

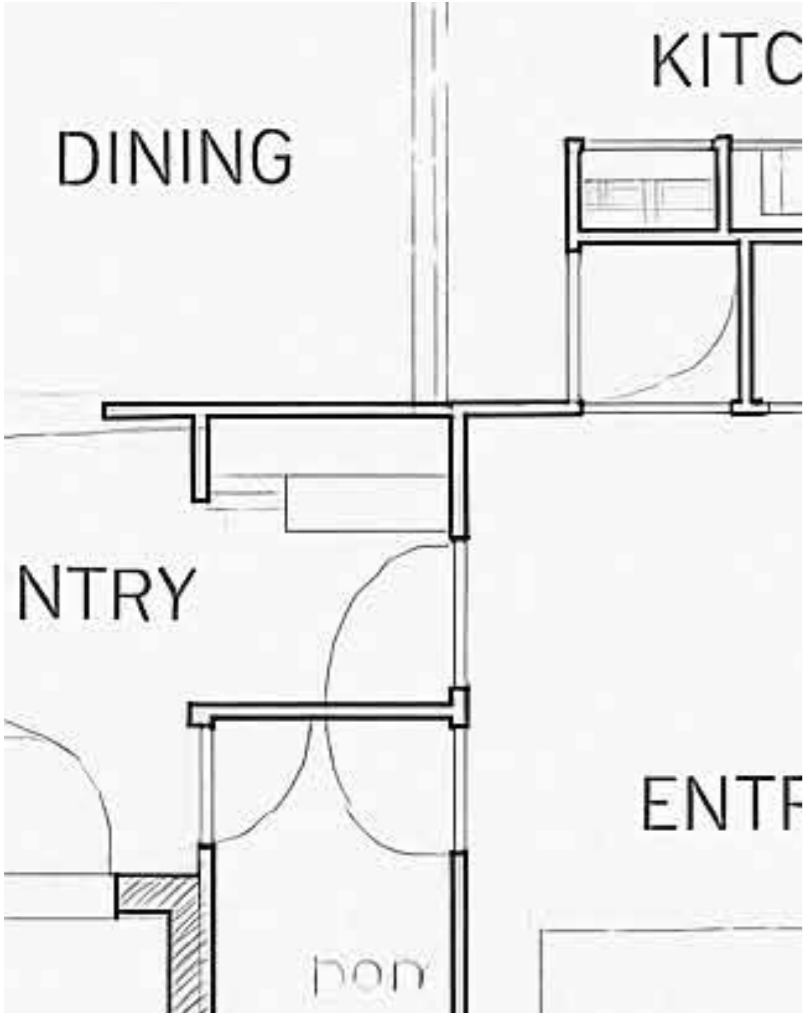


Quality, Integrity, and a Home You'll Love.

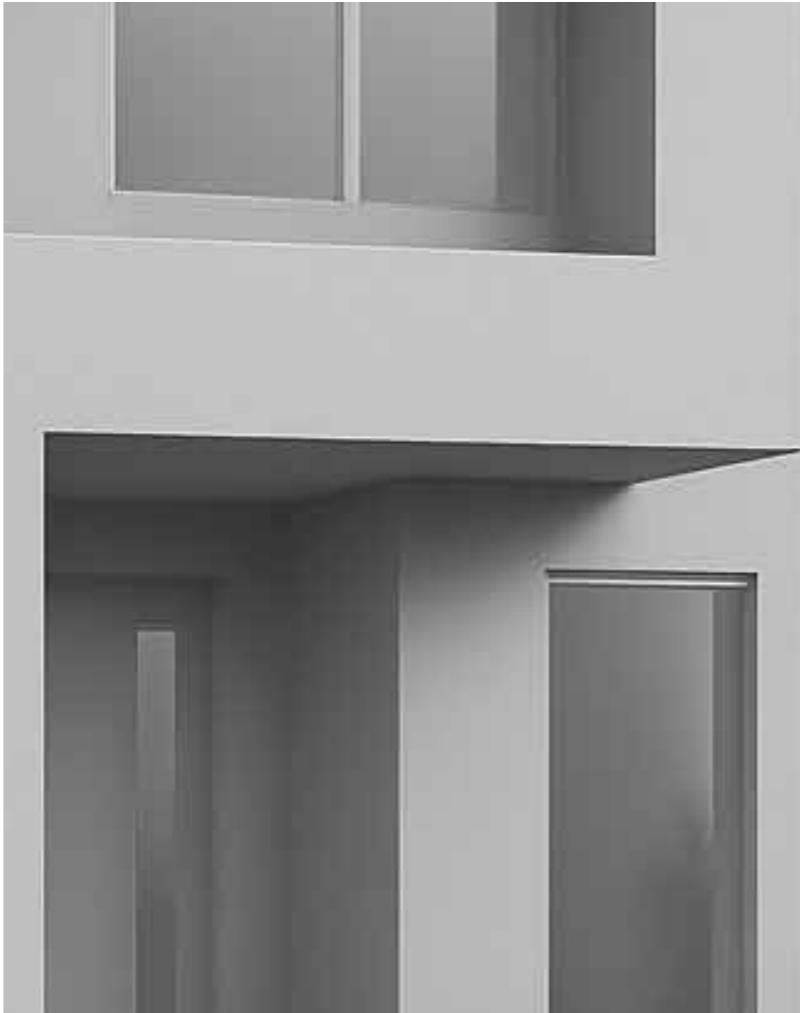
 **Urban Invigorate**



Scan Me



# From Vision to Reality



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# Build with Confidence



## Guaranted No Variations

No change no variation, guaranteed delivery within scope and time.



## Price Lockdown

Stress free, price lockdown for 18 months, if delay is caused by us, we will honor the prices until completion



## Direct Contact to Site Supervisor

Whatsapp channel for direct communication to site supervisor



## Independent Quality Inspections

Independent quality checks during the build process



## Guaranted Timelines

Predicted completion of house construction with guaranteed agreed timelines.



## We Take Risks For Your Piece Of Mind

We take risks within guaranted fix price contract, we handle every step of the process, from start to finish, until you receive final approvals and occupation certificate. Enjoy complete peace of mind knowing that we take care of everything for you.



## All included in Fix Price, No Extra Cost. Worth \$99,000

- ✓ Free Double Glazed Windows
- ✓ Free 3.0 Meters Ground Floor Ceiling
- ✓ Free 2.7 meters First Floor Ceiling
- ✓ Free Frameless Glass Shower Screen
- ✓ Free Full Full Height Tiles in bathrooms
- ✓ Free Wall to wall shower niches





KEY FEATURES



Floor Plan features

- Open-plan living, dining and kitchen
- Large walk-in pantry [optional upgrade to butler's pantry]
- Media/study nook
- Home theatre
- Master suite with two walk-in-wardrobes and ensuite (double basin)
- Spacious bedrooms with built-in-wardrobes
- Alfresco
- Double garage

Can be adjusted for various house frontages



KEY FEATURES

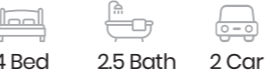


Floor Plan features

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- Spacious bedrooms with built-in-wardrobes
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- Double garage

Can be adjusted for various house frontages

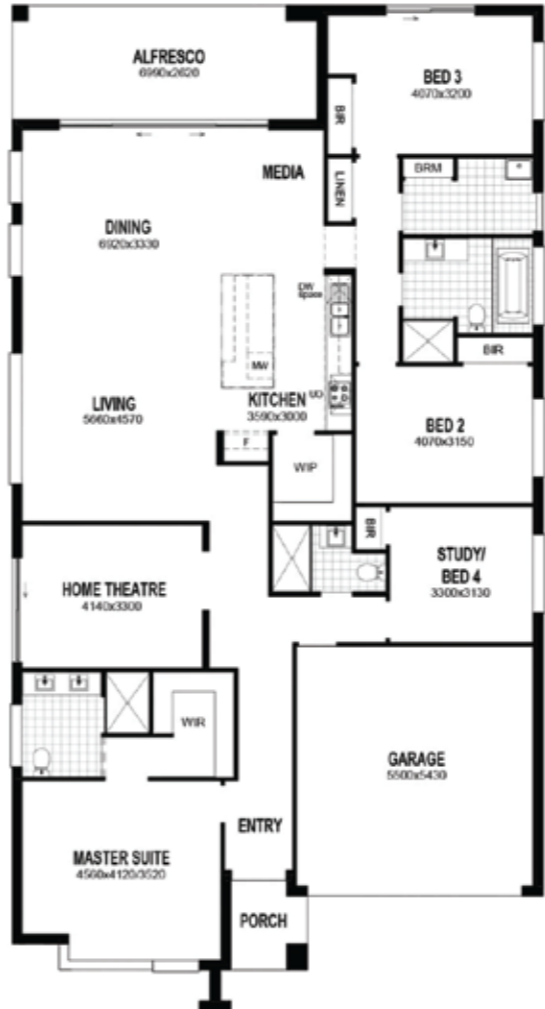
KEY FEATURES



Floor Plan features

- Open-plan living, dining and kitchen
- Walk-in pantry
- Home theatre
- Powder room
- Master suite with walk-in wardrobe and ensuite
- Alfresco
- Double garage

Can be adjusted for various house frontages



KEY FEATURES



Floor Plan features

- Open-plan living, dining and kitchen area
- Master suite with large walk-in robe and ensuite
- Spacious bedrooms with built-in-wardrobes
- Suits min block size 10m x 25m (Zero Lot^)^Based on Greenfield estates - subject to land conditions

Can be adjusted for various house frontages



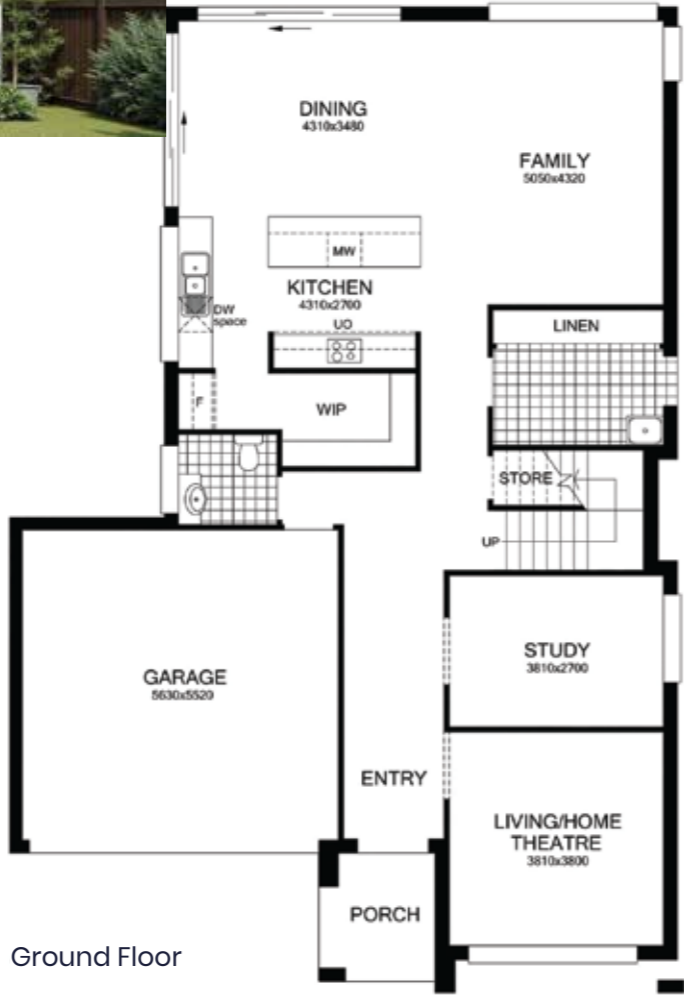
KEY FEATURES

4 Bed 2.5 Bath 2 Car

Floor Plan features

- Spacious living, dining & kitchen area
- Large walk-in pantry
- Home theatre/living room
- Study
- Powder room
- Upstairs lounge area with raked ceiling
- Master suite with large walk-in wardrobe and bathroom (double basin)
- Balcony
- Double garage

Can be adjusted for various house frontages



Ground Floor



First Floor



Ground Floor



First Floor



KEY FEATURES

3 Bed 2.5 Bath 1 Car

Floor Plan features

- Open-plan living, dining & kitchen area
- Walk-in pantry
- Separate family/living room (could also be used as a 4th bedroom)
- Powder room
- Master suite with walk-in wardrobe and ensuite
- Alfresco

Can be adjusted for various house frontages



 5 Bed
  4 Bath
  2 Car

- Generous open-plan living, dining & kitchen area
- Large walk-in pantry
- Home theatre
- Separate living room
- Ground floor 5th bedroom/den with ensuite
- Upstairs lounge and media/study area
- 4th bedroom with walk-in wardrobe and ensuite
- Master suite with large walk-in wardrobe and bathroom (double basin)
- 2 balconies
- 2 alfresco areas
- Double garage

Can be adjusted for various house frontages



4 Bed      3.5 Bath      2 Car

- Large open-plan living, dining & kitchen area
- Walk-in pantry
- Home theatre
- Separate living area
- Study
- Powder room
- Upstairs lounge area
- Main bathroom with separate toilet
- Ensuite with bedroom 4
- Master suite with walk-in wardrobe, ensuite (double basin) and balcony

Can be adjusted for various house frontages

# DELUXE INCLUSIONS

## General

- Standard MDF Stairs, floor board or carpet finish

## Doors

- Internal door, HLR230, 2040mm, Hume
- Internal door, HLR240, 2040mm, Hume
- Internal door, HLR270, 2040mm, Hume

## Garage Doors

- Woodgrain, Colorbond Sectional Garage Door
- Colorbond Colors

## Tiles

Selection with Preferred Suppliers

- Standard Range: \$30 Dollars per sqm
- Delux Range: \$40 Dollars per sqm
- Premium Range: \$50 per sqm

## Switches/Power Points

Clipsal, Iconic Range

- 40x Power Points are included
- \* [Extra Power Points: \\$75 per point](#)

## Downlights

Clipsal, 7W Tri Color, Recessed Design

- 50x Downlights are included
- \* [Extra Light: \\$75 per light](#)

## IXL Units

- Martec Heater, Exhaust Fan with LED Light
- Option of 2 heater light and 4 heater lights

## Hot Water System

- Rinnai 26 litre continuous flow hot water heater

## Floor boards

Selection with Preferred Suppliers

- Standard Range: \$50 Dollars per sqm
- Delux Range: \$60 Dollars per sqm
- Premium Range: \$70 per sqm



# DELUXE INCLUSIONS

## Bathrooms Fitouts

- Basin Mixer, Top Mounted, Chrome, Caroma
- Shower Mixer with Diverter, Chrome, Caroma
- Bathtub Wall Mixer, Chrome, Caroma
- Hand Shower, Chrome, Caroma
- Overhead Shower, Chrome, Caroma
- Toilet Suite, Slim Wall Faced, Caroma
- Toilet Paper Roll Holder, Chrome, Macho
- Towel Rack, Double, Chrome, Macho
- Bathtub, 1700mm, Frestanding, Macho
- Framed Rectangle Mirror
- Wall Hung Vanity, 1200mm, Fluted Style, With Ceramic Top



# DELUXE INCLUSIONS

### Kitchen/Laundry Fitouts

- Pull Out Sink Mixers (Kitchen and Laundry), Chrome, Macho
- Double Bowls Top Mount, 865mm wide Kitchen Sink, Macho
- Laundry Sink, Top Mount, Single 500mm, Macho

### Appliances

- Natural Gas Cooktop, 90cm, Stainless Steel, Bosch
- Rangehood, Under Cupboard, Stainless Steel, Bosch
- Built-in Microwave Oven, 25L, Bosch
- Built-in Oven, Bosch

### Design your own Kitchen with Preferred suppliers

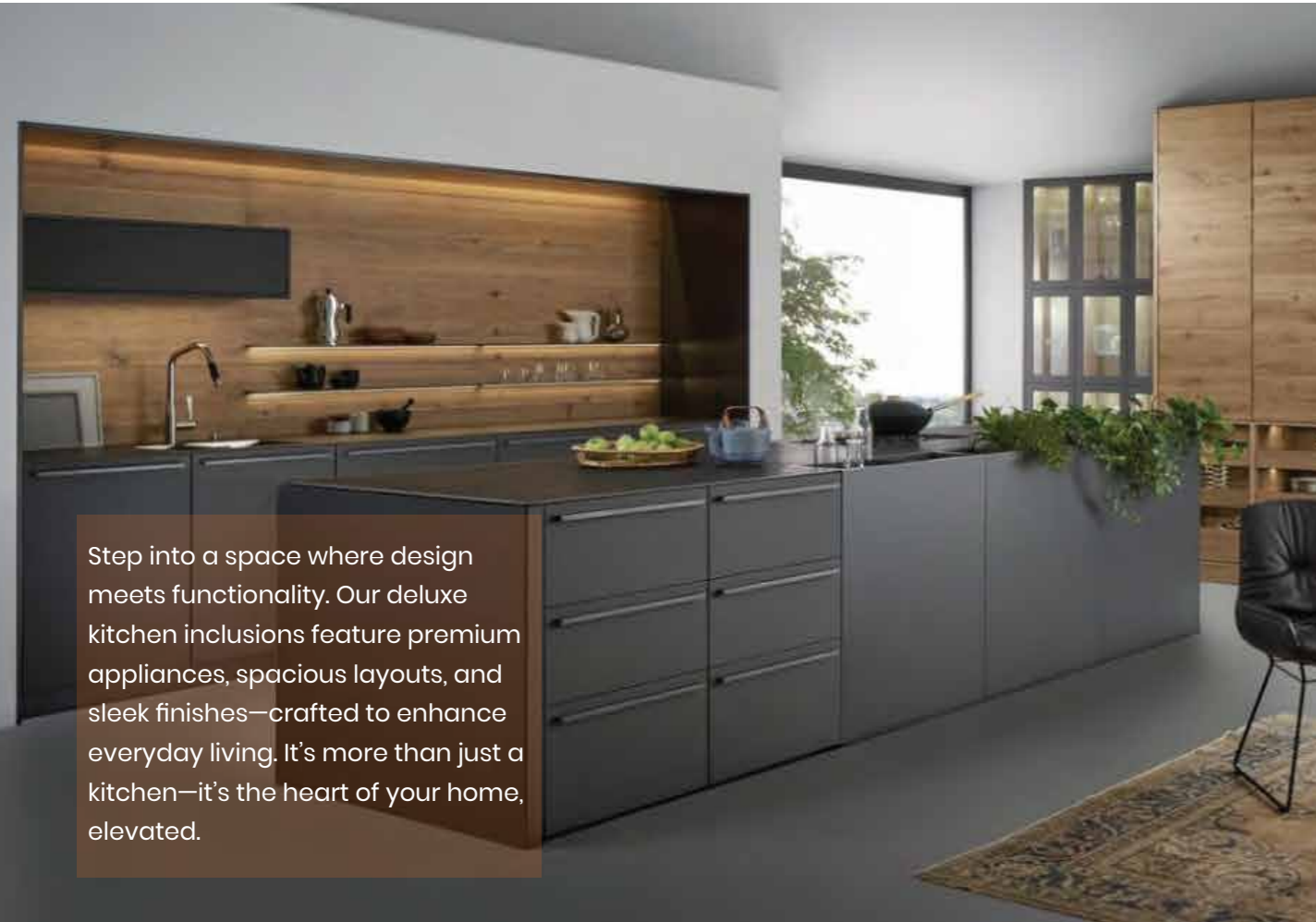
- Main Kitchen (Polyurethane, 2400 heigth)
- Butlers Pantry (Polyurethane, 2400 heigth)
- Laundry (Polyurethane, 2400 heigth)
- Ceaserstone 40mm





# YOUR KITCHEN, ELEVATED

FULLY FEATURED. THOUGHTFULLY DESIGNED.




Step into a space where design meets functionality. Our deluxe kitchen inclusions feature premium appliances, spacious layouts, and sleek finishes—crafted to enhance everyday living. It's more than just a kitchen—it's the heart of your home, elevated.



# PREMIUM ADD-ONS

Premium Add-ons can be installed on additional cost

Stairs and Void Sections	Cost		
Metal Stairs (Mono stringer, Floating Stairs). Maximum of 16 Steps	\$15000 per Stair Case Design		
Landing (1meter x 1xmeter) Steps, American Oak	\$1500 per Step		
Side Mounted Glass	\$2500 per Stair Case installation		
Side Mounted Glass – Per Void Sections	\$2000 per Stair Case installation		
Void Section Glass Balustrades	\$500 per Linear meter		

## Bathroom Add-ons



In-Wall Mixers  
\$350 per Mixer



In-Wall Toilet System  
\$1200 per System



Brushed Brass, Burshed Nickel, Black Colors



\$100 per Accessory

## Kitchen/Laundry



Undermount Sinks  
\$350 per Sink

## Appliances

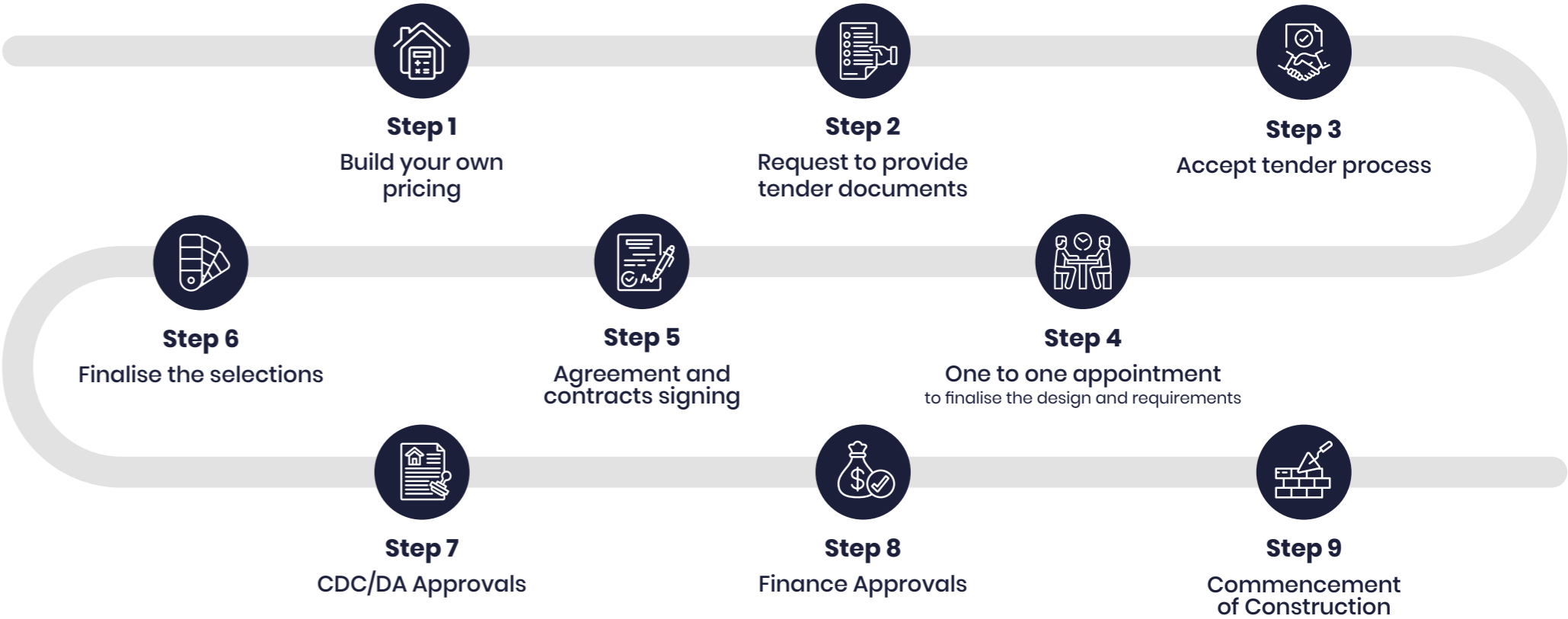


Silent Motors, Exhaust Fans  
\$2500 per Exhaust Fan

# PAYMENT MILESTONES

Stage	Percentage
1 Contract Signing	10%
2 Concrete Slab	15%
3 Framing	25%
4 Enclosed	30%
5 Internal Lining	10%
6 Practical Completion	10%
TOTAL	100%

# STEPS TO PROGRESS



## Disclaimer

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## Contact Us

Reliable advice. Real support. Get in touch with  
Urban Invigorate.



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*Reference materials sourced from partner websites*