



Make it Happen

It's time to make your mark

You're here, this is the fun part!

And our standard specs are far from ordinary.



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It's time to make your mark.

Give your place a boost

- ✓ 2550mm high ceilings throughout, unless noted otherwise
- ✓ Laminate flooring from Builder's Standard range to entry, kitchen, dining, living and minor bed passage
- ✓ Quality carpet foam underlay from Builder's Standard range to bedrooms, robes, theatre, study, games and activity
- ✓ Vertical or roller blinds from Builder's Standard range throughout excluding wet areas
- ✓ 2-coat paint system throughout (50 standard paint colours available)
- ✓ Semi-frameless shower screen to bathroom and ensuite (as per plan)
- ✓ 20mm stone benchtop builder's standard range to kitchen (with double bowl undermount sink)
- ✓ 3.52kW solar system (up to 8 panels) with 3000W standard inverter



Images for illustrative purposes only.

Plus, all these not-so-standard standards

External

- ✓ Choice of nine elevations, each featuring rendered brick or cladding finish
- ✓ External painting to rendered walls (where applicable)
- ✓ Single course face bricks with your choice of colour
- ✓ Natural sand mortar with rolled joints
- ✓ 22.5-degree pitch COLORBOND® steel roofing
- ✓ COLORBOND® steel gutters and fascia
- ✓ Painted PVC downpipes on rendered walls
- ✓ Quality aluminium windows and sliding door frames
- ✓ Clear glazing throughout with obscure to the ensuite, bathroom and WC
- ✓ Flyscreens to all opening windows and sliding doors
- ✓ Remote controlled double sectional garage door (where shown on plan)
- ✓ Solid core entry door with double rebated timber door frame
- ✓ Deadlock to entry door and garage entry door
- ✓ Plasterboard lining to garage, alfresco and porch
- ✓ Penetrations and slab edge termite protection treatment
- ✓ 2 garden taps
- ✓ R2.0 glasswool wall insulation to all external walls

Kitchen

- ✓ 2x 600mm ovens or 1x 900mm electric under bench oven (as per plan)
- ✓ 900mm gas burner cooktop (as per plan)
- ✓ 900mm canopy rangehood (as per plan)
- ✓ Australian made kitchen cabinetry with soft closing drawers
- ✓ 20mm stone benchtops from builder's standard range to kitchen
- ✓ Stainless steel double bowl undermount sink
- ✓ Lead-free gooseneck mixer in either black, chrome or brushed nickel
- ✓ Choice of ceramic wall tiles from Builders Standard range to splashback
- ✓ 1x bank of four drawers to kitchen
- ✓ Dishwasher provision to cabinetry

Bathroom, Ensuite & Laundry

- ✓ Australian made cabinetry
- ✓ Laminate benchtop throughout
- ✓ 1950mm high tiling to showers
- ✓ Choice of 200x400 up to 450x450 pressed edge ceramic wall tiles from Builder's standard range
- ✓ 450x450mm ceramic floor tiles from Builder's standard range
- ✓ Semi-frameless shower screen
- ✓ Polished edged mirror above each vanity
- ✓ Plumbing fixtures in either matt black, chrome or brushed nickel
- ✓ Ceramic inset basins to bathroom and ensuite
- ✓ Inset bath to bathroom
- ✓ 4-star rated toilet suites with dual flush and soft close seat
- ✓ Chrome square grate floor waste
- ✓ Privacy latch to bathroom, ensuite and WC doors
- ✓ Stainless steel abovement trough to laundry and gooseneck sink mixer
- ✓ Mini washing machine stops to laundry

Electrical

- ✓ Flumed exhaust fans to the ensuite, bathroom and WCs
- ✓ Approved electricity safety switch
- ✓ White cover plates to switches
- ✓ 1x double GPO to all habitable rooms and PCD location
- ✓ Single GPO to dishwasher provision and garage sectional door
- ✓ Hardwired electronic smoke detectors
- ✓ NBN ready pack (2 x TV & 1 x data point) with an antenna if required
- ✓ Batten lights throughout the home

Internal

- ✓ Plasterboard lined walls throughout
- ✓ Plasterboard lined ceilings throughout
- ✓ 75mm cove cornices throughout
- ✓ 2-coat internal paint system to walls, ceilings, doors, skirtings and architraves
- ✓ Leverset door handles throughout
- ✓ Built-in robes with vinyl sliding doors as per plan
- ✓ Protective corner beading to all trafficable wall corners
- ✓ R5.0 ceiling insulation with R3 perimeter batt
- ✓ 67mm single bevel skirting (excluding wet areas) and 67mm single bevel architraves
- ✓ 6-star continuous flow hot water unit

Peace Of Mind

- ✓ Lifetime structural warranty*
- ✓ Fixed price building contract**
- ✓ Home indemnity insurance
- ✓ 3-month maintenance period
- ✓ Built by qualified and experienced trades
- ✓ Complimentary finance advisory service
- ✓ Council and SA Water building application fees
- ✓ Certified energy efficient home
- ✓ Engineer contour survey designed footing and slab detail

Online Building Portal

- ✓ Real-time construction updates
- ✓ Live e-selections and price estimates
- ✓ 3D external render of your home
- ✓ Photos, documents, and updates
- ✓ Accessible 24/7 via mobile, tablet or desktop

Exclusive Experiences

- ✓ Design e-consultation
- ✓ Personalised selections appointment
- ✓ VIP site access with your site supervisor
- ✓ Bricklaying experience
- ✓ Slab signing experience



***Lifetime Structural Warranty**

Covers major structural elements (wall/roof framing, load-bearing brickwork) for the life of the owner-occupier. Excludes wear & tear, neglect, natural disasters, or post-handover site changes. Warranty is non-transferable.

****12-Month Build Guarantee**

12-month (365 days) build guarantee from slab down to PCI held, or we'll pay your rent. Clients must comply with all conditions in their HIA building contract. Refer to clause 11.3 for further information.

Full terms at

<https://lavidahomes.com.au/adelaide/terms-and-conditions/>



La Vida Australia SA Pty Ltd
ABN 73 664 557 395
BC 324482

SOUTH AUSTRALIA

19-21 Beulah Road
Norwood SA 5067
N 08 7100 9320
E hello@lavidahomes.com.au
lavidahomes.com.au

IT'S TIME...MAKE YOUR MARK 

 LAVIDAHOMESSA  LA_VIDA_HOMES_SA