



**Spacious and Bold The Santorini
is the ultimate backyard
accessory.**

**From pool house to home office
The Santorini has got you covered!**

✓ Under 20m²

✓ Quick and Simple to Build

✓ Modern Sleek Design

✓ Versatile and Easy to Install

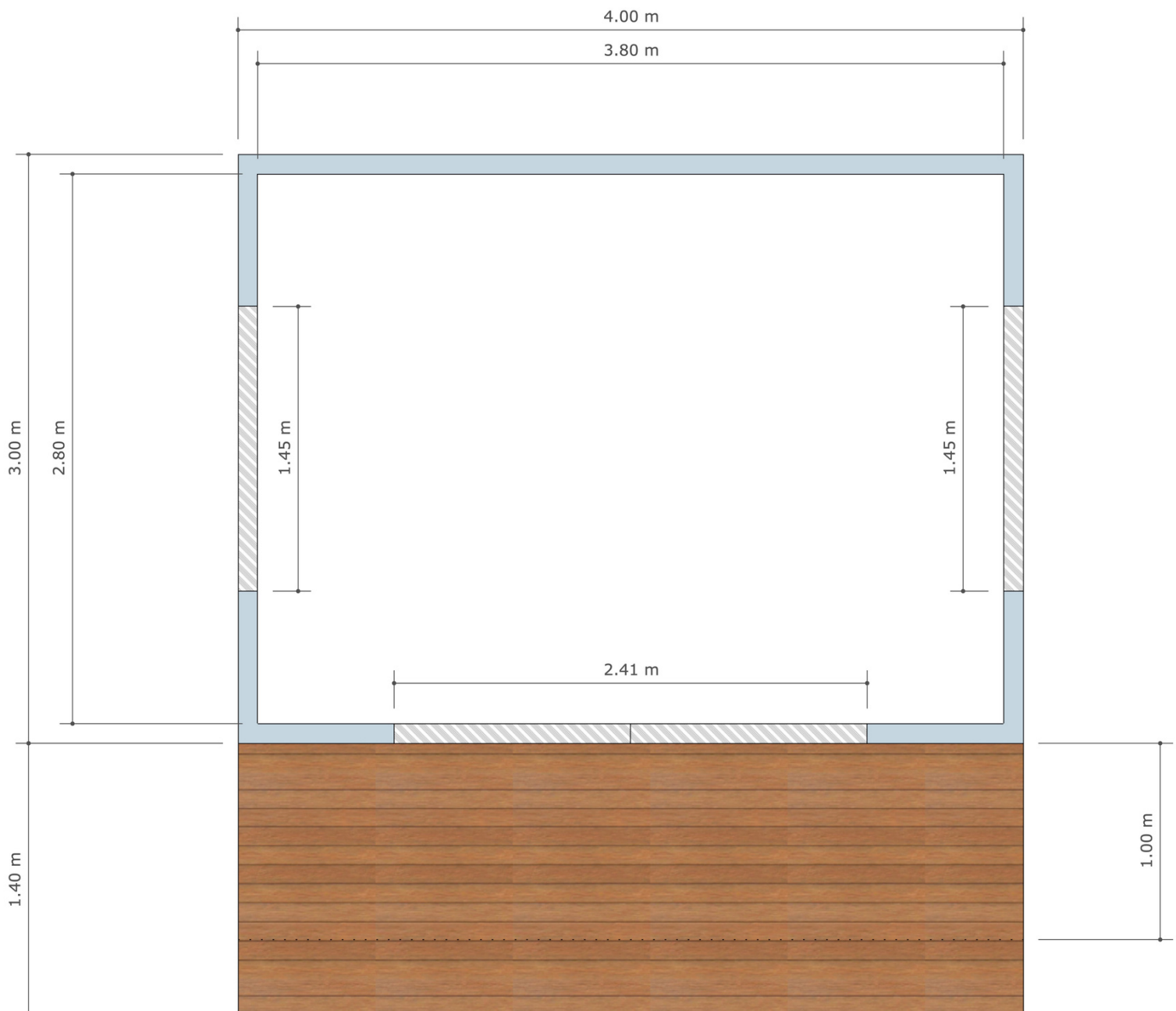
✓ Full Fit out or Built to Lockup

**AUSTRALIAN
BUILT & OWNED**



FEATURES

- ✓ Colorbond Gutters, Roof & Fascia
- ✓ Decking Options
- ✓ Roof & Wall Insulation
- ✓ Internal Lining Options
- ✓ Treated Timber Frame Construction *
- ✓ Cantilever Awning
- ✓ Particle Flooring
- ✓ Roof and Gutter Colour Options
- ✓ Bespoke Design
- ✓ Easily Installed
- ✓ Low Maintenance
- ✓ Treated Timber H4 Piers *
- ✓ Single or Double Glazed windows
- ✓ Treated Timber Sub Floor *



*NSW Only - Engineered Steel Construction used in VIC

SPECIFICATIONS

Sub Floor

- Treated Timber Sub Floor with Treated Timber H4 Piers *
- Timber Sub floor to suit *
- 19mm Yellow Tongue Flooring

Structure

- Treated Timber Frame Construction *

Wall Cladding

- Weathertex, Colorbond Corrugated or Weatherboard options available.

Roofing

- Colorbond Corrugated Iron (Choice of Colour)
- Downpipes (PVC) to ground, Gutters & Flashing (Choice of Colour)

Insulation

- Batt Insulation
 - R2.5 to Walls
 - R2.5 to Roof
 - R1.5 to Floor
- (Additional requirements to be determined by energy assessor, if req)

Internal Lining

- 10mm Plasterboard or Plywood with Moulded Skirting and Architraves.

Plumbing

- Down pipe to ground unless required for permit to be connected to storm water

Deck & Cover

- Decking 1m deep x 4m wide.
- Verandah Coverage of 1 Metre

Windows & Doors

- 2 x 1450mm (W) x 857mm (H) SG Awning Window
- 1 x 2410mm (W) x 2100mm (H) SG Sliding Door
- Single Glazed - DG Optional
- Aluminium Frame - Timber Optional

Floor Coverings

- Your choice of Hybrid Laminate Flooring and Carpet.

Painting

- Painted internally and externally where required.

Electrical

- 4 x Power Points
- 1 x Smoke Detector
- 1 x 2 Gang Light Switch
- 2 x Downlights to Suit
- 1 x Exterior up/down light

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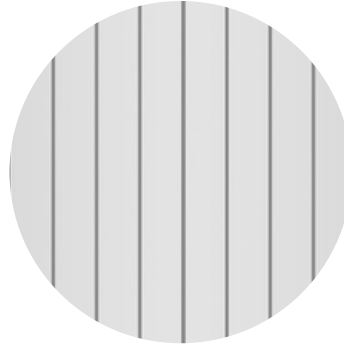
Cladding Options



Colorbond
Corrugated



Weathertex
Weathergroove



V Groove



Traditional
Weather Boards

Internal Lining Options



Plasterboard

Flooring Options



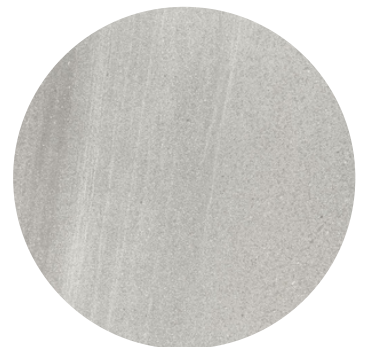
Yellow Tongue
Natural



Hybrid Laminate
(Choice of Style)



Carpet
(Choice of Style)

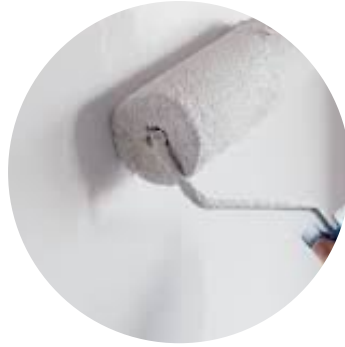


Tiles
(Choice of Style)

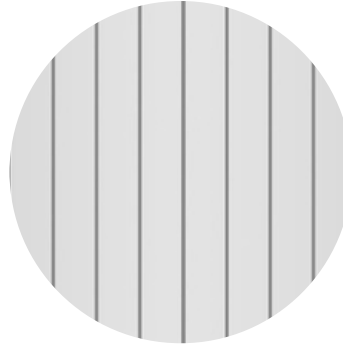
Painting Options



Internal &
External



Internal Only



External Only



DIY

External Decking Options



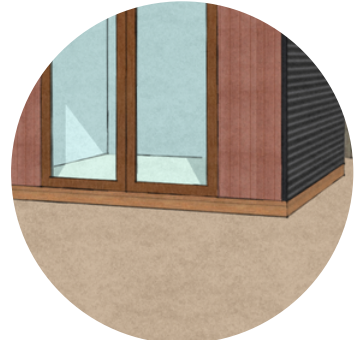
Composite
Decking
(Choice)



Treated Pine
(Standard)



Merbau
Decking



No Decking

Electrical Options



Split System A/C



Additional
Lights



Additional
Power Points