FINISHINGS
PALAZZO BELLAVISTA

WDC Bellavista S.r.l. Sede: Via del Canale Piccolo, 2. Tel: 040 2474886. email: info@wdc-bellavistasrl.it

RESTORATION OF THE BUILDING

Palazzo Bellavista, located in Via Beirut 9, is now subject to a complete renovation including energy reqaulification and seismic upgrading. The project involves the positioning of an internal EPS coat, the facade has been restored with a particular care of the decorative architectural elements.
A balcony will be constructed on the top floor on the south-east side, repeating the same details and the shapes of the existing terrace.

GARDEN AND GARAGE

The green area surrounding the building will be planted with different species and characterized by the presence of terraces and a swimming pool for the residents.

In addition, an underground garage pertaining to the property will be built with 9 parking spaces and provision of charging columns for electric vehicles.

TECHNICAL SYSTEMS

The existing technical systems will be completely redone.

For the air conditioning system, three external heat pump units will be set up in the back of the building, there will be under floor heating and the cooling system will be canalized.

In addition, a photovoltaic system consisting of 16 panels will be installed in the garden of the building to improve the energy efficiency.

SERRAMENTI

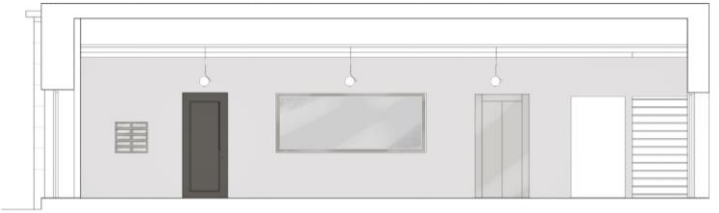
The external doors and windows will be the same type and color of the pre-existing ones and will be in PVC printed with a dark walnut wood effect.

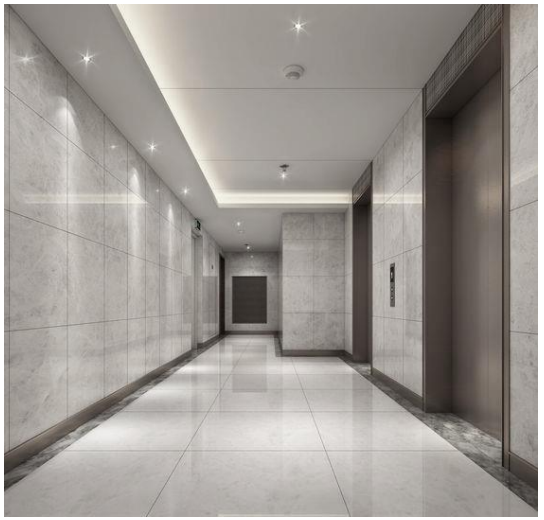
In addition, the windows will be equipped with dark walnut-colored Fibex shutters.

ATRIO D'INGRESSO

The entrance hall will feature a classic contemporary style, using large stone effect slabs in grey tones for the floor and marble effect tiles for the walls.
The same finishes will be applied to the landings and halls of the upper floors as well.

The old lift will be replaced with a hydraulic lift with an access door in a dark grey finish.



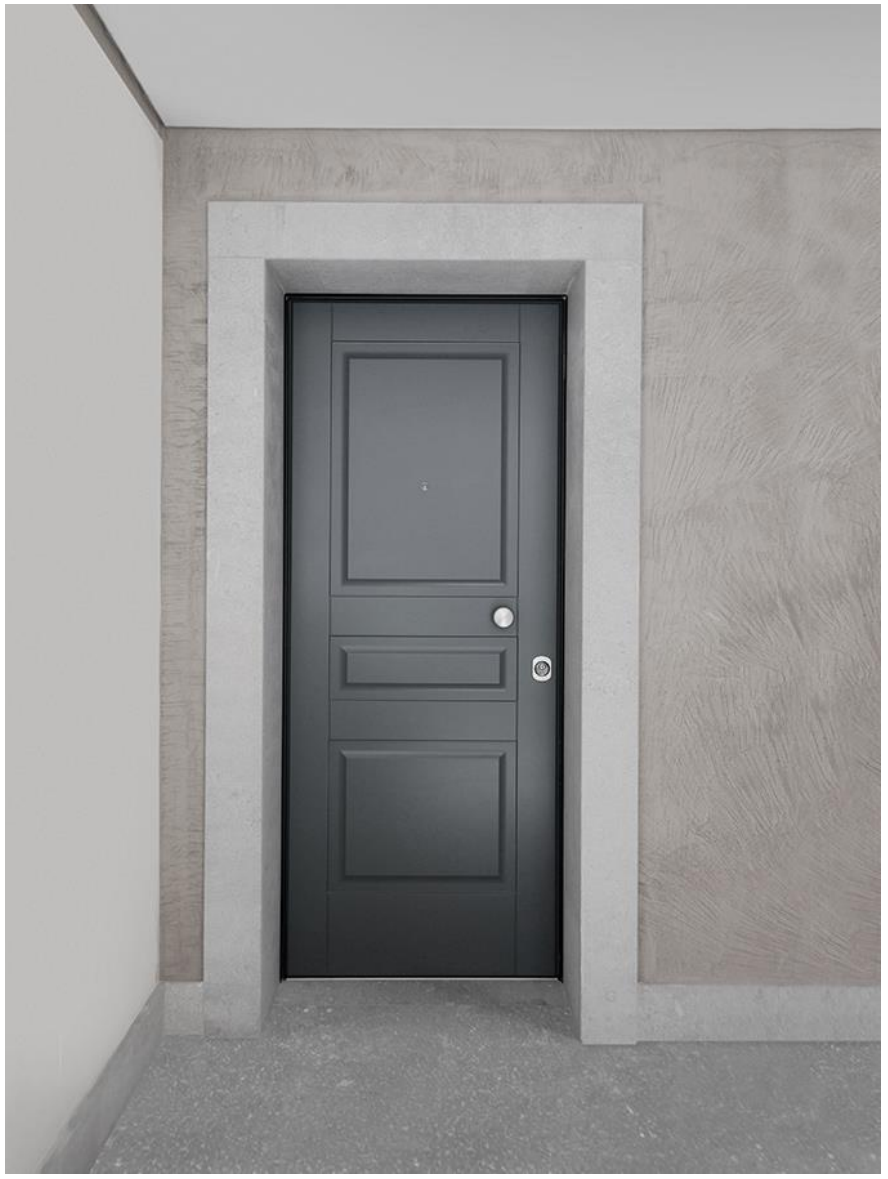


ARMORED DOORS

Supply and installation of internal armored door Bauxt brand to ensure a very high value of both acoustic and thermal insulation. The handle will be in bronze-colored anodized aluminum.

The internal finish of the armored doors will be white, while the external part will have an anthracite gray matte finish.

RAL 7016



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WALL FINISHING

The internal walls of the apartments will be made of a double layer of dry wall and painted with a white washable finish.

DOORS

Supply and installation of hinged or sliding doors, **Garofoli** brand, **Mirabilia Luta 3B** series, colour white.

The doors will be complete with steel colour handles.

TILES

The bathroom tiles selected for our apartments are the onyx effect porcelain stoneware by **Florim**, **Onyx & More** series, 60x60 cm, in the colours below.

White Onyx

Silver Onyx

BJELIN

PARQUET

In the living area and in the bedrooms there will be prefinished oakwood parquet by **Bjelin**, with matching wooden skirting boards**.**

BATHROOM

Supply and installation of white ceramic toilet and bidet by **SDR**, **Terra Quadra** collection.

Bidet: 56x36x43 cm

Toilet: 56x36x43 cm

SHOWER TRAY AND GLASS

Supply and installation of a white Aquatek shower tray in various dimensions (80x150 – 90x90 – 90x110 – 90x150 – 90x160 cm), rim 2,5 cm.

For the shower trays that mesure from 110 to 160 cm there will be a fixed side screen glass enclosure for a walk-in effect with brushed stainless steel profiles.

For the smaller formats there will be a sliding door enclosure.

WASHBASIN

Supply and installation of an integrated white washbasin, available in various sizes 80, 105, 120 e 140 cm.

TAPS

Supply and installation of complete taps for washbasins, bidets, showers and bathtubs, available in the finishes below.

Brushed Nikel

Matte Black

TAPS

Supply and installation of shower faucets

with brushed nikel or matte black finishing.

The description is intended to highlight the fundamental characteristics of the buildings, taking into account that the dimensions resulting from the project approved by the municipal administration may be subject to slight variations during the construction phase.

The brands and supplier companies indicated herein are quoted as they indicate the characteristics of the materials chosen by the company executing the works.

The works management, at its own discretion, will still be able to make different choices , within the same price range, during the execution of the works.

In the executive phase and / or considered indispensable, the owner company and the Director of Workers reserve the right, if necessary, to make any changes or modifications to this description and to the project drawings that they deem necessary for technical, functional, aesthetic or procedural reasons. urban planning, provided that they do not lead to a reduction in the technical and / or economic value of the real estate units.

Any variation will be made, subject to the approval of the Works Management and the Client, with reference to the laws and building instruments in force.

If the purchasing party expresses the will not to complete any supplies and installation of any material, the selling party will have the right to grant or not the feasibility and in case of consent, no amount will be recognized for the service not performed; in addition, it is specified that any supply and installation of such materials, if carried out by the purchaser, can only take place after the notarial deed of sale.

N.B. For the realization at the customer's request of variants in progress, the price will be established from time to time with the Company, through an additional contract to the basic one.

Any variations in progress regarding the layout inside the apartments, technological systems, finishing materials, etc. they must be requested and discussed with the company in advance, and approved by the Works Manager.

CONTACTS

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