VILLE

AERIS

Descriptive specification of project



The Aeris Villas overlooking Lake Garda

The Aeris Villas are a unique and prestigious development, nestled in nature with privileged views over Lake Garda. New villas where large windows open onto the unique panorama of Lake Garda, and spacious terraces, gardens, and sundecks serve as a natural extension of the living spaces.





This description aims to highlight the fundamental features of the buildings, taking due account that the dimensions resulting from the approved project may be subject to changes during the execution phase.

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 proposed variation shall be subject to the approval of the Works Management and the Developer, in accordance with current and future laws and applicable building regulations.



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 shown below are for illustrative purposes only and are not binding on the final executive design;

- The materials supplied and installed will be exclusively those listed in this specification document. Any changes relating to the plumbing system, sanitary fixtures and taps, electrical system, air conditioning system, flooring and wall coverings, internal doors and skirting boards will be assessed, agreed upon, and priced following the signing of the preliminary purchase agreement.



Structure

All structural works will be carried out as specified in the project plans and in the executive reports for the reinforced concrete works, filed with the relevant authorities and always in full compliance with current regulations, under the supervision of the Works Management.

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 STRUCTURAL FRAMEWORK

It will consist of columns, walls, beams, and tie beams cast in situ with reinforced concrete of adequate strength.

HORIZONTAL STRUCTURE

The slabs will be constructed using in-situ reinforced concrete with adequate strength characteristics. The floor surface of the wellness slab will be left exposed both in the manoeuvring area and in the parking bays.

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. If the levels do not allow for natural drainage, a suitable pump will be installed.





Thermal and acoustic insulation

SAVINGS AND SUSTAINABILITY, BUILT IN.

First and foremost, our excellent thermal insulation enables large energy savings. The energy we don't consume doesn't need to be produced — meaning no pollutants are generated, and both people and the environment are protected from further harm. Each of us can actively contribute to protecting the environment, and we do so by offering you greater living comfort and lower energy costs.



WITH US, YOU CAN ENJOY PEACE OF MIND.

The perimeter walls will be constructed in drywall construction method in fibre-reinforced plasterboard with internal insulation.





Walls



PERIMETER WALLS

The perimeter walls of the entire building will be constructed using dry construction methods, properly insulated in compliance with technical regulations.

They will be composed as follows:

1. An external fibre-reinforced panel.
2. A first structure in stainless steel sheet with a thickness of 15 cm including insulation.
3. A second stainless steel sheet structure facing the interior of the apartment, with a thickness of 7.5 cm, including insulation.
4. Double plasterboard layer facing the interior of the apartment.

The two structures are separated by an additional plasterboard panel. The total thickness varies from 30 cm to 40 cm.

INTERNAL WALLS OF RESIDENTIAL UNITS

All internal partition walls dividing the living spaces will be constructed using dry methods, with a total thickness of 12.5 cm and an insulating mat placed in between. The walls housing plumbing and drainage systems for bathrooms and kitchens will instead be constructed using dry partition systems with a total thickness of 16 cm and an insulating mat installed within.





The walls separating two adjoining villas will always be constructed as drywalls with a total thickness of 25 cm, incorporating a thermal and acoustic insulation mat between both layers. The walls of bathrooms and kitchens will have a special water-repellent sheet to prevent moisture and condensation problems. An appropriate substructure will be installed at ceiling level in the Villas to carry a plasterboard lining suspended from the structural slab, in order to ensure continuity of finish between walls and ceiling.

Sundeck

The sundeck of each villa will be connected by an external spiral staircase with an iron structure. It will be properly completed with a 60×60 cm floating flooring. Two pergolas will be installed on the same structure to support the photovoltaic panels, with indicative dimensions of 4×5 metres, as shown in the specification sheet attached to the preliminary purchase agreement. The balustrades of the Villas will be made of reinforced concrete, glass, or metal, as specified in the sheet attached to the preliminary purchase agreement. The skirting around the perimeter of the balconies will be made by laying pre-painted sheet metal.



Mini Pools

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

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. Full external cladding in hand-woven synthetic fibre. Exclusive Laghetto water filtration and treatment plant. LED spotlight.

Please note that the dimensions of the mini pools will be as shown in the plans attached to the preliminary purchase agreement, and the complementary pool furnishings are not included.



Terraces (Villa Ander and Villa Ponal)

The Villas will have terrace slabs made of reinforced concrete, finished with plaster on the exposed surfaces. 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 terrace flooring, of the 'floating' type, will be made of 60x60 cm porcelain stoneware tiles. The skirting around the perimeter of the balconies will be made by laying pre-painted sheet metal.



External walls

The external facades will be finished with fine plaster render or reconstructed stone cladding as depicted in the attached pictures. The submission and approval of material and colour samples will, however, remain at the discretion of the Works Management.





External doors and windows

The windows and French doors will be made of reinforced PVC with thermal break, finished in warm grey chosen by the client. They will feature double glazing with low-emissivity treatment and will be fitted with PVC roller shutters for blackout, installed only in the sleeping areas.

No shading is provided for the living area and the relaxation/gym area on the lower floor.
The external window and doors will be of two types: hinged or flush sliding, as shown in the plans attached to the preliminary purchase agreement.

“LOW EMISSIVITY” GLASS

The double glazing is another key element of the window system in terms of compliance with acoustic and energy-saving regulations. To fully meet energy-saving requirements and ensure residential comfort, we have fitted our windows and doors with low-emissivity double glazing (which minimises heat loss).



Entrance to the Villas

The entrances to the Villas will feature with a security door, in wood finish featuring an opening handle.



INTERNAL DOORS

The internal doors will be of the flush-to-wall type, supplied by a leading manufacturer; this type of door is characterised by the absence of jambs and visible architraves.
These doors will be supplied primed and ready for the final painting, the finishing costs shall be covered by the buyer.



SKIRTINGS

The Villas will be finished with the installation of white-painted wooden skirting boards inside the rooms.

INTERNAL FINISHING AND PAINTING

The walls and ceilings of all rooms, except for the bathrooms and kitchens, will be finished with a gypsum plaster finish applied directly onto the plasterboard walls. All wall and ceiling painting is excluded from the following specifications and remains the responsibility of the customer.

THRESHOLDS AND WINDOWSILLS

The thresholds and sills of French doors and windows will be in polished Botticino marble. The window sills will be equipped with a drip groove underneath.

Floors and wall coverings

The flooring in all areas, with the exception of the sleeping quarters, will be first-choice porcelain stoneware from a leading manufacturer, in 30×60 cm or 60×60 cm formats. Colours and shades will be selected from a sample range provided by the client. The tiles will be laid with adhesive, in a straight pattern with grouted joints. Decorative elements, borders, and special pieces are not included.
The same products will be used for the bathroom wall coverings. (h 240)

No cladding of any kind is included for the kitchen and kitchenette.

The flooring in the sleeping areas and their adjoining hallways will be finished wood, made from planks of mixed lengths (70–90 cm) and widths (8–10 cm), laid in a running bond pattern (no other installation methods are permitted). The boarding has a total thickness of 10–11 mm and consists of three layers of wood, two of which serve as support for the third, which is a noble type of wood available in various colours and finishes.











Sanitary plumbing system

The system will be supplied directly from the municipal water mains via polypropylene pipes. Private meters will be installed for each individual Villa.

The drainage lines, made of soundproofed material, are installed within the walls and secured with rubber anti-vibration collars that further reduce noise.

The washing machine connection may be located in another room of the property by choice and will be provided with a power outlet.



Quantity and layout of sanitary fixtures for each Villa:

KITCHEN

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

SUNDECK

- Hot and cold water point + drainage

BATHROOM

- 1 washbasin, IDEAL STANDARD I.LIFE model
- 1 hygienic seat toilet IDEAL STANDARD I.LIFE series
- 1 bidet, IDEAL STANDARD I.LIFE series
- 1 ULTRAFLAT shower tray with dimensions as per the sheet attached to the preliminary purchase agreement
- 1 washing machine water supply/drain connection

SECOND BATHROOM

- 1 washbasin, IDEAL STANDARD I.LIFE model
- 1 hygienic seat toilet IDEAL STANDARD I.LIFE series
- 1 ULTRAFLAT shower tray with dimensions as per the sheet attached to the preliminary purchase agreement

BATHROOM RELAXATION AREA

- 1 washbasin, IDEAL STANDARD I.LIFE model
- 1 hygienic seat toilet IDEAL STANDARD I.LIFE series
- 1 ULTRAFLAT shower tray with dimensions as per the sheet attached to the preliminary purchase agreement





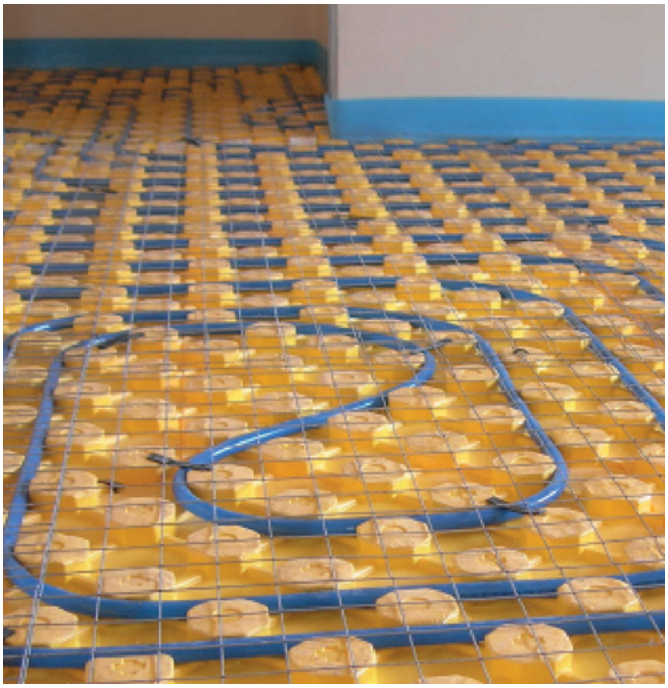


- The sanitary fixtures will be from IDEAL STANDARD's I.LIFE series, wall-mounted or equivalent; the taps will be IDEAL STANDARD, ERCOS, PONSI, VIKTOR models or equivalent.
- The shower tray will be in white acrylic material from IDEAL STANDARD, ULTRAFLAT model.

It should be noted that the sanitary fixtures will be supplied in the quantity and types indicated on the floor plans attached to the preliminary purchase agreements.

Heating system

The heating system will be autonomous, consisting of an electric air-to-water heat pump with a domestic hot water cylinder, complemented by an external unit located in the gardens.



Heating system

The rooms will be heated by underfloor radiant panels that emit warmth evenly across the entire floor surface, ensuring a minimal temperature difference between the floor and the surrounding air. This prevents discomfort when walking barefoot and avoids causing draughts within the rooms. Adequate and controlled radiant heat, uniform temperature distribution, and low air velocities ensure that warmth is naturally transferred to the living environment, creating comfortable habitats.

Benefits:

Heat costs are allocated on the basis of the actual heat consumed.
Significant savings on heating costs, typically estimated at around 40% compared to conventional systems. Given that this system in the villas is combined with optimal insulation (including window frames, glazing, slab and wall insulation, mechanical ventilation, etc.), it allows for a further significant reduction in costs, alongside enhanced safety and improved energy efficiency. No radiators along the interior walls, allowing greater freedom in furniture arrangement.
Maximum freedom in heating control, allowing the temperature of the Villa to be adjusted according to your preferences and needs.

Cooling System

The cooling system consists of ducted hydronic fan coil units connected to the supplied heat pump. The fan coil units will be installed in the false ceiling and will serve to cool the living areas and bedrooms. The treated air is distributed to the various rooms through ductwork and air diffusers.

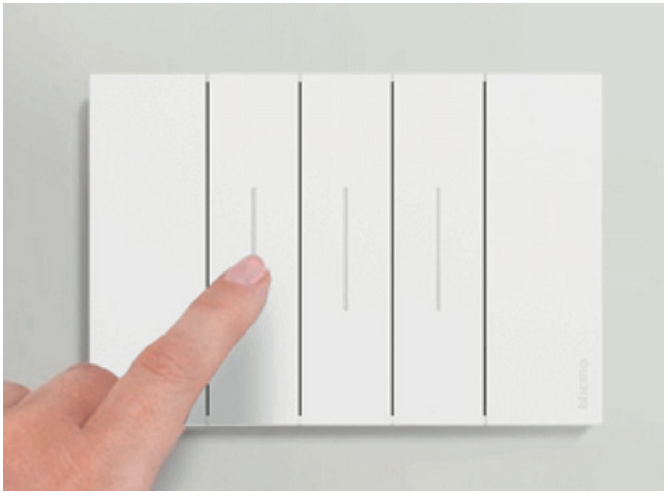
The system is equipped with individual room temperature control, allowing optimal comfort in every space. On the wellness floor, a vertical ducted fan coil unit will be installed.

Electrical system

Each villa will be equipped with a multi-circuit electrical system (serving light fixtures, power sockets, household appliances, and technological utilities), consisting of recessed plastic conduits and insulated copper wiring of appropriate gauge, installed in accordance with current regulations. Junction boxes and distribution conduits will be installed to allow for the future fitting of a home automation electrical system (cables and switches will be installed 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.

Residential unit electrical system



Switches will be BTICINO LIVING NOW series, with white technopolymer switch plates.

THE ELECTRICAL SYSTEM WILL COMPRISE:

Living room

- 1 lighting points with one-way switching
- 1 lighting point with two-way switching
- 5 dual-standard 10/16A sockets
- 2 doorbell points
- 1 nameplate call button
- 1 connection point for remote thermostat control
- 1 complete distribution board

Kitchen

- 1 lighting point - one-way switching
- 2 double-pole switches
- 3 dual-standard 10/16A sockets
- 2 upper connection points, 1000W
- 1 connection point for INDUCTION HOB
- 1 boiler connection point

Hallway

- 1 lighting point with intermediate switching

Storeroom (only if featured)

- 1 lighting point - one-way switching

Bathrooms

- 2 lighting points with one-way switching
- 1 dual-standard 10/16A socket
- 1 pull cord switch point
- 1 upper connection point, 1000W

Master Room

- 1 lighting point with intermediate switching
- 3 dual-standard 10/16A sockets

Bedroom

- 1 lighting point with two-way switching
- dual-standard 10/16A sockets

Sundeck

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

Box

- (the wiring will be installed exposed)
- 1 single-pole lighting point, with one-way switching, IP44 rated
- 1 ceiling-mounted transparent polycarbonate light fixture, complete with fluorescent lamp
- 1 provision for future EV charger installation, including prewiring
- 1 electrical socket

Gym and relaxation room

- 2 lighting points with one-way switching
- 2 lighting point with intermediate switching
- 3 dual-standard 10/16A sockets
- 1 connection point for remote thermostat control
- 2 double-pole switches
- 1 upper connection point, 1000W

Home automation system



This is a useful, versatile integrated home automation system, able to offer smart solutions in terms of comfort, security, energy saving and efficiency, multimedia and remote control. Furthermore, thanks to its modularity, different levels of functionality can be accessed, while retaining the ability to modify the system later according to any future requirements.

1 Opening of sunshading devices

This refers to the operation of the external sunshading devices, controlled via individual wall-mounted switches combined with a centralised control system. A single command allows all shutters in the home to be opened or closed simultaneously, while still preserving the option for individual operation of each shutter.

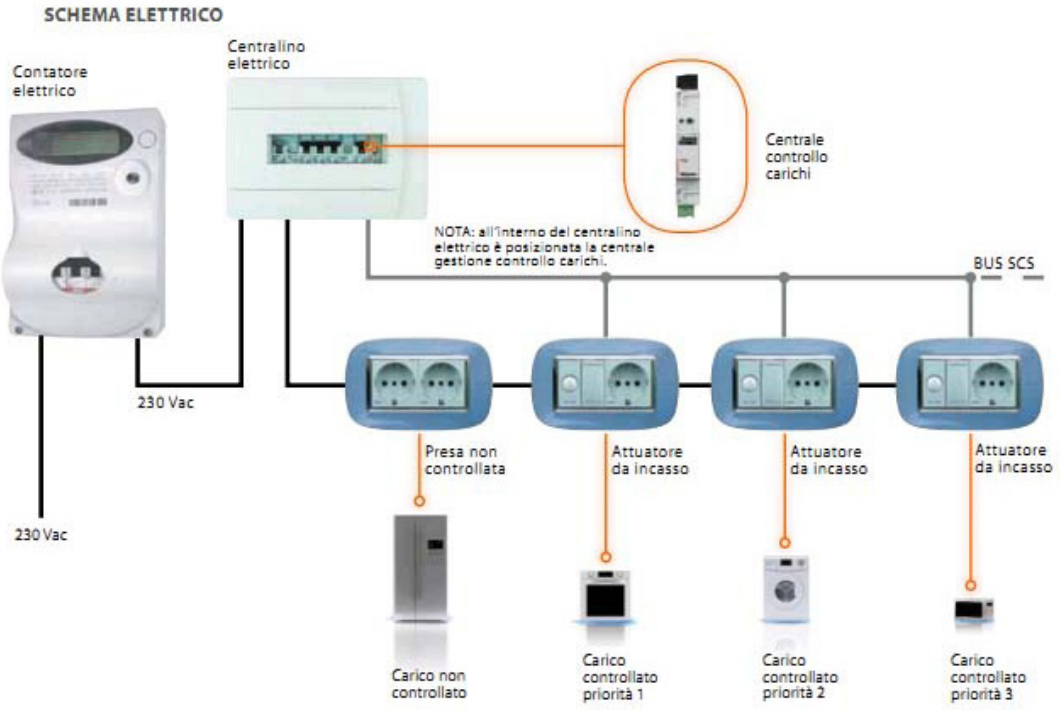
2 Temperature control system

Controls the indoor temperature to ensure an ideal climate while maximising energy savings. The division of the heating and cooling system into distinct zones allows for the management of different temperature profiles, thereby avoiding waste of energy resources.

Detection is carried out by local sensors integrated into the electrical system panels, which communicate with the control unit and authorise activation of the systems only where and when necessary.

3 Electrical load control system

The operation is simple and intuitive, thanks to the digital Energy Display, which shows instant and cumulative consumption data on an hourly, daily, and monthly basis for the monitored phase. This modular also enables the user to check that loads are operating correctly by measuring their differential current absorption.



The basic system provided can be easily upgraded (as an optional extra at the client's expense) with additional modules, allowing full supervision and control of all home automation functions — both locally, via a dedicated touchscreen device, and remotely, using a landline, smartphone, or, through an internet connection, a personal computer. The system also allows for the control of additional modules using the same devices, for managing internal and external lighting, audio distribution, video surveillance, and more.
All according to the highest available safety standards, with personal privacy guaranteed through ISO 27001 certification.

TELEPHONE SYSTEM

Two TELECOM sockets are provided, located respectively in the living room and the bedroom. The main telephone socket will be provided directly by Telecom, while the second will be from the BTICINO LIVING NOW series.

TV SYSTEM

A TV antenna will be installed for each building. Inside, each apartment will have two TV sockets. A satellite TV system will also be installed. A satellite TV input will be provided inside each apartment, ready for connection of the decoder (not supplied).

VIDEO INTERCOM SYSTEM

It will be a BTICINO CLASSE 100 hands-free model. The external control panel will be located at the main pedestrian entrance, while the video receiver will be installed in the living area of each unit. Access from the private parking entrance will be audio-only. The CLASSE 100 video intercom offers significant aesthetic and functional advantages. Unlike traditional receivers, it is semi-recessed into the wall and does away with the unsightly handset.



INDIVIDUAL PHOTOVOLTAIC SYSTEM

The sundecks will be equipped with photovoltaic panel systems mounted on the pergolas, with a power output of 6.5 kW for each villa.





VERISURE
alarm system

Given the importance of security, each villa will be equipped with:

- Alarm control unit
- Multifunctional key reader
- 1 guardvision (motion sensor with HD camera)
- 1 shock sensor
- Deterrent signage
- 3 magnetic keys
- Zerovision
- External key reader
- 7 external shock sensors
- 2 external GuardVision units (motion sensor with HD camera)

IN ADDITION, THE FOLLOWING SERVICES WILL BE GUARANTEED:

Operations Centre

- PRESENSE TECHNOLOGY SYSTEM (A.I.)
- CERTIFIED 24-HOUR MONITORING
- RESPONSE WITHIN 60 SECONDS – FALSE ALARM FILTERING

The customer will have this service included for twelve months. Renewal after twelve months of Verisure's support services with respect to the alarm system alone will be at the customer's expense.

Intervention and support services

- ZEROVISION (Immediate intervention against theft)
- INSTANT ALERT TO LAW ENFORCEMENT
- UNLIMITED AND FREE DISPATCH OF SECURITY GUARDS
- S.O.S. SERVICE 24h/24h

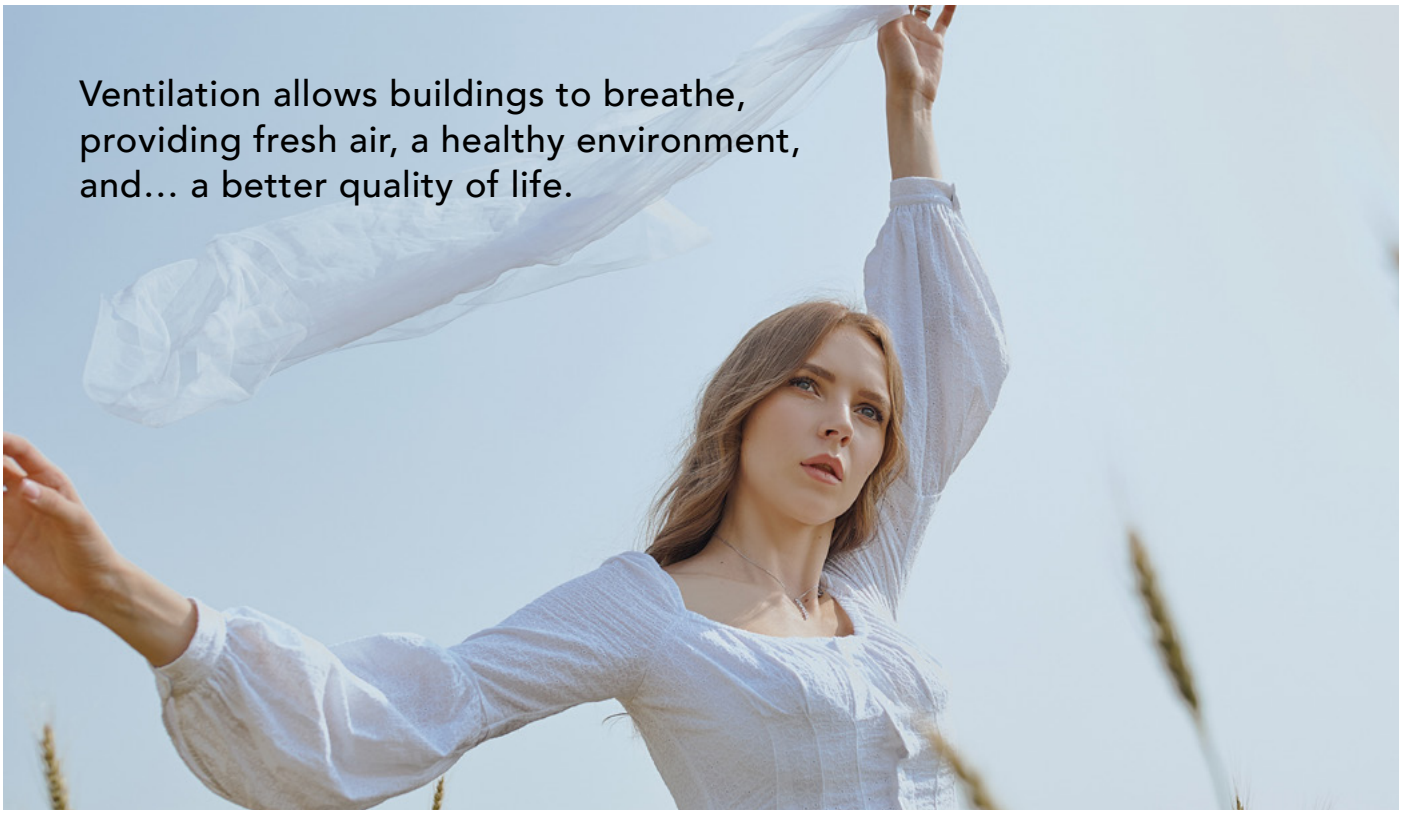


Management and control services

- MAINTENANCE AND SERVICE INCLUDED
- MY VERISURE APP (remote control through smartphone/tablet)
- ANTI-JAMMING SYSTEM

Mechanical ventilation system

Homes will be equipped with a mechanical ventilation system for extraction. The mechanical ventilation system is designed to ensure continuous extraction of air and pollutants generated by the normal activities of the occupants. Air will be extracted from the bathrooms and kitchens, while outdoor air will be fed into the main rooms, living rooms and bedrooms.
The system is equipped with a high-efficiency heat recovery unit, which allows thermal energy to be transferred from the exhaust air to the incoming air, reducing energy losses.



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, dust mites, and mould found in carpets and rugs, as well as certain compounds present in common household cleaning products. The importance of maintaining high indoor air quality is even greater when considering that we spend 90–95% of our time in enclosed spaces, and every day we breathe far more indoor air than outdoor air.

Landscaping of the grounds of the villas

Topsoil will be supplied in the private green areas, applied to an appropriate thickness; planting and grass seeding will be the responsibility of the customer.

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 internal common areas within the courtyard will rest on reinforced concrete walls of appropriate thickness and above-ground height, and will be made of galvanised iron with a hot-dip painted finish, standing one metre high. The remaining dividing fences of the private gardens outside the courtyard will be made of one-meter-high plastic-coated iron mesh.

PATHS, PAVEMENTS AND DRIVEWAYS

The ground floor sidewalks will feature a floating-type installation or glued on the screed, using matt 60×60 cm porcelain stoneware tiles with a rough surface, in colours and series selected by the Works Management.

The pathways will also be paved with matt 60×60 cm porcelain stoneware tiles with a rough surface, in colours and series selected by the Works Management. They will be installed either as a floating floor or glued onto a screed.

The internal road surface will be constructed in brushed concrete or interlocking pavers, with shapes and colours selected by the Works Management.

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 villa. In the private gardens, a concrete inspection chamber with an empty electrical conduit will be installed as a provision for the future installation of a lighting fixture, along with a switched power point prepared to control it.

A concrete inspection chamber will also be constructed to house the water pipe with a hose connector tap for irrigating the green areas.

CHARACTERISTICS OF THE GARAGE LEVEL

The garage level will be constructed with reinforced concrete walls, finished with paint on exposed concrete surfaces. The floor of the garages will be tiled with 30x30 stoneware.

All technological installations in the garages will be exposed.

The Villas will be equipped with sectional garage door, with colours selected by the Works Management. The door separating the garage from the living areas will be a multipurpose, fire-resistance-rated door made of pre-painted sheet steel with a honeycomb core, in standard beige RAL colour.

Swimming pools

Each villa will have a private swimming pool, constructed of reinforced concrete and lined with a waterproof membrane in light blue or an equivalent colour, with dimensions as indicated in the plan attached to the preliminary purchase agreement. Villas Ponal and Ander will be equipped with overflow pools, while the remaining villas will have skimmer pools. The pool 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, operating through manual backwashing during weekly maintenance. The pool will be equipped with underwater floodlights that will create a striking choreographic evening and night atmosphere. Please note that the pumps will be housed in an underground PVC sump near the swimming pool.







Spa area

The Spa area will feature a WELLGEN NAYSHA sauna, approximately 200 x 150 x 206 cm in size. The sauna will be made of Finnish spruce with exposed knots. The front will consist of 8 mm tempered panoramic glass and an 8 mm tempered glass hinged door, with stainless steel pivot hinges and a wooden handle. Inside, there will be solid spruce benches arranged along the back wall, with indirect lighting positioned beneath the high bench.

The walking surface will be removable for cleaning. It will be complete with a 6 kW Harvia electric stove (220V/380V) featuring a Xenio control unit, along with original Finnish accessories including a bucket, ladle, thermometer, hourglass, stove guard, lava stones, and headrest.

Indoor gymnasium



A comfortable gymnasium will feature spaces and equipment dedicated to wellness.

The Villas Ander and Ponal will be equipped as follows:

- 1 bike
- 1 multifunction bench
- 1 treadmill
- adjustable bench
- dumbbell rack

The Villas Pelér, Vinessa, Ora, Vent, will be equipped as follows:

- 1 bike
- 1 treadmill
- adjustable bench
- dumbbell rack



Wine tasting corner

To enhance a location nestled between the terroirs of Lugana and Valpolicella, each Villa features an elegant wine cellar for tasting your fine wines, located in the basement.
The cellar is carefully designed to blend perfectly with the rest of the wellness areas, offering an ideal setting to store and enjoy the finest local and international wines.
The Villas Ander and Ponal will be equipped with two 28-bottle wine cellars (dimensions H 840 W 430 D 450). The Villas Pelér, Vinessa, Ora, Vent, will be equipped with a 28-bottle wine cellar (dimensions H 840 W 430 D 450).





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

Any variations the purchaser wishes to make must be agreed upon in advance and formally arranged with the Variations Office, covering both execution methods and payment terms.

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 vendor

The purchasing party

Rev 301026

VILLE AERIS

REAL ESTATE AGENT CONTACT:

gabetti

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