



VILLA NAME: **GAMMAVILLA - NONENTANA 14**



**Quad - shaped plan**

**ID VILLA:**  
GV12Q0002 - 25007

**LOCATION:**  
Via Sordello da Goito, Rome - Italy

 **GammaVilla**



## Contact



### PROPOSAL COORDINATOR

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## GammaVilla GV12Q0002 - 25007

The GammaVilla with a square layout represents a perfect balance between symmetry and elegance. The main structure develops on a single level, featuring large windows overlooking the garden and pool — the true centerpiece of the outdoor space. The covered side porch invites moments of outdoor conviviality, while the garage, harmoniously integrated into the structure, highlights the perfect synthesis between aesthetics and functionality.



Symmetrical shape



Optimized spaces



Compact layout



Visual balance







## Overview

**ID VILLA**  
GV12Q0002 - 25007

**ADDRESS**  
Via Sordello da Goito, Rome - Italy

**TPOLOGY**  
Independent Villa

**LEVELS**  
Single-level

**PRICE**  
Confidential negotiation

**COMPLETION DATE**  
December 2026

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**SQ M**  
173

**PLOT AREA SQ M**  
605

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3 BEDROOMS



1 KITCHEN



2 BATHROOMS



1 LAUNDRY ROOM



1 LIVING ROOM



1 GARAGE



1 DINING ROOM



1 POOL



## Surroundings

An elegant project of contemporary villas in the Nomentana area, one of the greenest and best-connected districts of Rome. An oasis of tranquility just minutes from the city center, designed to offer comfort, privacy, and an exclusive lifestyle. Each villa is crafted with meticulous attention to architectural details, energy efficiency, and material quality.

## Points of interest



The Nomentana complex is located near the Colosseum, one of Rome's most iconic historical sites, easily accessible by car or public transport.



St. Peter's Basilica and the Vatican can be reached within minutes — a destination of both spiritual and artistic significance.





## Immersed in nature

A quiet residential area surrounded by greenery, where nature becomes an integral part of everyday life. Amid parks, tree-lined areas, and pedestrian paths, the setting offers a serene and rejuvenating atmosphere — ideal for those seeking a healthy, outdoor lifestyle without sacrificing the convenience of urban amenities or proximity to the heart of Rome.



### SAFETY AND TRANQUILITY

One of the safest areas in Rome, with no crime reported for over ten years — a place where tranquility, serenity, and quality of life prevail, ideal for families and professionals alike.



### GRANDE RACCORDO ANULARE

It offers immediate access to all major roadways in Rome, making it easy to travel to every part of the city and beyond.

 Sport

## GOLF

Just a few minutes away lies the prestigious Marco Simone Golf Club, host of the 2023 Ryder Cup. A green oasis of sport, relaxation, and nature — perfect for golf enthusiasts or those seeking an exclusive living environment.



## TENNIS

The Tennis Club on Via Fratelli Maristi is just two minutes away. It offers courts, lessons, and sports activities for both adults and children, making it a true landmark for active living and everyday well-being.



## SS LAZIO YOUTH ACADEMY

The SS Lazio Junior Soccer Club on Via Fratelli Maristi is just seven minutes away. Living here means offering your children a healthy and stimulating environment, thanks to the nearby SS Lazio Youth Academy on Via Fratello Maisti.



## EASY FIT FITNESS CENTER

A modern fitness facility featuring a full gym, classes, relaxation area, and personalized programs. The perfect place to maintain an active lifestyle just steps from home.



## Facilities

TRAIN STATION AND AIRPORTS



### AIRPORTS

**Fiumicino Airport**

30 minutes

**Ciampino Airport**

16 minutes

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### STATION

**Metro Line B**

2 minutes

**Roma Tiburtina Station**

15 minutes

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### SHOPPING

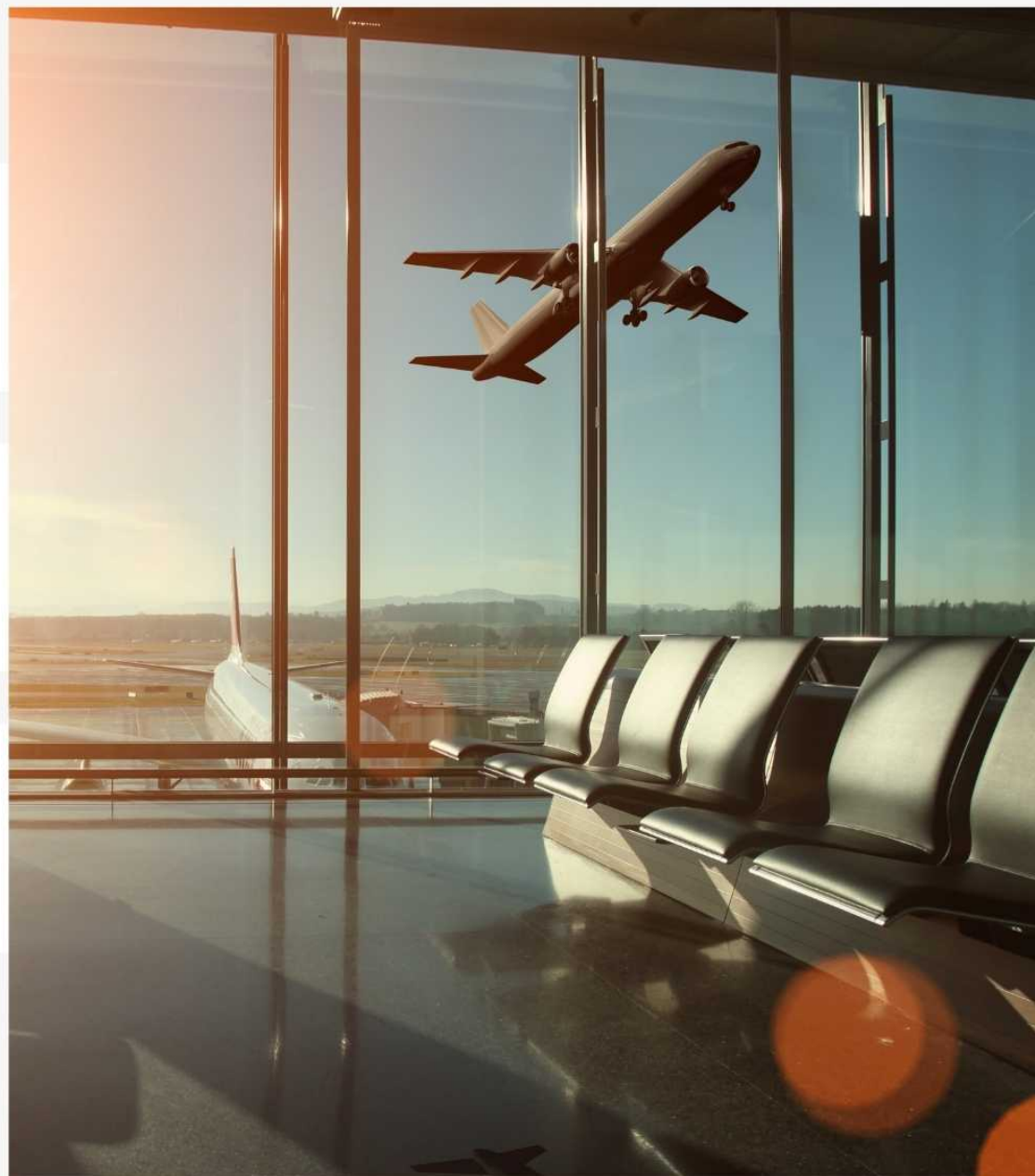
**Porta di Roma Shopping Center**

8 minutes

**Roma Est Shopping Center**

15 minutes

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# Master Plan

## POSITIONING

The GammaVilla masterplan ensures a perfect balance between architectural coherence, residential comfort, and landscape integration. The independent, sun-oriented housing units are arranged to guarantee privacy, natural lighting, and ventilation, with plots featuring private gardens, dedicated pedestrian paths, and rationalized driveway access.

The internal road system is organized hierarchically to ensure safety and fluid circulation, while technical infrastructures are integrated underground to minimize visual impact and simplify maintenance.

Greenery is structural: selected trees, sustainable drainage systems, and permeable surfaces enhance both living quality and environmental sustainability. Materials, finishes, and fences follow shared design guidelines to ensure aesthetic consistency and high architectural value.



### ADDRESS:

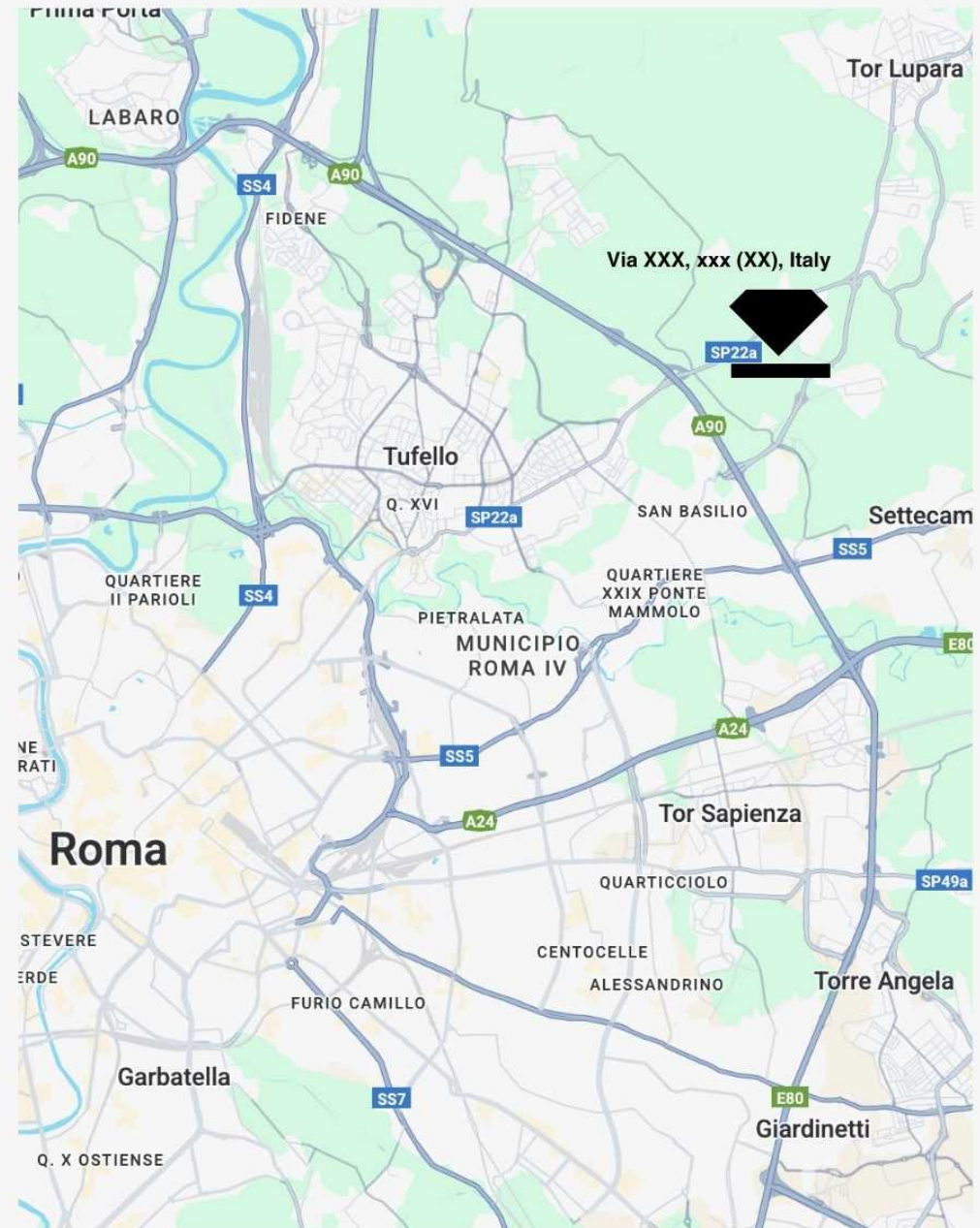
Via xxx, xxx (xx), Italy

### GOOGLE MAPS LOCATION:

<https://maps>

### COORDINATES:

XX XX XX





## 2D Architectural Layout

GAMMAVILLA PROPOSAL

### LIVING ZONE

|  |             |         |
|--|-------------|---------|
|  | Living room | 20 sq m |
|  | Kitchen     | 20 sq m |
|  | Dining room | 10 sq m |
|  | Studio      | - sq m  |

### NIGHT AREA

|  |                |         |
|--|----------------|---------|
|  | Master bedroom | 16 sq m |
|  | Twin bedroom   | 18 sq m |
|  | Single bedroom | 10 sq m |
|  | Walk-in closet | - sq m  |

### FACILITIES

|  |                       |         |
|--|-----------------------|---------|
|  | Bathroom              | 4 sq m  |
|  | Bathroom with shower  | 10 sq m |
|  | Bathroom with bathtub | - sq m  |
|  | Laundry room          | 4 sq m  |
|  | Fitness area          | - sq m  |
|  | Utility room          | 4 sq m  |
|  | Storage room          | - sq m  |
|  | Hallway               | 4 sq m  |

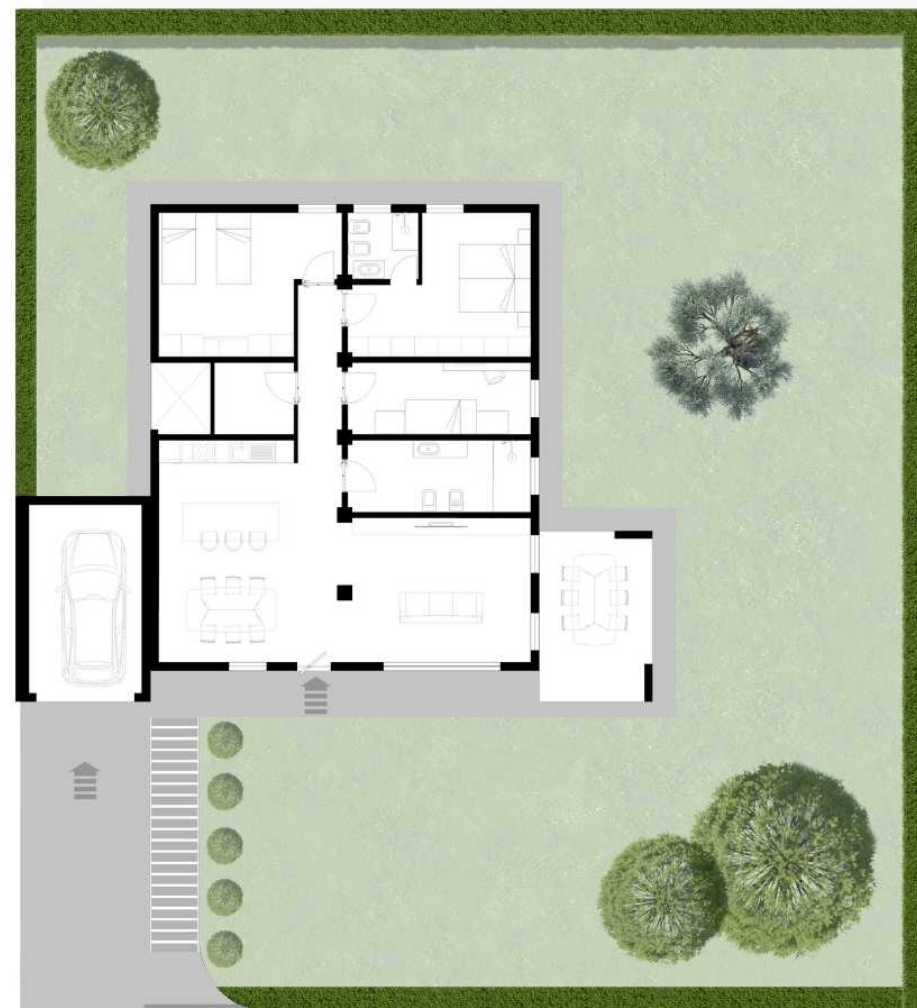
### OUTDOOR | STRUTURE

|  |                     |         |
|--|---------------------|---------|
|  | Sunroom             | 13 sq m |
|  | Garage              | 15 sq m |
|  | Other covered areas | 25 sq m |

**TOTAL** 173 sq m



|      |          |
|------|----------|
| Plot | 605 sq m |
| Pool | - sq m   |





## Map integration

GAMMAVILLA PROPOSAL





## 3D Floor Plan

GAMMAVILLA PROPOSAL



### DAY AREA

Spacious and bright, it opens onto the patio and garden, creating a perfect continuity between indoors and outdoors. The kitchen, connected to the dining area, is designed for everyday conviviality and comfort.



### NIGHT AREA

Positioned laterally to ensure tranquility and independence, it features comfortable and private bedrooms with direct or visual views of the surrounding greenery.



### UTILITY ROOM | GARAGE

The villa is completed by an integrated garage, well-organized technical rooms, and outdoor spaces designed for relaxation and open-air living.



## 3D Axonometric View

GAMMAVILLA PROPOSAL

GammaVilla with a square layout stands out for its compact and balanced composition, where the square plan organizes the rooms around a central core, ensuring harmony, comfort, and an even distribution of spaces.





## Designer

DEDICATED DESIGNER

A team of highly qualified designers will work with you to create the perfect villa, taking care of every detail — from the interior spaces to the exterior architecture.

Total customization

Interiors and exteriors tailored for you



Optimized spaces



Selection of exclusive materials



Lighting and interior design study



Exterior landscape design





## Excellence Partners

THE BEST BRANDS

### FAÇADE CLADDING

 **GammaStone**

### FLOORS AND WALL COVERINGS

Marble

 **LayerStone**

Porcelain Stoneware

**COTTOD'ESTE**  
EXCLUSIVE SURFACES

Parquet

**ListoneGiordano**

### WINDOWS AND FRAMES

 **Reynaers  
Aluminium**

### DOORS

**GAROFOLI**

### SYSTEMS AND INSTALLATIONS

**VIESSMANN**

### APPLIANCES

**AEG** **BLANCO**

### FURNITURE

**Molteni&C**

**Valdesign**  
cucine

**Alf DaFre**

Outdoor Areas

**Talenti**

Bathrooms

**falper.**

**antonio lupi**

### SANITARY WARE

 **FLAMINIA.**

### TAPS AND FITTINGS

**GESSI**

### GYM

**TECHNOGYM**



## Exteriors

The exteriors of GammaVilla combine elegance and functionality, featuring modern designs and clean lines that enhance every space. Open areas, high-quality materials, and sustainable solutions create a harmonious and welcoming environment — perfect for enjoying nature in total comfort.



Ventilated façade



Armored sunshades



Garden



Panoramic windows



Pivot door



Overflow pool



## Ventilated façade

The façade of a GammaVilla combines aesthetics and technology, offering modern design, durability, and energy efficiency through high-quality materials and innovative construction solutions, ensuring comfort and protection from the elements.



GammaStone Air panel

### GammaStone

#### LARGE FORMAT 3600x1500 MM

STANDARD

OPTIONAL

##### Nynox Air

##### Large Format 420x150 cm



Natural Stone



Concrete



Metal



Wood



Fabric



488 COLORI



##### UHPC Plus Air

##### Large Format 360X150 cm



Botticino



Grigio  
Carnico



Rosso Verona



Bardiglio



##### Natural Air

##### Large Format 320X150 cm



Travertino  
Romano



Limestone  
Gray



Limestone  
Indiana



Trani

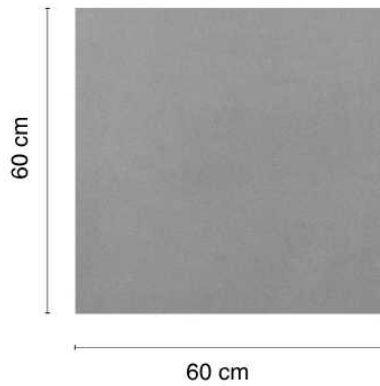
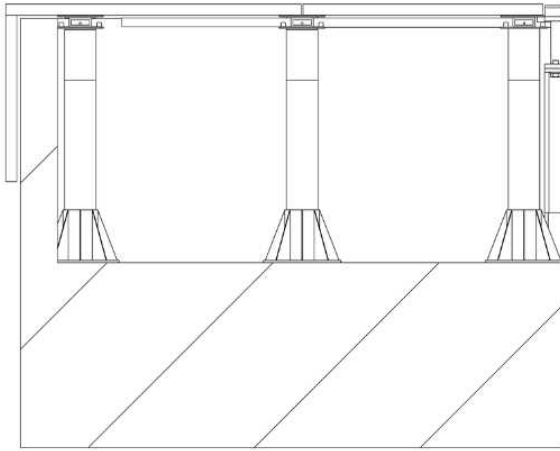




## Raised Outdoor Flooring

Raised flooring is a modular system with elevated panels that create an underfloor cavity for routing utilities, ensuring flexibility and easy maintenance. Ideal for offices and commercial spaces, it offers modern and customizable aesthetic solutions.

ELEVATED STRUCTURE





# Exterior Flooring

The ventilated façade of a GammaVilla, clad in natural stone, combines elegance with advanced construction technology. The air cavity ensures continuous ventilation, improved insulation, energy efficiency, and lasting comfort.

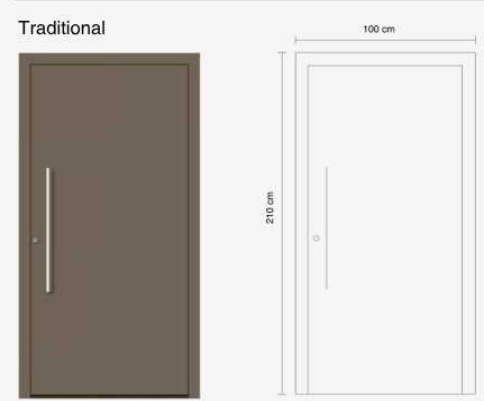


| SIZE 60x60 cm – THICKNESS 3 cm                                                      |                                                                                     |                                                                                     |                                                                                     | STANDARD                                                                            | OPTIONAL                                                                            |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Porcelain Stoneware                                                                 |                                                                                     |                                                                                     |                                                                                     |  |                                                                                     |
|  |  |  |  |                                                                                     |                                                                                     |
| Basalto naturale                                                                    | Pietra lavica grey                                                                  | Porfido rosso                                                                       | Pietra lavica sand                                                                  |                                                                                     |                                                                                     |
| Pietra Naturale                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
|  |                                                                                     |                                                                                     |                                                                                     |                                                                                     |  |
| Pietra serena                                                                       |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |



## Main Door

The entrance door stands out for its elegant and functional design, featuring a pivot opening system that ensures smooth and effortless use. Its standard size of 1500×2500 mm and single leaf configuration allow for a wide and seamless opening.

|             |                                                                                   | STANDARD                                                                          | OPTIONAL                                                                            |
|-------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Traditional |   |  |                                                                                     |
| Pivot       |  |                                                                                   |  |
|             |                                                                                   |                                                                                   |                                                                                     |

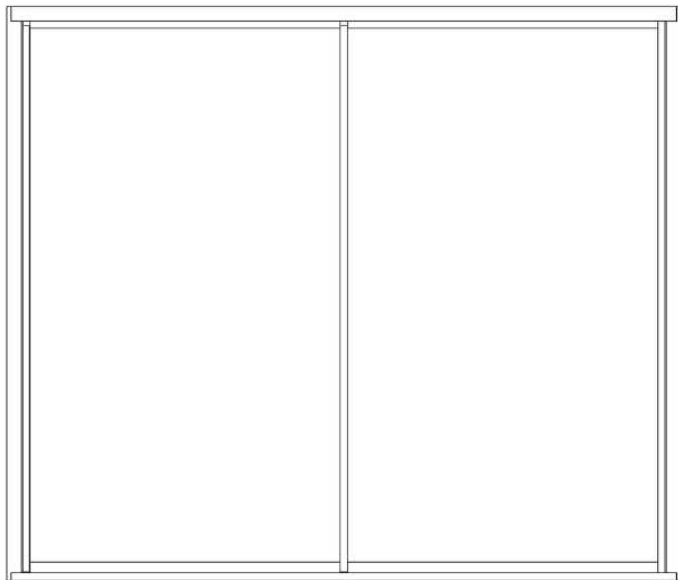


## Windows and Frames

GammaVilla's windows are made of PVC or thermally broken aluminum — a durable, weather-resistant, and maintenance-free material. Thanks to large panoramic glass surfaces, your villa will be bathed in natural light, creating a perfect connection between indoors and outdoors.

Panoramic Sliding Window

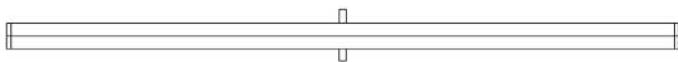
313 x 266 cm



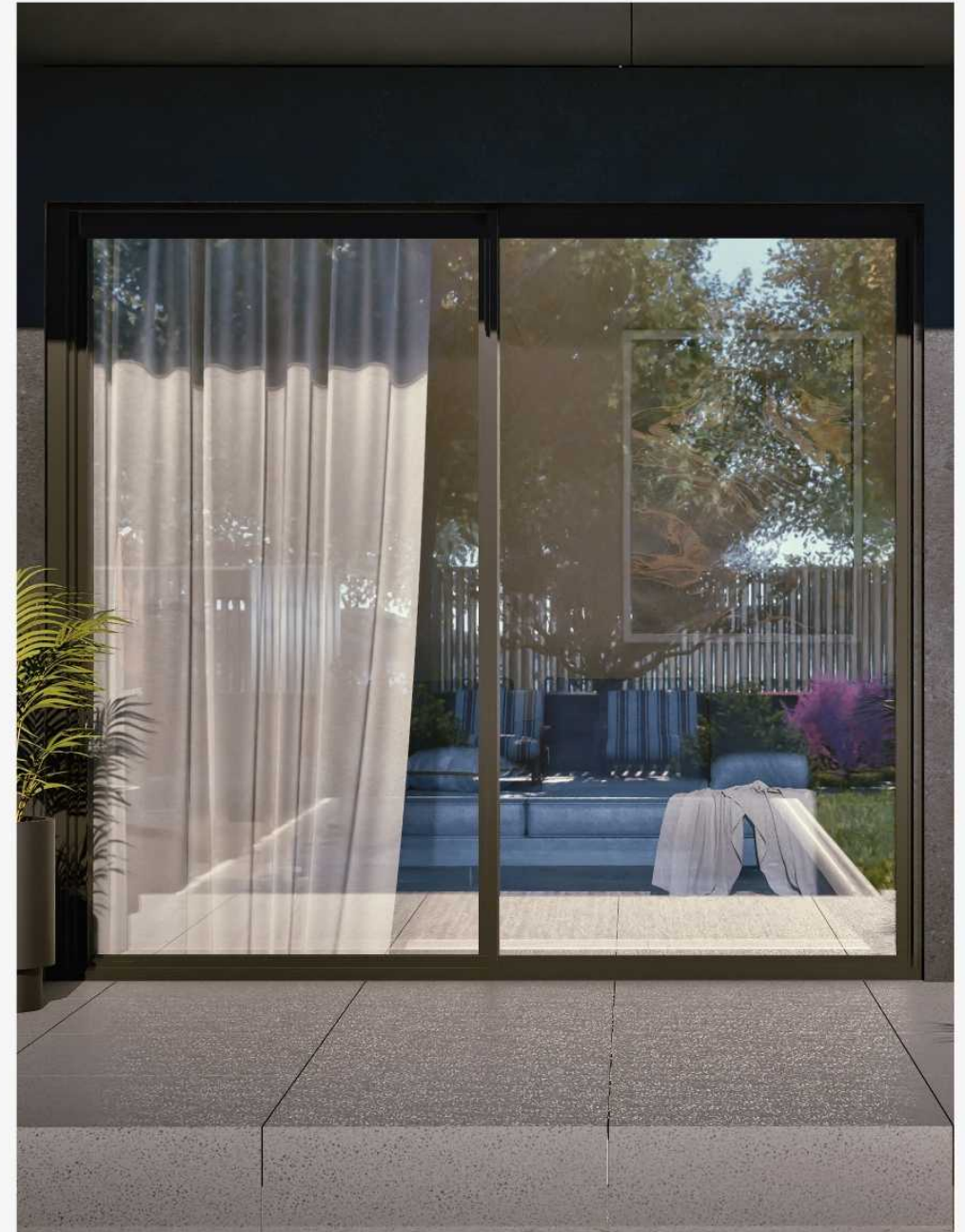
FRONT ELEVATION



SIDE VIEW



PLAN VIEW

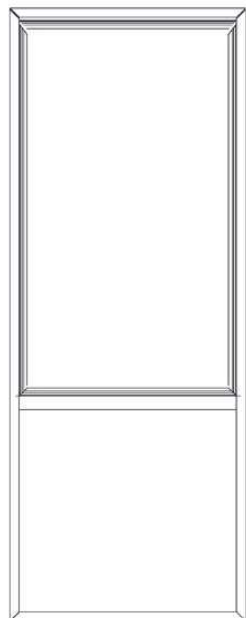


## Panoramic Casement Window

98 x 254 cm



SIDE VIEW



FRONT ELEVATION

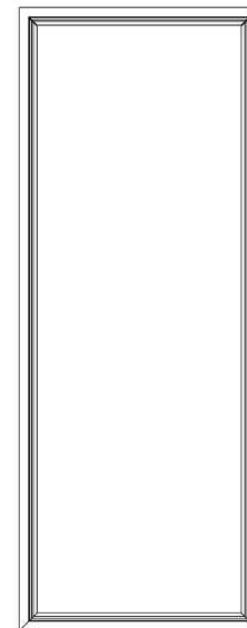


PLAN VIEW



## Full-Height Panoramic Window

98 x 254 cm



FRONT ELEVATION



SIDE VIEW



PLAN VIEW



|           | STANDARD                                                                                        | OPTIONAL                                                                                        |
|-----------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| PVC       | <div></div>  | <div></div>  |
| Aluminium | <div></div> | <div></div> |





Sunshade



| Armored Sunshade                                                                      | STANDARD | OPTIONAL |
|---------------------------------------------------------------------------------------|----------|----------|
| Not Included                                                                          |          |          |
|    | ●        |          |
| PVC Roller Shutters                                                                   |          |          |
|   |          | ●        |
| Aluminium Armored Sunshades                                                           |          |          |
|  |          | ●        |



# Garden

An elegant and well-designed outdoor space, created to enhance the villa and offer moments of well-being and connection with nature.

|                                            | STANDARD    | OPTIONAL    |
|--------------------------------------------|-------------|-------------|
| Natural greenery with automatic irrigation | <div></div> |             |
| High-quality synthetic grass               |             | <div></div> |
|                                            |             |             |





# Bioclimatic Greenhouse

The GammaVilla Bioclimatic Greenhouse is a glazed space that enhances natural light and comfort while intelligently regulating heat and ventilation. Integrated into the villa's architecture, it improves energy efficiency and creates a seamless connection between indoors and outdoors.

|  | STANDARD                            | OPTIONAL                 |
|--|-------------------------------------|--------------------------|
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |





## Pool

A custom-designed swimming pool transforms the garden into a true oasis of relaxation. Our team creates tailored solutions — from elegant infinity edges to natural-inspired designs.



Filtration and  
Purification  
Systems



Heating  
Systems



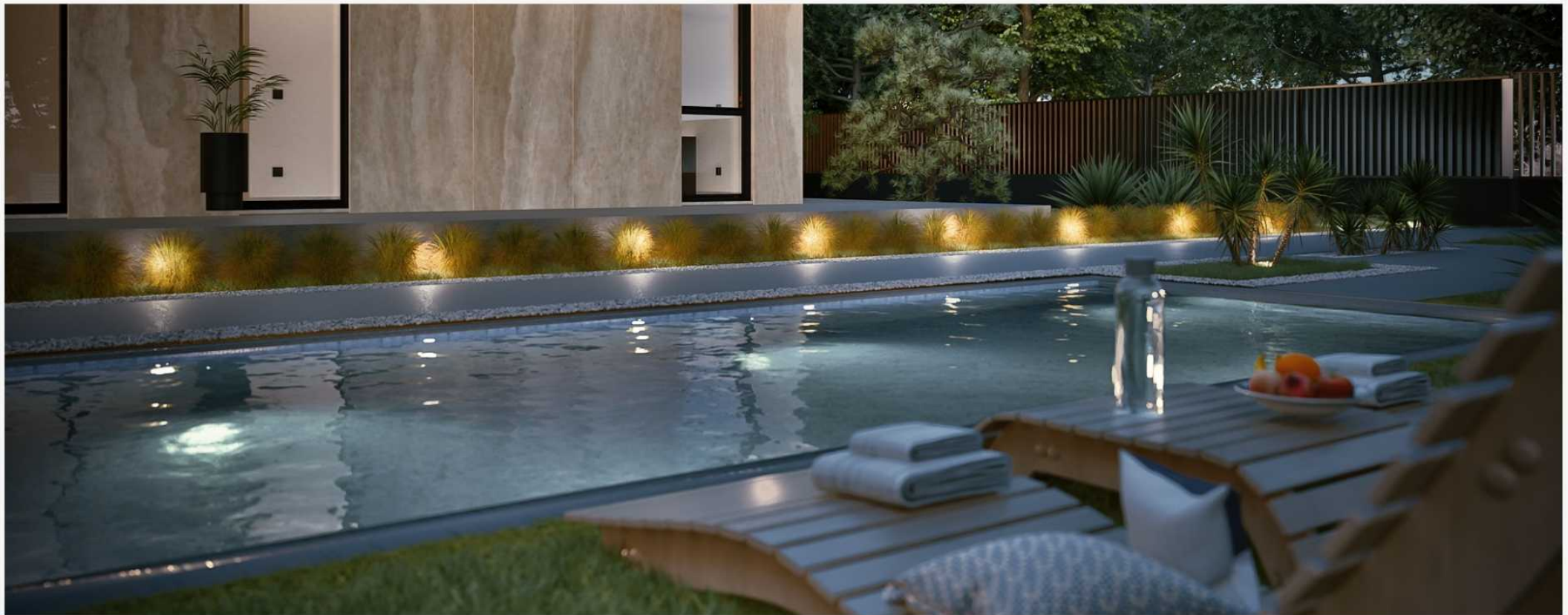
Smart Home  
Control

Pool



STANDARD

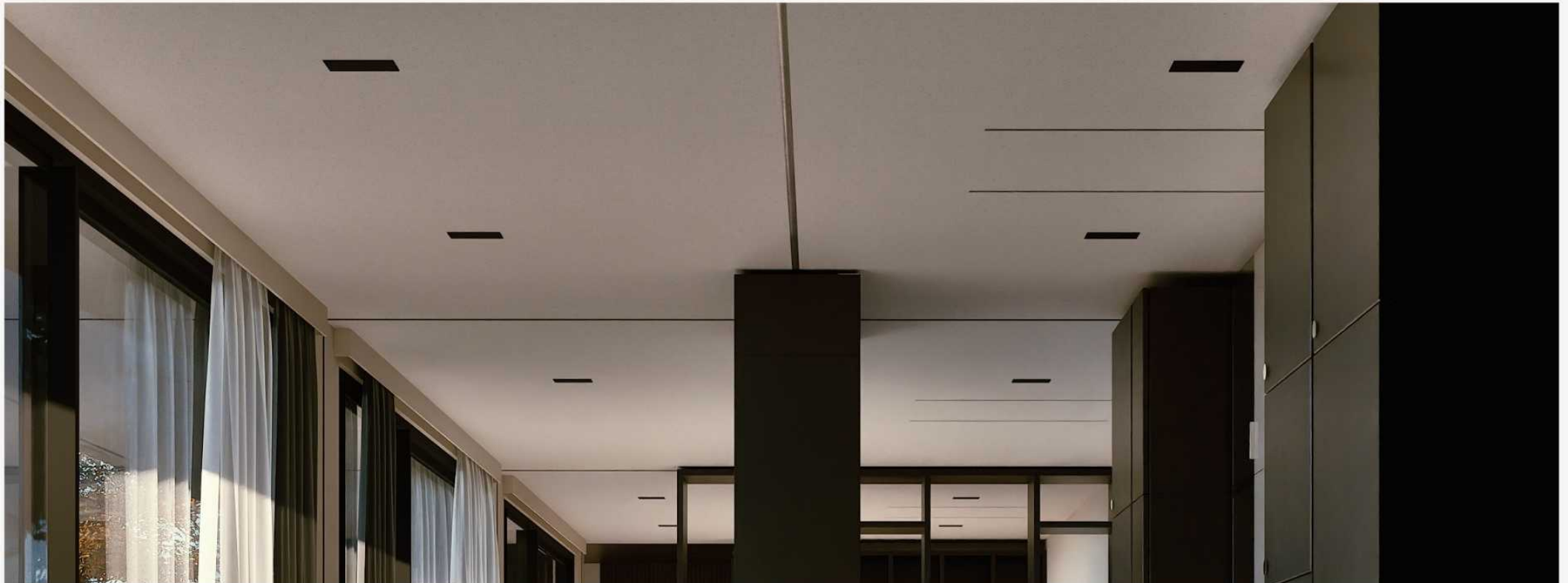
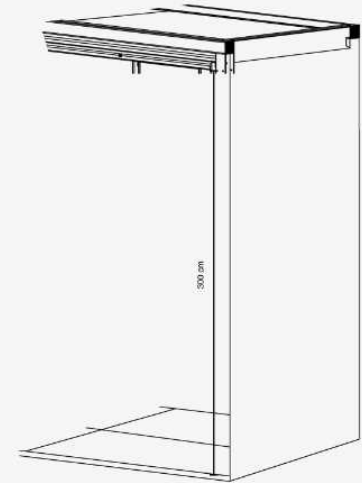
OPTIONAL



## Ceilings

The GammaVilla ceiling is made of high-performance materials, ensuring excellent thermal and acoustic insulation.

Height: 300 cm.





Door



| Interior Doors |                                                                                                                                  | STANDARD                                                                                       | OPTIONAL                                                                                         |
|----------------|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| Traditional    | <div><div>90 cm</div><div>210 cm</div></div>  | <div></div> |                                                                                                  |
| Flush Door     | <div><div>90 cm</div><div>250 cm</div></div> |                                                                                                | <div></div> |

COLORS





# Flush-to-Wall

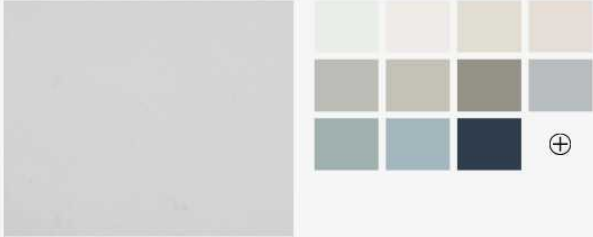


|                | STANDARD                                                                                                                                       | OPTIONAL                                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Traditional    | <div><ul style="list-style-type: none"><li></li></ul></div> |                                                                                                                                                 |
| Skirting Board |                                                                                                                                                | <div><ul style="list-style-type: none"><li></li></ul></div> |
|                |                                                                                                                                                |                                                                                                                                                 |



## Walls



|                                                                                                                                 | STANDARD                                                                                       | OPTIONAL                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <div>Solid-Color Paint</div> <div></div>     | <div></div> |                                                                                                  |
| <div>Material Effect Paint</div> <div></div> |                                                                                                | <div></div>   |
| <div>Wallpaper</div> <div></div>            |                                                                                                | <div></div> |



# Interior Walls

IN MONOLITHIC GYPSUM-CERAMIC



|                                                                                                                                                                                                                   | STANDARD    | OPTIONAL    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|
| <div>Interior Wall</div> <div><div><div>Monolithic Gypsum-Ceramic<br/>(thickness 2.5 cm)</div><div>Rock Wool</div></div></div> | <div></div> | <div></div> |
|                                                                                                                                                                                                                   |             |             |





# Garage

AUTOMATIC DOOR

|  | STANDARD               | OPTIONAL |
|--|------------------------|----------|
|  | <div><div></div></div> |          |

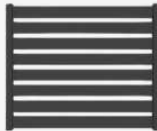




## Fencing

### DESIGN FENCING IN NATURAL STONE

GammaVilla fences are not mere boundaries, but refined architectural elements that complete and enhance the villa. Built dry with large-format natural stone panels matching the villa's exterior cladding, they combine elegance, strength, and functionality in one seamless solution.

|                                                                                                                | STANDARD                                                                            | OPTIONAL                                                                            |
|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Metal<br>                   |  |                                                                                     |
| Stone / GammaStone UHPC<br> |                                                                                     |  |



## Details

FLOORING | WALL CLADDING



Large-Format Wall Cladding | 260 × 120 cm



Large-Format Flooring | 260 × 120 cm



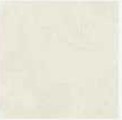


Flooring

The large-format flooring is available in porcelain stoneware by Cotto d'Este, parquet by Listone Giordano, and natural stone and marble by LayerStone.



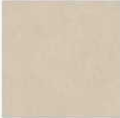
COTTOD'ESTE

| Large-Format Porcelain Stoneware   260 x 120 cm                                       |                                                                                     |                                                                                     |                                                                                     |                                                                                     | STANDARD | OPTIONAL |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------|----------|
| Vanity                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |          |          |
|    |  |  |  |  |          | ●        |
| Bianco Luce                                                                           | Bianco Statuario                                                                    | Dark Brown                                                                          | Onice Royal                                                                         | Macchia Vecchia                                                                     |          |          |
| Allure                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |          |          |
|    |  |  |  |  |          | ●        |
| Calacatta                                                                             | Tundra J.                                                                           | Paonazzetto                                                                         | Orobico                                                                             | Alaska                                                                              |          |          |
| Lithos                                                                                |                                                                                     |                                                                                     |                                                                                     |                                                                                     |          |          |
|    |  |  |  |                                                                                     |          | ●        |
| Carbon                                                                                | Desert                                                                              | Moon                                                                                | Stone                                                                               |                                                                                     |          |          |
| Pietra D'Iseo                                                                         |                                                                                     |                                                                                     |                                                                                     |                                                                                     |          |          |
|  |                                                                                     |                                                                                     |                                                                                     |                                                                                     |          | ●        |
| Ceppo                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |          |          |
|                                                                                       |                                                                                     |                                                                                     |                                                                                     |                                                                                     |          |          |



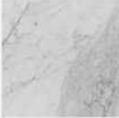
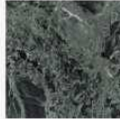
## COTTOD'ESTE

EXCLUSIVE SURFACES

| Large-Format Porcelain Stoneware   260 x 120 cm                                                                                                                                                                                                                                                                                                                                                                                 | STANDARD | OPTIONAL |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|
| <p>cm<br/>Pura</p> <div>     </div> <p>Grey Ivory Pearl Sand</p>                             | ●        |          |
| <p>Arketipo</p> <div>     </div> <p>Cotto Solida Creta Solida Pulvis Solida Arena Solida</p> | ●        |          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                 |          |          |

## LayerStone

by GammaStone

| Large-Format Natural Stone and Marble   240 x 120 cm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | STANDARD | OPTIONAL |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|
| <p>Marmo</p> <div>      </div> <p>Bianco Carrara Bianco Statuario Bianco Dorato Bianco Onda Dorato Bianco Sivec</p> |          |          |
| <div>      </div> <p>Bianco Puro Bardiglio Imperiale Bardiglio Argentato Pietra Cardosa Nero Marquina</p>           |          | ●        |
| <div>      </div> <p>Botticino Classico Verde Alpi Rosso Levanto Breccia Rosata Breccia Grigia</p>                  |          |          |
| <div>   </div> <p>Breccia Rossa Breccia Damascata</p>                                                                                                                                                                                                                                                                                                                    |          |          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |          |



| Large-Format Natural Stone and Marble   240 × 120 cm                                                                                                                                                                                                                                                                                             | STANDARD | OPTIONAL |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|
| <div>Limestone</div> <div></div> <div>Limestone Gray   Limestone Beige   Limestone Panna</div> |          | ●        |
| <div>Travertino</div> <div></div> <div>Travertino   Travertino Silver   Travertino Rosso</div> |          | ●        |
|                                                                                                                                                                                                                                                                                                                                                  |          |          |

Listone Giordano

| PARQUET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | STANDARD | OPTIONAL |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|
| <div></div> <div>Rovere   Cannella   Vicuna   Tamarindo   Testa di moro</div>        |          |          |
| <div></div> <div>Biancospino   Tortora   Cashmere   Montblanc   Grigio di Luna</div> |          | ●        |
| <div></div> <div>Grigio Marino   Grigio Dolomite</div>                                                                                                                                                                                                                                                                                        |          |          |

PARQUET PATTERN

Running Bond



Format



230

Width: 140 mm  
Thickness: 12.5 mm  
Length: 676 mm

Habsburg Herringbone 60°



Format



140

Width: 230 mm  
Thickness: 14 mm  
Length: 1500 – 2300 mm



## Bathroom Wall Cladding

The large-format wall cladding is available in porcelain stoneware by Cotto d'Este and in natural stone and marble by LayerStone.



COTTOD'ESTE  
EXCLUSIVE SURFACES

Large-Format Porcelain Stoneware | 260 × 120 cm

STANDARD

OPTIONAL

Vanity



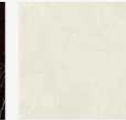
Bianco  
Luce



Bianco  
Statuario



Dark Brown



Onice Royal



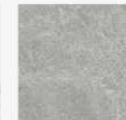
Macchia  
Vecchia



Allure



Calacatta



Tundra J.



Paonazzetto



Orobico



Alaska



Lithos



Carbon



Desert



Moon



Stone



Pietra D'Iseo



Ceppo





COTTOD<sup>ESTE</sup>  
EXCLUSIVE SURFACES

| Large-Format Porcelain Stoneware   260 × 120 cm                                  |                                                                                   |                                                                                   |                                                                                   | STANDARD | OPTIONAL |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------|----------|
| Pura                                                                             |                                                                                   |                                                                                   |                                                                                   | ●        |          |
|  |  |  |  |          |          |
| Grey                                                                             | Ivory                                                                             | Pearl                                                                             | Sand                                                                              |          |          |
| Arketipo                                                                         |                                                                                   |                                                                                   |                                                                                   |          |          |
|  |  |  |  |          |          |
| Cotto Solida                                                                     | Creta Solida                                                                      | Pulvis Solida                                                                     | Arena Solida                                                                      |          |          |
|                                                                                  |                                                                                   |                                                                                   |                                                                                   |          |          |



Large-Format Natural Stone and Marble | 240 × 120 cm

Marmo



Bianco Carrara

Bianco Statuario

Bianco Dorato

Bianco Onda Dorato

Bianco Sivec



Bianco Puro

Bardiglio Imperiale

Bardiglio Argentato

Pietra Cardosa

Nero Marquinia



Botticino Classico

Verde Alpi

Rosso Levanto

Breccia Rosata

Breccia Grigia



Breccia Rossa

Breccia Damascata

STANDARD

OPTIONAL



Large-Format Natural Stone and Marble | 240 × 120 cm

Limestone



Limestone Gray

Limestone Beige

Limestone Panna

Travertino



Travertino

Travertino Silver

Travertino Rosso

STANDARD

OPTIONAL





## Interiors

GammaVilla interiors are designed to offer comfort, style, and innovation through bright spaces, well-balanced layouts, and premium finishes. Advanced technology and bespoke design come together to create an elegant, functional, and welcoming atmosphere tailored to every living need.



Large-Format Wall Cladding



Large-Format Flooring



Reinforced Concrete Slab



Ceilings – Height 300 cm

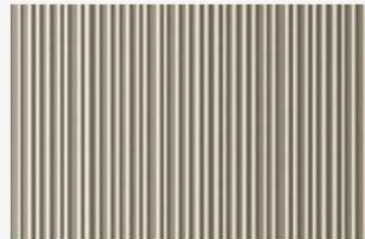


Italian Design Sanitary Fixtures



Custom Furnishings

# Moodboard





## Living Room

The GammaVilla living room combines elegance and functionality, featuring a large wall bookcase that integrates an illuminated display cabinet and TV area. A central sofa invites relaxation, while natural light and refined materials create a welcoming and sophisticated atmosphere.

|  | STANDARD | OPTIONAL |
|--|----------|----------|
|  |          | ●        |







## Kitchen

The GammaVilla kitchen stands out for its clean, integrated design with a convivial central island, elegant finishes, and carefully planned storage solutions. Opening toward the outdoors and featuring premium materials, it offers a bright, practical, and refined living space.





# Kitchen

Kitchen with a slate-finish melamine structure, Silk Silice laminate doors, and peltro-finish recessed handle and plinth. Base units H.82 cm with a 6 cm plinth. Wall units H.72.2 cm with cinnamon oak laminate doors. Tall unit H.225.6 cm. Silestone countertop and backsplash, 20 mm thick. Integrated hood, waste bin, and under-cabinet lighting included.



|             | STANDARD | OPTIONAL |
|-------------|----------|----------|
| Molteni & C |          | ●        |

## FINISHES BILAMINATO



Silk Bianco CalceSilk SiliceSilk TortoraNatural Oak



Rovere CannellaRovere CacaoLaminato Cadetto Grey



Midnight OakCloud GreyWarm Grey



## Island

Island with snack counter, slate-finish melamine structure, base units on one side with cinnamon oak laminate doors, and peltro-finish recessed handles and plinth. Snack counter thickness 77 mm in teak veneer. Side panels and countertop in Silestone, 20 mm thick.



|             | STANDARD | OPTIONAL |
|-------------|----------|----------|
| Molteni & C |          | ●        |

### FINISHES BILAMINATO

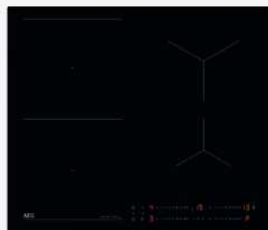
|                                                                                     |                                                                                     |                                                                                     |                                                                                     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |  |
| Silk Bianco Calce                                                                   | Silk Silice                                                                         | Silk Tortora                                                                        | Natural Oak                                                                         |
|  |  |  |                                                                                     |
| Rovere Cannella                                                                     | Rovere Cacao                                                                        | Laminato Cadetto Grey                                                               |                                                                                     |
|  |  |  |                                                                                     |
| Midnight Oak                                                                        | Cloud Grey                                                                          | Warm Grey                                                                           |                                                                                     |



## Appliances

### AEG

Induction cooktop



Oven



STANDARD

OPTIONAL

Fridge-freezer



Dishwasher



### BLANCO

Undermount sink with chrome mixer tap



STANDARD

OPTIONAL

## Dining Room

The GammaVilla dining area reflects harmony and style, seamlessly connecting with the living room and kitchen. Natural light, refined furnishings, and high-quality materials create an elegant space designed for sharing and conviviality.

|  | STANDARD | OPTIONAL                                                                            |
|--|----------|-------------------------------------------------------------------------------------|
|  |          |  |



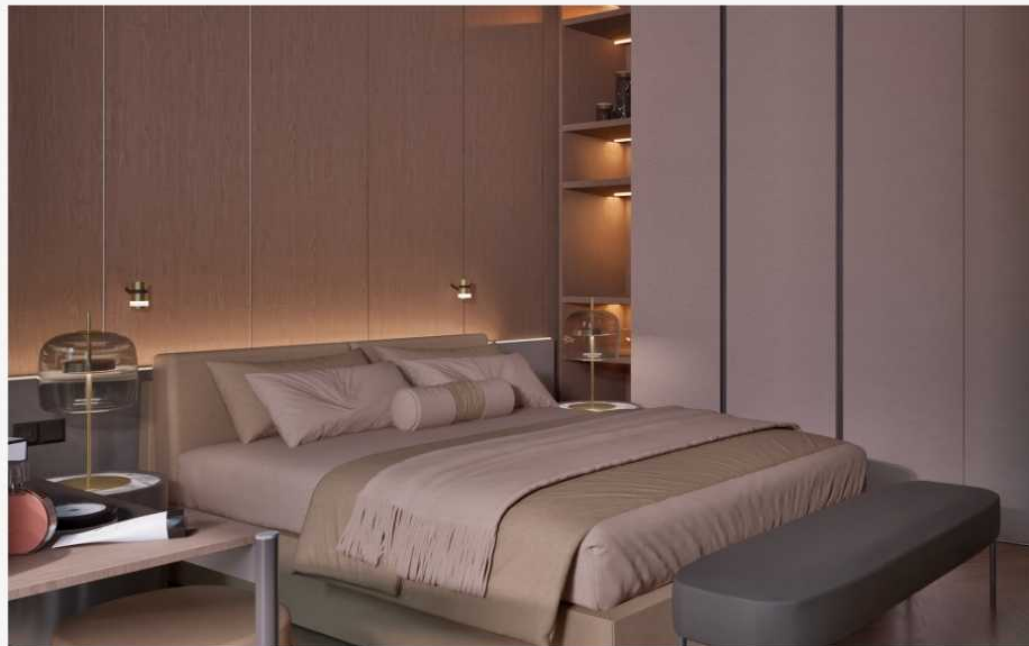


## Master Bedroom

The master bedroom is an intimate and relaxing space with clean lines, warm tones, and essential furnishings. It creates a cozy yet sophisticated atmosphere, enhanced by large openings that amplify natural light and the connection with the outdoors.

|  | STANDARD | OPTIONAL                            |
|--|----------|-------------------------------------|
|  |          | <input checked="" type="checkbox"/> |







## Single Bedroom

A bright and functional room featuring a single bed, bridge wardrobe, and minimalist furnishings in neutral tones — designed for comfort and practicality.

|  | STANDARD | OPTIONAL                            |
|--|----------|-------------------------------------|
|  |          | <input checked="" type="checkbox"/> |





# Double Bedroom

The twin bedroom is bright and well-organized, featuring two single beds and a wall equipped with wardrobes and integrated desks.

|  | STANDARD | OPTIONAL |
|--|----------|----------|
|  |          | ●        |



## Laundry Room

A practical, well-organized space designed to simplify daily routines with functional furniture and smart storage solutions, keeping the environment tidy and bright.

|  | STANDARD | OPTIONAL |
|--|----------|----------|
|  |          | ●        |





## Office

A quiet, light-filled room ideal for working or reading, designed to ensure focus and daily comfort.

|  | STANDARD | OPTIONAL |
|--|----------|----------|
|  |          | ●        |

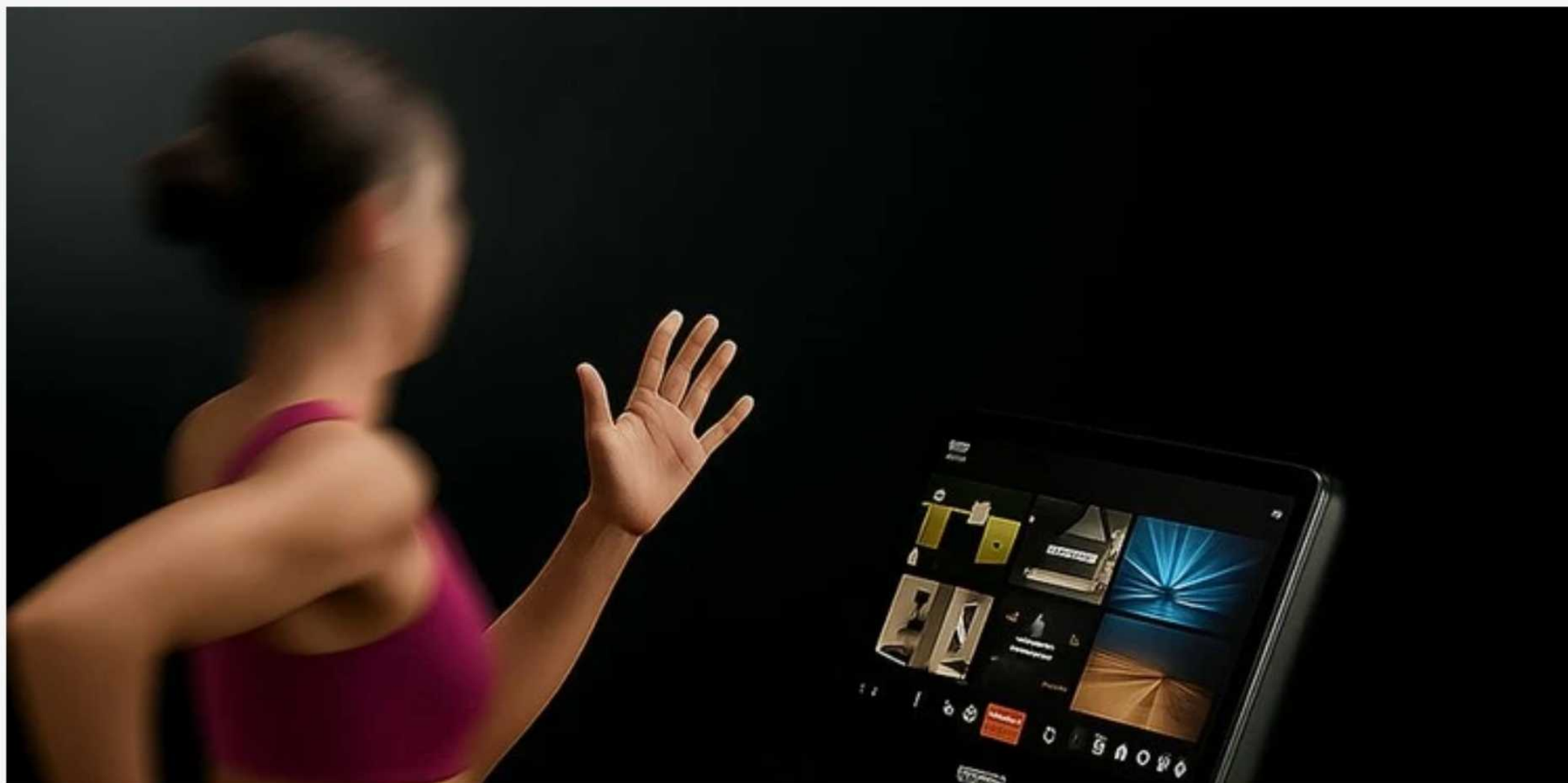




## Fitness area

A space dedicated to well-being, adaptable to individual needs, perfect for maintaining balance and vitality without leaving home.

|                                                                                     | STANDARD | OPTIONAL |
|-------------------------------------------------------------------------------------|----------|----------|
|  |          | ●        |



## Bathroom with Bathtub

A space designed for relaxation, where refined design meets premium materials and elegant finishes. The bathtub takes center stage, creating an oasis of well-being within a harmonious and functional environment. Italian-designed sanitary fixtures complete the space with style and innovation.





## Bathroom with Shower

A modern, functional environment that ensures practicality without compromising on style. Clean lines and contemporary finishes create a bright and comfortable space, ideal for everyday routines.





 Bathroom Fixtures

➔FLAMINIA.

| APP – APPLIGHT Series                                                                                                                                                                                          | STANDARD                                                                                                                                                                                                       | OPTIONAL                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><br/>Toilet</div> <div><br/>Bidet</div> | <div><br/>Toilet</div> <div><br/>Bidet</div> | <div><br/>Toilet</div> <div><br/>Bidet</div> |
| <div><br/>Shower Tray</div>                                                                                                    | <div><br/>Shower Tray</div>                                                                                                    | <div><br/>Shower Tray</div>                                                                                                    |
|                                                                                                                                                                                                                |                                                                                                                                                                                                                |                                                                                                                                                                                                                |

➔FLAMINIA.

| APP – APPLIGHT Series                                                                                                                                                                                                     | STANDARD                                                                                                                                                                                                                  | OPTIONAL                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><br/>Washbasin</div> <div><br/>Washbasin</div> | <div><br/>Washbasin</div> <div><br/>Washbasin</div> | <div><br/>Washbasin</div> <div><br/>Washbasin</div> |
| <div><br/>Bathtub</div>                                                                                                                | <div><br/>Bathtub</div>                                                                                                                | <div><br/>Bathtub</div>                                                                                                                |
|                                                                                                                                                                                                                           |                                                                                                                                                                                                                           |                                                                                                                                                                                                                           |



## Faucets and Fittings

GESI

Chrome



Washbasin



Bidet



Shower



Bathtub

ACCESSORIES



Towel Hook



Towel Rail



Toilet Paper Holder



Toilet Brush Holder

STANDARD

OPTIONAL



GESI

Finox Brushed Nickel



Washbasin



Bidet



Shower



Bathtub

ACCESSORIES



Towel Hook



Towel Rail



Toilet Paper Holder



Toilet Brush Holder

STANDARD

OPTIONAL



Black Metal



Washbasin



Bidet



Shower



Bathtub

ACCESSORIES



Towel Hook



Towel Rail



Toilet Paper Holder



Toilet Brush Holder





 Bathroom Furniture

**falper.**

Single Washbasin Bathroom



STANDARD

OPTIONAL



Single Display Cabinet



**falper.**

Double Washbasin Bathroom



STANDARD

OPTIONAL



Double Display Cabinet





## Lighting

In GammaVilla, lighting enhances space, comfort, and energy efficiency through advanced lighting design calculations that create perfect atmospheres.

### SPOTLIGHTS

The wide rotation and orientation range of the recessed spotlight allows for precise customization of the light beam direction.



### LED STRIP WITH RECESSED PROFILE

Black recessed profiles (1 m and 2 m) are available for LED strip integration, offering seamless design continuity.



Custom Lighting  
Design



Scenographic  
and Functional  
Lighting



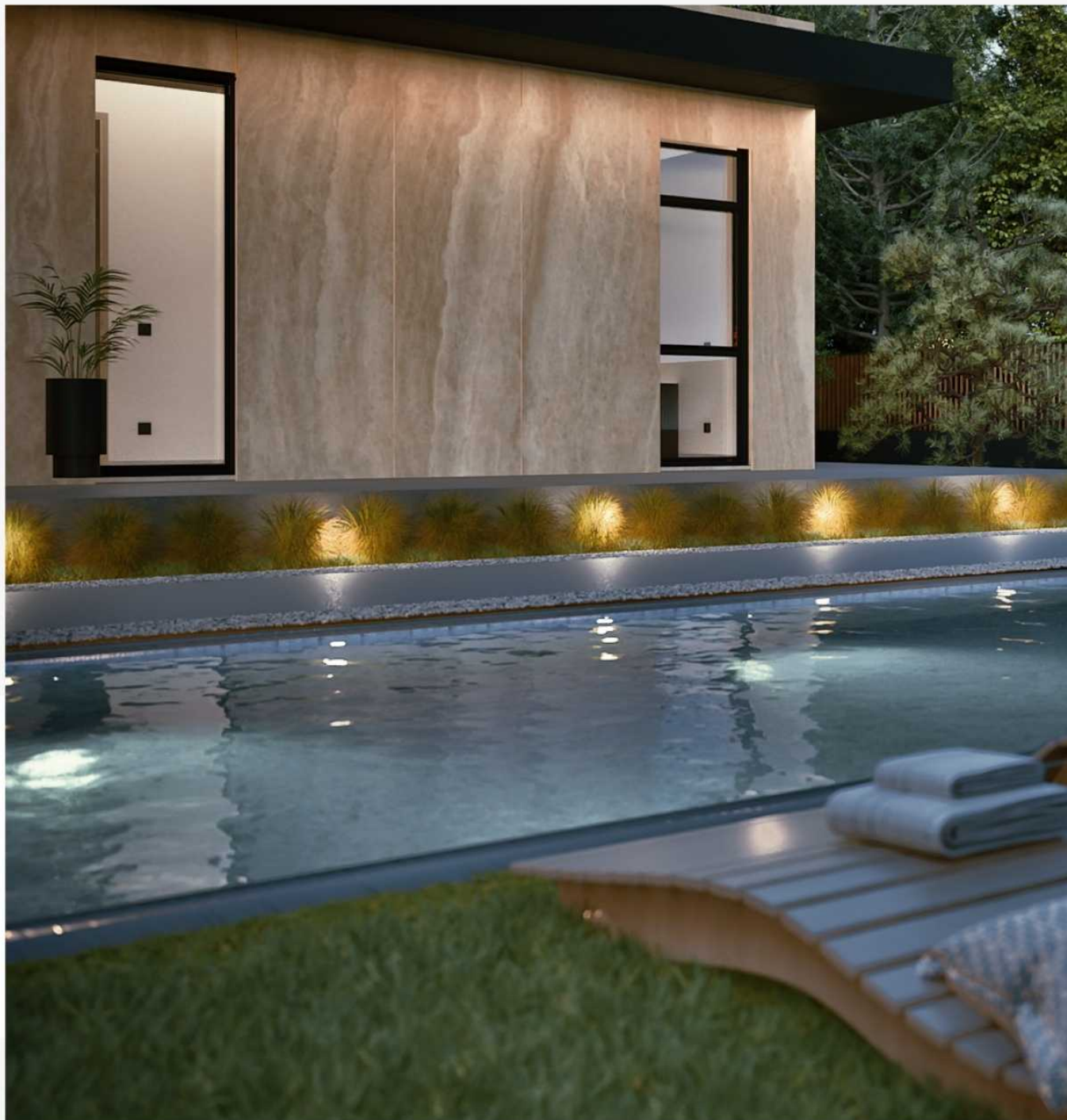
Smart Home  
Integration



Efficiency and  
Technology



Indoor and Outdoor  
Lighting Systems

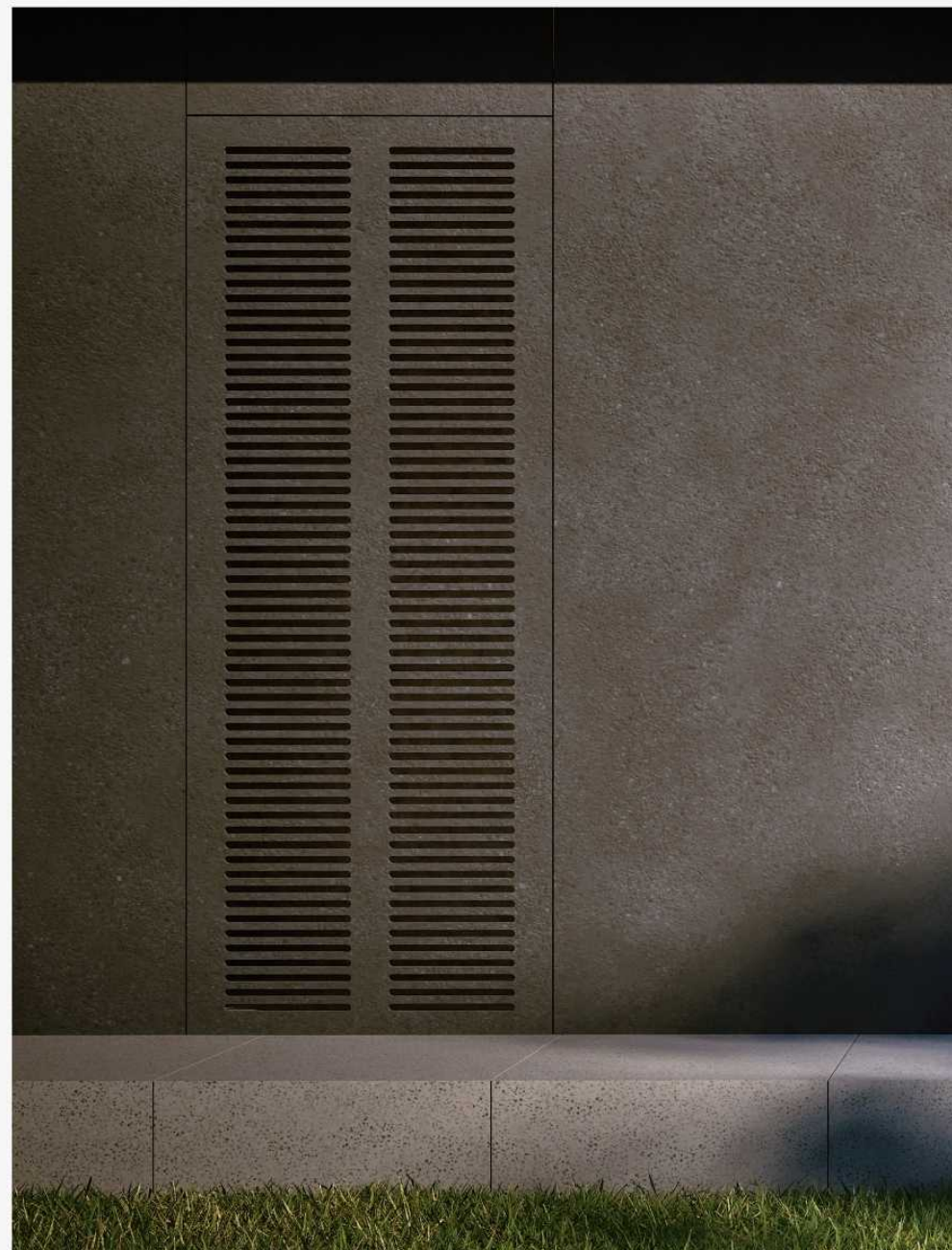




## Electrical System

The GammaVilla electrical system offers both standard and smart home solutions, ensuring safety, efficiency, and full technological integration — all with reliable design and industrial-grade components.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | STANDARD | OPTIONAL |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|
| <b>TRADITIONAL</b><br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ●        |          |
| <b>DOMOTICA</b><br><br>Touch Screen Panel<br> Button with Thermostat and Power Socket<br> 4-Channel Button<br> 2-Switch Button<br> Virtual Button – Signum with Display |          | ●        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |          |          |





## Utility Room

Every GammaVilla is designed to offer maximum efficiency and ease of management. For this reason, all the home's technical components are gathered in a dedicated technical room, designed to be functional, well-organized, and easily accessible.

Vitoset Hot/Cold Booster Modules – HC Series



Monobloc Hydronic Heat Pump



Heat Pump Water Heater



Electrical Panel





# Underfloor Heating

GammaVilla villas feature radiant underfloor heating powered by a Viessmann heat pump, fully integrated with the home automation system for smart control and personalized comfort.



|                                                                                                                      | STANDARD    | OPTIONAL    |
|----------------------------------------------------------------------------------------------------------------------|-------------|-------------|
| <div>Air System</div> <div></div> | <div></div> | <div></div> |
| <div>Flooring</div> <div></div>   | <div></div> | <div></div> |
|                                                                                                                      |             |             |



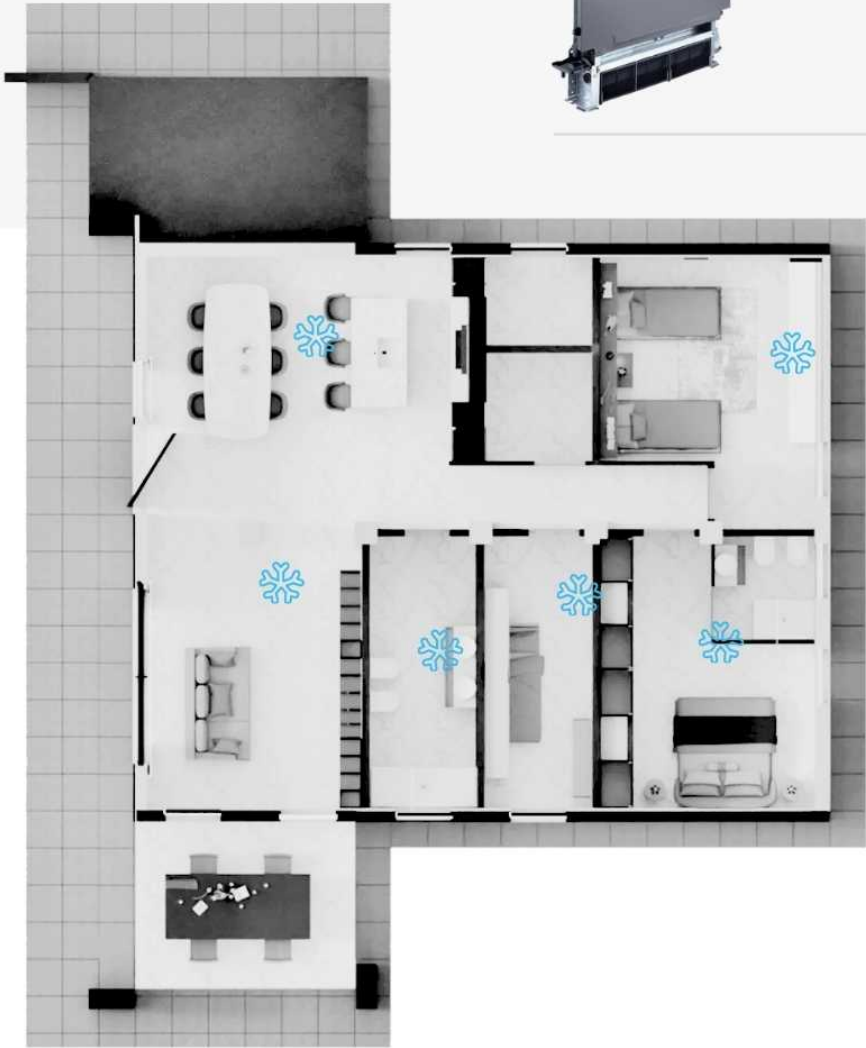
# Air Conditioning

Ensures optimal climate comfort through a Viessmann system that is quiet and fully integrated, providing even cooling throughout the space without direct airflow.

Air System



|            | STANDARD                                                                            | OPTIONAL |
|------------|-------------------------------------------------------------------------------------|----------|
| Air System |  |          |





 **VMC**

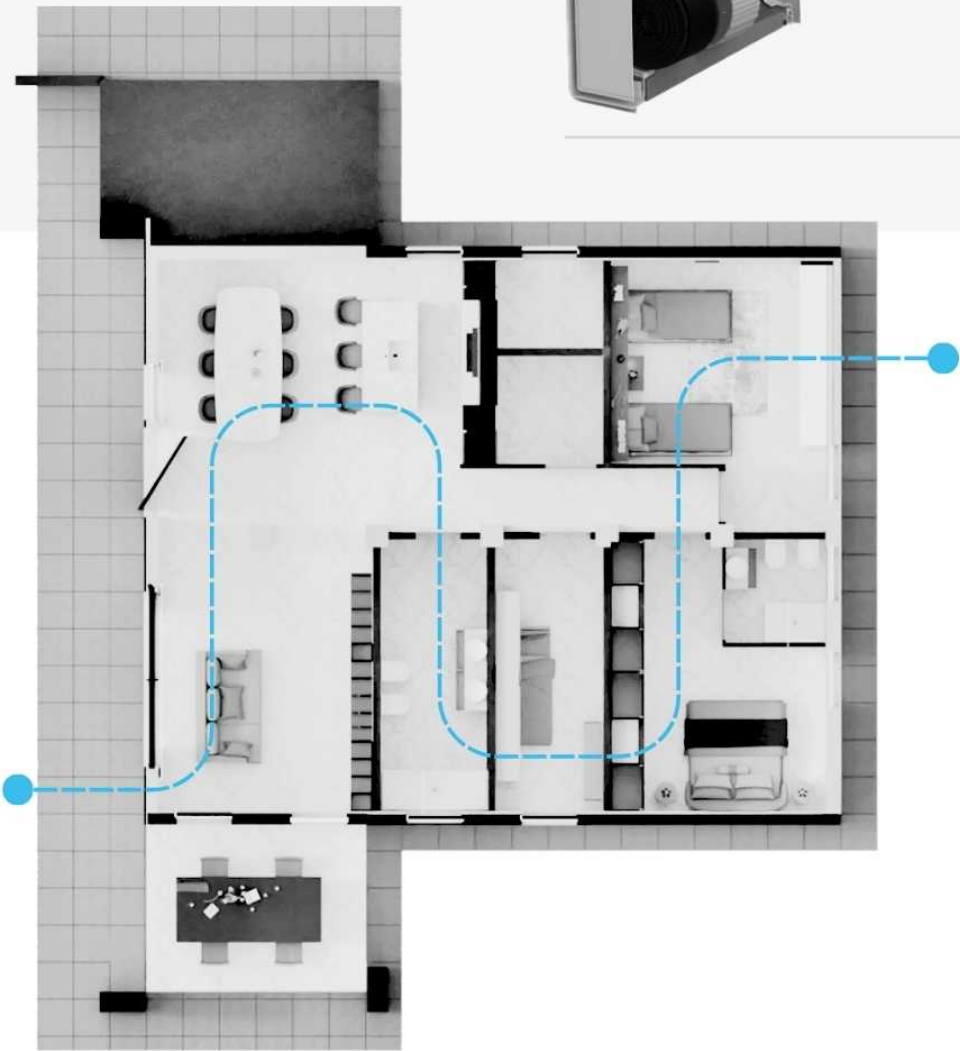
GammaVilla ensures clean and healthy air through its VMC system, which provides continuous air exchange, optimal filtration, and effective prevention of humidity and indoor pollutants.

-  Air Outlet Point
-  VMC Airflow Path

**VIESSMANN**



| STANDARD | OPTIONAL                                                                            |
|----------|-------------------------------------------------------------------------------------|
|          |  |





## Photovoltaic System

GammaVilla ensures efficiency and sustainability with an advanced photovoltaic system integrated with the Savant home automation platform, enabling smart monitoring and optimized energy management.

| Photovoltaic System                                                                 |                                      | STANDARD | OPTIONAL |
|-------------------------------------------------------------------------------------|--------------------------------------|----------|----------|
|     | *                                    | ●        |          |
|     | Power Upgrade Options                |          | ●        |
|    | Wallbox                              |          | ●        |
|  | Battery bank<br>5 kW / 10 kW / 15 kW |          | ●        |

*\*Each villa is equipped with a photovoltaic installation compliant with Legislative Decree No. 199 of November 8, 2021, ensuring the generation of renewable electricity as required for new buildings. The system is sized according to the villa's footprint and designed to exceed the minimum power requirements set by regulation, guaranteeing proper energy coverage and contributing to the home's self-sufficiency. The energy produced is primarily used for self-consumption, reducing emissions and operating costs while supporting a sustainable, high-efficiency living model.*





## € Banking Services

Purchasing a GammaVilla is simple and secure thanks to our banking partnerships, which offer tailored financing solutions designed to meet every client's needs.



### MORTGAGE AND FINANCING CONSULTING

We collaborate with leading banks to offer you the best market conditions, assisting you in selecting the most advantageous mortgage or financing solution and guiding you through every stage — from the initial evaluation to final approval.



### ASSISTANCE WITH ADMINISTRATIVE PROCEDURES

We assist you in preparing all required documentation, managing the entire banking process while simplifying every step, and ensuring complete transparency — with no hidden surprises.



### A CLEAR AND SECURE PROCESS

We offer a turnkey quotation to give you immediate clarity on costs, along with personalized consulting and flexible solutions tailored to your financial needs.



## Concierge Service

With GammaVilla, support continues even after delivery through a dedicated concierge service that assists with moving, utilities, and every practical need.



### PERSONAL ASSISTANT FOR EVERY NEED

We take care of utility management, moving arrangements, and post-delivery support to ensure a smooth, worry-free transition into your new villa.



### EXCLUSIVE SERVICE FOR A CAREFREE EXPERIENCE

With a single dedicated contact always at your disposal, we free you from all bureaucracy and ensure prompt, efficient support for any need.





You wish, we make.

#### Production Plant

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