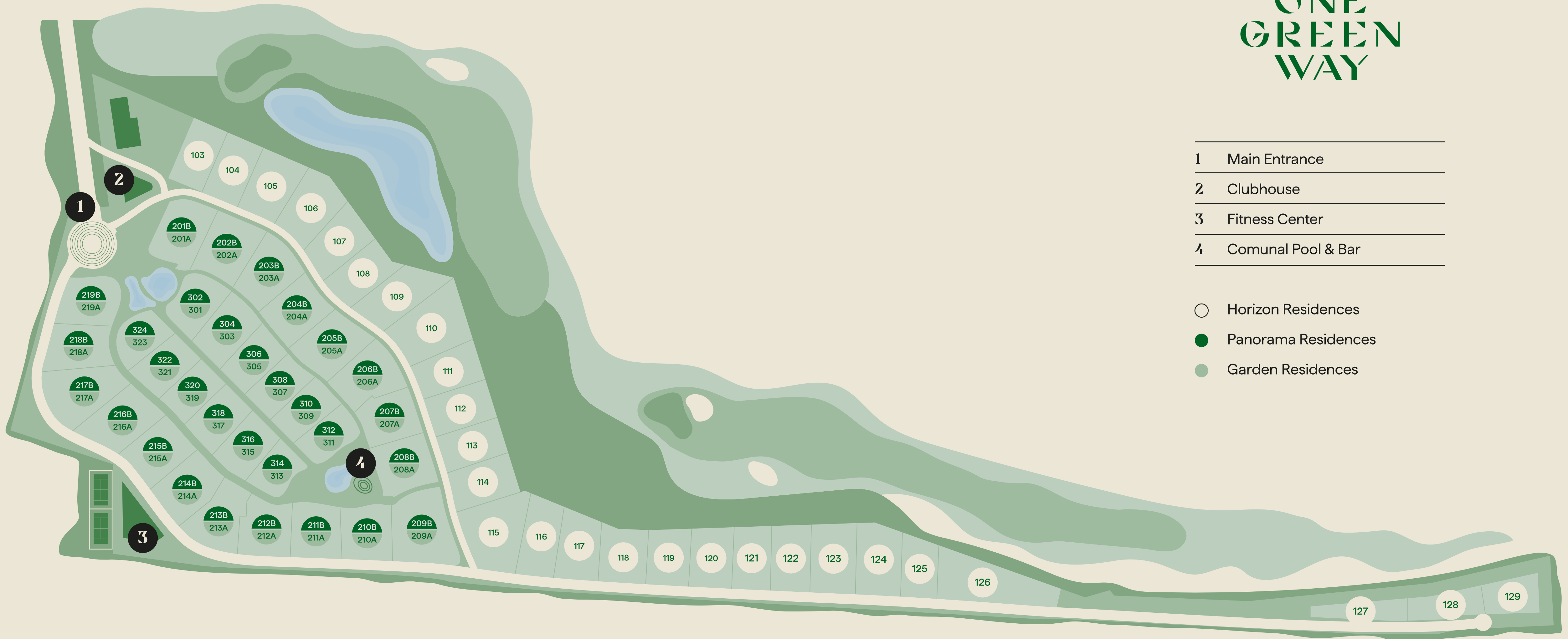


ONE GREEN WAY



1 Main Entrance

2 Clubhouse

3 Fitness Center

4 Comunal Pool & Bar

○ Horizon Residences

● Panorama Residences

● Garden Residences

Masterplan

- 1 Main Entrance
- 2 Clubhouse
- 3 Fitness Center
- 4 Comunal Pool & Bar

- | KEY FEATURES | |
|----------------------|-----------------------|
| 1,500sq ft Clubhouse | Communal Pool and Bar |
| Reception | Design Store |
| Concierge | High-tech Gym |
| Owners Lounge | Trackman Studio |
| Business Centre | Spa with Sauna |
| 5G Connectivity | Beauty Salon |
| On-site Restaurant | Padel Courts |
| Rooftop Bar Lounge | Kids Area |





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

RESIDENCE FEATURES

Smart Technology by Control4	Wine Cellar
Private Lift	Golf Locker Room
Heated Swimming Pool	Outdoor Kitchen with Barbecue
Cinema Room	Outdoor Dining Area
Home Office	Roof Terrace with Shade
Chef's Kitchen	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.”

Contemporary architecture

Luis Caetano & Matias dos Reis,
PLAN Architects

Landscape



“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.”

Matured gardens

Paul Cracknell, Cracknell Landscape Design

Interiors



“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.”

Quality design

Rui and Tiago Vilaça, Vilaça Interiores

The combination of natural stone and wood with contemporary design and established 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





Dada

By Vilaça



future proof technology

Home cinema available
on request



Control4®



HORIZON RESIDENCES

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.

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

AREA	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	DESCRIPTION
CLUBHOUSE	
	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
FITNESS CENTER	
EQUIPMENTS	Equiped by Technogym, Harmmer-strenght and TRX
GOLF SIMULATOR	Trackman 4 Golf Simulator
SERVICES & FACILITIES	2x Padle Court, SPA and Indoor Pool, Yoga studio

AREA	DESCRIPTION
HOME-OFFICE	
LIGHTING	Lights with LED Lamps for low consumption, installed flushed to ceiling
FLOOR	Natural Wood by Strong, ref. INSPIRATION K
POWER	4 x Double GPO with USB ports
TV	Free to Air and Pay TV provision
DATA	1 x Single Data outlet
WARDROBE	Molteni - Vilaça Interiores
INVISIBLE SOUND	Invisible LAMPSOUND System
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks
SOCIAL BATHROOM	
LIGHTING & VENTILATION	Lights with LED Lamps for low consumption, installed flushed to ceiling, Silent system Forced ventilation secured by the AVAC system.
FLOOR	Marble "Ibiza" 80x80 cm or equivalent
POWER	1 x Double GPO
WALLS	Plaster and painted to receive wallpaper
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
CABINETS	Antonio Lupi - Vilaça
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	DESCRIPTION
SECURITY ACCESS CONTROL HOME AUTOMATION	
ENTRANCE GATE	24/7 access control with security
WIRELESS GARAGE REMOTE	Each unit will be provided with 2 x wireless remotes
HOME AUTOMATION	CONTROL4 HOME AUTOMATION smart system that will allow the entertainment system (audio & video), control of the lighting, blinds, alarm, pool heating, underfloor heating, air conditioning and video intercom from anywhere in the world. All the infrastructure for audio and video distribution are to be implemented on-site.
CCTV, ALARM AND INTRUSION	Hikvision, Satel, Gas and Flood detection, Video Intercom.
GENERAL INCLUSIONS	
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 120x120 cm
WINDOWS/EXTERNAL SLIDING DOORS	TECHNAL Lumeal - Minimalistic high-performance energy efficient double glazed aluminium framed windows or similar.
HOT WATER	Individual electric heat-pump hot water unit to each unit. Domestic hot water is produced by DAIKIN equipment, with a return system in the bathrooms and a 500 litres tank.
GAS & WATER METER	Water meters by telemetric counting and leak detection. Electrical meters by telemetric counting. Gas delivered to each unit by mains (Propane Gas).
HEATING & AIR-CONDITIONING	In-ceiling minimalistic Ducted AVAC units for each zone (hot and cold) by DAIKIN
IN-SLAB HEATING	Hydraulic under-floor heating to living areas, bedrooms & bathrooms with thermostatic control to each zone.
GARAGE DOOR	Automatic roller door to each garage. Lockable fire door from basement.
ELECTRIC EQUIPMENT	JUNG LS White Flush mounted Switches and Sockets Control and Alba 8 Ice White glass or equivalent for domestic.
LIGHTS	LED Lamps for low consumption, installed flushed to ceiling
ELEVATOR	Otis Gen2 lift system, energy efficiency low consumption
FRONT DOOR	Solid door covered by phenolic wood with security lock.
PLUMBING	The general water network and internal distribution system is by the use of multilayer piping 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.
SOLAR PANELS	Pre-installation of solar panels on each unit.

AREA	DESCRIPTION
KITCHEN APPLIANCES	
FRIDGE/FREEZER	Fridge: Gaggenau - 289L (RC289300) Freezer: Gaggenau - 212L (RF287200)
OVEN	Gaggenau (BOP210102)
COOKTOP	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 consumption, installed flushed to ceiling
FLOOR	Porcelanosa Adda Bone 120x120
POWER	2 x Double GPOs with USB port. Power to appliances as required.
BENCHTOP	Aluminium Worktop
SPLASHBACK	Not applicable
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
COOKTOP	Sachi - Vilaça Interiores
RANGEHOOD	Not applicable

AREA	DESCRIPTION
GARAGE/CARPORTS	
FLOOR	Concrete slab
LIGHTING	Lights with LED Lamps for low consumption, installed flushed to ceiling
POWER	GPOs as per architectural plans
ELECTRIC CHARGERS	Wallbox Electric Charger
BALCONY/COURTYARD	
FLOOR	Porcelanosa Adda Bone 120x120 cm (pool and terraces) / Porcelanosa Karachi Acero 120x120 cm (accesses and terraces) / DECK IPÊ STRONG REF. INFINITE
LIGHTING	LED Lamps for low consumption, installed flushed to ceiling
BALUSTRADES	To NCC requirements and Architect's detailed design, which may include toughened glass up-stand.
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks
LIVING ROOM	
LIGHTING	Lights with LED Lamps for low consumption, installed flushed to ceiling
FLOOR	Porcelanosa Adda Bone 120x120cm
POWER	4 x Double GPO's - ground floor & upper level where applicable
TV	Free to Air and Pay TV provision - ground floor & upper level
DATA	1 x Double Data outlet - ground floor & upper level where applicable
INVISIBLE CINEMA SOUND	Invisible Dolby Surround 5.1 - determined by capabilities of DSP system
FIREPLACE	GlammFire, ref EVO.CT PLUS 1200

AREA	DESCRIPTION
BATHROOM / ENSUITE (WHERE SHOWN ON PLAN)	
LIGHTING & VENTILATION	Lights with LED Lamps for low consumption, installed flushed to ceiling, Silent system Forced ventilation secured by the AVAC system.
FLOOR	Marble "Ibiza" 80x80 cm or equivalent
POWER	1 x Double GPO
WALLS	Marble "Ibiza" 80x80 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	DESCRIPTION
BEDROOM	
LIGHTING	Lights with LED Lamps for low consumption, installed flushed to ceiling
FLOOR	Natural Wood by Strong, ref. INSPIRATION K
POWER	3 x Double GPO with USB ports
TV	Free to Air and Pay TV provision
DATA	1 x Single Data outlet
WARDROBE	Molteni - Vilaça Interiores
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks
DINNING ROOM	
LIGHTING	Lights with LED Lamps for low consumption, installed flushed to ceiling
FLOOR	Porcelanosa Adda Bone 120x120
POWER	1 x Double GPO
DOORS	Sliding divider panels by Rimadesion on applicable units for separation
KITCHEN	
LIGHTING	Lights with LED Lamps for low consumption, installed flushed to ceiling
FLOOR	Porcelanosa Adda Bone 120x120
POWER	Power to appliances as required.
BENCHTOP "WORKTOP"	Silestone White North 14
SPLASHBACK	Silestone White North 14
JOINERY DOORS AND DRAWERS	Dada - Vilaça Interiores
JOINERY HANDLES & HARDWARE	Dada - Vilaça Interiores
SINK	DADA - FOSTER ref.4040560404
SINK MIXER	Hotbath - Vilaça Interiores

AREA	DESCRIPTION
CHEF KITCHEN (ON HORIZON UNITS ONLY)	
LIGHTING	Lights with LED Lamps for low consumption, installed flushed to ceiling
FLOOR	Porcelanosa Adda Bone 120x120
POWER	2 x Double GPOs with USB port. Power to appliances as required.
BENCHTOP	Stainless Steel
SPLASHBACK	Stainless Steel
JOINERY DOORS AND DRAWERS	VENKO - Vilaça Interiores
JOINERY HANDLES & HARDWARE	VENKO - Vilaça Interiores
SINK	VENKO - Vilaça Interiores
SINK MIXER	VENKO - Vilaça Interiores
FRIDGE/FREEZER	FRIDGE VENKO - Vilaça Interiores & FREEZER VENKO - Vilaça Interiores
OVEN	VENKO - Vilaça Interiores
COOKTOP	VENKO - Vilaça Interiores
RANGEHOOD	VENKO - Vilaça Interiores
DISHWASHER	VENKO - Vilaça Interiores
MICROWAVE	VENKO - Vilaça Interiores
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks
WINE CELLER	SPC-EVG Evaporator by FRIAX (temperature and humidity controlled)

AREA	DESCRIPTION
LAUNDRY	
DRYER	Tecnodry (MF120 AL)
FLOOR	Porcelanosa Adda Bone 60x60 cm
POWER	1 x Double GPO + Power to washer and dryer locations
WALLS	Plasterboard / paint finish / skirting tile
WATER	Hot and cold washing machine cocks
LAUNDRY MIXER	Hotbath - Vilaça Interiores
SINK	Single bowl laundry tub & Cabinet
VENTILATION	AVAC Mechanical ventilation to NCC requirements by DAIKIN
CABINETRY	Arredo3-Vilaça Interiores
SPLASHBACK	Corian 12
BENCHTOP	Corian 12
WASHING MACHINE	Gaggenau (WM260164)
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks
ALL OTHER BEDROOMS	
LIGHTING	Lights with LED Lamps for low consumption, installed flushed to ceiling
FLOOR	Natural Wood by Strong, ref. INSPIRATION K
POWER	2 x Double GPO with USB port
WARDROBE	Molteni - Vilaça Interiores
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks

AREA	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.
PAY TV	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 60x60
LIGHTING	Low Voltage LED
POWER	2 X Double GPO
HOME THEATRE	
IMAGE	
PROJECTION	4K Laser (3840 x 2160)
SCREEN SIZE	120"
GEOMETRY	Image H \geq 1/3 distance prime seating position image H \leq 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 \geq 105 dB @ all seating all subwoofers peak SPL \geq 115 dB @ prime seating
DISPERSION	Horizontal - uniform coverage to all seating positions vertical - uniform coverage to all seating positions sps angle: eye & centre screen < 15 deg @ prime seating angle: eye & top screen < 15 deg @ all seating
CALIBRATION	ARC® Anthem Room correction
LAYOUT	maximise uniform frequency response

AREA	DESCRIPTION
HOME THEATRE ACOUSTIC	
ISOLATION	Isolated from the rest of the property background noise < NC20 sound reduction \geq 15dB
PROCESS	Structured process based on established guidelines
ACOUSTICS	Treated for optimal sound address: resonance, reverberation and reflection
RESONANCE	Treated using diaphragmatic absorbers applied to room boundaries
REVERBERATION	Treated using kinetic absorbers applied to room boundaries
REFLECTION	Treated using scattering panels applied to the room boundaries
DECAY	Rettinger decay time + 30%
ADDITIONAL NOTES	
NATURAL MATERIALS	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	Accessories are subject to detailed architectural design. Minor variations in location and quantities of these items may occur following detailed archi- tectural design and unforeseen building constraints.

PANORAMA RESIDENCES

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

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

AREA	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 Construction 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	DESCRIPTION
CLUBHOUSE	
	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
FITNESS CENTER	
EQUIPMENTS	Equiped by Technogym, Harmmer-strenght and TRX
GOLF SIMULATOR	Trackman 4 Golf Simulator
SERVICES & FACILITIES	2x Padle Court, SPA and Indoor Pool, Yoga studio

AREA	DESCRIPTION
HOME-OFFICE	
LIGHTING	Lights with LED Lamps for low consumption, installed flushed to ceiling
FLOOR	Natural Wood by Strong, ref. INSPIRATION K
POWER	4 x Double GPO with USB ports
TV	Free to Air and Pay TV provision
DATA	1 x Single Data outlet
WARDROBE	Molteni - Vilaça Interiores
INVISIBLE SOUND	Invisible LAMPSOUND System
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks
SOCIAL BATHROOM	
LIGHTING & VENTILATION	Lights with LED Lamps for low consumption, installed flushed to ceiling, Silent system Forced ventilation secured by the AVAC system.
FLOOR	Marble "Ibiza" 80x80 cm or equivalent
POWER	1 x Double GPO
WALLS	Plaster and painted to receive wallpaper
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
CABINETS	Antonio Lupi - Vilaça
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	DESCRIPTION
SECURITY ACCESS CONTROL HOME AUTOMATION	
ENTRANCE GATE	24/7 access control with security
WIRELESS GARAGE REMOTE	Each unit will be provided with 2 x wireless remotes
HOME AUTOMATION	CONTROL4 HOME AUTOMATION smart system that will allow the entertainment system (audio & video), control of the lighting, blinds, alarm, pool heating, underfloor heating, air conditioning and video intercom from anywhere in the world. All the infrastructure for audio and video distribution are to be implemented on-site.
CCTV, ALARM AND INTRUSION	Hikvision, Satel, Gas and Flood detection, Video Intercom.
GENERAL INCLUSIONS	
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 120x120 cm
WINDOWS/EXTERNAL SLIDING DOORS	TECHNAL Lumeal - Minimalistic high-performance energy efficient double glazed aluminium framed windows or similar.
HOT WATER	Individual electric heat-pump hot water unit to each unit. Domestic hot water is produced by DAIKIN equipment, with a return system in the bathrooms and a 500 litres tank.
GAS & WATER METER	Water meters by telemetric counting and leak detection. Electrical meters by telemetric counting. Gas delivered to each unit by mains (Propane Gas).
HEATING & AIR-CONDITIONING	In-ceiling minimalistic Ducted AVAC units for each zone (hot and cold) by DAIKIN
IN-SLAB HEATING	Hydraulic under-floor heating to living areas, bedrooms & bathrooms with thermostatic control to each zone.
GARAGE DOOR	Automatic roller door to each garage. Lockable fire door from basement.
ELECTRIC EQUIPMENT	JUNG LS White Flush mounted Switches and Sockets Control and Alba 8 Ice White glass or equivalent for domestic.
LIGHTS	LED Lamps for low consumption, installed flushed to ceiling
ELEVATOR	Otis Gen2 lift system, energy efficiency low consumption
FRONT DOOR	Solid door covered by phenolic wood with security lock.
PLUMBING	The general water network and internal distribution system is by the use of multilayer piping 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.
SOLAR PANELS	Pre-installation of solar panels on each unit.

AREA	DESCRIPTION
KITCHEN APPLIANCES	
FRIDGE/FREEZER	Fridge: Gaggenau - 289L (RC289300) Freezer: Gaggenau - 212L (RF287200)
OVEN	Gaggenau (BOP210102)
COOKTOP	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 consumption, installed flushed to ceiling
FLOOR	Porcelanosa Adda Bone 120x120
POWER	2 x Double GPOs with USB port. Power to appliances as required.
BENCHTOP	Aluminium Worktop
SPLASHBACK	Not applicable
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
COOKTOP	Sachi - Vilaça Interiores
RANGEHOOD	Not applicable

AREA	DESCRIPTION
GARAGE/CARPORTS	
FLOOR	Concrete slab
LIGHTING	Lights with LED Lamps for low consumption, installed flushed to ceiling
POWER	GPOs as per architectural plans
ELECTRIC CHARGERS	Wallbox Electric Charger
BALCONY/COURTYARD	
FLOOR	Porcelanosa Adda Bone 120x120 cm (pool and terraces) / Porcelanosa Karachi Acero 120x120 cm (accesses and terraces) / DECK IPÉ STRONG REF. INFINITE
LIGHTING	LED Lamps for low consumption, installed flushed to ceiling
BALUSTRADES	To NCC requirements and Architect's detailed design, which may include toughened glass up-stand.
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks
LIVING ROOM	
LIGHTING	Lights with LED Lamps for low consumption, installed flushed to ceiling
FLOOR	Porcelanosa Adda Bone 120x120cm
POWER	4 x Double GPO's - ground floor & upper level where applicable
TV	Free to Air and Pay TV provision - ground floor & upper level
DATA	1 x Double Data outlet - ground floor & upper level where applicable
INVISIBLE CINEMA SOUND	Invisible Dolby Surround 5.1 - determined by capabilities of DSP system
FIREPLACE	GlammFire, ref EVO.CT PLUS 1200

AREA	DESCRIPTION
BATHROOM / ENSUITE (WHERE SHOWN ON PLAN)	
LIGHTING & VENTILATION	Lights with LED Lamps for low consumption, installed flushed to ceiling, Silent system Forced ventilation secured by the AVAC system.
FLOOR	Marble "Ibiza" 80x80 cm or equivalent
POWER	1 x Double GPO
WALLS	Marble "Ibiza" 80x80 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
CABINETS	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	DESCRIPTION
BEDROOM	
LIGHTING	Lights with LED Lamps for low consumption, installed flushed to ceiling
FLOOR	Natural Wood by Strong, ref. INSPIRATION K
POWER	3 x Double GPO with USB ports
TV	Free to Air and Pay TV provision
DATA	1 x Single Data outlet
WARDROBE	Molteni - Vilaça Interiores
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks
DINNING ROOM	
LIGHTING	Lights with LED Lamps for low consumption, installed flushed to ceiling
FLOOR	Porcelanosa Adda Bone 120x120
POWER	1 x Double GPO
DOORS	Sliding divider panels by Rimadesion on applicable units for separation
KITCHEN	
LIGHTING	Lights with LED Lamps for low consumption, installed flushed to ceiling
FLOOR	Porcelanosa Adda Bone 120x120
POWER	Power to appliances as required.
BENCHTOP "WORKTOP"	Silestone White North 14
SPLASHBACK	Silestone White North 14
JOINERY DOORS AND DRAWERS	Dada - Vilaça Interiores
JOINERY HANDLES & HARDWARE	Dada - Vilaça Interiores
SINK	DADA - FOSTER ref.4040560404
SINK MIXER	Hotbath - Vilaça Interiores

AREA	DESCRIPTION
CHEF KITCHEN (ON HORIZON UNITS ONLY)	
LIGHTING	Lights with LED Lamps for low consumption, installed flushed to ceiling
FLOOR	Porcelanosa Adda Bone 120x120
POWER	2 x Double GPOs with USB port. Power to appliances as required.
BENCHTOP	Stainless Steel
SPLASHBACK	Stainless Steel
JOINERY DOORS AND DRAWERS	VENKO - Vilaça Interiores
JOINERY HANDLES & HARDWARE	VENKO - Vilaça Interiores
SINK	VENKO - Vilaça Interiores
SINK MIXER	VENKO - Vilaça Interiores
FRIDGE/FREEZER	FRIDGE VENKO - Vilaça Interiores & FREEZER VENKO - Vilaça Interiores
OVEN	VENKO - Vilaça Interiores
COOKTOP	VENKO - Vilaça Interiores
RANGEHOOD	VENKO - Vilaça Interiores
DISHWASHER	VENKO - Vilaça Interiores
MICROWAVE	VENKO - Vilaça Interiores
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks
WINE CELLER	SPC-EVG Evaporator by FRIAX (temperature and humidity controlled)

AREA	DESCRIPTION
LAUNDRY	
DRYER	Tecnodry (MF120 AL)
FLOOR	Porcelanosa Adda Bone 60x60 cm
POWER	1 x Double GPO + Power to washer and dryer locations
WALLS	Plasterboard / paint finish / skirting tile
WATER	Hot and cold washing machine cocks
LAUNDRY MIXER	Hotbath - Vilaça Interiores
SINK	Single bowl laundry tub & Cabinet
VENTILATION	AVAC Mechanical ventilation to NCC requirements by DAIKIN
CABINETRY	Arredo3-Vilaça Interiores
SPLASHBACK	Corian 12
BENCHTOP	Corian 12
WASHING MACHINE	Gaggenau (WM260164)
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks
ALL OTHER BEDROOMS	
LIGHTING	Lights with LED Lamps for low consumption, installed flushed to ceiling
FLOOR	Natural Wood by Strong, ref. INSPIRATION K
POWER	2 x Double GPO with USB port
WARDROBE	Molteni - Vilaça Interiores
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks

AREA	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.
PAY TV	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 60x60
LIGHTING	Low Voltage LED
POWER	2 X Double GPO
HOME THEATRE	
IMAGE	
PROJECTION	4K Laser (3840 x 2160)
SCREEN SIZE	120"
GEOMETRY	Image H \geq 1/3 distance prime seating position image H \leq 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 \geq 105 dB @ all seating all subwoofers peak SPL \geq 115 dB @ prime seating
DISPERSION	Horizontal - uniform coverage to all seating positions vertical - uniform coverage to all seating positions sps angle: eye & centre screen < 15 deg @ prime seating angle: eye & top screen < 15 deg @ all seating
CALIBRATION	ARC® Anthem Room correction
LAYOUT	maximise uniform frequency response

AREA	DESCRIPTION
HOME THEATRE ACOUSTIC	
ISOLATION	Isolated from the rest of the property background noise < NC20 sound reduction \geq 15dB
PROCESS	Structured process based on established guidelines
ACOUSTICS	Treated for optimal sound address: resonance, reverberation and reflection
RESONANCE	Treated using diaphragmatic absorbers applied to room boundaries
REVERBERATION	Treated using kinetic absorbers applied to room boundaries
REFLECTION	Treated using scattering panels applied to the room boundaries
DECAY	Rettinger decay time + 30%
ADDITIONAL NOTES	
NATURAL MATERIALS	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	Accessories are subject to detailed architectural design. Minor variations in location and quantities of these items may occur following detailed archi- tectural design and unforeseen building constraints.

GARDEN RESIDENCES

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.

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)

AREA	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 Construction 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	DESCRIPTION
CLUBHOUSE	
	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
FITNESS CENTER	
EQUIPMENTS	Equiped by Technogym, Harmmer-strenght and TRX
GOLF SIMULATOR	Trackman 4 Golf Simulator
SERVICES & FACILITIES	2x Padle Court, SPA and Indoor Pool, Yoga studio

AREA	DESCRIPTION
HOME-OFFICE	
LIGHTING	Lights with LED Lamps for low consumption, installed flushed to ceiling
FLOOR	Natural Wood by Strong, ref. INSPIRATION K
POWER	4 x Double GPO with USB ports
TV	Free to Air and Pay TV provision
DATA	1 x Single Data outlet
WARDROBE	Molteni - Vilaça Interiores
INVISIBLE SOUND	Invisible LAMPSOUND System
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks
SOCIAL BATHROOM	
LIGHTING & VENTILATION	Lights with LED Lamps for low consumption, installed flushed to ceiling, Silent system Forced ventilation secured by the AVAC system.
FLOOR	Marble "Ibiza" 80x80 cm or equivalent
POWER	1 x Double GPO
WALLS	Plaster and painted to receive wallpaper
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
CABINETS	Antonio Lupi - Vilaça
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	DESCRIPTION
SECURITY ACCESS CONTROL HOME AUTOMATION	
ENTRANCE GATE	24/7 access control with security
WIRELESS GARAGE REMOTE	Each unit will be provided with 2 x wireless remotes
HOME AUTOMATION	CONTROL4 HOME AUTOMATION smart system that will allow the entertainment system (audio & video), control of the lighting, blinds, alarm, pool heating, underfloor heating, air conditioning and video intercom from anywhere in the world. All the infrastructure for audio and video distribution are to be implemented on-site.
CCTV, ALARM AND INTRUSION	Hikvision, Satel, Gas and Flood detection, Video Intercom.
GENERAL INCLUSIONS	
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 120x120 cm
WINDOWS/EXTERNAL SLIDING DOORS	TECHNAL Lumeal - Minimalistic high-performance energy efficient double glazed aluminium framed windows or similar.
HOT WATER	Individual electric heat-pump hot water unit to each unit. Domestic hot water is produced by DAIKIN equipment, with a return system in the bathrooms and a 500 litres tank.
GAS & WATER METER	Water meters by telemetric counting and leak detection. Electrical meters by telemetric counting. Gas delivered to each unit by mains (Propane Gas).
HEATING & AIR-CONDITIONING	In-ceiling minimalistic Ducted AVAC units for each zone (hot and cold) by DAIKIN
IN-SLAB HEATING	Hydraulic under-floor heating to living areas, bedrooms & bathrooms with thermostatic control to each zone.
GARAGE DOOR	Automatic roller door to each garage. Lockable fire door from basement.
ELECTRIC EQUIPMENT	JUNG LS White Flush mounted Switches and Sockets Control and Alba 8 Ice White glass or equivalent for domestic.
LIGHTS	LED Lamps for low consumption, installed flushed to ceiling
ELEVATOR	Otis Gen2 lift system, energy efficiency low consumption
FRONT DOOR	Solid door covered by phenolic wood with security lock.
PLUMBING	The general water network and internal distribution system is by the use of multilayer piping 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.
SOLAR PANELS	Pre-installation of solar panels on each unit.

AREA	DESCRIPTION
KITCHEN APPLIANCES	
FRIDGE/FREEZER	Fridge: Gaggenau - 289L (RC289300) Freezer: Gaggenau - 212L (RF287200)
OVEN	Gaggenau (BOP210102)
COOKTOP	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 consumption, installed flushed to ceiling
FLOOR	Porcelanosa Adda Bone 120x120
POWER	2 x Double GPOs with USB port. Power to appliances as required.
BENCHTOP	Aluminium Worktop
SPLASHBACK	Not applicable
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
COOKTOP	Sachi - Vilaça Interiores
RANGEHOOD	Not applicable

AREA	DESCRIPTION
GARAGE/CARPORTS	
FLOOR	Concrete slab
LIGHTING	Lights with LED Lamps for low consumption, installed flushed to ceiling
POWER	GPOs as per architectural plans
ELECTRIC CHARGERS	Wallbox Electric Charger
BALCONY/COURTYARD	
FLOOR	Porcelanosa Adda Bone 120x120 cm (pool and terraces) / Porcelanosa Karachi Acero 120x120 cm (accesses and terraces) / DECK IPÉ STRONG REF. INFINITE
LIGHTING	LED Lamps for low consumption, installed flushed to ceiling
BALUSTRADES	To NCC requirements and Architect's detailed design, which may include toughened glass up-stand.
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks
LIVING ROOM	
LIGHTING	Lights with LED Lamps for low consumption, installed flushed to ceiling
FLOOR	Porcelanosa Adda Bone 120x120cm
POWER	4 x Double GPO's - ground floor & upper level where applicable
TV	Free to Air and Pay TV provision - ground floor & upper level
DATA	1 x Double Data outlet - ground floor & upper level where applicable
INVISIBLE CINEMA SOUND	Invisible Dolby Surround 5.1 - determined by capabilities of DSP system
FIREPLACE	GlammFire, ref EVO.CT PLUS 1200

AREA	DESCRIPTION
BATHROOM / ENSUITE (WHERE SHOWN ON PLAN)	
LIGHTING & VENTILATION	Lights with LED Lamps for low consumption, installed flushed to ceiling, Silent system Forced ventilation secured by the AVAC system.
FLOOR	Marble "Ibiza" 80x80 cm or equivalent
POWER	1 x Double GPO
WALLS	Marble "Ibiza" 80x80 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
CABINETS	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	DESCRIPTION
BEDROOM	
LIGHTING	Lights with LED Lamps for low consumption, installed flushed to ceiling
FLOOR	Natural Wood by Strong, ref. INSPIRATION K
POWER	3 x Double GPO with USB ports
TV	Free to Air and Pay TV provision
DATA	1 x Single Data outlet
WARDROBE	Molteni - Vilaça Interiores
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks
DINNING ROOM	
LIGHTING	Lights with LED Lamps for low consumption, installed flushed to ceiling
FLOOR	Porcelanosa Adda Bone 120x120
POWER	1 x Double GPO
DOORS	Sliding divider panels by Rimadesion on applicable units for separation
KITCHEN	
LIGHTING	Lights with LED Lamps for low consumption, installed flushed to ceiling
FLOOR	Porcelanosa Adda Bone 120x120
POWER	Power to appliances as required.
BENCHTOP "WORKTOP"	Silestone White North 14
SPLASHBACK	Silestone White North 14
JOINERY DOORS AND DRAWERS	Dada - Vilaça Interiores
JOINERY HANDLES & HARDWARE	Dada - Vilaça Interiores
SINK	DADA - FOSTER ref.4040560404
SINK MIXER	Hotbath - Vilaça Interiores

AREA	DESCRIPTION
CHEF KITCHEN (ON HORIZON UNITS ONLY)	
LIGHTING	Lights with LED Lamps for low consumption, installed flushed to ceiling
FLOOR	Porcelanosa Adda Bone 120x120
POWER	2 x Double GPOs with USB port. Power to appliances as required.
BENCHTOP	Stainless Steel
SPLASHBACK	Stainless Steel
JOINERY DOORS AND DRAWERS	VENKO - Vilaça Interiores
JOINERY HANDLES & HARDWARE	VENKO - Vilaça Interiores
SINK	VENKO - Vilaça Interiores
SINK MIXER	VENKO - Vilaça Interiores
FRIDGE/FREEZER	FRIDGE VENKO - Vilaça Interiores & FREEZER VENKO - Vilaça Interiores
OVEN	VENKO - Vilaça Interiores
COOKTOP	VENKO - Vilaça Interiores
RANGEHOOD	VENKO - Vilaça Interiores
DISHWASHER	VENKO - Vilaça Interiores
MICROWAVE	VENKO - Vilaça Interiores
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks
WINE CELLER	SPC-EVG Evaporator by FRIAX (temperature and humidity controlled)

AREA	DESCRIPTION
LAUNDRY	
DRYER	Tecnodry (MF120 AL)
FLOOR	Porcelanosa Adda Bone 60x60 cm
POWER	1 x Double GPO + Power to washer and dryer locations
WALLS	Plasterboard / paint finish / skirting tile
WATER	Hot and cold washing machine cocks
LAUNDRY MIXER	Hotbath - Vilaça Interiores
SINK	Single bowl laundry tub & Cabinet
VENTILATION	AVAC Mechanical ventilation to NCC requirements by DAIKIN
CABINETRY	Arredo3-Vilaça Interiores
SPLASHBACK	Corian 12
BENCHTOP	Corian 12
WASHING MACHINE	Gaggenau (WM260164)
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks
ALL OTHER BEDROOMS	
LIGHTING	Lights with LED Lamps for low consumption, installed flushed to ceiling
FLOOR	Natural Wood by Strong, ref. INSPIRATION K
POWER	2 x Double GPO with USB port
WARDROBE	Molteni - Vilaça Interiores
DOORS	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks

AREA	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.
PAY TV	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 60x60
LIGHTING	Low Voltage LED
POWER	2 X Double GPO
HOME THEATRE	
IMAGE	
PROJECTION	4K Laser (3840 x 2160)
SCREEN SIZE	120"
GEOMETRY	Image H \geq 1/3 distance prime seating position image H \leq 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 \geq 105 dB @ all seating all subwoofers peak SPL \geq 115 dB @ prime seating
DISPERSION	Horizontal - uniform coverage to all seating positions vertical - uniform coverage to all seating positions sps angle: eye & centre screen < 15 deg @ prime seating angle: eye & top screen < 15 deg @ all seating
CALIBRATION	ARC® Anthem Room correction
LAYOUT	maximise uniform frequency response

AREA	DESCRIPTION
HOME THEATRE ACOUSTIC	
ISOLATION	Isolated from the rest of the property background noise < NC20 sound reduction \geq 15dB
PROCESS	Structured process based on established guidelines
ACOUSTICS	Treated for optimal sound address: resonance, reverberation and reflection
RESONANCE	Treated using diaphragmatic absorbers applied to room boundaries
REVERBERATION	Treated using kinetic absorbers applied to room boundaries
REFLECTION	Treated using scattering panels applied to the room boundaries
DECAY	Rettinger decay time + 30%
ADDITIONAL NOTES	
NATURAL MATERIALS	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	Accessories are subject to detailed architectural design. Minor variations in location and quantities of these items may occur following detailed archi- tectural design and unforeseen building constraints.