

ONE  
GREEN  
WAY

# **GARDEN RESIDENCES**

Welcome to One Green Way,  
eighty-nine serviced state-of-  
the-art residences that deliver  
the next level of lifestyle at  
the heart of Quinta do Lago.



Atlantic Ocean

**AIRPORT**

- 1 Faro International Airport
- 2 Lisbon International Airport
- 3 Sevilla International Airport

**HOSPITALS**

- 4 Faro Hospital - Algarve University Hospital Center
- 5 Algarve Private Hospital Gambelas, Faro - Grupo HPA Saúde
- 6 Loulé Hospital

**INTERNATIONAL SCHOOLS**

- 7 Vilamoura International College
- 8 Nobel Algarve British International School - Lagoa
- 9 Nobel Algarve British International School - Almancil

**MARINA & RECREATIONAL SPOTS**

- 10 Vilamoura Marina
- 11 Olhão Marina
- 12 Faro Marina
- 13 Algarve International Circuit
- 14 Aquashow Park – WaterPark
- 15 Zoomarine
- 16 Lagos Zoo
- 17 Sand City Lagoa - The largest sand sculpture park in Portugal

**GOLF COURSES**

- Five golf courses in Vilamoura
- Vale do Lobo  
Two 18 Holes courses
- QDL Golf Course  
North, South and Laranjal
- Monte Rei Golf Course





Celebrating its fiftieth anniversary, Quinta do Lago has long set the unrivalled standard of residential resort living, and One Green Way is the crowning achievement that completes its development plan. From championship golf courses to white sand beaches, from state-of-the-art sporting facilities at The Campus to vibrant shopping and fine dining, our incomparable location within Quinta do Lago provides the residents of One Green Way with all the advantages of living at Portugal's most esteemed destination.

Located less than half an hour from Faro's international airport, our residences are designed to enhance the best lifestyles and benefit from specialised services such as property management, daily cleaning, personalised concierge services, and 24/7 security.





# Quinta do Lago

## KEY FEATURES

Seven Golf Courses

Fourteen on-site restaurants, from fine dining to beach bars

The Campus premier multisports centre with private gym, tennis, padel courts, cycling, swimming pool, group classes, personal training, and sports rehabilitation

Fully equipped shopping plaza

3.5km of pure white sand at Praia da Quinta do Lago



































Full service property management including daily cleaning, pool, garden, and maintenance teams

Team 6 Vigiquinta offering 24/7 security 365 days a year

Medical centre and response teams

Paul McGinley Golf Academy

TaylorMade Performance Centre

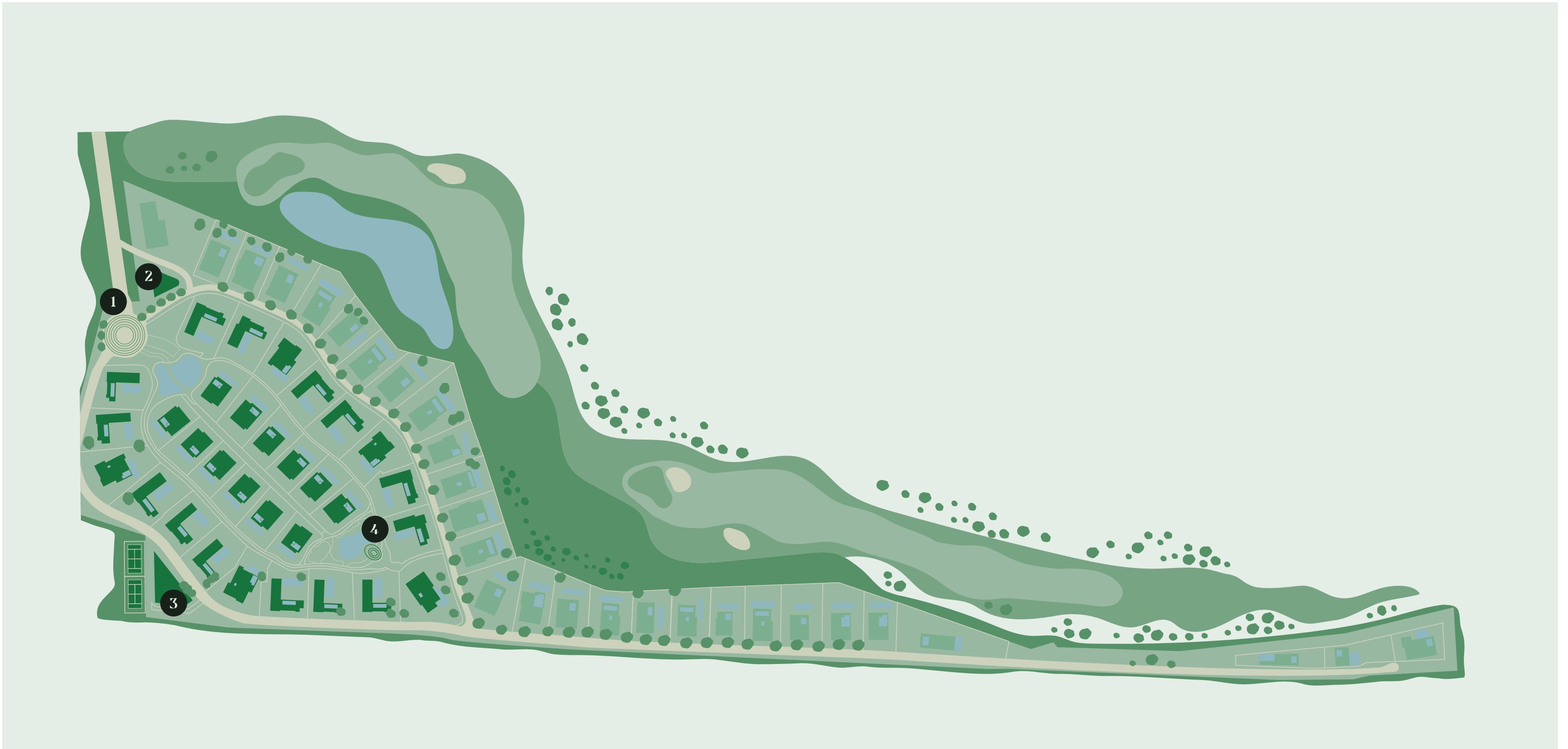
-  OneGreen Way
-  ATM Machine
-  Bar
-  Beach
-  Bird Hide
-  Campus - Sports Complex
-  Cycling
-  Football (Pro Camp)
-  Golf / Driving Range
-  Gym
-  Hairdresser
-  Hotel
-  Infraquinta
-  Medical Centre
-  Mini Golf
-  Outdoor Pool
-  Post Office
-  Restaurant
-  Ruins
-  Running Track
-  Security
-  Shopping Centre
-  Spa
-  Supermarket
-  Tennis & Padel
-  Trails
-  Watersports Centre
-  Yoga
-  Quinta do Lago North Course
-  Quinta do Lago South Course
-  San Lorenzo Golf
-  Pinheiros Altos "Pines"
-  Pinheiros Altos "Corks"
-  Pinheiros Altos "Olives"



# 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             |







“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.”

Paul Cracknell, Cracknell Landscape Design

*Matured gardens*



# 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





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

**RESIDENCE FEATURES**

Smart Technology by Control4

Private Lift

Heated Swimming Pool

Cinema Room

Home Office

Chef's Kitchen

Wine Cellar

Golf Locker Room

Outdoor Kitchen with Barbecue

Outdoor Dining Area

Roof Terrace with Shade

Private Parking



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



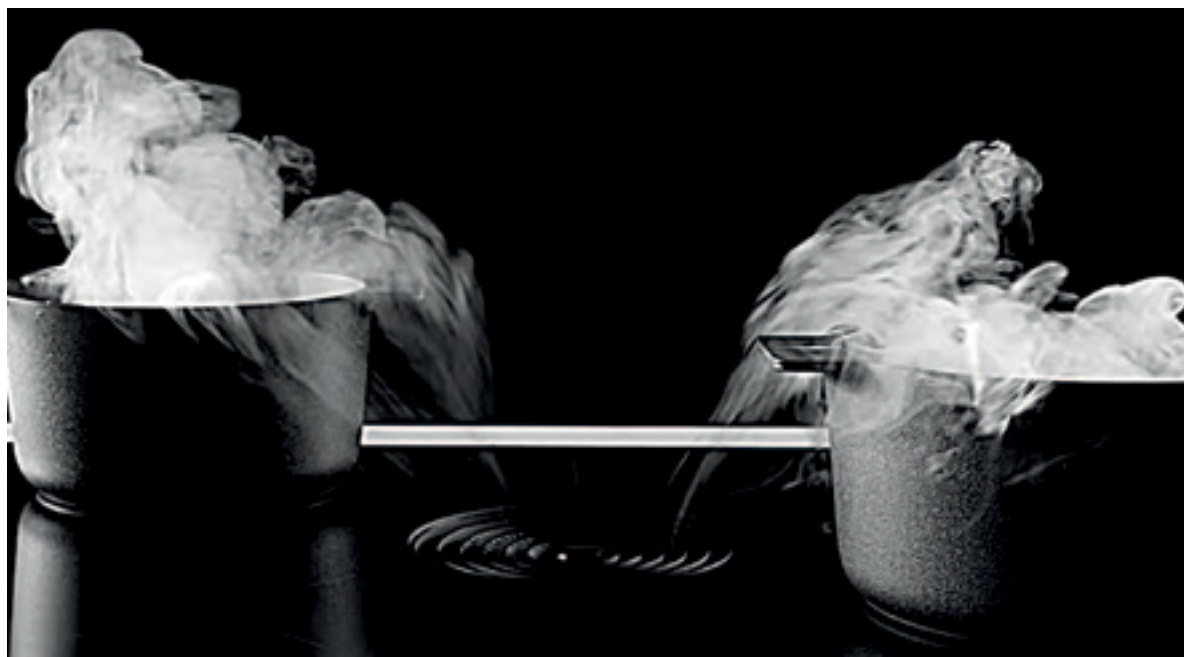
- 1. Exterior Facades Finishes in Natural Stone
- 2. Interior Bathrooms Finishes in Natural Stone, biza White Marble
- 3. Exterior Facades in Dark Finish Color
- 4. Exterior Facade Wood imitation in Ceramic Large Tiles





















# Dada

By Vilaça





# future proof technology

Home cinema available  
on request



# Control4®







# OTIS

GEN2 8 PAX





# 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.

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## KEY FEATURES

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Three and Four Bedroom Apartments

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Separate Private Entrances

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Ground Floor Units with Private Garden

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Landscaped Areas

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Heated Pool

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Private Lift and Exclusive Basement

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Smart Technology by Control4

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Integrated Invisible Sound System

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High Quality Finishes and Materials

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Private Home Office

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Carport or Underground Garages

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Outdoor Kitchen with Fitted Barbecue

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Wine Cellar

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Exclusive, Landscaped Courtyards

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Solar Panel Areas

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Underfloor Heating

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Electric Car Charger for Cars  
and Golf Buggies

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Cinema Room (Optional)

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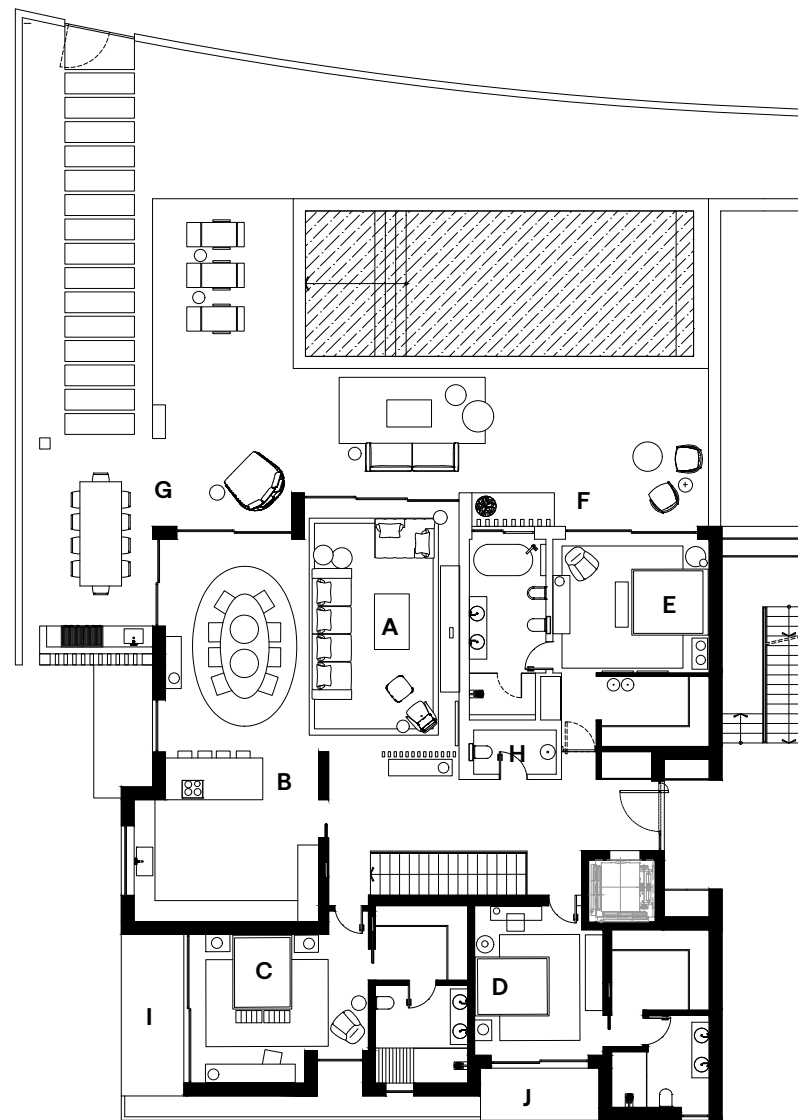


# GARDEN RESIDENCES

<b>3 BEDROOM</b>	Q1
Bedrooms	3 + 1
Bathrooms	6
Carpark	2
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Total Area	483,02
Above Ground	264,53
Basement	218,49
Plot Size	740,49

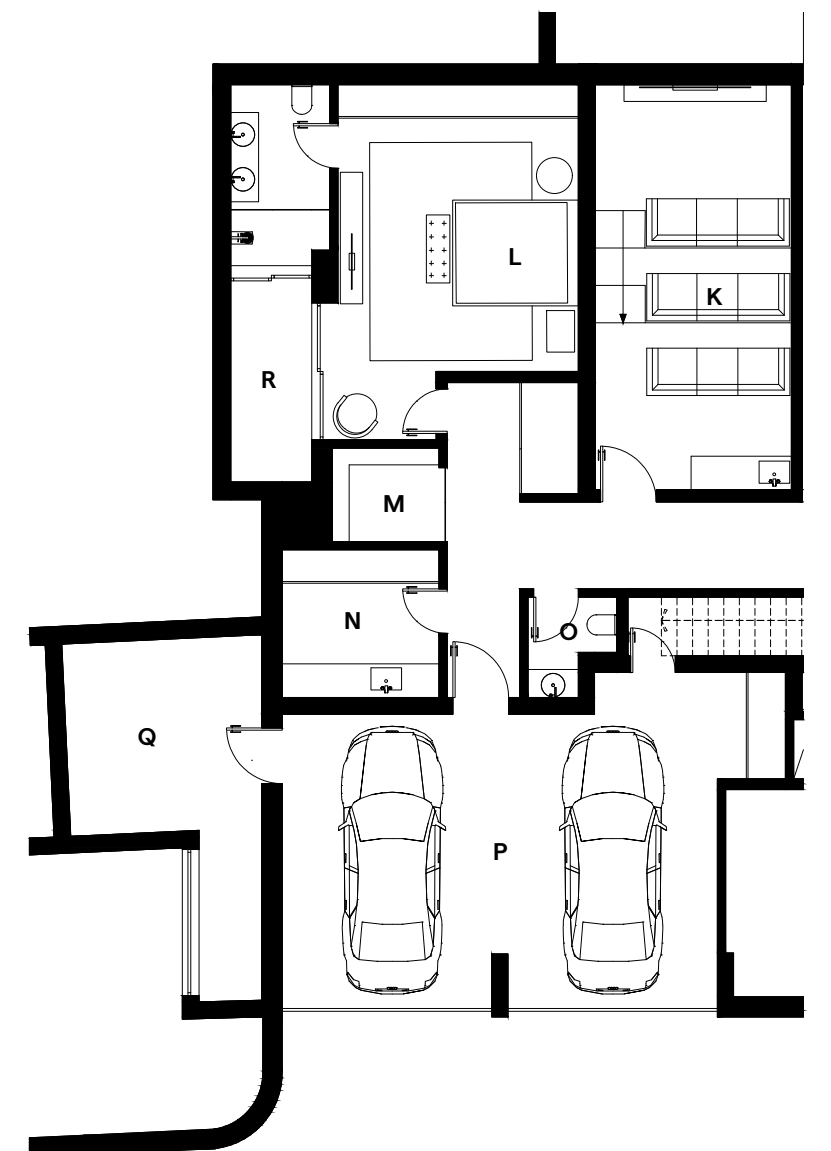
## GROUND FLOOR

<b>A</b>	Living Room	36.68m <sup>2</sup>
<b>B</b>	Kitchen w/ Dinning Area	49.17m <sup>2</sup>
<b>C</b>	Bedroom	33.37m <sup>2</sup>
<b>D</b>	Bedroom	29.24m <sup>2</sup>
<b>E</b>	Master Suite	37.55m <sup>2</sup>
<b>F</b>	Outdoor Living Area	84.76m <sup>2</sup>
<b>G</b>	Outdoor Kitchen	19.15m <sup>2</sup>
<b>H</b>	Cloackroom	3.03m <sup>2</sup>
<b>I</b>	Terrace	8.37m <sup>2</sup>
<b>J</b>	Terrace	5.11m <sup>2</sup>



## BASEMENT

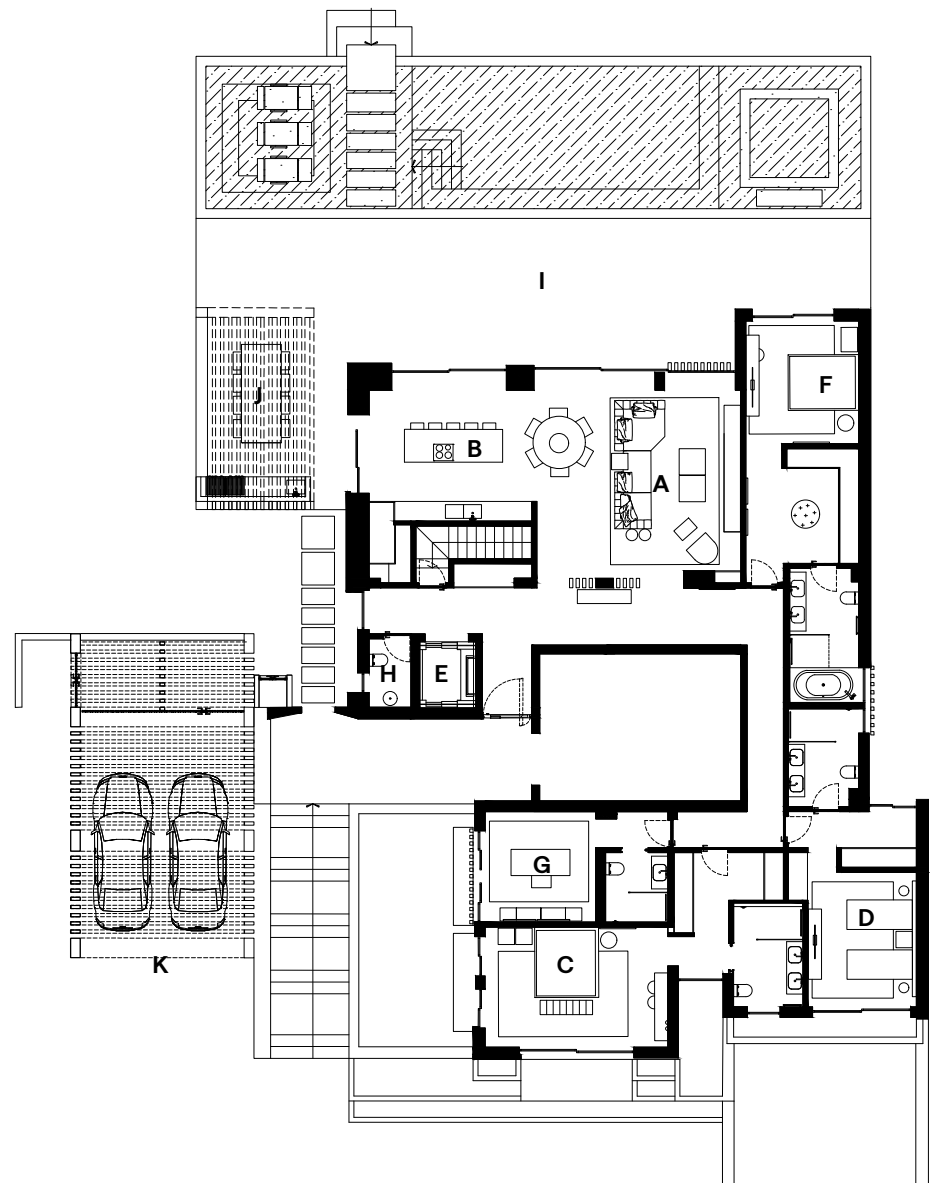
<b>K</b>	Cinema Room (Optional)	25.59m <sup>2</sup>
<b>L</b>	Home Office/Bedroom	30.23m <sup>2</sup>
<b>M</b>	Wine Cellar	3.20m <sup>2</sup>
<b>N</b>	Laundry Room	7.44m <sup>2</sup>
<b>O</b>	Cloackroom	2.30m <sup>2</sup>
<b>P</b>	Private Parking	43.77m <sup>2</sup>
<b>Q</b>	Technical Area	5.10m <sup>2</sup>
<b>R</b>	Pateo	15.58m <sup>2</sup>





# GARDEN RESIDENCES

<b>4 BEDROOM</b>	Q7
Bedrooms	4 + 1
Bathrooms	7
Carpark	2
Total Area	403,81
Above Ground	273,03
Basement	130,78
Plot Size	1013,17

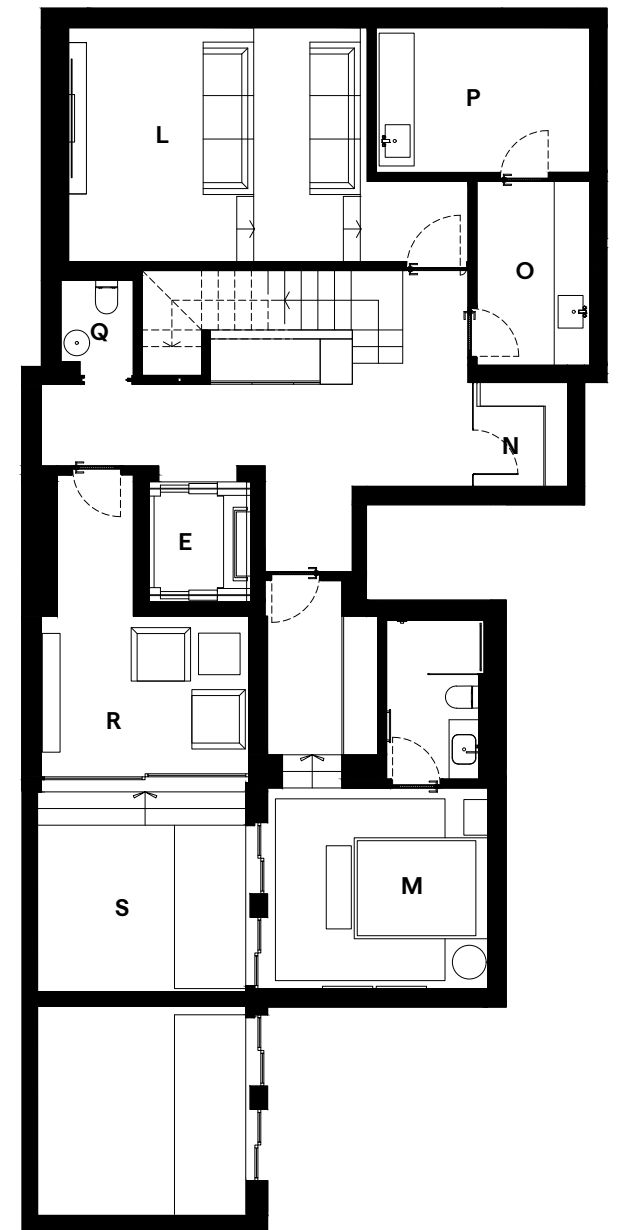


## GROUND FLOOR

<b>A</b>	Living Room	38.85m <sup>2</sup>
<b>B</b>	Kitchen w/ Dinning Area	24.01m <sup>2</sup>
<b>C</b>	Bedroom	35.52m <sup>2</sup>
<b>D</b>	Bedroom	26.95m <sup>2</sup>
<b>E</b>	Elevator	-
<b>F</b>	Master Suite	34.26m <sup>2</sup>
<b>G</b>	Home Office/Room	17.72m <sup>2</sup>
<b>H</b>	Cloackroom	2.67m <sup>2</sup>
<b>I</b>	Outdoor Living Area	68.72m <sup>2</sup>
<b>J</b>	Outdoor Kitchen	27.14m <sup>2</sup>
<b>K</b>	Private Parking	37.49m <sup>2</sup>

## BASEMENT

<b>L</b>	Cinema Room	22.12m <sup>2</sup>
<b>M</b>	Bedroom	21.96m <sup>2</sup>
<b>N</b>	Wine Cellar	2.75m <sup>2</sup>
<b>O</b>	Laundry Room	5.90m <sup>2</sup>
<b>P</b>	Technical Area	8.77m <sup>2</sup>
<b>Q</b>	Cloackroom	1.88m <sup>2</sup>
<b>R</b>	Home Office	12.34m <sup>2</sup>
<b>S</b>	Pateo	10.36m <sup>2</sup>
<b>E</b>	Elevator	-



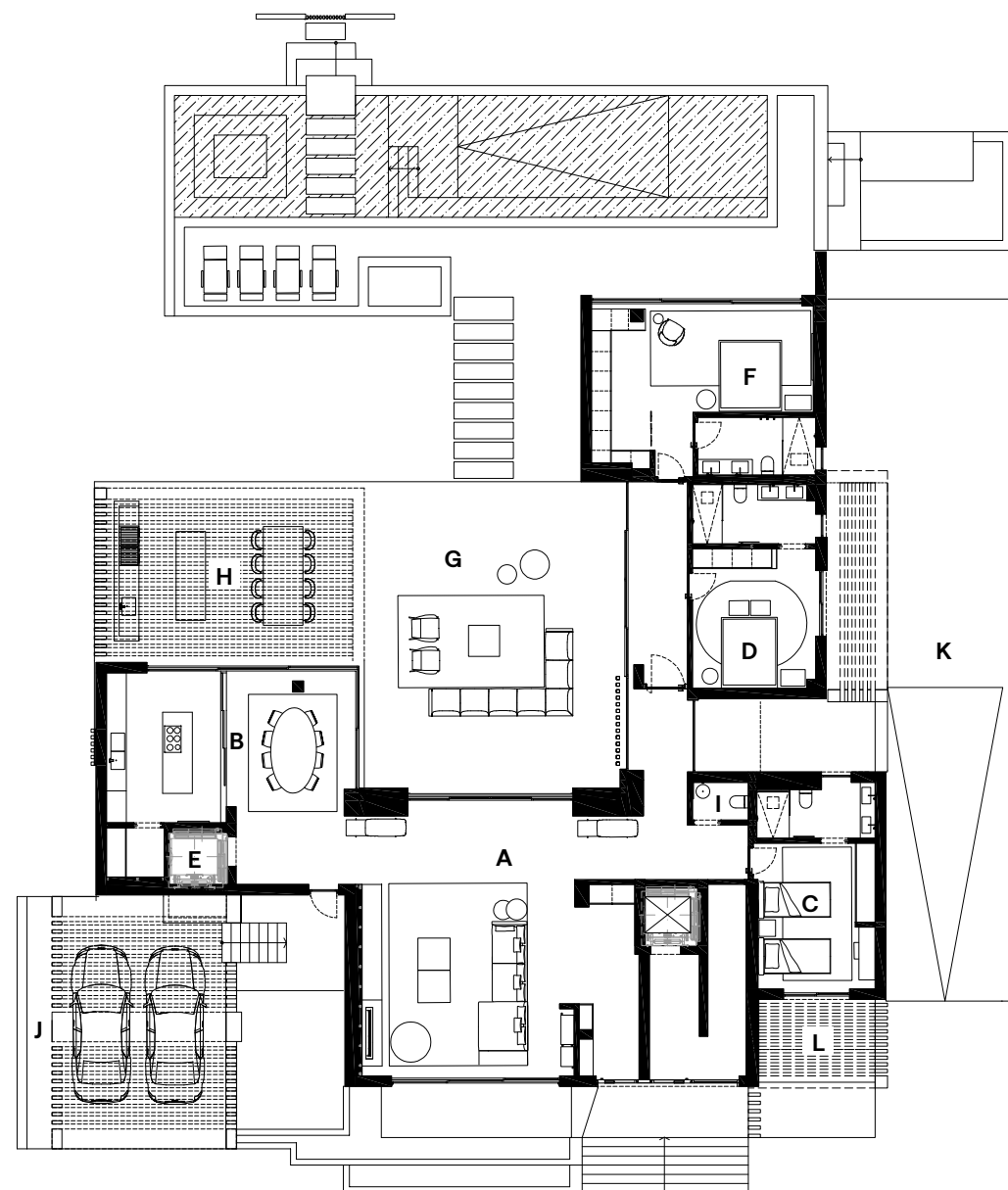


# GARDEN RESIDENCES

<b>4 BEDROOM</b>	Q12
Bedrooms	3 + 1
Bathrooms	6
Carpark	2
<hr/>	
Total Area	467,74
Above Ground	271,84
Basement	195,90
Plot Size	1122,52

## GROUND FLOOR

A	Living Room	60.12m <sup>2</sup>
B	Kitchen w/ Dinning Area	43.20m <sup>2</sup>
C	Room	21.48m <sup>2</sup>
D	Room	22.26m <sup>2</sup>
E	Elevator	-
F	Master Suite	32.62m <sup>2</sup>
G	Outdoor Living Area	71.00m <sup>2</sup>
H	Outdoor Kitchen	44.58m <sup>2</sup>
I	Cloakroom	1.93m <sup>2</sup>
J	Private Parking	36.49m <sup>2</sup>
K	Terrace	11.35m <sup>2</sup>
L	Terrace	5.12m <sup>2</sup>



## BASEMENT

M	Cinema Room	22.65m <sup>2</sup>
N	Bedroom	18.62m <sup>2</sup>
O	Room	28.54m <sup>2</sup>
P	Wine Cellar	2.71m <sup>2</sup>
Q	Laundry Room	11.42m <sup>2</sup>
R	Technical Area	14.29m <sup>2</sup>
S	Pateo	18.80m <sup>2</sup>
E	Elevator	-





AREA	DESCRIPTION
<b>COMMON AREAS, FINISHES &amp; BUILDINGS SERVICES</b>	
EXTERNAL WALLS	Natural Stone, Travertino or equivalent 120x60 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 120x120 cm (pool and terraces) Porcelanosa Karachi Acero 120x120 cm (accesses and terraces) DECK IPÊ STRONG REF. INFINITE
ROOF	Concrete slab isolated covered in DECK IPÊ STRONG REF. INFINITE and Porcelanosa Adda Bone 120x120 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
<b>CLUBHOUSE</b>	
	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
<b>FITNESS CENTER</b>	
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
<b>HOME-OFFICE</b>	
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
<b>SOCIAL BATHROOM</b>	
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
<b>SECURITY   ACCESS CONTROL   HOME AUTOMATION</b>	
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.
<b>GENERAL INCLUSIONS</b>	
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
<b>KITCHEN APPLIANCES</b>	
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)
<b>OUTDOOR KITCHEN</b>	
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
<b>GARAGE/CARPORTS</b>	
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
<b>BALCONY/COURTYARD</b>	
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.
<b>DOORS</b>	Wood doors floor to ceiling with hidden hinges, Handles Olivari model Lama L and magnetic locks
<b>LIVING ROOM</b>	
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
<b>BATHROOM / ENSUITE (WHERE SHOWN ON PLAN)</b>	
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
<b>BEDROOM</b>	
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
<b>DINNING ROOM</b>	
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
<b>KITCHEN</b>	
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
<b>CHEF KITCHEN (ON HORIZON UNITS ONLY)</b>	
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
<b>LAUNDRY</b>	
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
<b>ALL OTHER BEDROOMS</b>	
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
<b>COMMUNICATION AND DATA SERVICES</b>	
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
<b>HOME THEATRE</b>	
<b>IMAGE</b>	
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)
<b>SOUND</b>	
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
<b>HOME THEATRE ACOUSTIC</b>	
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%
<b>ADDITIONAL NOTES</b>	
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.



This brochure is a marketing document without contractual or binding nature and the developer may freely implement any changes to the project including finishings and equipments as deemed necessary due to technical, legal or commercial requirements, during construction.



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