

VESA
DEVELOPMENTS

Essentials



Welcome to our ***ESSENTIALS SPECIFICATION***

A developer's dream to add to your portfolio or for those who are looking to invest in a market with modest returns.

These gems are designed to suit a family with unique needs, we have partnered with some of the world's finest companies to bring you the best in kitchen appliances, tapware and fixtures. At VESA Developments, care has been taken to ensure all our products meet the quality and standard that our prospective clients should expect from their investment. There is no compromise in style for value-for-money.

And with premium inclusions the *Essentials Specification* brings unbeatable value to **your investment** or **dream home!**

Optional upgrades are also available on request.

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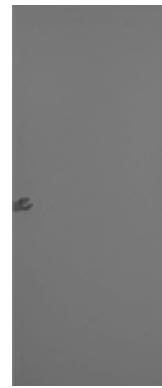


Doors

A front entry door has an aesthetic role in creating an impression of what lies beyond. The Essentials Specification offers an impressive looking affordable entry door from the Hume Vauclose Series that emphasize the surrounding feel of your home.



XV10
External Door



PC MDF
Internal Door

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Door Handles

Delf Hardware - The selected Delf entrance set comes with a double cylinder dead bolt and entrance lever set.

The Essential range provides the Delf Pomona Levers internally. Both handles come in a satin chrome finish ONLY .



Double Cylinder Deadbolt with
Pomona Entrance Lever Set

External



Pomona Lever in Passage,
Privacy and Dummy

Internal





Appliances

Ariston 600 stainless steel appliances are built to provide superior performance and quality with functions to match your cooking needs and lifestyle to help prepare the perfect meal.



Ariston PC640TGH
600mm Gas Cooktop
with Flame Failure



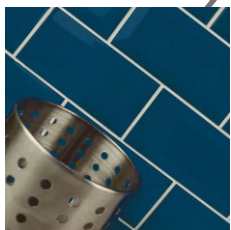
Ariston 600mm FA3834HIXA,
10 Cooking Functions, Diamond
Clean, Minute Minder, Tilt Grill Oven



Ariston ACT60AX-L
600mm Canopy Rangehood

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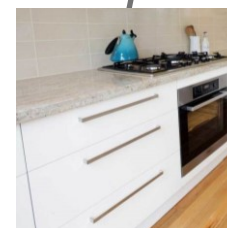
Tiled Splashback



Seima Acero 1.75 bowl
Sink with Drainer
(includes Basket Wastes)



Phoenix Pina
200mm Gooseneck
Sink Mixer



Laminated Cupboards with
1x Bank of Drawers



20mm Stone Benchtop

Kitchen Fit Out

VESA Developments kitchens are fitted out with 20mm stone bench tops, a stainless steel sink with a quality sink mixer, tiled splash backs, cupboards and a stack of drawers. Cupboards and drawers are fitted with handles of your choice from the Builder's standard "Designer Collection" offered by Coastline Kitchens

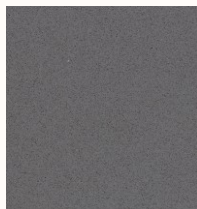
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Kitchen Stone Benchtop

The essentials Investors range comes with 20mm Essa stone tops to the kitchens ONLY. Two colours are available for selection.



Nickel



Silica

20mm Essa stone to Kitchen Benchtop from Standard Range



Bathroom Fit Out



Framed Shower
Screen.



Decina Bambino
1650mm



Seima Pacto 420
Square Ceramic Basin
Inset Above Counter
with Seima Universal
pop-up waste



Laminated Bench Top
(Square edges)
with 34mm Fascia and
Laminated Cupboards



NOVA III Clean Flush
Nanoglaze Easy Care
Height Ceramic Wall
Faced Toilet Suite-
Soft Close Seat-
Bottom & Back Entry



Fameless Mirror

Inside every unique VESA Developments home is a stylish bathroom. Even the Essentials Specification bathrooms expresses comfort and style throughout.

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Bathroom Tapware & Accesories

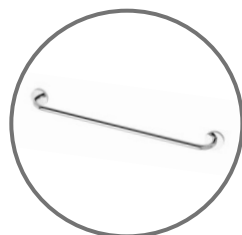
The Essentials Specification bathroom tapware and accessories proves quality does not need to be compromised for value. Designed with compatabily in mind utilizing both the Pina & Festival accessories range to suit any style of bathroom.



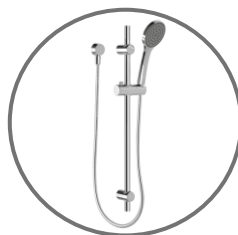
Pina Basin Mixer



Pina Wall Bath Outlet
with
Pina Mixer



Festival Single Towel
Rail 600mm



Pina Rail Shower- durable
Metal Hose & Adjustable
Hand piece height & angle
with wall mixer



Festival Toilet Roll
Holder



Bath Chrome
Pop-Up Waste 40mm

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Laundry

VESA Developments ensure that even your laundry is equipped with the necessary features that allow for comfortable & easy living. The Essentials Specification now includes a quality continuous HWS to ensure hot water when needed.



Alder Classico Kitchen
FR7.5 Mixer



Classic 30L Stainless
Steel Laundry Unit

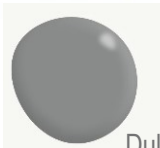
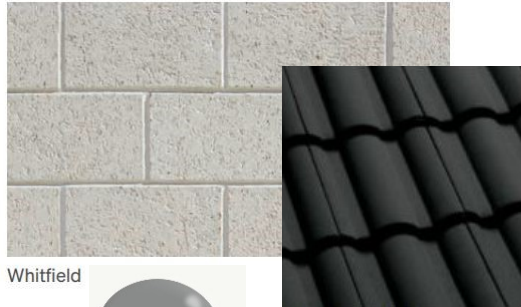


Rheem Metro Continuous
Flow 50Deg 16L

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Scheme 1- Cool



ARTIST'S INK

Dulux- Timeless Grey



Mediterranean Woodgrain profile ☐



Georgian profile ☐

Garage Sectional Door in Monument

External Colour Schemes

VESA Developments offers a streamlined Prestart by pre-choosing 2 popular colour schemes- Scheme 1 offers a monochromatic scheme, with 2 contrasting hues bringing modernity to any elevation. Scheme 2 has a softer look with tones of less intensity to allow a more subdued elevation. Choosing your colour has never been easier.

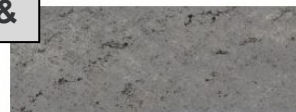


Textured rendered and additional exterior Dulux paint as per manufacturer's specifications



Limestone
(Paving Border)

&

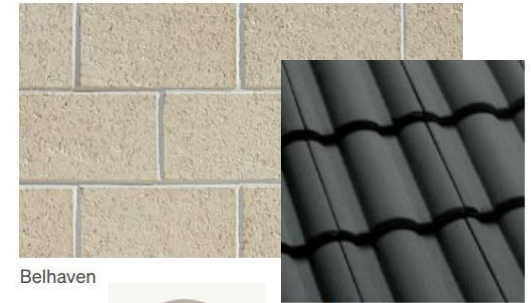


Ash
(Main Paver)



Standard Unit Size
200 L x 200 W x 60 H mm

Scheme 2- Warm



OCEANIC

Dulux- Ancient Ruin



Mediterranean Woodgrain profile ☐



Georgian profile ☐

Garage Sectional Door in Surfmeister

Internal Colour Schemes

Tiling & Cabinetry



☐ **Scheme 1- Cool**
(refer to Appendix 1. Tile selection Sheet)



☐ **Scheme 2- Warm**
(refer to Appendix 1. Tile selection Sheet)

Internal Colour Schemes

Flooring



☐ Scheme 1- Cool



☐ Scheme 2- Warm



Lighting



LED Barrier Down Light.
Available in white only

Home comes with standard bayonet lights but VESA Developments now offer a stylish upgrade with up to **9** LED lights to the main living areas included in your base price

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Turnkey Items Included

Invest in a product that takes you that extra step closer towards giving you your much awaited returns. You want it to be next level ready to be lived in and provide the home sought by either yourself or your tenants.



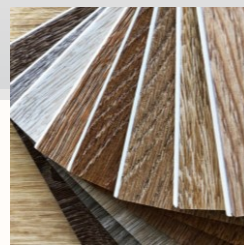
Internal Wall Painting
(Dulux-Lexicon White)



Vertical Blinds



Carpets to Bedrooms from
Builder's Standard Range



Vinyl Sheet Flooring
from Builder's
Standard Range



Hitachi E-Series 6kW Split Unit

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Specification

- Lifetime structural guarantee
- 6 Month defect liability period
- Builders home owners warranty Insurance
- BCITF Levy included
- Standard HIA fixed price contract
- Certified Australian environmental pest management included
- Certified Structural Engineered 100mm concrete ground and 2c minimum suspended slab
- 2 Ranges of 2c Face brick to choose from.
- Double brick construction from range of clay bricks
- Acrylic Rendered Elevation (where applicable) with Dulux paint overcoat protection as per manufacturers specifications.
- Quality aluminium windows and doors from Builder's Standard Range.
- Certified Engineer Timber Roof Frame Structure to AS1684
- Concrete Roof tile
- Plasterboard ceilings Internally Only
- 75mm Standard cove cornice
- R4.0 Insulation Batts to ceiling areas of house and garage area
- Hard wall plaster internally with metal beads to trafficable corners
- **Laminex** laminate range to all cabinets
- Soft closers to all cabinet doors and drawers.
- ABS Edging to all cabinets.
- Handles (builders standard range) to Kitchen, Laundry and vanity cupboards
- **Builder's** Range Solid Entry Doors
- **Builder's** Range Internal Doors
- Door Furniture from Builder's range
- Floor and Wall Tiles to wet areas to the purchase allowance of \$44/m2 retail including GST.
- Tiling and Waterproofing to Australian Standards AS3958 and AS3740
- Nova III Clean Flush, Nanoglaze, easy care height ceramic wall faced Toilet Suite- soft close seat- bottom and back entry.
- Seima Pacto 420 Square Ceramic Basin.
- Decina Bambino 1520mm Bathtub.
- Phoenix Pina and Festival bathroom accessories
- Phoenix Pina Gooseneck Sink Mixer and Seima Acero 1.75 bowl with drainer sink (including basket wastes.
- Everhard 30L Laundry Unit Trough
- Concealed washing machine taps
- Front and rear garden taps
- **Ariston** 600mm FA383HIXA Oven with Minute Minder
- **Ariston** 600mm PC640TGH 4 burner Gas Cooktop with Flame Failure
- **Ariston** 600mm ACT60AX-L Canopy, Extraction rate of 700m3/hr Speed, LED lights
- **Rheem** 876T16NF Metro 16L/M Instantaneous gas hot water system.
- RCD (Residual Current Device) safety switches for power and lighting
- Television and Telephone point with single power point
- Smoke detectors
- Ample Double & Single power points
- Single Switch Light points throughout
- Framed or frameless mirrors over vanities – full width of vanity top
- Framed shower screens with clear safety glass
- **DULUX** paint used internally and externally (excludes internal walls)
- Concrete hardstand to Garage
- Remote control Sectional Garage Door
- All colour selections from builders standard range.



Thank you

Thank you for choosing VESA Developments to build your new investment home. We are confident you will be satisfied with the high quality products and workmanship we will use to complete your home.

Quality Construction Supervised Right .

Remember at Vesa Developments you will get quality construction, supervised right.

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 **australbricks®**



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LIMITED