



TECHNICAL SPECIFICATIONS

SILVER



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Arras Group is a flexible and innovation-conscious company that pursues only projects of **great beauty and uniqueness**. A protagonist in real estate development, the Group specializes in the construction of **sea-view second homes** with low environmental and landscape impact.

All of Arras Group's activities are dictated by a set of guiding values that govern the company and relate to customer satisfaction as a top-priority and constant goal, the continuous integration of **technologically innovative solutions**, and compliance with the principles of the quality system. All this is made possible thanks to the expertise and collaboration of a team of professionals at the customer's disposal to satisfy his every need.

Our team is also available to design interior spaces together, and evaluate the choice of extra finishes and the best furnishings for the space. The Arras Group's **Specification of Works** constitutes a tool essential for detailing the quality of the final product.



A document that illustrates **the procedure and construction standards** of Arras Group, with the aim of providing the client with a range of information in relation to the **materials** used, and the **construction techniques** adopted in the construction of his home.

OVERBURDEN EXCAVATIONS

Arras Group, thanks to the use of means and state-of-the-art equipment carries out excavations on areas of considerable size in which foundations are to be built. The general overburden excavation is performed by the machine, from the ground level to the level where the foundations will be laid, including removal and transport to public landfills of materials unsuitable for the fills. At the foundations, the laying surface is carefully prepared and leveled thanks to the use of mechanical means. Backfilling is carried out with suitable materials in layers with wetting and compaction and performed by mechanical means.



CONTINUOUS FOUNDATIONS

Arras Group builds continuous foundations in its homes, in which the element the foundation rests directly on the ground (direct foundation). The depth, sections, concrete dosage, and type of **iron** are carried out according to the specifications of the designer of the reinforced concrete works.

AERATED CRAWL SPACE

To ensure proper insulation, Arras Group makes an aerated crawl space in its constructions in order to separate the floor area from the slab lower habitable, so that it is not drawn in by fumes, efflorescence, or other contamination. This structure is made with **dome-shaped plastic disposable formwork (igloo)**, on which a reinforced concrete slab of varying thickness depending on the loads is cast, which rests on pillars in the voids between domes.



LOAD BEARING AND NON-LOAD BEARING STRUCTURES

LOAD-BEARING MASONRY

Arras Group chooses the best load-bearing structures for its homes to guarantee maximum strength and thermal efficiency. **ISOTEX 33/10 blocks** are used, which enable the construction of **strong structures, highly thermally insulated and resistant even in case of fire.**

In order to achieve optimum efficiency thermal and acoustic the load-bearing structure is covered by the coat.

ISOTEX®

BLOCCHI E SOLAI IN LEGNO CEMENTO



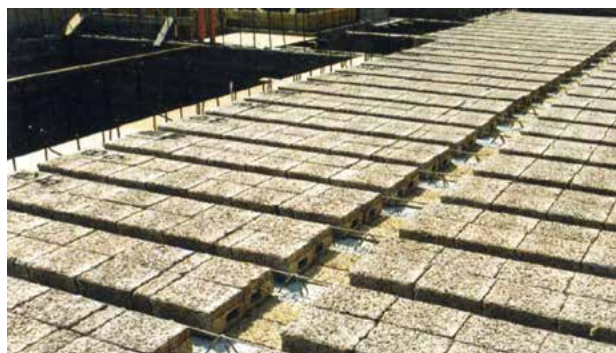
INTERIOR PARTITIONS

For the separation of interior rooms, partitions are used with **perforated brick blocks** of excellent manufacture chosen for their lightness, strength and acoustic efficiency.

SLABS

The Group's dwellings are built with **ISOTEX wood cement floors** that are ideal for horizontal or inclined structures.

Thanks to this **highly fire-resistant solution**, problems related to insulation are solved simultaneously **thermal and acoustic insulation.**



PERGOLATE

To enrich and make functional the outdoor spaces such as gardens and verandas, Arras Group provides for the inclusion of **wooden pergolas.**

An additional solution extra is to make **an aluminum photovoltaic pergola** to be used as a carport cover and at the same time ensure significant considerable energy.

WATERPROOFING AND INSULATION ■

Waterproofing and insulation play a significant role in any home signed Arras Group. The structure of the building is covered with a **bitumen-based membrane** to prevent the passage of rainwater from the roofs, water from from the sub-soil and rising damp.

For waterproofing the terraces, the Group uses technologies based on **based liquid resins** with different matrices: **cementitious, acrylic or polyurethane**.



SCREED

A screed is a horizontal construction element that is used to **level the surfaces, distribute the load of the elements above and receive the flooring final**. The screed generally consists of three materials used in appropriate proportions: **binder (cement or anhydrite or special binders), inert (sand and/or gravel) and water**. Screeds are made of varying thickness depending on the type of room.

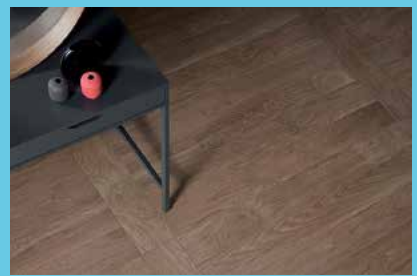


Arras Group relies on **AlfaLux's coverings** to personalize living spaces with harmony and uniqueness and to ensure that, in their home environments, customers identify themselves and feel fully satisfied.

AlfaLux's floor and wall coverings, are available to customers to be viewed in our showroom. The choice of finishes for one's home can be guided by the support of **the Group's interior designers.**



WOOD
BADIA



MARBLE CANOVA
E PALATINA



STONE COTTAGE E
STONEQUARTZ



RESIN AND CEMENT
GARDA E STUCCHI



PLASTERS

Arras Group makes plasters for interior and exteriors executed with mortars suitable for all types of substrates and according to different needs. For example: **anti-mold, dehumidifying and thermal insulating plasters**. The quality in the execution of the work and the choice of the most suitable materials, ensure that the final result is neat and of high quality to ensure maximum comfort thermal and energy efficiency. The exterior facades will have the following finishes, depending on the provisions of the project: rustic plaster pulled with a trowel; Colored painting in the colors chosen by the Construction Management; Where present in the design: cladding of the walls perimeter walls with stone masonry and or similar stonework.



We use San Marco and Fassa Bortolo paints for all our homes.



PAINTINGS

Always attentive to the aesthetic factor, the execution of the work is taken care of in all its stages, so that the best result is also obtained in terms of yield and durability. Exterior painting is carried out with a unique color scheme in the case of housing complexes so as to provide homogeneity and harmony with that touch of elegance that distinguishes the Group. For interior paints Arras Group has at its disposal a **wide range of colors** to meet a wide variety of needs.



The installations made in the homes are designed in detail by the technicians of Arras Group and carried out by a team of specialists who are always up-to-date and able to meet cope with every request with great competence and professionalism.

In the dwellings, **the semidomotic electrical system, sanitary water system with soundproofed and multilayer piping, and provision for the gas system.** The housing units will have an independent heating and cooling system. The same will be of the **air/air type** and will be installed in each room, with outdoor chiller capable of supporting at least three indoor machines.

The indoor units will be of the exposed split type or on request of the ducted type recessed in the ceiling with design supply and return air vents (extra specification). In the bathrooms, the air/air system will not be installed, but a thermo-furnished electric for greater living comfort during the winter period. A **heat pump boiler** will be used for domestic hot water, which consists of by an inflow system and an air exhaust system. A heat pump draws in air from the environment and converts it into heat that heats the water. In addition, there is provided is a hot water storage tank in which water is stored prepared domestic water. The system can be integrated with the heating and cooling.

For our houses we use ventilation and air conditioning **systems from Daikin**, a leading company in the industry. **Underfloor heating system** can be installed at the customer's choice.





SEMI-DOMOTICS

The giant strides made in the field of technical and scientific discoveries have made many factors of our lives more automated, more interconnected and smarter.

Arras Group offers its customers a semi domotic system, that is, a structural and functional system that enables the use of technologies and devices through which the user activates and manages, even remotely, the automation of home systems. Its main applications are as follows: **temperature control, air conditioning with centralized system, predisposition of the alarm and video surveillance system.** All these functions can be activated by devices, such as remote controls, voice commands, buttons and smartphone apps that operate the desired function.

VIDEO SYSTEM SETUP SURVEILLANCE AND ALARM

Arras Group homes are prepared for the activation of **video surveillance** and **alarm systems**. This is implemented on request at an additional cost. For this type of installations smart cameras are used that connect to **smartphones or tablets** so that you can monitor your home at any time and in any location. If the sensors connected with the camera should detect any anomalies, the app with a notification will alert the user immediately.



HIKVISION®

BITICNO VIDEO INTERCOM

Each indoor unit is equipped with a video intercom with a **color LCD display** on which the image taken by the camera. The outdoor unit, in addition to the hand control and the audio section, includes the **microphone, speaker and a black-and-white or color**, next to which are some infrared LEDs to illuminate the scene and enable viewing under any lighting condition.



biticino



The Group chooses for its homes **suspended sanitary fixtures** designed to give a style renewed, light and attractive, and give the environment a sense of lightness without cluttering the floor.

KERASAN

SERIES BIT
SUSPENDED



SERIES ACQUATECH
SUSPENDED



SERIES FLO
SUSPENDED



MIXERS

SHOWER



INTERNAL DOORS

In homes made by Arras Group, matte **white laminated** interior doors are installed, with **square satin chrome handle**, hinged or sliding, depending on the emerging needs at the design stage.

In the smooth version or in the version with double-sided horizontal inserts in steel satin chrome, the chosen doors give the interiors elegance and sobriety, in line with the style of the home.



Porte  Porte[®]
MANDARA



The best fixtures on the market are selected for homes in terms of materials and energy efficiency. The window frames are made of extruded profiles made of **alloy of aluminum thermal break or pvc**, equipped with insulating double-glazing accident-preventing glass, with appropriate handles and locks in line with the style of the houses. The types of windows and doors that are installed include windows and French doors sliding or casement.

ALUMINIUM FRAMES - Model TOPTB65

Domal Top TB65 is the ultimate high-insulation product. Thanks to its high performance thermal and acoustic creates a comfortable environment in the warm months and more cozy in winter. The system is declined in numerous applications: windows with casement, projecting, pivoting or va-sistas; parallel sliding windows and balcony doors. The design of the sashes varies according to the style of the building or dwelling.

SEALING PERFORMANCE

- **Air permeability:** CLASS 4
- **Water tightness:** CLASS E1500
- **Wind resistance:** CLASS C5

THERMAL PERFORMANCE

- $U_w = 1.08$ with glass $U_g = 0.6$ W/m²
K Psi 0.033 W/mK
- $U_w = 1.37$ with glass $U_g = 1.0$ W/m²
K Psi 0.035 W/mK

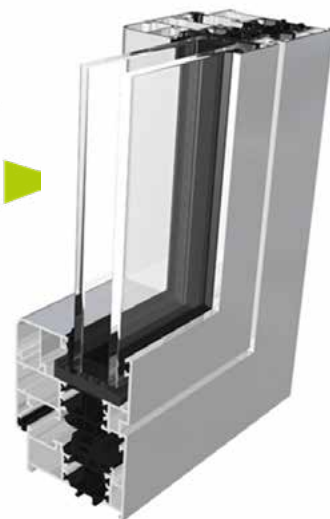
ACOUSTIC PERFORMANCE

Rw= 46 dB

GLASS

Planistar insulating glass composed of 6/7 mm FOUR SEASON safety glass exterior, 12-mm gutter with argon gas and 6/7-mm interior safety glass in doors.

domal
l'alluminio è di casa



ALUMINIUM SHUTTERS - Model SUNNY PG 52

- **Aluminum Finish:** Antique Oak.
- **Locks:** ISEO 1/point band lock with pass-through cylinder and keys (shutter-balcony door).
- **Handles:** Cremonese mod. TURANDOT (standard) die-cast aluminum col. 9010-White (on 9010-White) 1013-Ivory(on 1013-Avory) 9005-Black (on other colors) only for 1/door and 2/ sashes - CRISTINA double resin handle col. White (on 9010-White) Ivory (on 1013-Avory) Black (on other colors).
- **Fillings:** Adjustable drop-down slats with gasket on orientation mechanism col.9005-Black (standard) with retaining slat saddles and lever operation in resin col. Black (standard) other colors on request.

PVC WINDOWS - Living MD Line

SCHÜCO - LIVING-MD is an innovative 7-chamber system that can be manufactured as a “**double system**” (**twin system**): with two rebate gaskets or with three gaskets in the variant with central gasket. In both variants, gaskets are used for the first time pre-threaded in weldable EPDM. In combination with the center gasket, this system achieves idoniety ali passive house standards, in accordance with iff WA-15/2 guidelines. Also combined in the two-seal variant, the system combines excellent thermal insulation characteristics with small footprint.

ENERGY

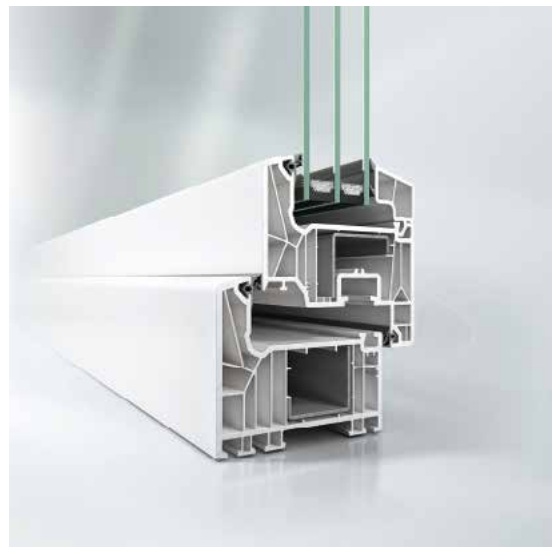
- **Excellent thermal insulation** with U_f values of 1.0 W/(m²K) for the profile with a perimeter seal and U_f of 0.92 W/(m²K) for that with a central seal, suitable for the Passivhaus standard.
- The glass support depth of 20 mm ensures **less heat loss**.
- Maximum functional reliability thanks to a sash overlap of 6 mm on the outside and 8 mm on the inside.
- Possibility of inserting glass with thicknesses up to 52 mm.
- Glazing stops with two chambers and with a height of 23 mm provide **additional insulation and promote greater glass support**.

SAFETY

- Burglar resistance class up to RC 2 according to DIN EN 1627.
- In the system with central gasket, all components have **anti-corrosion protection**, also aided by the addition of a level of drainage.

COMFORT

- The coplanarity of the inner edges of the glazing beads **facilitates perfect window cleaning**.
- The 5 mm thickness of the gasket facilitates window closing and ensures maximum tolerance between sash and frame.
- Bonded EPDM gaskets increase **sealing and insulation performance**.
- In installation work at new buildings, doors can be made with the barrier-free threshold (0 mm) to eliminate any risk of tripping.
- Excellent soundproofing values of $R_{w,p}$ 47 dB for Schüco Living 82 As and $R_{w,p}$ 48 dB for Schüco Living 82 MD



SCHÜCO

GARDEN

Grass seeding and irrigation system is included in the garden of our projects. Hedges with **Eleagnus** or in **Rincospermum** will be planted to border the gardens. The central flower beds will be enriched with Mediterranean scrub and an olive tree. The irrigation system will be equipped with a **two-way control unit with electronic and battery-operated**.

***EXTRA-CAPTION: Synthetic lawn.**



PARKING LOTS AND LIGHTING

The parking lots and adjoining driveways are made of **self-locking cement bricks with antique effect**, so as to give a strong aesthetic impact to the built complexes. Included in the specifications is the exterior lighting of individual buildings and residential complexes with spotlights.

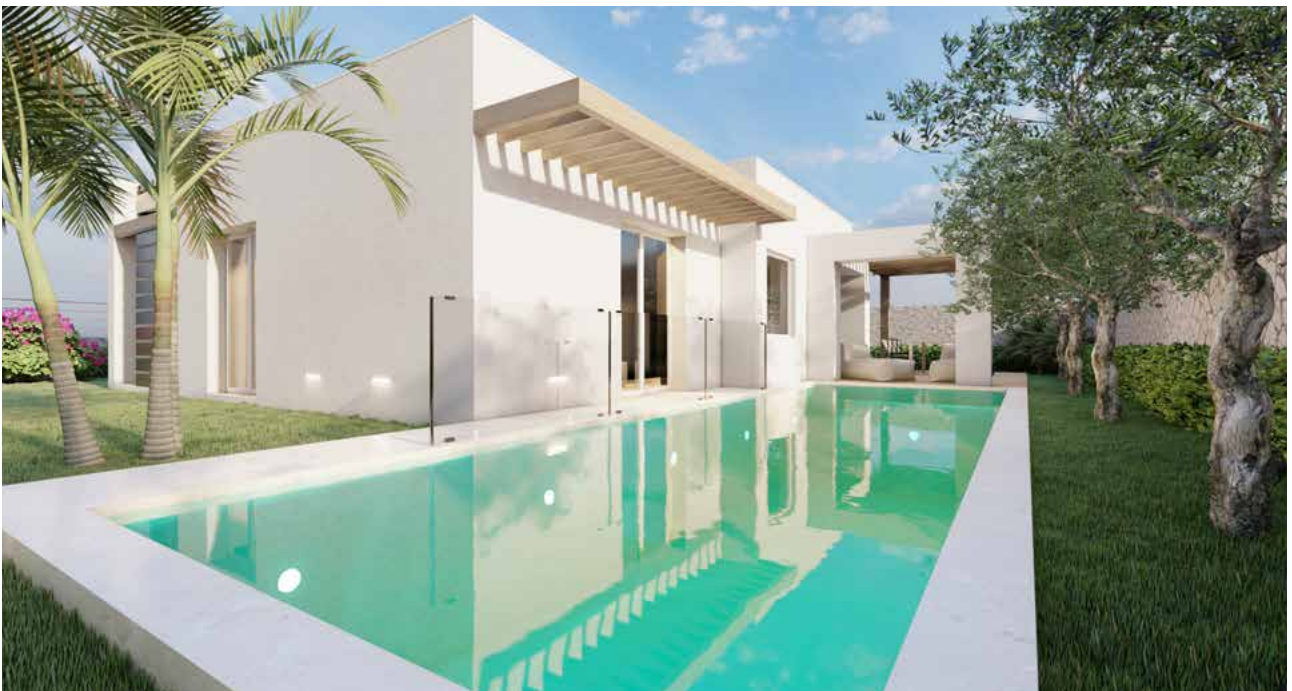


POOL

If included in the project, the in-ground swimming pool is built with a concrete structure reinforced concrete of variable height and finished with tiles or osmotic plaster. The client, with the support of the group's technical staff, has the option of customizing the pool making it unique in shape, material and color. The pool is equipped with a **salt filter for automated cleaning**.

The pool is a feature included only in certain types of projects. It is in fact extra specifications for Smart and Superior properties.

***EXTRACAPTIONED: Pool lighting, cover and heating.**



OUTDOOR KITCHEN

At the request of clients, outdoor kitchens are made composed of a variable number of stainless steel modules with different functionalities. The supplier of choice for these **kitchens is Rok**, chosen for the use of materials resistant to oxidation and therefore suitable to remain outdoors, even without a cover.



The outdoor plan consists of cooktop, **sink and barbecue**.

FURNISHINGS - EXTRA SPECIFICATIONS

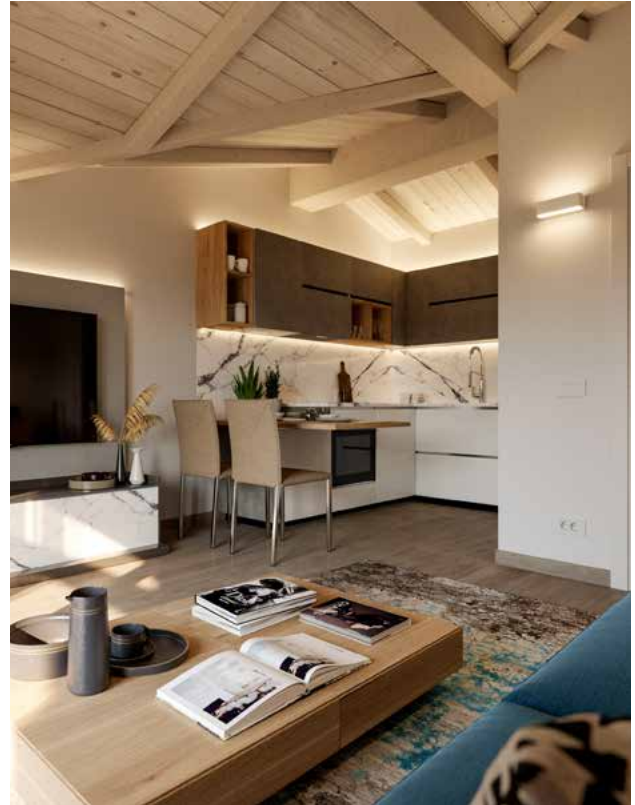


The perfect home is all about the of balance between elegance and practicality, between style and comfort.

Arras Group offers numerous solutions **for furnishing both interior and exterior spaces** in order to make the most of the living spaces in own home.

All of our properties are sold without furniture, interior lights and appliances, but are equipped with all connections.

In addition to the price of the property, to facilitate the design and furnishing of the interior spaces, we offer **some furnishing packages including of furnishings from our selected partners**



BATHROOM FURNITURE



BEDROOM FURNITURE



BEDS AND SOFAS



LIVING ROOM FURNITURE



KITCHEN



SMART LIVING

Arras Group uses digital tools that allow the creation of “**smart**” **houses**, increasingly intelligent, technological and connected, responding to contemporary living standards and the desires of the inhabitants.

IOT AND BIM TECHNOLOGIES

The Group relies on these technologies that offer the possibility of managing in an integrated manner all the aspects that contribute to **the ideation and development of a real estate project**, as well as an effective **collaboration** between the entire team of professionals.

LEED PROTOCOL

Internationally recognized, this protocol certifies the **quality** of the entire **design and construction process**, as well as the sustainability performance of Arras Group’s buildings, according to precise certification standards.

GREEN HOUSE

Building according to **sustainability standards** is a major challenge that Arras Group has always believed in.

We only use systems in our projects that comply with **high standards of energy efficiency**, such as underfloor heating, photovoltaic systems and heating pumps. In the entire construction process, all of the used resources and raw materials are renewable, of certified origin and guaranteed to have a low impact on the environment.

Our daily actions aim **to protect and create value in the areas where we operate**, creating buildings in which contemporary design is combined with high-quality materials and reduced energy consumption, in total respect and protection of nature.



ARRAS GROUP WARRANTY

All Arras Group properties once delivered are covered by a 10-year warranty.





SHOWROOM

Valledoria

Corso Europa 40

Milano

Largo Domodossola 7

SALES OFFICE

Badesi, locality Li Junchi

Inside the Le Dune Resort

COMING SOON

New office in Cagliari

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