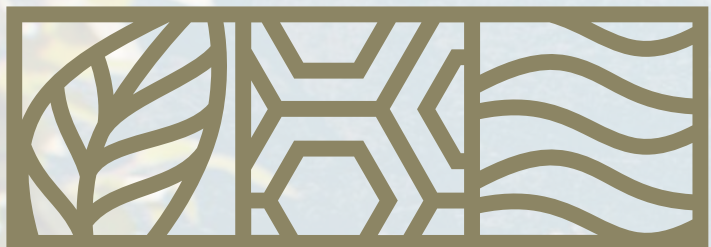


LUMINA



LUXURY LIVING RESIDENCE

SPECIFICATION
DUPLEX - VILLA



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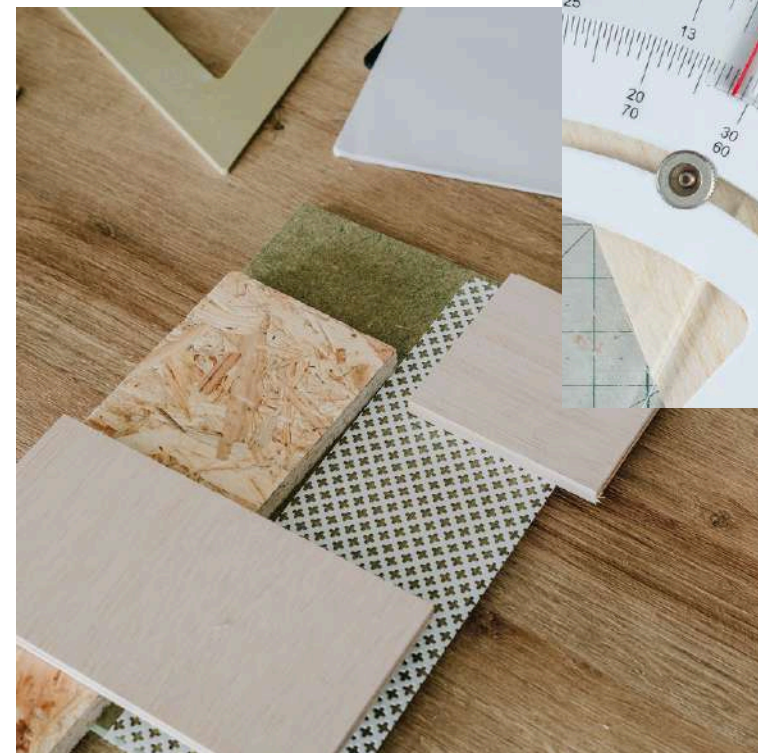
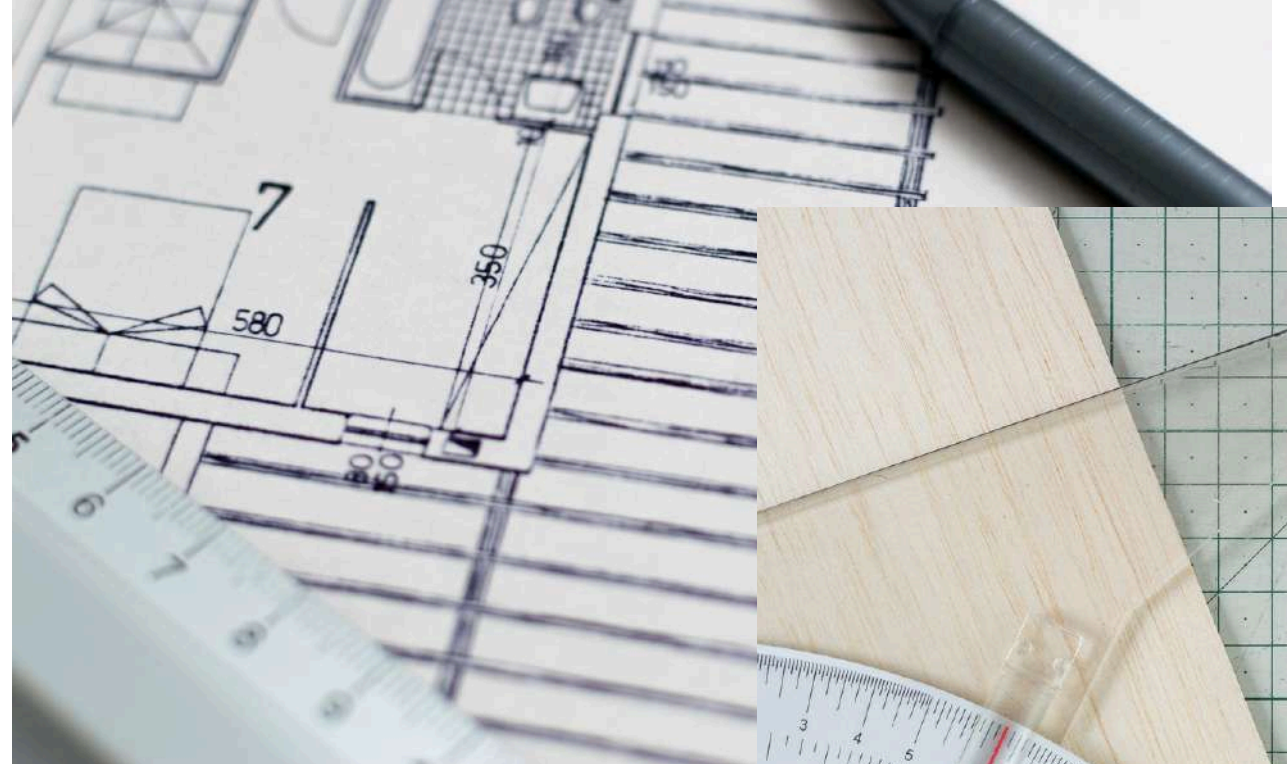
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FLOORING AND WALLS

Apartment Flooring

(bathrooms excluded)

Engineered oak prefinished parquet flooring installed in a running pattern.

Plank dimensions 14/3×190×700-1900 mm. ABC grade with natural UV varnish. Selection grade featuring limited knots and flame-grain patterns



FLOORING AND WALLS

Bathroom Flooring and walls

(laundry room included)

Ceramic flooring, MARAZZI brand, Room Wall series, large formats 60×120 cm / 30×90 cm.



FLOORING AND WALLS

External Flooring

Terraces Floating ceramic paving

Parking-area paving in power-troweled concrete.

Pedestrian and driveway entrance paving in porphyry blocks.

External staircase in exposed concrete.





EXTERNAL FAÇADE FINISHES

External Cladding

Cladding of external walls in natural stone or engineered stone (geopietra)

Cladding of external walls in wood-effect materials such as WPC or aluminum.





EXTERNAL FAÇADE FINISHES

Window frames

The aluminum casement and lift-and-slide window frames will have a lacquered finish with the RAL color to be defined. The glazing will be laminated in order to meet the requirements of the energy-performance calculations. The sashes will feature both casement and tilt-and-turn openings to optimize indoor ventilation.

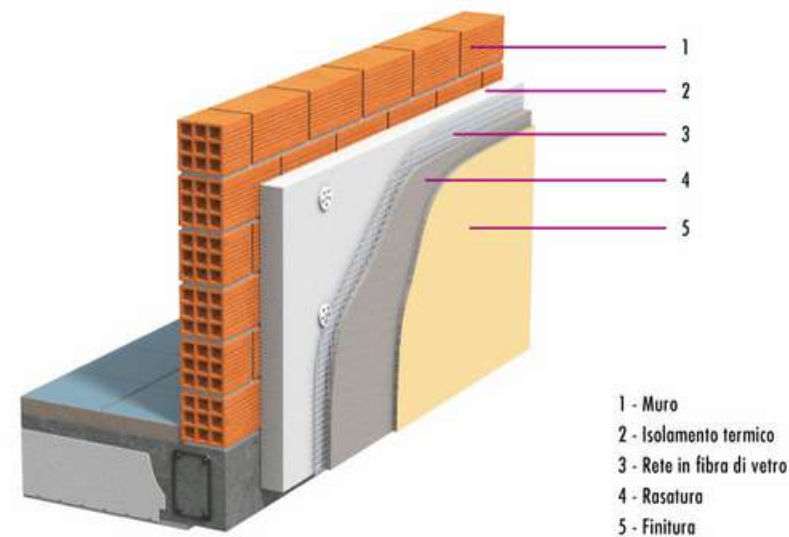
The shading system will consist of aluminum venetian blinds with a lacquered RAL finish (to be defined). The system is composed of horizontal slats with an aluminum headbox matching the finish of the window frame.



EXTERNAL FAÇADE FINISHES

External insulation

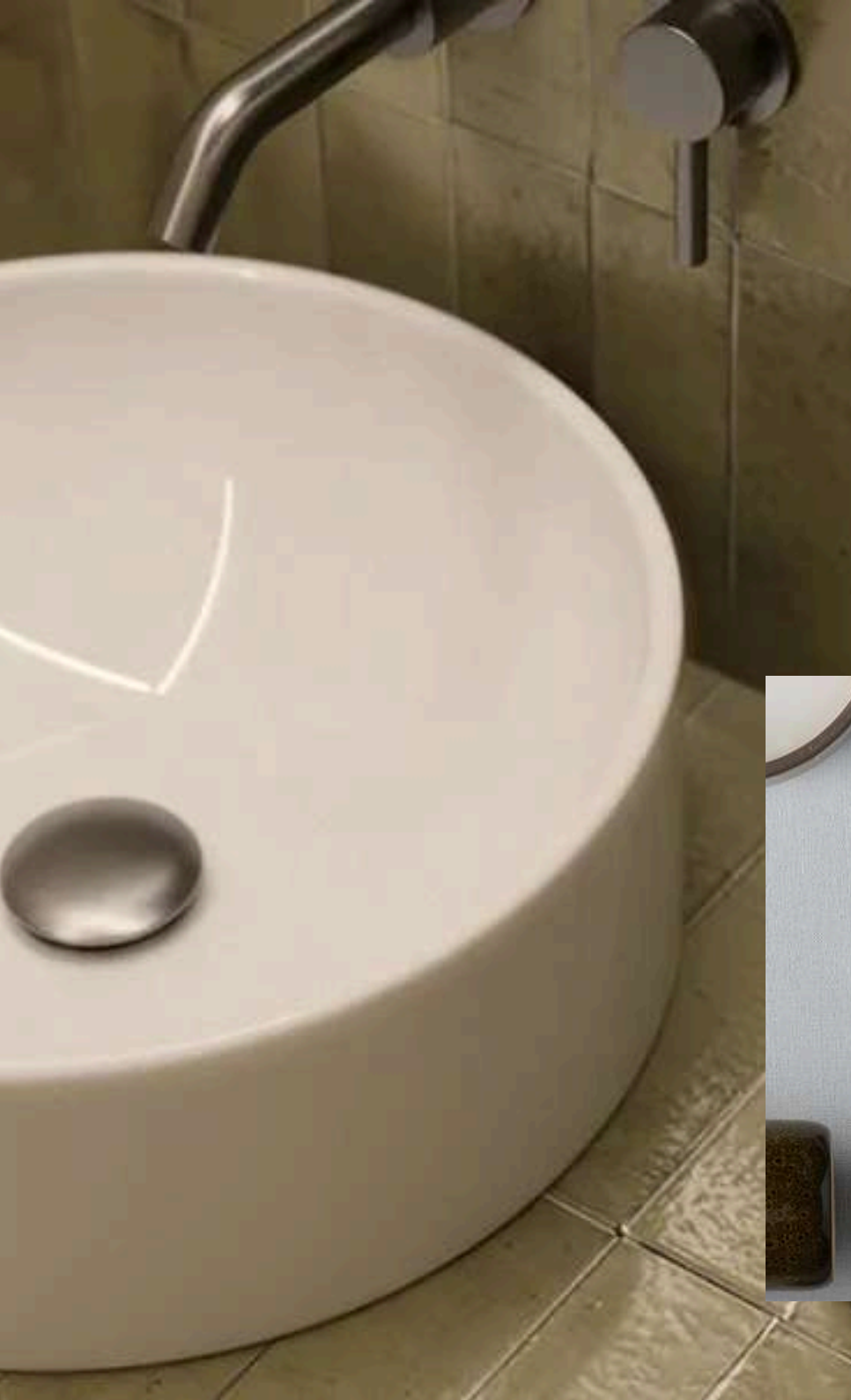
Thermal insulation of façade including finishing with a frattaged paste.



BATHROOM AND HEATING

Bathroom fittings

RITMONIO Diametro35 (polished chrome finish)





BATHROOM AND HEATING

Sanitary fixtures

Wall hang wc and bidet CERAMICA GLOBO
Collection Mode

Shower tray, Krea-type, white finish.

Run-type shower enclosure (excluding vanity unit and washbasin).

BATHROOM AND HEATING

Heating & cooling

Thermal plant room for the production of domestic hot water and underfloor heating.

Ducted cooling system with ceiling drop-downs according to the project.



HOME EQUIPMENT

Interior doors

Internal doors with flush, box-type frame.



HOME EQUIPMENT

Safety doors

OIKOS Tekno is the safety door with concealed hinges characterized by high-end performance and EI 90 or EI120 fire resistance.

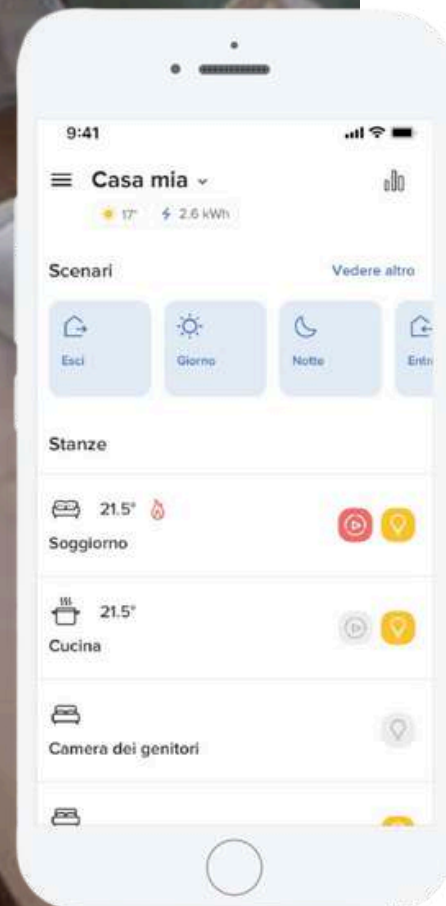


HOME EQUIPMENT

Lights & Home Automation

Smart home electrical system Smart Living Now, including video intercom, heating control, and installation of lighting fixtures in common areas.

Provision for alarm system installation.



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Measurements and images are indicative, as they are based on design plans, and do not constitute any contractual element.

