



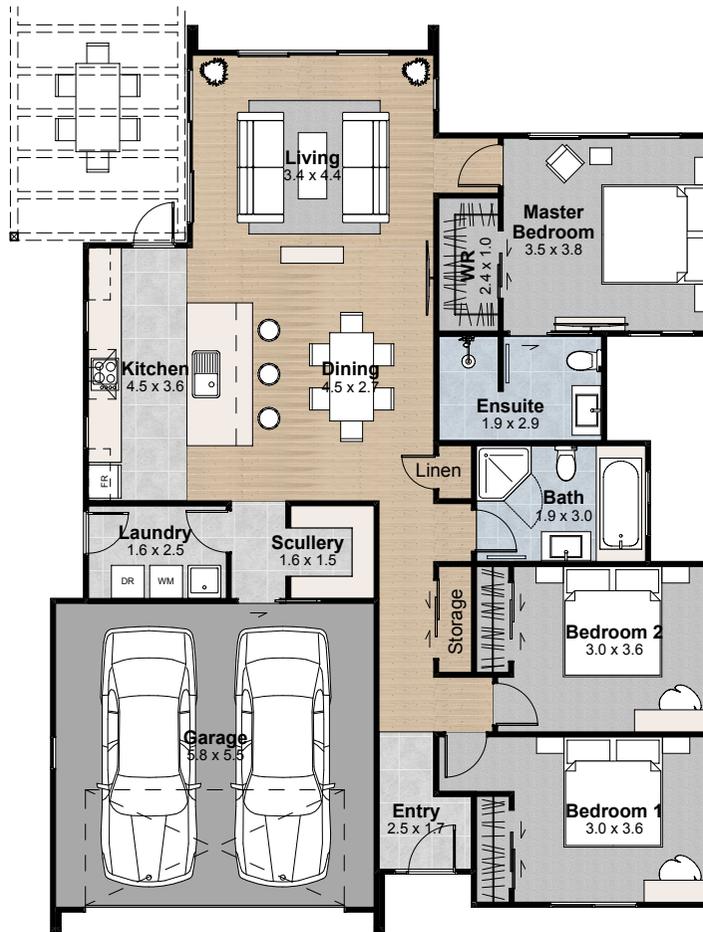
LIVING
— COLLECTION —



ALUNA

HOME

A contemporary family home that balances refined architectural form with practical day-to-day living. Its clean, linear facade with timber and glass finishes exudes modern sophistication while welcoming abundant natural light into the interior. Inside, the smartly zoned layout includes three generously sized bedrooms—including a private master suite with ensuite—an open-plan kitchen, living, and dining area designed for seamless entertaining, and a scullery and separate laundry for added functionality. With centralised bathrooms, ample storage, and an integrated double garage, Arden delivers both style and substance in a well-proportioned 162m² footprint, making it ideal for growing families or those who value open, efficient living.



FLOOR PLAN



1



3



2



2



2

DIMENSIONS

Floor Area	130m ²
Garage Area	32m ²
Total Floor Area	162m²
Overall Dimensions	12.1x16.4m

SPECIAL FEATURES

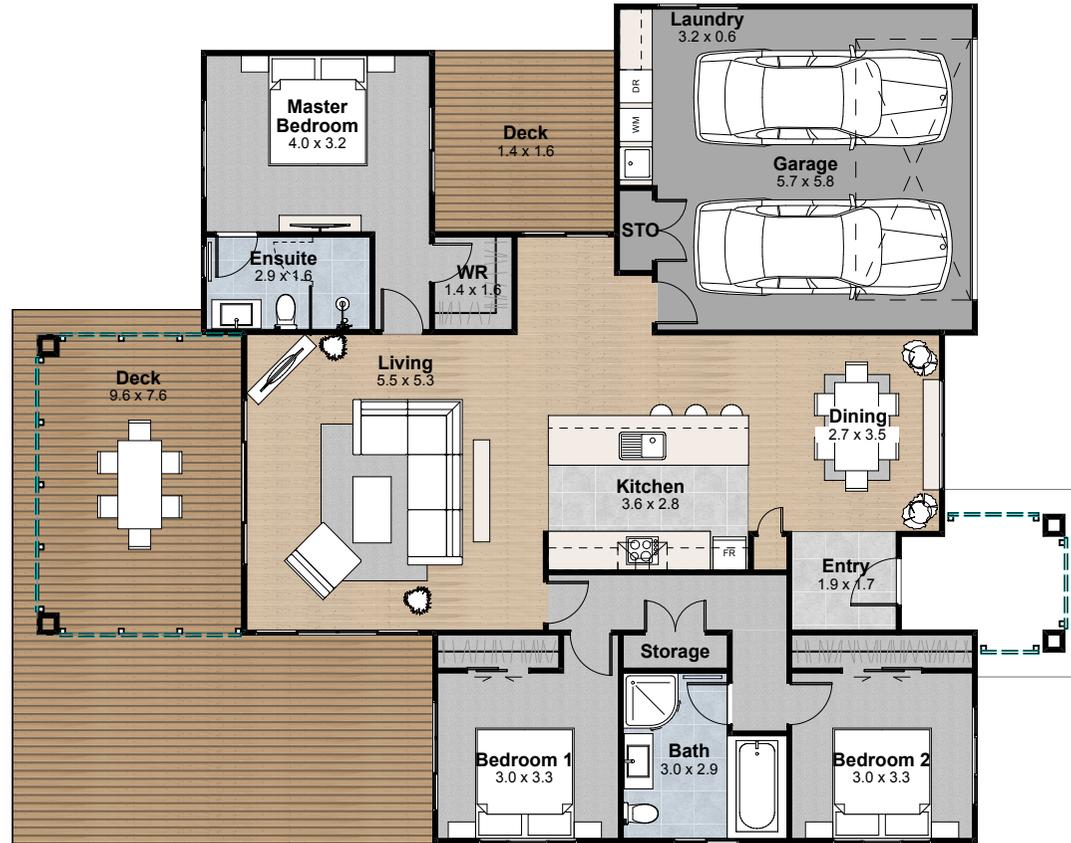
- Open-plan living
- Scullery
- Separate laundry
- Centralised bathroom
- Entertainment arrangement



ELMA

HOME

A modern single-storey family home that combines classic charm with contemporary efficiency. With clean lines, a symmetrical gable roof, and a warm, neutral palette, the exterior welcomes you into a calm and functional living environment. Inside, the home features an intelligently zoned layout, balancing social spaces with private retreats. The open-plan kitchen, dining, and living area acts as the heart of the home, spilling out to dual outdoor decks—perfect for indoor-outdoor flow and entertaining. A spacious master suite is privately positioned at the rear with its own deck, while two additional bedrooms and a central bathroom create a versatile layout ideal for families or downsizers seeking quality without excess.



FLOOR PLAN



DIMENSIONS

Floor Area	140m ²
Garage Area	34m ²
Total Floor Area	174m²
Overall Dimensions	17.2x15.2m

SPECIAL FEATURES

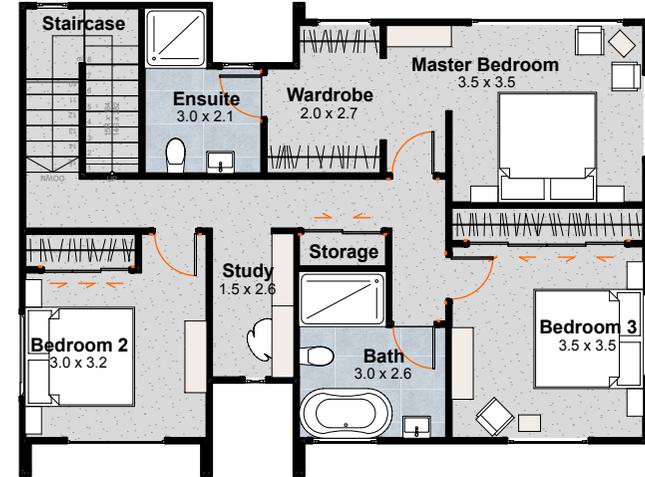
- Dual outdoor access
- Private master suite wing
- Private bedroom wings for kids
- Smart circulation
- Covered front patio area



VARA

HOME

A bold two-level residence that blends sculptural form with smart functionality, ideal for growing families or homeowners who value space and design. Its contemporary exterior features angular rooflines, rich timber cladding, and striking vertical windows that create a dynamic and inviting presence. The 203m² layout is designed for privacy and flow, with a self-contained guest bedroom on the ground floor, an open-plan kitchen, dining, and living zone connected to an outdoor deck, and a separate laundry and internal garage access. Upstairs, three spacious bedrooms—including a master suite with walk-in wardrobe and ensuite—are paired with a study nook and central bathroom, offering comfort and quiet retreat. With efficient circulation, zoned living, and multiple storage points, Vara is a home of both statement and substance.



GROUND FLOOR

FIRST FLOOR



DIMENSIONS

Ground Floor Area	82m ²
First Floor Area	86m ²
Garage Area	35m ²
Total Floor Area	203m²
Overall Dimensions	12.9x14.0m

SPECIAL FEATURES

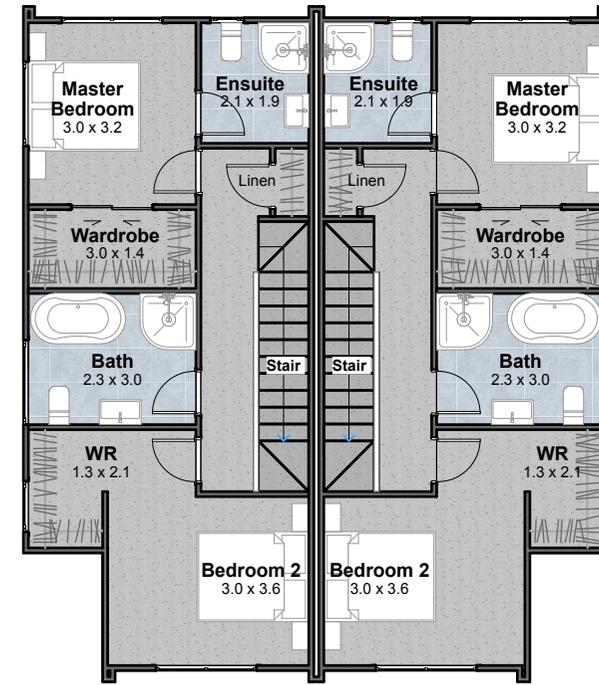
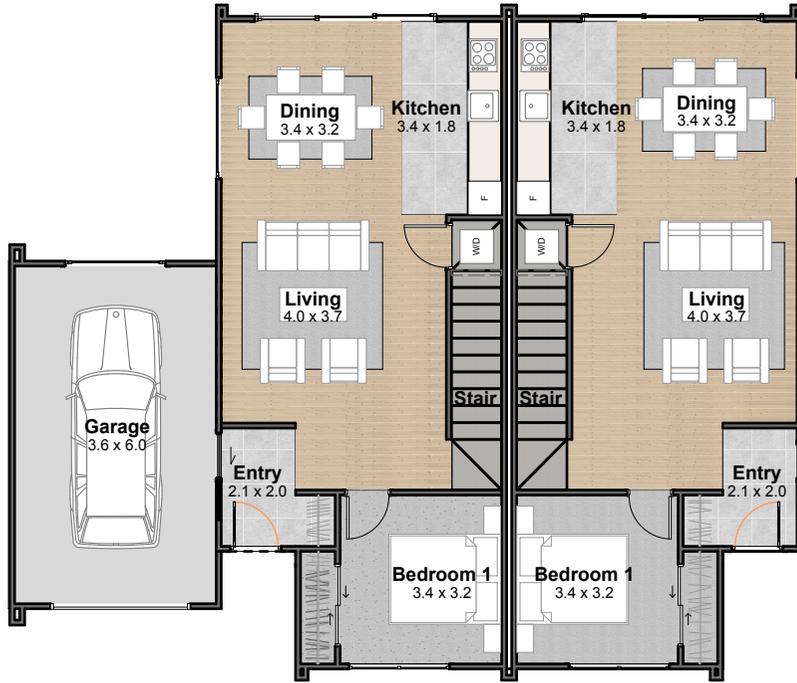
- Open-plan living
- Dedicated study
- Private, separated guest bedroom
- Centralised bathroom
- Efficient Circulation



NIVO

DUPLEX

A modern duplex home designed for compact urban lots, offering two mirror-image residences that maximize space, privacy, and function. With a total floor area of 135m² per unit, this design includes a private ground-floor bedroom—ideal for guests or multigenerational living—alongside an open-plan kitchen, dining, and living zone that seamlessly flows to outdoor areas. Upstairs, each home features two more bedrooms, including a master suite with ensuite and walk-in wardrobe, creating well-zoned personal spaces. The modular garage design and symmetrical layout provide a smart, visually cohesive street presence, making *Nivo* an excellent solution for savvy investors or families seeking dual-living flexibility.



GROUND FLOOR

FIRST FLOOR



DIMENSIONS

Ground Floor Area	57m ²
First Floor Area	57m ²
Garage Area	21m ²
Total Floor Area	135m²
Overall Dimensions	14.2x12.9m

SPECIAL FEATURES

- Compact yet functional layout
- Private bedroom on ground floor
- Modular garage placement
- Symmetrical duplex design
- Flow to outdoor area



SOLA

GRANNY FLAT

-  1
-  2
-  1
-  1

DIMENSIONS

Total Floor Area 68m²
Overall Dimensions 6.5x10.7m

SPECIAL FEATURES

- Private bedrooms zone
- Good storage space

This modern granny flat combines sleek architectural design with practical living in a compact 68m² footprint. It features a bold exterior with large windows and a spacious wraparound deck that enhances natural light and indoor-outdoor flow. Inside, the layout is smartly zoned with two private bedrooms, a central bathroom, and an open-plan kitchen, dining, and living area that maximizes space and functionality.



LUMA

GRANNY FLAT



DIMENSIONS

Total Floor Area

41m²

Overall Dimensions

5.2x8.0m

SPECIAL FEATURES

- Dedicated laundry room
- Private bedroom zone
- Oversized wardrobe

This stylish, modern granny flat nails the perfect balance of style and comfort. It's got a sharp roofline, crisp white walls, and warm timber highlights that make it feel super welcoming. Inside, the open-plan living, dining, and kitchen area keeps things bright and spacious, while the private bedroom and full bathroom are neatly tucked away at the back. Big windows bring in tons of natural light. Smart layout, modern look.

