



VILLA SAGE

PANORAMIC TIGULLIO

DESCRIPTIVE SPECIFICATION



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Overlooking the Gulf of Tigullio, a stone's throw from the historic center and the new Carlo Riva port but immersed in the peace of 5000 square meters of park, the exclusive housing units, with energy qualification in Class A, will have thermal and acoustic requirements that will allow significantly reduced consumption and a low environmental impact. All the apartments will have large terraces or gardens, will be equipped with modern home automation technologies and luxury finishes that can be customized according to the needs of the customers.

Open your eyes to wonder

Index

ROOFING

STAIRS AND ELEVATORS

EXTERIOR FINISHES AND GATES

CONDOMINIUM SYSTEMS

APARTMENT SYSTEMS

FLOORS AND COVERINGS

DOORS AND INTERNAL DOORS

CONDOMINIUM SWIMMING POOL



KITCHENS

GARAGES AND PARKING SPACES






Roofing


-  The roofs of the buildings will be pitched with external slate cladding as in the Ligurian tradition.
-  A layer of thermal insulation has been inserted in all the parts below the roofs as well as in correspondence with loggias and terraces in order to guarantee the insulation of the rooms below.

Stairs and Elevators

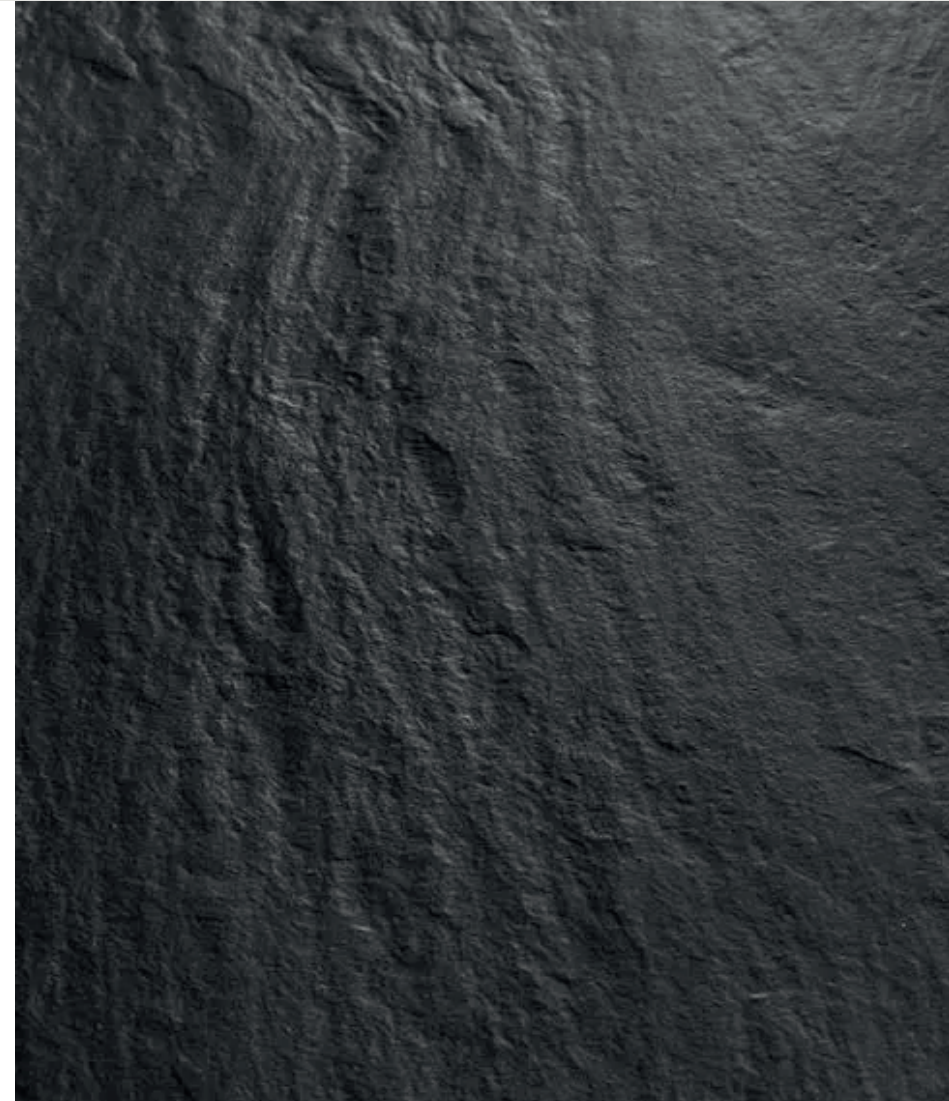
 The condominium staircase will have slate risers, treads and skirtings.

The condominium landings and entrance hall will be paved with 40x40 slate slabs and the relative skirtings will be made of the same material.

 The handrail, with a simple design, will be made of painted galvanized iron with a typology typical of the houses of the Ligurian Riviera.





 The walls will be finished with civil plaster of a minimum thickness of 1.5 cm and subsequent smoothing to finish including edge protectors.

 The elevator cabin will be covered in steel with dark flooring in harmony with the external landings.





External Finishes and Gates

-  The facades of the building will be in plaster with a lime finish painted in “Genoese red”.
-  The parapets of the terraces and the pillars will be in plastered and painted masonry with 2 cm thick slate covers with chamfered edges and drip or with simple design railings.
-  The thresholds of the French windows will be in 3 cm thick slate, the window sills will be in 2 cm thick slate with chamfered edges and drip.
-  The windows and French windows will be made with PVC frames, with squares or single glazing depending on the exposure of the window.

External Finishes and Gates

- ✿ The shutters will be made of aluminum with two Genoese-style doors with a door, finished in wagon green (RAL 6009).
- ✿ The entrance gate to the private driveway finished in anthracite gray will be equipped with a motor and an electric lock. The pedestrian gates for access to the individual properties will be made of iron with a simple design that will recall those typical of Ligurian villas finished in wagon green (RAL 6009).
- ✿ The boundary fence between the various properties will be made with iron railings with a simple design that will recall those typical of Ligurian villas in a finished wagon green (RAL 6009) hidden from view by double planting of typical Ligurian essences (laurel, pittosporum).





Condominium Systems

 The park will be equipped with an automatic irrigation system.

 Condominium electrical risers

- *Terrestrial and satellite TV reception system.*

- *Telephony and provision for fiber optic connection.*




 Video intercom system

Video and audio system between the condominium entrances and each real estate unit.

 Lighting of internal common areas

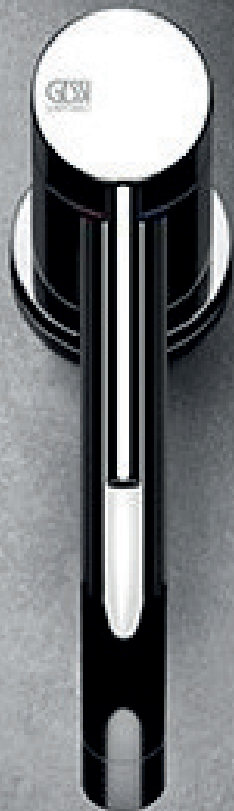
The lighting of the condominium areas will be made with low-consumption LED strips connected to timed switch-off buttons.

Condominium Systems


-  The opening of the garage driveways will be managed via remote controls supplied to each customer.
-  The garage shutters will be in galvanized sheet metal painted wagon green (RAL 6009) with appropriate ventilation in accordance with the law, with motorized shutter and key opening.
-  Each Garage will be set up for charging Electric Vehicles.



An exclusive and
classy location



Apartment Systems

 “Total green” independent heating system with air-water heat pump for winter and summer air conditioning and domestic hot water production.

Fan coils with radiant plate will be present in every room except in the bathrooms where electric heated towel rails will be installed.

 Sanitary ware

- *Wall-hung toilet/bidet manufactured by Flaminia, App series.*
- *Geberit sigma 30 cistern plate.*
- *Disenia Join low-height shower tray.*
- *Sliding shower enclosure or walk-in divider.*

 Gessi taps, Emporio series, “Manzoni” or “Tortona” models.

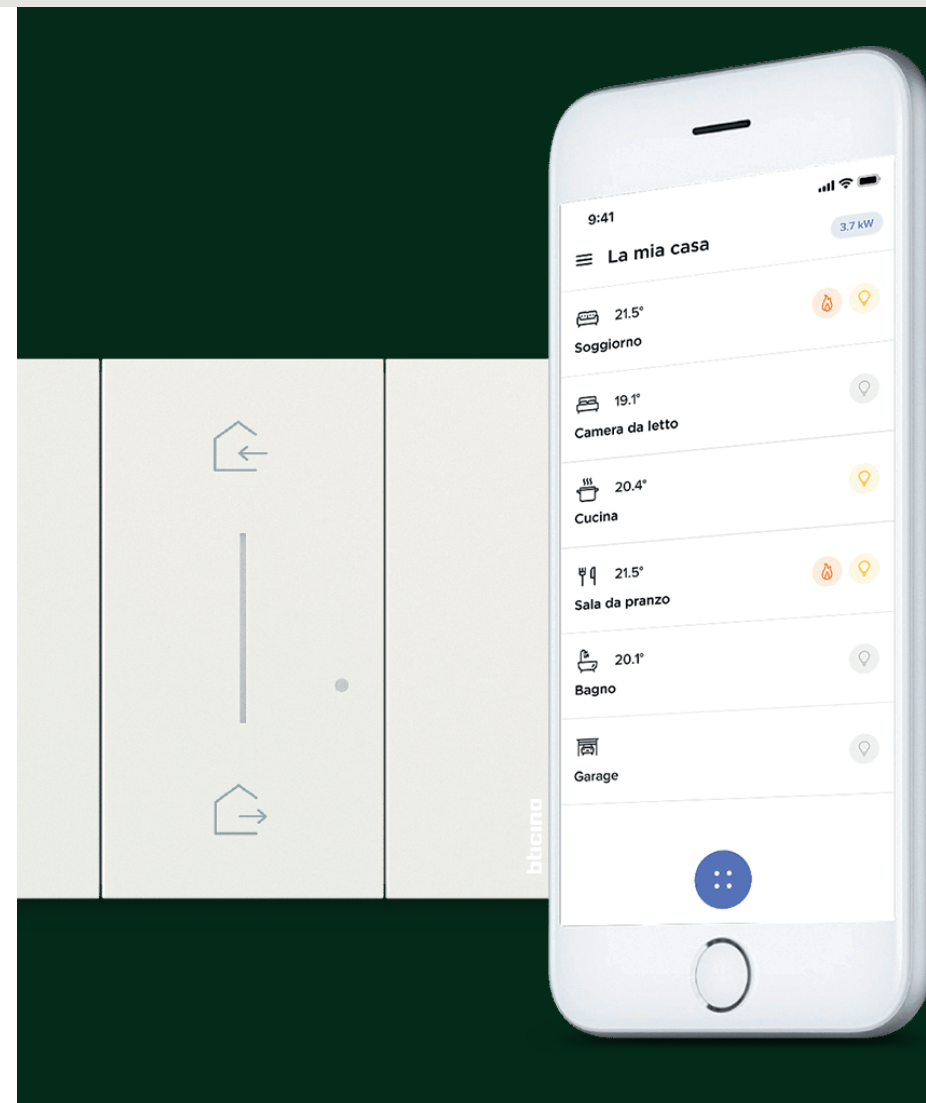


Apartment Systems

 Now Living series plates and sockets, produced by Bticino.





 Home automation

- *Smart type home automation system, at the entrance door, with management of light circuits via controls connected via WIFI.*
- *Management of lights with the possibility of creating various scenarios via a dedicated application.*
- *Configurable and settable temperature control from thermostats in each room.*
- *Possibility of remotely switching on the system itself via a specific app on a mobile phone/tablet.*
- *Wifi type video intercom system, with touch internal unit and remote management via a dedicated application.*







Floors and Coverings

-  Oak parquet, Listone Giordano brand, Charme series, size 140 x 800/1200.
-  Porcelain stoneware floors with large-format slabs (60 x 60 or 60 x 120) type Florim Ceramiche.
-  The skirting will be made of the same material as the floor with pieces from the relevant series.
-  The covering in the shower area will be made of large-format slabs (60 x 60) type Florim Ceramiche.

Entrance doors and gates

-  Armored entrance doors 80/90 x 210 externally covered with pantographed panels. There will also be 4 cm thick jambs with a chamfered slate edge.
-  Internal doors flush with the wall 80 x 210 cm with plaster finish like the walls.

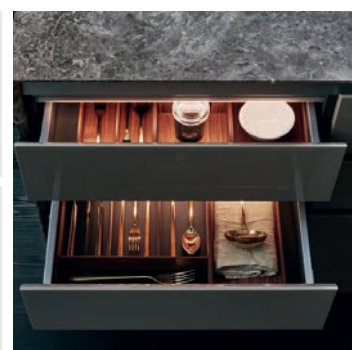
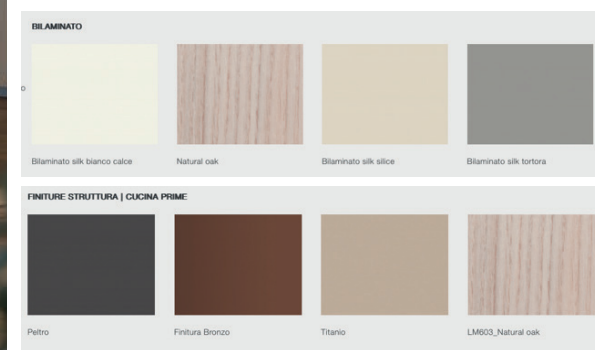




Kitchen

All apartments, at the customers' choice, can be equipped with a Molteni Dada Prime kitchen.

Prime was created to express the full potential of a kitchen characterized by a groove opening. It comes in numerous compositional variants for the most sophisticated aesthetic needs. The groove runs along the product without interruptions and ends on the reported sides, an alternative solution to the finished sides to leave maximum freedom of customization.



Condominium swimming pool

✿ Condominium swimming pool with paved space for sun loungers and shaded area for moments of relaxation.





✿ An area will be set up for the winter storage of the furniture supplied which will be Unopiù brand Panarea and Lipari series.





The natural elegance
of the most authentic Liguria

Garages and parking spaces

-  All apartments will have underground garages and outdoor parking spaces.
-  The garages will be built along the private road leading to the property and will be large. The outdoor parking spaces will be built near the entrance to the individual real estate units.
-  The garage entrance doors will be tilting, like the “Big” model by Silvelox, with a wagon green colored finish (RAL 6009), made with a plywood panel with a wood surface or in solid marine plywood and ennobled in wood and equipped with a motor.
-  The garage flooring will be in cement screed with a quartz dusting finish.



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BiancoNeve

INTERNATIONAL

Second homes and investment properties



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