHOSEN \$

SELECT UP TO \$30,000^ OF ADDITIONAL UPGRADES!

FACADE UPGRADES

Choose any facade upgrade from our range - chosen facade:	Price:	<input type="checkbox"/>
Provide upgrade facade - clients to choose from upgrade facade list pricing		
Eaves Provide up to 13Lm of 450mm eaves	\$1,120	<input type="checkbox"/>
Eaves Provide up to 17Lm of 450mm eaves	\$1,460	<input type="checkbox"/>
Eaves Provide up to 21Lm of 450mm eaves	\$1,800	<input type="checkbox"/>
Flat roof tiles as required up to 20sq (traditional profile) Provide flat profile roof tiles to homes within 20 squares. Note: excludes sarking	\$800	<input type="checkbox"/>
Flat roof tiles as required up to 25sq (traditional profile) Provide flat profile roof tiles to homes within 25 squares. Note: excludes sarking	\$1,050	<input type="checkbox"/>
Flat roof tiles as required up to 30sq (traditional profile) Provide flat profile roof tiles to homes 30 squares or more. Note: excludes sarking	\$1,200	<input type="checkbox"/>
Colorbond roof as required up to 20sq Provide Colorbond roofing to homes within 20 squares	\$3,000	<input type="checkbox"/>
Colorbond roof as required up to 25sq Provide Colorbond roofing to homes within 25 squares	\$3,500	<input type="checkbox"/>
Colorbond roof as required up to 30sq or greater Provide Colorbond roofing to homes 30 squares or greater	\$4,060	<input type="checkbox"/>
Facade feature lighting Provide 2No. Sentinel lights to facade of home	\$490 ea	<input type="checkbox"/>

SUB-TOTAL - VALUE OF FACADE UPGRADES CHOSEN \$

KITCHEN UPGRADES

40mm Stone benchtop to kitchen Provide 40mm stone benchtop (CAT 1) to Kitchen ILO of 20mm	\$1,900 ea	<input type="checkbox"/>
40mm Stone waterfall to kitchen Provide 40mm stone waterfall panels (CAT 1) to Kitchen ILO of 20mm (Note. 40mm stone benchtop upgrade must be selected)	\$1,155	<input type="checkbox"/>
Canopy rangehood Provide canopy rangehood to kitchen ILO standard pull out rangehood	\$370 ea	<input type="checkbox"/>
Glass splashback Provide clear glass splashback to kitchen ILO tiled - up to and including 25 square home	\$950 ea	<input type="checkbox"/>
Glass splashback Provide clear glass splashback to kitchen ILO tiled - 25.01 square home or greater	\$1850 ea	<input type="checkbox"/>
Window splashback Provide glass window splashback to kitchen ILO tiled (Fixed panel max. 686mm x 3010mm)	\$760 ea	<input type="checkbox"/>
Undermount sink Provide undermount sink to kitchen ILO standard	\$650 ea	<input type="checkbox"/>
Stainless steel microwave Provide microwave incl. microwave provision from builders standard range	\$990 ea	<input type="checkbox"/>
SUB-TOTAL - VALUE OF KITCHEN UPGRADES CHOSEN	\$	

BATHROOM & ENSUITE UPGRADES

Double vanity with 20mm stone Provide double vanity to ensuite with 20mm stone to vanity	\$1,570 ea	<input type="checkbox"/>
40mm Stone benchtop to bathroom and ensuite Provide 40mm stone (CAT 1) to vanities in bathroom and ensuite ILO standard	\$1,290 ea	<input type="checkbox"/>
Floor to ceiling tiles Provide floor to ceiling tiles in bathroom including square set cornices to suit	\$2,300 ea	<input type="checkbox"/>
Floor to ceiling tiles Provide floor to ceiling tiles in ensuite including square set cornices to suit	\$2,300 ea	<input type="checkbox"/>
Floor to ceiling tiles Provide floor to ceiling tiles in powder room including square set cornices to suit	\$1,700 ea	<input type="checkbox"/>
400 x 400mm Soap niche Provide 400 x 400mm soap niche in bathroom	\$450 ea	<input type="checkbox"/>
400 x 400mm Soap niche Provide 400 x 400mm soap niche in ensuite	\$450 ea	<input type="checkbox"/>
Frameless shower screen Provide 900 x 900 x 2000mm frameless shower screen in bathroom	\$1,380 ea	<input type="checkbox"/>
Frameless shower screen Provide 900 x 900 x 2000mm frameless shower screen in ensuite	\$1,380 ea	<input type="checkbox"/>
HPM Heat lamp/fan combination Provide HPM heat 2 lamp/fan to bathroom	\$215 ea	<input type="checkbox"/>
HPM Heat lamp/fan combination Provide HPM heat 2 lamp/fan to ensuite	\$215 ea	<input type="checkbox"/>
SUB-TOTAL - VALUE OF BATHROOM & ENSUITE UPGRADES CHOSEN	\$	







INTERNAL UPGRADES

Increase ceiling height to 2700mm 2700mm high ceilings to ground floor ILO standard - up to and including 25 square home	\$4,450	<input type="checkbox"/>
Increase ceiling height to 2700mm 2700mm high ceilings to ground floor ILO standard - 25.01 square home or greater	\$5,450	<input type="checkbox"/>
Increase internal door height to 2340mm 2340mm high internal doors to ground floor ILO standard (To be applicable, 2700mm ceiling height is required)	\$1,800	<input type="checkbox"/>
Increase entry ceiling height to 3000mm 300mm raised ceiling to ground floor entry area with bulkhead and square set	\$1,750	<input type="checkbox"/>
Boutique triple stacker door to alfresco Provide Boutique style triple stacker door to alfresco area (Aluminium)	\$1,060 ea	<input type="checkbox"/>
Timber stacker door to alfresco Provide timber stacker door to alfresco area	\$2,910 ea	<input type="checkbox"/>
Security doors to Laundry, Alfresco and Entry door Provide security mesh doors to laundry, alfresco and entry areas (Ampli-mesh)	\$3,500 ea	<input type="checkbox"/>
Square set cornices Provide square set cornices to ground floor ILO standard cove cornice - up to and including 25 square home	\$2,750	<input type="checkbox"/>
Square set cornices Provide square set cornices to ground floor ILO standard cove cornice - 25.01 square home or greater	\$3,300	<input type="checkbox"/>
Flyscreens Provide flycreens to all openable windows	\$1,320	<input type="checkbox"/>
Blinds Provide roller blinds to all openable windows (excludes sliding doors)	\$2,500	<input type="checkbox"/>
Double glazed windows up to 20sq Provide double glazed windows to single storey homes within 20 squares (excludes sliding doors)	\$6,200	<input type="checkbox"/>
Double glazed windows up to 25sq Provide double glazed windows to single storey homes within 25 squares (excludes sliding doors)	\$6,600	<input type="checkbox"/>
Double glazed windows up to 30sq or greater Provide double glazed windows to single storey homes within 30 squares or greater (excludes sliding doors)	\$7,950	<input type="checkbox"/>
Master walk-in-robe fitout Provide 2No. laminate towers, double rail to one section to master WIR (Colourform)	\$2,600	<input type="checkbox"/>

SUB-TOTAL - VALUE OF INTERNAL UPGRADES CHOSEN \$

FLOORING UPGRADES

Floorboards Provide floating floor (CAT 1) ILO standard carpet	\$49per m ²	<input type="checkbox"/>
Tiles Provide tiles (CAT 1) ILO standard carpet	\$49per m ²	<input type="checkbox"/>

SUB-TOTAL - VALUE OF FLOORING UPGRADES CHOSEN \$

ELECTRICAL UPGRADES

Lights		
Provide a pack of 20 downlights to home	\$2,300 ea	<input type="checkbox"/>
Provide a pack of 30 downlights to home	\$3,450 ea	<input type="checkbox"/>
Powerpoints		
Provide a pack of 10 double powerpoints to home	\$700 ea	<input type="checkbox"/>
Provide a pack of 20 double powerpoints to home	\$1,400 ea	<input type="checkbox"/>
Provide powerpoint to Alfresco	\$120 ea	<input type="checkbox"/>
Cooling (single storey)		
Provide Bonaire Summer Breeze evaporative cooling (single storey) up to and including 23 square home (6No.points)	\$5,500	<input type="checkbox"/>
Cooling (single storey)		
Provide Bonaire Summer Breeze evaporative cooling (single storey) up to and including 28 square home (8No.points)	\$5,900	<input type="checkbox"/>
Cooling (single storey)		
Provide Bonaire Summer Breeze evaporative cooling (single storey) up to and including 32 square home (10No.points)	\$6,250	<input type="checkbox"/>
Cooling (double storey)		
Provide Bonaire Summer Breeze evaporative cooling to the first floor (double storey) up to and including 26 square home (6No.points)	\$5,700	<input type="checkbox"/>
Cooling (double storey)		
Provide Bonaire Summer Breeze evaporative cooling to the first floor (double storey) up to and including 35 square home (8No.points)	\$6,100	<input type="checkbox"/>
Cooling (double storey)		
Provide Bonaire Summer Breeze evaporative cooling to the first floor (double storey) up to and including 50 square home (10No.points)	\$6,450	<input type="checkbox"/>
Cooling outlet (single storey)		
Provide additional cooling outlet (single storey) Note: maximum 2 additional outlets	\$260 ea	<input type="checkbox"/>
Cooling outlet (double storey)		
Provide additional cooling outlet to the first floor (double storey) Note: maximum 2 additional outlets	\$300 ea	<input type="checkbox"/>
Split System		
Provide Samsung AQV09 (Neo Forte) 2.5k/w cooling capacity and 3.5k/w heating capacity inverter split system	\$2,300 ea	<input type="checkbox"/>
Split System		
Provide Samsung AQV18 (Neo Forte) 5.0k/w cooling capacity and 6.0k/w heating capacity inverter split system	\$2,900 ea	<input type="checkbox"/>
Refridgerated Cooling		
Provide refridgerated cooling up to and including 30 square home	\$14,800	<input type="checkbox"/>
Refridgerated Cooling		
Provide refridgerated cooling to 31 square or more home	\$16,900	<input type="checkbox"/>
Alarm System		
Provide HILLS NX-4 series alarm system with 3 sensors	\$1,050	<input type="checkbox"/>
SUB-TOTAL - VALUE OF ELECTRICAL UPGRADES CHOSEN	\$	

LAUNDRY UPGRADES

Broom closet		
Provide broom closet with shelving to laundry	\$435 ea	<input type="checkbox"/>
Overhead cupboard to laundry		
Provide overhead laminate cupboard to laundry	\$650 ea	<input type="checkbox"/>
20mm stone benchtop		
Provide 20mm stone benchtop (CAT 1) to laundry ILO standard laminate	\$475	<input type="checkbox"/>
SUB-TOTAL - VALUE OF LAUNDRY UPGRADES CHOSEN	\$	
EXTERNAL UPGRADES		
Capped gas point		
Provide capped gas point to alfresco	\$210 ea	<input type="checkbox"/>
Front landscaping		
Provide a landscaping pack (includes letterbox and clothesline) to the front of the home as per the set landscaping plan provided in contract of sale	\$3,000	<input type="checkbox"/>
Coloured concrete driveway		
Provide 30m ² allowance for coloured concrete driveway and path to front door	\$3,450	<input type="checkbox"/>
Ceiling fan		
Provide a ceiling fan to alfresco	\$370 ea	<input type="checkbox"/>
Concrete path		
Provide 800mm wide concrete path around home	\$3,950	<input type="checkbox"/>
Exposed concrete driveway ILO colour concrete		
Provide 30m ² allowance for exposed aggregate concrete driveway and path (CAT 1) to front door	\$4,455	<input type="checkbox"/>
SUB-TOTAL - VALUE OF EXTERNAL UPGRADES CHOSEN	\$	

TOTAL VALUE OF UPGRADES CHOSEN

\$

