

# MIA 3 Bed Mezz

Plan Price **\$9745** Incl.



3 Bedrooms



1-2 Bathrooms



105 m<sup>2</sup> Floor Area



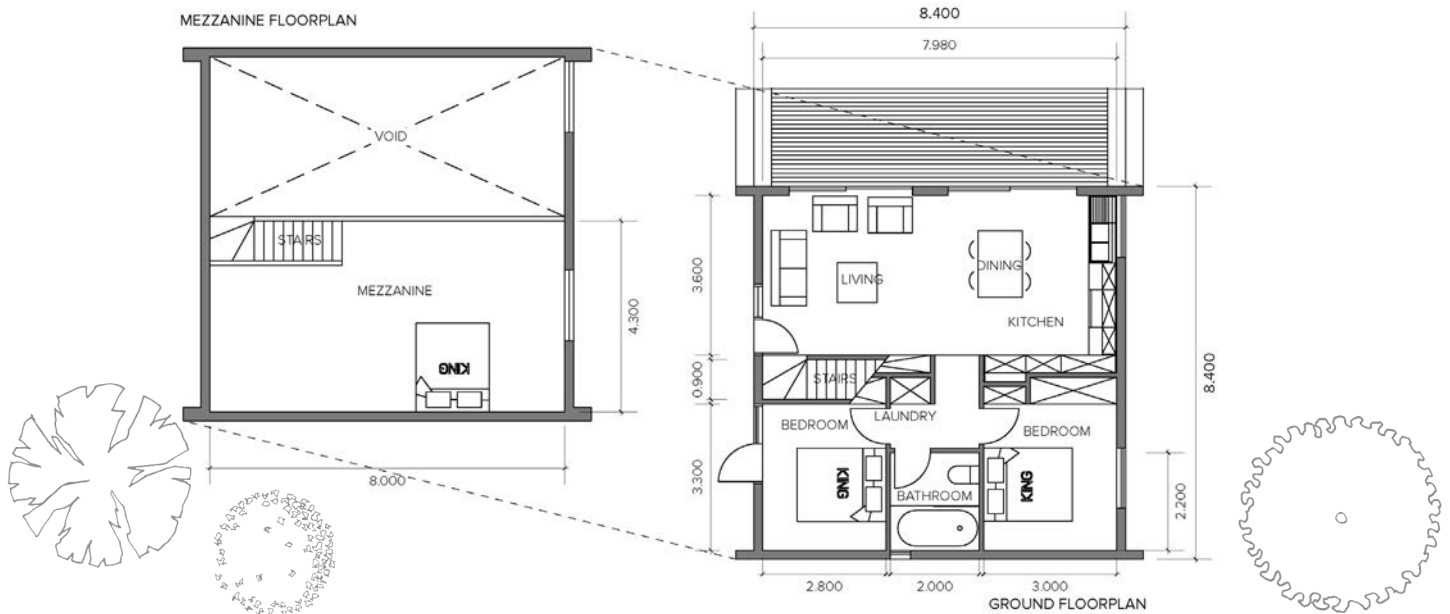
Mezzanine



Under Development



## FLOOR PLAN



The Mia three bed mezzanine plan has a beautiful and simple square layout, with inbuilt storage, toxin free specifications and optimised performance for lower ongoing running costs. The standard version of this plan has a floor area of 105 square meters. It has two bedrooms, a bathroom, and an open plan kitchen, dining & living area downstairs. And a spacious multifunction mezzanine area above. It's currently under development, meaning approximately 4-8 weeks time frame to prepare consent drawings for your project.

This plan is designed for reduced build waste, lower environmental impact and has a wide range of standard options and customisations available to suit the specific needs of your site and whanau...



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# MIA 3 Bed Mezz

Build Cost **\$340K** Excl.



## OPTIONAL DESIGN & SPECIFICATIONS

### ENERGY, HEATING & COOLING

- Heat recovery ventilation
- Hotwater system spec
- Insulation and airtightness upgrade
- Rainwater system
- Sunshade/Pergola to North
- Solar power system
- Underfloor heating
- Woodburner spec.

### EXTERIOR

- Concrete-slab subfloor
- Deck to North
- Deck to West/East
- Extend roof to the East/West
- Nib wall extension
- Roof and cladding options

### INTERIOR

- Bathroom design and spec.
- Add bathroom to mezzanine.
- Floor and interior lining spec.
- Kitchen and cabinetry spec.

### JOINERY

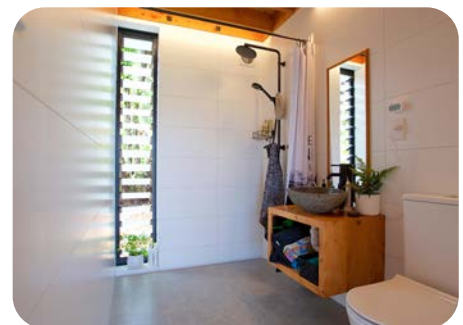
- Add skylight/s
- Change window size and placement
- Full height windows and doors

### LANDSCAPE

- Garden products
- Landscape design service
- Wastewater design service

### SPACE INCREASE

- Add a carport/garage
- Add a sleepout
- Covered South storage
- Extend bed/bathroom
- Extend living space



**NOTE:** The Build Cost is an estimate, based on the Core Build Price of the standard version of this plan.

Core Build Prices are preliminary estimates provided by an independent quantity surveyor, based on the built price of your chosen plan to our standard specification including: piles, roofing, cladding, exterior joinery, flooring, wall lining, and in-wall plumbing and electrical. These costs are based on a builders labour rate of \$70/hr and a 10% builders margin on materials and sub-trades (add \$50K+ for basic kitchen, bathroom, space heater and hot water heater).

All Build Cost estimates exclude GST, assume easy access on a flat site, that is free of contaminants and which has good load bearing ground. Our Build Costs were last reviewed and adjusted in May 2022.