VILLAROCCA

Specifications

A Guide to Materials, Technologies and Finishes

VIAREZZA34-LAVAGNA-LIGURIA

CONFIDENTIAL TECHNICAL DOCUMENT

Specifications

A technical companion to the Villa Rocca presentation brochure

PROJECT	Villa Rocca - Conservation and Refurbishment
ADDRESS	Via Rezza 34, Lavagna (Genoa), Liguria
RESIDENCES	6 exclusive residences (A1-A6) over two floors
LOCATION	Very close to the sea - just 900 metres away.

ENGLISH EDITION

Architectural Heritage & Energy Efficiency

CONSERVATION

The villa’s historic façades and original volumes are preserved; structural interventions focus on building services and finishes, creating contemporary interiors within an envelope that remains faithful to its period.

EFFICIENCY & SUSTAINABILITY

Thermal and acoustic insulation to external walls and roofs, thermally broken windows and doors, and heat-pump systems contribute to a high energy-efficiency rating without compromising the building’s historic character.



GENERAL SITE PLAN

Setting & Outdoor Areas

01

Flooring & Wall Finishes

Oak parquet for living and sleeping areas

Bathroom and kitchen wall finishes

Outdoor flooring for terraces and loggias

Interior Flooring - Oak Parquet

GROUND TORBA - 14 mm thick, 190 mm wide, 1900 mm long
European oak boards on a plywood backing. Thickness: 14 mm; width: 189/190 mm; length: 1800/1900 mm; 3 mm solid oak wear layer. Bevelled on all four sides.

GROUND LIMO - 14 mm thick, 190 mm wide, 1900 mm long
European oak boards on a plywood backing. Thickness: 14 mm; width: 189/190 mm; length: 1800/1900 mm; 3 mm solid oak wear layer. Bevelled on all four sides.

GROUND DUNE - 14 mm thick, 190 mm wide, 1900 mm long
European oak boards on a plywood backing. Thickness: 14 mm; width: 189/190 mm; length: 1800/1900 mm; 3 mm solid oak wear layer. Bevelled on all four sides.



PARQUET SAMPLES

Oak - choice of shades

Interior Flooring - Porcelain Tiles

As an alternative to parquet, Marazzi CONCRETE LOOK RESIN porcelain tiles are available for living areas and bathrooms: dense, non-porous and highly durable surfaces, laid in a straight grid with movement joints.

- Size: 60 × 120 cm; thickness: 9 mm
- Joints grouted in the colour selected by the client



Avana



Azzurro



Rosa Antico



Verde Salvia

Bathroom: Option 1

CIR CERAMICA ceramic tiles for bathroom floors and walls, with wall tiles laid on a prepared substrate to a height of 120 cm.

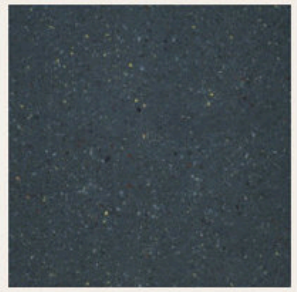
- Wall tiles: 20 × 20 cm; thickness: 10 mm
- Floor tiles: 20 × 20 cm; thickness: 10 mm
- Wall tiling height: 120 cm
- Grout coordinated with the selected flooring





BATHROOM SETTING

Coordinated wall and floor finishes





Bathroom: Option 2

Marazzi LUZ ceramic tiles for bathroom floors and walls, with wall tiles laid on a prepared substrate to a height of 120 cm.

- Wall tiles: 5.3 × 30 cm; thickness: 10 mm
- Floor tiles: 60 × 60 cm; thickness: 10 mm
- Wall tiling height: 120 cm
- Grout coordinated with the selected flooring







BATHROOM SETTING

Coordinated wall and floor finishes

Bathroom: Option 3

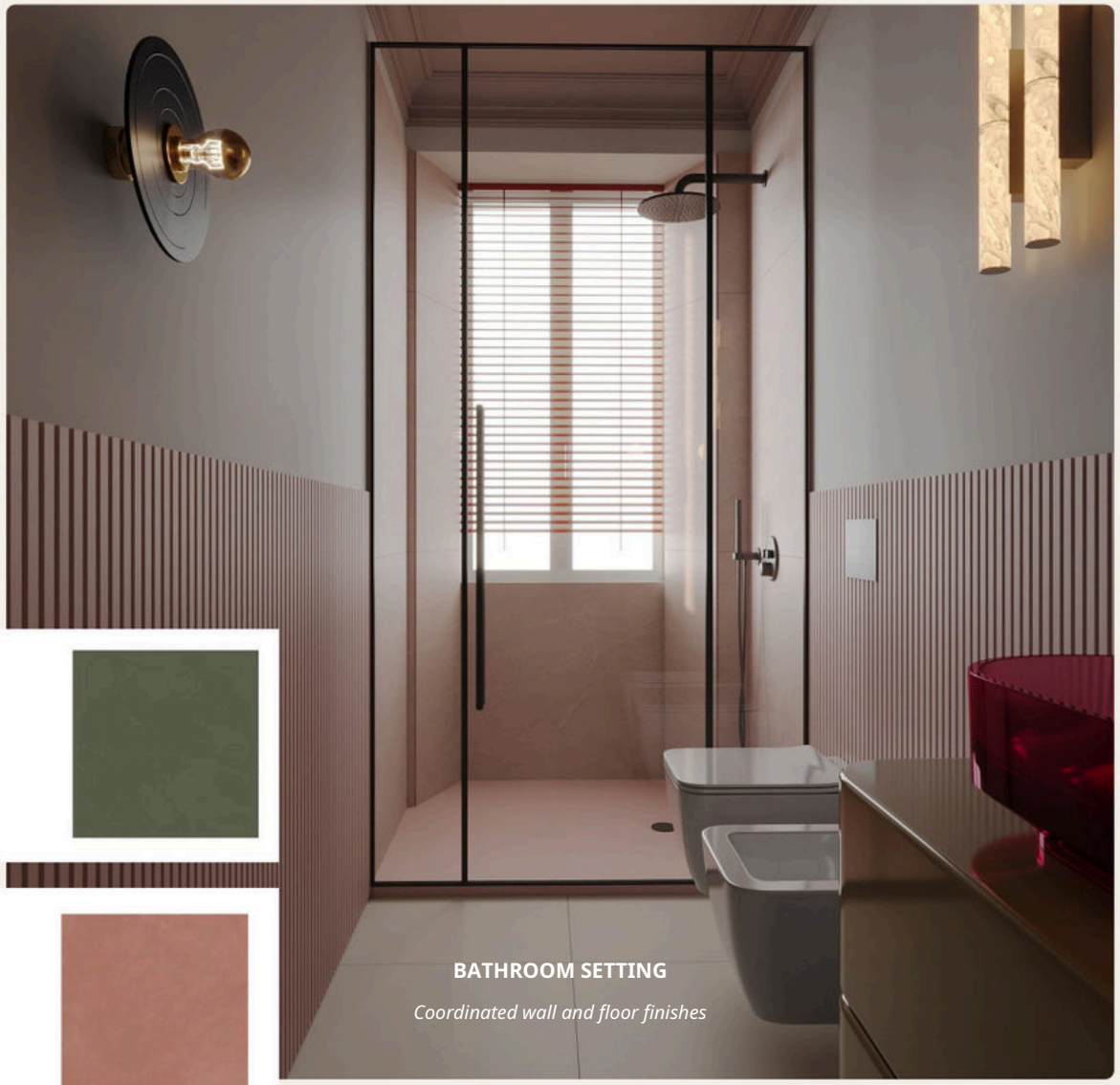
Marazzi CONCRETE LOOK RESIN ceramic tiles for bathroom floors and walls, with wall tiles laid on a prepared substrate to a height of 120 cm.

- Wall tiles: 60 × 120 cm; thickness: 9 mm
- Wall tiling height: 120 cm
- Floor tiles: 60 × 120 cm; thickness: 9 mm
- Grout coordinated with the selected flooring









BATHROOM SETTING

Coordinated wall and floor finishes

Kitchen Wall Finishes

KITCHEN WALL FINISH

Splashback - material detail



Marazzi Confetto ceramic or porcelain splashback for the cooking area, designed to complement the kitchen furniture without dominating it.

- Indicative splashback: H 60-70 cm × L 360 cm
- Tile sizes: 5 × 5 cm or 5 × 15 cm; thickness: 10 mm
- Laid with minimal joints for a continuous appearance



Outdoor Flooring

Outdoor porcelain tiles for terraces, loggias and uncovered communal areas, offering high resistance to temperature changes, a slip-resistant surface and minimal maintenance.

- Sizes coordinated with the interior flooring
- Slip-resistant finish for walkable areas
- Suitable for raised installation on adjustable pedestals



TERRACE - OUTDOOR FLOORING

Overview with outdoor furniture

02

Sanitaryware & Taps

Wall-hung WCs, bidets and washbasins

Wall-mounted and deck-mounted taps

Shower trays and heated towel rails

Sanitaryware & Basins

The sanitaryware will be **GSG ceramic**, from the **Like** collection, in a **gloss white** finish and wall-hung configuration. It will include **OLI** concealed flushing cisterns with a **Plain** collection flush plate in a **black** finish.

The washbasin will be **GSG ceramic**, either countertop or integrated/inset into the vanity unit (see Bathroom Furniture). It will be round, **45 cm in diameter**, with a **gloss white** finish.

The shower tray will be **KINEDO**, **Ardesia Mat** collection, in the **Ice** colour.

Each shower will have a **LACUS** glass enclosure from the **Morgo** or **Tocello** collection, with **black** profiles, comprising a fixed panel and, where specified, a hinged or sliding door.



WALL-HUNG WC



WALL-HUNG BIDET



COUNTERTOP BASIN



SHOWER TRAY



SHOWER ENCLOSURE

Taps & Shower Fittings

Brass taps and fittings by **IMEX**, **Monza** collection, in a **black metal or nickel** finish, comprising:

- Tall basin mixer
- Bidet mixer
- Two click-clack wastes in the same finish
- One ceiling-mounted shower set with overhead shower, mixer and hand shower



Bathroom Furniture & Heated Towel Rails

Bathrooms will include a **LEDIMEX Oporto** mirror, either round at **80 cm** or rectangular at **70 × 80 cm**, with integrated backlighting.

The vanity unit will be **CERASA**, **Segno** collection, suitable for a countertop or integrated/inset basin. Its finish will coordinate with the selected tiles, following the colour palette defined by the Works Supervisor.

Each bathroom will include a **ZEHNDER Aura** heated towel rail, made of **steel** with a **matt black (9205)** finish.

The radiator will include matching support brackets, a **1/2-inch nickel-plated plug**, a **1/2-inch adjustable safety air vent**, and a **Zehnder Design** angled valve and lockshield set with a liquid-filled thermostatic head.



BATHROOM FURNITURE



HEATED TOWEL RAIL

03

Doors & Windows

Internal doors and handles

Security entrance door

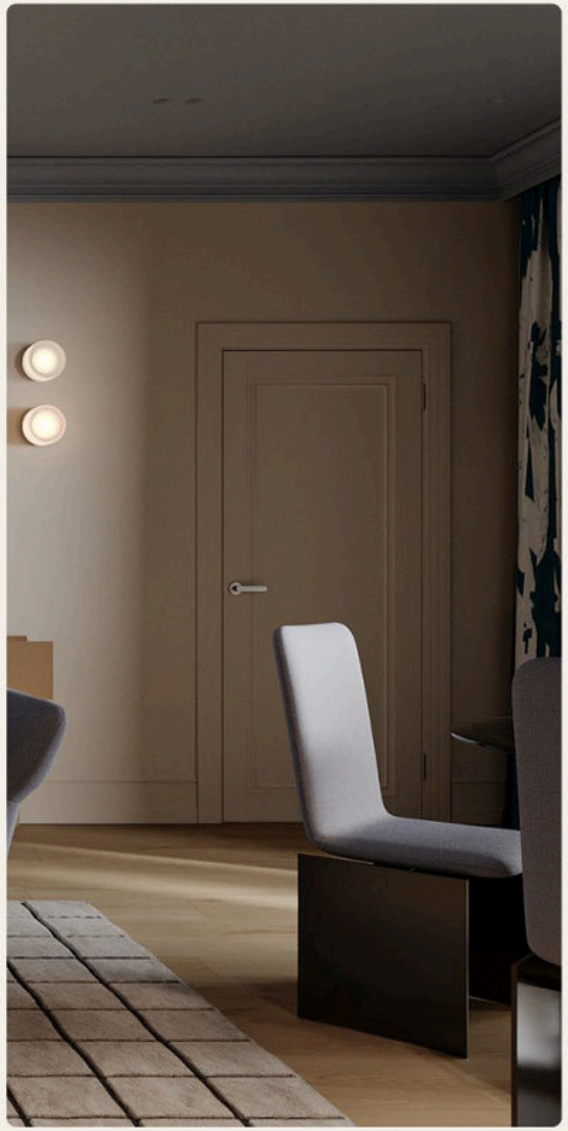
High-performance external windows and doors

Shutters and glass balustrades

Internal Doors

Internal doors will be **DIERRE**, **Materiche** collection, **Isy** range, with a hollow-core construction. Hinged doors will include **Oregon** handles in a **satin chrome** finish.

The door finish will be selected at the execution stage to coordinate with the colour palette and wall paint, in accordance with the Works Supervisor’s instructions.





Security Entrance Doors

Entrance doors will be **DIERRE** security doors from the **Compact** range (**D180** model or equivalent), with high thermal and acoustic performance. They will have a double rebate, concealed hinges allowing opening up to **180°**, and a European-profile cylinder security lock.

Key performance characteristics:

- Burglar resistance: up to **Class 4**
- Sound insulation: up to **42 dB**
- Thermal transmittance: **Uw approx. 1.0 W/m²K**
- Clear opening width: **80 cm**

The external face will have a smooth painted **RAL** finish. The colour will be selected at the execution stage in line with the project palette and the Works Supervisor's instructions.



SECURITY ENTRANCE DOOR

External and internal finishes

External Windows & Doors

External windows and doors will be in **white-finished PVC**, certified and compliant with the energy design requirements, providing high thermal and acoustic insulation performance (**at least 33 dB**). Glazed terrace doors will have one or more leaves depending on their size and will include a micro-ventilation system.

Shading will be provided by **aluminium roller shutters insulated with polyurethane foam**, complete with electric motors, offering high weather resistance and excellent thermal and acoustic insulation.

Installation will be carried out to a professional standard by specialist personnel.



EXTERNAL WINDOW / DOOR

Project illustration

05

Lighting & Home Automation

Indoor and outdoor light fittings

Cover plates, switches and sockets

Smart-home provisions

Light Fittings

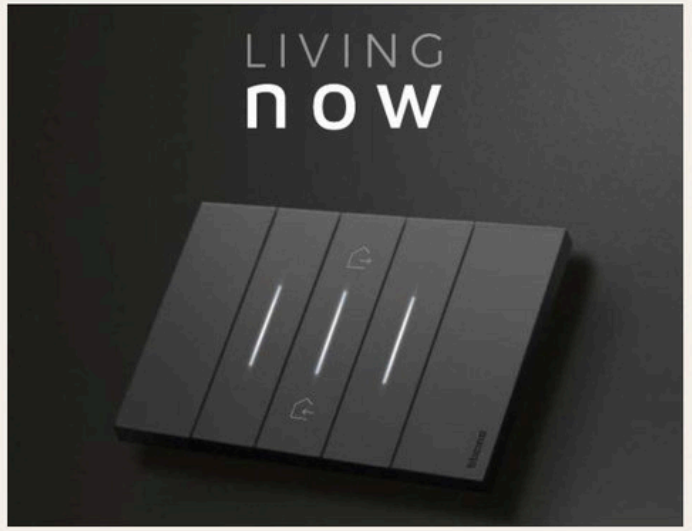
Integrated LED lighting throughout, with ceiling and wall lighting points and low-level lighting for outdoor spaces.

- Low-energy LED light sources in all rooms
- Dimmable lighting in living areas
- Low-level lighting for terraces and outdoor paths

Cover Plates, Switches & Sockets

Cover plates will be **BTicino Living Now** or equivalent, with a modular configuration and flat-profile design. The finish will be selected at the execution stage in accordance with the Works Supervisor's instructions. Devices may be conventional or smart.

The electrical installation in each residence will follow the design and include all lighting points, sockets and controls required for the full functionality of the rooms.



06

Building Services

Underfloor heating and cooling with a heat pump

Domestic hot water production

Electrical installation and earthing

Photovoltaics and sustainability

06.1 - BUILDING SERVICES

Underfloor Heating & Cooling with a Heat Pump

An underfloor heating and cooling system with serpentine pipework, combined with a heat pump, provides quiet, even comfort throughout the year.



HEAT PUMP

06.2 - BUILDING SERVICES

Domestic Hot Water (DHW)

Domestic hot water will be provided by a **high-efficiency electric water heater**, such as the **ARISTON Velis 100 L** or equivalent, with smart functions to optimise energy use and provision for Wi-Fi remote control.

The water heater will be installed in a suitable position inside the residence, horizontally or vertically depending on the design requirements.



DHW

Electrical Installation & Safety

Electrical installation
The electrical installation will comply with current regulations, using IMQ-certified materials, a complete distribution board and an earthing system.

Plumbing and sanitary installation
The plumbing and sanitary installation will comply with current regulations and include all provisions required by the design, including a washing-machine connection and an outdoor tap where specified.

Mechanical ventilation
Rooms without natural ventilation will have mechanical ventilation with appropriately sized electric extract fans.

- Flush-mounted distribution board with dedicated protective devices
- Earthing system with a copper conductor earth electrode
- TV installation and provision for an intruder alarm in each main room
- External intercom in accordance with the condominium regulations

Photovoltaics & Sustainability

A photovoltaic system will serve the communal areas and, where specified, the individual residences, reducing the building's overall energy consumption while respecting its historic character.

- Indicative system capacity: **3 kW**
- External wall insulation to eliminate thermal bridges
- Objective: a high energy-efficiency rating for the entire building



PHOTOVOLTAIC SYSTEM - ROOF

Communal Living Space

On the ground floor, a communal space designed as an extension of the home: a place to work remotely, read and welcome friends, at the more relaxed pace of life on the Riviera.

Remote working, on the Riviera.
Open your laptop, focus on a project or find time to work during a stay by the sea.

Friends, just like at home.
A coffee, a conversation, an evening together. A welcoming setting for entertaining and sharing leisure time.



GROUND FLOOR - COMMUNAL SPACE

Project visualisation

Illustrative project rendering. Furniture, finishes and layouts are subject to the final project documentation.

07

Outdoor Spaces

Gardens and green spaces

Terraces, balconies and glass balustrades

Gardens & Green Spaces

The landscape design favours salt-tolerant Mediterranean planting, natural stone paths and soft lighting that extends outdoor living into the evening.

- Low-maintenance Mediterranean planting
- Pedestrian paths in local natural stone
- Automated, water-efficient irrigation
- Recessed garden lighting



GARDEN - OVERVIEW

Terraces, Balconies & Iron Balustrades

Outdoor technical porcelain flooring, iron balustrades and provisions for outdoor furniture on all main terraces.

- Slip-resistant technical porcelain flooring
- Iron balustrades
- Provision for irrigation to planters
- Weatherproof sockets for outdoor lighting and furniture



SUMMARY

Finishes by Residence

All residences share the same base specification. The flooring, wall finish and sanitaryware options described on the preceding pages may be selected individually for each apartment within the deadlines set by the Works Supervisor.

UNIT	FLOOR	FLOORING TYPE	BATHROOM WALL FINISH
A1	First floor	Oak parquet / Porcelain tiles	Ceramic tiles - choice of collection
A2	First floor	Oak parquet / Porcelain tiles	Ceramic tiles - choice of collection
A3	First floor	Oak parquet / Porcelain tiles	Ceramic tiles - choice of collection
A4	Second floor	Oak parquet / Porcelain tiles	Ceramic tiles - choice of collection
A5	Second floor	Oak parquet / Porcelain tiles	Ceramic tiles - choice of collection
A6	Second floor	Oak parquet / Porcelain tiles	Ceramic tiles - choice of collection

Final Notes & General Conditions

• This specification forms an integral part of the preliminary sale agreement and is subject to the same clauses.

• The choice of interior finishes must be communicated to the Works Supervisor within **30 days** of viewing the official sample collection.

• Changes to the internal layout are permitted at no additional cost if requested **“on paper”, before works commence**, subject to the Works Supervisor’s approval.

• Changes requested at a later stage will be assessed according to the progress of the works and may result in additional costs and time.

• Site visits must be arranged with the Works Supervisor with at least **5 days’ notice**.

• The dimensions and measurements shown may be subject to minor variations during construction to meet site requirements.

VILLAROCCA

Thank you for reviewing these Specifications

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