



DIAMOND INCLUSION PACKAGE

LUXURY COMES STANDARD



STEEL FRAME
GUARANTEE



FIXED PRICE
GUARANTEE



QUALITY BUILD
GUARANTEE



FAST-FORWARD
TO YOUR DREAM HOME



BUILT IN
APPROX. 30 WEEKS*



DEDICATED TO
PREMIUM QUALITY



BUILT FOR COMFORT,
DESIGNED FOR LIFE

Fast-Forward to Your Dream Home

We are excited to introduce FastTrack by Vikram Homes, a service designed to help you move into your dream home faster than you thought possible. If you qualify, our dedicated building team will be ready to start construction on your block of land within just 8 weeks* of your initial deposit. We'll then complete your home in approximately **30** weeks*, ensuring you get the best build quality at an affordable price.



STEEL FRAME

GURANTEE



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40MM
WATERFALL ISLAND



Bulkhead
above cabinets



Five Fan
Included



DUCTED AIR CON WITH
MY AIR PAD 6 ZONE



STEEL FRAME
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GURANTEE



QUALITY BUILD
GURANTEE

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SQUARE SET HOME
THROUGHOUT

GOOD SIZE WINDOWS

66mm x 18mm
SKIRTING & ARCHITRAVE



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BLACK FRAME SHOWER SCREEN



NICHE IN ALL BATHROOMS



FULL HEIGHT TILES



FREESTANDING BATH-TUB



FULL SIZE VANITY MIRROR



OVERHANG VANITY

BLACK FRAME
SHOWER SCREEN

NICHE IN ALL
BATHROOMS

FULL HEIGHT TILES

FREESTANDING
BATH-TUB

FULL SIZE
VANITY MIRROR

OVERHANG
VANITY

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OVERHEAD
LAUNDRY CABINETS

OVERHEAD LAUNDRY CABINETS



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FULL HOUSE RENDER



COLOURBOND ROOF



BIG SIZE WINDOW IN
FRONT FACADE



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HOT WATER SYSTEM



AAC PANEL RENDER
THROUGH OUT THE HOUSE

HOT WATER SYSTEM

AAC PANEL RENDER
THROUGH OUT THE HOUSE



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OUTDOOR KITCHEN included



OUTDOOR KITCHEN included





INTERNAL FIXING



PHD5VG

With Aluminum Sill



INTERNAL DOOR



All Skirting & Architrave
66x18mm FJ DAR



Smart Lock Entry - Black



Trade Pro Square Rose Bela
Privacy Lever Set in Matte Black
1410PROSQBELMB



EMRO Round
Magnetic stop





WESTINGHOUSE



BUILT IN OVEN



GAS COOKTOP (5 BURNER)



RANGEHOOD



DISHWASHER



VIKRAM HOMES

ARCHITECTS OF LUXURY PARADISE



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THE PINNACLE DIAMOND INCLUSIONS SUITE

1.

ARCHITECTURAL CONCEPT & EXTERNAL GRANDEUR



The Signature "Gable" Premium Facade: Architecturally curated, high-impact Premium Modern "The Gable" is included as a standard masterpiece, establishing an exceptional street presence and commanding architectural aesthetics.



Premium Render & Artisan Masonry: Full structural brickwork integrated seamlessly with professional multi-coat premium rendering expanding across the entire perimeter of the home as specified.



Grand Entrance & Smart Automation: An imposing 1200mm wide, 2340mm full-height solid grand entrance door coupled with the state-of-the-art Orion Smart Digital Entry Lock—featuring advanced keyless biometric, PIN, and smart card access control.



Colorbond® Structural Suite: Genuine high-grade Bluescope Colorbond contemporary roofing, architectural fascia, and high-flow slotted gutters paired perfectly with a premium automated sectional Colorbond garage door.



Premium Glazing & Protection: Architectural powder-coated aluminium window profiles boasting finger-jointed primed pine reveals, fully equipped with flush-fitted Diamond Screen heavy-duty flyscreens on all openable windows and sliding doors.

2.

MASTER-CRAFTED INTERNAL FINISHES



Soaring Volumetric Ceilings: Grand 2.7M high ceilings throughout the entire residence, meticulously engineered to maximize natural light volume and high-end spatial luxury.



Architectural Plasterwork: Modern, crisp square-set finishes applied flawlessly throughout the main living, dining, and gallery corridors, with elegant decorative cornices defining the private bedroom retreats.



Artisan Joinery & Master Storage: The principal Master Retreats features a fully custom-built walk-in wardrobe utilizing white HMR carcasses, integrated multi-tier premium drawer units, chrome hanging rails, and tailored pigeonhole organizers. Secondary bedrooms feature premium built-in robes equipped with custom white laminate shelving, chrome hanging rails, and integrated pigeonhole shelving.



Designer Door Furniture: Full-height 2340mm premium internal passage doors accented by Gainsborough architectural matte black lever handles with integrated precision privacy locks to all bedrooms and bathrooms.





• **Bespoke Molding Profiles:** Premium-grade, extra-thick 66mm x 18mm architraves and skirting boards, providing a bold, high-end finishing statement to all floor and wall transitions.



• **High-Definition Paint System:** Professional 3-coat premium paint application utilizing high-opacity Builder's White for ceilings and your choice of a curated premium designer hue for internal walls, architraves, and skirtings.

3.

CULINARY ARTISTRY & EPICUREAN KITCHEN



• **Bespoke Stone Masterpiece:** Statement 40mm stone kitchen island with dramatic mitered waterfall ends, flawlessly color-matched to a seamless, full-height solid stone kitchen splashback.



• **European-Inspired Appliances:** Professional-grade culinary suite featuring a high-output 90cm 5-burner gas cooktop, a fully ducted high-velocity undermount rangehood, and a sleek 60cm stainless steel whisper-quiet dishwasher.



• **Architectural Plumbing & Soft-Close Cabinetry:** Premium undermount double-bowl stainless steel kitchen sink paired with a high-arch, flexible designer gooseneck mixer tap. Finished with custom finger-pull handleless joinery featuring premium soft-close mechanisms across all four cutlery drawers, a dedicated heavy-duty set of pot drawers, and an integrated pull-out dual waste bin.



• **Pantry & Tech Integration:** Walk-in pantry fitted with robust melamine shelving, alongside a dedicated smart fridge space pre-plumbed for water/ice filtration and finished with custom overhead cabinetry.



• **Feature Lighting:** Elegant architectural bar pendant light fixtures suspended perfectly above the kitchen island bench.

4.

THE DIAMOND ALFRESCO CULINARY LOUNGE



• **Diamond Outdoor Kitchen Included:** A meticulously designed, fully integrated outdoor culinary center engineered specifically for premium open-air entertaining.



• **Resilient Luxury Cabinetry:** Constructed entirely from specialized, high-density White HMR (Highly Moisture Resistant) weatherproof cabinetry designed to withstand diverse elements without compromising design lines.



• **Premium Stone Countertops:** Crowned with a 20mm buider-range premium stone benchtop, providing an expansive and durable preparation surface.

5.

SPA-INSPIRED BATHROOMS & PREMIUM LAUNDRY



• **Floor-to-Ceiling Opulence:** Lavish, full-height floor-to-ceiling 600mm x 600mm premium porcelain wall and floor tiling across all bathrooms and powder rooms.



• **Bespoke Floating Vanities:** Topped with custom 20mm stone benchtops and accented by polished, seamless edge full-width luxury mirrors.



• **Luxury Sanitary Ware & Climate Units:** Striking freestanding luxury bathtub, semi-frameless clear glass shower enclosures, contemporary designer basins, and premium architectural matte black/chrome mixers.





double towel rails, and matching toilet roll holders. Multi-functional 3-in-1 Tastic extraction fan, light, and heating systems installed in every bathroom.



- **Executive Laundry Suite:** Dedicated utility zone featuring a 20mm Smartstone benchtop, integrated drop-in stainless steel trough, designer mixer tap, and extensive custom overhead cabinetry.

6. ADVANCED CLIMATE CONTROL & SMART ELECTRICAL



- **Ducted Climate Control:** Top-tier 12.5kW Fujitsu ducted reverse-cycle inverter system paired with the state-of-the-art My Air Multi-Zone digital touch-screen controller for customized room-by-room temperature management.



- **Architectural Illumination & External Lighting:** 40 premium LED downlights strategically positioned through living zones, hallways, bedrooms, walk-in robes, and pantry. Dual designer outdoor wall pillars accenting the front facade and an extra high-output LED downlight over the laundry exit.



- **Power & Connectivity:** 25 Clinect double power outlets, including dedicated island bench power and premium weatherproof Clipsal Iconic GPOs for the alfresco patio. High-speed communications layout including a recessed NBN enclosure and data box inside the garage, NBN lead-in conduits, high-speed data point, and a digital TV antenna servicing 2 points.



- **Heavy Utility Integration:** Heavy-duty 3-phase mains power supply up to 10 meters, fully integrated into an upgraded master switchboard.

7. PREMIUM FLOORING & COMPLETE TURN-KEY ADDITIONS



- **Grand Scale Porcelain Tiling:** Magnificent 600mm x 600mm premium porcelain tiles spanning across all main family living spaces, hallways, high-traffic wet areas, the front porch, and the outdoor alfresco area.



- **Plush Bedroom Carpets:** Ultra-luxurious, high-grade plush carpets complete with thick acoustic underlay across all private bedrooms.



- **Bespoke Window Dressings:** Builder's premium range window blinds fitted precisely to all openable and clear windows.



- **Grand Crossover & Concrete:** A spacious, heavy-duty 50sqm concrete driveway professionally poured and finished.



- **Elite Handover Polish:** A comprehensive, whole-house professional deep-clean of the entire property interior and exterior prior to official key presentation.

8. ELITE ENGINEERING, FOUNDATIONS & WARRANTY



- **Structural Integrity:** High-performance 70mm Bluescope TRUECORE® steel framing system backed by an exceptional 50-year structural warranty.



- **Premium H1 Slab Engineering:** Precision concrete engineered slab on ground, incorporating seamless integration of the alfresco and porch areas, certified by a chartered structural engineer for an H1 Class slab classification.



- **Site Engineering & Diagnostics:** Full contour mapping, site surveys by a registered surveyor, detailed soil testing, certified engineering wind ratings, and comprehensive EER reports.





- **Guaranteed Peace of Mind:** Includes a comprehensive 12-month warranty against Category 1 & 2 defects, plus an extended 6.5-year QBCC structural warranty insurance framework.



DIAMOND CONTRACTUAL CERTAINTY NOTES



- **Guaranteed Fixed-Price Contract:** Enjoy absolute luxury without the stress. This contract is strictly fixed-price based on the premium parameters listed above, ensuring **zero surprise costs** during your build journey.



- **Exclusions:** This quotation does not include perimeter retaining walls, structural landscaping, perimeter fencing, or specialized external traffic control measures.



- **Piers Allowance:** Foundation piers are not included in this base package; structural piers will be definitively calculated by the slab engineer following formal post-contract soil testing.



- **Validity Frame:** This exclusive luxury quotation and premium inclusion register is guaranteed for a period of **30 days** from the date of issue.



The Gable

— INCLUDED —





The Acron

Included





Experience Premium Living, Built by Your Local Family Builder

At Vikram Homes, we believe luxury should be affordable. As a family business run by brothers and licensed QBCC builders, Vikram and Vikrant Singh Thind, we bring a personal commitment to every home we build. We combine premium, high-end features with the quality and trust of a local builder.

Our Premium Inclusions Offer Great Value

Our premium inclusions packages are exceptional value by providing high-end features as standard that other builders consider costly upgrades. This commitment ensures you receive sophisticated style and superior quality, all included in the price.



Modern Facade Included



Expansive 2.7m High Ceilings



Elegant Full-Height Doors



State-of-the-Art Digital Entry Lock



Flawless Square Set Finishes



Sleek Black Tapware Edition



Luxurious 40mm Waterfall Island



Our Commitment to Quality & You

We take immense pride in our quality builds. Vikram and Vikrant personally inspect and approve every stage of construction to ensure it meets our exacting standards. This hands-on approach guarantees a smooth, transparent, and stress-free process for you and your family. As your neighbours in the community, we value clear and honest communication.



Let's Build Your Dream Home Together

Come and talk to a local builder who puts quality first.



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1. Building permits and fees based on Logan City Council. Additional fees may apply for construction within other local councils.
2. If a product is unavailable or discontinued, an equal quality product will replace it. The inclusions above are subject to change without notice.
3. QBCC and QLeave insurances calculated on total build contract amount.