



Artistic representations only, specification may vary

## A larger version of the Öko Original barn, to a premium specification with alternative garage placement.

- Gross floor area 446m<sup>2</sup>
- NET floor area 348m<sup>2</sup> (liveable space excluding walls). Ground floor 179m<sup>2</sup>, first floor 100m<sup>2</sup>, triple garage 69m<sup>2</sup>.
- Izodom insulated concrete formwork (solid masonry) construction.
- 5 bedrooms, 2 with en suites. Third shared bathroom and separate powder room.
- 2 story with cathedral ceiling in main dining and living areas.
- Walkthrough scullery/laundry with external access.
- Over-height formal entry with feature staircase.
- Upstairs office.
- Outdoor living on both sides of the home, accessed through three lift and slide doors.
- Standing seam (tray) roofing and 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 and windows.
- German manufactured kitchen and bathroom joinery, appliances and tapware.
- German motorised external venetians to North and West windows for complete shading control.
- Built-in cabinetry to entry, dining and lounge areas.
- Feature timber pergolas to garage entrance and outdoor living areas.



**ÖKO**  
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