



RESIDENCE LE VILLE SUARÉ



PROJECT PRESENTATION & SCOPE OF WORK

San Teodoro (SS), La Suareda Di Supra, Sardinia, Italy.



INTRODUCTION

The company SAFIN Srls specializes in the creation and development of real estate projects, including the construction and sale of houses, villas, apartments, small buildings, and residential, industrial, and commercial structures. The company also focuses on the management and maintenance of real estate properties, including the restoration and renovation of buildings.

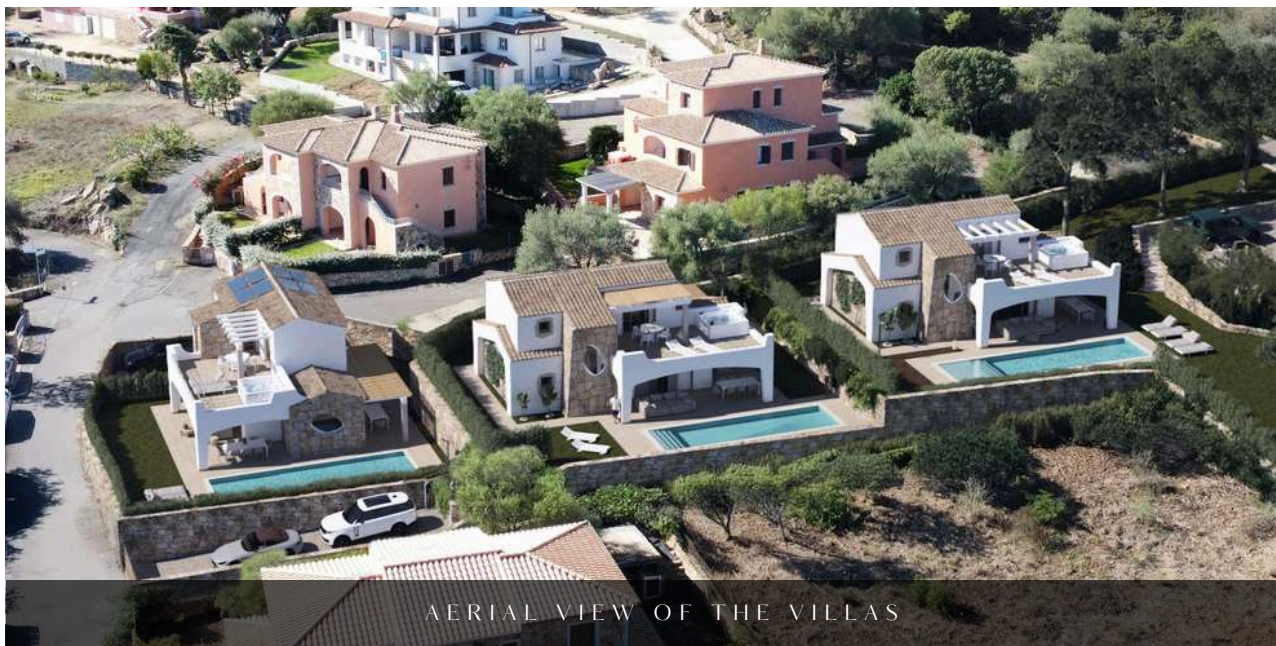
SAFIN Srls executes projects on a "turnkey" basis.

Thanks to the vast experience, expertise, and professionalism of the partners and team, the company is able to manage all stages of a project, serving as the sole point of contact for clients, eliminating the need to rely on other suppliers.

"Turnkey" means supporting the client throughout every stage of project management: from feasibility assessments, assistance in building design, and managing the construction site, technical, bureaucratic, and administrative aspects, all the way through to execution of the work and post-sale maintenance.

Construction Site: the best technologies and skilled workers, offered at the most competitive market conditions, while respecting timelines, certified quality, and site safety.

Project Management: With our experience and expertise, we ensure the successful completion of the project, perfectly integrating it with the surrounding environment for maximum client satisfaction.



AERIAL VIEW OF THE VILLAS



The residence LE VILLE SUARÉ is located in San Teodoro (SS), in the Suaredda di Supra area, a charming village on the outskirts of the town center, offering stunning views of the sea, the lagoon, and Tavolara Island, in direct contact with nature and the lush surrounding greenery.

These newly built detached villas represent the ideal choice for those seeking an exclusive, modern home with all comforts.

Set in a peaceful, residential area, the property spans two levels, offering spacious and bright living areas. The location is approximately 2 km from the renowned La Cinta Beach, 2 km from the town center, and around 20 km from the Olbia Airport and Port, with the Costa Smeralda about 25 km away.

The area is particularly appealing from both a tourism and real estate perspective, not only for its geographic position but also for its proximity to renowned holiday destinations, such as Budoni, Olbia, Porto Cervo, and Porto Rotondo.

San Teodoro is also famous for its numerous enchanting beaches, including La Cinta, with its 4 km of fine white sand, Lu Impostu with its turquoise waters, Brandinchi (the "small Tahiti") with its three beautiful beaches, Capo Coda Cavallo offering stunning views of the islands of Molara and Tavolara, Puntaldia with its exclusive marina, and the protected marine park of the Tavolara and Molara Islands, benefiting the entire surrounding area, alongside many other wonderful locations.





The project for the area in question includes the construction of 3 exclusive villas, each with a commercial surface area of over 200 sqm.

These villas will be fully equipped with features such as an underground swimming pool, some walls finished with San Giacomo/Ovodda yellow granite stone, boundary fencing using local granite stone, light natural stone-effect flooring, home automation integration for key elements of the villa, and other luxury finishes that exceed the typical standards of the area.



Main Features:

- Three spacious bedrooms, perfect for the whole family, with large glass windows that ensure natural light.
- Three designer bathrooms, equipped with modern and functional finishes, all with windows.
- A large living area overlooking the veranda and pool, ideal for relaxation or hosting guests in a comfortable and refined environment.
- Veranda and panoramic terrace with breathtaking views of the sea and lagoon, perfect for enjoying a beautiful sunrise over the horizon, or sunset for pleasant evenings outdoors.
- A photovoltaic system that allows for significant energy savings, contributing to environmental sustainability.



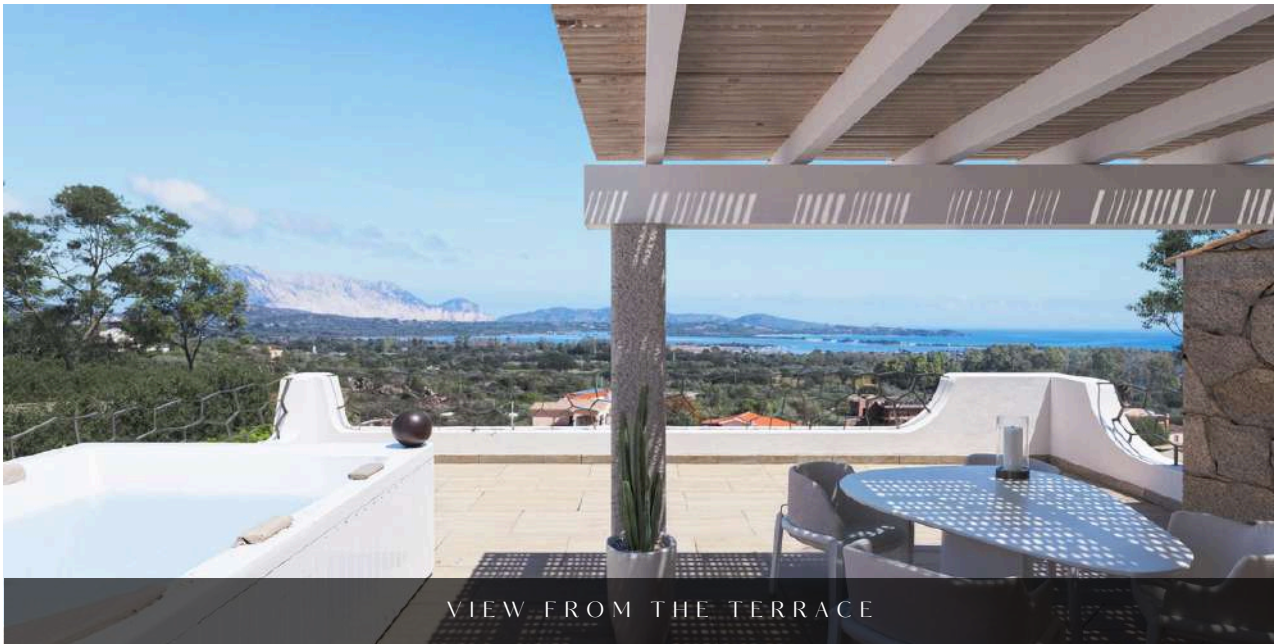
- Advanced home automation for intelligent and automated management of the house, allowing remote control of all main systems.
- Video surveillance and zone alarm system to ensure maximum security.
- Private underground pool for a touch of luxury and comfort, perfect for summer relaxation.
- Electric car charging station for convenient access to sustainable mobility.

Each villa will be equipped with state-of-the-art technologies, ensuring energy efficiency and maximum security, while providing a high standard of comfort. Delivery is expected for June 2026, offering the opportunity to purchase a high-quality home, ready to meet your needs.

Don't miss the opportunity to live in an exclusive residence, in a modern and refined environment.

Contact us for more information or to schedule a visit.





This "specifications document" has been designed to provide an indication of the technical features and finishing details of our turnkey buildings.

All works and supplies, unless otherwise specified, are understood to include all charges, materials, labor, assistance, etc., necessary to complete the works or supplies to a perfect standard, installed and fully functional.

In the event of discrepancies between the project drawings and the description of the works, the Project Management will decide, based on technical and urban planning requirements, variations in the type and brands of finishing materials will be allowed upon prior approval of the Project Management.

The brand names of the suppliers mentioned herein indicate the characteristics of the materials chosen by the company executing the works.

The Project Management, at its sole discretion, may make different choices during the execution phase of the works.

During the construction phase, and if deemed necessary, the property owner and the Project Manager reserve the right to make modifications or changes to this description and the project drawings that they consider necessary for technical, functional, aesthetic reasons, or related to urban and landscape procedures, provided these do not result in a reduction of the technical and/or economic value of the property units.



DESCRIPTION OF MATERIALS

LOAD-BEARING STRUCTURE:

The foundations consist of reinforced inverted beams, constructed through on-site pouring of reinforced concrete with appropriate resistance characteristics, based on the project and instructions from the technical site manager.

An aerated crawl space is created using stone of various sizes and granulometries to ensure proper insulation from the underlying ground, with a reinforced concrete base with a welded mesh of fi8, connected to the foundation beams.

Load-bearing walls are made of ISOTEX, with a thickness of 33 cm.

The ISOTEX blocks fully comply with the requirements of D.M. nr. 183 of 23/06/2022 (CAM) for the relevant sections. The blocks contain EPS inserts made of Neopor® BMBcert by BASF, certified by Bureau Veritas Italia according to the ReMade in Italy® scheme, Class C with 15% recycled content (ISOTEX GREEN insulating insert), or Class A+ with 100% recycled content (ISOTEX TOTAL GREEN insulating insert). CE marking in compliance with the European Technical Approval and the harmonized European standard UNI EN 15498, thermal transmittance "U" certification in accordance with European standards UNI EN ISO 6946, UNI 10355, and EN 10211, dynamic thermal and hygrometric characteristics as specified by D.M. 26/06/2015, air impermeability test (Blower-Door-Test) of the wall according to EN 12114, freeze-thaw and dimensional stability tests according to UNI EN 14474, acoustic tests according to UNI EN ISO 140 and UNI EN ISO 717 for sound insulation.



UNI EN ISO 354 and UNI EN ISO 11654 for sound absorption, fire resistance tests (REI 120) conducted with loaded walls according to EN 1365-1 and EN 13501-2 standards, certifications for materials in compliance with bio-building requirements and Type III-EPD environmental labels in accordance with UNI EN 15804 and ISO 14025 standards issued by accredited institutions, and Eurofins product certifications "Indoor Air Comfort" and "Indoor Air Comfort GOLD" according to UNI EN 16516 or UNI EN ISO 16000-9 standards, demonstrating product compliance with low VOC (Volatile Organic Compounds) emissions regulations compared to mandatory regulations in individual European countries and voluntary labels (LEED, BREEAM INTERNATIONAL, etc.).

The horizontal floor is a Bausta type in brick/concrete, consisting of prefabricated beams with a brick bottom and iron truss, with improved adhesion and certified quality, monobloc brick caps, and an overlying reinforced concrete screed of at least 5 cm thickness.

The sloping roof structure will be made of certified laminated wood, with beams in GLH24 laminated wood obtained from bonded spruce boards, selected according to UNI EN 14080 standards, cut along the grain and dried at high temperatures over several days to eliminate pests and enhance mechanical resistance and hardness compared to sawn timber.

The beams are processed with a numerical control system according to the project requirements, to produce a kit of qualified structural products that minimizes the need for on-site processing during assembly.

In accordance with DM January 14, 2008 "Technical Standards for Constructions" point 11.7.10, the processing of materials is carried out in compliance with quality control procedures filed with the Central Technical Service of the Higher Council of Public Works. In particular, the required traceability of all wooden elements supplied is ensured.

The material, when specified in the offer, is treated with an automatic high-pressure system and rotating brushing, with an impregnation cycle using water-based antifungal, anti-termite, and water-repellent treatments, available in our color samples.

For the fastenings between wooden parts and their anchoring to existing structures (plinths, foundations, concrete beams, walls, and/or other structures in general), metal elements such as pressed or welded parts and custom-made designs, bolts, and screws are used.



WATERPROOFING, THERMAL AND ACOUSTIC INSULATION:

Ground floor insulation: A lightweight screed made of cellular concrete, used as a leveling layer for pipes and as a support for the traditional subfloor, which reduces both the thickness and weight.

Intermediate floor insulation: A lightweight screed made of cellular concrete, used as a leveling layer for pipes and as a support for the traditional subfloor, which reduces both the thickness and weight. Additionally, cellular concrete, with its discontinuous structure, significantly improves impact sound attenuation and thermal insulation.

The acoustic insulation is achieved through the "floating floor" construction system, which involves the application of an acoustic correction layer between the floor screed and the lightweight screed, based on the mass-spring-mass principle. An anti-impact polyethylene acoustic mat, physically non-crosslinked with fully closed cells, eco-friendly and 100% recyclable, such as PANISOL SP3, with a nominal thickness of 3mm and a density of 90 Kg/m³.



The anti-impact acoustic mat will have a thickness reduction index under load over time (CREEP) of 2% and a thermal conductivity of 0.040 W/mk.

The acoustic floor insulation will be installed with overlapping joints, sealed with self-adhesive tape, including edges on the walls fixed with double-sided strips.

Roof insulation:

The Fibra Pack roof system includes:

Vapor barrier membrane model Barrier ALU 200 Rothoblass, wood fiber insulation type Steico, 80 mm thick with a density of 160 kg/m³ + 40 mm thick with a density of 160 kg/m³, OSB3 board, 9 mm thick, various mounting accessories.



VIEW FROM THE BEDROOM ON THE FIRST FLOOR

Waterproofing of the roof slab:

Waterproofing will be done with a first layer of self-adhesive bituminous membrane (Polyglass Spider SA type, 3.5 kg) and a second layer with a finishing surface of slate chips. Additionally, copper paper or metal sheets will be applied to form the parapets and flashing.

Waterproofing of loggias, balconies, terraces, and verandas:

Waterproofing for loggias, balconies, terraces, and verandas will involve the application of two coats of fiber-reinforced monocomponent cementitious mortar (Betonguaina Nord Resine type), including any reinforcing mesh.

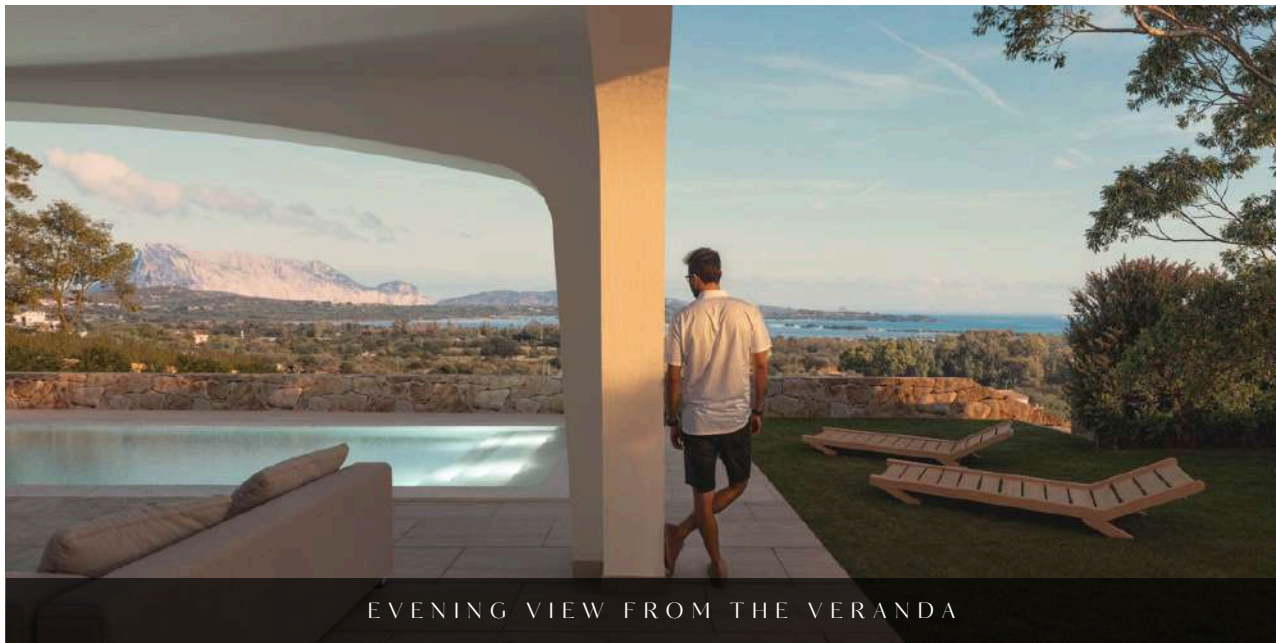
This includes the edges and joints to ensure a properly finished work.

Some external walls, as shown in the construction renders, will be clad in stone or granite, such as yellow San Giacomo/Ovodda, manually laid by skilled local craftsmen using the "opus incertum" technique.



WINDOW SILLS - THRESHOLDS - COPINGS - FRAMES - ROOFING - COVERING:

The window sills, frames, door and French door thresholds will be made of Sardinian granite, with a sample to be submitted for approval by the Project Manager (D.L.). Special attention will be given to the section design, especially if placed outdoors. In this case, it will include a drip edge and will be embedded in the masonry for its full depth, following the specifications provided by the D.L.



The external thresholds must be installed to ensure the overcoming of architectural barriers, while still forming a slight step to act as a barrier against water entry. The internal thresholds will be installed flush with the floors to create a smooth connection.

All window sills must be designed to allow the insertion of an insulating material within the inner masonry, to reduce thermal bridges.

Frames:

The window frames will be made of Sardinian granite with a squared internal edge and a half-point finish, while the external parts will remain in their natural state to highlight the quality of the natural granite material. The roof frame will be of the "genoise" type, featuring two rows of weathered Sardinian tiles, a distinctive feature of noble houses in the Sardinian inland.



Roof covering:

The roof covering will consist of curved "weathered Sardinian tiles" made of terracotta, laid in place with a mixture of mortar and lime on simple pitched or pavilion roofs. This will include lateral and frontal pointing, as well as the formation of ridge caps with tiles, to ensure the work is completed to perfection and in accordance with proper craftsmanship.

INTERNAL AND EXTERNAL PLASTER:

Undercoat plastering, applied either mechanically or manually, on both external and internal masonry.

Internal plaster: The base coat will be a product like Fassa Bortolo or similar, with a fine finish applied in two layers, each 4.00 mm thick, using a smooth finish mesh.

External plaster: The base coat will also consist of a double application, each 4.00 mm thick, with a rough-finish mesh for a textured, troweled surface. The plaster must be compatible with a supporting structure made of autoclaved aerated concrete (AAC).

FLOORING AND CLADDING:

Interior Flooring:

The interior flooring will be made of high-quality brushed matte porcelain stoneware tiles, resembling Orosei stone. The tiles will have a thickness of 0.9/1.2 cm and dimensions of either 60x120 cm or 30x60 cm. They will be laid using adhesive on pre-prepared substrates, aligned square with the walls and with tightly abutted joints.

Exterior Flooring:

The flooring of verandas or porches will be made with tiles similar to the interior ones, featuring an R11 anti-slip rating for safety.

Wall Cladding:

The cladding in the bathrooms and kitchens will be made of porcelain stoneware, matching the horizontal surfaces, with shades and colors to be defined.

Baseboards:

The internal baseboards will be made of high-quality porcelain stoneware, identical to the flooring.

JOINERY:

Exterior Fixtures:

The exterior fixtures will be minimalistic aluminum with a whitewashed oak or similar wood effect. They will be supplied with double-glazed windows (6/7 mm) and Argon gas, complying with current regulations and ensuring adequate thickness to meet the latest thermal and acoustic insulation standards. Where possible, the windows will be equipped with a tilt-and-turn mechanism and fitted with mosquito nets. In the bedrooms, internal blackout curtains will be installed to ensure optimal night-time darkness.



Internal Fixtures:

The internal doors, measuring 80/90 cm in width and 210/215 cm in height, will be made of wood, following the specifications outlined by the project manager. These will include all necessary elements to complete the work to a high standard. This will also include the installation of any sliding doors in the bathrooms as required.



PAINTING AND FINISHES:

Internal Painting:

The interior walls and ceilings will be painted with super-washable, breathable paint that is resistant to aging. Multiple coats will be applied to achieve a high-quality finish, using light standard shades from the color chart, based on the instructions of the project manager.

External Painting: The exterior walls and ceilings will be painted with two coats of siloxane paint, resistant to aging and atmospheric agents, applied to plastered surfaces. Preparation of the base will include one coat of bonding primer. The final colors will be light standard shades from the color chart, following the project manager's directions.

PLUMBING AND SANITARY SYSTEMS:

The plumbing system will be made of sanitary copper or multilayer piping for water supply, and reinforced PVC for black water drainage. The sewage system for the discharge of sanitary facilities and the kitchen will consist of Syilent columns, complete with special fittings, collars, and all necessary components to ensure optimal functionality.



All horizontal connections will be equipped with inspection manholes to ensure proper functionality, including ventilation pipes for the sewage system. The kitchen will be prepared for a sink and a dishwasher. The plumbing system will be sized with appropriate piping. The sanitary fixtures (toilet with built-in cistern type Pucci/bidet/washbasin) will be of the modern rimless suspended type or similar, complete with Paffoni and/or Grohe faucets. The shower tray will be made of fiberglass or similar, complete with a showerhead and mixer with recessed hand shower, also from Paffoni and/or Grohe. Each housing unit will have two connections for the washing machine, one internal and one external. Preparation for the installation of a heat pump for domestic hot water will be included. Please note that the villas will not be equipped with gas installations.



BATHROOM ON THE FIRST FLOOR

ELECTRICAL SYSTEM:

The electrical system for each residential unit is initially composed of a zone distribution board containing circuit breakers for various functions: a 32A differential magnetic breaker for the home, a 16A breaker for the pool, a 32A breaker for the photovoltaic system, a 20A breaker for the kitchen, a 6A breaker for lighting lines and kitchen appliances (separating the zones), a 6A breaker for domotics,



and 10A breakers for the protection of kitchen outlets and services. There is also a transformer modulator for emergency and external call circuits.

The main electrical board is equipped with a ground bus connected to the common grounding system. The home will be equipped with a life-saving system, which includes a central switchboard with a differential switch and magnetic breakers to section off outlets and lights.

The videophone system will be fully installed and functional, extending from the pedestrian gate to the living room or entrance. Electric opening controls for both the pedestrian and vehicle gates will be installed where applicable, in the living room or entrance area.

The satellite TV system will be fully set up, with connections in the living room, bedrooms, and verandas, along with an antenna and satellite dish to receive national and major private TV channels.

Each room will have at least one light point and an appropriate number of control points. The electrical system will be installed using heavy-duty PVC corrugated conduits, with fire-resistant cables as specified in the project. The switches, supports, and plates will be in plastic, black for the switches and white/black for the plates, from the BTICINO Living Light series or a similar brand.

All components will comply with current regulations and carry the appropriate quality certifications. Any modifications will be agreed upon with the project management during construction. The alarm system will be installed in all rooms, and the pre-installation for a video surveillance system will also be included.

AIR CONDITIONING SYSTEM & PHOTOVOLTAIC SYSTEM:

The installation of the climate control system (hot and cold) will involve the connection of pipes between the external unit and the internal units (excluding the bathrooms).

The photovoltaic system will be installed on the south-facing roof, excluding the battery storage.

A charging station for electric vehicles will also be installed.

EXTERIORS

The property will have a local granite stone fence with a height of 80 cm, complete with an iron pedestrian entrance gate.

There will be one housing unit for the electrical and water meter connections, and one housing unit for the external unit of the air conditioning system, specifically a quadrisplit type unit.



Each unit will be equipped with a 6000-liter CAV water reserve tank, to be placed at the discretion of the Works Manager, complete with a submerged pump and easy press system for each unit. There will be one outdoor shower point and two water points located externally for each unit.

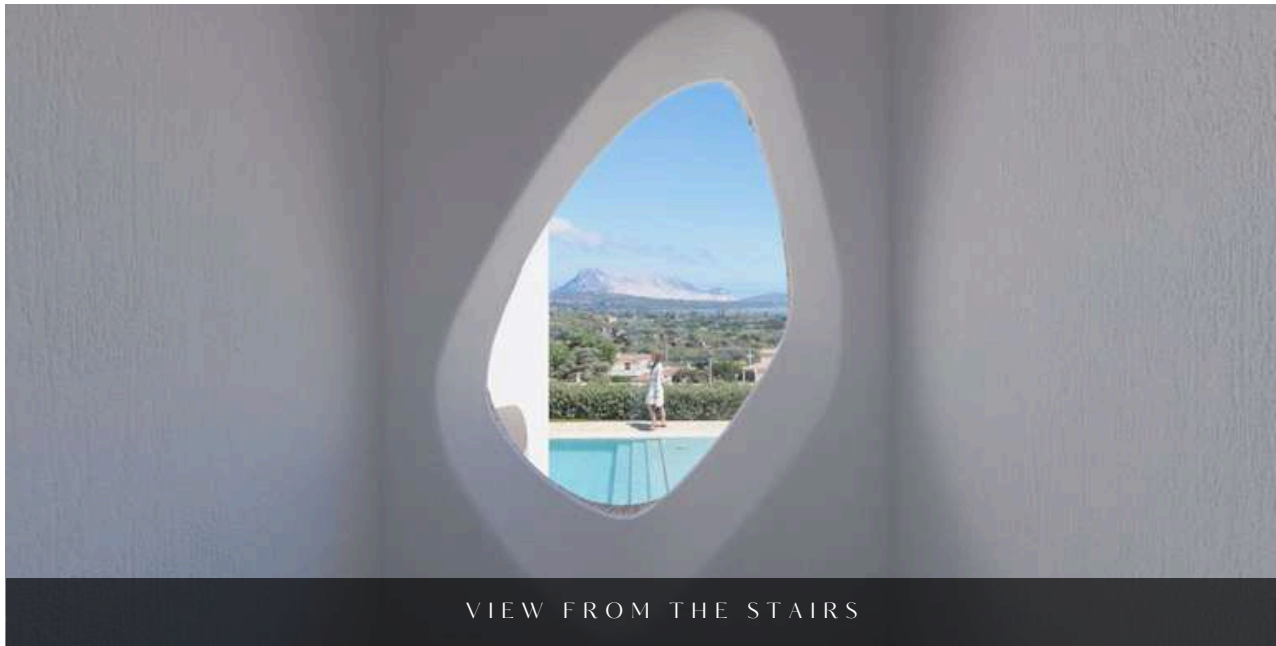
The units will be delivered with a designated parking space, automated iron gates (where provided), grass, and hedge dividers between the individual units.



FINAL NOTES

This description aims to highlight the fundamental characteristics of the properties. The brands and suppliers mentioned are listed for reference, indicating the materials chosen by the executing company. However, the Works Manager may, at their sole discretion, make different choices during the execution of the works. During the construction phase and/or if deemed necessary, the company and the Works Manager reserve the right to make any modifications or adjustments to this description and the project drawings that they consider necessary for technical, functional, aesthetic reasons, or related to urban planning procedures, provided that these changes do not reduce the technical and/or economic value of the properties.

Any modifications will be made with the approval of the Works Manager and the Client, in compliance with current and future laws and construction regulations. Anything not explicitly mentioned or referenced is to be considered excluded from this specification.



The following expenses are the responsibility of the clients:

Taxes, fees, stamps, etc., related to the utility supply contracts for public services (Enel, GSE network operator (photovoltaic), water supply, telephone, sewage, etc.), and any other applicable costs.

Expenses for any changes or modifications that are foreseen or to be foreseen.

All works will be carried out as per the project. Any work that differs from this specification or exceeds it, requested by the Client, will be agreed upon, estimated, and signed before execution, and will be billed and paid separately.

Contact us for more details, to dive deeper into the construction specifics, to request additional photos, or simply to schedule an on-site visit.

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