



PORTFOLIO

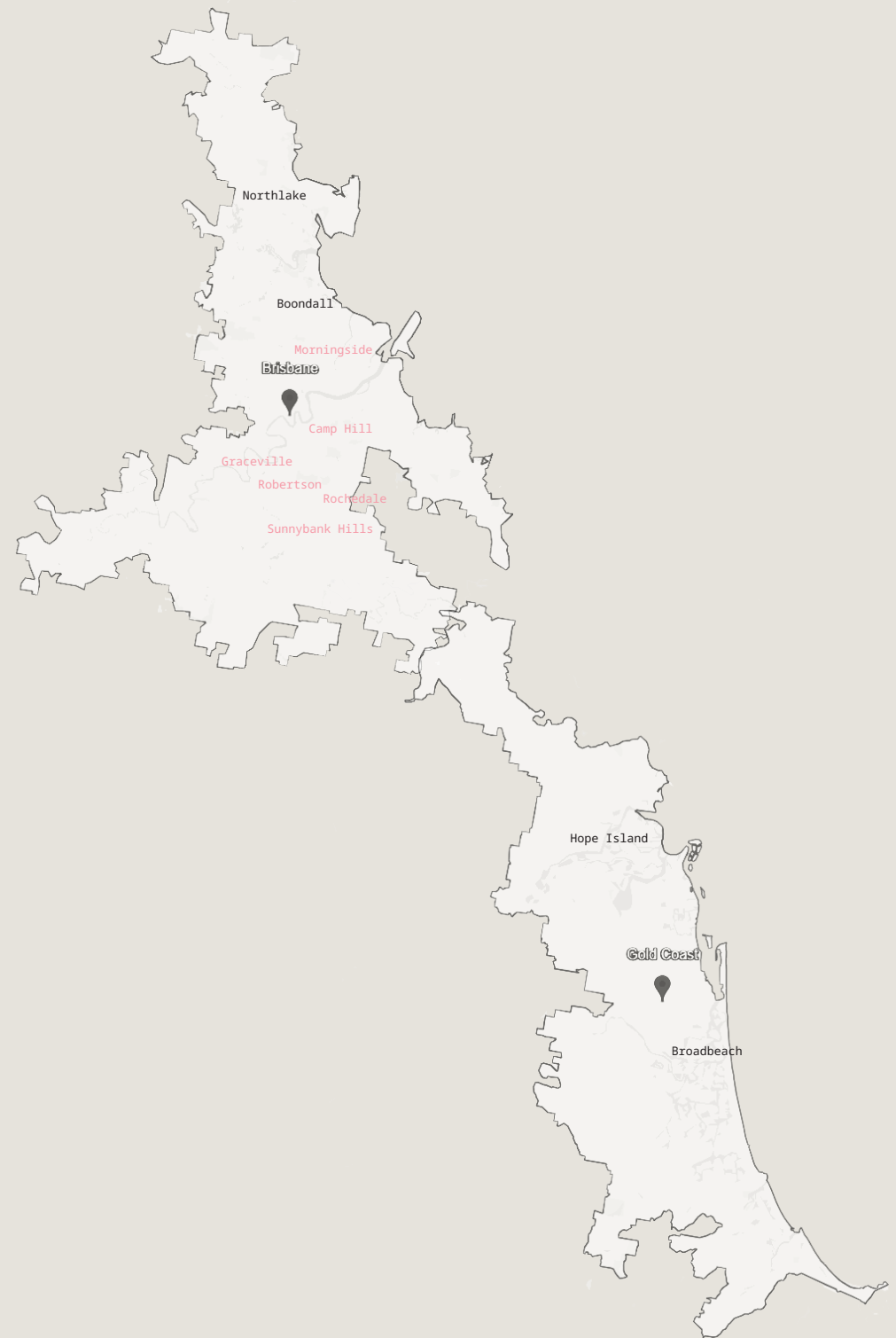
@2025 BESA DESIGN & CONSTRUCTION

OUR VISION

Dream your custom home into reality.

At BESA, we create architecturally designed custom homes that reflect your lifestyle and aspirations, built with meticulous care, integrity, and attention to detail.

Inspired by you. Designed & Built by us.



OUR PROJECTS

01

STRATUM

SYDNEY AVE CAMP HILL

02

SOLARA

MOOLABAR ST MORNINGSIDE

03

LIORA

PRESTIGE ST ROCHEDALE

04

ARBOUR

LEGACY CRES SUNNYBANK

05

ELARRA

HARRIER ST ROCHEDALE

06

AERIS

FRANK ST GRACEVILLE

07

STRAVA

ESTORIL ST ROBERTSON

08

ALCORA

HOBART AVE CAMPHILL



01

STRATUM

SYDNEY AVE CAMP HILL

5 BED 4 BATH 2 LIVING 2 CAR

Land Size: 405 SQM, 10M FRONTAGE

House Size: 370 SQM



CLIENT INSPIRATION

"MODERN MINIMALIST"

The space embraces natural materials like wood, stone, and ceramics; paired with a muted, earthy palette of deep greens, warm browns, and soft greys. With its focus on balance, simplicity, and tactile materials, the space reflects a refined sense of luxury rooted in nature and calm.



Turco Argento Limestone



2pac Scallop-Profile Steccawood



Spanish-Made Green Subway Tile



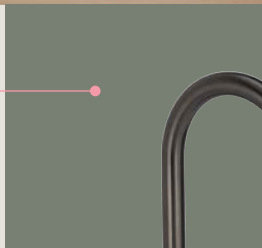
15mm Oak Engineering Timber



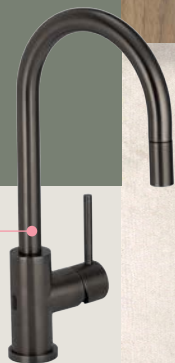
Polytec Notaio Walnut Woodmatt



Polytec Oasis Smooth



Gunmetal Tapware



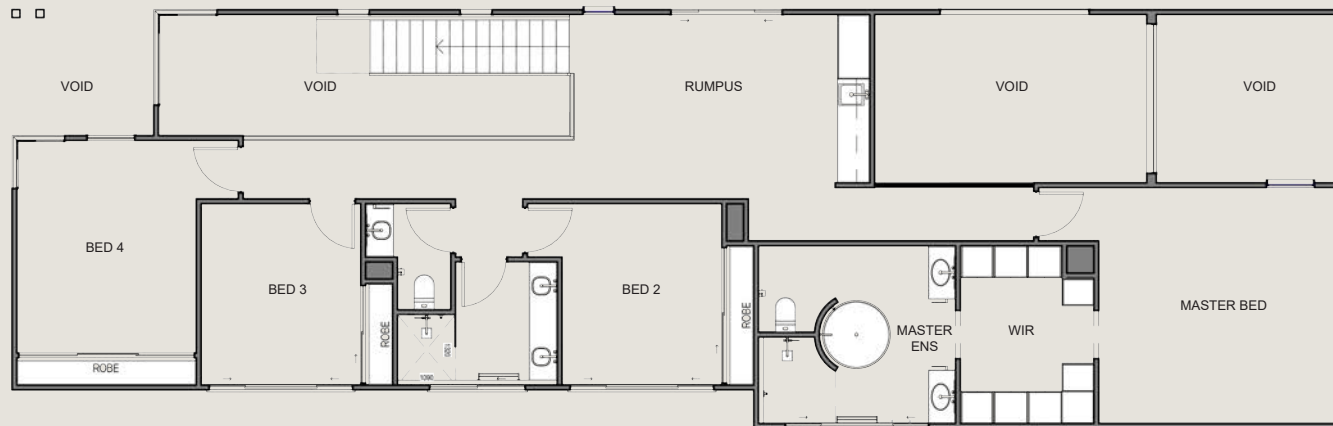
French Wash Feature Paint



FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

5 BED 3 BATH 2 LIVING 2 CAR

Ground Floor Living:	133.1 sqm
Porch:	7.5 sqm
Garage:	37.3 sqm
Alfresco:	13 sqm
First Floor Living:	134.8 sqm
Void:	44.7 sqm
TOTAL:	370.5 sqm



GALLERY





02

SOLARA

MOOLABAR ST MORNINGSIDE

5 BED 4 BATH 3 LIVING 2 CAR 1 BALCONY

Land Size: 405 SQM, 10M FRONTAGE

House Size: 330 SQM



CLIENT INSPIRATION

"COASTAL MODERN"

The style is built around soft whites, warm creams, and light natural wood tones, creating a foundation that feels both calming and sun drenched. This extremely neutral base allows the space to feel open, airy, and effortless perfectly capturing the laid back spirit of coastal living without relying on overt beach themed decor. Light filters through expansive windows, highlighting the subtle interplay of natural materials and warm finishes.



Turco Argento Limestone



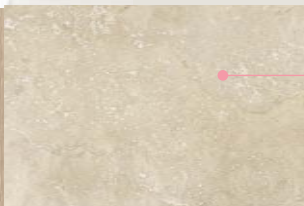
Waven Coastal Style Light



15mm Oak Engineering Timber



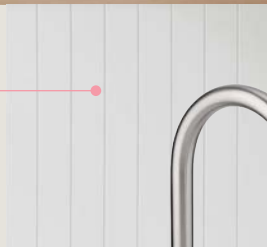
Travertine Look Tile



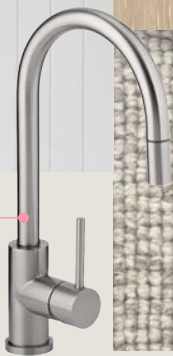
Polytec Coastal Oak woodmatt



VJ Wall Panel



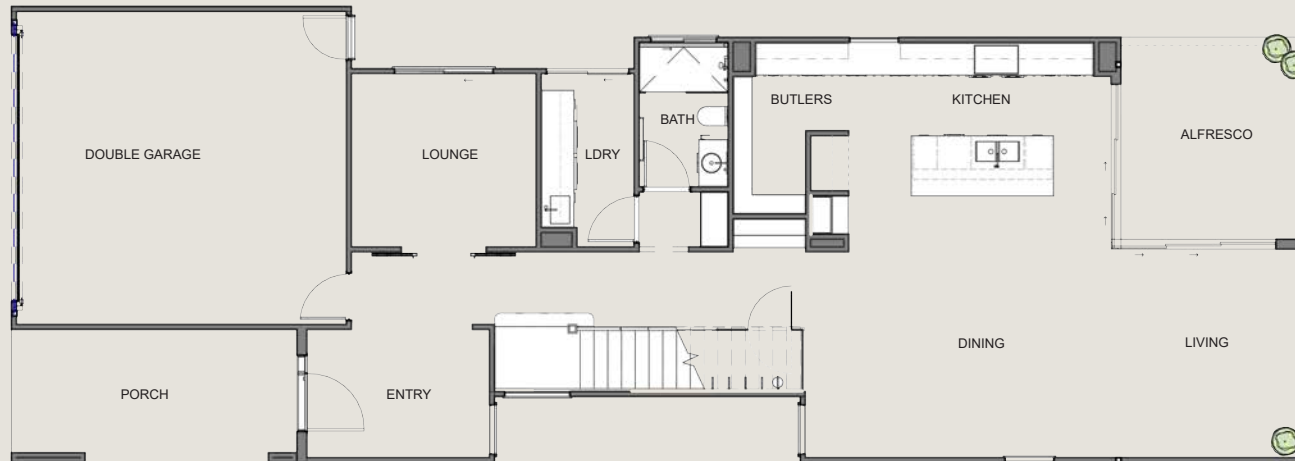
Brushed Nickel tapware



100% Wool Carpet



FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

5 BED 3 BATH 2 LIVING 2 CAR 1 BALCONY

<i>Ground Floor Living:</i>	115 sqm
<i>Porch:</i>	12.6 sqm
<i>Garage:</i>	35.9 sqm
<i>Alfresco:</i>	12.4 sqm
<i>First Floor Living:</i>	143.7 sqm
<i>Void:</i>	6.3 sqm
TOTAL:	331.1 sqm



GALLERY



GALLERY



03

LIORA

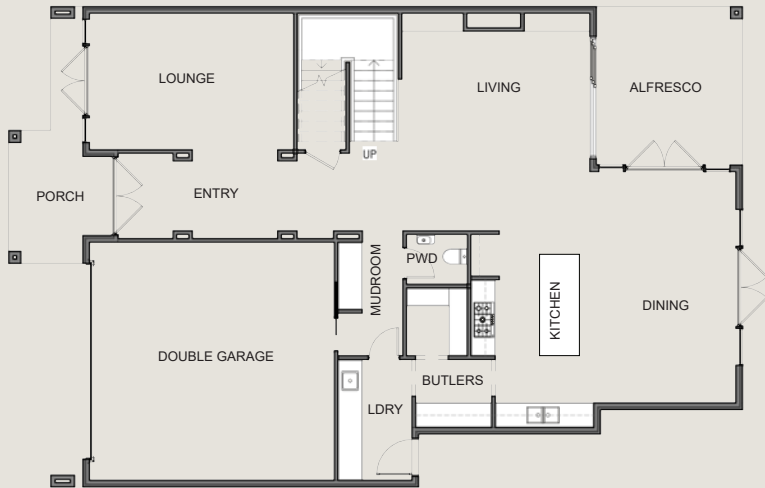
PRESTIGE ST ROCHEDALE

4 BED 2.5 BATH 3 LIVING 2 CAR 1 BALCONY

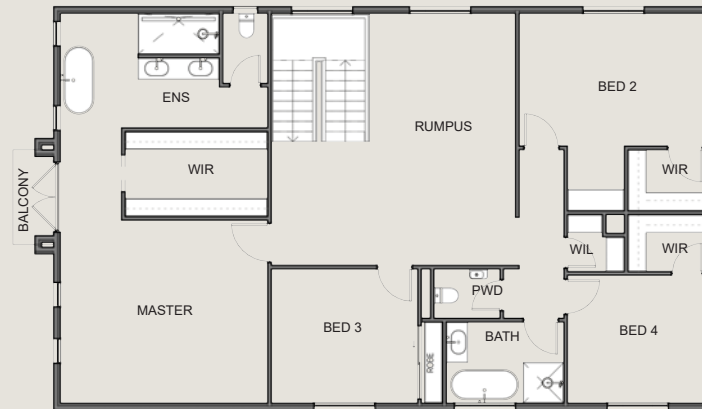
Land Size: 451 SQM, 14M FRONTAGE

House Size: 350 SQM

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

4 BED 2.5 BATH 3 LIVING 2 CAR 1 BALCONY

<i>Ground Floor Living:</i>	<i>126.7 sqm</i>
<i>Porch:</i>	<i>7.4 sqm</i>
<i>Garage:</i>	<i>37.2 sqm</i>
<i>Alfresco:</i>	<i>14 sqm</i>
<i>First Floor Living:</i>	<i>153.3 sqm</i>
<i>Balcony:</i>	<i>3.2 sqm</i>
TOTAL:	349.8 sqm



GALLERY





04

ARBOUR

LEGACY CRES SUNNYBANK HILLS

4 BED 2.5 BATH 3 LIVING 2 CAR

Land Size: 430 SQM, 14.8M FRONTAGE

House Size: 330 SQM



CLIENT INSPIRATION

"MODERN MINIMALIST"

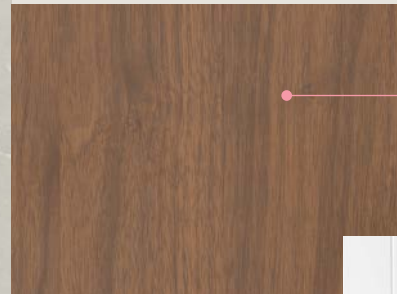
Modern minimalism favours clean lines, natural textures, and functional design to create a calm, sophisticated atmosphere. A restrained palette of warm wood tones, matte finishes, and seamless cabinetry highlights the focus on simplicity and clarity. Guided by the principle of less is more, the aesthetic prioritizes open space, natural light, and raw materials to cultivate a refined, clutter free environment.



Alpine Mist Stone Benchtop



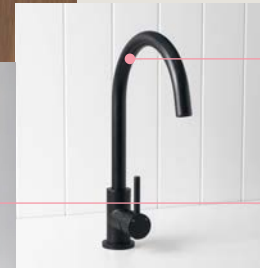
Polytec Florentine Walnut Woodmatt



Tundra White Tile



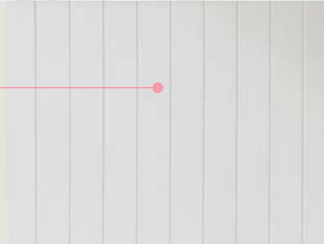
Modern Style Black Tapware



Linear Pendant Light



VJ Wall Panel



Timber Batten Screen



FLOOR PLAN



GROUND FLOOR



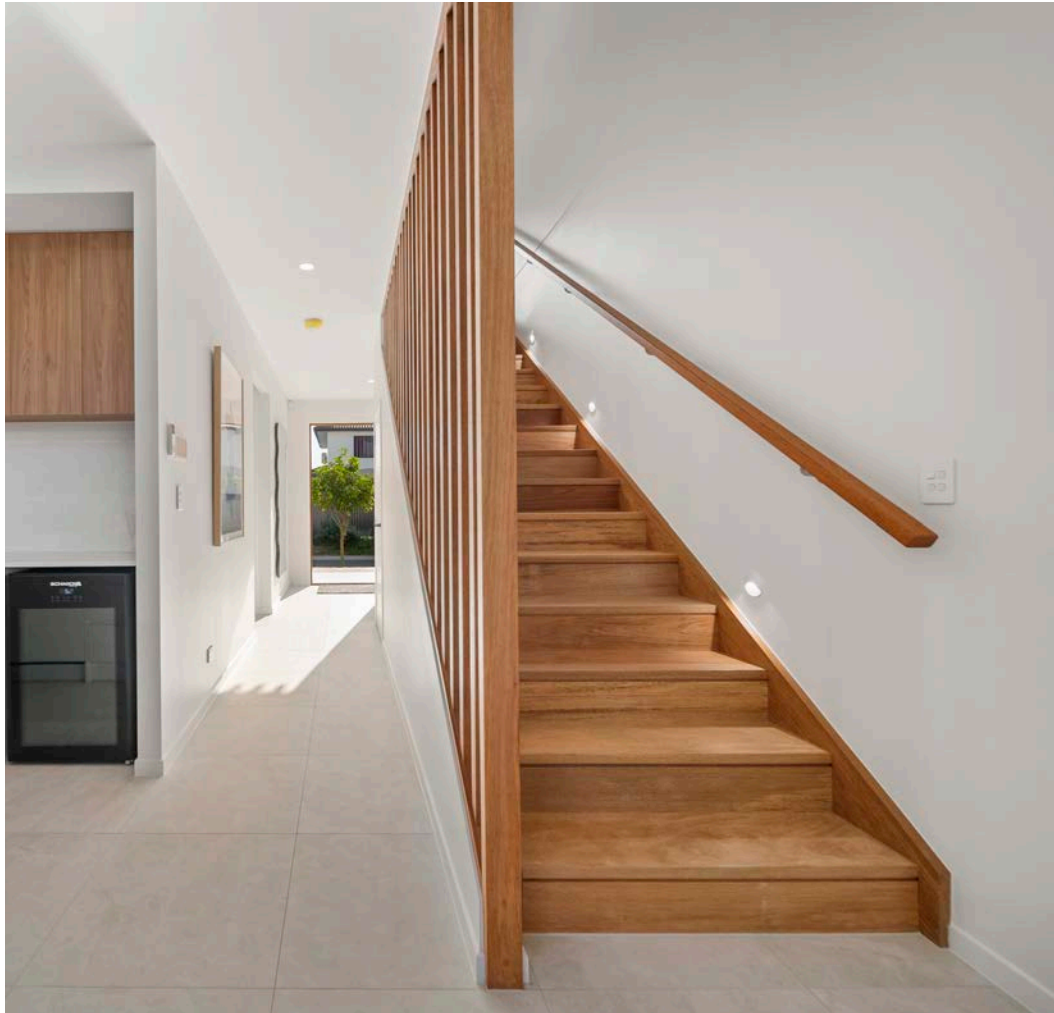
FIRST FLOOR

4 BED 2.5 BATH 3 LIVING 2 CAR

Ground Floor Living:	126.7 sqm
Porch:	7.4 sqm
Garage:	37.2 sqm
Alfresco:	14 sqm
First Floor Living:	153.3 sqm
Balcony:	3.2 sqm
TOTAL:	349.8 sqm



GALLERY



GALLERY



05

ELARRA

HARRIER ST ROCHEDALE

5 BED 4 BATH 2 LIVING 2 CAR

Land Size: 447 SQM, 16M FRONTAGE

House Size: 418 SQM



CLIENT INSPIRATION

"MODERN MEDITERRANEAN"

Featuring a soft, neutral color palette and signature arched doorways, this modern interpretation of Mediterranean design emphasises natural materials like wood, stone, and textured fabrics. Throughout each space, carefully considered lighting details, antique bronze tapware, and gentle curves create a sense of refined continuity and understated sophistication.



MATERIAL BOARD



*Polytec
Boston Oak Woodmatt*



*21mm Oak Engineering
Timber Flooring*



*Handmade Bejmat
Mosaic Tile*



*Natural Stone:
Dolce Vita Dolomite*



*NOVAS Frame Collection
in Antique Bronze*

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

5 BED 4 BATH 2 LIVING 2 CAR

Ground Floor Living:	139.1 sqm
Porch:	5.8 sqm
Garage:	37 sqm
Alfresco:	22.8 sqm
Courtyard:	9.45 sqm
First Floor Living:	178.9 sqm
Void:	25.3 sqm
TOTAL:	418.4 sqm



GALLERY



GALLERY



06

AERIS

FRANK ST GRACEVILLE

5 BED 6 BATH 2 LIVING 2 CAR 1 BALCONY

Land Size: 607 SQM, 16M FRONTAGE

House Size: 511 SQM



CLIENT INSPIRATION

"MODERN COUNTRY DESIGN"

The vaulted ceiling, adorned with exposed light wood beams, amplifies the sense of spaciousness while introducing an organic architectural element that adds warmth and texture. Complementing this natural structure, the elegant chandelier features warm toned crystals that bring a subtle touch of glamour without disrupting the room's earthy, harmonious palette.



MATERIAL BOARD



*Natural Stone:
Calacatta Vagli Marble*



*15mm Oak Engineering
Timber Flooring*



Hardwood Rafter



Polytec Coastal Oak

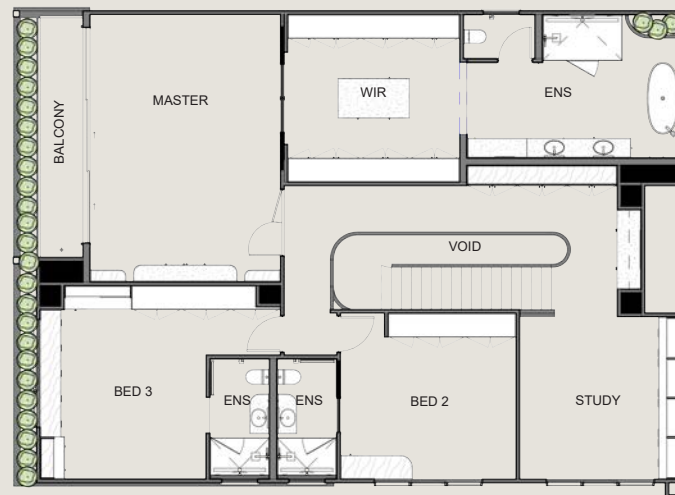


*Ziptap All in One Hydri Tap
in Gold Finish*

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

5 BED 6 BATH 2 LIVING 2 CAR 1 BALCONY

Ground Floor Living:	248.7sqm
Porch:	5 sqm
Garage:	43.75 sqm
Alfresco:	18.7 sqm
First Floor Living:	184.9 sqm
Void:	10.1 sqm
TOTAL:	511.2 sqm



GALLERY





07

STRAVA

ESTORIL ST ROBERTSON

5 BED 5.5 BATH 4 LIVING 5 CAR 1 BALCONY

Land Size: 615 SQM, 20M FRONTAGE

House Size: 849 SQM



CLIENT INSPIRATION

"MINIMAL ORGANIC MODERN"

This space balances clean architectural lines with natural textures, creating a calming and sophisticated atmosphere. A soft, neutral color palette anchored by warm timber floors and light toned cabinetry enhances the airy openness of the room. This style embodies effortless elegance where minimalism meets warmth, and modern living feels both elevated and grounded.



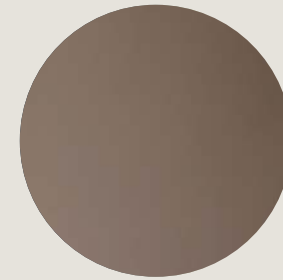
MATERIAL BOARD



*Natural Stone:
Silver Casa Limestone*



*1200 x 600mm Tundra
Tile*



Bronze Mirror

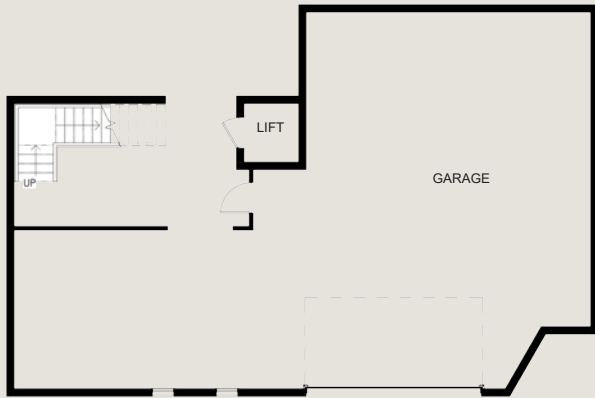


Polytec Bleached Walnut



Gunmetal Tapware

FLOOR PLAN



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



GALLERY



GALLERY



08

ALCORA

HOBART AVE CAMP HILL

5 BED 5 BATH 2 LIVING 3 CAR 2 BALCONY

Land Size: 556 SQM, 23M FRONTAGE

House Size: 481 SQM



CLIENT INSPIRATION

"MINIMAL ORGANIC MODERN"

The space balances clean architectural lines with natural textures, creating a calming and sophisticated atmosphere. A soft, neutral color palette anchored by warm timber floors and light toned cabinetry enhances the airy openness of the room. This style embodies effortless elegance where minimalism meets warmth, and modern living feels both elevated and grounded.



MATERIAL BOARD



Brickwall: Ceniza Linear



15mm Oak Engineering Timber Flooring



Polytec Boston Oak Cabinetry

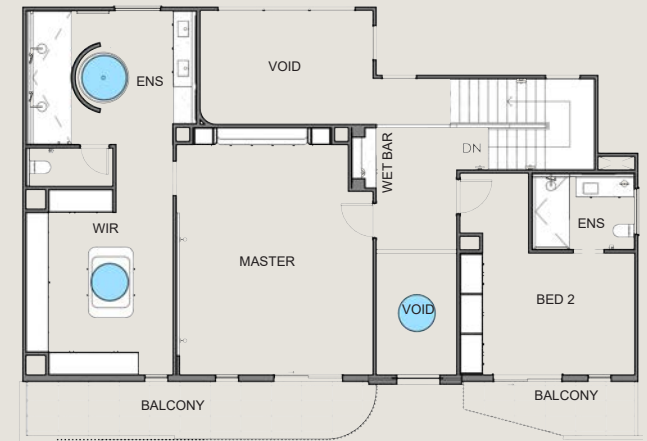
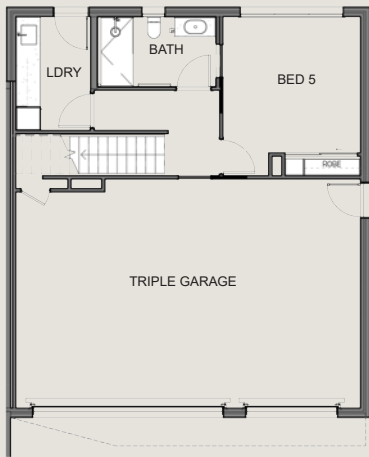


Natural Stone: Celest Dolomite



Gunmetal Tapware

FLOOR PLAN



5 BED 5 BATH 2 LIVING 3 CAR 2 BALCONY

<i>Lower Ground Living</i>	42.8
<i>Garage:</i>	58.7
<i>Ground Floor Living:</i>	182.8 sqm
<i>Porch:</i>	3.9 sqm
<i>Alfresco:</i>	28.7 sqm
<i>First Floor Living:</i>	112.4 sqm
<i>Voids:</i>	184.9 sqm
<i>Balconies:</i>	19.85 sqm
TOTAL:	481.5 sqm



GALLERY



GALLERY





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