

# ELVEA

RESIDENZE

SEE, FEEL, LIVE.

Via Bell'Italia  
PESCHIERA DEL GARDA (VR) ITALY



STANDARD SPECIFICATIONS



# General provisions.

This report, to be considered as a summary and not exhaustive for technical or design purposes, aims to provide an overview of the general features and quality of the residential building, as well as the standard specifications of the individual residential units and their common areas.

Modifications about individual units could be permitted only upon prior approval by the Seller, providing that such changes won't cause any interference with the construction's works progress and with the correct working of building systems, won't have any affections on structural elements or neighboring properties, and won't be in conflict with the approved Building Permits and any subsequent Amendments.

The Seller and/or the Construction Management will reserve the full right to modify the project for technical necessary reasons, both aesthetic and functional. This will include changes about materials and finishes, which may become necessary during the installation of systems (currently unpredictable) referred to the individual unit subjected to this proposal or to the entire building. However, it is guaranteed that such modifications won't compromise the architectural integrity of the building. Any replacement of materials or finishes, differing from those listed in this technical and commercial specification, will be made using items of equivalent quality and nature, both for the common areas and for the private portion of the property subject to sale. The placement of structural and technical elements such as pillars, beams, utilities shafts, ventilation ducts, chimneys, and similar components shall be subjected to the discretion of the Architect and Construction's Management. Buyers won't be entitled, under any circumstances, to request any changes about their positioning, even if such elements are located within the private units. Similarly, any changes could be requested for the drain columns pipes (for black and grey water) or utility connections, regardless of whether they are shown in the project drawings or sale documentation.

It is further specified that all decisions regarding common and/or shared condominium areas (including, but not limited to: façades, railings, roofing, shared pathways, entrance lobbies, stairwells, fences, external materials, colors, and finishes) shall be subjected to the unique and unquestionable discretion of the Seller and the Construction Management.

Please note that all images and illustrations included in this brochure are purely indicative, they do not represent any contractual commitment for the Seller and shall not be considered binding during the construction phase.

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## *Structural Works & External Systems*

This section describes the structural works and systems planned outside the building, aimed at ensuring stability, functionality, and integration with the surrounding context. This part of the project includes the foundations, external load-bearing structures, and underground utility networks.

All works will be carried out in compliance with current regulations, using certified materials and construction techniques suitable to ensure durability, safety, and ease of maintenance.



## **Excavation – Backfilling – Foundations**

Excavations will be carried out using mechanical equipments or manual labor, as indicated in the project drawings.

The area outside the elevation walls, following the waterproofing phase, will be backfilled with draining material – partially sourced from the excavation itself – in compliance with current regulations and standards. At the base of the foundations, a perforated drainage pipe will be installed to collect excess rainwater, connected to a soakaway pit.

The foundations will be of continuous footing or slab type, made of cast-in-place reinforced concrete and reinforced in accordance with the structural design.



## **Structures – Infill Walls – Internal Partitions**

The perimeter basement walls, stairwell shaft, and elevator shaft will be constructed in reinforced concrete, as well as all the pillars, shear walls, and beams forming the structural framework of the building. Floor slabs will be made of solid reinforced concrete; in the basement level, the slab surface will remain exposed in the maneuvering area, garages, cellars, and all other service rooms. The external infill walls will be built using 30 cm thick hollow clay blocks of the “Poroton” type, with internal plastering using gypsum-finish premixed mortar and external thermal insulation in the form of an “ETICS” (External Thermal Insulation Composite System) with expanded polystyrene panels. The thickness of the insulation layer will be defined in the energy performance plan drawn up by the HVAC (Heating, Ventilation, and Air Conditioning) engineer. Residential units will be separated by a multilayer wall system composed as follows: a double layer of plasterboard, a thermal insulation, a thick heavy clay block, another thermal insulation and again a double layer of plasterboard, with a gypsum skim coat finish on both sides, as the plan drawn up by the HVAC engineer.





Internal partitions within each unit will be built using a dry-wall system consisting of a double layer of plasterboard with a gypsum skim coat finish. Walls adjacent to the stairwell and technical shafts will include 8 cm of thermal insulation and a plasterboard panel with gypsum skim coat finish. Partitions in the basement level will be built using exposed concrete blocks with a thickness of 8 or 12 cm, as specified by the Construction Management. It is further specified that the Construction Management, in agreement with the Seller, reserves the right to evaluate alternative construction solutions to those described above, provided they comply with applicable regulations and maintain the established quality standards of the building.

## Roofing – Waterproofing – Sheet Metalwork

The building will have a flat roof, designed to include a vapor barrier, thermal insulation in accordance with Legislative Decree 192/2005, sloped screed, a double-layer bituminous membrane, and a floating floor system. Part of the roof will be assigned as private property to the top-floor units (penthouses), while the remaining portion will be a shared common area, where individual or shared photovoltaic panels may be installed. A certified safety line system (lifeline) will be installed to ensure safe access and proper anchorage points for maintenance activities, in full compliance with current safety regulations. Horizontal slabs covering the basement level and balconies will be waterproofed using bituminous membranes, according to the specifications provided by the Construction Management. Rainwater downpipes, chimney flashing, and counter-flashings (where applicable) will be made of pre-painted sheet metal, with RAL color selected by the Construction Management, and will have sizes and profiles suitable for the roof type.



## Sewerage System

The building's sewer system will consist of underground horizontal PVC pipes, connected – where necessary – by concrete inspection chambers, and linked to the municipal sewage network in accordance with the applicable Building Regulations. Some pipe sections will run along the ceiling of the basement level, including through private garages and/or cellars, and will be fixed in place using appropriate brackets and supports.

## Drainage System

Wastewater drainage from bathrooms, sinks, and blackwater connections will be carried out using sound-insulated polypropylene pipes with an appropriate internal diameter, secured with anti-vibration rubber or coated clamps. All vertical stacks will be equipped with air vents extending up to the roof.



## Flue Pipe & Ventilation

Each apartment will be equipped with an exhaust duct for kitchen vapors, made of heavy-duty PVC, in compliance with current Regulations, and connected to a dedicated chimney outlet on the roof. In bathrooms without natural ventilation, a forced extraction system will be installed.





## Internal Systems

This section concerns the installation of technological systems inside the building, essential for comfort, safety, and energy efficiency. It includes the supply and installation of electrical, plumbing and sanitary, heating, air conditioning and mechanical ventilation (MVHR).

All systems will be installed according to the project specifications, in full compliance with current technical and safety regulations, using certified materials and solutions designed to ensure high performance and ease of management.



## Heating & Cooling System

The heating and domestic hot water production system will be of an **autonomous type**, consisting of a high-efficiency heat pump with an outdoor unit and hydronic module installed on the terraces or in the garden. The system will be sized according to calculations prepared by the HVAC engineer, in compliance with current Regulations.

Heating will be distributed through underfloor radiant panels.

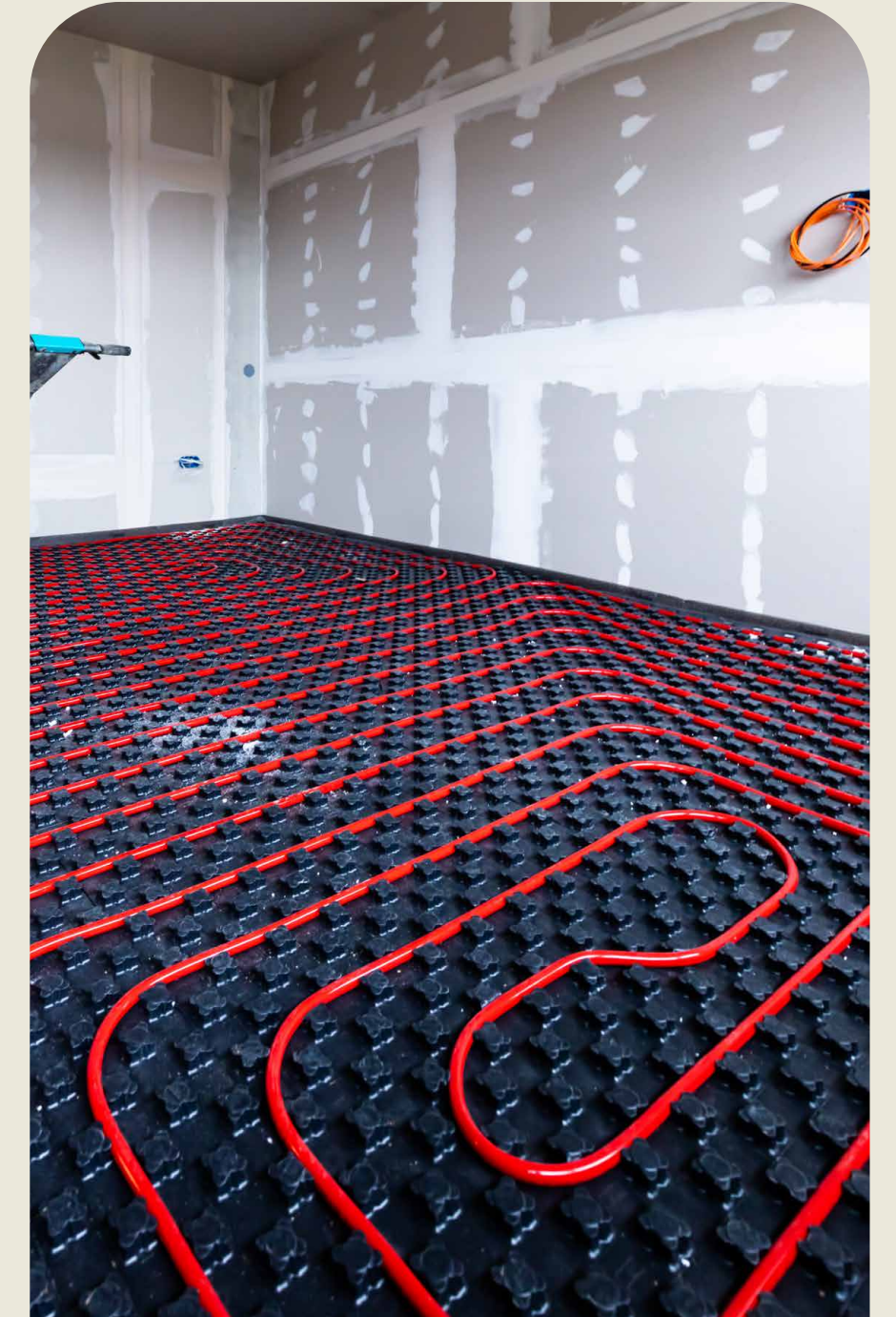
In the bathrooms, white-painted steel towel warmers will be installed, powered electrically and equipped with individual thermostats.

All residential units will be equipped with a cooling system in the living room and bedrooms, consisting of wall-mounted hydronic split units positioned above the doors and connected to the heat pump.

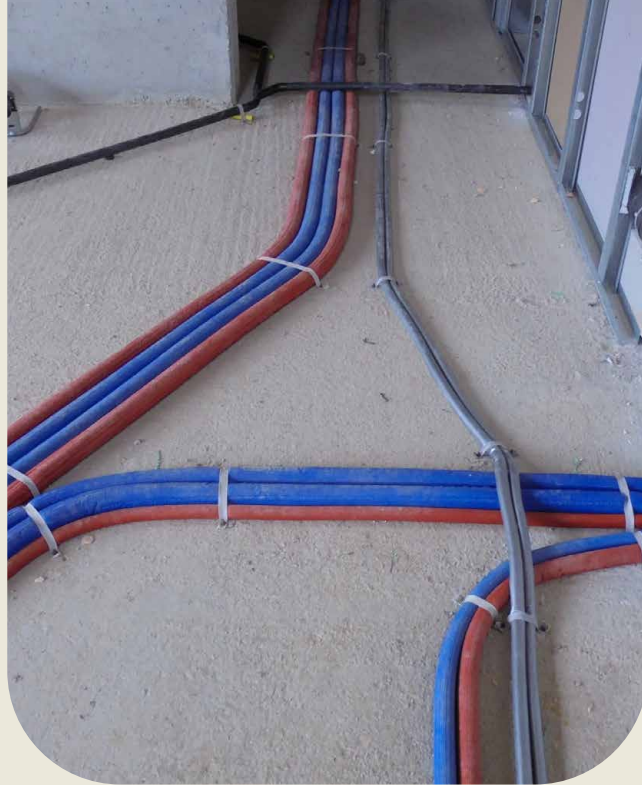
### SPLIT UNIT AND CHILLER UNIT



### RADIANT HEATING PANEL







## Plumbing and Sanitary System

The plumbing and sanitary system will be originated from the municipal water supply network and will be developed through vertical risers, with appropriate branches distributing water to each individual residential unit, each of which will be equipped with its own water meter.

Shut-off valves will be installed in each bathroom in order to allow the isolation of the water system.

Sanitary water distribution pipes will be made of multilayer piping with proper insulation.

As directed by the Construction Management, one of the two bathrooms will include a cold-water inlet with shut-off valve and a wastewater drain, for washing machine connection.

The kitchen will include:

- hot and cold water supply and waste outlet for the sink;
- cold water inlet with shut-off valve and waste outlet for the dishwasher

PLEASE NOTE: No natural gas connection is foreseen for the cooking hob.



## Photovoltaic System

In compliance with current Regulations, a photovoltaic system will be installed on the roof to generate electricity for both private residential units (excluding one-bedroom apartments) and common areas.

The nominal power output of the photovoltaic system will be defined in the executive project prepared by the HVAC engineer appointed by the Seller.

Each residential unit will be equipped with a pre-installed empty conduit connected to the inverter, allowing for the optional installation (at the sole care and expense of the Buyer) of an energy storage battery.



## Mechanical Ventilation System

Each unit will be equipped with a “Mechanical Ventilation with Heat Recovery (MVHR) system designed to ensure regular air exchange within the apartment. The ventilation system will be implemented using flexible ductwork, installed along ceilings and/or walls as per project specifications. Air supply vents will be located in the “clean” areas (bedrooms and living rooms), while extraction vents will be placed in “wet” or “polluted” areas (bathrooms and kitchens). The system will be connected to a high-efficiency heat recovery unit, equipped with a humidity sensor and an electronically controlled flow fan. The heat recovery unit, installed in the hallway false ceiling, will be connected to the exterior via two ducts, thus allowing it to expel stale air and supply fresh air simultaneously.

PLEASE NOTE: The MVHR system must not be turned off under any circumstances, in order to guarantee proper functionality and maintain the intended indoor air quality performance.

## “Smart” System

### SHUTTERS

Each residential unit will be equipped with a first-level “smart” electrical system, allowing for the management of motorized shutters and electrical loads (see note), and pre-arranged for the future integration (at the care and expense of the Buyer) of additional modules (e.g., lighting, alarm system, etc.).

The first module enables control of the motorized shutters via a single wall-mounted switch combined with a centralized control unit. With a single touch, it will be possible to open or close all shutters simultaneously within the apartment, while still maintaining the option for individual control of each window unit.

### ELECTRICAL LOADS

The system can monitor and manage the available power from the main utility meter, assigning priority to connected devices. This helps to prevent power outages caused by the simultaneous operation of multiple high-consumption appliances, thus avoiding disconnection due to overload.



PRIVATE AREAS

Electric System

The electric system, starting from the individual meter located in a dedicated meter room and connected to the unit via a main power line, will be installed in compliance with CEI 64-8 Level 1 standards. Conduits will be recessed in PVC, and electrical boxes will be rectangular flush-mounted, equipped with two or four device modules as per standard specifications. Control devices will be from the BTicino “Living Now” series, made of technopolymer, with plates and buttons in white, sand, or black finish, to be selected by the Buyer.

THE ELECTRICAL SYSTEM WILL INCLUDE THE FOLLOWING STANDARD EQUIPMENT:

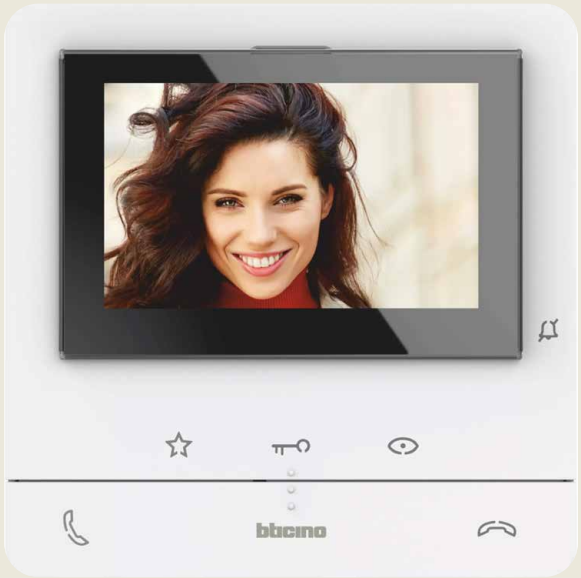
Room type	Power outlets	Light points	TV sockets
ENTRANCE	1	1	
ROOM 8÷12 smq. (living/bed/study)	4	1	1
ROOM 12÷20 smq. (living/bed/study)	5	1	1
ROOM > 20 smq. (living/bed/study)	6	2	1
KITCHEN (incl. 1 point for induction hob)	6	1	1
of those, how many on the countertop	2		
BATHROOM	2	2	
LAUNDRY ROOM	3	1	
CORRIDOR	1	1	
STORAGE ROOM	1	1	
TERRACE / LOGGIA	2	2	
GARAGE	1	1	
GARDEN	2	2	
SUNDECK (incl. 1 point for mini pool)	3	2	

Surface Area of the Unit	Telephone/Data Outlets
<50 smq.	1
50÷100 smq.	2
>100 smq.	3
Surface Area of the Unit	Number of Circuits
<50 smq.	2
50÷75 smq.	3
75÷125 smq.	4
>125 smq.	5
Surface Area of the Unit	Emergency Lights
<100 smq.	1
>100 smq.	2

An indoor thermostat will be installed in both the living area and the sleeping area, along with a bathroom call chime, and a BTicino Classe 100 video intercom inside the apartment, connected to the main pedestrian entrance unit.

External windows of each apartment will be pre-wired for the future installation of an alarm system (at the care and expense of the Buyer), as well as an external point (empty pipe) for positioning the siren and an internal point (empty pipe) for positioning the arming control unit.

In the garage, an empty conduit connected to the private meter will be provided for the optional installation (at the care and expense of the Buyer) of an electric vehicle charging station or wallbox.







## Interiors & Finishes

This section outlines the works related to interior spaces and the installation of finishes, with particular attention to the aesthetic and functional quality of the environments. This phase includes the installation of flooring, wall coverings, interior doors, and all other elements that contribute to the final appearance of the interiors.

All materials and workmanship will be selected to ensure durability, living comfort, and stylistic consistency with the overall architectural design.



20x120 cm

60x120 cm



### FLOORS

## Living & Sleeping areas

The floors of the residential units will be made, upon request by the Buyer and selected from samples provided by the Seller, using rectified porcelain stoneware tiles from leading manufacturers. Finishes may include “cement/stone/marble effect” in 60x120 cm format, or “wood effect” in 20x120 cm format. All tiles will be laid in a straight, staggered pattern using adhesive over a sand-cement screed, with a minimum grout joint of 2 mm. Below the screed, a 5 mm thick polyester fiber acoustic insulation mat “Fonostop Duo” will be installed. Additionally, a 5 mm thick adhesive polyethylene edge strip will be applied along the perimeter walls to form, together with the floor mat, a “sound containment basin” for footfall noise.

The standard specification does not include decorative tiles, 3D tiles, trims, borders, mosaics, or similar finishes.

### WALL COVERINGS

## Kitchen & Bathroom areas

No wall tile coverings are foreseen for the kitchenette/kitchen areas. The bathrooms in the residential units will be tiled, upon request by the Buyer and based on samples selected by the Seller, using porcelain stoneware tiles from leading manufacturers, with the same characteristics as the flooring (format 60x120 cm), or alternatively with single-fired ceramic tiles in different sizes. Tiles will be laid in a straight pattern using adhesive over rough plaster backing, up to a height of 2.20 meters or, in any case, up to the last full tile.

The standard specification does not include decorative tiles, 3D tiles, trims, borders, mosaics, or similar finishes.





60x60 cm



FLOORS

Terraces & Balconies

Terrace and loggia floors will feature raised outdoor flooring, made of frost-resistant porcelain stoneware tiles, 60x60 cm in size, selected in colors chosen exclusively by the Construction Management. Vertical perimeter walls will be finished with a matching porcelain stoneware skirting board at floor level. No rainwater drainage grates are foreseen on terraces or loggias; water will be drained through the proper floor slope towards designated floor drains, as indicated in the detailed construction drawings and under the direction of the Construction Management.

FLOORS

Sundecks & Sundeck access shaft

The sundecks floors of the top-floor apartments will have frost-resistant porcelain stoneware tiles, 60x60 cm in size, suitable for outdoor use, selected in colors chosen exclusively by the Construction Management. Sundecks will be connected via an external iron staircase positioned inside an open-air shaft, enclosed by a glazed frame, and resting on a porcelain stoneware floor consistent with the standard flooring provided within the apartment. No rainwater drainage grates are foreseen on these floors; water will be drained through the appropriate slope toward the designated floor drains, in accordance with the executive project and instructions from the Construction Management.



External windows

Windows and windowed-doors will be made of PVC/aluminum profiles, white on the interior side and brown on the exterior, equipped with seals on the sash and/or frame, internally reinforced with galvanized steel elements. They will be supplied with laminated low-emissivity double glazing with PVB interlayer, warm-edge spacers, tilt-and-turn opening systems, trim covers, and satin-finish stainless steel handles. Two types of window/door opening systems are foreseen: casement (with both leaves operable) or lift-and-slide (with one fixed and one sliding panel), depending on the project specifications. Each opening will be fitted with a retractable insect screen, according to the instructions of the Construction Management. Shading will be provided by motorized aluminum roller shutters, insulated and painted in a color chosen by the Construction Management, installed in thermally insulated monoblocks made of extruded polystyrene (XPS).



Security entrance door

The main entrance door of each apartment will be a certified security door (Class 3), with steel frame and subframe, and a steel box-structure leaf clad with a white laminate panel on the inside and a panel in a color selected by the Construction Management on the outside (facing the stairwell). The door will be supplied complete with gaskets, European security lock with “defender”, steel hardware, wide-angle peephole, and a satin-finish stainless steel knob and handle.



Internal doors

The internal doors of the apartments will be hollow-core, with fixed frame and plain single-leaf panel, finished on both sides in light-colored melamine laminate. They will be installed complete with trim, operating hardware, and satin chrome handles.

Skirting boards

In all rooms of the apartments not covered with ceramic tiles, wooden skirting boards matching the standard door finish will be installed.



# Sanitary ware & Taps

Sanitary fixtures will be supplied by Rak, models “Resort” or “Metropolitan”, or equivalent, in suspended configuration and white color, with chrome-plated taps by Grohe, models “Cubeo” or “Eurosmart Cosmopolitan”, or equivalent. The shower will be equipped with a concealed single-lever mixer from the same tap series, and a fixed round or square shower head, 250 mm in diameter.

## THE MAIN BATHROOM WILL INCLUDE:

- washbasin with mechanical mixer tap, pop-up waste, chrome-plated bottle trap with extensions and wall flanges;
- suspended bidet;
- suspended toilet with soft-close seat, concealed flush cistern by Rak or equivalent, dual-flush system with quick refill;
- shower tray by Rak, model “Feeling” or equivalent, in white, dimensions as per Construction Management instructions, depending on bathroom layout.

## THE SECONDARY BATHROOM WILL INCLUDE:

- washbasin with mechanical mixer tap, pop-up waste, chrome-plated bottle trap with extensions and wall flanges;
- suspended bidet;
- suspended toilet with soft-close seat, concealed flush cistern by Rak or equivalent, dual-flush system with quick refill.
- shower tray by Rak, model “Feeling” or equivalent, in white, dimensions as per Construction Management instructions, depending on bathroom layout.

## THE GUEST BATHROOM (WHERE PROVIDED) WILL INCLUDE:

- washbasin with mechanical mixer tap, pop-up waste, chrome-plated bottle trap with extensions and wall flanges;
- suspended toilet with soft-close seat, concealed flush cistern by Rak or equivalent, dual-flush system with quick refill.

# Sundeck facilities

The sundecks connected to the top-floor apartments will be equipped with private mini pools, installed as per the architectural and structural project. These pools will have approximate dimensions of 2.50 x 2.50 meters. The sundecks will include hot and cold water supply and waste outlet for the sink.



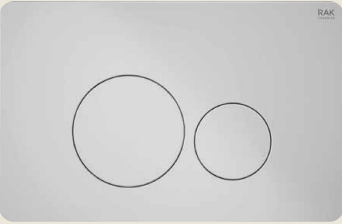
PLEASE NOTE: furniture and interior fittings (e.g. false ceilings, cabinetry, mirrors, lighting fixtures, shower enclosures, etc.) are not included in the construction specifications and will be at the expense of the Buyer.



RAK model RESORT



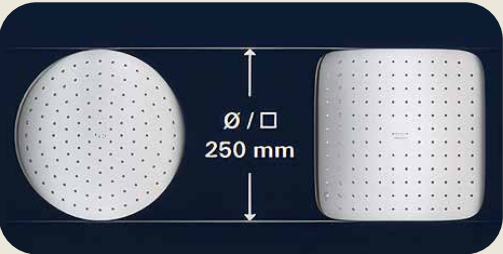
RAK model METROPOLITAN



RAK FLUSH PLATE



GROHE model FEELING



SHOWERHEADS



TOWEL WARMERS



GROHE model CUBEO



GROHE model EUROSMART COSMOPOLITAN





## Complementary Works & Common Areas

This section includes all accessory works and interventions related to the building's shared spaces, designed to ensure functionality, safety, and the quality of the collective environment. These works include stairwells, entrances, elevators, shared outdoor arrangements, as well as any green areas, pedestrian or vehicular paths, and fencing.

All interventions will be carried out using high-quality materials, in harmony with the overall aesthetic of the project and in compliance with current accessibility and safety regulations.



INDUSTRIAL FLOORING



CARRIAGE RAMP



## Basement

The driveway and floors of the basement rooms will be constructed in industrial-grade concrete, featuring a surface layer treated with quartz hardeners and machine-smoothed, reinforced with electro-welded steel mesh. The floor of the vehicles ramp access will have a grooved or herringbone pattern, as directed by the Construction Management.



## Thresholds – Window sills – Condominium staircase

The thresholds of the windowed-doors leading to terraces/loggias, as well as the thresholds of the entrance doors, will be made according to the executive project and as directed by the Construction Management. No frames are foreseen for the entrance doors of the individual apartments. The security entrance door will be installed flush with the interior side of the entrance wall of the apartment.

Window sills will be made of Trani marble or equivalent material, with a straight edge, 3 cm thick, and may include a continuous strip with drip moulding if necessary. The condominium staircase, as per the instructions of the Construction Management, may be finished in polished Trani marble or equivalent, laid with straight-edge treads (3 cm thick), risers (2 cm thick), stair stringers and skirting boards (8x1 cm section), or alternatively in porcelain stoneware. Tile color and size will be selected by the Construction Management.





## Ironworks

The railings and brise-soleil elements on terraces and loggias will be made of galvanized iron, painted in RAL colors, according to the construction details and as directed by the Construction Management. The sun decks of the top-floor apartments will be connected to the living area via an open, external staircase made of iron, with type and color defined by the Construction Management. Iron pergolas will be installed on the sun decks – the design and colour will be determined by the Construction Management. Which will also serve a support structure for photovoltaic panels for private use of the penthouses. These pergolas will have approximately the following measures: 5.00 x 5.00 meters. In the condominium staircases, handrails will be installed in either stainless steel or painted galvanized iron (RAL color), at the discretion of the Construction Management. Pedonal gates giving access to the condominium area, as well as the driveway gate to the underground garages, will be built with galvanized iron tubular profiles painted in RAL color, based on construction details and as specified by the Construction Management. The driveway gate will be equipped with an electric automation system, including a remote-control unit, photocells, and a warning light.

## Garage & Common area doors

Garage doors will be sectional and motorized. Where required by Fire Department regulations, the doors may include perforated surfaces to ensure the necessary ventilation in compliance with current standards. Doors to common areas and technical rooms will be made of pre-painted sheet metal, of hollow-core multi-purpose type, or, where fire-rated doors are required (REI type), in compliance with fire safety regulations. RAL colors will be chosen by the Construction Management.

## Elevator System

The building will be equipped with an elevator system installed in the common stairwell, featuring automatic return to floor and door opening in the event of power failure. The elevator will have a capacity of up to 4 people and accessibility features compliant with Ministerial Decree 236/1989. The interior of the cabin will be finished in brushed aluminum or pre-coated sheet steel, with type and color to be selected by the Construction Management. The cabin will include a column-type control panel in stainless steel, a mirror, a tubular stainless-steel handrail, a ceiling panel with integrated lighting diffuser, and a floor covering in synthetic material. The system will be completed with an intercom device connecting the cabin to the control panel, featuring a “Servitel-GSM” emergency communication module, bidirectional voice communication, and dedicated electrical lines for lighting and power.



## Common areas

- The electrical system in the stairwells will be equipped with BTicino “Living Now” series control devices. In the basement level, the system will be surface-mounted and constructed using white Gewiss components.
- The condominium lighting system will include a suitable number of lighting fixtures for building entrances and pedestrian pathways, stairwells, the garage ramp and driveways, technical rooms and laundry rooms, terraces/loggias (including private ones).

The type and design of the lighting fixtures will be selected at the sole discretion of the Construction Management.

Lighting in each stairwell and the driveway will be controlled by illuminated push-buttons with timer switches, while external pedestrian path lighting will be managed by timers or dusk sensors.

- A video intercom will be installed at the main pedestrian entrance, while audio-only intercoms will be installed at the secondary pedestrian entrance and at the entry doors of each building.

A shared centralized TV SAT antenna will be installed on the roof.

In the vehicle driveway, all electrical connections will be made using REI 60-rated waterproof exterior conduits. Some ceiling-mounted lights will be connected to the dusk sensor system, while emergency fixtures with rechargeable backup batteries will switch on automatically in case of power failure.

- The driveway gate will be motorized, and two remote controls will be provided for each residential unit.

- Closed-circuit cameras connected to a video recording system will be installed at the bottom of the driveway ramp, at the entrance to the vehicle corridor and the bicycle compartment and at the entrance to each stairwell and the gym.

- Access to common areas (gym, laundry, bicycle storage room) will be controlled by a personal badge system. Each apartment will be supplied with two access badges.





## Outdoor arrangements

Where not already existing, the property will be enclosed by a perimeter fence consisting of a fair-faced reinforced concrete base wall with RAL painted and galvanized iron panels above, compliant with current regulations and according to the specifications of the Construction Management.

- The structure of the main pedestrian entrance (side walls and canopy) will be built in reinforced concrete and metal, and will accommodate the video intercom or intercom panel, mailboxes, and a courtesy light, all as per the instructions of the Construction Management. A reinforced concrete utility wall will also be built for the utility providers' requirements to host private and communal utility meters.

- The floors of pedestrian paths and sidewalks adjacent to ground-floor units will be made using frost-resistant outdoor porcelain stoneware tiles, approximately 30x60 cm, selected exclusively by the Construction Management, and installed over a sand and cement screed.

- Partitions between private gardens will be made using electro-welded panels with hot-dip galvanized and plastic-coated iron rods, supported by hot-dip galvanized and plastic-coated steel posts.

- Each private garden will be delivered with leveled and graded soil, according to the approved project elevations, excluding any gardening or irrigation work.

Only a few hedges, with location and species chosen by the Construction Management, will be planted in private areas along the pedestrian walkway leading to the main entrances of the common stairwells, and around the perimeter of the light well ventilation grilles.

Each garden will include a utility box containing a water tap connected to the apartment's plumbing system and an empty conduit for future connection of private irrigation or lighting systems.

- In the outdoor area of the property facing the street "Via Leopardi", a waste collection area will be created, screened from view with hedges.





## CONTACTS



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## PARTNERS

Project Management:



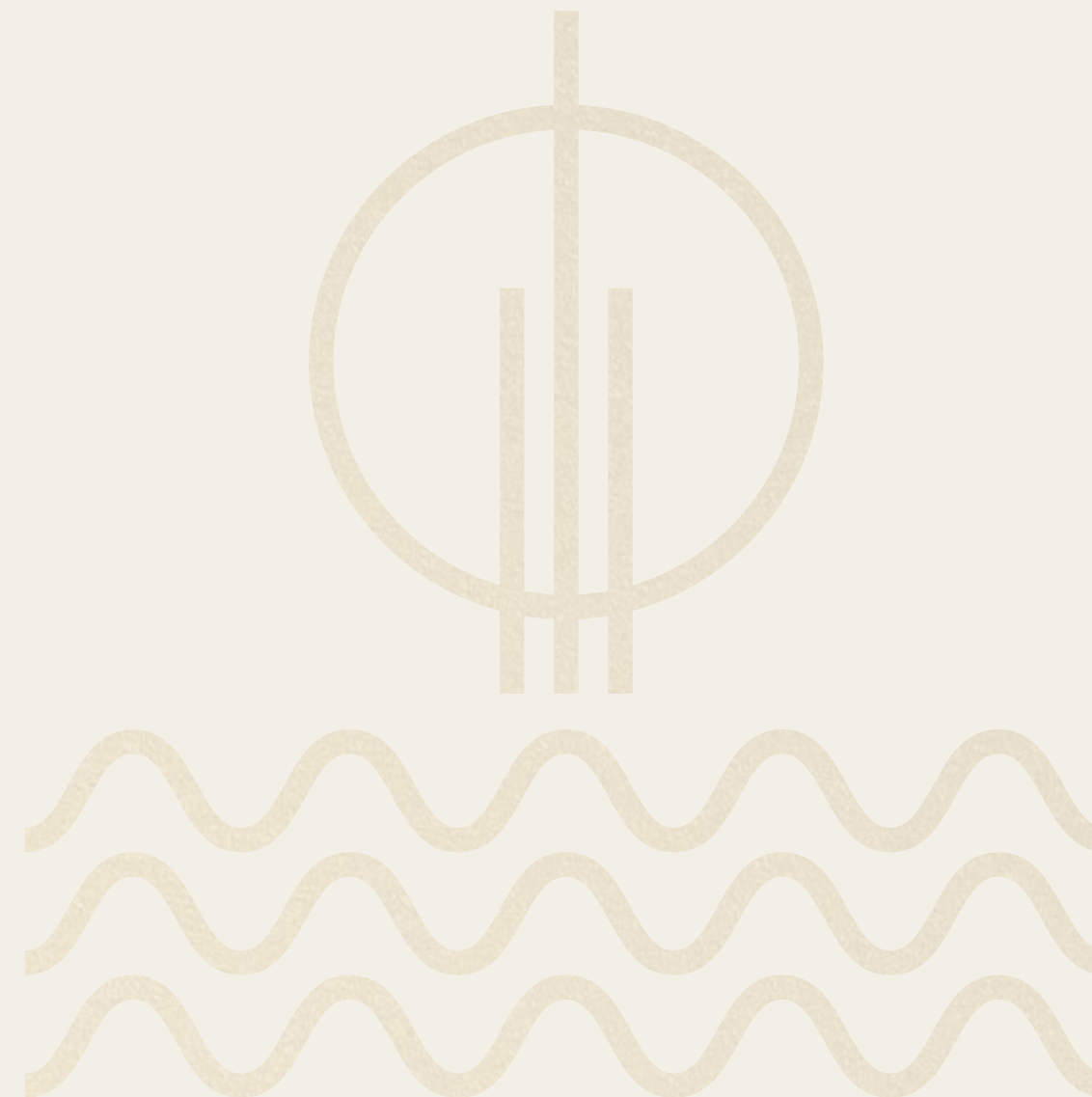
Architecture Studio:



STUDIO TECNICO DI PROGETTAZIONE

ARCH. PAOLO CRISTINI , GEOM. DIEGO PEGORARO , ARCH. CRISTIANO COMINI

GRAPHICS AND RENDERS:







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