

# ***The Panorama***

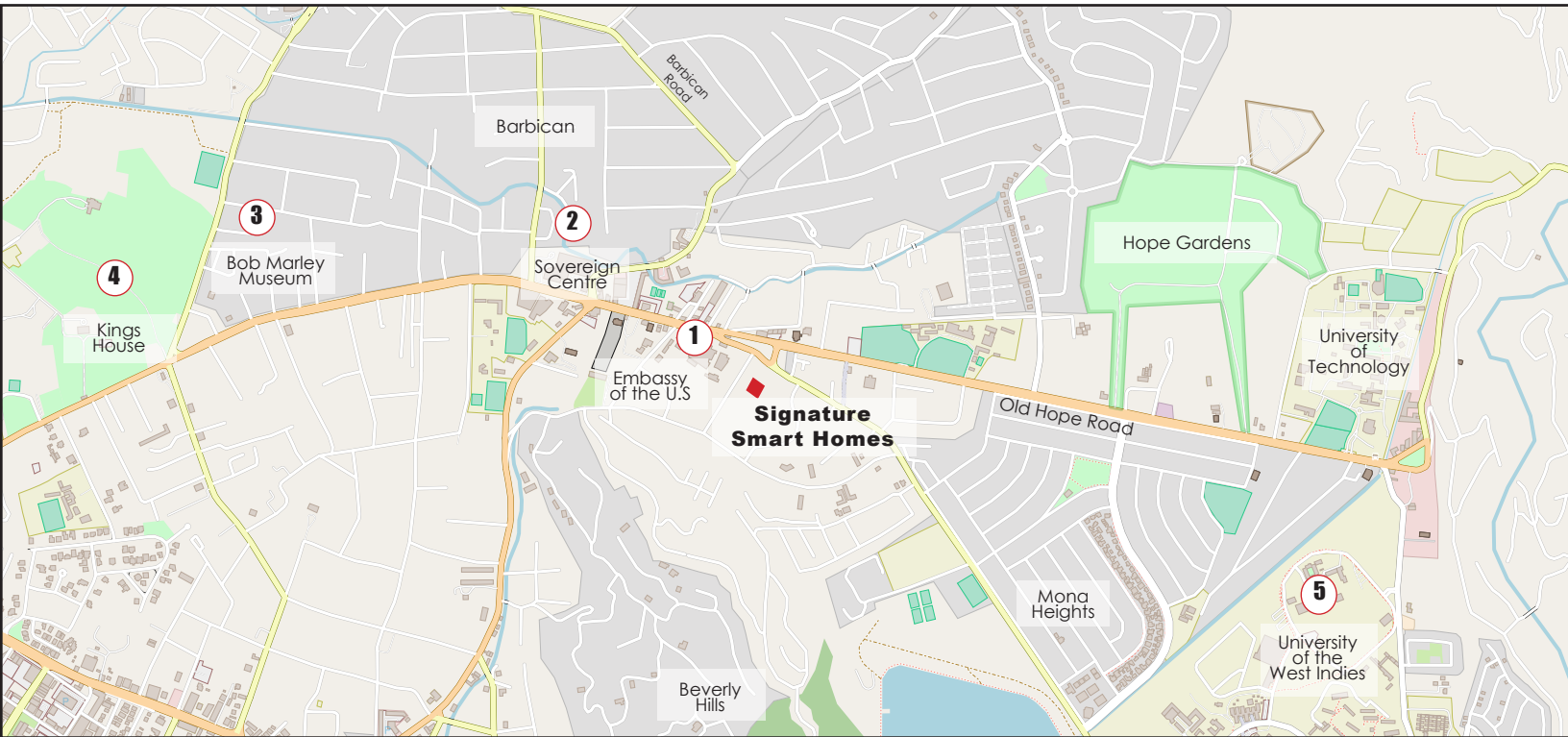
## Smart Home User Guide

Welcome home to ...

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*Signature*

# Location Map



No  
Gimmicks.  
**Real  
Smart  
Homes.**

Powered by

Our Partners  
**LOXONE**



# Loxone International

Loxone Basecamp,  
Kollerschlag, Austria

# LOXONE

No Gimmicks.  
Real Smart Homes.

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# Welcome to a Real Smart Home.

**E**ven before you get up in the morning, the house gets to work. Your blinds Vopen gradually

to wake you with natural sunlight whilst soft music fills the room.

Imagine, before you're even out of bed, your home turns on the heating and lighting, opens the blinds throughout the house and warms the towel rail for you... without you lifting a finger. If you get up in the night, low-level lighting guides your path to the bathroom or to check on the children. Once you're back in bed, it switches off again.

## **Protection around the clock**

Your home is always looking out for you. Whilst you're asleep, it keeps watch, alerts you to any intruders and sounds the alarm in an emergency. It can warn you

about dangers such as fire or water leaks and light a path to safety. Your Loxone Smart Home gives you peace of mind, around the clock.

## **Your Loxone Smart Home knows you**

A Loxone Smart Home greets the first person who returns home with a welcoming warmth and the reassuring feeling that everything is alright. That's thanks to the heating system, which thinks for itself; in fact, it learns how to improve and becomes more efficient over time. It makes sure you're always comfortable in every room and saves energy in rooms that are not being used.

Once everyone has left the house, security mode kicks in. All sensors go into alarm mode: doors lock, lights are switched off and the heating is lowered. When you go away on

**A Loxone Smart Home  
takes care of you.**

holiday, the house mimics your everyday actions to deter would-be intruders. Upon your return, the house is already warm and cosy, just how you like it.

As a nation, we're obsessed with the weather, and your home should be no different. Come rain or shine, your home will make the most of it. If you have large glass windows or doors, your blinds and shading can automatically adjust to the path of the sun, and close during the day to prevent rooms from overheating. Similarly, if you have a solar PV system, your home can run the washing machine, dishwasher or even charge your electric car using

the free electricity you're generating from the sun.

## **Your personal assistant**

Waiting for an important parcel to arrive? Your home will let you know when it's there. Keep forgetting to close the garage door? Your home will gently remind you or even close it for you automatically. Life at home is like flying on autopilot! It takes care of the daily running of your home for you, however, if you ever want to change something, a single click on a switch or smartphone is enough.

A Loxone Smart Home brings you happiness. It makes your home smarter, safer, more comfortable and energy efficient. The best bit? It may even make the neighbours a little jealous!



*Signature*

## The Panorama APARTMENTS

### FEATURES

- SMART LOCKS
- SMART APPLIANCES
- ENTERTAINMENT DECK
- INFINITY POOL WITH  
KIDDIES WATER FEATURE
- SIMULATION GAMES ROOM
- JOGGING TRAIL
- SUN/AEROBIC DECK
- PET FRIENDLY



# My home. My data.

Privacy guaranteed.

**Unlike some other smart home solutions, Loxone does not share your personal information with third parties.** Loxone works completely independently of a central data Cloud. This means that data about you and your home, such as presence, temperature or alarm modes doesn't leave your home. We believe in the motto: "My Miniserver, my data."



**Other providers**

Mine, yours, their data



**Loxone**

My home, my data

**Maximum Independence** Loxone is proof that intelligent control of your home is possible without the Cloud or an Internet connection.

My Miniserver.  
My data.  
My security.  
My Smart Home.

If the Internet goes down, your home won't. The Miniserver looks after everything locally, including your lighting, heating and security.

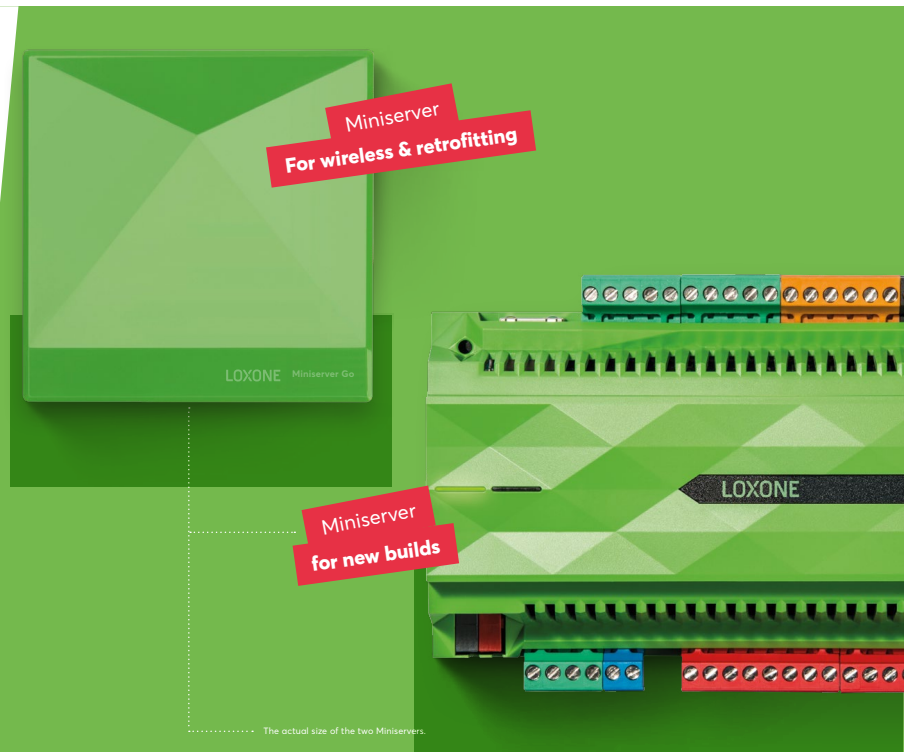
**Conclusion: With Loxone, you'll get maximum protection, data privacy and independence within your own four walls.**

# The highest IQ thanks to Miniserver technology

**The Loxone Smart Home is the one with the highest IQ.** We offer the products and software to intelligently automate every part of your smart home.

The Loxone Miniserver brings your home together. Think of your home as a central nervous system and the Miniserver as the brain. It combines all the components of your home into one central system and manages

the communication between them. A Loxone Smart Home adapts to suit your lifestyle. The system will take care of tasks before you've even thought about them. Whether your system is wired or wireless, or a combination of the two – the Miniserver anticipates your habits, wishes and needs to create an environment that is both comfortable and enjoyable. It continuously adapts to keep up with your lifestyle.





# A home like no other

A Loxone Smart Home thinks the way you do. It understands which lights to turn on, which music to play and your preferred room temperature for different times of the day – whether it be in the morning or evening, or specifically when you're cooking, relaxing or having guests over. This level of comfort can only be experienced in a Loxone Smart Home.



## Always the right temperature

In a Loxone Smart Home, it's always a pleasant temperature. The heating in each room can be individually controlled, which means if you like a toasty warm bathroom in the morning and a cool bedroom at night, your home will take care of this automatically for you. When you're away from home, the heating is lowered to save energy.



## Lighting with the wow factor

Lighting has the power to transform spaces and atmosphere; it offers an excellent way to create drama and contrast within your home. With Loxone, you can choose from a palette of colours and combine different lights and brightness levels to create your own range of 'moods'.



## Multiroom audio

Multiroom audio allows you to listen to a wide range of music in different rooms of your home and to have your music follow you as you move between rooms. Wake up to your favourite song in the morning and listen to relaxing music in the evening, for example.



## Shading that works for you

In the morning, your bedroom blinds will open gradually to welcome in the day, whilst downstairs the blinds open fully to allow the sunshine to assist with heating your home. At dusk, your blinds will close to give you privacy.

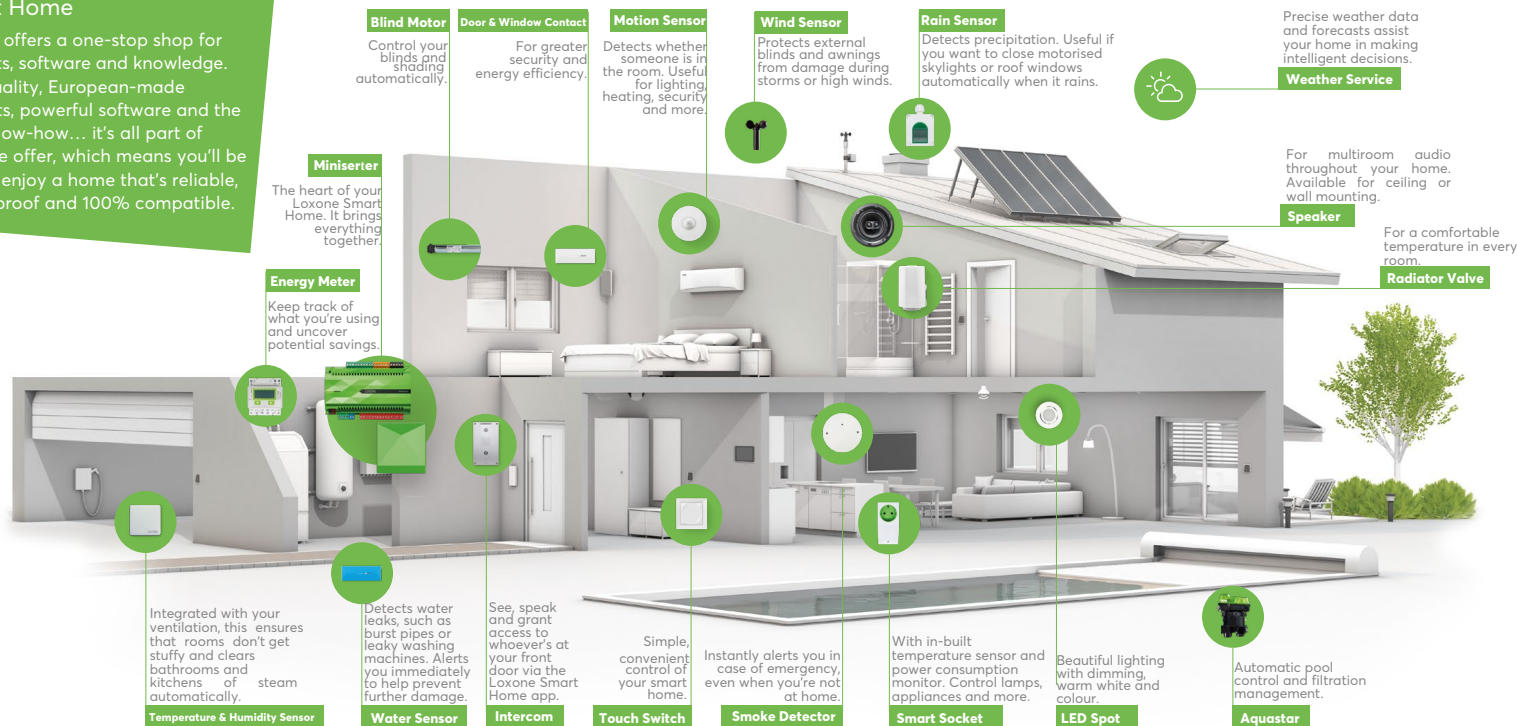


## Goodnight button

Use the Goodnight button for an effortless bedtime routine. One click is all you need to turn off appliances, switch off the lights and arm the alarm, leaving you free to sink into bed and drift off into a peaceful sleep.

## The 360° Smart Home

Loxone offers a one-stop shop for products, software and knowledge. High quality, European-made products, powerful software and the right know-how... it's all part of what we offer, which means you'll be able to enjoy a home that's reliable, future-proof and 100% compatible.







# Simple control

Living in a Loxone Smart Home is like flying on autopilot! It takes care of you. Should you ever want to change something, a single click is enough.

## Your home at your fingertips

Your Loxone Smart Home takes many daily tasks off your hands, giving you time to focus on the more important things in life.

Here at Loxone, we believe that despite the intelligence flowing through every vein of your home, you shouldn't need a complicated touch panel to keep control. Who wants to constantly turn lights on and off with their phone? A Loxone Smart Home can bring your lights on and switch them off again automatically, but if you prefer to turn the lights on from a switch on the wall, you can do so. A standard layout for every switch in your home ensures you're never left wondering 'which button does what?'.

We've designed a beautiful app for the Loxone Smart Home for when you want a little more control. Use it for setting the desired temperature in the bathroom, selecting your favourite playlist to accompany your inner-chef efforts in the kitchen, or simply to see an overview of your home's energy consumption, for example.

The nice thing about this functionality is that your home doesn't need your interaction. It runs perfectly without the app, so it's simple and fuss-free for all the family.



### Our recommendation

To keep things simple, we recommend you have the same function for each switch in your home. Use the central touch point for lighting and the four corners for blind and music control. Easy to remember, even for guests.





OPEN FLOOR PLAN



KITCHEN WITH SMART APPLIANCES



LIVING



DINING



# Your home keeps watch

Your home is always looking out for you. Whilst you're asleep, it keeps watch, alerts you to any intruders and sounds the alarm in an emergency. It can warn you about dangers such as fire or water leaks and light a path to safety. Your Loxone Smart Home gives you peace of mind, around the clock.



## Full alarm functionality

You don't need any additional, expensive alarm equipment as part of a Loxone Smart Home. Existing components in your home can be combined to create a fully integrated alarm system which reliably alerts you to any danger.



## Presence simulation

If you're on holiday, you can rest assured that your home will behave as if you were home, at least it will seem so from the outside. Your home will mimic your presence by activating the blinds and lighting according to your usual routine.



## Fire & flood protection

If smoke or fire is detected, your home will immediately alert you with flashing lights and a phone call. Emergency lighting can guide residents to safety and blinds open to alert passersby and give easier access for emergency services. Should a water leak be detected, your home will bring this to your attention so that you can act quickly to minimise any damage.



## Alarms and notifications

As you leave the house, your Loxone Smart Home switches to 'Away Mode': in the event of an alarm, whether that's in the form of a break-in, a fire or a water leak, you'll be the first to know via an email, phone call or push notification



MASTER SUITE



BEDROOM 2





# Intelligent energy management

A Loxone Smart Home manages energy automatically. It helps you make the most of the electricity you produce yourself and can help you to save energy. During the daytime, you can use your self-produced electricity to run appliances without paying a penny. When not in use, devices on standby can automatically be switched off to reduce power consumption.



## Working in harmony

In your home, the heat of the sun can be captured to bring the rooms to a comfortable temperature. Whether you have a fireplace, large windows, or use solar heat pumps, your rooms will be intelligently heated to reach the desired temperature whilst ensuring energy is not wasted.



## Standby killer

Your smart home automatically takes all of your standby devices and other power guzzlers off the grid when they are not needed to help you save on your energy bills.



## Produce your own energy and optimise how you use it

The self-produced energy in your home will be efficiently used whenever it is available. This allows you to do a load of washing, run the dryer or use the dishwasher without it costing you anything.



## Discover energy saving potential

A Loxone Smart Home can intelligently monitor your home's electricity consumption as well as your electricity production. You can view these statistics directly from your smartphone at any time.



## Enjoy free car charging

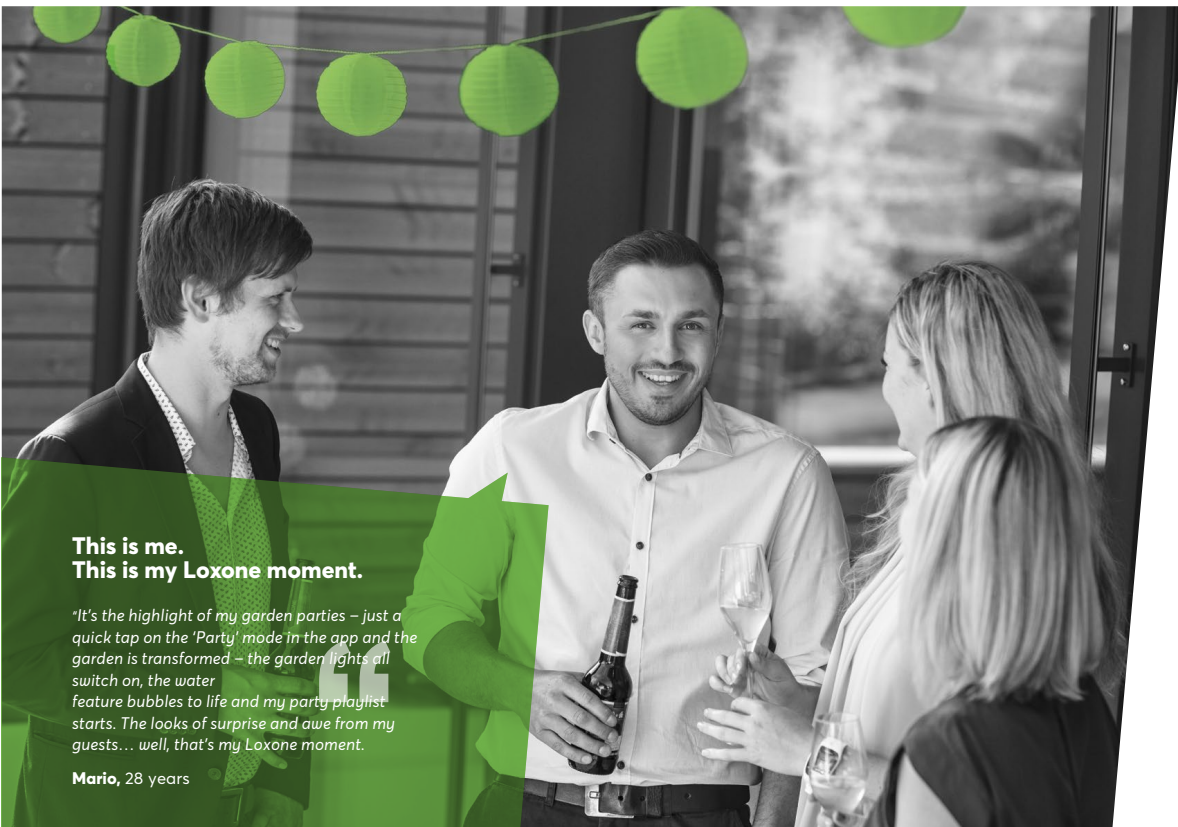
If you have a solar PV system and an electric car charging system, your Loxone Smart Home could help you charge your electric car for free. It intelligently balances the electricity demand within the home, and channels any excess electricity to your car charger.



VIEW TO ENTRANCE



POOL DECK



**This is me.  
This is my Loxone moment.**

*'It's the highlight of my garden parties – just a quick tap on the 'Party' mode in the app and the garden is transformed – the garden lights all switch on, the water feature bubbles to life and my party playlist starts. The looks of surprise and awe from my guests... well, that's my Loxone moment.*

**Mario, 28 years**

## A home to be proud of

**I often invite friends round for brunch or barbecue parties and I love to show off my smart home in all its glory.**

I spent a lot of time carefully planning my Loxone Smart Home, so it works perfectly for me. If I want to change things around though, I know that my Loxone Partner is on the other end of the phone, and they'll take care of it for me. They also let me know about new features and update my system remotely, which is much more convenient and means I don't have to deal with the technology myself.

» I love seeing my guests' faces when I show them my smart home!





POOL DECK



SIMULATION GAMES ROOM



GYM WITH PANORAMIC VIEW & AEROBIC DECK



INFINITY POOL WITH KIDDIES WATER FEATURE



Resort style Living...



JOGGING TRAIL ON  
ENTERTAINMENT DECK

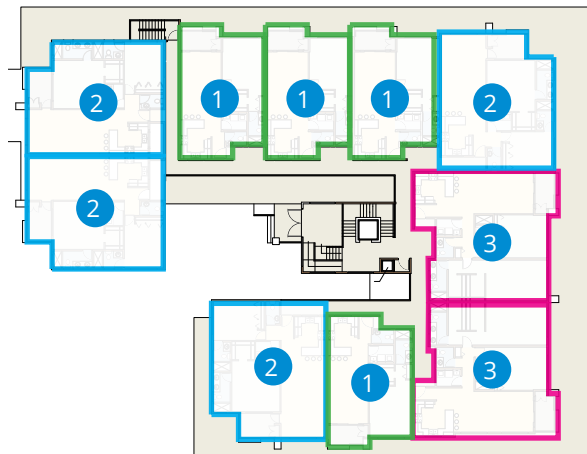


AERIAL VIEW



# FLOOR PLANS

THE PANORAMA

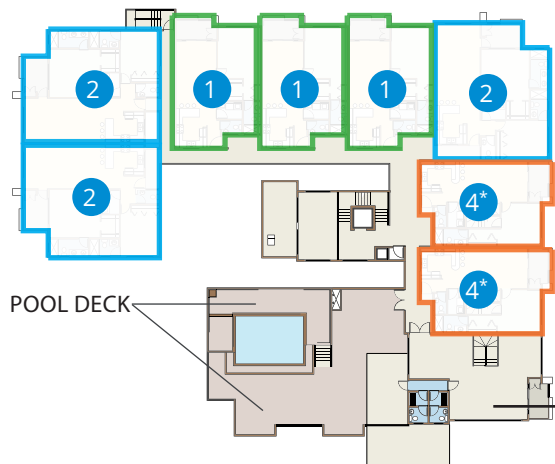


GROUND FLOOR

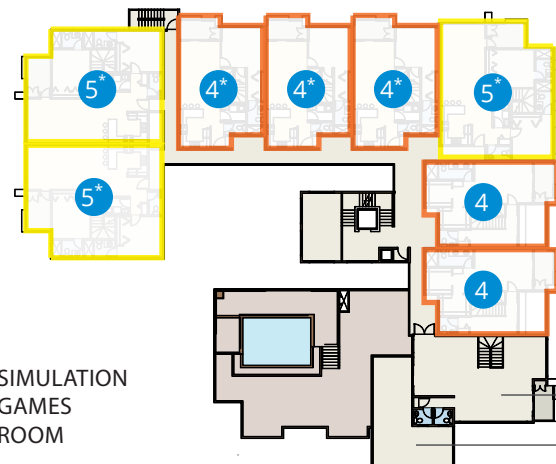


FIRST FLOOR

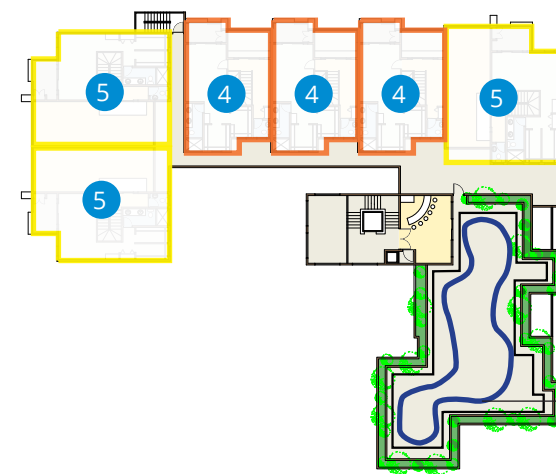
UNIT TYPES	Unit Type	Unit	Area (sq.ft.)	No. of Bedrooms
	1	The Jewel	870 sq. ft.	1 BR
	2	The Harmony A	1201 sq.ft.	2 BR
	3	The Harmony B	1359 sq.ft.	2 BR
	4	Cloud (Penthouse) <b>2nd &amp; 3rd Floor</b>	1475 sq. ft.	2 BR
	5	Cloud (Exexctive Penthouse) <b>3rd Floor &amp; Loft</b>	2236 <sup>1</sup> sq.ft.	2 & 3 BR



## SECOND FLOOR



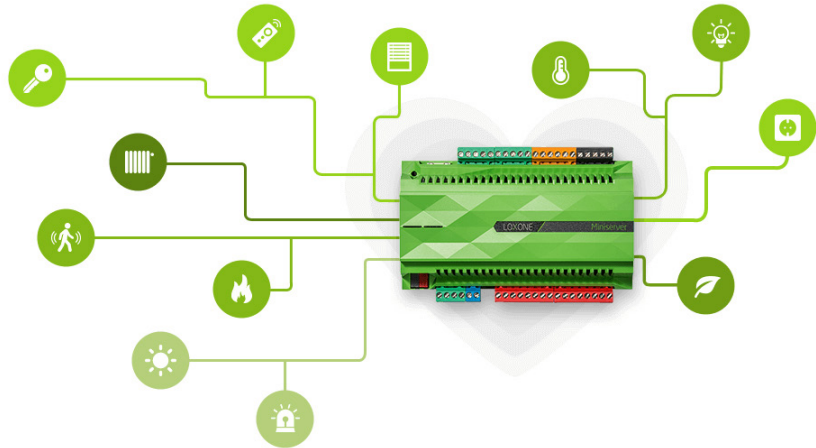
## THIRD FLOOR



## ROOF / LOFT

\* Unit extends to floor above

# LOXONE



# Our Vision

We are  
changing lives!

**Back in 2008:** Thomas Moser and Martin Öller liked the idea of having a home in which the majority of functions like safety, energy efficiency and comfort could all be centrally controlled. After all, this was at a time where cars could already parallel park themselves and robotic lawnmowers could take care of the gardening. So why were homes so far behind?

Both Martin and Thomas wanted intelligent and convenient automation in their own homes, so they scoured the market for something that would meet their needs, but found what

was on offer to be impractical, complicated and expensive. Martin Öller recalls: "We wanted a solution that was highly intelligent, simple to use and yet affordable! We wanted to have a system where the lights would turn on and off automatically and at the right brightness for the time of day; we wanted a system intelligent enough to close the blinds and curtains automatically based on the position of the sun and a system that maintained the perfect temperature in every room."

And so the concept of Loxone was created. Initially, Martin and Thomas developed it just to meet their own needs, but now it's for everyone.



"A Loxone Smart Home is not only comfortable, energy-efficient and safe, it's also convenient. It runs automatically, without any manual input from me," Thomas Moser, Founder & CEO





Our headquarters:  
The Loxone Basecamp

# Our Mission

Everyone lives  
in a Loxone  
Smart Home

We see living in a smart home not as a luxury, but as a contemporary living model for everyone. The guiding idea of the two founders is the driving force behind every Loxonaut, every day, at every step. More than 250 employees around the world are passionate about Loxone Smart Homes and are committed to making them affordable and

**"Our mission is to bring the Loxone Smart Home to the world and to change the way people live."**

Thomas Moser, Founder & CEO

**2009**

Founded

**60,000+**

Loxone Smart Homes

**10,000+**

Loxone Partners

**100+**

Export countries

**70,000+**

Miniservers sold

**300,000+**

App downloads

# Loxone Smart Homes worldwide

Over 60,000 Loxone Smart Homes are improving the lives of people all over the world. With this experience, Loxone has become one of the leading smart home brands worldwide.

In more than 90 countries, from modest family homes to palatial villas, the Miniserver has already transformed the way people live in their homes. Each of them have a unique story to tell. Enjoy just a glimpse of what your life in a Loxone Smart Home could be like by browsing the stories on the following pages.



*"Having a Loxone Smart Home gives the house the added 'wow' factor, with our guests surprised when the lights, music and blinds work automatically without us touching any controls or apps!"*

**James Barrett**, Ashbrook homeowner

## Ashbrook

Homebuilder and Loxone installer, Ashbrook Homes, carefully matched breathtaking architecture with smart technology to create this energy-efficient, family friendly home in Oxfordshire.

### Our favourite functions

#### Humidity sensing

Our home is built into a hill, so we have an extraction system that understands when humidity reaches a certain level and kicks in to remove moisture as required.

#### Automatic blinds

The property is south facing with a wall of windows to let light into the rooms, so self-cooling was important. Using the Miniserver, the blinds automatically adjust to keep the room at the desired temperature.

#### Underfloor zoned heating

The underfloor heating system adjusts automatically, so the rooms are always at a pleasant temperature.

#### Multiroom audio

The children love the Loxone multiroom audio system – they can each listen to their favourite playlists and songs in their bedrooms.

For more information  
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LOXONE



SYGNUS



RE/MAX  
ELITE

PIXEL 3D STUDIOS  
Architectural Visualizations • 3D Animations • Postproduction



C. SOLUTION  
ASSOCIATES  
DESIGNERS