



SAHARA HOMES
— AUSTRALIA —



Crafting Homes, Creating Memories.

Your Dream Home Awaits

At Sahara Homes, we are dedicated to building high-quality, sustainable homes that cater to the unique needs and preferences of our clients. With years of experience in the home-building industry, our team brings a wealth of knowledge and expertise to every project.

OUR SERVICES



Single Story Home

Experience the convenience and charm of a single-story home designed and built to suit your lifestyle and preferences. Our team will work closely with you to bring your vision of a perfect one-level living space to life.



Double Story Home

Elevate your living experience with a thoughtfully designed and expertly crafted double-story home. From modern designs to classic elegance, we specialize in creating multi-level residences that offer spaciousness and comfort.



Custom Home

Unleash your creativity and personalize every aspect of your dream home with our custom home building service. Let us turn your vision into reality with bespoke designs, premium materials, and exceptional craftsmanship.



Granny Flat

Create a cozy and comfortable living space for your loved ones with our granny flat construction service. Whether it's for aging parents, extended family, or as a rental unit, we can tailor the design to meet your specific requirements.



Knock Down ReBuild

Transform your existing property into a brand new home that better reflects your current lifestyle and needs. Our knock-down rebuild service combines innovation and expertise to create a fresh start while maximizing land potential.

STANDARD (SAHARA)

Inclusions and Specifications

Our Standard is other builder Luxury.

- ✓ 2.7m Ceiling Height Both Floors
- ✓ 2340mm internal and external Doors Height
- ✓ Finger pull Cabinets and Vanities
- ✓ LED Downlights
- ✓ Clear Glazing Windows
- ✓ Square Set Cornices whole house
- ✓ Semi Frameless Shower Screen
- ✓ Floor to ceiling tiles in bathrooms
- ✓ 40mm stone Kitchen bench top
- ✓ 60mm stone Kitchen Island

1. PRE CONSTRUCTION

- Architectural Plans
- Engineering Plans
- Long Service Levy fee
- Waste Management Report
- Certifier Inspection fee
- Site soil report by the geotechnical engineer
- Site contour survey by a registered surveyor
- Sydney Water Tap-In
- Homeowners warranty

2. FIXED SITE COST

- Structural engineer designed class concrete slab
- All piercing, up to 1 m (\$120plm extra)
- Superior TERMITE BARRIER to all slab penetration sand to the perimeter of the home
- Drop edge beams are charged at \$700 per square meter
- Driveway

3. FACADE

- Custom front facade

4. CEILING HEIGHT

- 2700mm ceiling height both floors

5. BATHROOM, ENSUITE & WASHING CLOSET

- Wall hung vanities with 40mm Stone
- Counter top bowls
- Tornado flush toilets with soft close lid in all bathrooms
- Chrome / Black Tap wares
- Smart Floor wastes with tile finish on top
- Ceiling rain shower in all bathrooms with hand held shower
- Shower Niches in all bathroom areas
- Floor to ceiling tiles
- Toilet roll holder, towel ring, and towel rail



6. BALCONY

- 1x Balcony allowed

7. EXTERNAL PLUMBING

- PVC Round pipes (Painted)
- Surface drain points for external landscaping area

8. FRAMES

- 90mm x 45mm Pine frames and treated trusses
- Steel beam and lintels as per engineer
- 450mm Evas perimeter of the house

9. WINDOWS

- Aluminium stacker / sliding doors with Fly Screen
- Clear Glazing to all windows and obscure windows in bathroom



10. BRICKS

- Selection of bricks from the following:
 - » PGH (Townhouse, Desert, Dark & Stormy, Foundations and Elements)
 - » Austral (Everyday life or Wilderness)
- Rendered facade

11. ROOFING

- Colorbond Main and Lower Roof. Colour to be chosen from builder range
- Colorbond metal fascia and gutter. Same colour as roof.

12. INTERNAL PLUMBING

- 2-3 bathrooms allowed
- 1 x Gas point provision in living room.
- 2 water points
- Colorbond slim line water tank
- Gas hot water system

13. AC

- Ducted Actron Air Conditioning

14. ELECTRICAL SERVICES

- 80 Light point through out house
- 45 Double Power points through out house
- 2 x TV and data points
- 2 x Waterproof PowerPoints
- Three Phase underground mains
- Earth Leakage circuit breaker for lights and power



15. INSULATION

- R2 External wall and R3.5 Cieling insulation

16. GYPROCK AND CORNICE

- 13mm Gyprock Ceiling
- 10mm Plasterboard walls
- Square ser cornice

17. PAINTING

- 3 coat paint, including primer
- 1 TV Feature wall

18. WATERPROOF

- Waterproof all wet areas as per Australian Standard
- Certificate will be provided

19. TILES

- 600 x 600 tiles for Main Floor Area and 600 x 600 for all other areas like Bathrooms, Porch, Alfresco and Balcony.
- All tiles chosen from builders range from builder supplier

20. FLOORING

- Quality laminate timber flooring in all bedrooms and first floor whole area

21. STAIRCASE

- MDF Staircase with glass balustrade

22. GARAGE DOOR

- Colorbond classic range up to 2400mm
- 2 remotes and manual switch



23. LAUNDRY / BUTLERS PANTRY

- 4x Open shelves on all walls of butlers
- Sink with bottom cabinet and Space for Washing Machine / Dryer

24. DOORS AND INTERNAL

- 67mm half splay architraves and skirting
- 820mm x 2340mm internal doors from builders range
- Stained 1200mm x 2340mm glazed front solid entry door
- 820mm x 2340mm plain external timber laundry or external door
- Digital front entry lock

25. KITCHEN

- Kitchen cupboards top and bottom
- 60mm engineered stone benchtops to the kitchen
- Melamine doors in a wide range of colours.
- Overhead cupboards to Kitchen
- 60mm stone to the island area
- Kitchen kickboards as per doors
- 2 sets of Pot drawers
- Cutlery tray to kitchen drawer (1)
- One double bowl stainless steel sink with drainer
- Island 900mm x 2800mm
- Stone / Tile Splash Back in the kitchen

26. SHOWER SCREEN AND MIRROR

- Semi frameless shower screen to all showers
- Frameless mirror to all bathrooms

27. BUILT IN / WALK IN ROBES / LINEN / SHELVES

- bedrooms WIR 3 x drawers, 3 x pigeonholes shelves, 1 x top shelves and rest hanging spaces
- Sliding mirror 2340mm doors to all wardrobes
- 4 x shelves in linens

28. DRIVEWAY

- Coloured driveway up to 50sqm

29. OTHER INCLUSION / WARRANTY

- Brick expansion with foam and silicon caulked
- Internal and external house Silicon
- Internal and external house clean for handover
- 7 years structural warranty
- 90 days defect liability period
- Sediment control
- 10KW Solar System

Sahara Homes reserves the right to change suppliers at any time and reserves the right to alter designs and specifications without notice in whole or part



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Let's Start Building Your Dream Home

Get In Touch

Thank you for considering Sahara Homes for your construction needs. Whether you have a question about our services, want to discuss a potential project, or simply want to know more about what we can offer, we are here to help. Feel free to reach out to us using the contact information provided below:



Phone

1800 00 10 11



Email

admin@saharahomes.com.au



Office Hours

Monday - Friday: 9:00AM - 5:00PM
Saturday: By Appointment Only
Sunday: Closed



Location

Level 35, 100 Barangaroo
Ave, Sydney, NSW, 2000