

# RESIDENCE "VIA DEL GARDA"

## TECHNICAL SPECIFICATIONS

WORKS FOR THE  
CONSTRUCTION OF REAL  
ESTATE UNITS

'SELLING PARTY':

ENJOY SRL & 2G SRL

COMUNE DI MORI - ENJOY S.R.L. & 2G S.R.L. -  
Luxury Living





## **ENERGY SAVINGS**

**In an analogous manner to how a car's fuel consumption is measured for convenience, so too is a home's energy consumption.**

**Our units consume at a rate that is significantly lower than the average home, which consumes 175 kWh/m<sup>2</sup>.**

**This innovation delivers substantial energy, environmental and economic savings.**

**Our apartments will be certified as having low energy consumption. This will enable them to be classified as A+.**

PLEASE NOTE: The consumption and energy saving percentages indicated above are the result of technical calculations and represent an average for the real estate initiative. Therefore, there may be differences between individual units within the development, depending on their orientation. These figures are calculated in the pre-certification phase and may be subject to change during the final certification phase once construction is complete.



## **ENVIRONMENTAL SUSTAINABILITY AND PROTECTION**

This significant energy saving results in excellent carbon dioxide (CO<sub>2</sub>) emissions figures.

Our expertise and use of state-of-the-art technologies have enabled us to optimise and comprehensively design the building, with the result that it now emits an average of 43 kg/sqm per year. By comparison, the average emission rate of homes is typically 43 kg/sqm per year.

**By choosing a home with lower emissions, you can have a tangible impact on the environment.**



## **WATER IS A PRECIOUS RESOURCE**

On average, a person uses around 200 litres of water per day for the following activities: cooking, washing, cleaning the house, and using the toilets. For a family of four, this equates to around 800 litres per day, or 290,000 litres per year.

Our commitment to water conservation has led us to install taps with water-saving devices (flow reducers) in our bathroom sinks.

These devices have the potential to reduce water consumption by up to 50% compared to taps without such devices, representing significant potential annual savings.

We are currently constructing houses today that can reduce water consumption, thereby demonstrating our commitment to managing a precious and limited natural resource.



## SAFETY

In the current climate, it is important to recognise that we are all potential victims of crime. The risk of burglary is always present.

Our homes are equipped with security systems designed to protect our living spaces and prevent crime, making life more difficult for criminals.

### Reinforced entrance doors

**Investing in a security system is an effective measure to ensure the safety and protection of homeowners. These systems are designed to prevent unauthorised access, providing an added layer of protection against potential threats.**

The primary function of a reinforced door is to resist break-ins, making it a vital component for enhancing security.

The current regulations classify armoured doors into the following categories:

- Class 1 denotes the lowest level of burglary resistance, indicating that it is suitable for use in low-risk environments. In fact, a door in this class resists break-in attempts using exclusively physical force.
- Class 2 doors are engineered to withstand forced entry attempts using tools such as crowbars and pliers.



## SAFETY

### Reinforced entrance doors

- Class 3: A Class 3 armoured door can withstand attacks by experienced criminals using a crowbar.
- Class 4 doors are engineered to withstand attacks with tools such as drills and electric saws.

Classes 5 and 6 have been specifically developed for the banking and jewellery sectors. These classes can withstand attacks using high-powered electric tools.

At our company, **we are committed to delivering the highest standards in door security**. We are committed to not only adhering the minimum requirements (class 2), which are currently standard in most new buildings, but also exceeding them. Instead, **we are committed to exceeding expectations** by installing **class 3 security doors in our homes, providing an unparalleled level of protection**.

## **RESIDING IN COMFORT**

Our properties are constructed to the highest standards of the real estate market, including the exterior. This commitment to excellence is reflected in the premium quality of the building envelope and the materials used in its construction.





## THERMAL INSULATION

**The insulation used in our residential properties frequently exceeds the industry standard.** For instance, the exterior walls have been insulated with an 8 cm-thick layer of EPS (expanded polystyrene) containing graphite, while the roof has been insulated with a 16 cm-thick layer of wood fibre, complete with a ventilated system.

## SOUND INSULATION

**The materials used in our homes significantly reduce outside noise and comply with strict regulations, providing excellent acoustic comfort.**

**Our windows are triple glazed and made with double-chambered, low-noise glass, which makes the environment quiet and comfortable. We attach significant importance to the construction of drainage systems. We ensure that every detail is dealt with the utmost precision and consideration. Silent pipes are employed to eliminate disruptive sounds generated by bathroom drains.**





## CONSTRUCTION DETAILS OF YOUR NEW HOME

### SUPPORTING STRUCTURE

#### Foundations

The foundations are of the continuous type, constructed to meet the required resistance criteria and reinforced in accordance with current regulations.



#### Vertical structures

These are composed of load-bearing masonry and reinforced concrete slabs, which possess the requisite strength and durability.





## **CONSTRUCTION DETAILS OF YOUR NEW HOME**

### **SUPPORTING STRUCTURE**

#### **Horizontal structures**

The floor slabs are made of concrete that is poured on site and subsequently covered with plasterboard ceilings. The roof is composed of sturdy laminated wood beams and, where necessary, it will have plasterboard ceilings with rock wool insulation.

Our thermal insulation has been optimised to ensure minimal energy consumption, making it an environmentally friendly choice. It is important to bear in mind that energy that is not used does not need to be created. This ensures that no pollutants are emitted, safeguarding both human health and the environment from further damage.

We can all contribute to protecting the environment by embracing **FOR GREATER COMFORT AND LOWER ENERGY COSTS.**

The walls of our houses are constructed using thermal insulation bricks.

PLEASE NOTE: All structural works are being conducted precisely as indicated in the project and in the executive reports of the reinforced concrete works. These reports are submitted to the appropriate authorities and adhere to all current regulations. The Directorate for Reinforced Concrete Works is on hand to supervise all works, ensuring that everything is done to the highest standards.



## PERIMETER WALLS

The exterior walls of the building will be **41 cm thick**. The following specifications will apply to the construction of the units:

- The masonry comprises 30 cm-thick thermal blocks.
- The plaster is 1.5 cm thick, pre-mixed, with a fine finish and two coats of white paint.
- Installation of thermal and acoustic insulation panels, measuring 8 cm in thickness, using both mechanical fasteners and the appropriate adhesive (total thickness 9.5 cm).
- The surface must be covered with plastic-coated cement for plastering.
- The use of fibreglass is an effective method of prolonging the life of the plaster.
- The surface has been finished with a coloured plaster.

## INTERNAL WALLS

All internal walls dividing the living areas are to be constructed using 8 or 12 cm bricks, as outlined in the plans and selected by the Works Management team.



## ROOF

The roof is a vital component of any building, as it plays a crucial role in creating the optimal indoor environment. As well as its primary function of providing shelter, it is important to note that it also affects both temperature and acoustics. This is a key consideration in both summer and winter.

The insulation includes the installation of a vapour barrier and 16 cm-thick wood fibre panels.

This natural material has a low environmental impact. It is also sustainable. This makes it the perfect choice for ensuring prominent levels of thermal and acoustic insulation.

This is followed by a roof ventilation system.

The project was completed using self-adhesive sheeting and cement, both of which were selected by Works Management.

The roof is to be equipped with gutters, downpipes, converges and drainage channels made of pre-painted, silvery aluminium, as specified by the Works Management.



## EXTERNAL WINDOWS AND DOORS

### Air permeability

Air permeability is a measure of a window or door's capacity to prevent the ingress of wind, even in windy conditions.

Superior air permeability is key to ensuring minimal dust accumulation, thereby maintaining a pristine interior, and preventing the accumulation of odours and smoke. Research has demonstrated that it enhances the environment, whilst simultaneously improving energy efficiency and sound insulation.

### Water resistance

This is the ability of the closed seal to prevent the ingress of water, even when pressure is applied to the seal from the outside, pushing water against it with force.

You can rest assured that there will be no water infiltration, no damage to the front panels or wooden floors, and no risk of mould forming on the lower part of the window frame.

All fixtures and fittings in your home are manufactured by the **Agostini Group** in Italy, ensuring compliance with the latest regulations (UNI EN 12207-12208), especially when it comes to:

- Rain resistance Class 9A
- Air permeability: Class 4

## EXTERNAL WINDOWS AND DOORS

### Thermal transmission

A considerable proportion of energy consumption and pollution is attributable to the heating and cooling of residential and commercial buildings. There is a need to reduce energy consumption in this sector, given that a substantial amount of heat is dissipated through leaks (accounting for approximately 35% of total losses).

Current legislation and regulations stipulate precise limits on the thermal transmittance of glazing and glass, depending on their location.

**The frames used in our buildings are certified with thermal transmittance values of less than  $U_w$  1.1 kW/m<sup>2</sup>K (typically  $U_w$  0.9 kW/m<sup>2</sup>K),** which, when compared to those of the existing real estate portfolio, **have performance levels of over 40%. Low-emissivity glass** is another key element of the window system, as it complies with energy-saving regulations.

We have installed 'low-emissivity' double-glazed windows to satisfy energy-saving and comfort requirements. These windows have been designed to minimise thermal energy loss, with special treatments on the inner glass surfaces to prevent heat from escaping.

The triple-glazed glass chamber that has been installed will feature three panes separated by two argon-filled chambers. The design's total thickness of 48 mm ensures unparalleled thermal, acoustic, and energy-saving performance!

The installation of motorised blinds will provide an additional level of convenience and comfort to your home!





## ENTRANCE DOOR

All units will be fitted with certified armoured doors that are class 3 burglar-proof, ensuring the highest standards of security. The doors will have a robust steel tubular frame structure and will be created with a closed steel tubular perimeter structure combined with a protective plate that is 2 mm thick. The doors will be fitted with CISA safety locks boasting five locking points. In addition, they will feature an external defender with an anti-drill mechanism, a satin chrome handle, a convenient peephole, and smooth lacquered interior and exterior cladding, all at the discretion of Works Management. The doors will have a lower threshold with a thermal break.

## INTERNAL DOORS

The internal doors will be white laminate and fitted with **chrome-plated New York model handles**.

**Please note that the model shown is purely indicative, meaning that you can choose a different brand and model, provided it remains within the same price range.**



## SKIRTING BOARDS

The interior of the building is to be finished with wooden skirting boards that match the interior doors.



## INTERIOR AND EXTERIOR FLOORING – WALL TILES

The interior flooring will be made of high-quality, rectified, 60 x 120 cm ceramic tiles by **Castelvetro, in the LAND model or similar**. The external flooring will have an R11 slip resistance index and an anti-slip finish, ensuring safety for all users.

**The units will be adorned with high-quality, rectified ceramic tiles by Castelvetro, from the Informati series, in the following dimensions: 80 x 80, 20 x 120, and 30 x 120 cm. The wood-effect models are from the Woodland, Aqua, More and Vogue series, in a range of colours with staggered joints, and will be laid on the subfloor according to the purchaser's choice.**

The 80 x 80 cm models are from the **Absolute, Always, Fusion and Land series, in a range of colours**, with straight joints **to suit any purchaser's preference**. They will be affixed with adhesive to the floor for ease of installation.

**Please note that the brand and model shown are purely indicative and can be changed, provided they remain within the same price range.**

In addition to the above models and formats, all products have a list price of €60.00/sqm, excluding decorations, special pieces, and various profiles.



## **INTERIOR AND EXTERIOR FLOORING - WALL TILES**

The bathroom wall tiles will be 60 x 120 cm, laid straight and side-by-side, and will be of the type chosen by the purchaser, provided that the chosen model supports this size. The maximum height from the floor is 120 cm for the walls and 240 cm for the shower walls. The kitchen wall covering is composed of strips that measure 100 cm, with a maximum length of 600 cm.

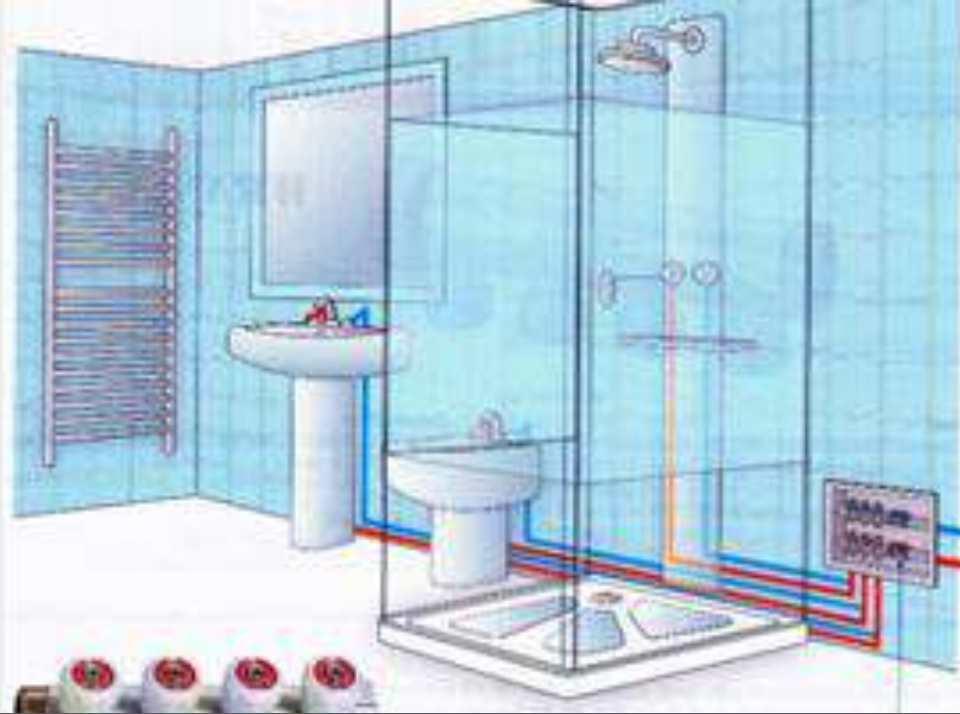
In addition to the above models and formats, the scope statement includes all products with a list price of €60/sqm, except for decorations, special pieces, and profiles. The flooring supply consists of approximately 1 m<sup>2</sup> for each selected type (depending on the box) and is delivered free of charge to the purchaser.

## **THRESHOLDS AND WINDOWSILLS**

The thresholds and windowsills of the doors and windows will be made of marble, to be selected by the Works Management team.

The windowsills will be fitted with a lower drip edge to facilitate water drainage and prevent formation of water stains and 'beards' on the exterior of the building.

PLEASE NOTE: In the event of a change, the surcharge will be calculated according to the published lists by applying the difference between the list price of the chosen variant tile and the list price of the new tile. Please note that payment is required in advance.



## **SANITARY PLUMBING SYSTEM**

The system will be supplied directly from the municipal water supply via polypropylene pipes, with the main meter located in a dedicated room or well.

The installed sanitary plumbing system is a network of multi-layer pipes with joints and fittings, such as valves, as well as a general meter with joints and connectors. Shut-off valves and distribution collectors will also be in place, and these can be checked using a special white cash box.

Each utility can be accessed for maintenance without interrupting the power supply to other appliances.

The drainage system will be fitted with silent pipes to minimise noise caused by water flowing through the pipes and will be vented using the same material.

Each user connected to the meter will have their own filter.

The flush box will have a double-button plate.





## **SANITARY PLUMBING SYSTEM**

The hot and cold-water supply system will be centralised, with 1000-litre storage tanks fed by state-of-the-art split air/water heat pumps. Each internal unit will be equipped with a meter to accurately measure energy usage.

The heating and cooling system will be installed in one location and will feature underfloor radiators. Each unit will be equipped with a meter to accurately measure energy consumption. The property will be powered by split air/water heat pumps located in the basement.



A mechanical ventilation system with heat recovery for air exchange and dehumidification is in place (only during the summer period).

**AZZURRA COMODO**



**RAK RESORT**



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### **SANITARY PLUMBING SYSTEM**

The sanitary fixtures will be white ceramic, either the 'RESORT' model by RAK or the 'COMODA' model by Azzurra, with concealed fixing parts.

The shower trays will be made of white, non-slip ceramic stone and will be no bigger than 120 x 80 cm.

**SANITARY PLUMBING SYSTEM**  
SHOWER TRAY



## SANITARY PLUMBING SYSTEM

### Taps

There are two models available for selection.

Serie Cosmopolitan Eurosmart Grohe



Serie Stick Paffoni



## ELECTRICAL SYSTEM

**Each house will have an electrical system that adheres to the latest regulations.**

The system will be divided into several circuits, starting from the main electrical panel. Distribution will be conducted via conduits in encased plastic tubing and threaded conductors made of insulated copper wire of an adequate cross-section. These will be installed in accordance with current regulations.

PLEASE NOTE: Light bulbs for inside the units will not be provided.

The switches will be white **VIMAR PLANA** series with white techno polymer model plates.

### **Emergency lighting**

The house will be equipped with one emergency light, which will be installed in a good area to ensure optimal visibility.





## ELECTRICAL SYSTEM

### Video intercom

The video intercom system comprises two screens: one 4-inch colour LCD and one 3-inch colour LCD. The device will also feature a capacitive keypad, which will allow the user to control video intercom and telephone functions, as well as hearing aids.

The external unit will consist of an anodised aluminium plate with a wide-angle colour camera.



### Anti-theft measures

The property will be equipped with a state-of-the-art anti-intrusion system, comprising magnetic perimeter sensors strategically positioned around the perimeter of the property. An optional extra will be available to expand the system with internal volumetric sensors, internal volumetric sensors with video verification, external volumetric sensors and fire and flood sensors.



This system can be controlled either by remote or by app. The external siren will be raised to prevent tampering.



## **ELECTRICAL SYSTEM**

### **Driveway automation**

The condominium's driveway gate will be fully automated using a CAME system that is remarkably quiet.

The 24 V motor will be fitted with an encoder and complete electronics for total movement management and obstacle detection. Two remote controls are provided.

### **Photovoltaic system**

The building will be equipped with a high-efficiency communal photovoltaic system. The system will consist of monocrystalline photovoltaic modules, which come with a 12-year product warranty and a 25-year warranty on 80% linear performance. Depending on market availability, the inverter, which is the core of the system, will be from a leading brand. Regardless of the circumstances, you can be confident that it will be highly efficient, always delivering maximum yield. It is also protected by a 5-year warranty.





## **GARAGE**

The garage is equipped with a motorised sectional door made of insulated metal panels.



## OUTDOOR PLANTING

The plan is to return cultivated soil to green areas within an appropriate radius. It is the customer's responsibility to ensure that planting and sowing is conducted correctly, in accordance with the specified thickness. The boundaries of the property will be defined by fences constructed with walls of a specified thickness and height above ground level. **The fencing will be constructed from galvanised iron, with a pre-painted finish in colours selected by Work Management.**

PLEASE NOTE: Galvanised and pre-painted iron requires minimal maintenance due to its significantly reduced wear and tear compared to untreated iron.

The gate will be constructed from galvanised iron and pre-painted, and it will be motorised in accordance with the design. Each house will be supplied with two remote controls. The pedestrian gate is to be galvanised and pre-painted, with an electrified opening mechanism.

Please be advised that the boundary fences of the property lots may differ from the above description depending on existing restrictions and requirements. Any existing connections will be made of brickwork, ironwork or plastic-coated mesh and will be left as they are.



#### GENERAL NOTES:

- Anything not mentioned in this description is excluded.
- The images provided are for illustrative purposes only, displaying the appearance of the materials. Please note that they are not binding regarding implementation.
- Any works that the purchaser intends to conduct must be agreed and defined in advance with the relevant office, and payment must be made in advance.
- Connection costs are €5,000.00 + VAT.
- The buyer will pay for these costs.
- The cost for each parking spaces is €1,000.00 + applicable VAT, and it shall also be borne by the purchaser.
- The purchaser shall be liable for notary fees, land registry fees and VAT incurred in connection with the purchase of the property, as well as the costs for the connections.

Read signed and acknowledged.

Zevio (VR), date

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WORKS SUPERVISORS:

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ENJOY SRL

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2G SRL

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Name Surname

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Name Surname

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