



VIVA DEVELOPMENTS

PERSONAL BUILDERS, INSPIRATIONAL HOMES

QUALITY AND STYLE

This stunning \$2 million property was constructed by Viva Developments, with the design completed by Daniel Lomma Design and Akiva Interior Design.

The home utilises a modern and forward-thinking elevation through its architectural design. The open-plan kitchen, dining and living areas create a warm, comfortable space for the family to gather. To add to the sense of space, there is an impressive stacking glass door that opens to the alfresco and brings the outside in. This allows the homeowners to maximise the space for entertaining guests year-round.

The home has been fitted with considerable energy saving measures to help achieve an 8-star energy rating, while north-facing exposure means it feels homely and inviting. There is an abundance of natural light streaming through the living spaces, which further enhances the connection to the outdoors.



Double-glazing and full height stacking sliding doors also allow natural light into all areas, and reduce the need for artificial lighting. Bronze external cladding and honeycomb screening, as well as the adjustable electronic vergola, make the home feel open and engaging.

The combination of finishes on the façade, including the screening and aluminium cladding, imbue the home with a sense of contemporary luxury, and set the scene for this bold and impressive home. The use of stone on both the home's exterior and the driveway provides visual consistency and balance, and helps the home fit flawlessly into its surrounds – a considerable feat for a project of this scope.

Through not only its enviable design and finish, but also its ambience, this project exemplifies the talents of Daniel Lomma Design, Akiva Interior Design, and Viva Developments. Being mindful to ensure the architecturally-designed home was warm and welcoming, the trio created a sizeable and beautiful house that in no way suffers from the stark and sterile atmosphere that often results in architectural projects. The warm colour scheme and material palette ensures that, in spite of its sumptuous finish, the house well and truly feels like home.



This home not only stands out because of its custom design, but its key features, including the timber veneer, EssaStone built-in furniture – which blends in with the kitchen colour scheme – and an outdoor infinity edge pool with water reservoir. Together, these elements make this an enviable and aspirational Western Australian property.

Careful consideration was taken into account during the design process to emphasise not only the northern orientation but also the natural bushland across the road with city and river views.

To help create the seamless transition from inside to outside living areas, the above-ground swimming pool with its infinity edge eliminates the required pool fencing, creating an uninterrupted outlook. The surrounding reservoir at the base of the pool is within close proximity of the internal living areas and alfresco.

The exterior entry water reservoir with a glass-facing end continues through to the foyer and is situated under the unique open steel and timber cantilevered staircase.

As a testament to the skill and experience of the team at Viva Developments, these architectural challenges were swiftly overcome to ensure the home was finished to the highest quality.



To ensure the family feels safe and secure, and in keeping with the modern finish of this home, it has been fully-equipped with CCTV and a whole-home security system. An elevator and a ducted vacuum system also highlight the way this home uses contemporary features to create comfortable living for the homeowners.

Outside, Mondo Landscapes created the stunning landscaping to complement the stately design of the home and Palm Landscapes completed the installation and reticulation to keep the outdoor area looking lush year-round.

Parts of the home's exterior have been finished with a texture-coated paint, which is highly-resistant to harsh weather conditions and general wear. This will ensure the home continues to look newly-painted for years to come, and will remain an eye-catching property from the streetscape.







Viva Developments is a family-run building company, which was formed in 2006 by its directors Daniel Scafetta and Mel Letizia. The duo offers more than 37 years of building construction knowledge between them, and this includes experience in all facets of residential building.

Specialising in upmarket single- and double-storey homes and multi-unit development sites, Viva Developments can provide clients with everything from the initial concept design through to completion of construction.

The company's extensive experience in the building industry, along with its personalised service and flexibility, ensures all of Viva Developments' clients receive an outstanding finished product. Both directors deal directly with their clients and offer a unique one-on-one service to achieve the best individual home that will cater to each client's specific, individual needs.



CONTACT

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In order to ensure its homes are nothing short of exceptional, Viva Developments enlists only the best tradespeople for each project it undertakes.

If you don't yet have a home design in mind, the Viva Developments website includes a comprehensive property gallery that you can browse, with homes in various suburbs throughout Western Australia, as well as its display home in Mandurah and multiple unit developments in Yangebup, Munster and Hamilton Hill.

In keeping with the Viva Developments ethos, the design of each of these residences is elegant and eye-catching, and has been tailored for comfortable everyday living as well as entertaining.