



TECHNICAL SPECIFICATIONS

Villa Calvasino 33 – Lezzeno



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PREMISE

The PROPERTY is part of a development plan located above Provincial Road 583, offering a splendid view of Lake Como. Vehicular and pedestrian access is via a private road in the Calvasino area Lezzeno (CO), in shared ownership.

ENERGY SAVING

The property will be certified as low-energy consumption, and thanks to the savings achieved, it will be classified as Class A or higher. Considering that the average consumption of conventional homes is estimated at 175 kWh/m², our homes will consume about 50% less. The construction interventions have been carefully designed to meet living needs and select materials for optimal energy efficiency. Buyers can request modifications to the internal layout, subject to technical and regulatory feasibility, and acceptance of any additional costs. Clients will be assisted by a team of interior design specialists to guide them through fully customizable choices.

1. INTERNAL MASONRY PARTITIONS

The internal dividing walls of the apartments will be made using 10 cm thick brick partition walls, plastered on both sides with cement mortar and finished for painting.



2. FLOORING AND WALL COVERINGS

Living room, kitchen, and corridor floors: 60x60 cm porcelain stoneware, finish of choice (concrete effect, resin). Bathroom wall coverings: 60x60 cm and 30x60 cm porcelain stoneware, finish of choice. Bedroom floors: rustic/raw oak-effect parquet. Kitchen wall coverings only on the backsplash area. Bathroom coverings up to 1.20 m around the perimeter (minimum 210 cm height in shower areas). Selection meetings will be arranged at our supplier to better choose the materials.



3. DOORS AND WINDOWS

Entrance doors, windows, and French doors will be made of PVC with slim frames for increased light passage, metallic handles, tilt-and-turn opening system. Main entrance door: armored security door with smooth interior panel and customizable exterior design from our supplier.



4. HEATING AND PLUMBING SYSTEM

Autonomous underfloor radiant panel heating system for each unit, powered by a gas boiler. Bathrooms: towel warmers. Room thermostats in living area, sleeping area, and bathrooms. Sanitary system connected to municipal aqueduct with Uponor multilayer piping. Bathrooms equipped with suspended sanitary fixtures (WC, bidet, washbasin), Flaminia or similar, taps by Bellosta or equivalent, ultra-flat shower tray by Ideal Standard or similar, bathtub by Novellini or similar. Kitchen connections for sink and dishwasher included. Final certifications of conformity for all systems will be issued.



5. ELECTRICAL SYSTEM

Flush-mounted system in heavy-duty flexible PVC tubing with junction/distribution boxes and copper wiring compliant with regulations. Switches: B-Ticino Now or equivalent, with technopolymer plates. Pre-wired and sectioned by areas; includes full room-by-room setup (light points, sockets, TV, phone, intercom, etc.). Provision for electric car charging point in garage. Electrical systems will be tested and certified to CEI 64/8 and DL46/90 standards.



6. MISCELLANEOUS

Pre-installed split-type air conditioning: 1 unit per bedroom, kitchen, and living room, with outdoor unit placement. Buyers can choose finishes (flooring, coverings, paint colors, door models, switch plates, handles) from supplier showrooms. Any cost difference for premium materials will be quoted and approved before installation.



7. UTILITY CONNECTIONS

The housing unit will be provided with all necessary utility connections. Activation costs will be borne by the buyer.



8. NON-INCLUDED WORKS

Not included: alarm system, interior lighting fixtures, and any other works or services not expressly mentioned. Modifications to completed works will include additional costs for both changes and disposal of previous elements.



For more information or to book a visit:

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