



# Deluxe.

PACKS BY NOSTRA.



**Luxe**  
upgrade



**House proud**  
upgrade



**Cool down**  
upgrade

Indulge in up to **\$22k\*** worth  
of **upgrades** for only **\$6,999.**

# Deluxe.

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**We have worked alongside our trusted suppliers to deliver a deluxe offering.**

We want you to choose **two** deluxe packs for the price of one. Simply pay **\$6,999** and indulge in two options with up to **\$22,000 worth of added value.**



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Perfectly complementing our extensive list of premium inclusions, for a limited time, you can select from a range of exclusive extras to add even more value to your new Nostra home.

## Option 1

# Luxe.



**UP TO \$11,000  
WORTH OF  
ADDED VALUE.**

### 2700mm High Ceilings

2700mm high ceilings to entire home (ground floor for double storeys only).

### 2340mm High Doors

2340mm high internal doors to entire home (ground floor for double storeys only).

### Triple Stacker Door

Up to a 3200mm wide Bradnams triple stacker door to alfresco (in lieu of standard and house specific).

### Soap Niche to Ensuite

400x400mm designer soap niche to ensuite.

### Soap Niche to Bathroom

400x400mm designer soap niche to bathroom.

### Laundry Overhead Cupboard

Practical 800mm overhead cupboard to laundry

### Twin Shower

Modern Phoenix Lexi twin shower.

### Undermount Sink

Polar double bowl undermount sink.

### SMEG Rangehood

Exclusive Smeg branded, 900mm wall mounted glass canopy rangehood.

# House Proud.



### Exposed Aggregate Driveway

Luxurious exposed aggregate driveway with path to door. (up to 30m<sup>2</sup>)

### Flat Roof Tiles

Monier flat roof tiles in traditional profile.

### Front Landscaping

Complete your home, and make the move stress free with designer front landscaping.



UP TO \$11,000 WORTH OF ADDED VALUE.

# Cool Down.



### Evaporative Cooling

Stay cool with evaporative cooling to home (up to 9 points house specific, first floor for double storeys).

UP TO \$9,000 WORTH OF ADDED VALUE.

### 30 Downlight Pack

Add an additional 30 downlights to your home.

Added value at Nostra.

# Premium Inclusions.

At Nostra Homes we have always prided ourselves on offering a high level of inclusions as standard in our range of designs. Paired with these deluxe options, it's an anything but standard offer!

INCLUDED  
AT NO  
EXTRA COST.

<p><b>ENGINEERED 'H1' CLASS SLAB</b></p> <p>400mm thick with S182 steel reinforcement plus waffle pod spacers for increased stability - thicker slab and stronger concrete than industry standard.</p>	<p><b>BRICK INFILLS</b></p> <p>Added structural integrity above all ground floor windows and garage door.</p>	<p><b>HIGHER CEILINGS</b></p> <p>2590mm high ceilings to ground floor.</p>	<p><b>25 YEAR WARRANTY</b></p> <p>Your new Nostra home includes a 25 Year Structural Warranty for added peace of mind.</p>	<p><b>STONE BENCHTOPS TO BATHROOM AND ENSUITE</b></p> <p>Feel the quality with 20mm stone to all bathrooms and ensuites.</p>	<p><b>TILED SHOWER BASE</b></p> <p>To ensuite and bathrooms (plan specific).</p>
<p><b>450MM STUD WALL SPACING</b></p> <p>Including load and non load bearing walls for extra support, helps reduce the risk of bowing and movement.</p>	<p><b>ELECTRIC PANEL LIFT COLORBOND GARAGE DOOR</b></p> <p>Including 3 remote controls - 2 hand held and 1 wall mounted.</p>	<p><b>FULL FLOOR COVERINGS THROUGHOUT</b></p> <p>Your choice of laminate flooring or ceramic floor tiles to main living areas and main hallway. Carpet provided to all bedrooms and remainder of the home.</p>	<p><b>DOUBLE STOREY, DOUBLE GLAZING</b></p> <p>Receive double glazing at no extra cost with our double storey home design range.</p>	<p><b>OVERHEAD CABINETS</b></p> <p>Complete your storage, with overhead cabinets to kitchen.</p>	<p><b>RECESSED RAILS TO CABINETRY</b></p> <p>Create a streamlined look without the need for handles!</p>
<p><b>FIXED PRICING</b></p> <p>Peace of mind upfront, with no hidden surprises.</p>	<p><b>TRILOCK ENTRANCE</b></p> <p>Secure your front door, with a trilock entrance set.</p>	<p><b>3 COAT PAINT SYSTEM</b></p> <p>Trusted Dulux 3 coat paint.</p>	<p><b>RACV EMERGENCY HOME ASSIST</b></p> <p>Peace of mind with 12 months emergency home assist.</p>	<p><b>POT DRAWERS</b></p> <p>Practical storage is included, with pot drawers to either side of oven.</p>	<p><b>COLD WATER POINT</b></p> <p>Connect your fridge, and filtered water with a cold water point provided to the fridge cavity.</p>
<p><b>AUTOMATED LED DOWNLIGHTS</b></p> <p>Automated goSmart technology to all standard led downlights to living, hallway and kitchen (plan specific).</p>	<p><b>LED DOWNLIGHTS</b></p> <p>To living, hallway and kitchen (plan specific).</p>	<p><b>SEMI FRAMELESS SHOWER</b></p> <p>Semi frameless pivot door screen to all showers.</p>	<p><b>SMEG APPLIANCES</b></p> <p>World class 900mm kitchen appliances, including oven, rangehood, cooktop and dishwasher.</p>	<p><b>STONE BENCHTOP WITH WATERFALL PANELS TO KITCHEN</b></p> <p>Luxurious 20mm stone to kitchen, including waterfall end panels.</p>	<p><b>LAUNDRY CABINETRY</b></p> <p>Full laminate cabinetry with recessed rails base cabinetry and benchtop.</p>

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Select 2 options for only **\$6,999.**

**Option 1: Luxe**

**Option 2: House Proud**

**Option 3: Cool Down**

Banksia garden

Succulent garden

Red and Silver garden

**Customer name:**

**Sales Consultant:**

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**Property address:**

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**Customer signature:**

**Date:**

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**Disclaimer:** The Deluxe Packs by Nostra Promotion is valid from Saturday the 2nd of June 2018 to Sunday the 2nd of September 2018 at 5pm AEST. In order to be eligible for this offer prospective clients must pay an initial \$3,000 deposit on a Nostra Homes design from our standard home design range by the promotion end date. Applicable designs can be found at [http://nostrahomes.com.au/home\\_designs.php](http://nostrahomes.com.au/home_designs.php). This offer is not valid in conjunction with any other Nostra Homes promotion. The promotion price of \$6,999 will be added to the client's initial quote and included in the final contract price. The two promotional packs which are chosen by the client will be included in the signed deposit paperwork and in the final construction contract. This offer is not redeemable for cash or any discounts to the overall contract price. Items listed within the promotion packs are not interchangeable with any other upgrade items which are not included as part of this promotion, furthermore individual items listed within each pack cannot be removed or a or a credit applied from an individual pack. Items listed within each of the promotion packs are from the builder's category 1 range unless otherwise stated. Nostra Homes and Developments Pty Ltd.

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HOMES