



Artistic representations only, specification may vary

### A larger version of the Öko Original barn, to a premium specification.

- Gross floor area 434m<sup>2</sup>.
- Net floor area 342m<sup>2</sup> (liveable space excluding walls). Ground floor 174m<sup>2</sup>, first floor 100m<sup>2</sup>, triple garage 68m<sup>2</sup>.
- Izodom insulated concrete formwork (solid masonry) construction.
- 4 bedrooms, 2 with en suites. Third shared bathroom and separate powder room.
- Downstairs media room (or 5th spare bedroom).
- 2 story with cathedral ceiling in main dining & living areas.
- Walkthrough scullery/laundry with external access.
- Additional downstairs flex room: wine cellar, storage, office or alternative laundry placement.
- Over-height formal entry with feature staircase.
- Upstairs sitting area/office.
- Outdoor living through two large lift & slide doors.
- Standing seam (tray) roofing & cladding with Abodo vertical random wood cladding features.
- Balanced German heat recovery ventilation with additional heating/cooling for total comfort control.
- German super-efficient hot water heat pump.
- Wood/aluminium skin triple-glazed German manufactured doors & windows.
- German manufactured kitchen & bathroom joinery, appliances & tapware.
- German motorised external venetians to North & West windows for complete shading control.
- Built-in cabinetry to entry, dining & lounge areas.
- Feature timber pergolas to garage entrance & outdoor living areas.