



AZURA
BUILDING
GROUP

Luxe
HOME SERIES

ABOUT AZURA BUILDING GROUP

Congratulations on choosing to build with Azura Building Group. Now you are ready for one of the most exciting stages of building your new home:

We have streamlined the Colour Selection process for your new home by curating four distinct and exquisite palette options.

Your task is simply to select the palette that aligns with your personal aesthetic preferences. Once decided, please communicate your choice to your designated sales team representative.

These carefully chosen colour palettes have been expertly selected by our Specialist Colour Stylist, Carlie Brial. As a highly regarded professional in the industry, Carlie works with hundreds of clients annually, ensuring each Azura Building Group is styled to perfection.

We appreciate your decision to entrust Azura Building Group with your new, next, or forever home. Thank you.



What our client's say about us!

'Azura have been a great company to build with. As an investor I have had the privilege of working with a number of builders, and the Azura team made it effortless for me, which is ideally what you want in an investment home build.'

Simon Dennis

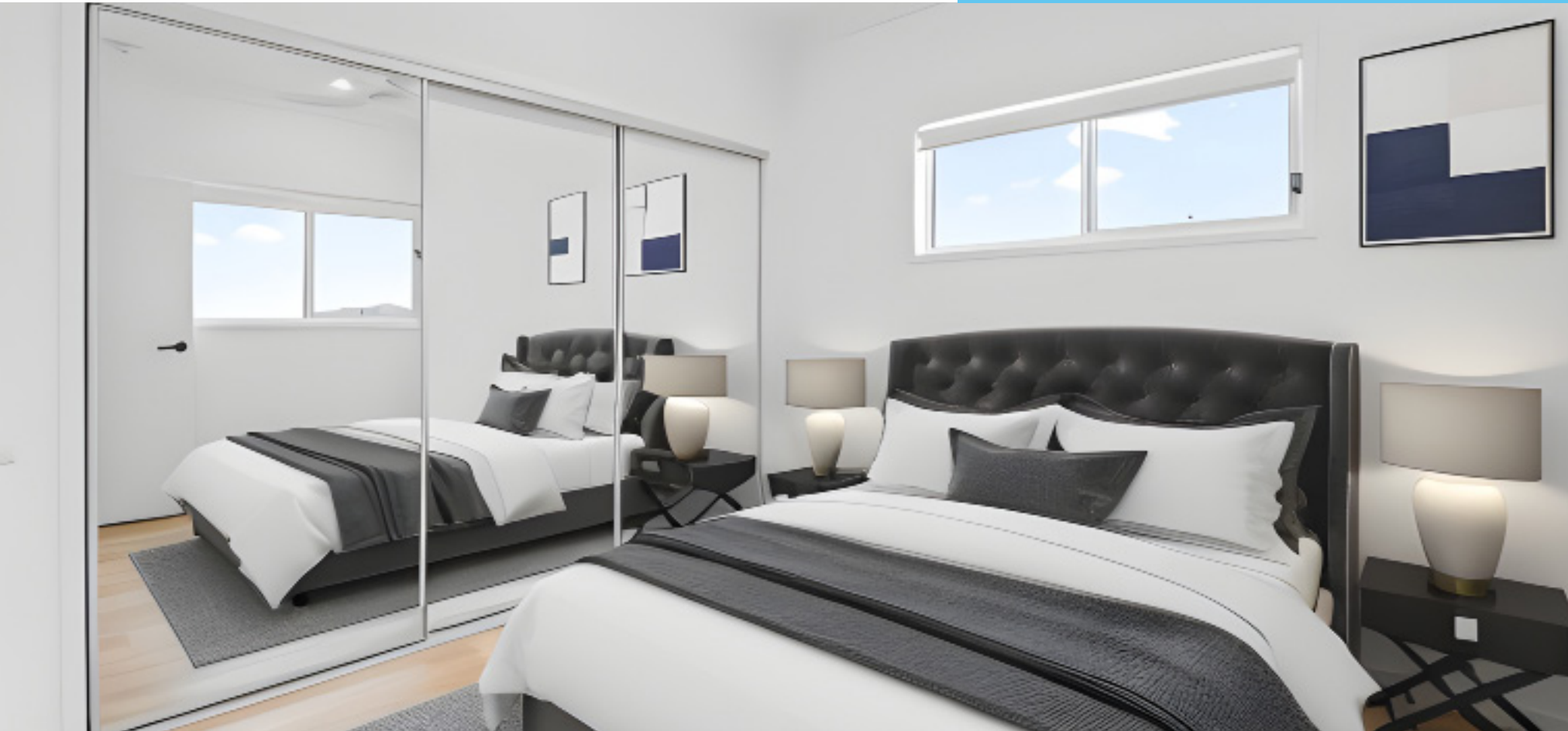
'One of the best experiences I have had whilst building.'

Brian Tombes















EUROPA

2 1 1 1



NOTE: The information in this brochure is for marketing purposes only. Land title information is provided in good faith to the builder and any changes to this is solely relied upon by the Developer. Images are artist impressions only. Build times & prices are subject to change without notice. Floor plans may not be to scale. T&Cs Apply. QBCC Licence No.:15227083.

TURNKEY INCLUSIONS

-  Full turnkey package
-  Fixed price (including site costs) based on current registration profile
-  600 mm European stainless appliances
-  Tiles to splashback
-  Stone bench tops to kitchen
-  Roller blinds to all windows
-  Quality carpet and tiled flooring throughout
-  Split system cooling system to family room and master bedroom
-  Ceiling fans to living and all bedrooms
-  Tiles to porch and alfresco (where applicable)
-  Fully landscaped front and rear gardens, including colour concrete driveway/path, fences to sides and rear if applicable*
-  Clothesline and letterbox

*Allowance to a max. 350m2 block for fencing and landscaping

LOT TBA
EATONVALE ROAD
TINANA

HOUSE AREA.....91.03 m2
EXPECTED TITLES.....Q3/2024

OPTIONAL UPGRADES

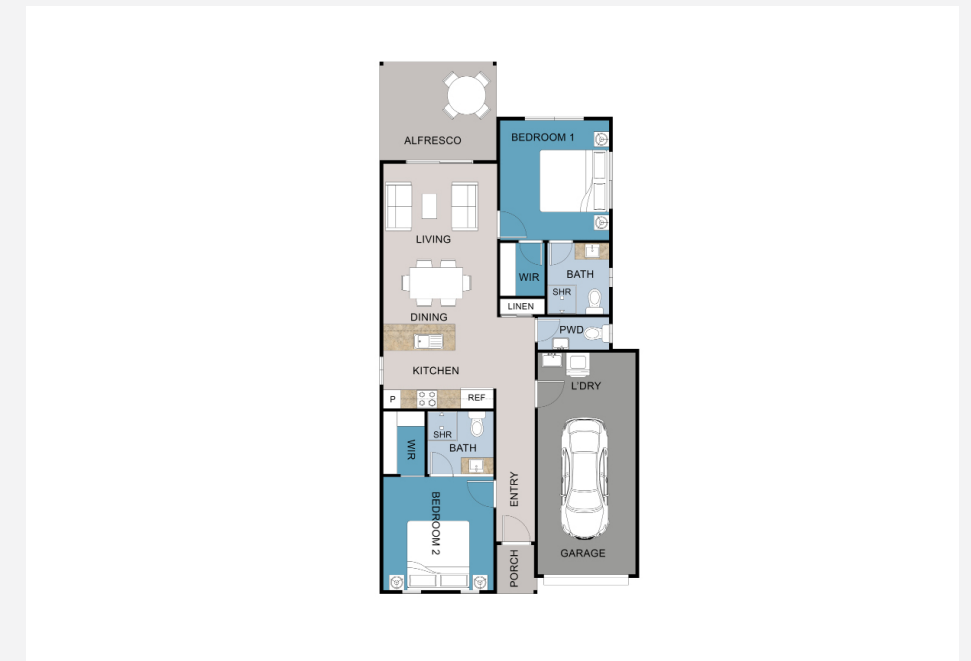
SECURE SCREENS FRONT/BACK.....\$1,800
ADDITIONAL A/C.....\$3,570
2550 CEILINGS.....\$4,500
SOLAR (3.5KW).....\$PS5,000
DUCTED A/C (10KW).....\$12,461

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ALEXANDRIA

2 2 1 1















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LOT TBA
EATONVALE ROAD
TINANA

HOUSE AREA..... 112.32m²
EXPECTED TITLES..... Q3/2024

OPTIONAL UPGRADES

SECURE SCREENS FRONT/BACK.....\$1,800
ADDITIONAL A/C.....\$3,570
2550 CEILINGS.....\$4,960
SOLAR (3.5KW).....\$PS5,000
DUCTED A/C (10KW).....\$12,461

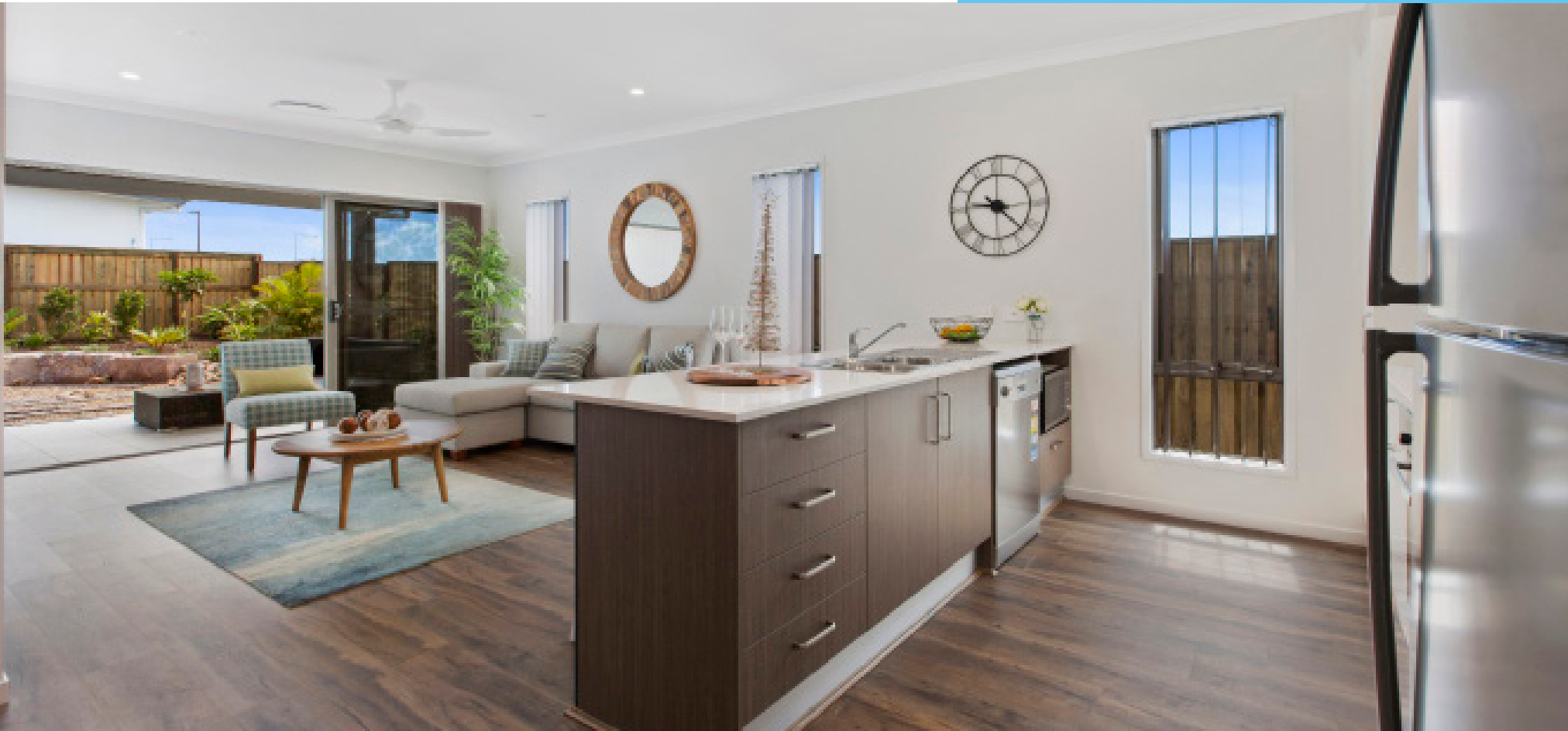
-  Full turnkey package
-  Fixed price (including site costs) based on current registration profile
-  600 mm European stainless appliances
-  Tiles to splashback
-  Stone bench tops to kitchen
-  Roller blinds to all windows
-  Quality carpet and tiled flooring throughout
-  Split system cooling system to family room and master bedroom
-  Ceiling fans to living and all bedrooms
-  Tiles to porch and alfresco (where applicable)
-  Fully landscaped front and rear gardens, including colour concrete driveway/path, fences to sides and rear if applicable*
-  Clothesline and letterbox

*Allowance to a max. 350m² block for fencing and landscaping















BURRUM

3 2 2 1



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-  Full turnkey package
-  Fixed price (including site costs) based on current registration profile
-  600 mm European stainless appliances
-  Tiles to splashback
-  Stone bench tops to kitchen
-  Roller blinds to all windows
-  Quality carpet and tiled flooring throughout
-  Split system cooling system to family room and master bedroom
-  Ceiling fans to living and all bedrooms
-  Tiles to porch and alfresco (where applicable)
-  Fully landscaped front and rear gardens, including colour concrete driveway/path, fences to sides and rear if applicable*
-  Clothesline and letterbox

*Allowance to a max. 350m2 block for fencing and landscaping

LOT TBA
EATONVALE ROAD
TINANA

HOUSE AREA.....139.67m2
EXPECTED TITLES.....Q3/2024

OPTIONAL UPGRADES

SECURE SCREENS FRONT/BACK.....\$1,800
ADDITIONAL A/C.....\$3,570
2550 CEILINGS.....\$6,145
SOLAR (3.5KW).....\$PS5,000
DUCTED A/C (10KW).....\$12,461

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SUNSET

3 2 2 2



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-  Full turnkey package
-  Fixed price (including site costs) based on current registration profile
-  600 mm European stainless appliances
-  Tiles to splashback
-  Stone bench tops to kitchen
-  Roller blinds to all windows
-  Quality carpet and tiled flooring throughout
-  Split system cooling system to family room and master bedroom
-  Ceiling fans to living and all bedrooms
-  Tiles to porch and alfresco (where applicable)
-  Fully landscaped front and rear gardens, including colour concrete driveway/path, fences to sides and rear if applicable*
-  Clothesline and letterbox

*Allowance to a max. 350m2 block for fencing and landscaping

LOT TBA
EATON VALE ROAD
TINANA

HOUSE AREA..... 150.00m²
EXPECTED TITLES.....Q3/2024

OPTIONAL UPGRADES

SECURE SCREENS FRONT/BACK.....\$1,800
ADDITIONAL A/C.....\$3,570
2550 CEILINGS.....\$6,500
SOLAR (3.5KW).....\$PS5,000
DUCTED A/C (10KW).....\$12,461



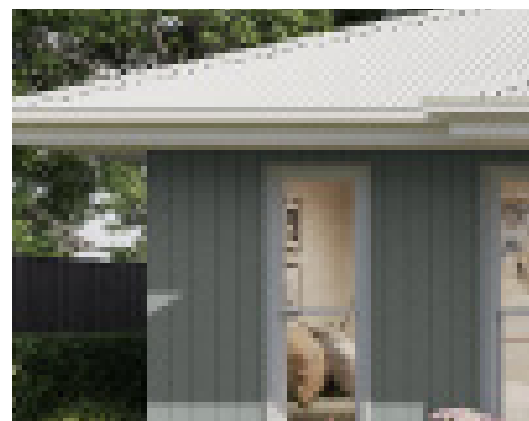


EXTERNAL INCLUSIONS

COLOUR SCHEMES

Azura Building Group offer a range of expertly created Internal and External colour schemes for you to choose from.

Our contemporary schemes have been designed to maximise the style of your home and pass the test of time. With a range of schemes to suit every style our experts have made it simple to create the perfect Azura home.



EARTHWORKS

Up to 200 mm fall across the building envelope made up of equal cut and fill.



GUTTER & FASCIA

Colourbond gutter and fascia is included. Chosen by Azura Building Group as these are subject to covenant.



ROOFING

Standard Colorbond roofing is included. Chosen by Azura Building Group as these are subject to covenant.



GARAGE

Standard sectional flat panel lift door is included as standard. Chosen by Azura Building Group as these are subject to covenant.



DOORS & WINDOWS

Aluminium windows and doors. Chosen by Azura Building Group as these are subject to covenant.



CLADDING

A mixture of James Hardie Easy Lap and Axon 133 to the facade. Easy Lap to remainder of sides and rear unless otherwise nominated in the specification.



WINDOW SCREENS

Standard flyscreens included to all sliding windows and doors. Some types of screens may be subject to covenant approval.



EXTERIOR FITTINGS

2-x exterior taps and 1-x exterior GPO to alfresco provided as standard. Additional points are available as an upgrade.

INTERNAL COLOUR

COASTAL CALM



SPECIFICATIONS

Laminex®

essaSTONE®
by Laminex

- 1 STONE BENCHTOP (KITCHEN).....Essastone New Chalkstone Gloss, 20mm Square Edge
- 2 LAMINATE BASE CABINETS (KITCHEN).....Chalk White Natural
- 3 LAMINATE OVERHEAD CABINETS (KITCHEN).....Silver Ash Natural
- 4 BASE CABINETS (BATHROOMS).....Silver Ash Natural
- 5 SPLASHBACK TILE.....Atlas Ice Matt 450mm X 450mm
- 6 SPLASHBACK TILE GROUT.....White Sealed
- 7 FLOOR, MAIN WALL, PORCH & ALFRESCO TILE.....Travertine Silver, 450mm X 450mm (Standard Lay)
- 8 FLOOR & MAIN WALL TILE GROUT.....Magellan Grey
- 9 WALL & WOODWORK PAINT.....Greyology 1 (Low Sheen to Walls, Semi Gloss to Woodwork)
- 10 HYBRID TIMBER FLOOR (if upgraded).....Woodeffects Plus - Natural Oak
- 11 CARPET.....Raneleigh 726 Barmah
- 12 ROLLER BLINDS.....Ice

Above items are design specific and denoted where applicable.

All colours shown within this document are digital images and not a true reflection of actual colours.

Some items may be substituted with a best possible match when unavailable from our standard Supplier.



INTERNAL COLOUR

ESSENTIAL ELEGANCE



SPECIFICATIONS

Laminex®

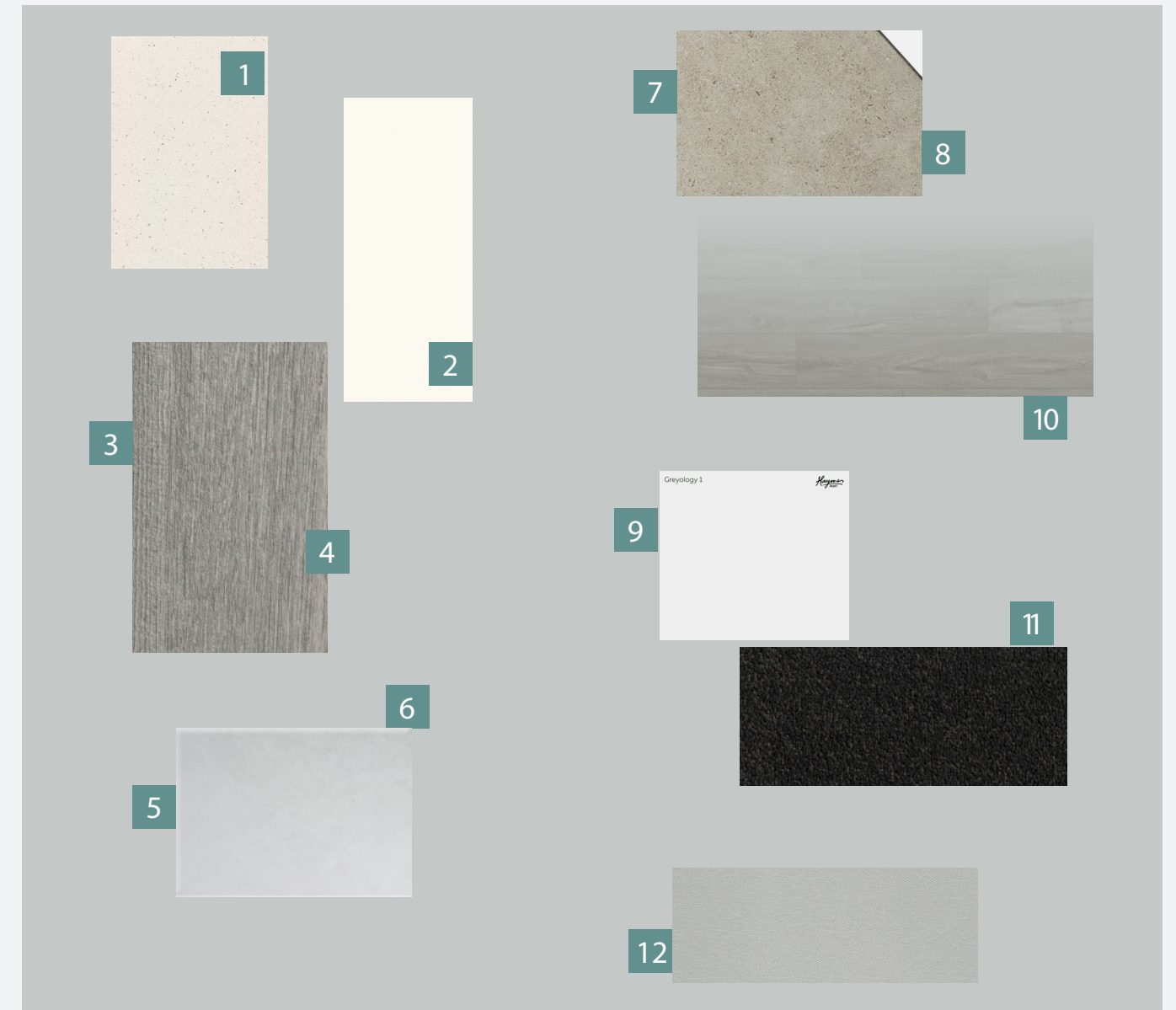
essaSTONE®
by Laminex

- 1 STONE BENCHTOP (KITCHEN)..... Essastone New Chalkstone Gloss, 20mm Square Edge
- 2 LAMINATE BASE CABINETS (KITCHEN).....Ghostgum Natural
- 3 LAMINATE OVERHEAD CABINETS (KITCHEN).....Fox Teakwood Natural
- 4 BASE CABINETS (BATHROOMS).....Fox Teakwood Natural
- 5 SPLASHBACK TILE.....Atlas Ice Matt 450mm X 450mm
- 6 SPLASHBACK TILE GROUT.....Misty Grey
- 7 FLOOR, MAIN WALL, PORCH & ALFRESCO TILE.....Mineral Smoke Matt, 450mm X 450mm (Standard Lay)
- 8 FLOOR & MAIN WALL TILE GROUT.....Charred Ash
- 9 WALL & WOODWORK PAINT.....Greyology 1 (Low Sheen to Walls, Semi Gloss to Woodwork)
- 10 HYBRID TIMBER FLOOR (if upgraded).....Pepper Oak
- 11 CARPET.....Galaxy
- 12 ROLLER BLINDS.....Limestone

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INTERNAL COLOUR

MYSTIC GREY



SPECIFICATIONS

Laminex®

essaSTONE®
by Laminex

- 1 STONE BENCHTOP (KITCHEN)..... Essastone New Zinc Gloss, 20mm Square Edge
- 2 LAMINATE BASE CABINETS (KITCHEN).....Aries Natural
- 3 LAMINATE OVERHEAD CABINETS (KITCHEN).....Natural Teak Natural
- 4 BASE CABINETS (BATHROOMS).....Natural Teak Natural
- 5 SPLASHBACK TILE.....Atlas Ice Matt 450mm X 450mm
- 6 SPLASHBACK TILE GROUT.....Midnight
- 7 FLOOR, MAIN WALL, PORCH & ALFRESCO TILE...Cloud Mushroom Matt, 450mm X 450mm (Standard Lay)
- 8 FLOOR & MAIN WALL TILE GROUT.....Magellan Grey
- 9 WALL & WOODWORK PAINT.....Greyology 1 (Low Sheen to Walls, Semi Gloss to Woodwork)
- 10 HYBRID TIMBER FLOOR (if upgraded).....Woodeffects Plus - Spotted Gum
- 11 CARPET.....Classic City Deep Grey
- 12 ROLLER BLINDS.....Ice

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INTERNAL COLOUR

EARTHEN NOIR



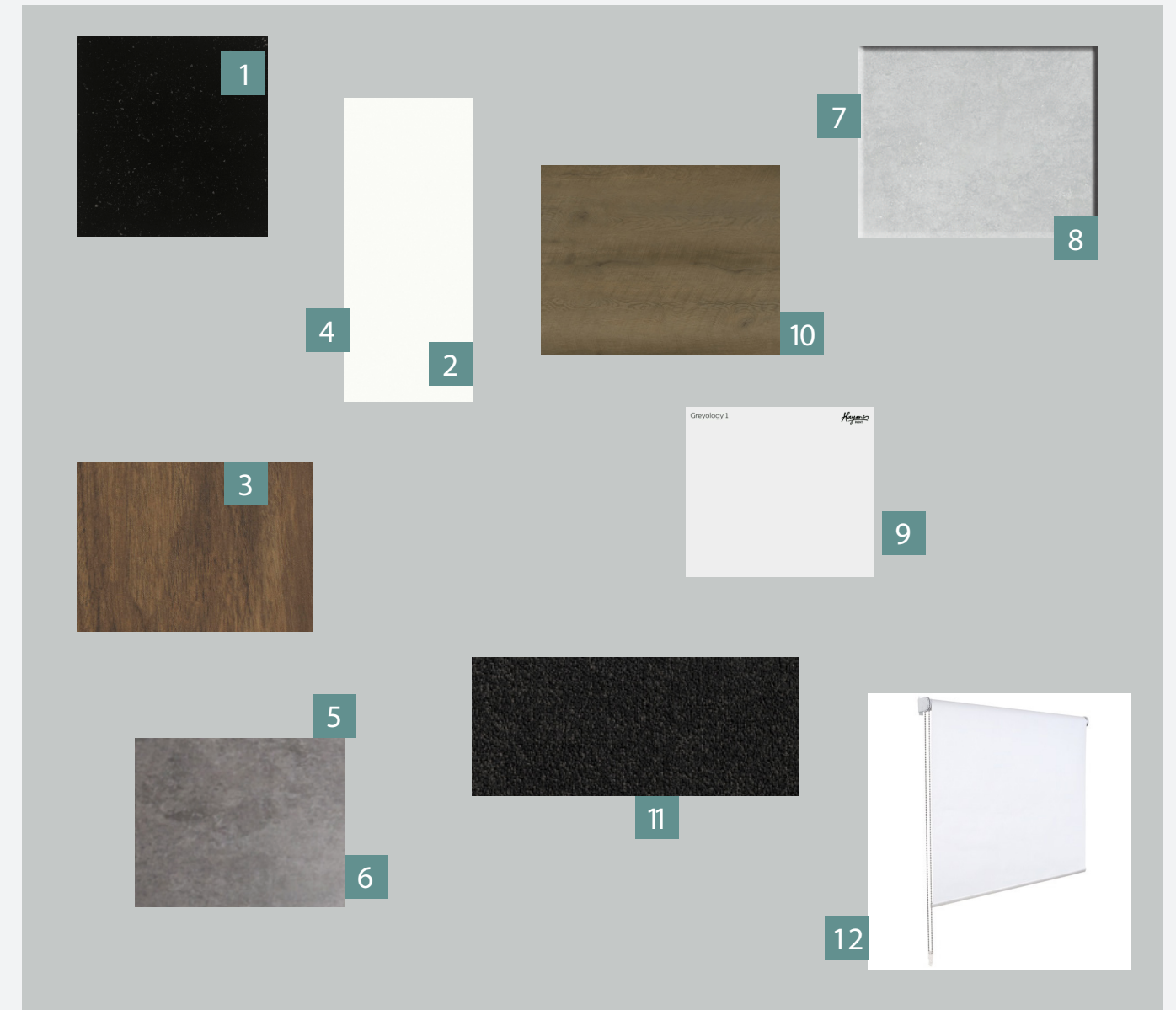
SPECIFICATIONS

Laminex®

essaSTONE®
by Laminex

- 1 STONE BENCHTOP (KITCHEN).....Essastone New Lava Black, 20mm Square Edge
- 2 LAMINATE BASE CABINETS (KITCHEN).....Calm White Natural
- 3 LAMINATE OVERHEAD CABINETS (KITCHEN).....Aged Walnut Natural
- 4 BASE CABINETS (BATHROOMS).....Calm White Natural
- 5 SPLASHBACK TILE.....Pavilion Steel Natural Tile 450mm X 450mm
- 6 SPLASHBACK TILE GROUT.....Midnight
- 7 FLOOR, MAIN WALL, PORCH & ALFRESCO TILE.....Grey Matt Cloud, 450mm X 450mm (Standard Lay)
- 8 FLOOR & MAIN WALL TILE GROUT.....Slate Grey
- 9 WALL & WOODWORK PAINT.....G..reyology 1 (Low Sheen to Walls, Semi Gloss to Woodwork)
- 10 HYBRID TIMBER FLOOR (if upgraded).....Woodeffects Plus - Auburn Oak
- 11 CARPET.....Galaxy
- 12 ROLLER BLINDS.....Ice

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TURNKEY INCLUSIONS



GENERAL

- Member of MBA & HIA
- Soil test, site classification to H1
- 12 months maintenance warranty
- 6.5 Yr Structural guarantee

PRELIMINARIES

- 6 star energy rating report
- Plans & specifications
- Engineering drawings & building permit
- Bushfire compliance upgrade (where applicable)
- Acoustic compliance upgrade (where applicable)

SITE WORKS

- Concrete waffle slab & pump allowance
- Kordon termite protection to AS3660.1 - With 6 year product warranty
- Temporary fencing
- Roof guard rail/fall protection

CONNECTIONS

- Stormwater, sewer & underground power included

FRAMING & CLADDING

- Wall claddings from James Hardie's range of cladding products
- T2 treated pine framing: inspected and certified by structural engineer
- 90mm studs at 600mm centres (external): 70mm studs at 600mm centres (internal)

CEILING HEIGHT

- 2400 mm high to all single storey

PLUMBING

- Concealed plumbing
- COLORBOND® fascias, gutters & downpipes

ROOFING

- COLORBOND® roof from builders' standard range

WINDOWS

- Feature windows to front of home & aluminum sliding windows to balance
- Window seals
- Locks to all openable windows

PLASTERWORK

- 10mm plasterboard wall and ceiling linings with 75mm cornice
- Metal ceiling battens to underside of trusses
- Villaboard to laundry (where required), bathrooms and ensuites

INSULATION

- R1.0 sisalation + R2.0 batts to all external walls
- Sarking under roof sheet
- Ceiling Battens R2.5 (excluding Garage and Alfresco)

HOT WATER SERVICE

- 170L Heat pump unit hot water service

HEATING & COOLING

- Ceiling fans to living room & all bedrooms
- Split cycle cooling unit to family room

WINDOW FURNISHINGS

- Window furnishings to all windows and sliding glass doors including Flyscreens
- Roller blinds to all windows and sliding glass doors (excluding garages, laundry and wet areas and high voids)

ARCHITRAVES & SKIRTINGS

- Skirtings (66mm x 11mm FJ pine-splayed paint grade)
- Architraves (42mm x 11mm FJ pine- splayed paint grade)
- Door jambs (19mm FJ pine paint grade)

CUPBOARDS

- Robes with melamine shelf & hanging rail
- Linen cupboard with 4 melamine shelves
- Broom cupboard with melamine shelf

DOORS & DOOR FURNITURE

- Painted feature timber framed front door
- Timber external door frames with seals
- Door stops to all hung doors - 75mm door clip stops
- Internal door handles from builders standard range
- Colorbond panelift door with three remote controllers to carport/garage (where applicable)
- Flush panel doors 2040mm high

INTERNAL STAIRS & BALUSTRADE

- Cover grade pine or MDF treads, risers and stringers with carpet finish
- Paint grade handrail, round painted

EXTERNAL BALUSTRADE

- Powdercoated aluminium balustrade



TURNKEY INCLUSIONS

LUXE INCLUSIONS

- Airconditioning to main living room
- Ceiling fans throughout
- Overhead cupboards to kitchen
- 20mm stone benchtops to kitchen
- European stainless steel appliances
- LED lighting throughout
- Insulation to ceiling & walls*
- Carpets & tiles throughout
- Roller blinds throughout
- Flyscreens screens to all windows and doors
- Tiles to alfresco and porch
- Fencing and landscaping included*

LANDSCAPING

- Drought resistant garden & plants to front
- Premium landscaping package included

PORCH / ALFRESCO *

- Tiles to porch and alfresco (where applicable)

PAVING

- Exposed aggregate driveway & front path

LETTERBOX & CLOTHES LINE

- Letterbox included
- Fold out clothesline to rear yard

ELECTRICAL

- Double power points throughout
- LED downlights throughout (batten point to garage)
- 1 x DGPOs per bedroom
- TV point to main living room
- UHF/VHF digital ready TV antenna
- Self closing exhaust fans above showers
- Hardwired smoke detectors (to comply with legislation)
- Isolation switch for electric wall oven and cook top
- Meter box with circuit breakers + safety earth leakage system (RCD's)

LAUNDRY

- Stainless steel trough & white acrylic cabinet
- Hot & cold washing machine connections
- Chrome mixer tap

*if applicable

KITCHEN

- Reconstituted stone benchtops with 20 mm square edge
- Pantry with 4 melamine shelves
- 600 mm multifunction electric oven (stainless steel)
- 600 mm ceramic cooktop (stainless steel)
- 600 mm stainless steel twin motor slide out (ducted) rangehood
- Dishwasher (stainless steel)
- 1+3/4 bowl sink & drainer
- Chrome builders range mixer tap

BATHROOM & ENSUITE

- Laminte benchtop and cabinetry
- Polished edge mirror to full width of vanities
- Oval feature basins (white with chrome waste & overflow)
- Toilet suites (white with chrome flush button)
- Bath (white) to bathroom*
- Tiled shower base & semi framed glass pivot door with polished silver frame
- Shower rail and mixer tap
- Double towel rail, toilet roll holder
- Shower niches to all bathrooms

CABINETRY

- Overhead cupboards to kitchen as per plan
- 20mm reconstituted stone benchtop to kitchen and bathrooms
- White melamine shelving to walk-in pantry, cupboards and laundry (if applicable)

TILES

- Ceramic floor tiles from builders' standard range to entry, family, kitchen, meals, bathroom, WC, ensuite & laundry
- Ceramic wall tiles from builders' standard range to kitchen, laundry & bathroom vanity splashbacks, shower recesses & above bath

CARPETS

- Carpet from builders' standard range to all bedrooms, robes, bedroom passage, living & media (house specific)

PAINTS

- Low sheen to exterior garage timber door (2 coats)
- Low sheen acrylic to interior walls & ceiling (2 coats)
- Semi Gloss enamel to interior woodwork & doors (2 coats)

GARAGE OR CARPORT

- Concrete waffle slab floor
- Plaster lined ceiling & walls with cornice
- COLORBOND® panel lift door
- Remote control to garage/carport door (includes 2 no. handsets)
- Internal access door (to garage only)
- Single weather proof ply rear door (design specific)

FENCING

- Timber paling fence including wing fence & gate to suit estate design guidelines



AZURA BUILDING GROUP

THOMPSON BUILDING GROUP

COLIN CURRAN

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E: colin@platypusimpacthousing.org.au

Azura Investment Homes Pty Ltd

QBCC Licence No: 15227083

ABN 74 610 836 989

Azura Building Group

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Azura Building Group
167-171 Brisbane Road Mooloolaba QLD 4557
QBCC Lic # 15227083

Lot	BURRUM	SUNSET	ALEXANDRIA	EUROPA
3			X	X
9	X	X		
10	X	X		
73			X	X
74			X	X
75	X	X		
76	X	X		
81	X	X		
82	X	X		
83	X	X		
84	X	X		
85			X	X
89	X	X	X	X
91				
92	X	X	X	X
105	X	X	X	X



Azura Building Group
 167-171 Brisbane Road Mooloolaba QLD 4557
 QBCC Lic # 15227083

Lot	BURRUM	SUNSET	ALEXANDRIA	EUROPA
4	X	X	X	X
5	X	X	X	X
6	X		X	X
7	X	X	X	X
8	X	X	X	X
11	X	X	X	X
12	X	X	X	X
13	X	X	X	X
14			X	X
15	X	X	X	X
16	X	X	X	X
17	X	X	X	X
18	X	X	X	X
71	X	X	X	X
72	X	X	X	X
77			X	X
78			X	X
79	X	X	X	X
80	X	X	X	X
89	X	X	X	X
90	X	X	X	X
91				
92	X	X	X	X
93	X	X	X	X
94	X	X	X	X
95	X	X	X	X
96	X	X	X	X
97	X	X	X	X
98	X	X	X	X
99	X	X	X	X
100			X	X
101		X	X	X
102	X	X	X	X
104			X	X
105	X	X	X	X