

# CONSTRUCTING AND RESTORING PROPERTIES

Main steps for realizing building projects with Special Umbria.

<b>PHASE ELEMENTS</b>	<b>1 PREPARATION: INVESTIGATION (PHASE C IN SALES)</b>	<b>2 FEASIBILITY</b>	<b>3 PLANNING</b>	<b>4 EXECUTION</b>
<b>ACTIVITIES</b>	<ul style="list-style-type: none"> <li>• Formulation main condition parameters and questions</li> </ul>	<ul style="list-style-type: none"> <li>• Sketching first ideas</li> <li>• Rough wish list</li> <li>• Geological testing</li> <li>• Height quotations</li> </ul>	<ul style="list-style-type: none"> <li>• Making detailed plans: design, facades, layout and landscaping</li> <li>• Detailed list of finishings (capitolato)</li> <li>• Moodbook interior / exterior</li> </ul>	<ul style="list-style-type: none"> <li>• On site construction:               <ul style="list-style-type: none"> <li>- building house/pool</li> <li>- deliveries/installation</li> <li>- garden/irrigation system</li> <li>- selecting and ordering furniture and decoration</li> </ul> </li> </ul>
<b>RESULTS</b>	<ul style="list-style-type: none"> <li>• Technical survey report with all main data:               <ul style="list-style-type: none"> <li>- SQM land and building</li> <li>- building allowance</li> <li>- potential</li> <li>- how much, where to build, etc</li> <li>- extras</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Sketches of design/plans</li> <li>• Investment overview with cost involved (geometra/architect) breakdown</li> <li>• Quotes of all professionals</li> </ul>	<ul style="list-style-type: none"> <li>• Details design: architectural + structural + systems</li> <li>• Permissions</li> <li>• Detailed work specifications (computometrici)</li> <li>• Quotes builder + systems companies</li> <li>• Investment overview (budget)</li> </ul>	<ul style="list-style-type: none"> <li>• Regular progress updates (email, photo, video, investmen overview)</li> <li>• On-site visits</li> <li>• Interior/exterior delivered</li> <li>• Full functioning property</li> <li>• All certificates (systems, energy, performance, practicability)</li> </ul>
<b>TIMING AVERAGE DURATION</b>	<ul style="list-style-type: none"> <li>• 3 to 4 weeks</li> </ul>	<ul style="list-style-type: none"> <li>• Two months (engineers / geologists)...</li> </ul>	<ul style="list-style-type: none"> <li>• Two months...</li> </ul>	<ul style="list-style-type: none"> <li>• Pending size property:               <ul style="list-style-type: none"> <li>- 15 months to 2-3 years</li> </ul> </li> </ul>

