





## VELA

Introducing Vela, where thoughtful design meets effortless living.

Vela delivers considered spaces, timeless finishes and the same architectural intent that defines every NXTgen design — just in a more compact footprint.

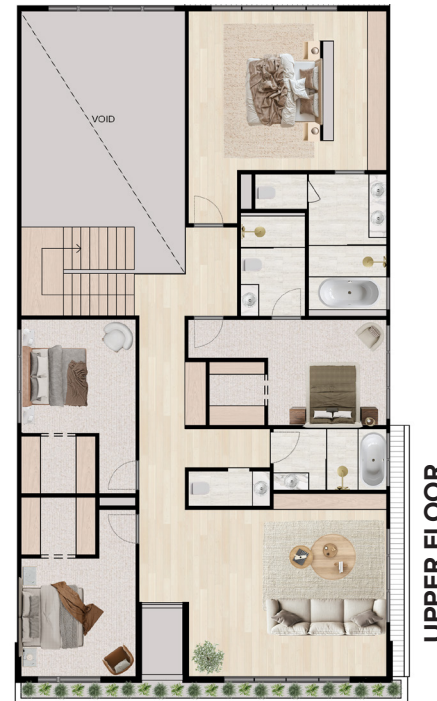
-  5 BED + STUDY
-  4 BATH + 2 POWDER
-  2 CAR

 **TOTAL 413m<sup>2</sup>**  
 INTERNAL 351m<sup>2</sup>  
 ALFRESCO 20m<sup>2</sup>  
 GARAGE 39m<sup>2</sup>

### ROOM DIMENSIONS

LIVING - 4.6m x 6.1m	BED 2 - 3m x 5.6m
KITCHEN / DINING - 5.8m x 6.1m	BED 3 - 3.3m x 4.8m
ALFRESCO - 5.7m x 3.5m	BED 4 - 3.3m x 4.9m
RETREAT - 5.6m x 4.2m	BED 5 - 3.3m x 4.6m
MASTER - 5.7m x 6m	STUDY - 3.3m x 3.4m

\*Bedroom dimensions include WIRs



### FEATURES

1. Open-plan kitchen, living and dining with natural flow
2. Built-in bar and wine display for effortless entertaining
3. Kitchen with integrated fridge/freezer, single oven, and butler's pantry with walk-in shelving
4. Seamless connection to covered alfresco with built-in outdoor kitchen
5. Functional laundry and mudroom with internal access to the double garage
6. Upstairs retreat for additional living space
7. Private main suite with generous walk-in robe and dual ensuite
8. Bedroom 2 & 5 with ensuites; all bedrooms feature walk-in robes
9. Ground-floor multipurpose room or home office
10. Double-height void flooding the living area with natural light
11. Thoughtful storage solutions throughout the home

## REDEFINING MODERN LIVING

LUXURY DESIGNS, THOUGHTFULLY TAILORED TO TODAY'S LIFESTYLE

Disclaimer: These plans are for marketing purposes only and are not final. Subject to change. Renderings are for illustrative purposes only.

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