REA
IMMOBILIARE

Villa Aurinia

- TECHNICAL AND COMMERCIAL REPORT -

R.E.A. real estate company (private limited company) has been enabled by the town council of Manciano to realize a villa of about 400 square meters, within the limits of a 6,000-square-meter plot of land.

The building is located in the landscape context of the Maremma, in the wonderful dell of Saturnia's thermal baths, where the multiform changing in the colours of the soil reveals the seasons rolling by and the variety of those essences that form the local flora. The amenities of the landscape inspire a feeling of wellness, enhanced by the proximity to the flowing waters of Saturnia's thermal baths and the golf course.

In fact, the entire property borders on a brand-new golf course, which belongs to Saturnia's thermal baths, commanding a view over it from an elevated position, near the hole No 14.

The villa has been projected following the local building morphology, in a rural context but also with references to the ancient history of the archaeological site in the old town of Saturnia. As a matter of fact, the historical tradition of rural houses has been respected in the outer shape, which could be compared to an old farm situated in the cultivable countryside. The reference to the ancient origin of Saturnia has been increased in value by the remarkable presence of a pergola supported by classical columns of the Tuscan order.

The cottage rises on two adjoining buildings: the first one raises itself with the first floor, the other one forms a capacious terrace that serves as a covering. The ground floor expands with an arcade and a pergola, bounded by the plinth of the columns, which encircle three sides of the premises.

In the planning stage we paid a lot of attention to the exposure of the different rooms as to the best climatic functionality: we have oriented westwards the zone of the house that is most inhabited during the day (that is, the ground floor), along with a roomy kitchen and a toilet.

It is possible to get to each room, starting, from outside the house, from the main entrance, through a height-differentiated corridor or directly from the pavement under the pergola.

It will be possible to access the first floor (where the bedrooms will be) both with a staircase and with a completely stand-alone perron, by means of a terrace and a little, covered loggia.

The buried part will allow the premises to be equipped with technological heating systems, a drinking water storage, several box-rooms and a basement. Particular care will have to be adopted in the realisation of protective shieldings against dampness in the perimetric basement walls, which will be made of reinforced concrete. They will also be a guarantee of stability in order to support the growing walls: these will have to be produced using bricks that offer suitable static resistance and efficient thermal insulation. The law in force regarding the above mentioned technical features will be applied even more scrupulously.

All perimetric and bearing walls, and the divisional partitionings, both horizontal (the floors) and vertical between the rooms, will be covered with a traditional plaster in order to protect the wall from weather adversities, on the outside, and for the hygiene of the inner rooms.

The attics and the roof as regards the structure will be substituted with bricks integrated with concrete and steel. The roof covering, with respect for the context and the local tradition, will be *alla romana*, that is, with new tiles set together with old ones. In order to assure an excellent habitability on the attics, as well as to muffle the noises, soundproof subfloors will be built; on the roof, so as to guarantee energy saving, some waterproof sheathings and insulating boards will be laid down. The sheathings will extend as far as the whole surface of the eaves, which will be made entirely of wood and lean out 70 centimetres. Lamellar wood will be the roof framing that characterises the rural aspect of the arcade ceiling and the roof of the loggia where the ground-floor stairs arrive. The pergola as well, sustained by columns, will be of lamellar wood. The columns, made of local travertine and belonging to the Tuscan order, will be partly replaced by entirely cylindrical red-marble columns on the south and east façades. The columns will be laid down on a plinth, with a travertine cyma that will edge the whole building on the west, south and east façades; it will also mark off the pavement, which will be paved using Tuscan terracotta tiles bordered with travertine, in a similar way as the arcade and the terraces. The skirting board will be made of travertine, too. The terraces will have a parapet supported by stone battlements with cymae made of wrought, treated iron coloured with graphite.

The gutters and the downpipes of suitable size will be made of copper.

Windows and French doors will be made of solid, white-painted mahogany wood, as the outside shutters, fitted out with shiny brass handles. The front door will be made of aluminium with an anti-burglary lock. Some window frames, for aesthetic purposes, will cover the centering holes of the double and triple lancet windows and of the ellipses, as well; they will not have shutters, but they will be made of white-painted metal: it will possible to open them as though they were shutters, whereas the others can be opened as though they were fixed, top hung or pivot windows. The windowpanes, each of them anti-burglary, will be also equipped with air space so as to guarantee proper thermal insulation.

The outside walls will be painted with suitable, perspiring, water-repellent material, whose colour is prescribed by the qualifying act of the town council.

Outside (and even inside, if necessary) will be created the sewerage system with plastics of suitable thickness diversified for clean water and sewage. Whilst clean water will be carried on the ground, the sewage, appropriately collected, will flow in the cesspit: from here, after being purified, the water will percolate into the subsoil by means of a dispersing hollow, as provided for by the project. Along the sewer system and at the foot of the downpipes will be placed collector wells and drainage wells made of concrete (if necessary, even air traps).

In full symphony with the idea of "costumer-collaborator", which is the basis of our mission in the R.E.A. real estate company (private limited company), all the trimmings inside the premises, like the distribution of the rooms (as long as the structural features allow it), will be made in a second time, according to the requests of the final costumer: doing so, we allow a very high standard in the personalisation of the finished product. The following descriptions regarding the interiors of the Villa will have to be considered merely approximate, they are not in any case obligatory for the realization of the Villa.

Inside the Villa, we have decided to diversify the storeys with different typologies of floor: the basement will be floored with self-levelling resin products, spread on the subfloors for a thickness of 3 millimetres. The ground floor, so as to create a continuity with the outside, will be done in Tuscan terracotta tiles, while the perimetric edge and the skirting board will be made of travertine bars. The first floor, where the bedrooms are situated, will be floored with bright wood listels, similarly to the skirting board. The inner staircase that leads to the upper floor will be made of travertine marble, according to the most usual custom of the area. The toilets will be floored and covered with backed clay or gres.