



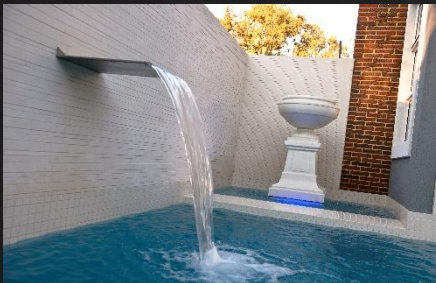
Exclusive Residence
Exquisitely Built with Clockwork Precision

Perth's
Award-Winning
Luxury Custom-Home
Specialist



What are you looking for in a Builder?

- ◆ **Custom** Designed to suit your site and lifestyle needs
- ◆ **Clarity** throughout every step of the building process – with a 12 Month Build Guarantee?
- ◆ **Confidence** – with an assurance of quality and clear communication?
- ◆ **Cutting-Edge** – latest technologies and contemporary products and finishes



Creative collaboration.

Exclusive Residence believes the true ‘magic’ that creates an outstanding custom designed residence of architectural merit comes from the collaboration of a passionate, dedicated team of professionals (Architect/Designer, Interior Designer, Builder and their sub-contractors) all who engage constructively and co-operatively and who all recognise the Client as Principal.

Such a working environment develops trust, teamwork and fosters creativity and innovation – it’s in this space where a fusion of art, architecture and building form and function coalesce to create a modern interpretation of a place and space for enhanced living.

Exclusive Residence Clients work with Perth’s most talented Architects and Building Designers.



Step inside & live in your home before it is built with 3D Virtual Reality

With every Exclusive Residence, within our design process (and at NO ADDED COST to our normal Design Fee), we offer to you the experience of immersing yourself into a virtual world to walk and explore every finer detail and selections of your home design in photo-real 4K quality.

For some, they find it difficult to envision space and volume from a 2 dimensional plan. From our VR Studio, in your virtual world you can experience these spaces, select and walk-around furniture items, see the views from your windows and the effect of light and shade at different times of the day. If you wish to make changes like floor finishes, colours or kitchen layouts, these can be transformed before your eyes in real-time.

With 3D VR you can avoid costly mistakes early and be confident with your design and interior decisions.

Exclusive Residence. Luxury with expediency.

Not everyone is ready for an Exclusive Residence.

As a highly awarded and recognised luxury home builder in Perth, we are here to work with people who are at a certain stage in their lives, either financially, or in terms of the lifestyle they want to live.

We are a local, Perth based and West Australian owned company, established in 2005 with more than a decade of custom built homes in our portfolio. We build exclusive homes and luxury residences that represent achievement for the people we build for.

When we build for these people, and for you when you are ready, what sets us apart in the Perth luxury homes market is our guarantee. With our unique 'Start-to-Finish' process, we commit to a 12 month timeframe, from earthworks to completion. This is unprecedented in Perth.

Our last Custom Built Homes	Our Average Construction Time – From Start to Finish - including fitout, landscaping & pool	Our Peer Recognition – attesting to our quality of workmanship
60	10.3 Months	24+ MBA Building Excellence Awards (including 2 National Awards)

We have built our business and reputation on our ability to deliver custom built, luxury homes in Perth in under 12 months while maintaining outstanding quality, value and service.

If you are ready for an Exclusive luxury home, speak to Greg Clack, and the team. We are here and ready to help you build an extraordinary new home.

We invite you to meet with us and thereafter, undertake your own due diligence of our business and our ability to deliver to you an exemplar, quality built home with a project time-frame unprecedented in our industry category.

What can we offer you?

We build only 10 homes per year

- ◆ This means that we are able to dedicate more time on your home, ensuring everything flows smoothly on building your dream residence whilst providing unparalleled, quality service and speed.

We have a 12 month building guarantee

- ◆ Most builders say it's not possible, we prove it is and ask - Why not?! The past 60 homes we have built in Perth have been completed on average in 10.3 months, which means savings to you both financially and emotionally ... we deliver!

We offer a fixed price contract – no hidden costs and a history of award winning homes

- ◆ Everything is documented, detailed and agreed upfront so there are no nasty hidden surprises.





Testimonials

“The quality and efficiency with which our four townhouses in Mandurah were constructed was excellent.”



Ormsby Terrace
Townhouse Development

“Your team made this building process seamless and the end result is outstanding.”



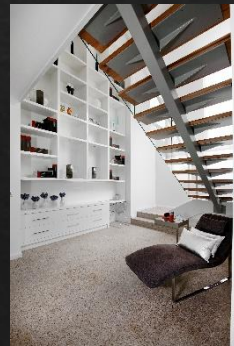
The Claremont
(Narrow frontage design)

“Not only was it built at such a high standard, amazingly it was built within 12 months.”



The Oceano
(Small corner lot design)

Santorini



Narrow lot design, Derby St, Swanbourne

Santorini

Stunningly sophisticated and unfailingly luxurious, Santorini seduces you via a sensory journey of relaxation and serenity from the moment you enter the home. Embark on a journey through this stylish domain and experience a blend of contemporary design and white island living. Inspired by the spectacular Caldera cliffs of Santorini, it combines crisp, clean lines with chic minimalism that makes living and entertaining an endless journey with hidden treasures.

Santorini defines our modern lifestyle with sophisticated purity with a hint of the Aegean for flavour. The lower floor is dedicated to entertaining in all its facets, from the 5m high library in the entry, through to the dedicated guest suite, private study and spacious living areas that open to a true alfresco experience, inclusive of stone flooring and mesmerising blue pool. Another jewel is the large wine cave hidden behind a wall of water in a private central courtyard.

Master Builders WA Awards Finalist 2010

4 Bedrooms

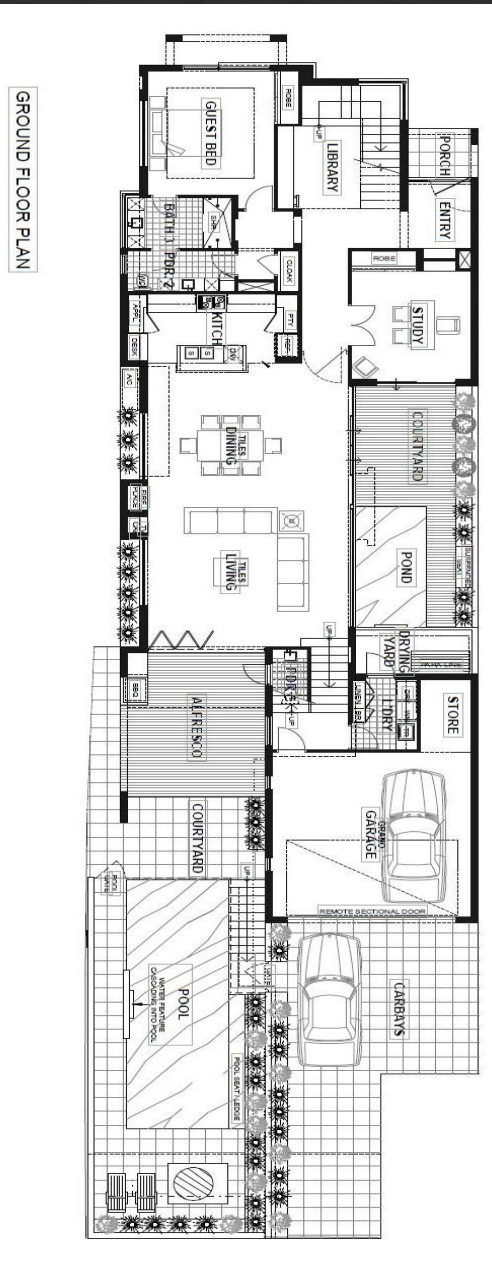
3 Bathrooms

2 Powder Rooms

Kitchen, Meals, Family, Cellar, Alfresco, Study, Laundry, Library, Balcony, Lobby, Double Garage and Store.

Home size: 514sqm

Block Dimensions: 12m x 48.5m



Genesis



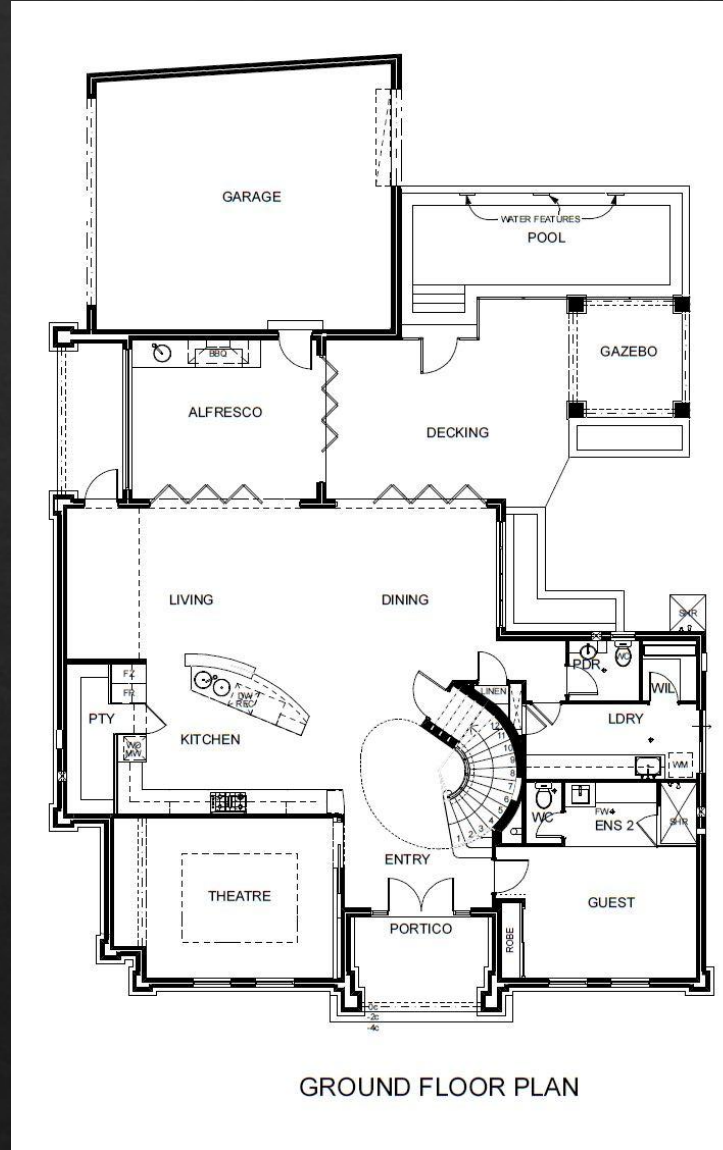
Corner lot design

Genesis

As soon as your eyes catch sight of the elevation of this classic modern home with mocha textured walls, sandstone highlights, polished ply external ceilings and black wrought iron infused with stainless steel, you know its Exclusive! A sweeping curved staircase in the entry is an eye catcher, with custom tiled floors and a spacious modern open plan kitchen meals and living areas with views to the stone clad water feature wall spilling into the pool. The home features a large underground cellar, 5 bedrooms, 3 bathrooms and powder room, theatre, alfresco, cabana and double tiled garage with a loft above for storage.

Master Builders WA Awards Winner 2007

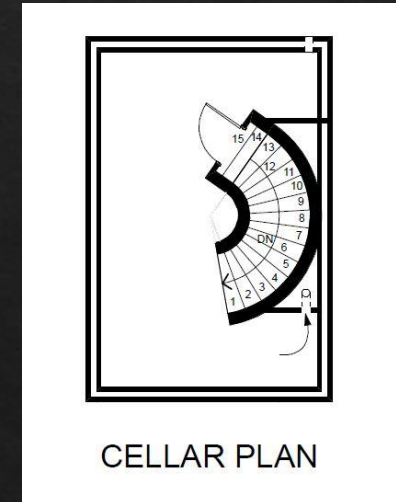
5 Bedrooms
3.5 Bathrooms
Study, Theatre, Large 3rd level Cellar, Kitchen, Meals, Family, Upper Sitting, Alfresco, Laundry, Separate Gazebo, Double Garage and Store.
Home size: 472sqm
Block Dimensions: 20m x 27.5m



GROUND FLOOR PLAN



UPPER FLOOR PLAN



CELLAR PLAN

Sanctuary



Sanctuary

As soon as you see the travertine stone entry walls, lacquered front door, cedar eaves and Award Winning quality finishes, this elevated modern classic home offers the best of all worlds. Space is amplified as the 3.5m shadow lined ceilings open up to a magical entrance foyer, open planned living area with the kitchen / scullery and dining that all overlook a mosaic tiled pool with clad water features. The home boasts a large underground gym, 4 bedrooms and 3 bathrooms, home theatre, library and cellar.

2009 HIA Perth Housing Awards - Finalist



4 Bedrooms

3 Bathrooms

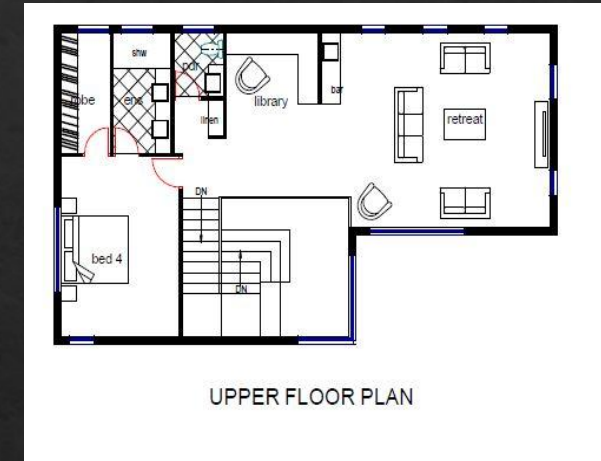
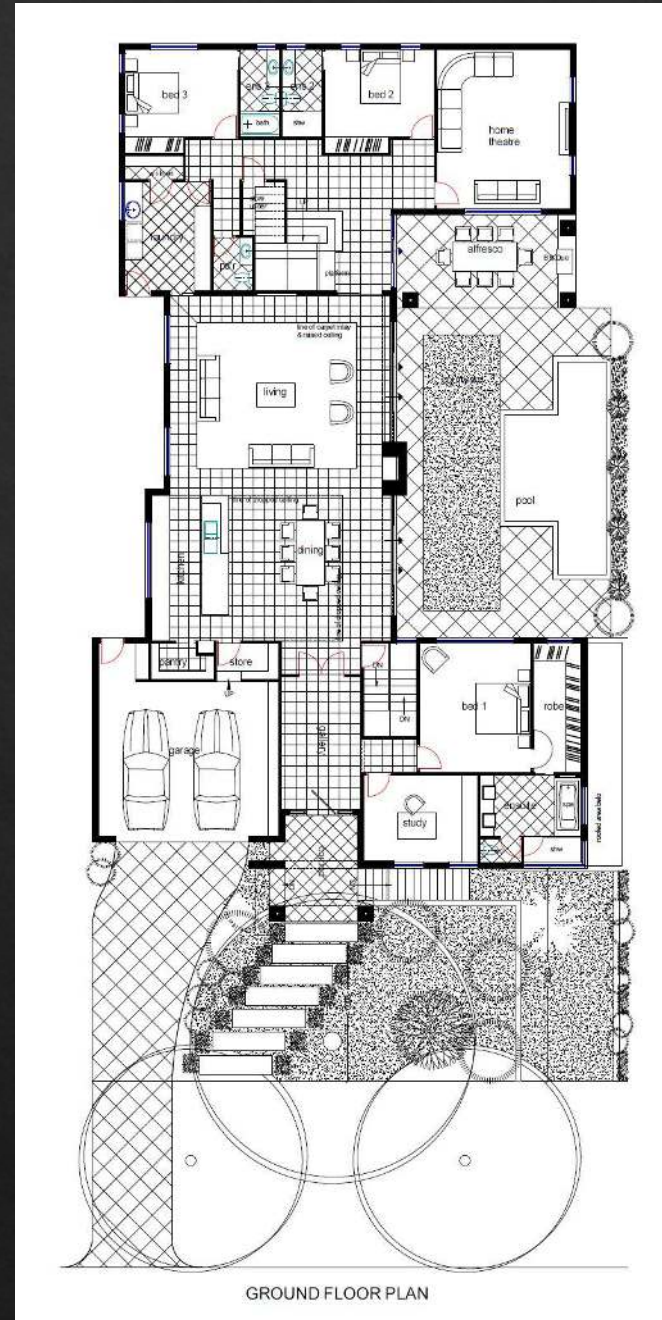
2 Powder Rooms

Study, Living, Dining, Retreat, Library, Home Theatre, Double Garage

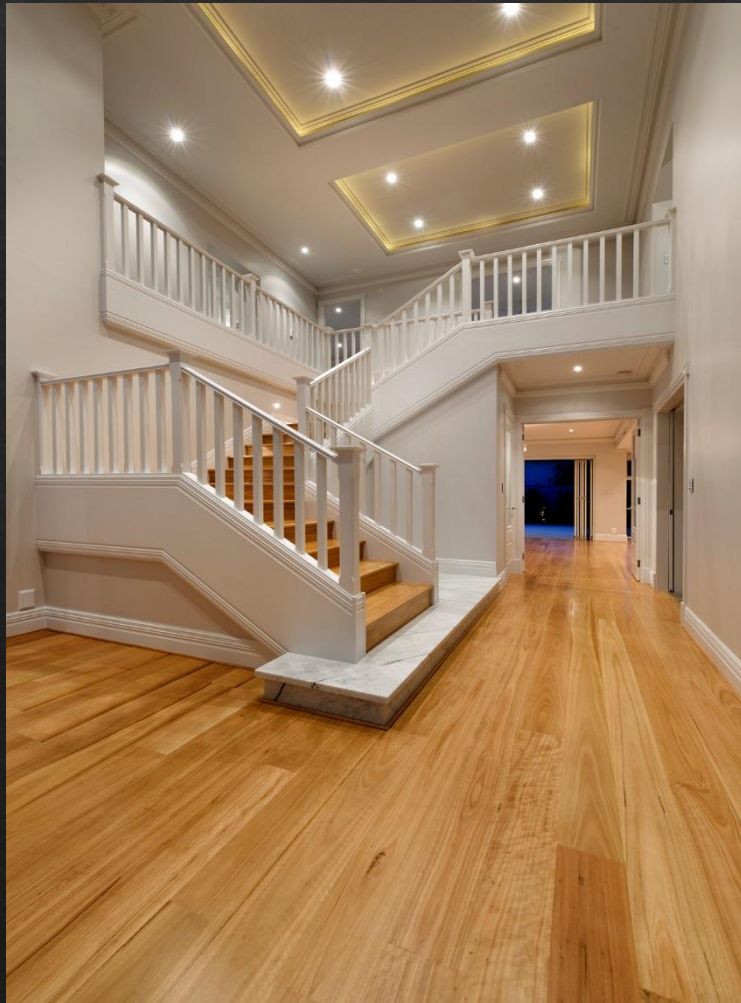
and Under Croft Gym and Storage

Home size: 570sqm

Block Dimensions | 20m x 40m



Iris



Iris

From the moment you enter this showpiece residence you will be captivated by the grand lobby entrance with its soaring coffered ceilings and handcrafted timber balustrade and stair work that leads you upstairs to the 5 massive bedrooms over-looking beautiful parkland and serviced by magnificent fully appointed floor to ceiling tiled and floor heated ensuites.

Equally as inviting is the walk through the ground floor to the expansive open kitchen- living -dining and alfresco areas that seamlessly blend the indoors with the outdoors to an open cedar lined alfresco overlooking a magnificent pool providing the ultimate in entertaining and relaxing lifestyles.

MBA Housing Excellence Awards - Finalist

5 Bedrooms

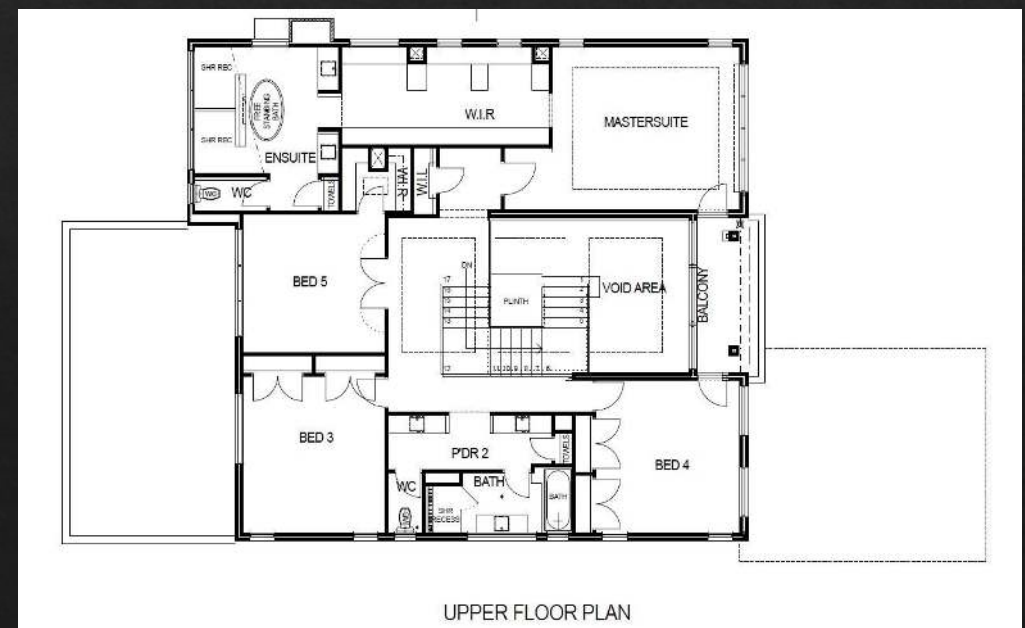
2 Bathrooms

2 Powder Rooms

Kitchen, Meals, Family, Games, Alfresco, Cinema, Study, Laundry, Balcony, Lobby, Double Garage and Store.

Home size: 558sqm

Block Dimensions: 20m x 45m



Siam



Narrow lot design, Derby St, Swanbourne

Siam

By name and by nature, this residence truly is a land of luxury. A contemporary representation of the Australian way of life, Siam seamlessly blends west and east in a sophisticated palette of colour and finishes. From start to finish, Siam is a refined tapestry of two cultures co-existing as one.

Be surprised and delighted with the clever fusion of private, living and entertainment areas as you journey through this home where spacious living areas blend seamlessly with courtyards and balconies.

Master Builders WA Awards Finalist 2010



4 Bedrooms

2 Bathrooms

2 Powder Rooms

Games, Indoor Alfresco Kitchen, Cellar, Meals, Family, Upper Kitchen, Balcony, Study, Laundry, Central Court, Rear Double Garage and Store.

Home size: 560sqm

Block Dimensions: 12m x 42.5m

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Claremont



Narrow lot design, John St, Claremont

Claremont

THIS AWARD WINNING HOME IS IN A CLASS OF ITS OWN. EXTENSIVE USE OF TRAVERTINE FLOOR TILES THROUGHOUT. THE MAIN ENTRANCE GALLERY PROVIDE A FEELING OF WELCOMING WARMTH & SOPHISTICATION, WHILE THE CEILING HEIGHT REMAINS CONSTANT THROUGHOUT THE GROUND FLOOR, CREATING A GRAND AMBIENCE WHICH CLIMAXES IN THE OPEN PLAN LIVING AREAS.

This beautiful residence combines stylish design with luxury. The spacious master suite is cleverly segregated from the three other generously sized queen bedrooms. A five star master ensuite with luxury spa separates the master bedroom with feature glazing & walk through robe that has considerable storage for even the keenest collector of fine fashion & shoes.

Master Builders WA Awards Winner 2009

4 Bedrooms

2 Bathrooms

Powder Room

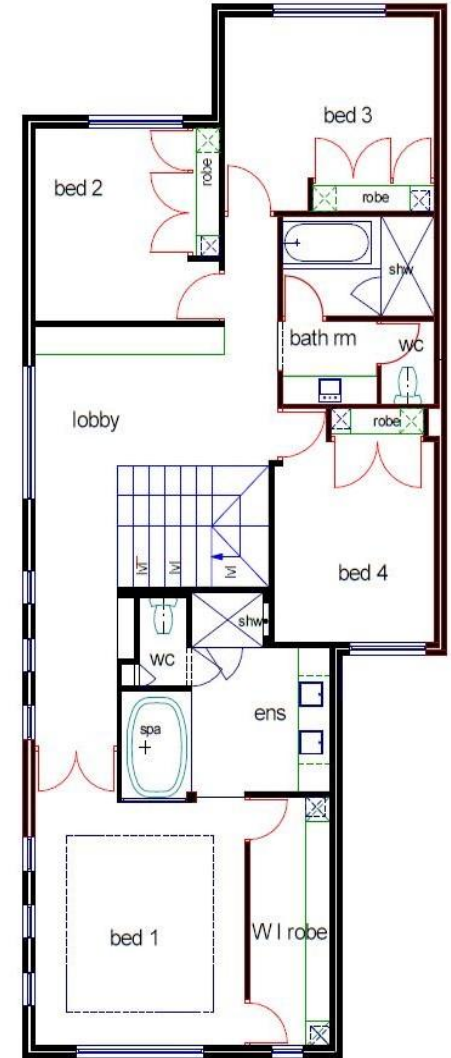
Study, Theatre, Kitchen, Meals, Family, Upper Lobby, Alfresco, Laundry, Double Carport, Single Garage and Store.

Home size: 370sqm

Block Dimensions: 10m x 50m

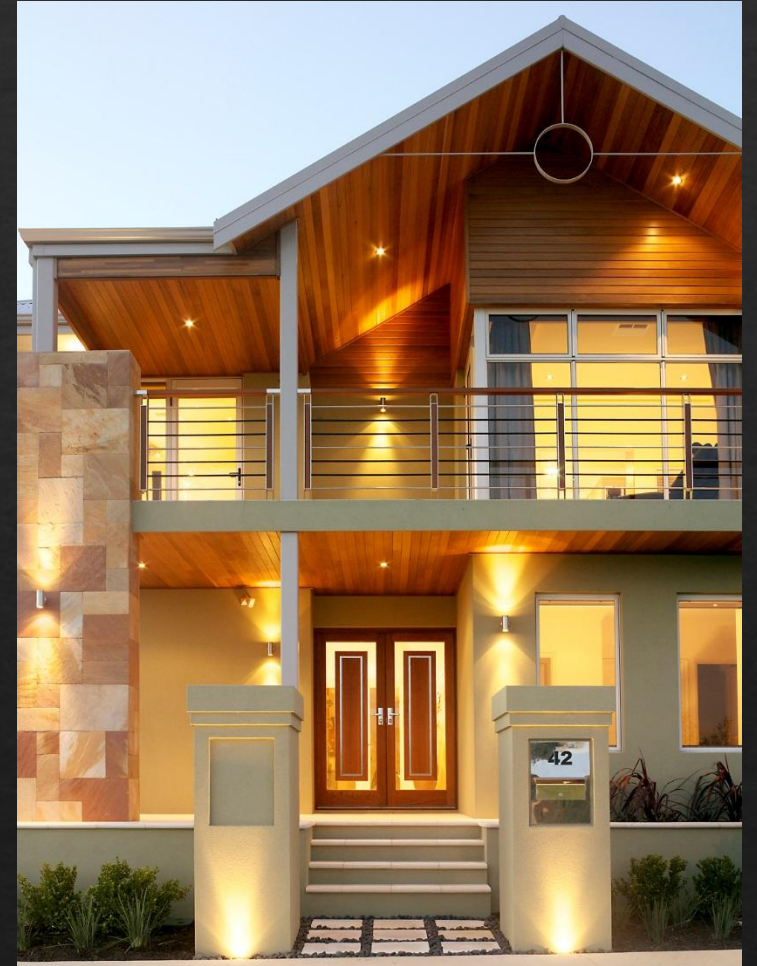


GROUND FLOOR PLAN



UPPER FLOOR PLAN

Oceano



Oceano

This nautical themed masterpiece provides a stylish home with resort style living in mind. Greeted with an abundance of natural light as you enter the lobby through to the open plan living area & chef's kitchen, this home is designed for the enjoyment of living. Coupled with private sleeping zones for guest or children & additional living areas, it offers the precious combination of privacy & relaxation.

2009 MBA Housing Excellence Awards - Finalist



4 Bedrooms

2 Bathrooms

2 Powder Rooms

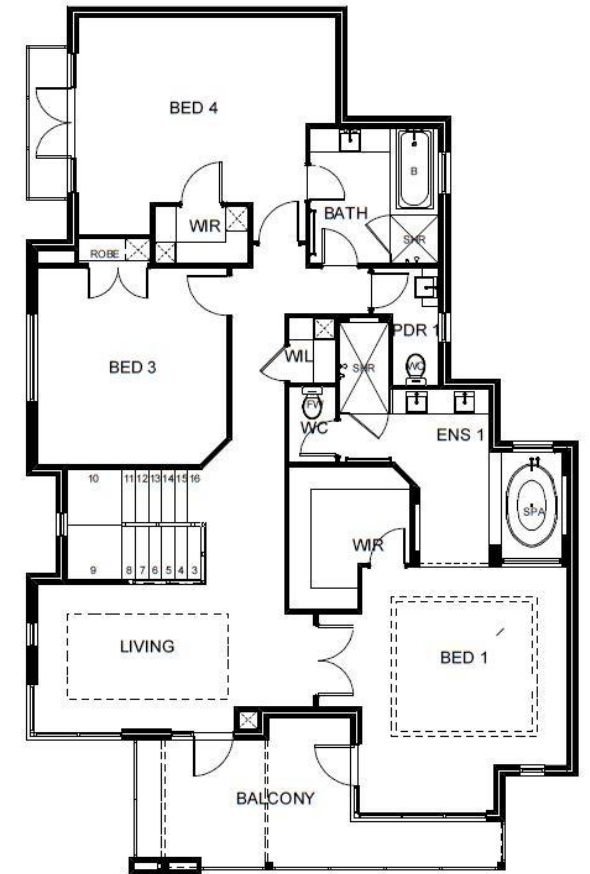
Study, Kitchen, Meals, Upper Sitting, Alfresco, Laundry, Balcony, Double Garage and Store.

Home size: 405sqm

Block Dimensions: 12.8m x 27.6m

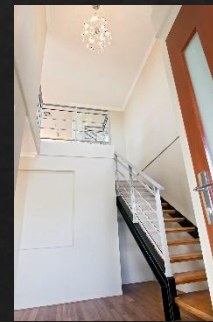


GROUND FLOOR PLAN



UPPER FLOOR PLAN

Townhouses – Ormbsy Tce, Mandurah



953 sqm – 4 lot Townhouse Development

Our Offer



Project Assessment

During this stage we will cover topics such as:

- Outcomes you want to achieve with your proposed project
- Where you are currently situated with your project
- Building design, vision and dreams for your project
- Required commencement and completion dates
- Your budget
- Quality specifications
- Past experience with building

Upon completion of this stage you will receive:

- A verbal building recommendation
- A price approximation based on our Discovery Meeting & discussions and client selection checklist

This is a complimentary service



Exclusive Residence
Exquisitely Built with Clockwork Precision

Perth's
Award-Winning
Luxury Custom-Home
Specialist

Greg Clack

Mobile: 0417 069 382

Email: greg@exclusiveresidence.com.au

Office: +61 08 6146 0023