RUBINO

ARCHIBENJA
Atelier di Architettura

Mir Immobiliare
Real Estate Agency

SEA VIEW RESIDENCES

SITE

The "Santa Lucia" residences are located in IMPERIA,
a city located on the western Ligurian coast, bordering the nearby Côte d'Azur.

WHERE WE ARE

QUALITY

Perfect volumes and rigorous shapes interact to form spaces and vibe featuring the concept of beauty.
A villa designed for those who aspire to live an intense life without any compromise in the contemporary world.
Modern design, high quality materials and essential lines are mixed to create an elegant and welcoming architecture.

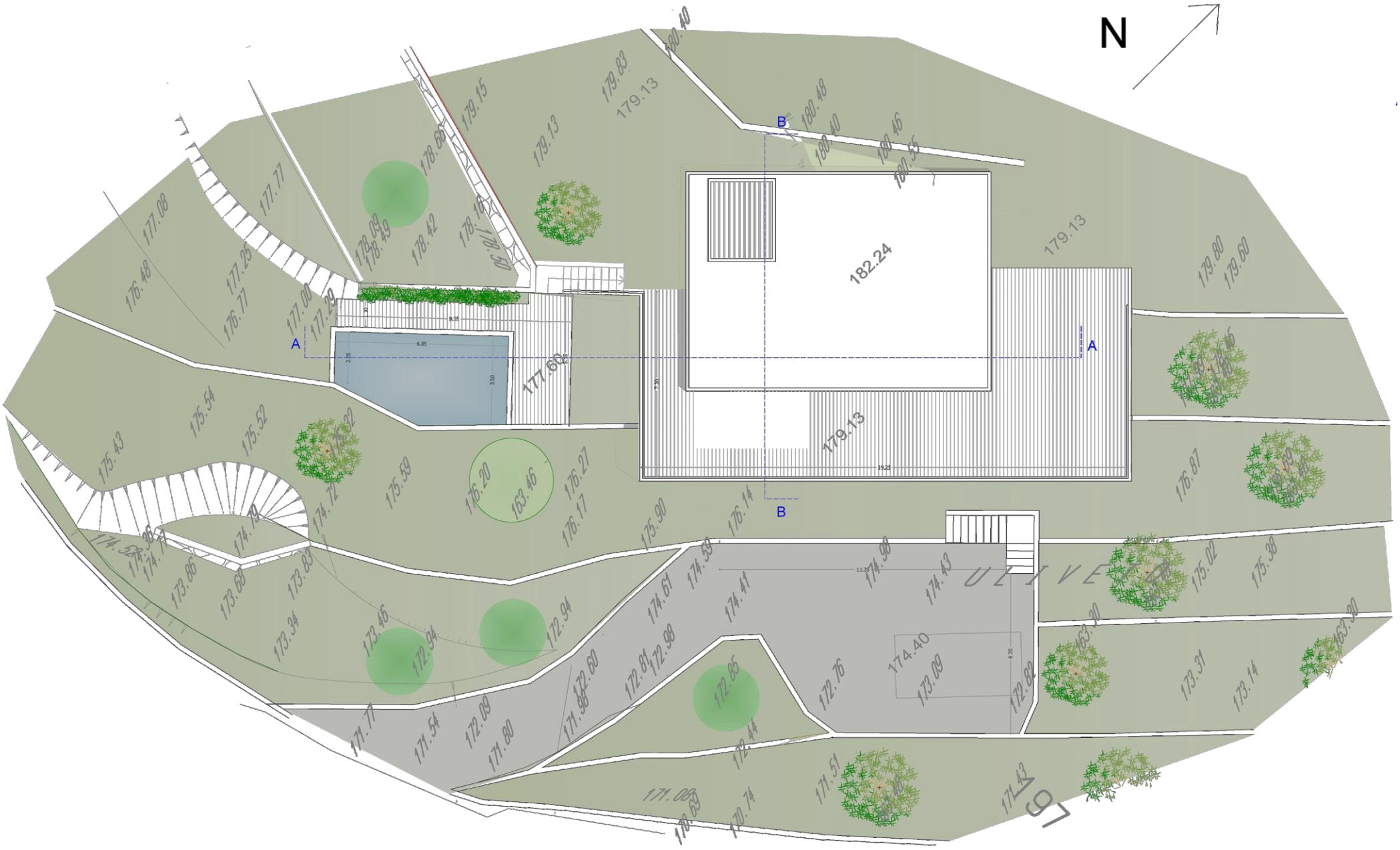
SUSTAINABILITY

The use of the best technologies available at the market allows the building to reach Energy Class A,
which guarantees the greatest bioclimatic comfort, the biggest energy savings and the lowest running costs.

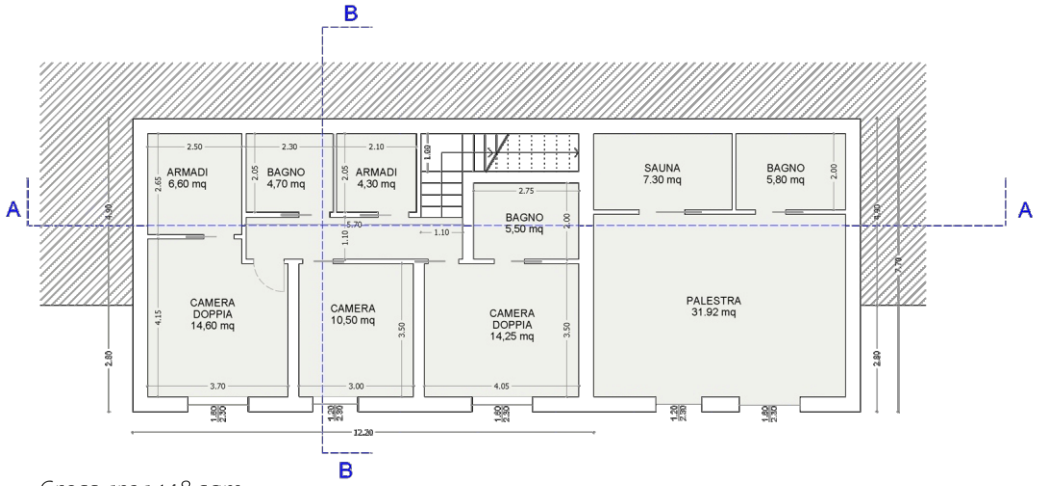
ACCESSIBILITY

Inserted in a hilly context, a few steps from the sea and from the services that Imperia can offer. Easily accessible from Poggi.

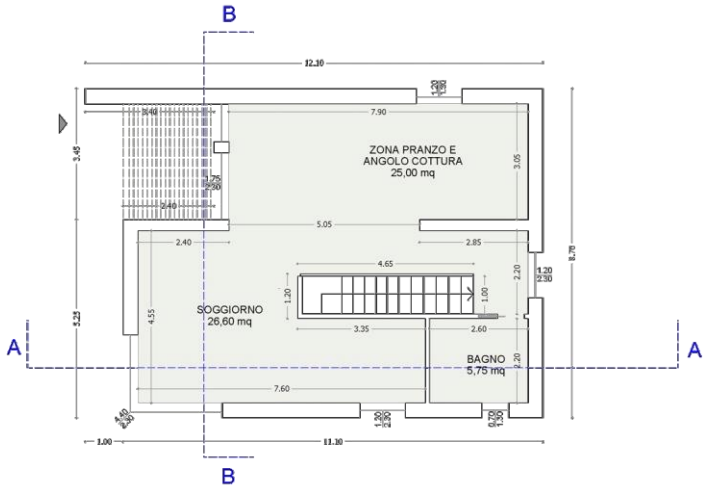
PLAN



BUILDING



Gross area 148 sqm
Usable area 113 sqm



Gross area 88 sqm
Usable area 66 sqm

Total gross area 236 sqm
Total usable area 179 sqm

The project consists in the construction of a building with one floor completely above ground with a flat roof and another one partially underground.

The residence was designed with the utmost care in its interior and exterior design, the building has therefore the optimal orientation, so that each residence can benefit from its advantages both from the point of view of energy and distribution.

The house faces east to obtain a bright and comfortable internal environment. It is possible to filter and regulate daylight and privacy through the sliding sunshades, which make the facades lively and dynamic.

We find inside, on the upper floor, a kitchenette with adjacent dining area and a living room, while on the lower floor there are three bedrooms.

The project also involves the construction of a sauna and gym area.

The building meets all the most stringent anti-seismic and safety structural parameters.

MATERIALS

Particular attention has been paid to every stage of the design, with a care in the design of every detail and in the choice of the best materials.

The supporting structure is made of reinforced concrete with external closures in thermal brick with high thermal and acoustic performance. Furthermore, the construction of a ventilated curtain walling accessible only to the outside is foreseen in order to completely isolate the house from possible humidity problems.

The roof will be flat, inclined by 1% to allow rainwater to flow properly.

The facades of the ground floor will be covered with natural split stone without any local joints, while the upper floor will be plastered.

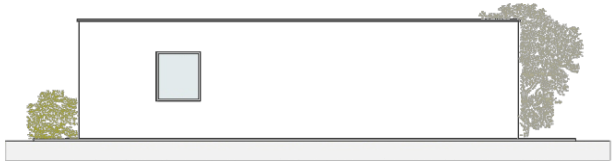
All the facades will be characterized by large windows made of aluminum structures with double/triple glazing, thus providing greater bioclimatic and acoustic comfort. The sunshades, made of aluminum or wood, allow perfect darkening of the sleeping areas.

The floors and coverings are made of the first choice stone and ceramic tiles or parquet of large sizes selected to offer a superior experience.

PROSPETTO SUD-EST

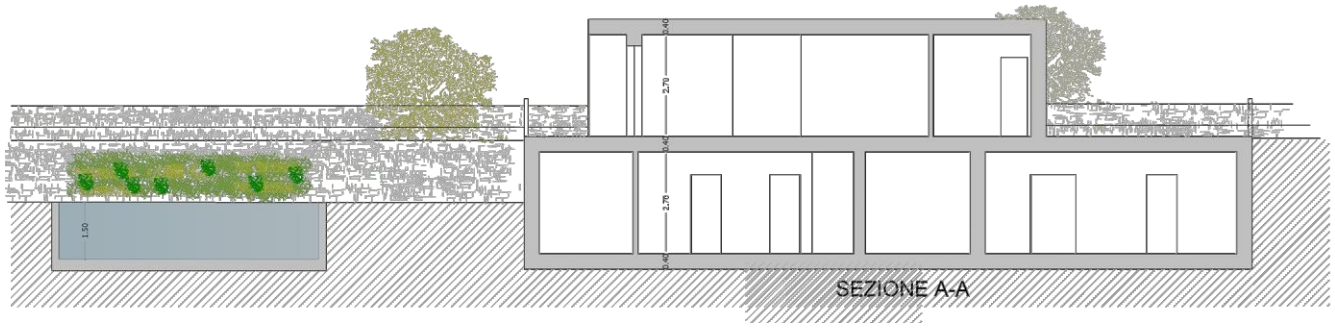
PROSPETTO SUD-OVEST

PROSPETTO NORD-OVEST



PROSPETTO NORD-EST

UTILITY SYSTEMS



From the point of view of the utility systems, the solutions considered to be optimal aim at creating a NZEB building, i.e. buildings with high energy efficiency.

The various systems are to be installed inside the building, in order to obtain an improvement in the view of energy efficiency. The heating and cooling will be supplied by a heat pump, which will be equipped with thermal storage systems.

The photovoltaic panels positioned on the roof convert solar radiation into electricity.

The solar thermal panels allow the supply of domestic hot water by exploiting the free availability of the energy produced by the sun.

The radiant panels guarantee good thermal comfort inside the internal space, avoiding convective movements of air.

The residence will be prepared for the installation of a home automation system, which allows you to manage every function of the house. It will be possible to manage heating, cooling, lighting and anti-intrusion at the same time.

SUSTAINABILITY

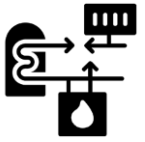
The architect firm monitors all the phases of the construction of the building taking care of the construction works management.

The building will be constructed and certified in Energy Efficiency Class CasaClima A/Nature.

The green space adjacent to the building will be implemented with the planting of new trees and the rearrangement of existing ones.

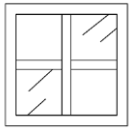
Heating and cooling will be supplied by the latest generation heat pump, which will be equipped with thermal storage systems.

The high thermal performance of the building envelope allows a reduction in energy consumption related to winter and summer air conditioning.



The radiant floor panels are able to guarantee the best comfort and lower consumption.
It can be used both in winter and summer.

The proper level of comfort and healthiness of the internal spaces is enabled by proper ventilation through the openings located in the facade.



The installation of glass with high performance in terms of thermal insulation and selectivity is designed to limit heat losses through the glazed elements.

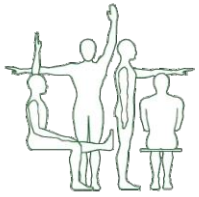
Natural light diffuses inside thanks to the large windows allowing proper and uniform lighting of all rooms.

The artificial lighting system uses LED lamps, which in terms of light efficiency allow substantial energy savings.

RENDER

RENDER

INTERNAL DESIGN



ARCHIBENJA

Atelier di Architettura

Sales: for information :

Mir Immobiliare

Real Estate Agency

Via Palazzetti 3 San Lazzaro di Savena (BO)
Tel. +39 3381080126 angela.mereacre@mirimmobiliare.it
www.miriimmobiliare.it