

A photograph of the Palazzo Haggi, a multi-story building with a light beige facade and yellow decorative accents. The building features arched windows and a prominent cornice with a decorative frieze. The text 'PALAZZO HAGGI FINISHINGS' is overlaid in a large, bold, black font on a semi-transparent white background.

# PALAZZO HAGGI FINISHINGS

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## REFURBISHING OF THE BUILDING

The building located in Via Marcello Benedetto number 2 and 4 is subject to complete renovation, energy redevelopment and seismic upgrading.

The project involves the posing of a 12 cm external EPS coat on the rear of the building in 12 cm.

The facades, being bound by the Superintendency of Archaeology, Fine Arts and Landscape of Friuli Venezia Giulia, will be carefully restored bringing them back to their original colours.

Furthermore, the decorative architectural elements will be restored, including the projecting stringcourses, columns and capitals that characterize the building.

On the ground floor there will be space for two double hight garages and several storage rooms.

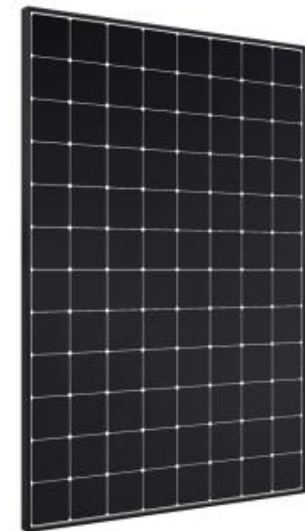
## TECHNICAL SYSTEMS

The existing technical systems will be completely redone.

The underfloor heating and the cooling systems will be powered by external heat pumps. The hydraulic system will be complete in every part.

Furthermore, a photovoltaic system will be installed on the roof to improve the energy efficiency of the building.

The electrical system will be designed and installed using materials and components according to the technical standards and in compliance with the technical legislation in force.



# WINDOWS

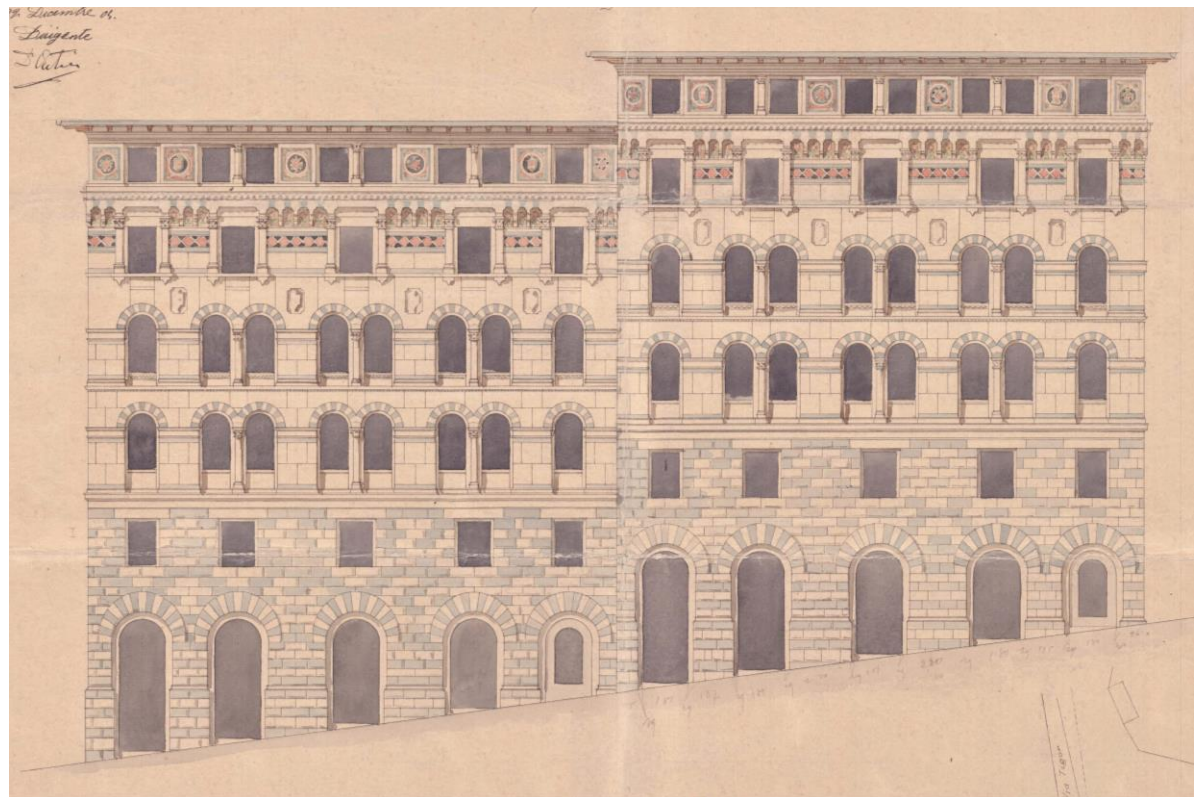
The wooden windows will be replaced with new ones that will have the same design as the original. They will be double glazed, with transom light, white on the inside and walnut color on the outside.



## ENTRANCE HALL

The entrance hall of the building is bound by the Superintendency of Archaeology, Fine Arts and Landscape of Friuli Venezia Giulia and will therefore be restored in order to maintain its historical traits. The stone staircase with wrought iron railing and the floors of the landings will be restored and kept original as well.

A hydraulic lift will also be installed with doors painted the same color as the armored doors.



## ARMoured DOORS

Supply and installation of internal double armoured doors.

Since the stairwell is protected as cultural heritage, it will be necessary to maintain the original colour of the doors and place the original decoration on the upper part of the doors.



## WALL FINISHINGS

The inside walls of the apartments will be made of a double layer of drywall, which will be painted with white washable products.



## DOORS

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

The doors will be complete with steel colour handles.





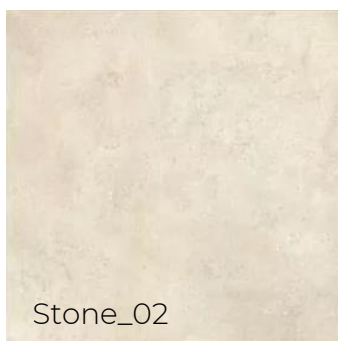
# TILES



Supply and installation of stone effect porcelain stoneware tiles (60x60 cm), by **Florim**. The client can choose the **Stontech 4.0** series, with a matte finish, between the colours indicated below.



Stone\_01



Stone\_02



Stone\_03



Stone\_04



Stone\_05



Stone\_06



# TILES



Or if they prefer a glossy finish they can choose onyx effect porcelain stoneware tiles by **Florim**, **Onyx & More** series, 60x60 cm, in the colours below.



Onyx & More



# PARQUET



In the living area and in the bedrooms there will be prefinished oakwood parquet with heringbone pose by **Scheucher, BILAflor** series, with matching wooden skirting boards.



Superficie a vista prefinita pronta all'uso | Surface finition  
SEDA o ou TENSEO

Strato superiore realizzato in massello selezionato, spessore 3,6 mm circa  
Couche d'usure: env. 3,6 mm

Supporto in legno di abete rosso, con gli anelli di accrescimento  
disposti in verticale e con intagli a distanza regolare  
Matériau porteur en épicéa avec cernes annuels principalement  
debout, incisions à intervalles réguliers

Nelle testate rinforzo incassato in compensato (resistente all'acqua)  
Contreplaqué collé sur le côté frontal (résistantes à l'eau)

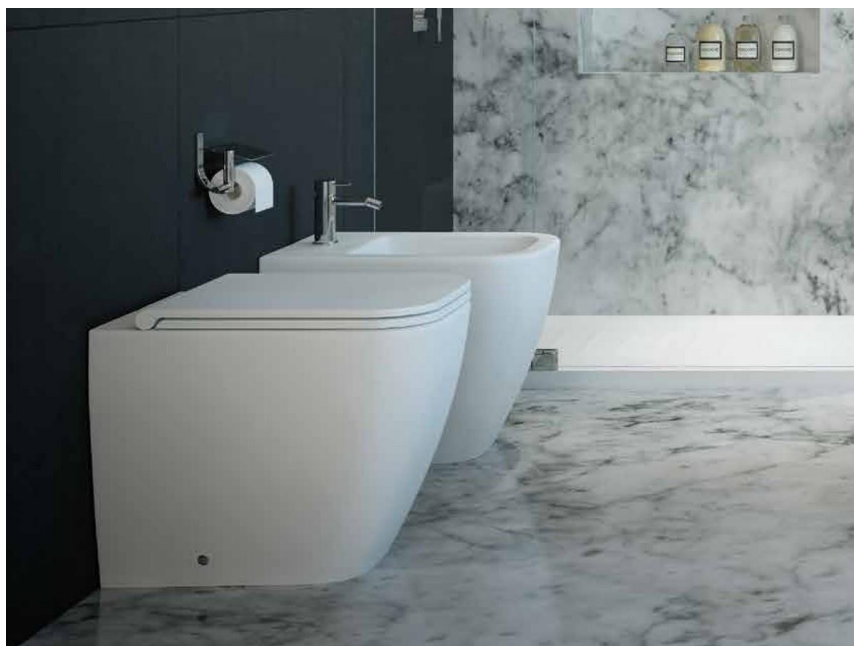


Mediante incollaggio a  
superficie intera  
Collage en plein

# BATHROOM



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



Dimensione bidet: 56x36x43 cm

Dimensione vaso: 56x36x43 cm



## BATHTUB

Supply and installation of a freestanding white cast marble bathtub (159x70,5 cm).

(if forseen by the project)



## SHOWER TRAY AND GLASS

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

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

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



## WASHBASIN

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



## TAPS

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



Brushed Nickel



Matte Black






## TAPS

Supply and installation of shower column complete with a Ø200 shower head, hand shower and thermostatic mixer by **Geda**, same finishes as the taps.





The purpose of the description is to highlight the fundamental characteristics of the buildings, taking due account of the fact that the dimensions resulting from the project approved by the municipal administration may be susceptible to slight variations in the execution phase.

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

The construction management, at its sole discretion, may in any case make different choices during the execution of the works.

In the executive phase and/or if deemed necessary, the owner and the General Contractor reserve the right, to make any changes to this description and to the project drawings that are required for technical and functional reasons or connected to the urban planning permits, provided that they do not lead to a reduction in the technical and/or economic value of the real estate units.

Qualora la parte acquirente manifesti volontà di non completare eventuali forniture e pose in opera di qualsiasi materiale, la parte venditrice avrà facoltà di concederne o meno la fattibilità ed in caso di assenso non verrà riconosciuto alcun importo per la prestazione non effettuata; inoltre, si specifica che l'eventuale fornitura e posa di detti materiali, se effettuata dalla parte acquirente, potrà avvenire solo dopo il rogito notarile di compravendita.

If the purchasing party expresses its will not to complete any supplies and installation of any item, the selling party will have the right to grant or deny the feasibility and in the event of consent, no amount will be due for the service not performed; moreover, it is specified that any supply and installation of said item, if carried out by the purchasing party, can only take place after the notarial deed of sale.

Should the client request variations during the construction of the apartment, the price will be established accordingly with the Company by the means of a supplementary contract, and in any case any changes must be approved in advance by the Project Manager.

## CONTACTS



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