

SAN PAOLO

Platinum Plan Series



Everything Kiwis call home



SAN PAOLO

DESIGN OVERVIEW

Floor Size (m²) **199**



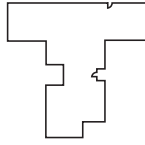
APPROXIMATE ROOM SIZES (m)

FAMILY/DINING	4.8 x 5.4	BEDROOM 2	3.1 x 3.0
LOUNGE	5.0 x 3.9	BEDROOM 3	3.3 x 3.0
GARAGE	6.0 x 6.3	STUDY	2.4 x 2.9
MASTER SUITE*	3.8 x 4.5		

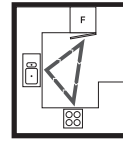
* Size excludes ensuite and walk-in wardrobe

LAYOUT OVERVIEW

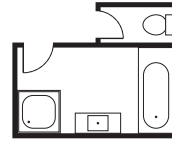
Home Layout:
T shape



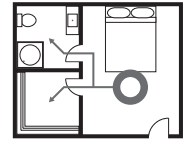
Kitchen Layout:
G shape integrated



Bath Layout:
Separate



Ensuite Layout:
Separate



FOR MORE INFORMATION ABOUT THIS DESIGN: > platinumhomes.co.nz keyword search **SAN PAOLO**

■ = 1 m² ➔ = ACCESS

Multiple living zones that are separate from each other to ensure a private space for everyone. Sliding doors off living zones allow indoor/outdoor access.

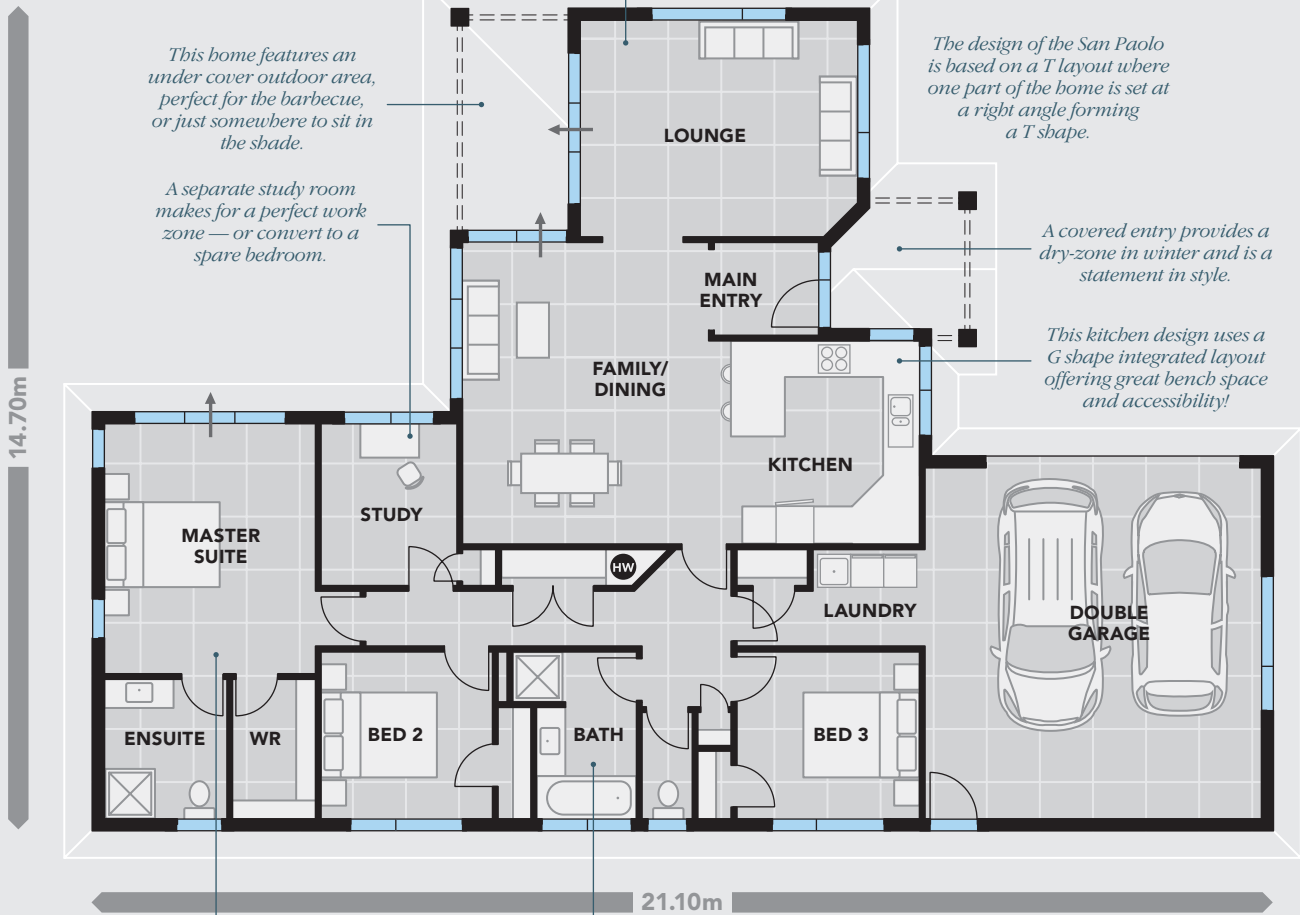
This home features an under cover outdoor area, perfect for the barbecue, or just somewhere to sit in the shade.

A separate study room makes for a perfect work zone — or convert to a spare bedroom.

The design of the San Paolo is based on a T layout where one part of the home is set at a right angle forming a T shape.

A covered entry provides a dry-zone in winter and is a statement in style.

This kitchen design uses a G shape integrated layout offering great bench space and accessibility!



The master suite uses a separated layout breaking the area into three zones — sleeping, wardrobe and ensuite. Each space is a distinctly different space from the other.

The bathroom design uses a separate layout in which the main toilet suite is separate from the rest of the bathroom. Practical if you have guests staying.



Two feature columns at the front entrance set the tone for the effortless style of the **San Paolo**. The ultra-modern kitchen provides space aplenty with the carefully designed three-way layout creating a superb cooking environment. The kitchen opens to the large family/dining area which flows effortlessly through to the separate lounge retreat. Three bedrooms plus study offer plenty of room, with the gorgeous master bedroom featuring a luxury ensuite and walk-in wardrobe. The main bathroom area offers the practical benefits of a full bath plus shower and a separate toilet. The layout is finished with a generous sized undercover outdoor area for the barbecue — or just to sit and read a book. At a 199m² and with so many great features the **Platinum Homes® San Paolo** truly is the perfect middle-sized home.



> The house exterior (above), bathroom (above left) and dining room (left) of the **Platinum Series SAN PAOLO**.



OUR PROMISE TO YOU

We believe we offer our customers the **best value home** for their budget, but we also know customers shop around! If you are offered what you believe to be the same specification as a Platinum Home at a better price from one of our competitors — bring us the **Building Contract** before you sign and we'll show you why we offer **better value!**

That's our promise to you.

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