





## Masterplan

1 Main Entrance

2 Clubhouse

3 Fitness Center

4 Comunal Pool & Bar



#### **KEY FEATURES**

1,500sq ft Clubhouse	

Reception Concierge

Owners Lounge

Business Centre

5G Connectivity

On-site Restaurant

Rooftop Bar Lounge

Communal Pool and Bar

Design Store

High-tech Gym

Trackman Studio

Spa with Sauna

Beauty Salon

Padel Courts

Kids Area



FINEST DETAILS. LATEST FEATURES. HIGHEST STANDARDS. GREATEST MOMENTS.

#### RESIDENCE FEATURES

Smart Technology by Control4	Wine Cellar	
Private Lift	Golf Locker Ro	
Heated Swimming Pool	Outdoor Kitche	
Cinema Room	Outdoor Dinnir	
Home Office	Roof Terrace w	
Chef's Kitchen	Private Parking	

Wine Cellar
Golf Locker Room
Outdoor Kitchen with Barbecue
Outdoor Dinning Area
Roof Terrace with Shade
Private Parking



"Carved from natural stone yet curated for the future, One Green Way blends natural materials and contemporary elements, creating a timeless architecture that is unique and in harmony with the intrinsic beauty of Quinta do Lago."

Luis Caetano & Matias dos Reis, PLAN Architects

#### Contemporary architecture



"One Green Way is where nature, landscape design and architecture connect to create a seamless lifestyle and a real sense of belonging, a magical blend of private moments and shared experiences."

Paul Cracknell, Cracknell Landscape Design

Matured gardens



"Paradise is our inspiration. Integrity, organisation, and methodology is our technique. Our decoration integrates naturally in a consistent and peaceful way. It is functional and comfortable, passionate and tranquil. Total happiness is the result."

Rui and Tiago Vilaça, Vilaça Interiores

Quality design

The combination of natural stone and wood with contemporary design and estabilished brands delivers the next level of lifestyle.



- 1. Exterior Facades Finishes in Natural Stone
- 2. Interior Bathrooms Finishes in Natural Stone, biza White Marble
- 3. Exterior Facades in Dark Finish Color
- 4. Exterior Facade Wood imitation in Ceramic Large Tiles



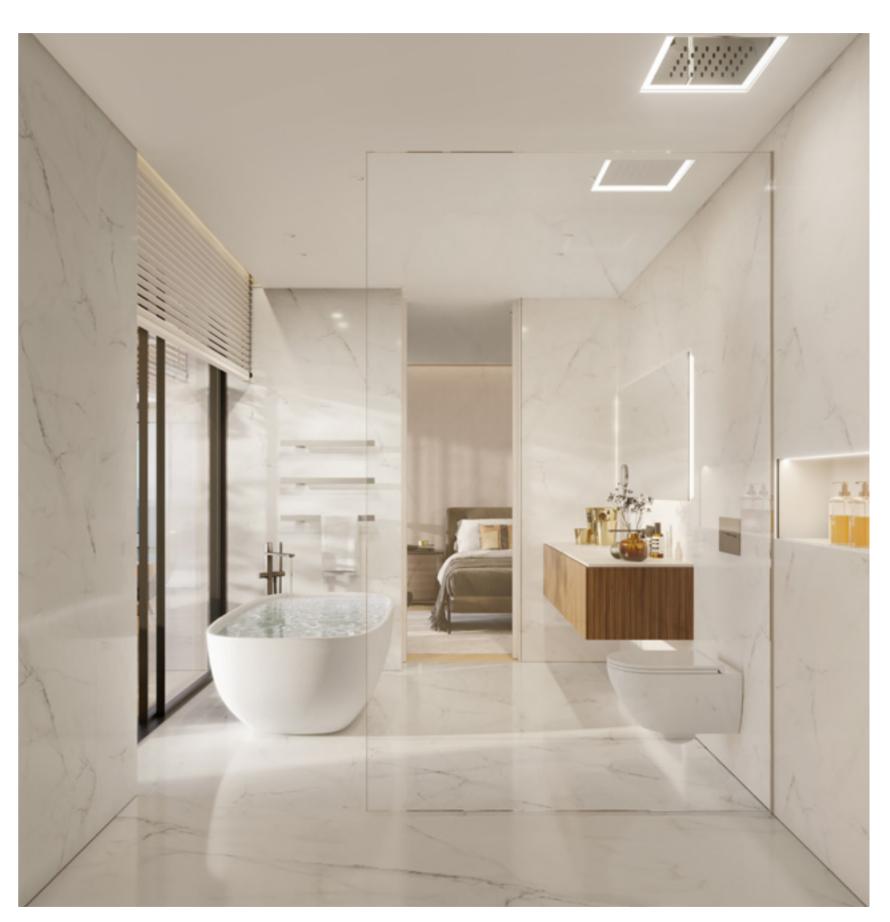
# GESSI®

By Vilaça

### antoniolupi

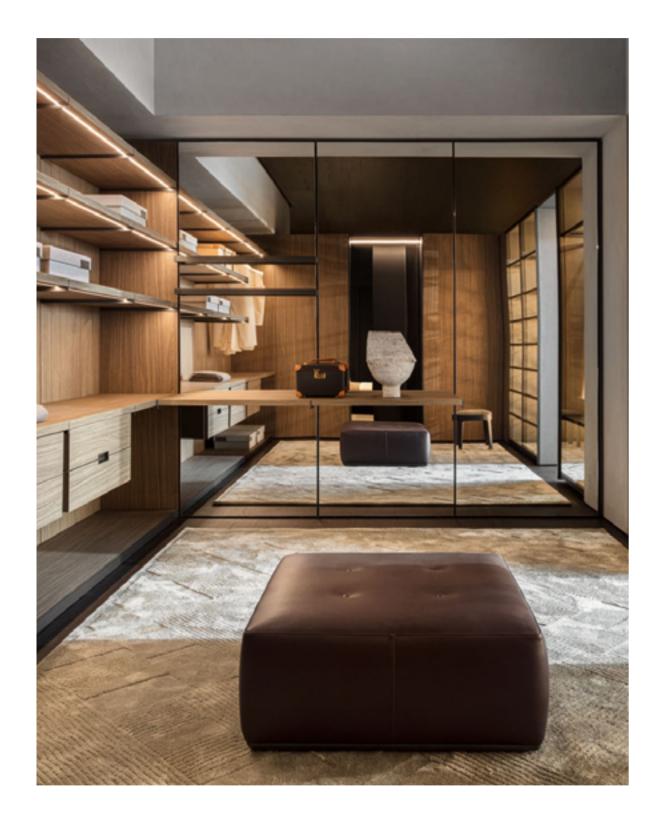
By Vilaça







By Vilaça



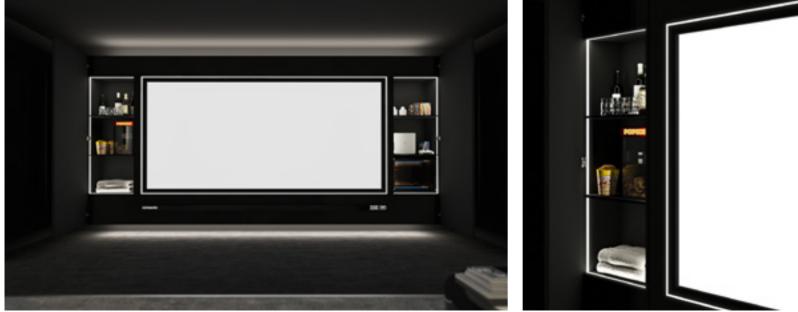


# future proof technology

## Control

Home cinema available on request













Villas with spectacular views over the North Course, our golf and Natural Park facing villas bring high-spec comfort and twenty-first-century living to the next level.

## HORIZON RESIDENCES

#### **KEY FEATURES**

Four, Five, and Six Bedroom Villas

Private Lift

Wine Cellar

Cinema Room (Optional)

Gym and Spa Area

Golf Locker Room

Utility Room

Chef's Kitchen

Butler's Kitchen

Electric Charger for Cars and Golf Buggies

Private Home Office

Smart Technology by Control4

Integrated Invisible Sound System

Heated Pool

Private Rooftop Terrace

Outdoor Kitchen and Barbecue

Fire Pit

Carport with Double Private Parking

Private Basement Garage

Solar Panel Area

Mature Landscaped Gardens with Views of the Natural Park, Lake, and Golf Course

DESCRIPTION

#### COMMON AREAS, FINISHES & BUILDINGS SERVICES

EXTERNAL WALLS	Natural Stone, Travertino or equivalent 120×60 cm	
ACOUSTIC	Solid concrete wall on basements and partition masonry wall on the upper levels according to the National Construcion Code (NCC).	
FLOORS	Porcelanosa Adda Bone 120×120 cm (pool and terraces) Porcelanosa Karachi Acero 120×120 cm (accesses and terraces) DECK IPÊ STRONG REF. INFINITE	
ROOF	Concrete slab isolated covered in DECK IPÊ STRONG REF. INFINITE and Porcelanosa Adda Bone 120×120 cm (pool and terraces), insulation to ceiling of all units as required by the National Construction Code (NCC).	
LANDSCAPING	Water Feature @ Entrance (both sides), Circular water Feature @ Entrance (both sides), Ancient Olive tree (at Entrance), Landscape lighting, Signage & Wayfinding, Site Furniture, Linear Park/Inner Road/Lake/Pool, Play Area with Rubber surface and play/fitness equipment, Padle Court, Precast- concrete paving shot blasted/sand blasted finish incl. 50mm thick sand bed/25mm mortar bed (80mm thick), common road access in Tegula blocks precast-concrete paving.	
LETTER BOXES	1 x lockable private letterbox for each unit, delivered by the concierge	
FIRE SERVICES	Designed to the requirements of the NCC	
WASTE DISPOSAL	Individual waster disposal for each unit with recycling points for plastic, glass, general waste and compost. Waste picked up at the door of each unit.	
WIFI AND INTERNET CONNECTION	5G Fiber optics and Wifi available in all units and common areas.	
INFRASTRUCTURE FACILITIES	Water meters by telemetric counting and leak detection. Eletrical meters by telemetric counting. Gas delivered to each unit by mains (Propane Gas).	

AREA

CLUBHOUSE

**FITNESS CENTER** 

EQUIPMENTS

GOLF SIMULATOR

SERVICES & FACILITIES

1,500 sqm
Business Centre & Meeting Rooms
Concierge
Reception
Owners Lounge
Rooftop Bar Lounge
On-Site Restaurant
Enchanted Garden for Events in Restaurant Area
Design Store
Beauty Salon
Equiped by Technogym, Harmmer-strenght and TRX
Trackman 4 Golf Simulator
2x Padle Court, SPA and Indoor Pool, Yoga studio

#### DESCRIPTION

#### HOME-OFFICE

DUMAS       Widdo door in Calling With Iddoerninges, Handle's Linkar Model         Link Lamber Summarized Linkar Moderninges, Handle's Linkar Moderninges	LIGHTING	Lights with LED Lamps for low comsuption, installed flushed to ceiling	ENTRANCE GATE	24/7 access control with security	
TVPrec to Air and Pay TV provisionnata1x Single Data outletnata1x Single Data outletWADDOREMoterni - Vlaga InterioresMADDOREMoterni - Vlaga InterioresMODORSWood doors floor to colling with holden hinges, Tandles Olivai modelInternation Technic Lipping DataInternation Technic Lipping DataMODORSWood doors floor to colling with holden hinges, Tandles Olivai modelInternation Technic Lipping DataInternation Technic Lipping DataMODORSWood doors floor to colling with holden hinges, Tandles Olivai modelInternation Technic Lipping DataInternation Technic Lipping Data <td>FLOOR</td> <td>Natural Wood by Strong, ref. INSPIRATION K</td> <td>WIRELESS GARAGE REMOTE</td> <td>Each unit will be provided with 2 x wireless remotes</td>	FLOOR	Natural Wood by Strong, ref. INSPIRATION K	WIRELESS GARAGE REMOTE	Each unit will be provided with 2 x wireless remotes	
IV     Prest DA Pair DA Programment     Description     Description <thdescription< th="">     &lt;</thdescription<>	POWER	4 x Double GPO with USB ports	HOME AUTOMATION		
DATA         1x Single Data outlet           VATA         Material - Villaga Interforms         CCTV, ALARM AND INTRUSION         Hikkinsin, Satel, Gas and Flood detection, Vildea Interform.           MXXERDODC         Invibilier, AMINSOUND System         Excellant, Inclusions         Excellant, Inclusions           DOGRS         Invibilier, AMINSOUND System         Internal statis flaidbet writed from units to be income there on incernal statis flaidbet writed from units to be income there on incernal statis flaidbet writed from units to be income there on incernal statis flaidbet writed from units to be income there on incernal statis flaidbet writed from units to be income there on incernal statis flaidbet writed from units to be income there on incernal statis flaidbet writed from units to be income there on incernal statis flaidbet writed from units to be income there on incernal statis flaidbet writed from units to be income there on incernal statis flaidbet writed from units to be income there on incernal statis flaidbet writed from units to be income there on incernal statis flaidbet writed from units to be income there on income ther	TV	Free to Air and Pay TV provision		alarm, pool heating, underfloor heating, air conditioning and video intercom from anywhere in the world. All the infrastructure for audio	
MARRINGE         Moltent - Vilage Intentiones           INVERSIOE         Invisible LAMPSOUND System           DOORS         Wood doors floor to celing with hidden hinges. Handles Olivari model Lams Led magnetic looks           SOCIAL_ATTHROOM         Lights with LED Lamps for low compution, installed flushed to celling, Slight system Forced writilistic networks providences Adds So 120-120 cm           IGGIAL_ATTHROOM         Lights with LED Lamps for low compution, installed flushed to celling, Slight system Forced writilistic networks providences Adds So 120-120 cm         TECHAL_Lumeal - Minimalistic high performance energy efficient do alloced aluminum framed windows or similar.           FLOOR         Marbie Toizri So-RB on on equivalent         TeCHAL_Lumeal - Minimalistic high performance energy efficient do alloced aluminum framed windows or similar.           FLOOR         Marbie Toizri So-RB on on equivalent         Minimalistic high performance energy efficient do alloced aluminum framed windows or similar.           FLOOR         Marbie Toizri So-RB on on equivalent         Minimalistic high performance energy efficient do alloced aluminum framed windows or similar.           WALLS         Plaster and painted to reselve walipaper         Minimalistic high performance energy efficient do alloced aluminum framed windows or similar.           VINITY ENSIN         Antonio Lipi - Vilage Interiores         Minimalistic high performance energy efficient do alloced aluminum framed windows or similar.           VINITY ENSIN         Natonio Lipi - Vilage Interiores <td< td=""><td>DATA</td><td>1 x Single Data outlet</td><td></td><td>and video distribution are to be implemented on-site.</td></td<>	DATA	1 x Single Data outlet		and video distribution are to be implemented on-site.	
INVESTIGE & SOUND         Invitable LAMPSOUND System           DOORS         Wood door floor to calling with hidden hinges, Handles Olivan model Lame Lame and magnetic locks         Internal stains finishes variable from units to be in pen three timber to take to be to take to be to be the timber take and be take or in celamic step and in celamic s	WARDROBE	Molteni - Vilaça Interiores	CCTV, ALARM AND INTRUSION	Hikvision, Satel, Gas and Flood detection, Video Intercom.	
DOORS       Wood doors floor to celling with hidden hinges, Handles Olivari model Lame Learn Learn eagrestic locks       Internal stars handles or bandles of the during to be in celling bandles to be in Cell Hand Learn Eagrestic locks         SOCIAL BATHROOM       Light with LED Lamps for tow consupption, installed flushed to celling, Silent system Forced ventilation socured by the AVAC system.       WINDOWS/EXTERNAL SLIDING DOORS       TECHNAL Lumeal - Minimalistic high-performance energy efficient does to 100-100 and glazed aluminium framed windows or similar.         FLOOR       Marbie Tbiza's 80x80 cm or equivalent       Individual efforts celling with interbashed to realing, spream particle does and particle of celling with particle and the detection. Felling minimalistic builts and leak detection, felling meterbashed to with socuring and leak detection. Felling minimalistic Ducted AVAC units for each zone (hot and cold) DAINN         VALLS       Pleater and painted to receive walpaper       Information Lipi - Vilaga Interiores         VANITY       Antonio Lupi - Vilaga Interiores       Information Lupi - Vilaga Interiores         SILAVING CARINTT       Antonio Lupi - Vilaga Interiores       InSLAB HEALING       HirdTING & ALIR. CONDITIONING         RECEINE CAUNETT       JUNG LS White Flush metores and sockets Corror and Alega Corrore and Sockets Corror and	INVISIBLE SOUND	Invisible LAMPSOUND System	GENERAL INCLUSIONS		
LIGHTING & VENTILATION       Lights with LPD Lamps for low comsuption, installed flushed to ceiling, Silent system Forced ventiliation secured by the AVAC system.       HOT WATER       Individual eleric heat-purn but water unit to each unit. Comsatilish dat with secure unit to each unit by mains (Propare Case         POWER       1x Double GPO       GAS & WATER METER       Water meters by telemetric counting cas delivered to each unit by mains (Propare Case         WALLS       Plaster and painted to receive wallpaper       HEATING & AIR-CONDITIONING       In-celling minimalistic Ducted AVAC units for each zone.         VANITY BASIN       Antonic Lupi - Vilaga Interiores       IN-SLAB HEATING       HEATING & AIR-CONDITIONING         SHAVING CABINET       Antonic Lupi - Vilaga Interiores       ELECTRIC EQUIPMENT       JUNG 18 White Fluid mounted Switches and Sockets Control and Albase is a Water meter of gass or equivalent for domotics.         BASIN MIXER       Gassi - Vilaga Interiores       ELECTRIC EQUIPMENT       JUNG 18 White Fluid mounted Switches and Sockets Control and Albase is a Water meter of by the and sockets Control and Albase is a Water meter of by the and sockets Control and Albase is a Water metere or equivalent for domotics.         T	DOORS		INTERNAL STAIRS	Internal stairs finishes variable from units, to be in open thred timber steps, natural stone steps or in ceramic steps similar to Porcelanosa Adda Bone 120×120 cm	
Silent system Forced ventilation secured by the AVAC system.       HOT WATER       Individual detric head-poun hot water unit to each unit. Domestic hot was is produce by DAIKN equipment, with a return system in the bathroom and a 500 litres tank.         FLOOR       Marble "lbiza" 80×80 cm or equivalent       Construction of the system return system in the bathroom and a 500 litres tank.         POWER       1x Double GPO       Could a GPO       Could a delivered to each unit. Domestic hot was system in the bathroom and a 500 litres tank.         WALLS       Plaster and painted to receive wellpaper       Could a delivered to each unit. Domestic hot was system in the bathroom and a 500 litres tank.         VANITY BASIN       Antonic Lupi - Vilaça Interiores       Interior counting and leak detection. Eletrical meter terms to telemetric counting and leak detection. Eletrical meter terms to telemetric counting and leak detection. Eletrical meter terms to telemetric counting and leak detection. Eletrical meter terms to telemetric counting and leak detection. Eletrical meter terms to telemetric counting and leak detection. Eletrical meter terms to telemetric counting and leak detection. Eletrical meter terms to telemetric counting and leak detection. Eletrical meter terms to telemetric counting and leak detection. Eletrical meter terms to telemetric counting and leak detection. Eletrical meter terms to telemetric counting and leak detection. Eletrical meter terms to telemetric counting and leak detection. Eletrical meter terms terms terms to terms ter	SOCIAL BATHROOM		WINDOWS/EXTERNAL SLIDING DOORS	TECHNAL Lumeal - Minimalistic high-performance energy efficient double glazed aluminium framed windows or similar.	
FLOOR       Matche libbs abode dir degluxient         POWER       1x Double GPO         WALLS       Plaster and painted to receive wallpaper         TOILET SUITE       Cielo ref. Enjoy 53         VANITY BASIN       Antonio Lupi - Vilaça Interiores         SHAVING CABINET       Antonio Lupi - Vilaça Interiores         SHAVING CABINET       Antonio Lupi - Vilaça Interiores         GAS & WATER METER       UNG LS White Flush mounted Switches and Sockets Control and Alles         TOILET ROLL HOLDER       Antonio Lupi - Vilaça Interiores         GAS & TUBES - Vilaça       In-seling minimalistic Ducted AVAC units for each zone (hot and cold) IDAIKIN         TOILET ROLL HOLDER       Antonio Lupi - Vilaça Interiores         GAS & WATER METER       UNG LS White Flush mounted Switches and Sockets Control and Alles ICe White glass or equivalent for domotics.         IOUET ROLL HOLDER       Antonio Lupi - Vilaça Interiores       ELECTRIC EQUIPMENT       JUNG LS White Flush mounted Switches and Sockets Control and Alles ICe White glass or equivalent for domotics.         TOWEL RAILS       TUBES - Vilaça Interiores       LIGH11S       LED Lamps for low consumption installed flushed to ceiling         LIGHTS, GPOS, BATHBOOM       Light fittings GPOS free-troair TV outlets       PLUMBING       The general water network and intermed distrets of stresten to by the currence of multilayer ploty the additore to eadditor to glast to by the currence of multilst	LIGHTING & VENTILATION		HOT WATER	Individual elctric heat-pum hot water unit to each unit. Domestic hot water is produce by DAIKIN equipment, with a return system in the bathrooms	
FV WER       TH DOUBLE GPO       telemetric counting. Gas delivered to each unit by mains (Propane Gas         WALLS       Plaster and painted to receive wallpaper       In-celing minimalistic Ducted AVAC units for each zone (hot and cold).         TOILET SUITE       Cielo ref. Enjoy 53       In-celing minimalistic Ducted AVAC units for each zone (hot and cold).         VANITY BASIN       Antonio Lupi - Vilaça Interiores       HEATING & AIR-CONDITIONING       In-celing minimalistic Ducted AVAC units for each zone (hot and cold).         VANITY       Antonio Lupi - Vilaça Interiores       Gassi - Vilaça Interiores       Gassi - Vilaça Interiores         BASIN MIXER       Gessi - Vilaça Interiores       LIGHTS       LIGHTS       LIGHTS         TOILET ROLL HOLDER       Antonio Lupi - Vilaça Interiores       LIGHTS       LIGHTS       LEVATOR         CABINETRY       Antonio Lupi - Vilaça Interiores       LIGHTS       Cielo cercei by phenolic wood with security lock.         FROM       DOR       Solid door covered by phenolic wood with security lock.       PULMBING         CABINETRY       Inboile Lupi - Vilaça       Tubes CPOS sathterse on air TV outlets       PULMBING	FLOOR	Marble "Ibiza" 80×80 cm or equivalent		and a 500 litres tank.	
TOILET SUITE       Cielo ref. Enjoy 53       HEATING & AIR-CONDITIONING       In-celing minimalistic Ducted AVAC units for each zone (hot and cold) DAKIN         VANITY BASIN       Antonic Lupi - Vilaça Interiores       IN-SLAB HEATING       H-celing minimalistic Ducted AVAC units for each zone (hot and cold)         VANITY       Antonic Lupi - Vilaça Interiores       IN-SLAB HEATING       Hydraulic under-floor heating to living areas, bedrooms & bathrooms w thermostatic control to each zone.         SHAVING CABINET       Antonic Lupi - Vilaça Interiores       GARAGE DOOR       Automatic roller door to each garage. Lockable fire door from basement loc White glass or equivalent for domotics.         BASIN MIXER       Gessi - Vilaça       ELECTRIC EQUIPMENT       JUNG LS White Flush mounted Switches and Sockets Control and Alba loc White glass or equivalent for domotics.         TOILET ROLL HOLDER       Antonic Lupi - Vilaça Interiores       ELECTRIC EQUIPMENT       JUNG LS White Flush mounted Switches and Sockets Control and Alba loc White glass or equivalent for domotics.         TOWEL RAILS       TUBES - Vilaça Interiores       ELEVATOR       Otis Gen2 lift system, energy efficiency low consumption         CABINETRY       Antonic Lupi - Vilaça       Free on-air TV outlets       FRONT DOOR       Solid door covered by phenolic wood with security lock.         LIGHTS. GPC/S. BATHROOM       Light fittings GPC/S free-to-air TV outlets       PLUMBING       The general water network and internal distribution system is b	POWER	1 x Double GPO	GAS & WATER METER	Water meters by telemetric counting and leak detection. Eletrical meters by telemetric counting. Gas delivered to each unit by mains (Propane Gas).	
TOILET SUITE       Cielo ref. Enjoy 53         VANITY BASIN       Antonio Lupi - Vilaça Interiores         VANITY       Antonio Lupi - Vilaça Interiores         SHAVING CABINET       Antonio Lupi - Vilaça Interiores         BASIN MIXER       Gessi - Vilaça         TOILET ROLL HOLDER       Antonio Lupi - Vilaça Interiores         TOWEL RAILS       TUBES - Vilaça Interiores         LIGHTS. GPO'S. BATHBOOM       Light fittings. GPO'S. free-to-air TV outlets	WALLS	Plaster and painted to receive wallpaper	HEATING & AIR-CONDITIONING	In-celing minimalistic Ducted AVAC units for each zone (hot and cold) by	
VANITY BASIN       Antonio Lupi - Vilaça Interiores       thermostatic control to each zone.         VANITY       Antonio Lupi - Vilaça Interiores       GARAGE DOOR       Automatic roller door to each garage. Lockable fire door from basement         SHAVING CABINET       Antonio Lupi - Vilaça Interiores       Gessi - Vilaça       ELECTRIC EQUIPMENT       JUNG LS White Flush mounted Switches and Sockets Control and Alba         BASIN MIXER       Gessi - Vilaça       Gessi - Vilaça       LIGHTS       LED Lamps for low consuption, installed flushed to ceiling         TOILET ROLL HOLDER       Antonio Lupi - Vilaça Interiores       LIGHTS       LED Lamps for low consuption, installed flushed to ceiling         TOWEL RAILS       TUBES - Vilaça Interiores       ELEVATOR       Otis Gen2 lift system, energy efficiency low consumption         CABINETRY       Antonio Lupi - Vilaça       FRONT DOOR       Solid door covered by phenolic wood with security lock.         LIGHTS, GPO'S, BATHROOM       Light fittings GPO's free-to-air TV outlets       PLUMBING       The general water network and internal distribution system is by the us of multilayer piping with isolation. This material is resistant to all types	TOILET SUITE	Cielo ref. Enjoy 53		DAIKIN	
SHAVING CABINET       Antonio Lupi - Vilaça Interiores       ELECTRIC EQUIPMENT       JUNG LS White Flush mounted Switches and Sockets Control and Alba Ice White glass or equivalent for domotics.         BASIN MIXER       Gessi - Vilaça       LIGHTS       LED Lamps for low comsuption, installed flushed to ceiling         TOILET ROLL HOLDER       Antonio Lupi - Vilaça Interiores       LIGHTS       LED Lamps for low comsuption, installed flushed to ceiling         TOWEL RAILS       TUBES - Vilaça Interiores       ELEVATOR       Otis Gen2 lift system, energy efficiency low consumption         KARNET RY       Antonio Lupi - Vilaça       FRONT DOOR       Solid door covered by phenolic wood with security lock.         HIGHTS, GPO'S, BATHROOM       Light fittings, GPO's, free-to-air TV outlets       PLUMBING       The general water network and internal distribution system is by the us of multilayer pipping with isolation. This material is resistant to all types	VANITY BASIN	Antonio Lupi - Vilaça Interiores	IN-SLAB HEATING	Hydraulic under-floor heating to living areas, bedrooms & bathrooms with thermostatic control to each zone.	
BASIN MIXER     Gessi - Vilaça       TOILET ROLL HOLDER     Antonio Lupi - Vilaça Interiores       TOWEL RAILS     TUBES - Vilaça Interiores       CABINETRY     Antonio Lupi - Vilaça       LIGHTS     Solid door covered by phenolic wood with security lock.       FRONT DOOR     Solid door covered by phenolic wood with security lock.       PLUMBING     The general water network and internal distribution system is by the us of multilayer pipping with isolation. This material is resistant to all types	VANITY	Antonio Lupi - Vilaça Interiores	GARAGE DOOR	Automatic roller door to each garage. Lockable fire door from basement.	
BASIN MIXER       Gessi - Vilaça         TOILET ROLL HOLDER       Antonio Lupi - Vilaça Interiores         TOWEL RAILS       TUBES - Vilaça Interiores         CABINETRY       Antonio Lupi - Vilaça         LIGHTS. GPO'S. BATHROOM       Light fittings. GPO's free-to-air TV outlets	SHAVING CABINET	Antonio Lupi - Vilaça Interiores	ELECTRIC EQUIPMENT	JUNG LS White Flush mounted Switches and Sockets Control and Alba 8	
TOILET ROLL HOLDER       Antonio Lupi - Vilaça Interiores         TOWEL RAILS       TUBES - Vilaça Interiores         TOWEL RAILS       TUBES - Vilaça Interiores         CABINETRY       Antonio Lupi - Vilaça         LIGHTS. GPO'S. BATHROOM       Light fittings. GPO's. free-to-air TV outlets	BASIN MIXER	Gessi - Vilaça			
TOWEL RAILS       TUBES - Vilaça Interiores         FRONT DOOR       Solid door covered by phenolic wood with security lock.         CABINETRY       Antonio Lupi - Vilaça         LIGHTS, GPO'S, BATHROOM       Light fittings, GPO's, free-to-air TV outlets	TOILET ROLL HOLDER	Antonio Lupi - Vilaça Interiores	LIGHTS	LED Lamps for low comsuption, installed flushed to ceiling	
CABINETRY       Antonio Lupi - Vilaça	TOWEL RAILS	TUBES - Vilaça Interiores	ELEVATOR	Otis Gen2 lift system, energy efficiency low consumption	
PLUMBING The general water network and internal distribution system is by the us of multilayer pipping with isolation. This material is resistant to all types	CABINETRY	Antonio Lupi - Vilaça	FRONT DOOR	Solid door covered by phenolic wood with security lock.	
	LIGHTS, GPO'S, BATHROOM		PLUMBING	The general water network and internal distribution system is by the use of multilayer pipping with isolation. This material is resistant to all types of corrosion, does not produce lime scale, does not affect the characteristics	
	DOORS			of the water and has a low coefficient of conductivity which reduces heat	

AREA

SOLAR PANELS

#### SECURITY | ACCESS CONTROL | HOME AUTOMATION

Pre-instalation of solar panels on each unit.

DESCRIPTION

#### **KITCHEN APPLIANCES**

FRIDGE/FREEZER	Fridge: Gaggenau - 289L (RC289300) Freezer: Gaggenau - 212L (RF287200)
OVEN	Gaggenau (BOP210102)
СООКТОР	Bora Pure (Cooktop & Extractor)
RANGEHOOD	Not applicable
DISHWASHER	Gaggenau (DF261100)
MICROWAVE	Gaggenau (BMP224100)
WINE COOLER	Gaggenau (RW404262)
OUTDOOR KITCHEN	
LIGHTING	Lights with LED Lamps for low comsuption, installed flushed to ceiling
FLOOR	Porcelanosa Adda Bone 120×120
POWER	2 x Double GPOs with USB port. Power to appliances as required.
BENCHTOP	Aluminium Worktop
SPLASHBACK	Not aplicable
JOINERY DOORS AND DRAWERS	Sachi - Vilaça Interiores
JOINERY HANDLES & HARDWARE	Sachi - Vilaça Interiores
SINK	Sachi - Vilaça Interiores
SINK MIXER	Sachi - Vilaça Interiores
FRIDGE/FREEZER	Sachi - Vilaça Interiores
ICE MACHINE	Sachi - Vilaça Interiores
BBQ	Gas BBQ by BEEFEATER
СООКТОР	Sachi - Vilaça Interiores
RANGEHOOD	Not aplicable

#### AREA

GARAGE/CARPORTS
FLOOR
LIGHTING
POWER
ELECTRIC CHARGERS
BALCONY/COURTYARD
FLOOR
LIGHTING
BALUSTRADES
DOORS
LIVING ROOM
LIGHTING
FLOOR
POWER
TV
DATA
INVISIBLE CINEMA SOUND
FIREPLACE

Concrete slab

Lights with LED Lamps for low comsuption, installed flushed to ceiling

GPOs as per archictural plans

Wallbox Electric Charger

Porcelanosa Adda Bone 120×120 cm (pool and terraces) / Porcelanosa Karachi Acero 120×120 cm (accesses and terraces) / DECK IPÊ STRONG REF. INFINITE

LED Lamps for low comsuption, installed flushed to ceiling

To NCC requirements and Architect's detailed design, which may include toughened glass up-stand.

Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks

Lights with LED Lamps for low comsuption, installed flushed to ceiling

Porcelanosa Adda Bone 120×120cm

4 x Double GPO's - ground floor & upper level where applicable

Free to Air and Pay TV provision - ground floor & upper level

1 x Double Data outlet - ground floor & upper level where applicable

Invisible Dolby Surround 5.1 - determined by capabilities of DSP system

GlammFire, ref EVO.CT PLUS 1200

#### DESCRIPTION

#### **BATHROOM / ENSUITE (WHERE SHOWN ON PLAN)**

LIGHTING & VENTILATION	Lights with LED Lamps for low comsuption, installed flushed to ceiling, Silent system Forced ventilation secured by the AVAC system.
FLOOR	Marble "Ibiza" 80×80 cm or equivalent
POWER	1 x Double GPO
WALLS	Marble "Ibiza" 80×80 cm or equivalent
TOILET SUITE	Cielo ref. Enjoy 53
VANITY BASIN	Antonio Lupi - Vilaça Interiores
VANITY	Antonio Lupi - Vilaça Interiores
SHAVING MIRROR	Antonio Lupi - Vilaça Interiores
BASIN MIXER	Gessi - Vilaça
SHOWER TAPWARE	Antonio Lupi - Vilaça
SHOWER RAIL	Gessi - Vilaça
BATH (WHERE APPLICABLE)	Antonio Lupi - Vilaça Interiores
TOILET ROLL HOLDER	Antonio Lupi - Vilaça Interiores
TOWEL RAILS	TUBES - Vilaça Interiores
HAND TOWEL RAIL	Antonio Lupi - Vilaça Interiores
SHOWER SCREEN	Toughened Frameless Glass Shower Screen to Architect's detailed design
CABINETRY	Antonio Lupi - Vilaça Interiores e Inbani - Vilaça Interiores
LIGHTS, GPO'S, BATHROOM	Light fittings, GPO's, free-to-air TV outlets
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks

AREA

BEDROOM
LIGHTING
FLOOR
POWER
TV
DATA
WARDROBE
DOORS
DINNING ROOM
LIGHTING
FLOOR
POWER
DOORS
KITCHEN
LIGHTING
FLOOR
POWER
BENCHTOP "WORKTOP"
SPLASHBACK
JOINERY DOORS AND DRAWERS
JOINERY HANDLES & HARDWARE
SINK
SINK MIXER

Lights with LED Lamps for low comsuption, installed flushed to ceiling

Natural Wood by Strong, ref. INSPIRATION K

3 x Double GPO with USB ports

Free to Air and Pay TV provision

1 x Single Data outlet

Molteni - Vilaça Interiores

Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks

Lights with LED Lamps for low comsuption, installed flushed to ceiling

Porcelanosa Adda Bone 120×120

1 x Double GPO

Sliding divider panels by Rimadesion on applicable units for separation

Lights with LED Lamps for low comsuption, installed flushed to ceiling

Porcelanosa Adda Bone 120×120

Power to appliances as required.

Silestone White North 14

Silestone White North 14

Dada - Vilaça Interiores

Dada - Vilaça Interiores

DADA – FOSTER ref.4040560404

Hotbath - Vilaça Interiores

#### DESCRIPTION

AREA

CHEF KITCHEN (ON HORIZON UNITS ONLY)		LAUNDRY
LIGHTING	Lights with LED Lamps for low comsuption, installed flushed to ceiling	DRYER
FLOOR	Porcelanosa Adda Bone 120×120	FLOOR
POWER	2 x Double GPOs with USB port. Power to appliances as required.	POWER
BENCHTOP	Stainless Steel	WALLS
SPLASHBACK	Stainless Steel	WATER
JOINERY DOORS AND DRAWERS	VENKO - Vilaça Interiores	LAUNDRY MIXER
JOINERY HANDLES & HARDWARE	VENKO - Vilaça Interiores	SINK
SINK	VENKO - Vilaça Interiores	VENTILATION
SINK MIXER	VENKO - Vilaça Interiores	CABINETRY
FRIDGE/FREEZER	FRIDGE VENKO - Vilaça Interiores & FREEZER VENKO - Vilaça Interiores	SPLASHBACK
OVEN	VENKO - Vilaça Interiores	BENCHTOP
СООКТОР	VENKO - Vilaça Interiores	WASHING MACHINE
RANGEHOOD	VENKO - Vilaça Interiores	DOORS
DISHWASHER	VENKO - Vilaça Interiores	ALL OTHER BEDROOMS
MICROWAVE	VENKO - Vilaça Interiores	
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks	FLOOR
WINE CELLER	SPC-EVG Evaporator by FRIAX (temperature and humidity controlled)	POWER
		WARDROBE

DOORS

Tecnhodry (MF120 AL)

Porcelanosa Adda Bone 60×60 cm

1 x Double GPO + Power to washer and dryer locations

Plasterboard / paint finish / skirting tile

Hot and cold washing machine cocks

Hotbath - Vilaça Interiores

Single bowl laundry tub & Cabinet

AVAC Mechanical ventilation to NCC requirements by DAIKIN

Arredo3-Vilaça Interiores

Corian 12

Corian 12

Gaggenau (WM260164)

Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks

Lights with LED Lamps for low comsuption, installed flushed to ceiling

Natural Wood by Strong, ref. INSPIRATION K

2 x Double GPO with USB port

Molteni - Vilaça Interiores

Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks

#### DESCRIPTION

#### COMMUNICATION AND DATA SERVICES

NBN / DATA	The Project has been designed to incorporate connection to the NBN network.
FREE TO AIR TV	Digital aerial and pre-wired connections to Free-to-air TV channels to living areas & primary Master Bedroom
WIFI	5G Fiber and Wifi available in all units and common areas.
ΡΑΥ ΤΥ	A wired PayTV provision will be provided (Subscription to a PayTV provider by the occupant is required to enable the service). Outlet to be provided to the living area and primary Master Bedroom
FLOOR	Porcelanosa Adda Bone 60×60
LIGHTING	Low Voltage LED
POWER	2 X Double GPO
HOME THEATRE	
IMAGE	
PROJECTION	4K Laser ( 3840 x 2160 )
SCREEN SIZE	120"
GEOMETRY	Image H >= 1/3 distance prime seating position   image H =< 1/2 distance sps angle: eye & centre screen < 15 deg @ prime seating   angle: eye & top screen < 15 deg @ all seating
SIGHTLINE	Unobstructed from all seats
BRIGHTNESS	27 ft Lambert (2D)   brightness uniformity > 90% @ all seating positions
COLORIMETRY	Matching source content
CONTRAST	> 500:1 intra-screen (ANSI)   > 2000:1 sequential (full black & white pattern)
SOUND	
SYSTEM	Dolby ATMOS 7.2.2 - determined by capabilities of DSP system
LOUDNESS	All speakers peak SPL >= 105 dB @ all seating   all subwoofers peak SPL >= 115 dB @ prime seating
DISPERSION	Horizontal - uniform coverage to all seating positions   vertical - uniform coverage to all seating positionssps angle: eye & centre screen < 15 deg @ prime seating   angle: eye & top screen < 15 deg @ all seating
CALIBRATION	ARC <sup>®</sup> Anthem Room correction
LAYOUT	maximise uniform frequency response

AREA

# HOME THEATRE ACOUSTIC ISOLATION PROCESS ACOUSTICS RESONANCE REVERBERATION REFLECTION DECAY ADDITIONAL NOTES NATURAL MATERIALS ACCESSORIES

Isolated from the rest of the property | background noise < NC20 | sound reduction >= 15dB

Structured process based on established guidelines

Treated for optimal sound address: resonance, reverberation and reflection

Treated using diaphragmatic absorbers applied to room boundaries

Treated using kinetic absorbers applied to room boundaries

Treated using scattering panels applied to the room boundaries

Rettinger decay time + 30%

Buyers are advised that the finishes proposed for use in the units include natural materials such as concrete, granite, marble, limestone, reconstituted stone products, and timber. These materials may display characteristics which vary from the samples shown on the display colour boards, which are naturally occurring. These variations should be expected and appreciated.

Accessories are subject to detailed architectural design. Minor variations in location and quantities of these items may occur following detailed architectural design and unforeseen building constraints.

Apartments featuring private rooftops, replete with heated pools and outdoor kitchens, with views over the golf course, Natural Park, and lake.

## PANORAMA RESIDENCES

#### **KEY FEATURES**

Three and Four Bedroom Apartments

Separate Private Entrances

First Floor Units with Exclusive Lift and Basement

Private Rooftop Areas and Heated Plunge Pool

Smart Technology by Control4

Integrated Invisible Sound System

High Quality Finishes and Materials

Carport or Underground Garages

Carport or Underground Garages

Private Home Offices

Cinema Room (Optional)

Utility Room

Chef's Kitchen

Solar Panel Areas

Underfloor Heating

Outdoor Kitchen with Fitted Barbecue

Electric Car Charger for Cars and Golf Buggies

DESCRIPTION

#### COMMON AREAS, FINISHES & BUILDINGS SERVICES

EXTERNAL WALLS	Natural Stone, Travertino or equivalent 120×60 cm	
ACOUSTIC	Solid concrete wall on basements and partition masonry wall on the upper levels according to the National Construcion Code (NCC).	
FLOORS	Porcelanosa Adda Bone 120×120 cm (pool and terraces) Porcelanosa Karachi Acero 120×120 cm (accesses and terraces) DECK IPÊ STRONG REF. INFINITE	
ROOF	Concrete slab isolated covered in DECK IPÊ STRONG REF. INFINITE and Porcelanosa Adda Bone 120×120 cm (pool and terraces), insulation to ceiling of all units as required by the National Construction Code (NCC).	
LANDSCAPING	Water Feature @ Entrance (both sides), Circular water Feature @ Entrance (both sides), Ancient Olive tree (at Entrance), Landscape lighting, Signage & Wayfinding, Site Furniture, Linear Park/Inner Road/Lake/Pool, Play Area with Rubber surface and play/fitness equipment, Padle Court, Precast- concrete paving shot blasted/sand blasted finish incl. 50mm thick sand bed/25mm mortar bed (80mm thick), common road access in Tegula blocks precast-concrete paving.	
LETTER BOXES	1 x lockable private letterbox for each unit, delivered by the concierge	
FIRE SERVICES	Designed to the requirements of the NCC	
WASTE DISPOSAL	Individual waster disposal for each unit with recycling points for plastic, glass, general waste and compost. Waste picked up at the door of each unit.	
WIFI AND INTERNET CONNECTION	5G Fiber optics and Wifi available in all units and common areas.	
INFRASTRUCTURE FACILITIES	Water meters by telemetric counting and leak detection. Eletrical meters by telemetric counting. Gas delivered to each unit by mains (Propane Gas).	

AREA

CLUBHOUSE

EQUIPMENTS

**FITNESS CENTER** 

GOLF SIMULATOR

SERVICES & FACILITIES

1,500 sqm
Business Centre & Meeting Rooms
Concierge
Reception
Owners Lounge
Rooftop Bar Lounge
On-Site Restaurant
Enchanted Garden for Events in Restaurant Area
Design Store
Beauty Salon
Equiped by Technogym, Harmmer-strenght and TRX
Trackman 4 Golf Simulator
2x Padle Court, SPA and Indoor Pool, Yoga studio

#### DESCRIPTION

#### HOME-OFFICE

		_		
LIGHTING	Lights with LED Lamps for low comsuption, installed flushed to ceiling	_	ENTRANCE GATE	24/7 access control with security
FLOOR	Natural Wood by Strong, ref. INSPIRATION K	-	WIRELESS GARAGE REMOTE	Each unit will be provided with 2 x wireless remotes
POWER	4 x Double GPO with USB ports	-	HOME AUTOMATION	CONTROL4 HOME AUTOMATION smart system that will allow the entertainment system (audio &video), control of the lighting, blinds,
TV	Free to Air and Pay TV provision	-		alarm, pool heating, underfloor heating, air conditioning and video intercom from anywhere in the world. All the infrastructure for audio
DATA	1 x Single Data outlet	_		and video distribution are to be implemented on-site.
WARDROBE	Molteni - Vilaça Interiores	-	CCTV, ALARM AND INTRUSION	Hikvision, Satel, Gas and Flood detection, Video Intercom.
INVISIBLE SOUND	Invisible LAMPSOUND System	-	GENERAL INCLUSIONS	
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks	-	INTERNAL STAIRS	Internal stairs finishes variable from units, to be in open thred timber steps, natural stone steps or in ceramic steps similar to Porcelanosa Adda Bone 120×120 cm
SOCIAL BATHROOM		-	WINDOWS/EXTERNAL SLIDING DOORS	TECHNAL Lumeal - Minimalistic high-performance energy efficient double glazed aluminium framed windows or similar.
LIGHTING & VENTILATION	Lights with LED Lamps for low comsuption, installed flushed to ceiling, Silent system Forced ventilation secured by the AVAC system.	-	HOT WATER	Individual elctric heat-pum hot water unit to each unit. Domestic hot water is produce by DAIKIN equipment, with a return system in the bathrooms
FLOOR	Marble "Ibiza" 80×80 cm or equivalent	_		and a 500 litres tank.
POWER	1 x Double GPO	-	GAS & WATER METER	Water meters by telemetric counting and leak detection. Eletrical meters by telemetric counting. Gas delivered to each unit by mains (Propane Gas).
WALLS	Plaster and painted to receive wallpaper	-	HEATING & AIR-CONDITIONING	In-celing minimalistic Ducted AVAC units for each zone (hot and cold) by
TOILET SUITE	Cielo ref. Enjoy 53			DAIKIN
VANITY BASIN	Antonio Lupi - Vilaça Interiores	-	IN-SLAB HEATING	Hydraulic under-floor heating to living areas, bedrooms & bathrooms with thermostatic control to each zone.
VANITY	Antonio Lupi - Vilaça Interiores	-	GARAGE DOOR	Automatic roller door to each garage. Lockable fire door from basement.
SHAVING CABINET	Antonio Lupi - Vilaça Interiores	-	ELECTRIC EQUIPMENT	JUNG LS White Flush mounted Switches and Sockets Control and Alba 8 Ice White glass or equivalent for domotics.
BASIN MIXER	Gessi - Vilaça	_		
TOILET ROLL HOLDER	Antonio Lupi - Vilaça Interiores		LIGHTS	LED Lamps for low comsuption, installed flushed to ceiling
TOWEL RAILS	TUBES - Vilaça Interiores	-	ELEVATOR	Otis Gen2 lift system, energy efficiency low consumption
CABINETRY	Antonio Lupi - Vilaça	-	FRONT DOOR	Solid door covered by phenolic wood with security lock.
LIGHTS, GPO'S, BATHROOM	Light fittings, GPO's, free-to-air TV outlets	-	PLUMBING	The general water network and internal distribution system is by the use of multilayer pipping with isolation. This material is resistant to all types of corrosion, does not produce lime scale, does not affect the characteristics of the water and has a low coefficient of conductivity which reduces heat loss.
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks	-		
		-		

AREA

SOLAR PANELS

#### SECURITY | ACCESS CONTROL | HOME AUTOMATION

Pre-instalation of solar panels on each unit.

DESCRIPTION

#### **KITCHEN APPLIANCES**

FRIDGE/FREEZER	Fridge: Gaggenau - 289L (RC289300) Freezer: Gaggenau - 212L (RF287200)	
OVEN	Gaggenau (BOP210102)	
СООКТОР	Bora Pure (Cooktop & Extractor)	
RANGEHOOD	Not applicable	
DISHWASHER	Gaggenau (DF261100)	
MICROWAVE	Gaggenau (BMP224100)	
WINE COOLER	Gaggenau (RW404262)	
OUTDOOR KITCHEN		
LIGHTING	Lights with LED Lamps for low comsuption, installed flushed to ceiling	
FLOOR	Porcelanosa Adda Bone 120×120	
POWER	2 x Double GPOs with USB port. Power to appliances as required.	
BENCHTOP	Aluminium Worktop	
SPLASHBACK	Not aplicable	
JOINERY DOORS AND DRAWERS	Sachi - Vilaça Interiores	
JOINERY HANDLES & HARDWARE	Sachi - Vilaça Interiores	
SINK	Sachi - Vilaça Interiores	
SINK MIXER	Sachi - Vilaça Interiores	
FRIDGE/FREEZER	Sachi - Vilaça Interiores	
ICE MACHINE	Sachi - Vilaça Interiores	
BBQ	Gas BBQ by BEEFEATER	
СООКТОР	Sachi - Vilaça Interiores	
RANGEHOOD	Not aplicable	

#### AREA

GARAGE/CARPORTS
FLOOR
LIGHTING
POWER
ELECTRIC CHARGERS
BALCONY/COURTYARD
FLOOR
LIGHTING
BALUSTRADES
DOORS
LIVING ROOM
LIGHTING
FLOOR
POWER
TV
DATA
INVISIBLE CINEMA SOUND
FIREPLACE

Concrete slab

Lights with LED Lamps for low comsuption, installed flushed to ceiling

GPOs as per archictural plans

Wallbox Electric Charger

Porcelanosa Adda Bone 120×120 cm (pool and terraces) / Porcelanosa Karachi Acero 120×120 cm (accesses and terraces) / DECK IPÊ STRONG REF. INFINITE

LED Lamps for low comsuption, installed flushed to ceiling

To NCC requirements and Architect's detailed design, which may include toughened glass up-stand.

Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks

Lights with LED Lamps for low comsuption, installed flushed to ceiling

Porcelanosa Adda Bone 120×120cm

4 x Double GPO's - ground floor & upper level where applicable

Free to Air and Pay TV provision - ground floor & upper level

1 x Double Data outlet - ground floor & upper level where applicable

Invisible Dolby Surround 5.1 - determined by capabilities of DSP system

GlammFire, ref EVO.CT PLUS 1200

#### DESCRIPTION

#### **BATHROOM / ENSUITE (WHERE SHOWN ON PLAN)**

LIGHTING & VENTILATION	Lights with LED Lamps for low comsuption, installed flushed to ceiling, Silent system Forced ventilation secured by the AVAC system.	
FLOOR	Marble "Ibiza" 80×80 cm or equivalent	
POWER	1 x Double GPO	
WALLS	Marble "Ibiza" 80×80 cm or equivalent	
TOILET SUITE	Cielo ref. Enjoy 53	
VANITY BASIN	Antonio Lupi - Vilaça Interiores	
VANITY	Antonio Lupi - Vilaça Interiores	
SHAVING MIRROR	Antonio Lupi - Vilaça Interiores	
BASIN MIXER	Gessi - Vilaça	
SHOWER TAPWARE	Antonio Lupi - Vilaça	
SHOWER RAIL	Gessi - Vilaça	
BATH (WHERE APPLICABLE)	Antonio Lupi - Vilaça Interiores	
TOILET ROLL HOLDER	Antonio Lupi - Vilaça Interiores	
TOWEL RAILS	TUBES - Vilaça Interiores	
HAND TOWEL RAIL	Antonio Lupi - Vilaça Interiores	
SHOWER SCREEN	Toughened Frameless Glass Shower Screen to Architect's detailed design	
CABINETRY	Antonio Lupi - Vilaça Interiores e Inbani - Vilaça Interiores	
LIGHTS, GPO'S, BATHROOM	Light fittings, GPO's, free-to-air TV outlets	
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks	

AREA

BEDROOM
LIGHTING
FLOOR
POWER
TV
DATA
WARDROBE
DOORS
DINNING ROOM
LIGHTING
FLOOR
POWER
DOORS
KITCHEN
LIGHTING
FLOOR
POWER
BENCHTOP "WORKTOP"
SPLASHBACK
JOINERY DOORS AND DRAWERS
JOINERY HANDLES & HARDWARE
SINK
SINK MIXER

Lights with LED Lamps for low comsuption, installed flushed to ceiling

Natural Wood by Strong, ref. INSPIRATION K

3 x Double GPO with USB ports

Free to Air and Pay TV provision

1 x Single Data outlet

Molteni - Vilaça Interiores

Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks

Lights with LED Lamps for low comsuption, installed flushed to ceiling

Porcelanosa Adda Bone 120×120

1 x Double GPO

Sliding divider panels by Rimadesion on applicable units for separation

Lights with LED Lamps for low comsuption, installed flushed to ceiling

Porcelanosa Adda Bone 120×120

Power to appliances as required.

Silestone White North 14

Silestone White North 14

Dada - Vilaça Interiores

Dada - Vilaça Interiores

DADA – FOSTER ref.4040560404

Hotbath - Vilaça Interiores

#### DESCRIPTION

AREA

CHEF KITCHEN (ON HORIZON UNITS ONLY)			LAUNDRY
LIGHTING	Lights with LED Lamps for low comsuption, installed flushed to ceiling		DRYER
FLOOR	Porcelanosa Adda Bone 120×120		FLOOR
POWER	2 x Double GPOs with USB port. Power to appliances as required.		POWER
BENCHTOP	Stainless Steel		WALLS
SPLASHBACK	Stainless Steel		WATER
JOINERY DOORS AND DRAWERS	VENKO - Vilaça Interiores		LAUNDRY MIXER
JOINERY HANDLES & HARDWARE	VENKO - Vilaça Interiores		SINK
SINK	VENKO - Vilaça Interiores		VENTILATION
SINK MIXER	DGE/FREEZER FRIDGE VENKO - Vilaça Interiores & FREEZER VENKO - Vilaça Interiores		CABINETRY
FRIDGE/FREEZER			SPLASHBACK
OVEN			BENCHTOP
СООКТОР	VENKO - Vilaça Interiores		WASHING MACHINE
RANGEHOOD VENKO - Vilaça Interiores			DOORS
DISHWASHER	VENKO - Vilaça Interiores		ALL OTHER BEDROOMS
MICROWAVE VENKO - Vilaça Interiores DOORS Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks			LIGHTING
			FLOOR
WINE CELLER			POWER
			WARDROBE

DOORS

Tecnhodry (MF120 AL)

Porcelanosa Adda Bone 60×60 cm

1 x Double GPO + Power to washer and dryer locations

Plasterboard / paint finish / skirting tile

Hot and cold washing machine cocks

Hotbath - Vilaça Interiores

Single bowl laundry tub & Cabinet

AVAC Mechanical ventilation to NCC requirements by DAIKIN

Arredo3-Vilaça Interiores

Corian 12

Corian 12

Gaggenau (WM260164)

Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks

Lights with LED Lamps for low comsuption, installed flushed to ceiling

Natural Wood by Strong, ref. INSPIRATION K

2 x Double GPO with USB port

Molteni - Vilaça Interiores

Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks

#### DESCRIPTION

#### COMMUNICATION AND DATA SERVICES

NBN / DATA	The Project has been designed to incorporate connection to the NBN network.
FREE TO AIR TV	Digital aerial and pre-wired connections to Free-to-air TV channels to living areas & primary Master Bedroom
WIFI	5G Fiber and Wifi available in all units and common areas.
ΡΑΥ ΤΥ	A wired PayTV provision will be provided (Subscription to a PayTV provider by the occupant is required to enable the service). Outlet to be provided to the living area and primary Master Bedroom
FLOOR	Porcelanosa Adda Bone 60×60
LIGHTING	Low Voltage LED
POWER	2 X Double GPO
HOME THEATRE	
IMAGE	
PROJECTION	4K Laser ( 3840 x 2160 )
SCREEN SIZE	120"
GEOMETRY	Image H >= 1/3 distance prime seating position   image H =< 1/2 distance sps angle: eye & centre screen < 15 deg @ prime seating   angle: eye & top screen < 15 deg @ all seating
SIGHTLINE	Unobstructed from all seats
BRIGHTNESS	27 ft Lambert (2D)   brightness uniformity > 90% @ all seating positions
COLORIMETRY	Matching source content
CONTRAST	> 500:1 intra-screen (ANSI)   > 2000:1 sequential (full black & white pattern)
SOUND	
SYSTEM	Dolby ATMOS 7.2.2 - determined by capabilities of DSP system
LOUDNESS	All speakers peak SPL >= 105 dB @ all seating   all subwoofers peak SPL >= 115 dB @ prime seating
DISPERSION	Horizontal - uniform coverage to all seating positions   vertical - uniform coverage to all seating positionssps angle: eye & centre screen < 15 deg @ prime seating   angle: eye & top screen < 15 deg @ all seating
CALIBRATION	ARC <sup>®</sup> Anthem Room correction
LAYOUT	maximise uniform frequency response

AREA

Isolated from the rest of the property | background noise < NC20 | sound reduction >= 15dB

Structured process based on established guidelines

Treated for optimal sound address: resonance, reverberation and reflection

Treated using diaphragmatic absorbers applied to room boundaries

Treated using kinetic absorbers applied to room boundaries

Treated using scattering panels applied to the room boundaries

Rettinger decay time + 30%

Buyers are advised that the finishes proposed for use in the units include natural materials such as concrete, granite, marble, limestone, reconstituted stone products, and timber. These materials may display characteristics which vary from the samples shown on the display colour boards, which are naturally occurring. These variations should be expected and appreciated.

Accessories are subject to detailed architectural design. Minor variations in location and quantities of these items may occur following detailed architectural design and unforeseen building constraints.

Benefiting from private gardens these apartments are designed to engage every outdoor lifestyle, with heated pools, fitted outdoor kitchens, distinct dining areas, diverse shaded seating spaces, and mature, curated planting creating zones one can call their very own.

## GARDEN RESIDENCES

#### **KEY FEATURES**

Three and Four Bedroom Apartments

Separate Private Entrances

Ground Floor Units with Private Garden

Landscaped Areas

Heated Pool

Private Lift and Exclusive Basement

Smart Technology by Control4

Integrated Invisible Sound System

High Quality Finishes and Materials

Private Home Office

Carport or Underground Garages

Outdoor Kitchen with Fitted Barbecue

Wine Cellar

Exclusive, Landscaped Courtyards

Solar Panel Areas

Underfloor Heating

Electric Car Charger for Cars and Golf Buggies

Cinema Room (Optional)

DESCRIPTION

#### COMMON AREAS, FINISHES & BUILDINGS SERVICES

EXTERNAL WALLS	Natural Stone, Travertino or equivalent 120×60 cm	
ACOUSTIC	Solid concrete wall on basements and partition masonry wall on the upper levels according to the National Construcion Code (NCC).	
FLOORS	Porcelanosa Adda Bone 120×120 cm (pool and terraces) Porcelanosa Karachi Acero 120×120 cm (accesses and terraces) DECK IPÊ STRONG REF. INFINITE	
ROOF	Concrete slab isolated covered in DECK IPÊ STRONG REF. INFINITE and Porcelanosa Adda Bone 120×120 cm (pool and terraces), insulation to ceiling of all units as required by the National Construction Code (NCC).	
LANDSCAPING	Water Feature @ Entrance (both sides), Circular water Feature @ Entrance (both sides), Ancient Olive tree (at Entrance), Landscape lighting, Signage & Wayfinding, Site Furniture, Linear Park/Inner Road/Lake/Pool, Play Area with Rubber surface and play/fitness equipment, Padle Court, Precast- concrete paving shot blasted/sand blasted finish incl. 50mm thick sand bed/25mm mortar bed (80mm thick), common road access in Tegula blocks precast-concrete paving.	
LETTER BOXES	1 x lockable private letterbox for each unit, delivered by the concierge	
FIRE SERVICES	Designed to the requirements of the NCC	
WASTE DISPOSAL	Individual waster disposal for each unit with recycling points for plastic, glass, general waste and compost. Waste picked up at the door of each unit.	
WIFI AND INTERNET CONNECTION	5G Fiber optics and Wifi available in all units and common areas.	
INFRASTRUCTURE FACILITIES	Water meters by telemetric counting and leak detection. Eletrical meters by telemetric counting. Gas delivered to each unit by mains (Propane Gas).	

AREA

CLUBHOUSE

EQUIPMENTS

**FITNESS CENTER** 

GOLF SIMULATOR

SERVICES & FACILITIES

1,500 sqm
Business Centre & Meeting Rooms
Concierge
Reception
Owners Lounge
Rooftop Bar Lounge
On-Site Restaurant
Enchanted Garden for Events in Restaurant Area
Design Store
Beauty Salon
Equiped by Technogym, Harmmer-strenght and TRX
Trackman 4 Golf Simulator
2x Padle Court, SPA and Indoor Pool, Yoga studio

#### DESCRIPTION

#### HOME-OFFICE

		_		
LIGHTING	Lights with LED Lamps for low comsuption, installed flushed to ceiling	_	ENTRANCE GATE	24/7 access control with security
FLOOR	Natural Wood by Strong, ref. INSPIRATION K	-	WIRELESS GARAGE REMOTE	Each unit will be provided with 2 x wireless remotes
POWER	4 x Double GPO with USB ports	-	HOME AUTOMATION	CONTROL4 HOME AUTOMATION smart system that will allow the entertainment system (audio &video), control of the lighting, blinds,
TV	Free to Air and Pay TV provision	-		alarm, pool heating, underfloor heating, air conditioning and video intercom from anywhere in the world. All the infrastructure for audio
DATA	1 x Single Data outlet	_		and video distribution are to be implemented on-site.
WARDROBE	Molteni - Vilaça Interiores	-	CCTV, ALARM AND INTRUSION	Hikvision, Satel, Gas and Flood detection, Video Intercom.
INVISIBLE SOUND	Invisible LAMPSOUND System	-	GENERAL INCLUSIONS	
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks	-	INTERNAL STAIRS	Internal stairs finishes variable from units, to be in open thred timber steps, natural stone steps or in ceramic steps similar to Porcelanosa Adda Bone 120×120 cm
SOCIAL BATHROOM		-	WINDOWS/EXTERNAL SLIDING DOORS	TECHNAL Lumeal - Minimalistic high-performance energy efficient double glazed aluminium framed windows or similar.
LIGHTING & VENTILATION	Lights with LED Lamps for low comsuption, installed flushed to ceiling, Silent system Forced ventilation secured by the AVAC system.	-	HOT WATER	Individual elctric heat-pum hot water unit to each unit. Domestic hot water is produce by DAIKIN equipment, with a return system in the bathrooms
FLOOR	Marble "Ibiza" 80×80 cm or equivalent	_		and a 500 litres tank.
POWER	1 x Double GPO	-	GAS & WATER METER	Water meters by telemetric counting and leak detection. Eletrical meters by telemetric counting. Gas delivered to each unit by mains (Propane Gas).
WALLS	Plaster and painted to receive wallpaper	-	HEATING & AIR-CONDITIONING	In-celing minimalistic Ducted AVAC units for each zone (hot and cold) by
TOILET SUITE	Cielo ref. Enjoy 53			DAIKIN
VANITY BASIN	Antonio Lupi - Vilaça Interiores	-	IN-SLAB HEATING	Hydraulic under-floor heating to living areas, bedrooms & bathrooms with thermostatic control to each zone.
VANITY	Antonio Lupi - Vilaça Interiores	-	GARAGE DOOR	Automatic roller door to each garage. Lockable fire door from basement.
SHAVING CABINET	Antonio Lupi - Vilaça Interiores	-	ELECTRIC EQUIPMENT	JUNG LS White Flush mounted Switches and Sockets Control and Alba 8 Ice White glass or equivalent for domotics.
BASIN MIXER	Gessi - Vilaça	_		
TOILET ROLL HOLDER	Antonio Lupi - Vilaça Interiores		LIGHTS	LED Lamps for low comsuption, installed flushed to ceiling
TOWEL RAILS	TUBES - Vilaça Interiores	-	ELEVATOR	Otis Gen2 lift system, energy efficiency low consumption
CABINETRY	Antonio Lupi - Vilaça	-	FRONT DOOR	Solid door covered by phenolic wood with security lock.
LIGHTS, GPO'S, BATHROOM	Light fittings, GPO's, free-to-air TV outlets	-	PLUMBING	The general water network and internal distribution system is by the use of multilayer pipping with isolation. This material is resistant to all types of corrosion, does not produce lime scale, does not affect the characteristics of the water and has a low coefficient of conductivity which reduces heat loss.
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks	-		
		-		

AREA

SOLAR PANELS

#### SECURITY | ACCESS CONTROL | HOME AUTOMATION

Pre-instalation of solar panels on each unit.

DESCRIPTION

#### **KITCHEN APPLIANCES**

FRIDGE/FREEZER	Fridge: Gaggenau - 289L (RC289300) Freezer: Gaggenau - 212L (RF287200)
OVEN	Gaggenau (BOP210102)
СООКТОР	Bora Pure (Cooktop & Extractor)
RANGEHOOD	Not applicable
DISHWASHER	Gaggenau (DF261100)
MICROWAVE	Gaggenau (BMP224100)
WINE COOLER	Gaggenau (RW404262)
OUTDOOR KITCHEN	
LIGHTING	Lights with LED Lamps for low comsuption, installed flushed to ceiling
FLOOR	Porcelanosa Adda Bone 120×120
POWER	2 x Double GPOs with USB port. Power to appliances as required.
BENCHTOP	Aluminium Worktop
SPLASHBACK	Not aplicable
JOINERY DOORS AND DRAWERS	Sachi - Vilaça Interiores
JOINERY HANDLES & HARDWARE	Sachi - Vilaça Interiores
SINK	Sachi - Vilaça Interiores
SINK MIXER	Sachi - Vilaça Interiores
FRIDGE/FREEZER	Sachi - Vilaça Interiores
ICE MACHINE	Sachi - Vilaça Interiores
BBQ	Gas BBQ by BEEFEATER
СООКТОР	Sachi - Vilaça Interiores
RANGEHOOD	Not aplicable

#### AREA

GARAGE/CARPORTS		
FLOOR		
LIGHTING		
POWER		
ELECTRIC CHARGERS		
BALCONY/COURTYARD		
FLOOR		
LIGHTING		
BALUSTRADES		
DOORS		
LIVING ROOM		
LIGHTING		
FLOOR		
POWER		
TV		
DATA		
INVISIBLE CINEMA SOUND		
FIREPLACE		

Concrete slab

Lights with LED Lamps for low comsuption, installed flushed to ceiling

GPOs as per archictural plans

Wallbox Electric Charger

Porcelanosa Adda Bone 120×120 cm (pool and terraces) / Porcelanosa Karachi Acero 120×120 cm (accesses and terraces) / DECK IPÊ STRONG REF. INFINITE

LED Lamps for low comsuption, installed flushed to ceiling

To NCC requirements and Architect's detailed design, which may include toughened glass up-stand.

Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks

Lights with LED Lamps for low comsuption, installed flushed to ceiling

Porcelanosa Adda Bone 120×120cm

4 x Double GPO's - ground floor & upper level where applicable

Free to Air and Pay TV provision - ground floor & upper level

1 x Double Data outlet - ground floor & upper level where applicable

Invisible Dolby Surround 5.1 - determined by capabilities of DSP system

GlammFire, ref EVO.CT PLUS 1200

#### DESCRIPTION

#### **BATHROOM / ENSUITE (WHERE SHOWN ON PLAN)**

LIGHTING & VENTILATION	Lights with LED Lamps for low comsuption, installed flushed to ceiling, Silent system Forced ventilation secured by the AVAC system.
FLOOR	Marble "Ibiza" 80×80 cm or equivalent
POWER	1 x Double GPO
WALLS	Marble "Ibiza" 80×80 cm or equivalent
TOILET SUITE	Cielo ref. Enjoy 53
VANITY BASIN	Antonio Lupi - Vilaça Interiores
VANITY	Antonio Lupi - Vilaça Interiores
SHAVING MIRROR	Antonio Lupi - Vilaça Interiores
BASIN MIXER	Gessi - Vilaça
SHOWER TAPWARE	Antonio Lupi - Vilaça
SHOWER RAIL	Gessi - Vilaça
BATH (WHERE APPLICABLE)	Antonio Lupi - Vilaça Interiores
TOILET ROLL HOLDER	Antonio Lupi - Vilaça Interiores
TOWEL RAILS	TUBES - Vilaça Interiores
HAND TOWEL RAIL	Antonio Lupi - Vilaça Interiores
SHOWER SCREEN	Toughened Frameless Glass Shower Screen to Architect's detailed design
CABINETRY	Antonio Lupi - Vilaça Interiores e Inbani - Vilaça Interiores
LIGHTS, GPO'S, BATHROOM	Light fittings, GPO's, free-to-air TV outlets
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks

AREA

BEDROOM
LIGHTING
FLOOR
POWER
TV
DATA
WARDROBE
DOORS
DINNING ROOM
LIGHTING
FLOOR
POWER
DOORS
KITCHEN
LIGHTING
FLOOR
POWER
BENCHTOP "WORKTOP"
SPLASHBACK
JOINERY DOORS AND DRAWERS
JOINERY HANDLES & HARDWARE
SINK
SINK MIXER

Lights with LED Lamps for low comsuption, installed flushed to ceiling

Natural Wood by Strong, ref. INSPIRATION K

3 x Double GPO with USB ports

Free to Air and Pay TV provision

1 x Single Data outlet

Molteni - Vilaça Interiores

Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks

Lights with LED Lamps for low comsuption, installed flushed to ceiling

Porcelanosa Adda Bone 120×120

1 x Double GPO

Sliding divider panels by Rimadesion on applicable units for separation

Lights with LED Lamps for low comsuption, installed flushed to ceiling

Porcelanosa Adda Bone 120×120

Power to appliances as required.

Silestone White North 14

Silestone White North 14

Dada - Vilaça Interiores

Dada - Vilaça Interiores

DADA – FOSTER ref.4040560404

Hotbath - Vilaça Interiores

#### DESCRIPTION

AREA

CHEF KITCHEN (ON HORIZON UNITS ONLY)		LAUNDRY
LIGHTING	Lights with LED Lamps for low comsuption, installed flushed to ceiling	DRYER
FLOOR	Porcelanosa Adda Bone 120×120	FLOOR
POWER	2 x Double GPOs with USB port. Power to appliances as required.	POWER
BENCHTOP	Stainless Steel	WALLS
SPLASHBACK	Stainless Steel	WATER
JOINERY DOORS AND DRAWERS	VENKO - Vilaça Interiores	LAUNDRY MIXER
JOINERY HANDLES & HARDWARE	VENKO - Vilaça Interiores	SINK
SINK	VENKO - Vilaça Interiores	VENTILATION
SINK MIXER	VENKO - Vilaça Interiores	CABINETRY
FRIDGE/FREEZER	FRIDGE VENKO - Vilaça Interiores & FREEZER VENKO - Vilaça Interiores	SPLASHBACK
OVEN	VENKO - Vilaça Interiores	BENCHTOP
СООКТОР	VENKO - Vilaça Interiores	WASHING MACHINE
RANGEHOOD	VENKO - Vilaça Interiores	DOORS
DISHWASHER	VENKO - Vilaça Interiores	ALL OTHER BEDROOMS
MICROWAVE	VENKO - Vilaça Interiores	LIGHTING
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks	FLOOR
WINE CELLER	SPC-EVG Evaporator by FRIAX (temperature and humidity controlled)	POWER
		WARDROBE

DOORS

Tecnhodry (MF120 AL)

Porcelanosa Adda Bone 60×60 cm

1 x Double GPO + Power to washer and dryer locations

Plasterboard / paint finish / skirting tile

Hot and cold washing machine cocks

Hotbath - Vilaça Interiores

Single bowl laundry tub & Cabinet

AVAC Mechanical ventilation to NCC requirements by DAIKIN

Arredo3-Vilaça Interiores

Corian 12

Corian 12

Gaggenau (WM260164)

Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks

Lights with LED Lamps for low comsuption, installed flushed to ceiling

Natural Wood by Strong, ref. INSPIRATION K

2 x Double GPO with USB port

Molteni - Vilaça Interiores

Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks

#### DESCRIPTION

#### COMMUNICATION AND DATA SERVICES

NBN / DATA	The Project has been designed to incorporate connection to the NBN network.
FREE TO AIR TV	Digital aerial and pre-wired connections to Free-to-air TV channels to living areas & primary Master Bedroom
WIFI	5G Fiber and Wifi available in all units and common areas.
ΡΑΥ ΤΥ	A wired PayTV provision will be provided (Subscription to a PayTV provider by the occupant is required to enable the service). Outlet to be provided to the living area and primary Master Bedroom
FLOOR	Porcelanosa Adda Bone 60×60
LIGHTING	Low Voltage LED
POWER	2 X Double GPO
HOME THEATRE	
IMAGE	
PROJECTION	4K Laser ( 3840 x 2160 )
SCREEN SIZE	120"
GEOMETRY	Image H >= 1/3 distance prime seating position   image H =< 1/2 distance sps angle: eye & centre screen < 15 deg @ prime seating   angle: eye & top screen < 15 deg @ all seating
SIGHTLINE	Unobstructed from all seats
BRIGHTNESS	27 ft Lambert (2D)   brightness uniformity > 90% @ all seating positions
COLORIMETRY	Matching source content
CONTRAST	> 500:1 intra-screen (ANSI)   > 2000:1 sequential (full black & white pattern)
SOUND	
SYSTEM	Dolby ATMOS 7.2.2 - determined by capabilities of DSP system
LOUDNESS	All speakers peak SPL >= 105 dB @ all seating   all subwoofers peak SPL >= 115 dB @ prime seating
DISPERSION	Horizontal - uniform coverage to all seating positions   vertical - uniform coverage to all seating positionssps angle: eye & centre screen < 15 deg @ prime seating   angle: eye & top screen < 15 deg @ all seating
CALIBRATION	ARC <sup>®</sup> Anthem Room correction
LAYOUT	maximise uniform frequency response

AREA

Isolated from the rest of the property | background noise < NC20 | sound reduction >= 15dB

Structured process based on established guidelines

Treated for optimal sound address: resonance, reverberation and reflection

Treated using diaphragmatic absorbers applied to room boundaries

Treated using kinetic absorbers applied to room boundaries

Treated using scattering panels applied to the room boundaries

Rettinger decay time + 30%

Buyers are advised that the finishes proposed for use in the units include natural materials such as concrete, granite, marble, limestone, reconstituted stone products, and timber. These materials may display characteristics which vary from the samples shown on the display colour boards, which are naturally occurring. These variations should be expected and appreciated.

Accessories are subject to detailed architectural design. Minor variations in location and quantities of these items may occur following detailed architectural design and unforeseen building constraints.