

## **GENERAL CONSTRUCTION**

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### FOUNDATIONS AND STRUCTURES

- Concrete foundations and structure.

### FAÇADES

- Exterior walls made of solid brick, interior walls made of water repellent plastering, thermal-acoustic insulation, and plasterboard.

### EXTERIOR RENDERING

- Filleted cement mortar rendering and paint finish, according to the design.
- Stone, synthetic wood, aluminium cladding, and tile cladding, according to the design.

### INTERIOR PARTITIONS

- Double plaster board formed by two plates with thermal/acoustic insulation and water-resistant in bathrooms and kitchen.

### ROOFS

- Non-walk-on roof: waterproof inverted roof with double sheet, insulated with expanded polystyrene panels and finished with gravel or quarry roof tiles.
- Walk-on terrace: waterproofed with double sheet, insulated with polystyrene and finished with large size 120x120 cm Marazzi anti-slip porcelain floor tiles in level -1 & level +1; 80x80 anti-slip porcelain tiles with wooden imitation porcelain tiles border in level 0.

## **INTERIOR FINISH**

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### VERTICAL WALL SURFACES

- Top quality smooth acrylic paint on plaster boards.
- Walls covered with porcelain tiles and/or marble in bathrooms, according to the design.
- Different models of wallpaper in guest toilet, master dressing room, living room and entertainment room, according to the design.

NOTE: The laundry room and the kitchen do not have tiles on the walls.

### CEILINGS

- Ceilings made of plasterboards with special registers for air conditioning machines.
- Sloping ceilings made of painted plasterboards and wood beams.

### FLOOR TILING

- Herringbone pattern wood floor on ground floor, level +1, and level -1.
- Large size 120x120 cm Marazzi anti-slip porcelain floor tiles on level -1 & level +1 terraces.
- 80x80 anti-slip porcelain tiles with wooden imitation porcelain tiles border on ground floor terrace.
- Large size rubber floor tiles in the Gym.
- Cobblestone in cars entrance and polished concrete in the indoor garage.

#### BATHROOM FITTINGS

- Wall mounted toilets with built-in tank and soundproofing by Villeroy & Boch.
- In the master bathroom:
  - “Ombra di caravagio” stone washbasin with integrated sinks.
  - Taps Hansgrohe Axor UNO and accessories in graphite finish.
  - Textured wooden wall-mounted and push opening cabinets.
  - Bathtub Toro Bath Java in white.
  - Shower head integrated into the ceiling graphite finish.
- In the guest toilet:
  - “New ice jade” washbasin with integrated sink.
  - Tap Hansgrohe Axor UNO in graphite finish.
- In the rest of the bathrooms:
  - Ceramic sinks Ago3 by Antonio Lupi with wooden wall-mounted cabinet in American Walnut and stone vanity top.
  - Resin shower tray by Hidrobox and fixed glass partitions.
  - Axor single handle chrome taps.
  - Built-in chrome thermostatic shower kit taps by Treemme.

#### APPLIANCES IN KITCHEN

- Kitchen cupboards "GR120-800Alto Versatis", in 19mm Grey Superpan board. "Zara Oak" doors in Mat Grey Champignon color.  
  
Black aluminium framed Glass doors on Tall, Top & Base glass units and the backpanels covered with Bronze mirrors.  
  
Plinths 100mm high made in the same material as doors.  
  
Blum Legrabox steel pandrawers & drawers, TipOn on ONE drawer on Island.  
  
Buster&Punch handles in Golden color, 260mm long.
- Worktop in Compac 20mm in polished Nebolous Gold, Splashback on wall in Box area, 2 Coversides onh Island 920x1200x20mm hidden joints with the worktop and the Sink 800x400 made in the same polished Nebolous Gold.
- Table made in Compac Nebolous Gold 20mm with Champagne box made in the same polished Nebolous Gold.
- 2 Miele KFN7734F, Integrated combi fridge / 3 drawers freezer, F, 2 temp zones, 1 daily fresh drawer, DynaCool, NoFrost, SensorTouch. Total capacity 253L
- 2 Miele H7262BP Obsw, Integrated multifunction ovens, A+, cap 76L, DirectSensor S, pyrolitic clean, Obsedian Black
- 2 Miele H7240BM Obsw, Integrated compact ovens /microwave, DirectSensor S, Automatic and combined functions. Obsedian Black.
- 1 Miele KM2356-1, Gas hob with electronic functions, 5 burners, including 1 DualWok.
- 1 Miele DAD4940 Telescopic worktop extractor, Obsidian Black, 93cm, 775m<sup>3</sup>/h
- 2 Miele G7165Scvi XXL, Integrated dishwashers, C, QuickPowerWash, AutoOpen.
- 2 C.Oggi 571, Waste bins "Quadrifoglio", 2 buckets x 35L.
- 1 Shock Laios, High spout faucet in White/Gold color with pull-out hose , ref: 517120 WGO

#### APPLIANCES IN LAUNDRY

- Laundry cupboards "GR120-800Alto Versatis" made in 19mm White Fingerpull / 4 edges doors in White mat color.  
BlumLegrabox steel pandrawers & drawers. Led stripes 2.700K 8W inside wall units
- Worktops in "Silestone Gris Expo" edge 20mm. Plinths & Borders 100mm high.  
Polished hole for underbuilt sink.
- 2 Miele WEI865WPS, Free-standing front loaded washing-machines, A+++ -40%, 9Kg, 1.600r.p.m., TwinDos, PowerWash, CapDosing, WiFi Conn@ct, ChromeEdition
- 2 Miele TEL785WP EcoSpeed & Steam, Free-standing heat-pump dryers A+++ , 9Kg, PerfectDry,FragranceDos, WiFi Conn@ct, Chrome Edition.
- 1 BlancoSubline 700-U, Underbuilt Silgranite PuraDur sink, Alumetalic color, ref: 523.444.
- 1 BlancoLinus S Vario, Chromed high sout faucet with pull-out hose, ref: 518.406.

#### INTERIOR JOINERY

- Interior doors made of high-pressure laminate boards.
- Closets with swing doors made of high-pressure laminate boards, internal divisions, and drawers.

#### EXTERIOR JOINERY

- Balcony with swing doors and fixed windows by ROMAN CLAVERO made of afrormosia wood with thermal break system.
- Exterior reinforced main swing door made of afrormosia wood and fixed panels by ROMAN CLAVERO.
- Double security glazing in exterior joinery.
- Metal exterior handrails with bars, according to the design.
- Garage and pedestrian door made of top-quality aluminium panel with automatic opening system.

### **INSTALLATIONS**

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#### ELECTRICITY AND TELECOMMUNICATIONS

- High voltage installation in accordance with R.E.B.T. standards with individual circuits.
- Top quality sockets and switches.
- Telephone sockets, terrestrial and satellite TV in living room, kitchen, and bedrooms.

#### HVAC, AIR CONDITIONING AND HEATING

- Air conditioning and underfloor heating: aerothermal system with high energy efficiency Altherma by Daikin.

#### SOLAR PHOTOVOLTAIC PANELS

- Photovoltaic panels for the conversion of thermal energy into electricity.

#### PLUMBING-SEWAGE

- Water distribution with reticulated polyethylene pipe and cut-off valves in every humid room and individual ones per device.

#### MECHANICAL VENTILATION

- Dual-Flow Mechanical Ventilation system with heat recovery.

*Note: These specifications are indicated only for description purposes and are subject to changes or modifications due to technical or legal reasons, without diminishing the quality (2023).*

## OUTDOOR AREAS

### GARDENS

- Mediterranean landscaping and gardening, according to landscape project.

### OUTDOOR LIGHTING

- Lighting in garden areas.

### IRRIGATION

- Irrigation system in garden areas.

### SWIMMING POOL

- Private pool with anti-slip ceramic mosaics, chlorine filtering system and lighting.
- Pool with pre-installation of heat pump.

### APPLIANCES IN SPA

- Sauna finished in red cedar wood with walls and ceiling equipped with a layer of fireproof thermal insulation.
- Cold bathtub.
- Warm jacuzzi