

BE OUR
GUEST.

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BE OUR GUEST.

Your home, designed your way.

We want you to **add even more value** to our high level of standard inclusions. Indulge and **finish your home in style** with up to **\$40,000[^]** of luxury options to choose from.

PAY \$3,999
FOR \$20,000[^]

PAY \$7,999
FOR \$30,000[^]

PAY \$12,999
FOR \$40,000[^]

Perfectly complementing our extensive list of premium inclusions, this is your opportunity to design your home to suit your own individual needs and lifestyle.





ADDED VALUE

INCLUSIONS

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

At Nostra we have always prided ourselves on offering a high level of inclusions as standard in our range of designs.

From higher ceilings, stone kitchen benchtops, world class European SMEG appliances on the interior to thicker and stronger slabs and more timber in our frames on the exterior we have ensured our homes are of the highest quality throughout.

Take a look through the following added extras, included in your Nostra home at no extra cost.

Standard Inclusions at Nostra.

Added Value Inclusions.

At Nostra we have always prided ourselves on offering a high level of inclusions as standard in our range of designs.

INCLUDED
AT NO
EXTRA COST.

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



BE OUR GUEST.

Add up to \$40,000[^] of upgrades to your home.

We want you to **add even more value** to our high level of standard inclusions. Indulge in luxury options and finish **your home in style.**

PAY \$3,999
FOR \$20,000[^]

PAY \$7,999
FOR \$30,000[^]

PAY \$12,999
FOR \$40,000[^]

Simply choose your tier, and use the list on the following pages to select your luxury upgrades.

Be Our Guest.

Be inspired to design your Nostra home, your way.



SITE COSTS UPGRADES

Fixed Site Costs

Refer to your sales quote dated for detailed inclusions \$.....

Rock removal

Provide rock removal \$.....

Recycled water connection

Provide recycled water connection \$2,150

OH&S costs and Council costs

Provide OH&S costs and Council costs as required. Note: Council specific \$3,960

SUB-TOTAL - VALUE OF SITE COST UPGRADES CHOSEN

\$

SELECT UP TO **\$40,000[^]** OF
ADDITIONAL UPGRADES!

FACADE UPGRADES

Choose any facade upgrade from our range - chosen facade:

Provide upgrade facade - clients to choose from upgrade facade list pricing \$.....

Eaves

Provide up to 13Lm of 450mm eaves \$1,120

Eaves

Provide up to 17Lm of 450mm eaves \$1,460

Eaves

Provide up to 21Lm of 450mm eaves \$1,800

Flat roof tiles as required up to 20sq (classic profile)

Provide flat profile roof tiles to homes within 20 squares. Note: excludes sarking \$1,250

Flat roof tiles as required up to 25sq (classic profile)

Provide flat profile roof tiles to homes within 25 squares. Note: excludes sarking \$1,400

Flat roof tiles as required up to 30sq (classic profile)

Provide flat profile roof tiles to homes 30 squares or more. Note: excludes sarking \$1,650

Colorbond roof as required up to 20sq

Provide Colorbond roofing to homes within 20 squares \$3,000

Colorbond roof as required up to 25sq

Provide Colorbond roofing to homes within 25 squares \$3,500

Colorbond roof as required up to 30sq or greater

Provide Colorbond roofing to homes 30 squares or greater \$4,060

Facade feature lighting

Provide 2No. Sentinel lights to facade of home \$540 ea

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	\$1,760 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)	\$480 ea. side	<input type="checkbox"/>
Canopy rangehood Provide canopy rangehood to kitchen ILO standard concealed undermount rangehood	\$370 ea	<input type="checkbox"/>
Glass splashback Provide clear glass splashback to kitchen ILO tiled - up to and including 25 square home	\$1,450 ea	<input type="checkbox"/>
Glass splashback Provide clear glass splashback to kitchen ILO tiled - 25.01 square home or greater	\$2,200 ea	<input type="checkbox"/>
Window splashback Provide glass window splashback to kitchen ILO tiled (Fixed panel max. 686mm x 3010mm)	\$860 ea	<input type="checkbox"/>
Undermount sink Provide undermount sink to kitchen ILO standard	\$780 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	\$1,170 ea	<input type="checkbox"/>
40mm Stone benchtop to bathroom and ensuite Provide 40mm stone (CAT 1) to vanities in bathroom and ensuite ILO standard	\$890 ea	<input type="checkbox"/>
Floor to ceiling tiles Provide floor to ceiling tiles in bathroom including square set cornices to suit	\$2,800 ea	<input type="checkbox"/>
Floor to ceiling tiles Provide floor to ceiling tiles in ensuite including square set cornices to suit	\$2,800 ea	<input type="checkbox"/>
Floor to ceiling tiles Provide floor to ceiling tiles in powder room including square set cornices to suit	\$1,900 ea	<input type="checkbox"/>
400 x 400mm Soap niche Provide 400 x 400mm soap niche in bathroom	\$490 ea	<input type="checkbox"/>
400 x 400mm Soap niche Provide 400 x 400mm soap niche in ensuite	\$490 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 1200 x 900 x 2000mm frameless shower screen in ensuite	\$1,850 ea	<input type="checkbox"/>
HPM Heat lamp/fan combination Provide HPM heat 2 lamp/fan to bathroom ILO standard	\$230 ea	<input type="checkbox"/>
HPM Heat lamp/fan combination Provide HPM heat 2 lamp/fan to ensuite ILO standard	\$230 ea	<input type="checkbox"/>
SUB-TOTAL - VALUE OF BATHROOM & ENSUITE UPGRADES CHOSEN	\$	







INTERNAL UPGRADES

Increase ceiling height to 2700mm (single storey only) 2700mm high ceilings to ground floor ILO standard - up to and including 25 square home	\$3,740	<input type="checkbox"/>
Increase ceiling height to 2700mm (single storey only) 2700mm high ceilings to ground floor ILO standard - up to and including 31 square home	\$4,510	<input type="checkbox"/>
Increase ceiling height to 2700mm (double storey only) 2700mm high ceilings to ground floor ILO standard	\$3,020	<input type="checkbox"/>
Increase ceiling height to 2550mm (double storey only) 2550mm high ceilings to first floor ILO standard	\$3,020	<input type="checkbox"/>
Increase ceiling height to 2700mm (double storey only) 2700mm high ceilings to first floor ILO standard	\$3020	<input type="checkbox"/>
Increase internal door height to 2340mm (single storey only) 2340mm high internal doors to ground floor ILO standard (To be applicable, 2700mm ceiling height is required)	\$1,080	<input type="checkbox"/>
Increase internal door height to 2340mm (double storey only) 2340mm high internal doors to ground and first floor ILO standard (To be applicable, 2700mm ceiling height is required)	\$1,080	<input type="checkbox"/>
Increase entry ceiling height to 3000mm (single storey only) 3000mm raised ceiling to ground floor entry area with bulkhead and square set	\$1,950	<input type="checkbox"/>
Boutique triple stacker door to alfresco Provide Boutique style triple stacker door to alfresco area (Aluminium)	\$1,720 ea	<input type="checkbox"/>
Timber stacker door to alfresco Provide timber stacker door to alfresco area	\$3,300 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	\$3,100	<input type="checkbox"/>
Square set cornices Provide square set cornices to ground floor ILO standard cove cornice - 25.01 square home or greater	\$3,800	<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)	\$3,100	<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

\$

ELECTRICAL UPGRADES

Lights		
Provide a pack of 20 downlights to home ILO standard	\$2,300 ea	<input type="checkbox"/>
Provide a pack of 30 downlights to home ILO standard	\$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	\$2,700 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	\$3,300 ea	<input type="checkbox"/>
Refrigerated Cooling		
Provide refrigerated cooling up to and including 30 square home	\$14,800	<input type="checkbox"/>
Refrigerated Cooling		
Provide refrigerated cooling to 31 square or more home	\$16,900	<input type="checkbox"/>
Alarm System		
Provide HILLS NX-4 series alarm system with 3 sensors	\$1,450	<input type="checkbox"/>
Fibre Optics		
Provide fibre optics to your home	\$1,250	<input type="checkbox"/>
SUB-TOTAL - VALUE OF ELECTRICAL 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	\$	
LAUNDRY UPGRADES		
Broom closet		
Provide broom closet with shelving to laundry	\$520 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	\$620	<input type="checkbox"/>
SUB-TOTAL - VALUE OF LAUNDRY UPGRADES CHOSEN	\$	

EXTERNAL UPGRADES

Capped gas point		
Provide capped gas point to alfresco	\$240 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	\$4,900	<input type="checkbox"/>
Coloured concrete driveway		
Provide 30m ² allowance for coloured concrete driveway and path to front door	\$3,650	<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	\$4,200	<input type="checkbox"/>
Exposed concrete driveway		
Provide 30m ² allowance for exposed aggregate concrete driveway and path (CAT 1) to front door	\$4,800	<input type="checkbox"/>
SUB-TOTAL - VALUE OF EXTERNAL UPGRADES CHOSEN	\$	

TOTAL VALUE OF UPGRADES CHOSEN

\$

BE OUR GUEST PROMOTION TERMS & CONDITIONS

Nostra Be Our Guest promotion is valid from Saturday the 12th of January 2019 until 5pm Saturday the 9th of March 2019 AEDST. In order to be eligible for this promotion a client must pay an initial \$3,000 deposit by 5pm Saturday the 9th of March 2019 AEDST. New customers project file to be submitted to head office within 10 working days from the date of initial deposit. A building contract must be signed and the balance of the 5% deposit amount received within 3 months from the date of the initial \$3000 deposit. To obtain access to the client nominated amount of upgrades clients must pay the amount listed within the promotion to obtain access to these additional upgrade funds, this amount will be noted within the sales quotation: A \$3,999 client contribution will result in obtaining up to \$20,000 worth of upgrade value from the items listed within the promotion pricelist. A \$6,999 client contribution will result in obtaining up to \$30,000 worth of upgrade value from the items listed within the promotions pricelist. A \$12,999 client contribution will result in obtaining up to \$40,000 worth of upgrade value from the items listed within the promotions pricelist. All items listed within the promotions pricelist are from the category 1 builders range unless otherwise stated. Slab upgrade pricing provided within this pricelist is for a waffle pod slab design up to P Class classification as required by the engineers report. Items listed within this promotion are included only as part of this promotion. Any additional items requested outside of the pricelist for this promotion will be priced in accordance with Nostra Homes pricing within the initial sales quotation and cannot form part of the nominated allowance for upgrades. This promotion is only applicable on Nostra Homes conventional home designs, applicable designs can be found on our website at http://nostrahomes.com.au/home_designs.php. Nostra reserves the right to withdraw this promotion at anytime without notice. Nostra Homes and Developments Pty Ltd.

Anything but standard.

Experience the difference at nostrahomes.com.au or call us on **03 8331 3500**.

