

build *under* \$800,000

Pictures: Joel Barbita,
D-Max Photography



VIENTO

- * **builder**
Residential Attitudes
- * **price**
\$761,190
- * **location**
Pinnata Mews,
Churchlands Green
- * **open**
Today, 1pm-5pm; Monday,
3pm-7pm; Saturday, 1pm-5pm
- * **phone**
1800 331 388
- * **website**
www.residentialattitudes.com.au

essentials

- * **size**
338sq m, including alfresco,
balcony, porch, garage and store
- * **width**
11.4m
- * **depth**
25.46m
- * **bedrooms**
Four
- * **bathrooms**
Two, plus powder room
- * **garage**
46sq m, including store

features

- * **Passive-solar design**
- * **Water breezeway**
- * **Photovoltaic cells**
- * **Comfort-Plus glazing**
- * **Rainwater tank**
- * **Alfresco**
- * **Studio**
- * **Study nook**

trade secrets

- * **The water breezeway creates a low-tech, natural evaporative airconditioning effect when combined with the ever-constant sea breeze.**



NATURAL BEAUTY

THERE'S every chance you haven't seen an airconditioner quite like the one in the Viento, the latest display home from Residential Attitudes. Taking inspiration from ancient Moorish palaces built many centuries ago, the Viento features a water breezeway that runs alongside the bank of bifolding doors on the south-west elevation.

Breezes blow across the shallow pool of water, generating cool air that is drawn into the house.

"It's essentially a low-tech evaporative airconditioner," says Brook Leber, design manager at Residential Attitudes.

Taking its name from the Spanish word for wind, the Viento is arguably Perth's most striking "green" display home at the moment.

But this show-stopper is no offbeat, alternative residence. It's a solid, contemporary design that demonstrates how to harness the power of the elements to create a home that is both comfortable and efficient.

"You work with the environment and you work with materials to try to find better and more intelligent ways of doing things without reinventing the wheel," Brook says.

Walking the fine line between project build and individual design, the Viento highlights passive-solar design principles, with north-facing living areas, Comfort-Plus glazing and eaves to shade windows and doors.

Get the orientation and cross-ventilation right and Brook says the wind and sun will

pretty well take care of heating and cooling for you.

A solar courtyard to the north blends with the alfresco and the light-filled free-form living area, enhancing the indoor/outdoor mood generated by the water breezeway.

Opting for a vertical garden provides greenery and interest without chewing up valuable space on the compact block, while a rain-water tank, synthetic turf and drought-tolerant plants help conserve water.

Photovoltaic panels that generate electricity have been concealed, working with the structure of the house rather than impacting on the look. A computer monitor in the entry hallway translates system data to show how effective the panels are in reducing the home's carbon footprint.

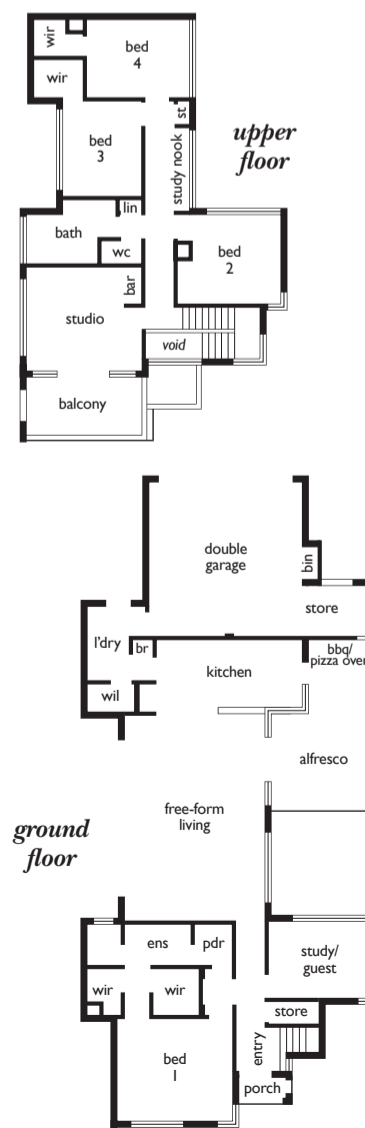
Priced at just over \$760,000 for the Churchlands Green display model and with a three-bedroom version available starting at \$474,469, this is a home that fits many a building budget.

In fact, the design stacks up on a number of fronts, which is a big plus as few buyers can afford to focus on just one priority.

Not only is the Viento energy efficient, scoring six stars under the Building Energy Rating Scheme, it is also tailor-made for today's more compact homesites.

Displayed on a corner block, the four-bedroom Viento suits standard blocks that are 13m wide or more. The three-bedroom alternative fits a 12m-wide lot.

A family-sized residence with a statement



skillion roof and stone cladding, the Viento meets the demand for contemporary design, eco-conscious features and functional lifestyle spaces.

Highlights such as the stone benchtops, suspended staircase, large studio, alfresco kitchen, sleek cabinetry, study nook and high raking ceilings demonstrate that style and sustainability can go hand in hand.

Paula Aubin