

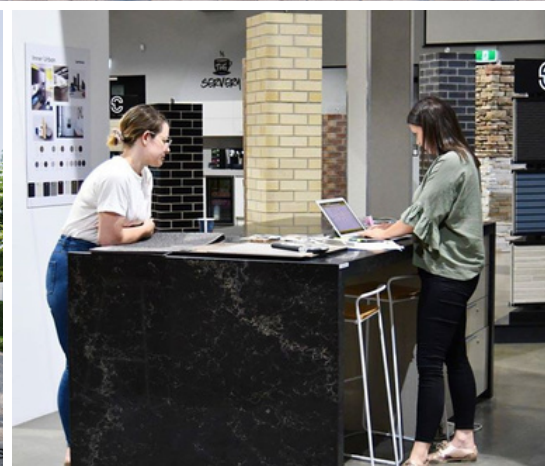
nira
homes

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**AFFORDABLE
ARCHITECTURE**

BRIDGING THE GAP
BETWEEN DESIGN & PRICE

CUSTOM DESIGNED HOMES
OOZING LUXURY, STYLE AND
SOPHISTICATION



**INDIVIDUALITY, FLAIR &
FUNCTIONALITY**

START FROM SCRATCH OR CHOOSE
ONE OF OUR CUSTOMISABLE
DESIGNS TO MATCH YOUR
LIFESTYLE, BLOCK AND BUDGET

NIRA HOMES

44 Lakeview Drive
Scoresby VIC 3179

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www.nirahomes.com.au

With extensive and broad experience in the Building Industry, the team at Nira Homes is well rounded, diverse and has the skills and capability to meet and exceed all of your expectations when building your new home.

With over 14 years of experience and a genuine love for building, we strive to ensure that your new home building experience is smooth, transparent and enjoyable. We provide a fast, honest and reliable service to clients who have an appreciation for architectural flair. We love working with clients who are excited about the result of their new build. But our best results come with those that are also enthusiastic about the process of design, selections and ultimately creating the 'wow factor' alongside us.

Having had the diversity of working in both the 'volume' and 'custom' building marketplaces, we have identified the need for reasonably priced custom homes, giving the architectural feel without the premium price tag. Our exceptional systems, experience, buying power and non-negotiable use of only the best tradespeople allows us to provide this unparalleled service.

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AT A GLANCE



WHAT WE STAND FOR

Quality - at an affordable price.

Family - Connecting families through natural light, earth elements, warmth and relaxation.

Opportunity - For you and also for our trades and suppliers who help make your home come to life.

Giving Back - To those who have fallen on hard times and have found themselves without a place to call home.

Operating with honesty, integrity and accountability- This is assured with our 5 guarantees including Quality, Time, Communication, Fixed Price & Community.



10 year minimum Guarantee (25 years on Structural). Quality is non-negotiable at Nira Homes. We demand it from our staff, suppliers and our subcontractors so we can guarantee it for you. Every mandatory stage of our homes are inspected, both internally and from an external party to ensure it surpasses the highest of standards. We will also provide a Handover Inspector of your choice ensuring complete transparency (Nira Homes will provide a list).



*24 weeks build-time on a standard single storey home (less than 30 squares). Time is money and is something you can't get back. That's why we guarantee that your home will be handed over when we say it will be. And if we can't, we will pay you \$300 per week if your project runs over time.



We understand that building a home can be a very stressful time. But we also know that stress comes from the 'unknown'. This is why we offer our Communication guarantee. We will contact you every week to inform you on the weeks events and to advise you of the upcoming schedule for the following week.



6 month price lock from date of fixed price quotation. No 'extras' or 'hidden costs'. You've heard the horror stories of building budgets blowing out. Our fixed price guarantee means that you can rest assured that this won't happen when you build with Nira Homes. We ensure that all 'variables' are addressed prior to building your new home to ensure no nasty surprises along the way.



We are extremely proud to be a Rescue Partner with Australia's own Destiny Rescue Foundation. We currently contribute \$1,500 from every new build to aid the rescue of innocent & vulnerable victims of child trafficking. Nira Homes... where the term 'Charity begins at home' rings true.

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OUR GUARANTEES | YOUR PEACE OF MIND

INITIAL DESIGN SELECTION



PRELIMINARY PHASE



BUILDING PHASE





HAVE YOU BUILT BEFORE?



DO YOU HAVE A BUDGET OF \$300,000 OR MORE?



DO YOU WANT TO FEEL PROUD COMING HOME?



DO YOU WANT STREET APPEAL?



DO YOU WANT A HOME THAT WILL BE WORTH MORE
WHEN YOU'RE READY TO SELL?



ARE YOU LOOKING FOR QUALITY OVER PRICE?



ARE YOU LOOKING FOR AN ENJOYABLE AND PERSONALISED
BUILDING EXPERIENCE?



DO YOU WANT A FUN & LIGHT-FILLED HOME ENVIRONMENT
TO RAISE YOUR FAMILY?



RESCUING
ONE CHILD
AT A TIME
FROM SEX
TRAFFICKING



Nira Homes is proud to partner with Destiny Rescue. An Australian charity organisation who work tirelessly to rescue innocent & vulnerable victims of child trafficking.

Working across Asia, Africa & Central America, this dedicated team of volunteers have reached into the darkest places on the planet, raiding bars and brothels to set captive children free.

The Pathway to Freedom Program ensures that each precious child never need return to the red-light districts again; Safe homes, urgent medical treatment, extensive counselling, and importantly, an education scholarship to empower girls to become leaders in their villages and communities.

Destiny Rescue have been successful in granting freedom back to over 6,000 innocent victims of child sex trafficking.

It costs \$1,500 to rescue a child. So when you build with Nira Homes, we'll donate \$1,500 to Destiny Rescue. Together we stand up for those who can't stand up for themselves. Together we can free a child from slavery, and give them the opportunities that every child deserves.



My life totally changed. I'm able to help my family and I feel happy. I want to thank the rescue agent and his coworkers at Destiny Rescue who help girls like me. They help to give us a good life.

Survivor, Age 13

SINGLE STOREY



DOUBLE STOREY



Every home needs individuality, flair and a functionality that matches the home owners lifestyle and personality. When you build with Nira Homes, you will own a home that is unique... with an unmistakable street presence, ensuring your home won't blend in with the rest of the street.

ACREAGE DESIGNS



With expansive floorplans incorporating open plan living, these designs allow a seam-less flow throughout. Partnered with our signature 'natural elements' style facades, these designs provide the 'Wow-Factor' that every large block deserves.

ACCESSIBILITY



We are exceptionally proud of our accessibility range. Designed with clear, easy access specifically for those with wheelchairs and/or additional mobility requirements.

SHARED LIVING



Our Shared Living designs have been developed with privacy in mind. With each bedroom possessing its very own personal ensuite these designs allow for many joint tenants.



**BUILDING
BEAUTIFUL
CUSTOM
HOMES
THROUGHOUT
THE SOUTH
EAST
SUBURBS
AND THE
MORNINGTON
PENINSULA**

