Building dreams
from the ground up.

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Kalimna 240

Named after the picturesque Falls, our Kalimna 240 has been designed to capture beautiful views.

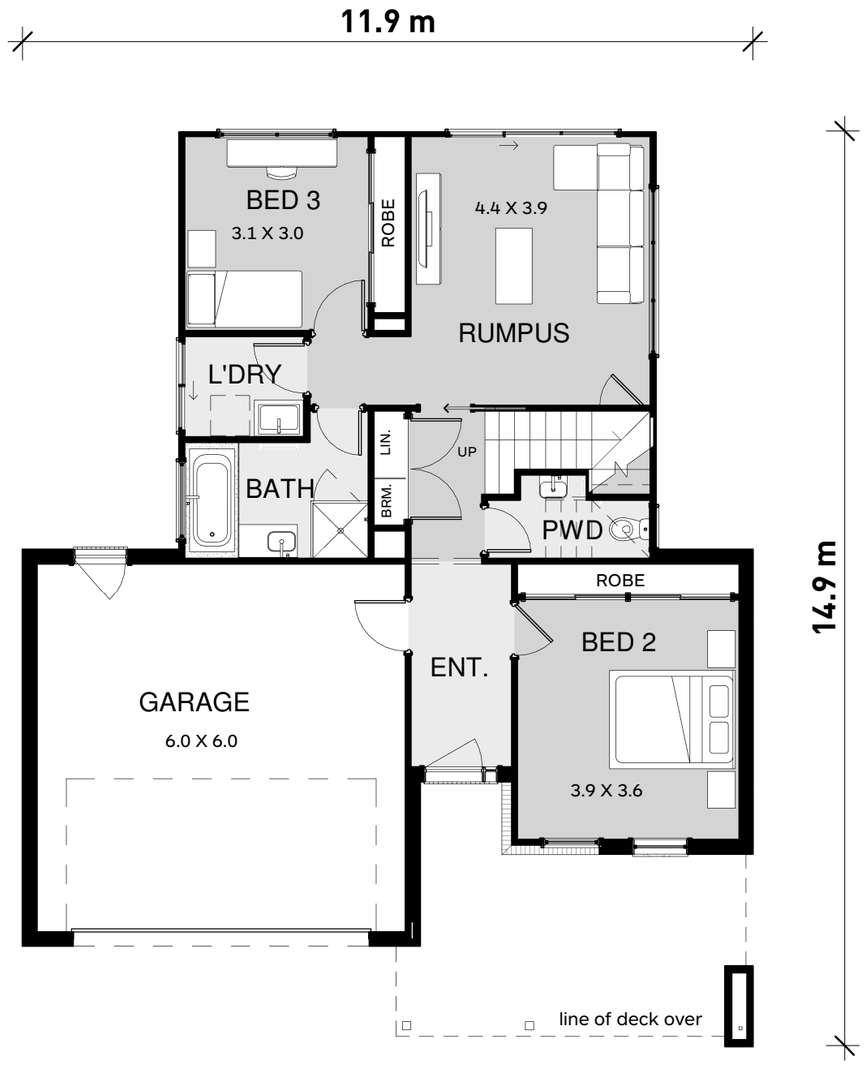
This coastal double-storey home combines striking architectural elements with beachside appeal. Offering a modern take on traditional family living, this floorplan positions the kids' bedrooms, rumpus room, main bathroom and laundry on the ground floor.

The distinct design feature allows homeowners to soak up the views in the living zone from a higher vantage point.

Upstairs, is the kitchen, living and meals zone, and a study nook. The living room opens out to a deck that provides a great spot to unwind and enjoy the ocean breeze. Wake up to an amazing view every day in the master bedroom suite, which is also on the first floor. The master bedroom suite has a walk-in robe and ensuite with double vanity.

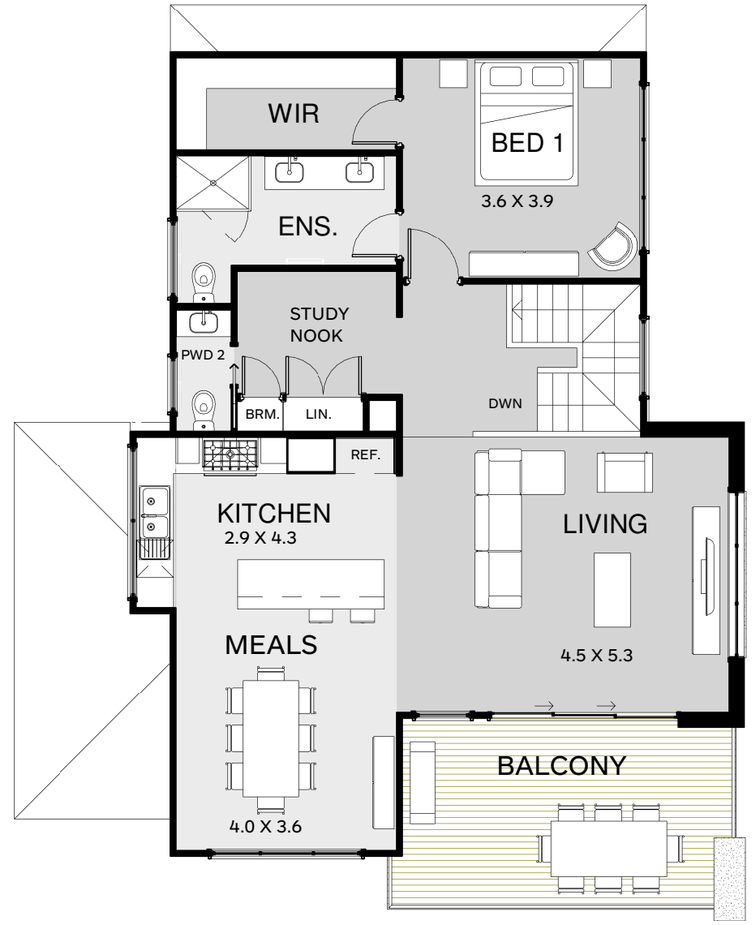
Lot Width: 13.6m Min.
Lot Length: 24.0m Min.

	Area	Squares
First Floor Residence Area	102.6 m²	11.0
Ground Floor Residence Area	79.5 m²	8.6
Garage Area	40.8 m²	4.4
Deck Area	16.8 m²	1.8



Sales Ground Floor Plan

1 : 100



Sales First Floor Plan

1 : 100

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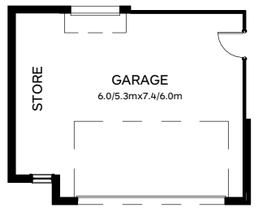
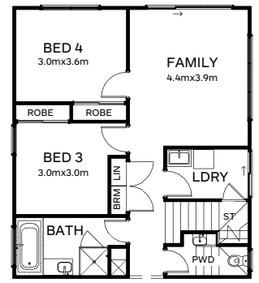
Option 1. Garage Extension.
Extend garage by 1.4m (8.3m²)
& create return.

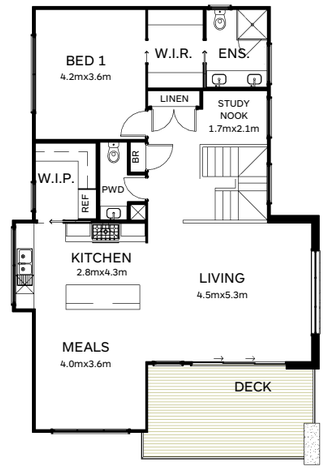
Provide additional 1.8m X 0.6m awning window to front and 1.6m wide roller door to rear ILO hinged access door.



Option 2. 4th Bedroom to Ground Floor.
Extend length of ground floor by 1.8m in length (14.1m²) and provide additional bedroom (Bed 4) with robe & 1.2 x 1.8m awning window. Relocate laundry, linen & broom cupboard as required.

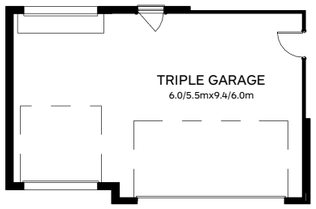


Option 3. WIP to First Floor.
Extend First floor by 0.8m (6.0m²),
to align with outline of standard ground floor footprint.
Provide WIP to kitchen and relocate ref. space. to WIP.
Adjust first floor plan as required.

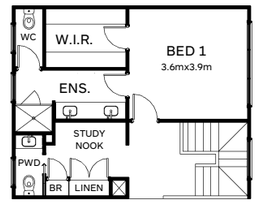


Option 4. Triple Garage.
Extend garage by 3.5m (20.6m²)
& create return.

Add 2.1m x 2.4m sectional door to front elevation and 2.4m wide roller door to rear.
(No remote opener included).

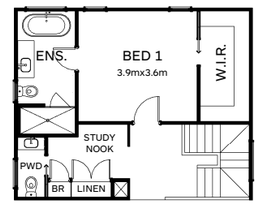


Option 5. Seperate WC to Ensuite.
Adjust WIR and ensuite to provide seperate WC with single 1.0m X 0.6m awning window.



Option 6. Freestanding Bath to Ensuite.
Adjust bed 1, WIR and ensuite and provide larger ensuite with freestanding bath. Single vanity ILO double vanity. 1.2m X 1.2m window ILO 1.0m X 1.2m window.

U shaped WIR ILO L shaped.

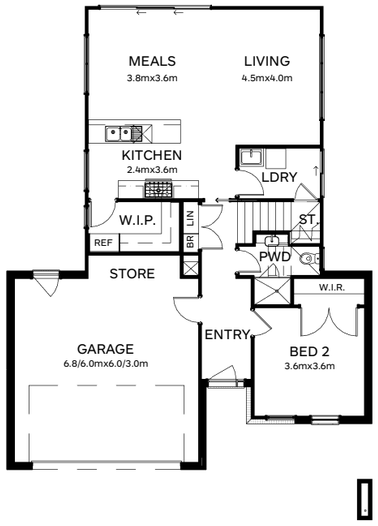


Option 7. Kitchen @ Ground Floor.
Increase ground floor length by 1.4m (14.0m²)
Increase first floor length by 2.58m (20.0m²)

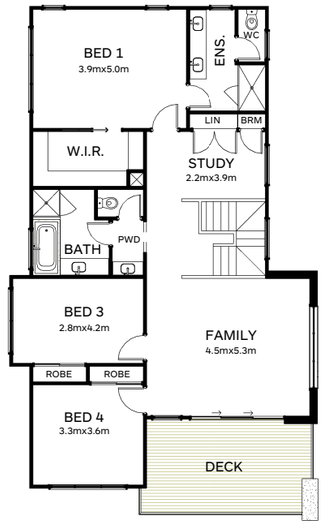
Relocate kitchen, meals and living to Ground floor and provide WIP.
Provide semi recessed vanity to powder room ILO wall hung basin and additional shower to to powder room.

Relocate bed 3, bathroom, family room to first floor ILO ground floor.

Provide addtional bedroom (bed 4) to first floor.



Ground floor plan



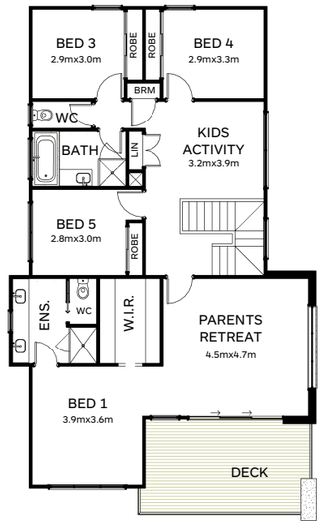
First floor plan

Option 8. 4th & 5th Bedroom to first floor.
Increase ground floor length by 1.4m (14.0m²)
Increase first floor length by 2.58m (20.0m²)

Relocate kitchen, meals and living to Ground floor and provide WIP.
Provide semi recessed vanity to powder room ILO wall hung basin and additional shower to to powder room.(See option 7 ground floor plan)

Relocate bed 3, bathroom, family room to first floor ILO ground floor.

Provide 2 addtional bedroomd (bed 4 & 5) to first floor. Relocate bed 1 to front of residence with parents retreat ILO family room and kids activity ILO study nook.



First floor plan

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