

One collection. Endless possibilities.

Three distinct designs, each with its own character and the flexibility to create a home that feels entirely your own.

SOLIS · CLARO · VELA



A starting point, not a fixed plan.

The Nella Signature Range offers a different way to build, with three fully developed home designs that provide a clear starting point without the limitations of a traditional turnkey home.

Choose Solis, Claro or Vela exactly as designed, or make it your own. From room layouts and living spaces to materials, finishes and the finer details, each home can be personalised extensively while retaining its core structural framework.

Whether you follow the original design or make changes along the way, your home is delivered by the same Nella team, trades and supervision behind our custom builds.



Three designs. One clear starting point.

Three distinct home designs, each offering a different footprint and approach to family living. Compare the essentials before exploring each home in more detail.



SOLIS

Our largest design, offering expansive shared living spaces, generous accommodation and room to entertain.

18m	16m	591m ²
MIN LOT WIDTH	DESIGN WIDTH	TOTAL FLOOR AREA



CLARO

Generous family living within a more compact footprint, balancing open communal spaces with private zones.

14m	12.5m	491m ²
MIN LOT WIDTH	DESIGN WIDTH	TOTAL FLOOR AREA



VELA

A substantial family home designed for narrower blocks, making efficient use of its footprint without sacrificing space or functionality.

12.5m	11m	413m ²
MIN LOT WIDTH	DESIGN WIDTH	TOTAL FLOOR AREA

SOLIS



18 m

MIN LOT WIDTH

16 m

DESIGN WIDTH

591 m²

TOTAL FLOOR AREA

5

BED + STUDY

5

BATH + POWDER

3

CAR

DESIGNED FOR GENEROUS COASTAL LIVING.

Solis is the most expansive home in the Signature Range, designed around the freedom of having room to live and entertain on a larger scale.

From everyday family life to a house full of guests, its layout balances substantial shared spaces with more private places to retreat, all within a relaxed coastal setting.

SPATIAL HIGHLIGHTS

Expansive open-plan living with double-height void

11.8m alfresco with dedicated lounge and dining areas and built-in BBQ

Substantial kitchen with butler's pantry, bar and wine storage

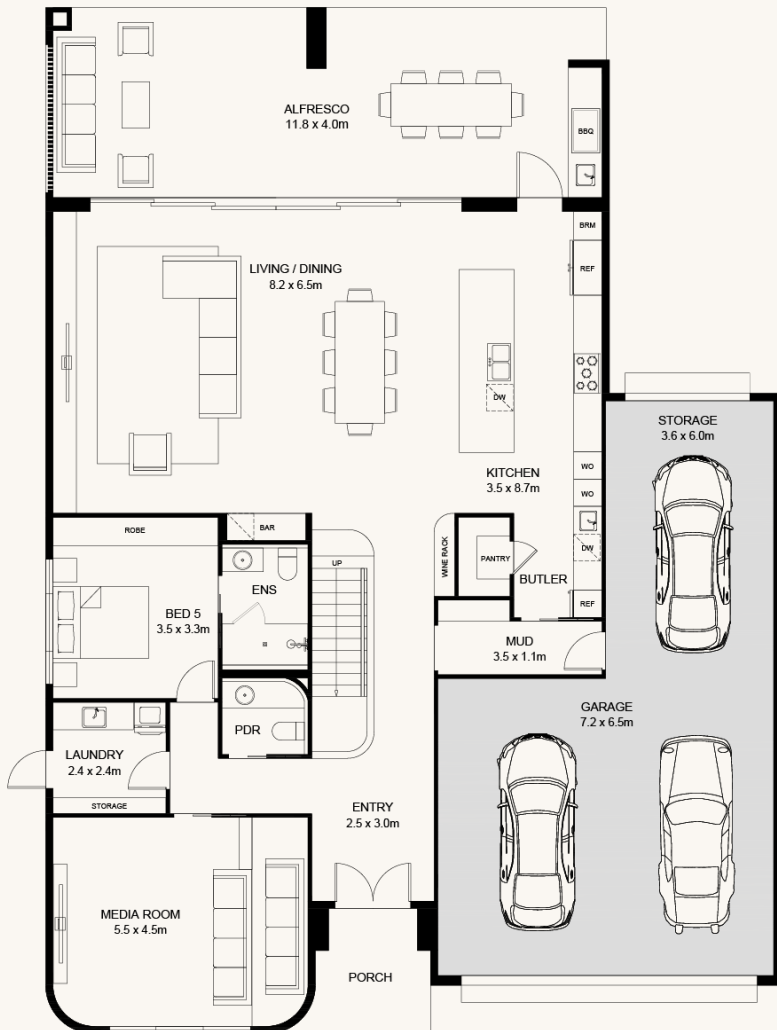
Ground-floor media room and guest suite with ensuite

Upper-level retreat and dedicated study

Main suite with private balcony, kitchenette and generous walk-in robe

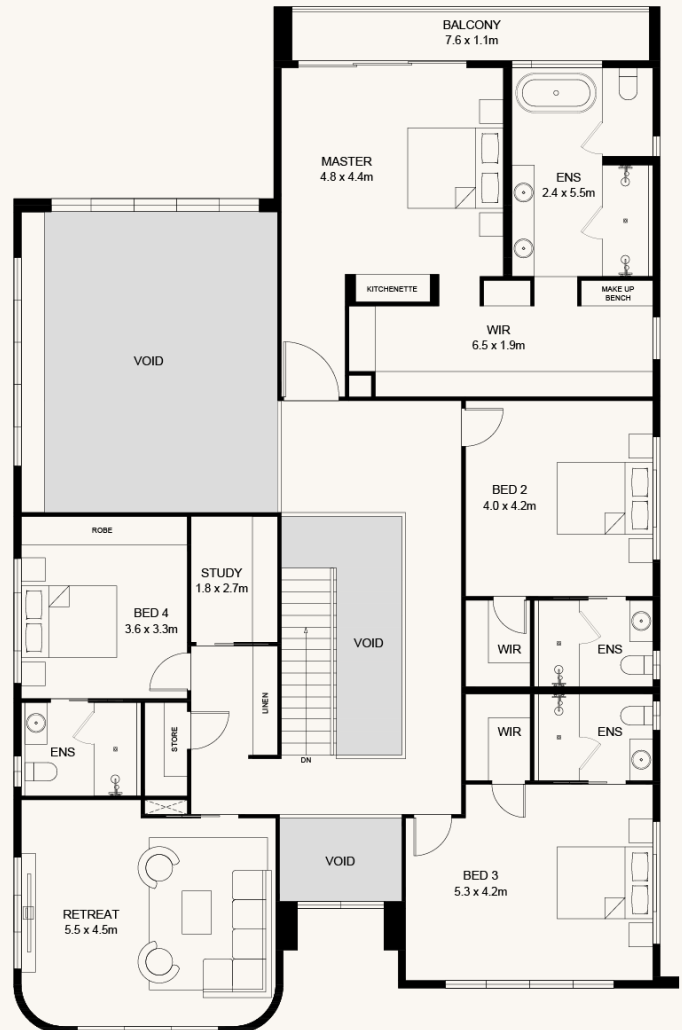
Three-car garage with drive-through access to additional rear storage

SOLIS



GROUND FLOOR

LIVING / DINING	8.2m x 6.5m
KITCHEN	3.5m x 8.7m
ALFRESCO	11.8m x 4.0m
MEDIA ROOM	5.5m x 4.5m
LAUNDRY	2.4m x 2.4m
MUD ROOM	3.5m x 1.1m
BEDROOM 5	3.5m x 3.3m
GARAGE	7.2m x 6.5m
STORAGE	3.6m x 6.0m



FIRST FLOOR

MASTER BEDROOM	4.8m x 4.4m
MASTER ENSUITE	2.4m x 5.5m
MASTER WIR	6.5m x 1.9m
BEDROOM 2	4.0m x 4.2m
BEDROOM 3	5.3m x 4.2m
BEDROOM 4	3.6m x 3.3m
RETREAT	5.5m x 4.5m
STUDY	1.8m x 2.7m

Floor plans and dimensions are indicative and subject to final documentation.

CLARO



14m

MIN LOT WIDTH

12.5m

DESIGN WIDTH

491 m²

TOTAL FLOOR AREA

5

BED

4

BATH + 2 POWDER

2

CAR

SPACE TO COME TOGETHER. ROOM TO RETREAT.

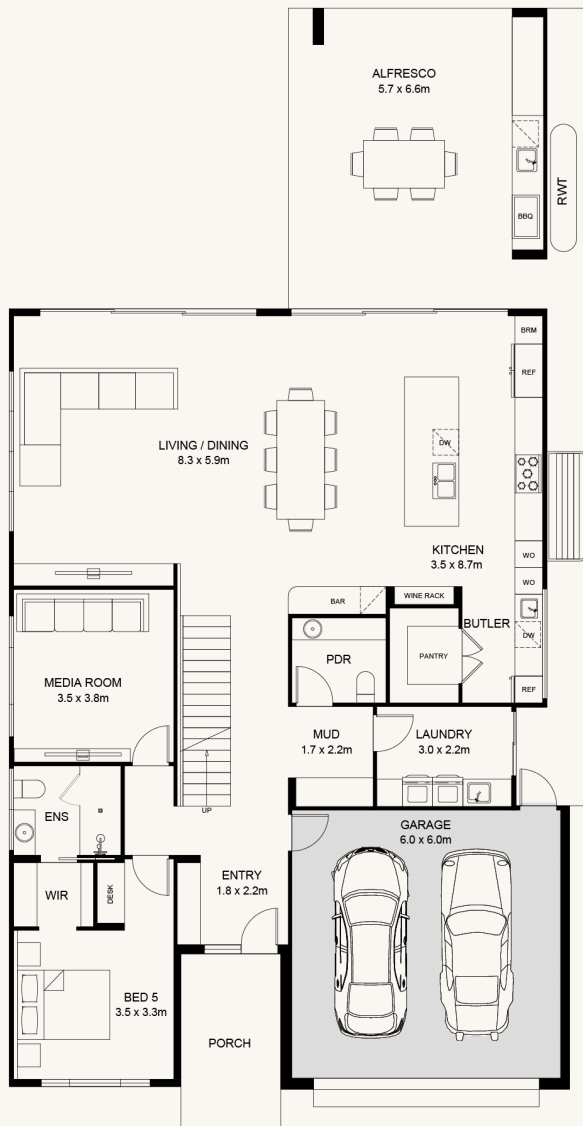
Claro is designed for the pace of a busy household, bringing everyday living, entertaining and personal space into a practical, well-planned layout.

With a variety of living spaces across both levels, the home comfortably accommodates different routines and interests, giving everyone room to enjoy their own activities as well as time together.

SPATIAL HIGHLIGHTS

- Light-filled open-plan living with double-height void
- Covered alfresco with built-in BBQ and outdoor entertaining area
- Kitchen with butler's pantry, bar and wine storage
- Ground-floor media room and guest suite with ensuite
- Upper-level retreat and separate multipurpose room
- Main suite with walk-in robe and generous ensuite
- Walk-in robes to all five bedrooms

CLARO



GROUND FLOOR

LIVING / DINING	8.3m x 5.9m
KITCHEN	3.5m x 8.7m
ALFRESCO	5.7m x 6.6m
MEDIA ROOM	3.5m x 3.8m
LAUNDRY	3.0m x 2.2m
MUD ROOM	1.7m x 2.2m
BEDROOM 5	3.5m x 3.3m
GARAGE	6.0m x 6.0m



FIRST FLOOR

MASTER BEDROOM	4.9m x 4.1m
MASTER ENSUITE	3.8m x 4.0m
MASTER WIR	3.2m x 3.8m
BEDROOM 2	3.9m x 3.3m
BEDROOM 3	3.8m x 3.3m
BEDROOM 4	3.5m x 3.3m
RETREAT	4.4m x 4.1m
MULTI-PURPOSE	3.5m x 3.3m

Floor plans and dimensions are indicative and subject to final documentation.

VELA



12.5 m

MIN LOT WIDTH

11 m

DESIGN WIDTH

413 m²

TOTAL FLOOR AREA

5

BED

4

BATH + 2 POWDER

2

CAR

A SUBSTANTIAL HOME FOR NARROWER SITES.

Vela makes the most of a narrower site, bringing the comfort and functionality of a substantial family home into a more streamlined footprint.

Across two levels, the design accommodates shared living, recreation and everyday routines, with a practical arrangement that allows families to enjoy the space they need without requiring a wider block.

SPATIAL HIGHLIGHTS

Generous open-plan living and dining with double-height void
Covered alfresco with built-in BBQ

Kitchen with butler's pantry, bar and wine storage

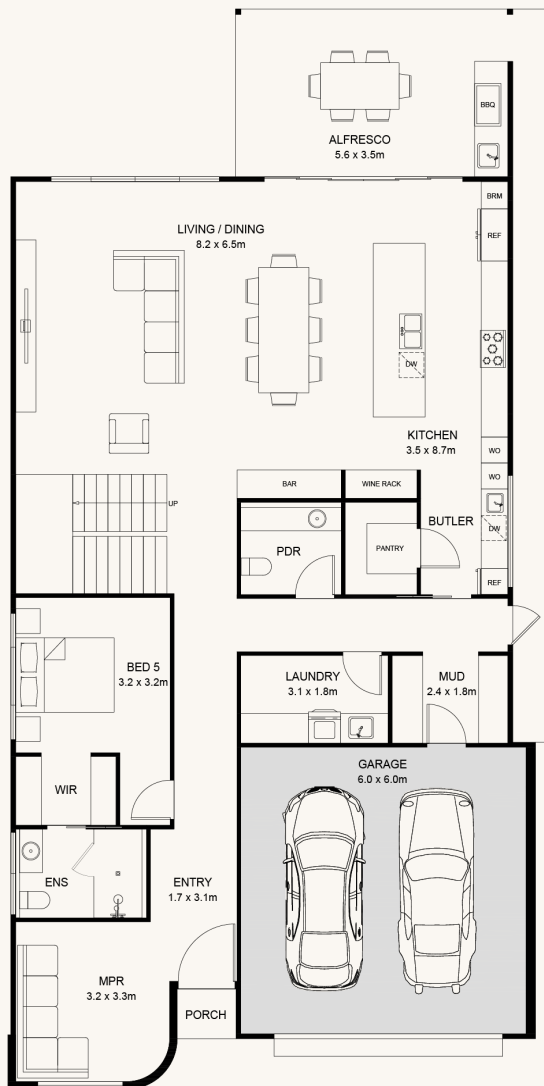
Ground-floor guest suite with ensuite and walk-in robe

Separate ground-floor multipurpose room

Upper-level rumpus and main suite with walk-in robe and ensuite

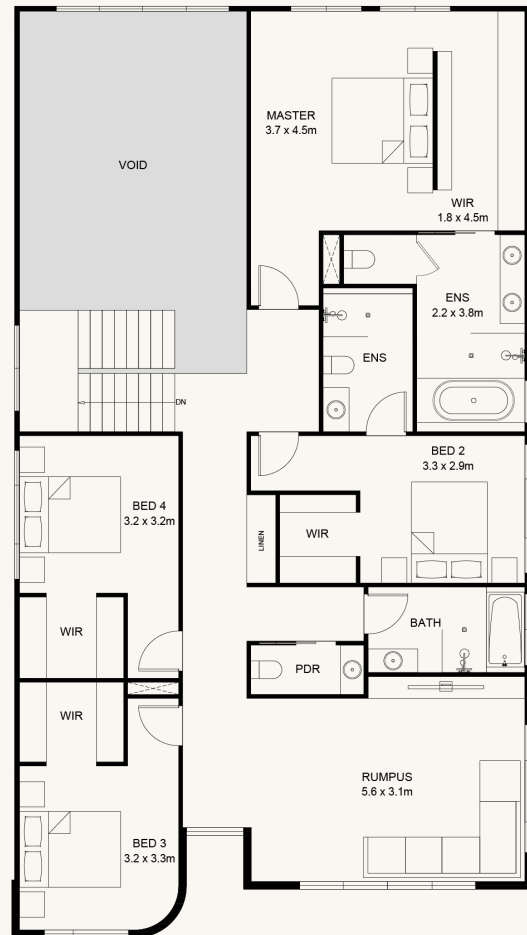
Dedicated laundry and mudroom with internal garage access

VELA



GROUND FLOOR

LIVING / DINING	8.2m x 6.5m
KITCHEN	3.5m x 8.7m
ALFRESCO	5.6m x 3.5m
MULTI-PURPOSE	3.2m x 3.3m
LAUNDRY	3.1m x 1.8m
MUD ROOM	2.4m x 1.8m
BEDROOM 5	3.2m x 3.2m
GARAGE	6.0m x 6.0m



FIRST FLOOR

MASTER BEDROOM	3.7m x 4.5m
MASTER ENSUITE	2.2m x 3.8m
MASTER WIR	1.8m x 4.5m
BEDROOM 2	3.3m x 2.9m
BEDROOM 3	3.2m x 3.3m
BEDROOM 4	3.2m x 3.2m
RUMPUS	5.6m x 3.1m

Floor plans and dimensions are indicative and subject to final documentation.

There's more to a block than its width.

Minimum lot widths are a useful starting point, but every site comes with its own considerations. Orientation, setbacks, site conditions and local planning requirements can all influence how a home can be positioned and built.



BLOCK DIMENSIONS

Width, depth and overall site dimensions determine how comfortably a design fits within the available building area.

ORIENTATION

The position of the block influences natural light, privacy and the relationship between indoor and outdoor spaces.

SITE CONDITIONS

Slope, soil conditions, existing services and access can affect construction requirements and how the site is prepared.

PLANNING REQUIREMENTS

Setbacks, easements and local council overlays may influence what's possible on a particular site.

Illustrative site arrangement. Design suitability is subject to individual site assessment and planning requirements.

More than a choice of finishes.

Each Signature Range home can be built as designed or personalised to suit the way you live. From internal layouts to materials and finishes, you have the flexibility to make meaningful changes without starting the design process from scratch.



LAYOUTS & LIVING SPACES

Adjust room configurations, change how spaces are used and tailor areas such as studies, retreats and media rooms to suit your household.

MATERIALS & FINISHES

Choose flooring, tiles, benchtops, fixtures, fittings and interior and exterior finishes to reflect your personal style.

KITCHENS, BATHROOMS & JOINERY

Personalise cabinetry, storage, kitchen and pantry configurations, bathroom layouts and built-in joinery to suit your lifestyle and everyday needs.

HOW MUCH CAN YOU CHANGE?

Personalisation can be extensive, provided major structural alterations aren't required. Nella will work with you to explore what's possible within your chosen design, taking into account your preferences, site conditions and any relevant approvals.

A clear path from selection to handover.

The Signature Range gives you an established design to begin with, while the journey to your finished home remains personal. From reviewing your land to finalising the details and managing construction, Nella works with you throughout the process.

01. SELECT YOUR DESIGN

Choose Solis, Claro or Vela as the foundation for your new home. We'll discuss your priorities, how you want to live and any changes you'd like to explore.

02. REVIEW YOUR SITE

We'll assess your block against the selected design, identifying site conditions, planning requirements and any considerations that may influence the project.

03. DEVELOP YOUR PROJECT

With your design direction established, we'll work through proposed changes, materials, finishes and construction requirements to define the scope of your home.

04. DOCUMENTATION & APPROVALS

The necessary plans, technical documentation and approvals are coordinated before construction can begin.

05. CONSTRUCTION & HANDOVER

Nella manages the construction of your home, coordinating trades, overseeing workmanship and guiding the project through to completion and handover.

THE SAME NELLA™ STANDARD

Every Signature Range home is built by the same team and trades behind our custom homes, with the same approach to quality, supervision and service.

Found the right starting point?

Whether you've found your preferred Signature Range design or are still exploring your options, we'd love to hear what you're planning.

Tell us about your site, the home you're interested in and what you're hoping to create. We'll review the details with you and help determine the next step.



SCAN TO
ENQUIRE

TELL US ABOUT YOUR PROJECT

nella.com.au/start-a-project

