A RESIDENZE

ELEVATE YOUR LIFESTYLE

Descriptive specifications of the project

The ‘A’, the first letter of the alphabet, symbolises the beginning, a new chapter. In A Residenze, the letter ‘A’ represents the beginning of an elevated life, where every detail is designed to harmonise human beings, living spaces, and the surrounding environment.

Greeted by the soothing sound of a waterfall, we enter a lobby transformed into an art gallery. In the heart of the complex, the inner courtyard serves as a modern agora, a place for sharing and gathering, while the clubhouse offers elegant spaces for events and a reading room with 300 volumes. Outdoors, a suspended pool offers breathtaking views, while the gym completes the picture of pleasure and well-being. At A Residenze, every detail is designed to transform everyday life into an experience of serenity and luxury.

This description provides details of the buildings’ fundamental features, bearing in mind that the dimensions defined by the project approved by the municipal authority may be subject to variations during the construction process.

The works management may introduce changes during the execution of the works, at its own absolute discretion. During the construction phase and/or if considered essential, the Developer and the Director of Works reserve the right to make any variations or modifications to this description and the design drawings considered necessary for technical, functional, aesthetic or construction reasons, provided they do not imply a reduction in the technical and/or economic value of the property units.

Any variants shall be subject to the approval of the Works Management and the Developer, with reference to current and future Laws and building regulations. If the purchaser expresses the intention not to complete the supply and installation of any material, the vendor will be entitled to decide whether or not to agree to the proposal, and if it consents the actual cost of the materials/processes not supplied will be deducted.
Moreover any supply and installation of the said materials by the purchaser itself, shall not take place until after the notary’s deed of sale.

Notes:

- In view of the conformation of the site, the contours of the private gardens and/or communal areas shown in the project drawings may be subject to modification, while their area will remain unchanged;

- The images provided below are solely for illustrative purposes and are not binding on the final execution of the design;

- Furniture and fittings (e.g. plasterwork, false ceilings, ribs, furniture, mirrors, light fittings, shower enclosures, etc.) are not included in the specification and are to be provided by the customer.

- The materials supplied and installed shall be solely those listed in this specification. Any variants regarding the plumbing and sanitary and tap fittings, electrical system, HVAC system, floor and wall coverings, and internal doors and skirtings, shall be considered, agreed and calculated (charged to the customer) after the preliminary purchase agreement has been signed.

ECO-SUSTAINABILITY AND ENVIRONMENTAL PROTECTION

Our daily commitment as an ethical and sustainable company is to create environmentally friendly housing to provide a better world for our children.

The numbers add up quickly.

Optimal thermal insulation and plant technology first and foremost optimise energy use. This means that less energy needs to be produced and fewer pollutants are released into the atmosphere, thereby protecting health and the environment from additional harm. Each of us can actively contribute to the protection of the ecosystem and we do so by allowing you greater comfort.

With us, you can enjoy peace of mind.

ZEN Srl aims to create exceptional homes, where tradition and innovation meet, which generate value over time. We enthusiastically offer our experience in order to make our customers experience a great emotion, by making their dreams come true. Energy saving, living comfort, a variety of condominium services, and the security of the investment guaranteed by an insurance surety, as per Law no. 210, mean that the uniqueness of our apartments will make you sleep peacefully.

STRUCTURE

All structural works will be constructed in accordance with the project drawings and the building specifications for execution of the reinforced concrete works submitted to the relevant authorities, and in all cases in full compliance with current regulations, under the control of the Works Management for the reinforced concrete works.

Foundations

The foundations will be of continuous and/or ground beam and/or isolated plinth type, or if necessary of reinforced concrete bed with suitable resistance characteristics.

Vertical structure

It will consist of pillars, walls, beams and edge beams in cast-in-place reinforced concrete with suitable resistance characteristics.

Horizontal structure

The basement floor will consist of precast floor plates or will be made in cast-in-place reinforced concrete with suitable resistance characteristics. The surface of the basement floor will be bare concrete, both in the access corridor and in the garages, cellars and any other enclosed premises. Floors above the basement floor will be constructed in precast concrete beams with brickwork containing base, brickwork filler blocks and completing casting of bare reinforced concrete, or solid reinforced concrete.

Drainage pipes

A micro-perforated drainage pipe (with textile wrapping to prevent soil from entering) will be installed at the base of the foundations to collect excess rainwater and prevent it from standing with risk of seepage; the water will be conveyed to a collection tank connected to the municipal drainage system. A suitable pump will be installed if the relevant slopes do not allow natural drainage.

WALLS

PERIMETER WALLS

The external perimeter walls will be made of Poroton-type bricks, 25 cm thick, an internal plasterboard sheet and external thermal insulating jacket.

INTERNAL WALLS OF RESIDENTIAL UNITS

All internal walls between rooms will consist of hollow bricks 8 cm thick. Walls which carry the water supply and drainage systems of the bathrooms and kitchens will be constructed in hollow bricks 12 cm thick.

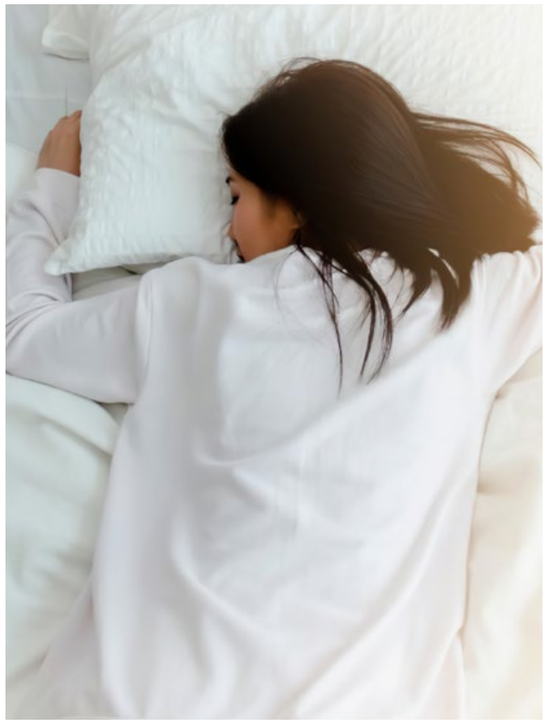
Even if thinner walls are essential to recoup internal space, brickwork 8 cm thick will still be used..

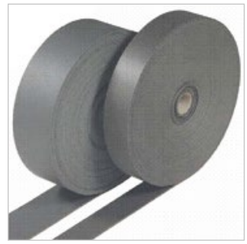
ACOUSTIC INSULATION BETWEEN WALLS AND FLOORS

“Other people talk about acoustic insulation but we really provide it: all too often, specifications are just on paper, but after years of research we use insulating materials and installation techniques that deliver excellent results.”

Where quiet is assured.

We all know the importance of peace and quiet within the home, but not everyone is aware that noise is not only airborne (such as when I can hear my neighbours talk or their TV), but is also carried through masonry, which transports noise through the structures connected to it (e.g. connection between floors and walls). For this reason, 5 mm thick polyethylene strips will be installed at the base of all the internal partition walls of all residential units, all dividing walls between different residential units, and all external perimeter walls, which separate the walls from the ceiling, thus preventing the transmission of impact noise between the various structures.





Polyethylene strips

THERMAL-ACOUSTIC INSULATION OF GROUND FLOOR

“Thanks to meticulous design and construction, in our homes the ventilated foundation system which separates the home from the damp in the ground is topped with the ideal insulation, which provides the thermal efficacy necessary for complete comfort.”

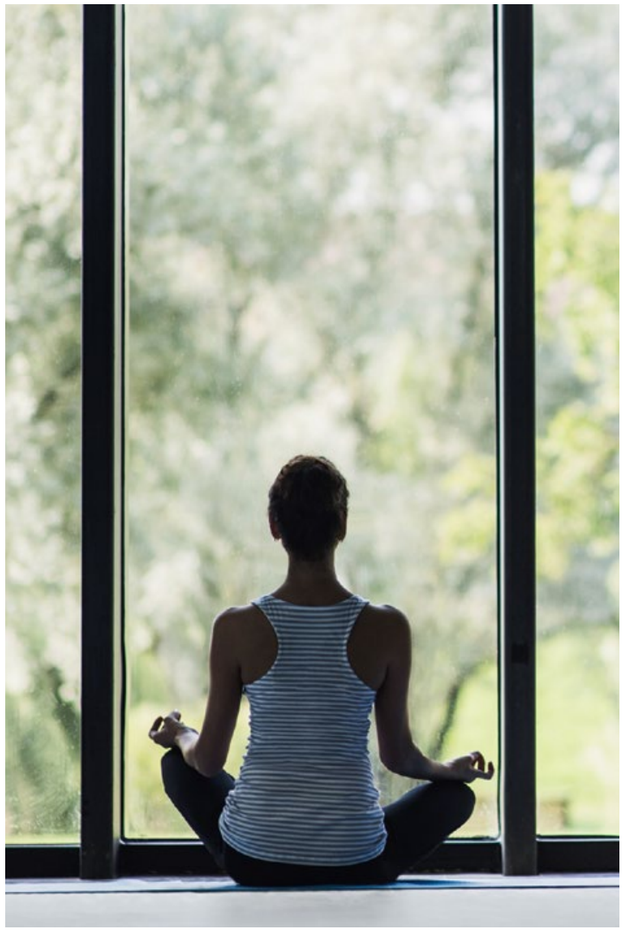
Specifically, above the ventilated foundation system we install a raised flooring, comprising:

Rock wool thermal and acoustic insulation panels 7 cm thick, clad with a steam barrier on one side to prevent the formation of condensate inside the masonry.

Adhesive polyethylene strips 5 mm thick, installed vertically around the base of all walls to form a “containment basin” for the screed and the flooring.

Sand and concrete screed reinforced with metal mesh, ready for glued installation of floorings.

With this system, the cold and damp are absorbed and dispersed by the ventilated foundation system and the rock wool panel and polyethylene strips, in accordance with the legal limits, to guarantee ideal thermal comfort.

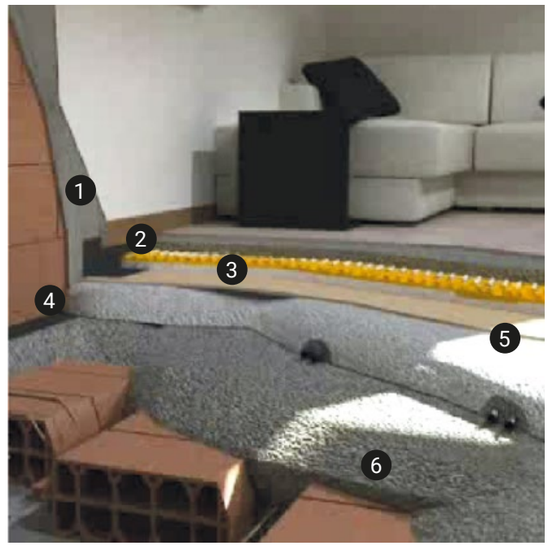


ACOUSTIC INSULATION OF SLABS FLOORS

Don’t disturb your neighbours, show respect for others, enjoy the peace and quiet.

A dropped object, footsteps – we all know how much disturbance these noises from neighbouring apartments can cause. For this reason the following insulation package will be built above the ceilings comprising:

1. Adhesive polyethylene strips 5 mm thick, installed vertically around the base of all walls to form a “containment basin” for the screed and the flooring.
2. Adhesive polyethylene strips 5 mm thick, applied horizontally at the bottom of all the partition walls within the apartment.
3. Polyethylene and polyester fibre thermal and acoustic insulating mat 1.0 cm thick, protected by a sheet of cellophane.
4. Sand and concrete screed reinforced with metal mesh, ready for glued installation of floorings.
5. Cellular concrete covering the utility systems.
6. Intermediate floor between different residential units.



With this system, the noises of impacts and footsteps on the floor are absorbed and deadened by the polythene/polyester mat and polyethylene strips, in accordance with the legal limits, guaranteeing ideal acoustic comfort (less noise = a calmer, less stressful life).

PRIVATE SUNDECK

Some homes will be equipped with a sundeck and connected to it by an external spiral metal-frame staircase. The sundeck will be for the home's exclusive use. The sundeck will be suitably insulated and paved with raised flooring (60 x 60 tiles). It will house a pergola that will serve as a support for the photovoltaic panels, with approximate dimensions of 4x3.5 m, as shown on the sheet attached to the preliminary purchase agreement, and a Playa model mini pool by Laghetto.

PRIVATE SWIMMING POOLS

All Sundecks will be equipped with a PLAYA 1 relaxation mini-pool by Laghetto.

Pool lined with polyester fibre and high-strength, durable polymers. Stainless steel and hot-dip galvanized steel structure protected with epoxy powder coating. Exterior clad throughout with hand-woven synthetic fibres, with cover blanket for winter and complete with seat. Exclusive Laghetto water filtration and treatment plant. LED spotlight.

The dimensions of the mini-pool will be as shown in the floor plan attached to the preliminary purchase agreement and the complementary pool furniture is not included (low seating furniture).

TYPE
PLAYA 1

COLOUR
COFFEE

WATER AREA
1,40 x 1,80 m

TOTAL OVERALL DIMENSIONS
2,20 m x 2,20 m

DEPTH OF WATER:
55 cm

POOL WARRANTY::
5 years

TERRACES

The floors of terraces will be cast in reinforced concrete, with plastered finish on visible parts.
The parapets of private areas will be in reinforced concrete, glass or ironwork, as specified in the datasheet attached to the preliminary purchase agreement. The raised flooring of the terraces will be made of 60 x 60 porcelain stoneware. The plinth around the edge of the balconies will consist of 15 cm-high horizontal tiles or pre-painted sheet metal.

COMMUNAL STAIRWELL

The risers and treads of the staircase, arrival and intermediate landings will be in glossy stoneware or Botticino marble tiles of suitable thickness and size. The handrails of the communal staircases will be in precoated ironwork of simple design. The communal stairwell will be painted in colours chosen by the Works Management.

The building is equipped with a low-consumption electric elevator system, with automatic return to the floor and door opening in the event of power failure, installed in the communal stairwell serving the building levels. The lift system will be of a leading brand, with a capacity of up to 6 people and a load capacity of up to 480 kg.

The installation will be carried out in accordance with the regulations in force, and fire safety requirements.

EXTERNAL WALLS

The external walls will be finished partly with plaster over the insulation cladding, and partly covered with material of a type and colour to be chosen by the Works Management.

EXTERNAL DOORS AND WINDOWS OF THE APARTMENTS

The windows and French doors will be made of reinforced PVC with thermal break, white on the interior, while the exterior colour will be white, depending on the customer's choice. They will feature double glazing with low-emissivity treatment and will be completed with a shading system using PVC roller blinds. External windows and doors will be of two types: casement or coplanar sliding.

The coplanar sliding system consists of a fixed and a movable part. In the case of sliding doors with a width of more than 2.60 m, the sliding door will have a span of 1.30 m, while the remaining part will be fixed. Types and dimensions will be provided in the datasheet attached to the preliminary purchase agreement.

"Low emissivity" glass

The double glazing is another key point of the window system with regard to acoustic insulation and energy saving regulations. In order to amply surpass energy saving and residential comfort standings, we have fitted our windows with "low emissivity" double glazing (which reduces thermal energy loss).

FRONT DOORS

The front doors of the apartments will be of the armoured multi-lock security type, with a reinforced leaf structure;

Internal insulation with flame retardant, soundproofing insulating material. The covering of the panel on the inside will match that of the apartment's internal doors; hardware in satin-finished chromed steel. The front door will have a panoramic spyhole for viewing the outside.

Security characteristics

Front doors will have class 3 burglar resistance under the UNI ENV 1627-1 European standard, and specifically will have the following characteristics:

- Single leaf consisting of two sheets of steel reinforced with press-bent profiles
- Casing in dark brown plastic-coated sheet steel.
- Double bitted lock with replaceable core (sealed pack for purchaser)
- Lock with disposable core for use during construction works
- Anti-drill shield plate.
- 3 keys
- Latch.
- 3 chromed steel bolts for locking.
- 1 locking deviator at top.
- 2 drawn steel hinges.
- 6 fixed chrome-plated steel locking bolts.
- Steel plate built-in door frame with 8 anchors embedded in the masonry.
- Square spyhole with 140° visibility.
- Cylinder lock for closure without locking, with a knob on inside.

INTERNAL DOORS

The internal hinged doors, sourced from a leading producer, will be of hollow type, having perimeter frame in spruce with honeycomb internal panel with Sincroporo scratch-proof wood cladding; light in colour complete with handles, exposed hinges, aluminium accessories and architraves finished in the same colour as the door.

SKIRTINGS

Apartments will be finished with installation inside rooms of wooden skirting in a colour matching the internal doors.

THRESHOLDS AND WINDOWSILLS

The thresholds and sills of French doors and windows will be in glossy Botticino marble. Sills will have gutter underneath.

PORCELAIN STONEWARE WALL AND FLOOR COVERINGS

The floors of the living areas, hallways, bedrooms and bathrooms will be 1st grade porcelain stoneware produced by a leading manufacture, in sizes 30x60 or 45x45, in colours and shades to be chosen from samples provided by the client, installed straight with glue and with grouted joints (decors, friezes and trims not included). The same products will be used for the bathroom wall coverings.

No covering of any kind will be provided for the kitchen and cooking area.

WATER SUPPLY SYSTEM

The water supply system will be supplied directly from the municipal mains by means of polypropylene pipes. Private meters for each apartment will be installed in a specific room, to enable the precise allocation of costs for the water used, in accordance with each user's real consumption.

The vertical drain lines, constructed in soundproofed material, are installed inside the masonry and secured by means of vibration damping rubber collars which further reduce noise.

The washing machine connection may also be placed in another room of the apartment if wished, and will be complete with electrical socket.

- The sanitary fittings will be wall-mounted IDEAL STANDARD TESI series or a similar equivalent; tap fittings will be IDEAL STANDARD CERAMIX series or a similar equivalent. The shower tray will be in white acrylic material from IDEAL STANDARD, model ULTRAFLAT.
- The shower tray will be in white acrylic material from IDEAL STANDARD, model ULTRAFLAT.

The number and type of the sanitary fittings to be supplied will be specified on the floor plans attached to the preliminary purchase agreements.

Number and layout of water supply, drain and sanitary fittings for each residential unit:

Kitchen

- Dishwasher water supply/drain connection
- Kitchen sink water supply/drain connection (sink not included)

Sundeck

- Hot and cold water point + drainage

Bathroom

- 1 IDEAL STANDARD STRADA model washbasin
- 1 IDEAL STANDARD TESI series toilet
- 1 IDEAL STANDARD TESI series bidet
- 1 ULTRAFLAT 80x80 cm shower tray
- 1 washing machine water supply/drain connection

Second bathroom (if featured)

- 1 IDEAL STANDARD STRADA model washbasin
- 1 IDEAL STANDARD TESI series toilet
- 1 IDEAL STANDARD TESI series bidet
- 1 ULTRAFLAT 80x80 cm shower tray

Notes:

Furniture and fittings (e.g. plasterwork, false ceilings, ribs, furniture, mirrors, light fittings, shower enclosures, etc.) are not included in the specification and are to be provided by the customer.

HEATING SYSTEM

The heat production system will be independent, consisting of an electric air-water heat pump with water heater for domestic hot water, complete with external unit located on the ground floor terraces or gardens. The apartments will not have a gas supply system, so kitchens must be equipped with electric induction hob.

Room heating system

Rooms will be heated by means of radiating floor panels which emit heat through the entire surface of the floor, so that the temperature difference between the floor and the room is small, ensuring that the floor can be walked on without discomfort and draughts are not triggered inside rooms. The appropriate, controlled radiation of heat, the uniform temperature distribution and the low air speed ensure that the heat is transmitted naturally to people's living environment, to provide comfortable habitats.

Benefits:

Heat costs are allocated on the basis of the actual heat consumed. Impressive savings on heating costs, which can be assessed on average at around 30%; 40% can be achieved with a little care, especially if the apartment is well located. The fact that in the buildings this system is combined with the apartment's insulation (doors and windows, glazing, roof, floor and wall insulation, etc.) enables a further significant reduction in costs, combined with greater safety and better energy efficiency compared to obsolete conventional centralised systems. The absence of radiators along the walls inside apartments enables greater freedom in the layout of furnishings. There is the utmost freedom in control of the heating system, as the apartment's temperature can be set to individual preferences and requirements. Moreover, the heating system can be operated at the times and on the days required, with no dependence on other condominium members.

AIR CONDITIONING

The living room and bedrooms will be equipped with an air-conditioning system using hydronic splits installed on the wall, connected to the heat pump provided.

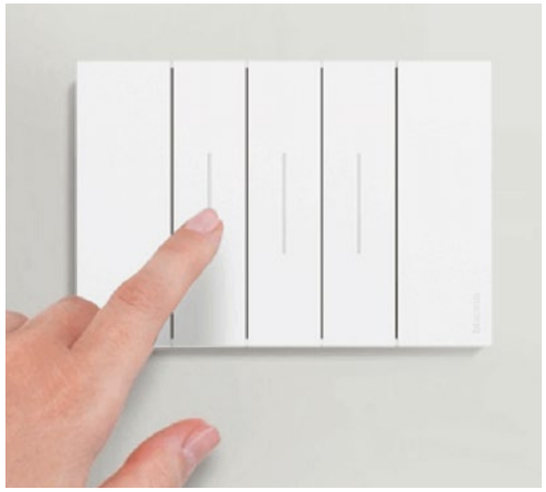
ELECTRICAL SYSTEM

Each apartment with have an electrical system with multiple circuits (for light fittings, power sockets, for appliances and technological loads) consisting of tubular plastic ducts set into the masonry and insulated copper wire conductors of suitable gauge, constructed in accordance with current regulations. No type of light fitting for the interior of the apartment will be supplied.

The junction boxes and ducts will be located in order to enable the future installation of a home automation electrical system (wiring and switches will be provided for conventional systems).

The electrical system will be constructed in accordance with level 1, as defined by chap. 37 of the current CEI 64-8 standard. Private garages will be supplied with power directly from a switch connected upstream of the electricity control box of the individual user.

Residential unit electrical system



The switches will be from BTICINO, series LIVING NOW, with white technopolymer plates.

THE ELECTRICAL SYSTEM WILL COMPRISE:

Living room

- 1 lighting point - one-way switching
- 1 lighting point - two-way switching
- 5 dual amperage 10/16A sockets
- 2 doorbell points
- 1 nameplate button
- 1 remote control connection point for thermostat
- 1 complete control unit

Kitchen

- 1 lighting point - one-way switching
- 2 two-pole switches
- 3 dual amperage 10/16A sockets
- 2 connection points - over 1000W
- 1 INDUCTION HOB connection point
- 1 water heater connection point

Living room/Kitchen corner

- 1 lighting point - one-way switching
- 1 lighting point - three-way switching
- 6 dual amperage 10/16A sockets
- 2 doorbell points
- 1 nameplate button
- 1 remote control connection point for thermostat
- 1 complete control unit
- 1 INDUCTION HOB connection point
- 2 two-pole switches
- 2 connection points - over 1000W
- 1 water heater connection point

Hallway

- 1 lighting point - three-way switching

Storeroom (only if featured)

- 1 lighting point - one-way switching

Bathroom

- 2 lighting points - one-way switching
- 1 dual amperage 10/16A socket
- 1 cord pull switch point
- 1 connection point - over 1000W

Second bathroom (if featured)

- 2 lighting points - one-way switching
- 1 dual amperage 10/16A socket

Double Bedroom

- 2 lighting points - one-way switching
- 1 dual amperage 10/16A socket

Single bedroom

- 1 lighting point - two-way switching
- 2 dual amperage 10/16A sockets

Balcony

- 1 lighting point - one-way switching (to be placed inside the room)
- 1 LED light fixture

Sundeck

- 2 electrical sockets
- 2 lighting points
- Pergotenda sliding cover system attachment

Cellar (if featured)

- (the wiring will be on the outside of the walls)
- 1 single-pole lighting point IP44 - one-way switching
- 1 LED light fixture

Garage (if featured):

- (the wiring will be on the outside of the walls)
- 1 single-pole lighting point IP44 - one-way switching
- 1 DISANO ADFT 1x36 clear polycarbonate light fixture complete with fluorescent lamp
- 1 fitting for electric charging equipment installation
- 1 electrical socket

TECHNOLOGICAL EQUIPMENT

Communal Wi-Fi

Living area and gym will be covered by a shared Wi- Fi connection.

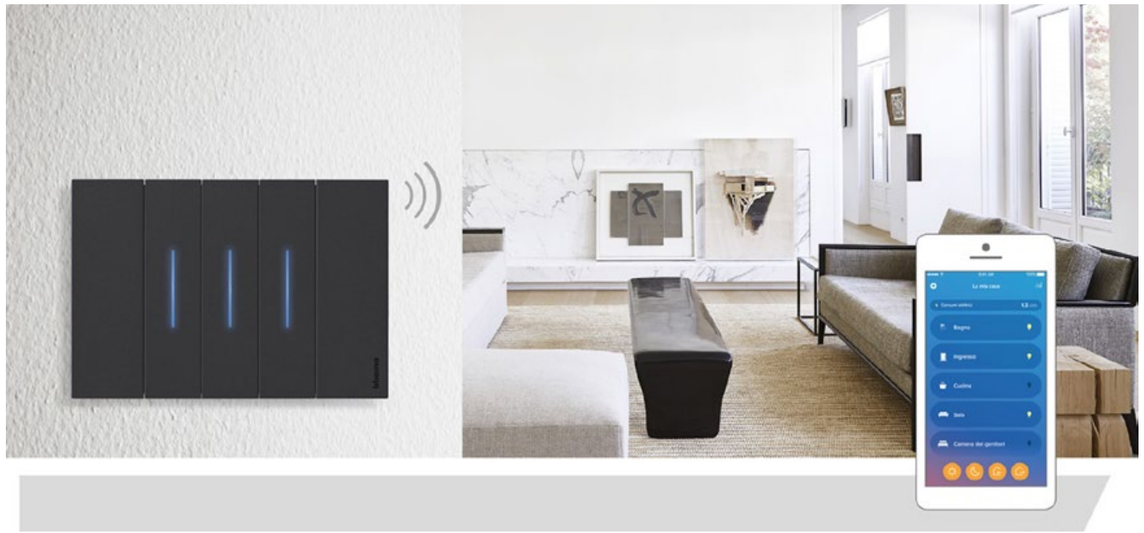
Access to communal areas

Access to the communal areas (gymnasium, living area, laundry and bicycle room) will be managed by an ac- cess control system using a programmed badge. Each residential unit will be provided with 1 badge.

CCTV video surveillance system

The building will be equipped with a video surveillance system, with video recording system, to protect the com- mon areas: living room, gymnasium and stairwells, as well as the garage access ramp.

YOUR SMART HOME



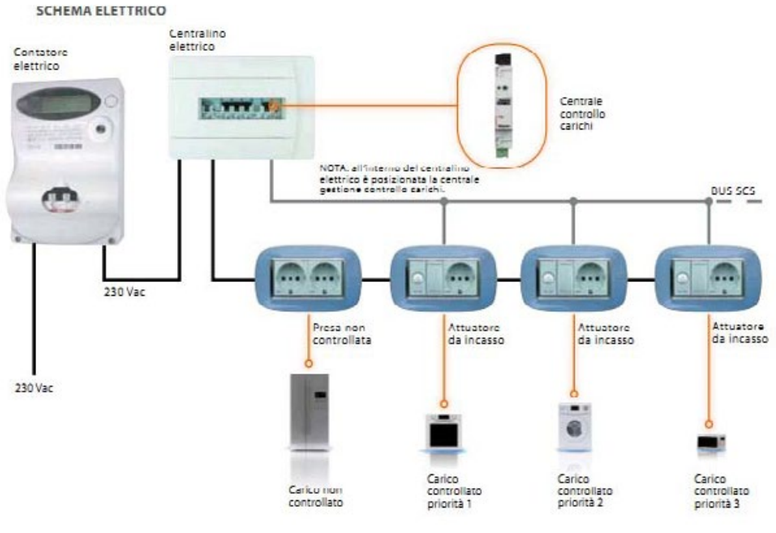
With the Bticino Living Now Smart system, you can have a connected home for the remote management of the following functions of the electrical system listed in the specifications:

- Management of motorised roller shutters
- Load management and consumption display to avoid blackouts and receive alarm notifications

Each housing unit is equipped with an energy load management module within the electrical control panel. This system is able to manage the power available under contract with the energy utility provider, assigning disconnection priorities to the connected appliances, thus preventing the meter from being disconnected as a result of an overload caused by several appliances being switched on at the same time.

The basic system supplied can easily be supplemented (as a variant at the customer's expense) with additional modules, thus making it possible to supervise and control the following additional functions:

- Adjusting the lighting to achieve the desired level of comfort
- General controls (lights and/or shutters)
- Create and manage scenarios (general ON/OFF, entry, exit, day, night, etc.).
- Managing temperature with the "connected" thermostat



TELEPHONE SYSTEM

Two TELECOM connection points will be provided in the living room and the single bedroom respectively. The incoming socket will be supplied by Telecom itself, while the second will be BTICINO LIVING NOW series.

VIDEO INTERCOM SYSTEM

This will be BTICINO CLASSE 100 model, handsfree type. The external doorbell board will be installed on the main access path, while the video receiver will be installed in the living room of each apartment and the private parking space entrance will only feature an intercom. The CLASSE 100 video intercom is very functional and stylish; unlike standard receivers, the video intercom is semi-inset into the wall and does not have the unsightly "telephone handset" receiver.

INDIVIDUAL PHOTOVOLTAIC SYSTEM

The apartments with sundecks will be equipped with photovoltaic panels placed on the pergolas.

The individual allocation will be distinguished as follows:

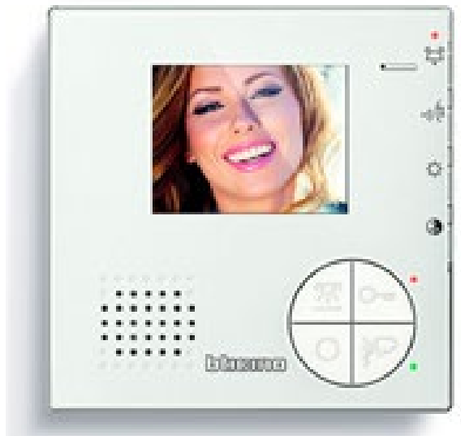
- SUNDECKS WITH A PERGOLA WILL HAVE A 2.5 KW SYSTEM

- SUNDECKS WITH TWO PERGOLAS WILL HAVE A 5 KW SYSTEM

THE REMAINING PORTION OF KILOWATTS, AS REQUIRED BY LAW, WILL BE ALLOCATED FOR SHARED USE WITHIN THE APARTMENT BUILDING.

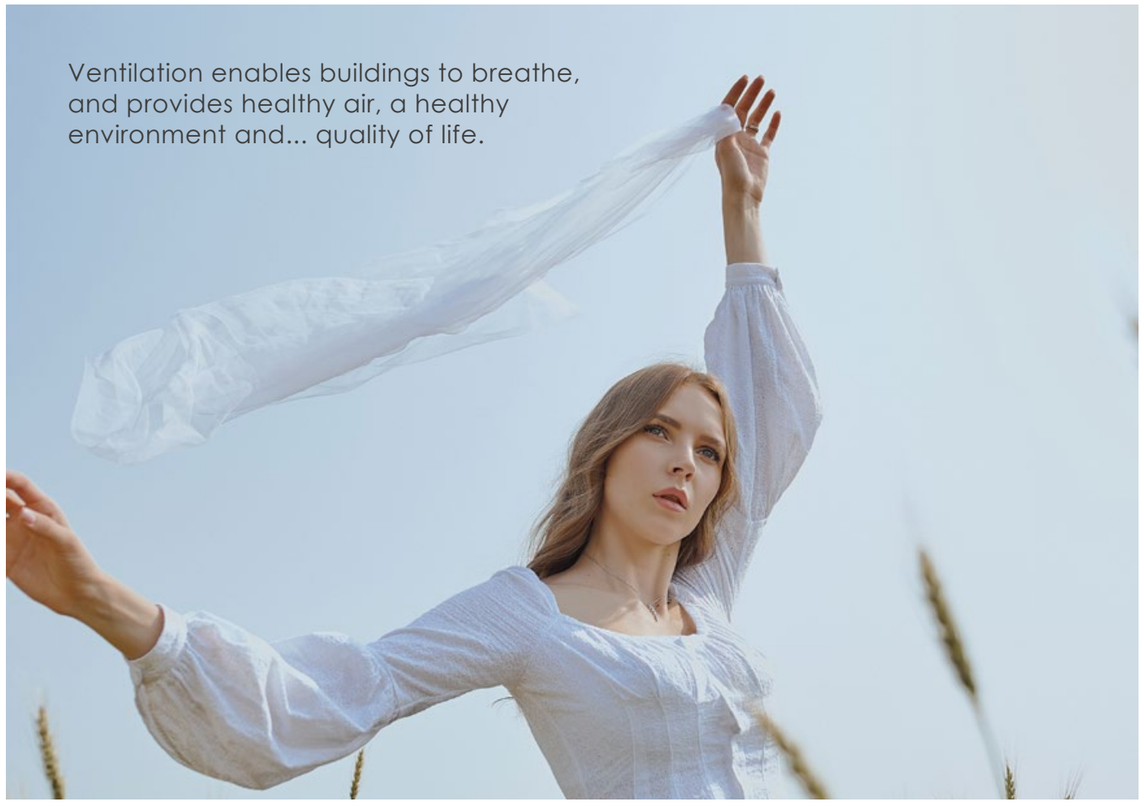
IMPIANTO TV

E' prevista l'installazione di antenna TV per ogni edificio. All'interno, l'alloggio sarà dotato di due prese TV. È previsto inoltre l'impianto di ricezione satellitare. Sarà presente un ingresso satellitare all'interno di ogni singolo alloggio, pronto per l'attacco del decoder (quest'ultimo escluso dalla fornitura).



CONTROLLED MECHANICAL VENTILATION SYSTEM

Homes will be equipped with a controlled mechanical ventilation system for extraction. The mechanical ventilation system is designed to ensure the continual removal from the interior of air and pollutants produced by occupants' normal functions.
Air will be extracted from the bathrooms and kitchens, while outdoor air will be fed into the main rooms, living rooms and bedrooms.



Recent research has revealed that pollution in residential interiors is more harmful to health than outdoor pollution: improving the climate within the home means improving quality of life.
Nowadays there is a strong focus on outdoor pollution, disregarding the quality of indoor air, yet the air of a home may
be more polluted and more harmful for human health than outdoor air. This is because, as well as external pollutants, a building may also contain additional harmful substances, the hazard level of which is often underestimated.
Examples include pollen, mites and moulds in mats and carpets, or compounds contained in standard household cleaning products.
The importance of high indoor air quality is even more apparent if we consider that we spend 90-95% of our time in enclosed environments and every day we breathe in much more indoor than outdoor air.

LANDSCAPING OF BUILDINGS' GROUNDS

A suitable depth of topsoil will be provided in the communal and private garden areas: planting and sowing will be the customer's responsibility.

The fence facing the street will be made of hot-dipped galvanised and painted iron, with a height of one metre. The dividing fences of the common areas inside the courtyard will be supported by a reinforced concrete wall of adequate thickness and height above ground, and will be made of hot-dipped galvanised and painted iron, one meter high. The remaining dividing fences of the private gardens outside the courtyard will be made of one- meter-high plastic-coated iron mesh.

The vehicle access gateway will be prefabricated in precoated galvanised ironwork and will be hinged and motor-operated as per the project; a remote control will be provided for each apartment. In private gardens, a concrete pit with empty electrical ducting will be provided to enable the future installation of a light fitting, together with a lighting point with one-way switch to control it.

A cement pit will also be installed to contain the water pipe with hose connection for watering garden areas. Only if the garden is completely divided into two separate sections with no connection between them, the pits will be provided in a total of four, with two for electrical supply and two for watering the planted areas.

PATHS, PAVEMENTS AND DRIVEWAYS

The raised pavements on the ground floor will be paved with matt porcelain stoneware using 60 x 60 tiles, with a rough surface, product colour and collection chosen by the Works Management.
The paving of the driveways will also be in matt 60 x 60 porcelain stoneware, with a rough surface, in a colour and series chosen by the Works Management. It will be either floating or bonded to the screed.

COMMUNAL SPACES FOR EXCLUSIVE USE

In order to improve the quality of life, the building complex will be equipped with the following spaces for exclusive use:

SWIMMING POOL WITH TRANSPARENT BOTTOM

The apartment complex will be equipped with a private communal swimming pool, for the use of the owners of the apartments, made of reinforced concrete, lined with a blue waterproof sheet or similar equivalent.

The pool will have dimensions as per the project. It will be equipped with an automatic electronic chlorine and pH dosage and monitoring system to ensure perfect water quality control.

Water filtration will be ensured by a self-cleaning quartz sand filter, via manually operated backwashing during weekly maintenance (paid for by the condominium).

The pool will be equipped with underwater floodlights that will create a striking choreographic evening and night atmosphere.

The continuous space at the pool will be delivered unfurnished (deckchairs, parasols, sunbeds, etc.).

LOBBY AREA

Delivered furnished and equipped, the scenic lobby area will make the property even more exclusive.

There will be a lounge area dedicated to conversation or reading, and a library will also be set up. The area will be served by communal Wi-Fi.

INDOOR GYMNASIUM

A comfortable gym on the pool level equipped with areas and equipment dedicated to wellness:

- 1 Recumbent bike
- 1 Unica multifunction bench
- Hexagonal dumbbells
- Dumbbell rack
- 1Wave

Note: the machines in the gymnasium can also be of reconditioned type

BICYCLE STORAGE ROOM

Space in the basement room will be provided with 4 electric bicycles.

EQUIPPED LAUNDRY ROOM

The laundry room will be equipped as follows:

2 6-kg washer-extractors*
2 6-kg dryers*

*The machines will work with tokens or coins

COMMUNAL BASEMENT FEATURES

All utility systems will be installed on the outside of the walls, except for those which will be sunk into the floors where possible. The up and over doors of the garages will be in galvanised steel plate, precoated in colours chosen by the Works Management.

The doors of the plant rooms will be multipurpose hollow pre- coated steel plate type; they will be supplied in REI version only if required by the fire service and will be in standard beige R.A.L. colour.

The up and over doors will be complete with motorisation and remote control. If requested by the fire service provincial headquarters, the up and over doors may have variable perforated surfaces to enable the degree of ventilation envisaged by standards and regulations in force. The basement will consist of reinforced concrete walls with industrial bare finish, while the partition walls between garages and between cellars and garages or the access corridor will be in bare concrete blocks, which may be of REI type, of appropriate class, only if request by the Fire Service headquarters during fire prevention certificate procedure.

Garages and any access corridor will have industrial paving in smoothed quartz concrete.

All utility systems will be installed on the outside of the walls, except for those which will be sunk into the floors where possible. They can be placed in the ceiling in the garages. Any ducting required to complete the condominium's technological installations

General notes

Everything not specifically contained in this description is not included.

The photographs and virtual images in this description are purely guideline and are not in any way binding for construction purposes.

All changes which purchasers decide to make must be agreed in advance and defined with the variants office, with regard to both construction procedure and payment.

Notary public and related expenses for the purchase of the apartment, property registry formalities, VAT and utility connection charges shall be payable by the purchaser.

The selling party

The purchasing party

Rev 210624

A RESIDENZE

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REAL ESTATE AGENT OF REFERENCE:

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