



## SU Turn-key state

Definition of standard for the realisation of SpecialUmbria style real estate property

status: January 2023

### A. Construction (new build, renovation or restoration)

Nr	Item	Description
<i>Goods/materials and labour</i>		
<b>Structure</b>		
1.	Foundations	all (reinforced) concrete works necessary to construct the structure of buildings and systems
2.	Outside walls	all inside (e.g. plastering) and outside (e.g. pietra/local stone) finishing of outside walls
3.	Drainage	all outside measures necessary for correct rain water disposal, including gutters and down pipes
4.	Basic piping inside	for future electrical wiring (electricity), hydraulical (water) and sewage systems
5.	Hook up piping to mains	connection between buildings/swimming pool to utility infrastructure outside real estate property
6.	Roof	full cover (including safety measures in case of new build)
<b>Finishings</b>		
7.	Inside partition walls	all inside walls including plastering and painting
8.	Outside doors	any chosen finishing (wood, etc.)
9.	Outside windows	any chosen finishing (wood, etc.) including double-glazing, mosquito nets and (inside/outside) shutters
10.	Inside doors	any chosen finishing (wood, etc.)
11.	Flooring	any chosen finishing (tiles, resin, parquet, etc.)
12.	Bathrooms	full functional bathrooms including fittings
13.	Systems	fully functioning systems: * electrical (including switches); * internet/WiFi; * hydraulical (including taps, water softener and pressure system); * sewage (including septic tank and/or connection to sewage mains); * heating (including boiler and heat pump (or gas tank or hook up to gas mains)); * swimming pool (including filter and pump).
14.	Paint work	all inside and outside paint work where appropriate
15.	Cistern	underground water tank
16.	Landscaping	all necessary modelling of land surface including creation of terraces of soil, driveways, etc to a state where it is ready to plant a garden
17.	Terraces	all paved outside areas including walking paths
18.	Swimming pool	fully functioning including inner staircase and liner
19.	Entrance gate	automatic
20.	Fencing	where necessary
<i>Professionals</i>		
21.	Assistance technicians	involvement of architect/geometra, (structural/thermo-technical) engineer and geologist: * feasibility study: any necessary assesment * measurements and testing: e.g. height quotations and geological survey * planning: development of designs of building(s) and/or swimming pool * supervision: overlooking construction site and checking progress and quality of work * burocratic dossiers: submitting requests for and obtaining of permission and authorisations, issuing certificates
22.	Project management SU	full facilitation during all project phases
<i>Documentation (titles and certificates)</i>		
23.	Authorisations and Permissions	all necessary communications and titles necessary to justify the work
24.	Testing reports (collaudi)	structural stability (collaudo statico)
25.	Certificates	systems conformity and practicability building(s) and/or swimming pool
26.	Property Registry documentation	updated cadastral land map and floor plans

### B. Interior and exterior design

Nr	Item	Description
<i>Goods/materials and labour</i>		
1.	Inside furniture and decorations	included but not only chairs, tables, sofas, household goods (cuttlery, etc), kitchen equipment, upholstery, linen sets (bathrooms/bedroom/pool) to create a confortable area
3.	Internal illumination	delivery and installation of lamp fixtures including lights
4.	Outside furniture and decorations	included but not only chairs, tables, sun beds-loungers, parasols, etc
5.	Garden plants	included but not only trees, shrubs, flower beds, lawn and anything else to create a pleasant area
6.	External illumination	delivery and installation of lamp fixtures including lights
7.	Irrigation system	delivery and installation of watering system including sprinklers/dripping cables
8.	Digging well	supply of ground water (e.g. for garden watering)
<i>Professionals</i>		
9.	Assistance technicians	If and where necessary, e.g. geologist for digging well
10.	Interior & exterior design SU	development style and plan (moodbook) plus facilitation of selection, purchase and installation of goods

### Glossary

- Turn-key state comprises both A. Construction plus B. Interior and Exterior design
- Any (construction and/or interior & exterior design) project is custom made
- Quality of materials and goods is presumed to be of medium to high quality
- It is assumed that all purchase, delivery and installation is included
- In a cost estimate for a turn-key state any and all mandatory cost (prices, fees, VAT, mandatory contributions and out-of-pocket expenses) is presumed to be included
- This overview is as exhaustive as possible, but is to be considered as indicative; no rights or whatsoever can be claimed