

Specification

SPECIFICATION

□ STRUCTURE

Vertical structures:

- Basement: in reinforced concrete and infill brick.
- Ground floor, attic, roof: preassembled in wood.

Horizontal structures:

- Basement floor: slab flooring on ventilated loose stone foundation.
- Ground floor: slab flooring in brick and reinforced concrete with beams a.c.
- Attic: preassembled wooden structure.

□ INTERNAL WALLS

- Basement floor: brick and concrete blocks bonded with cement mortar.
- Ground floor and loft: preassembled wooden structure.

□ ROOF

Made of wood frame pre-assembled double space insulated and ventilated, with exterior finishing coat in antique Portuguese tiles

□ SHEET- METAL WORKS AND WATER SPOUTS

Sheet-metal works in copper thickness 8/10.

□ STAIRCASES

- Internal stairs: Concrete staircase leading up from the cellar, basement and ground floor, finishes respectively in rough-rolled concrete with wooden treads and risers in coloured plaster.
Staircase between ground floor and loft in wood.
- External stairs: in concrete with treads in hammered natural stone.

□ FLOORINGS AND COVERINGS

In general, regarding the floors of the housing, the buyers have access to a large sample of tiles and parquet of high quality, guaranteed for wear resistance.

The following supply is previewed:

Ground floor:

- Garage, cellar and laundry:
 - Floor: rough-rolled concrete
 - Covering: walls in in-view concrete blocks
- Bathroom:
 - Floor: enamelled ceramics meas. 20x20, prod. Vogue System.
 - Covering: enamelled ceramics meas. 20x20, prod. Vogue System and plaster painted with transpiring washable water-based paint.

- Bedroom and lobby:
 - Floor: slatted oakwood or hardwood, satinated or light-brushed wax effect, glued, meas. 12x150x1220 with veneered skirting in oak wood.
 - Coating: plastered wall surfaces painted with transpiring washable water-based paint.

Terrace level:

- Back entrance:
 - Floor: porcelain grès meas. 45x45, prod. Brennero, Anthracite Quarry series.
 - Coating: in reinforced plaster fibre painted with transpiring washable water-based paint.
- Bathroom:
 - Floor: porcelain grès meas. 45x45, prod. Brennero, Anthracite Quarry series.
 - Covering: porcelain grès meas. 45x45, prod. Brennero, Anthracite Quarry series, and plaster fibre painted with transpiring washable water-based paint.
- Kitchen:
 - Floor: porcelain grès meas. 45x45, prod. Brennero, Anthracite Quarry series, or glazed ceramic meas. 20x20, prod. Vogue System.
 - Covering: porcelain grès meas. 45x45, prod. Brennero, Anthracite Quarry series, or glazed ceramic meas. 20x20, prod. Vogue System on two walls behind cupboards and reinforced plaster fibre painted with transpiring washable water-based paint.
- Pantry:
 - Flooring: porcelain grès meas. 45x45, prod. Brennero, Anthracite Quarry series, or glazed ceramic meas. 20x20, prod. Vogue System.
 - Covering: reinforced plaster fibre painted with transpiring washable water-based paint.
- Lunch area and living room:
 - Floor: slatted oakwood or hardwood, satinated or lightly brushed waxed effect, glued, size 10x60x400/600, with veneered skirting in oak wood or hardwood. Alternatively 3-layered oakwood plank, satinated or lightly brushed wax effect, glued, meas. 12x150x1220, skirting in oak veneer.
 - Covering: reinforced fibre plaster painted with transpiring washable water-based paint.

- Terrace:
 - Porcelain grès freeze-proof and slip-proof meas.15x30, prod. Saime Sanprospero, mod. Luserna Smoke.

Mansard level:

- Room:
 - Floor: slatted oakwood or hardwood, satinated or lightly brushed wax-effect, glued, meas. 10x60x400/600, with skirtings in veneered oakwood or hardwood. Alternatively, three-layered oakwood, satinated or lightly brushed wax-effect, glued, meas. 12x150x1220, with skirting in veneered oakwood.
 - Covering: reinforced plaster fibre painted with water-based paint.
- Covered terrace:
 - Flooring: modular panels of wooden slats.
 - Covering: reinforced fibre plaster painted with water-based paint.

□ THRESHOLDS AND WINDOWSILLS

In stone with faces and coasts in view, hammered or flamed.

□ LOCKINGS

- External doors and windows: in white lacquered fir wood complete double glazing of low emissivity.
- External Persian blinds: in wood lacquered bottle green.
- Internal doors: in Tanganyika wood.
- Shatterproof armoured door in wood painted bottle green, smooth pannel, complete of hardware and safety lock.
- Automated overhead garage doors, in bottle green metal.
- Roof windows prod. Velux with predisposition for automatic opening.

□ RAILINGS

In painted iron, with plain geometric design with rectangular profile 50x30 mm.

□ FACADES

Basement:

- In natural stone in view.

Ground floor and attic:

- In microfibrated acrylic coating, fine granulated effect painted in pastel colours.

□ WATER AND SANITARY SYSTEM

Sanitary apparatuses prod. Vitra, series Special-One type Suspended, colour white, with taps and mixers prod. Eurama, Reno series in chromium brass plated, thus distributed:

Ground floor:

- Laundry:
 - Basins and connection for washing machine.
- Bathroom:
 - WC flushing device with cassette prod. Geberit combifix
 - Bidet
 - Washbasin
 - Bath tub in acrylic material

Terrace level:

- Bathroom:
 - WC flushing device with cassette prod. Geberit combifix
 - Bidet
 - Washbasin
- Kitchen:
 - Attachment for drainage of sink and dishwasher
- External:
 - Fibre glass underground tank, cap. 1,500 litres, prod. Rototec for recovery of meteoric water for irrigation.

□ GAS

The gas supply system will power the stove and the heat generator, all executed in accordance with the UNI-CIG norms and accompanied by a declaration of conformity according to the D.L. 46/90.

□ ELECTRIC SYSTEM

All the plastic pipes are laid under plaster and/or inserted in the vertical structures and/or under the floor, except the ones of the cellar and garage that are in external cabling.

They are suitable for the distribution of indoor and outdoor lighting systems, power, TV, telephone, doorbell and intercom, with provision for alarm system.

The equipment (switch, life saver, ring tone, sockets, switches, etc.) are of the type prod. VIMAR EIKON with white plates.

The entire plant is earthed in accordance with the norm CEI - E.N.P.I., and accompanied by a certificate of conformity according to the D. L. 46/90.

□ HEATING SYSTEM

Independent with condensation gas heater prod. Beretta 25 Minute Rain Green Kw 25 with glazed steel boiler cap. 300 litres; solar panels on the roof prod. Beretta FK SOL 300, and radiant floor panels operating at low temperature with towel heater Zhender line operating in the bathroom in the night zone; tubular radiator in Zhender steel in the attic.

All the hydro-thermal-sanitary system operates in accordance with the norms C.E.I. – E.N.P.I. and is accompanied by a certificate conform to the D.L. 46/90.

□ TV AND SATELLITE SIGNAL SYSTEM

A central plant for receiving analogical, digital and satellite TV signals is provided.