









## LUXURY TURNKEY VILLAS

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# EXTERIORS

Gli esterni di GammaVilla combinano eleganza e funzionalità attraverso design moderni e linee pulite che esaltano ogni ambiente. Spazi ampi, materiali di pregio e soluzioni sostenibili creano un contesto armonioso e confortevole, ideale per vivere la natura con stile e relax.



Ventilated façade



Armored sunshades



Garden



Panoramic windows



Pivot door



Infinity pool







## Exterior Design

GammaVilla's exterior design combines aesthetics and functionality, creating harmonious spaces in tune with the surrounding environment. Premium materials, carefully planned lighting, and modern architectural solutions enhance the beauty of the outdoors, offering welcoming and refined areas perfect for relaxation and socializing.

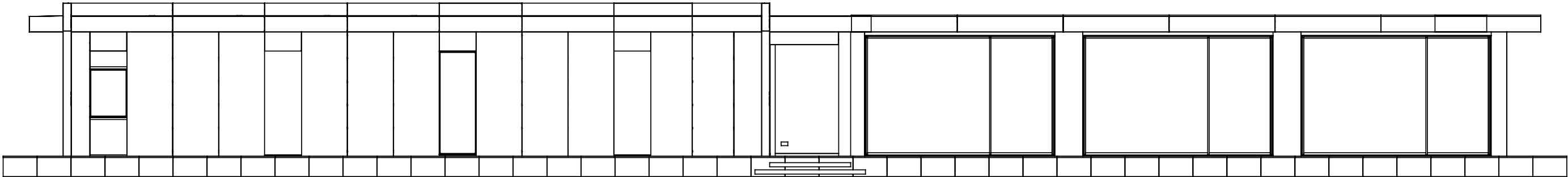






Ventilated façade

The facade of a GammaVilla combines aesthetics and technology, offering modern design, durability, and energy efficiency thanks to high-quality materials and innovative construction solutions, ensuring comfort and protection from the elements.

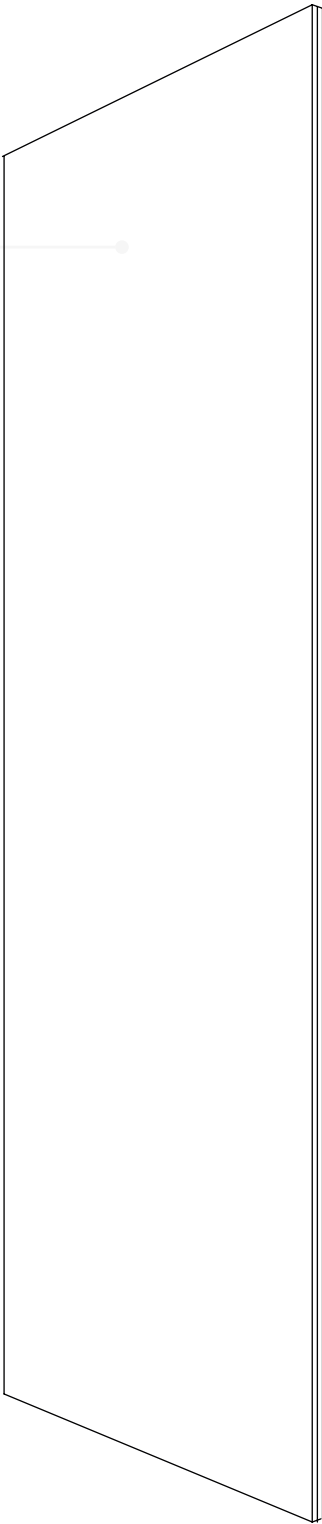






GammaStone Air panel

GammaStone Air is an ultra-lightweight, durable, and versatile panel, ideal for high-quality architectural cladding.



LARGE FORMAT | 3600 x 1500 mm



Advanced technology

Large-format GammaStone panels for ventilated facades: maximum efficiency, insulation, and weather resistance with lasting aesthetics.



Aesthetics

Large-format monolithic surfaces with customizable finishes, offering a contemporary design that combines luxury, innovation, and functionality.



Energy efficiency

Ventilated facade for optimal energy insulation, improved indoor air quality, and zero maintenance thanks to durable and resilient materials.



Rain



Wind



Snow



Temperature changes



# Natural Air

GammaStone Natural Air is an ultra-light and resistant panel for external cladding, composed of natural stone on a structural core of fiberglass and stainless steel.



Travertine



Limestone Gray



Limestone Beige



Trani

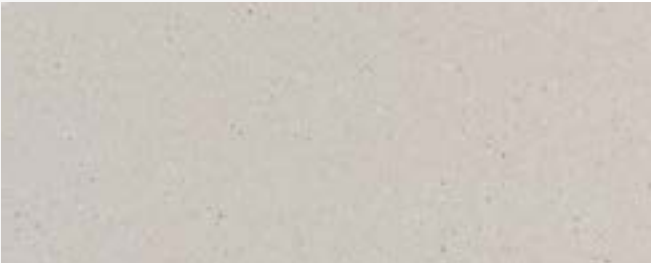


Discover all the materials



# UHPC Plus Air

GammaStone UHPC Plus Air is an innovative panel for exterior cladding, composed of ultra-high-performance concrete on a structural core of fiberglass and stainless steel. It guarantees lightness, strength, and a modern design.



Botticino



Grigio Carnico



Rosso Verona



Bardiglio



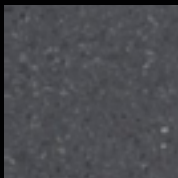
Discover all the colors



**Natural Air**  
Travertine



**UHPC Plus Air**  
Stone 2.0 - Grigio Carnico



**UHPC Plus Air**  
Stone 2.0 - Grigio Carnico



**UHPC Plus Air**  
Stone 2.0 - Bardiglio



**UHPC Plus Air**  
Stone 2.0 - Grigio Carnico



**UHPC Plus Air**  
Stone 2.0 - Rosso Verona



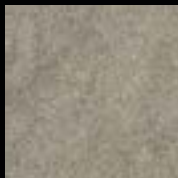
**Natural Air**  
Limestone - Gray



**UHPC Plus Air**  
Stone 2.0 - Grigio Carnico



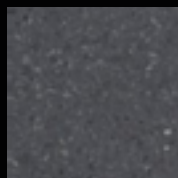




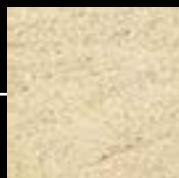
**Natural Air**  
Limestone - Gray



**UHPC Plus Air**  
Stone 2.0 - Rosso Verona



**UHPC Plus Air**  
Stone 2.0 - Grigio Carnico



**Natural Air**  
Limestone - Beige



**UHPC Plus Air**  
Stone 2.0 - Botticino



**UHPC Plus Air**  
Stone 2.0 - Rosso Verona



**UHPC Plus Air**  
Stone 2.0 - Grigio Carnico



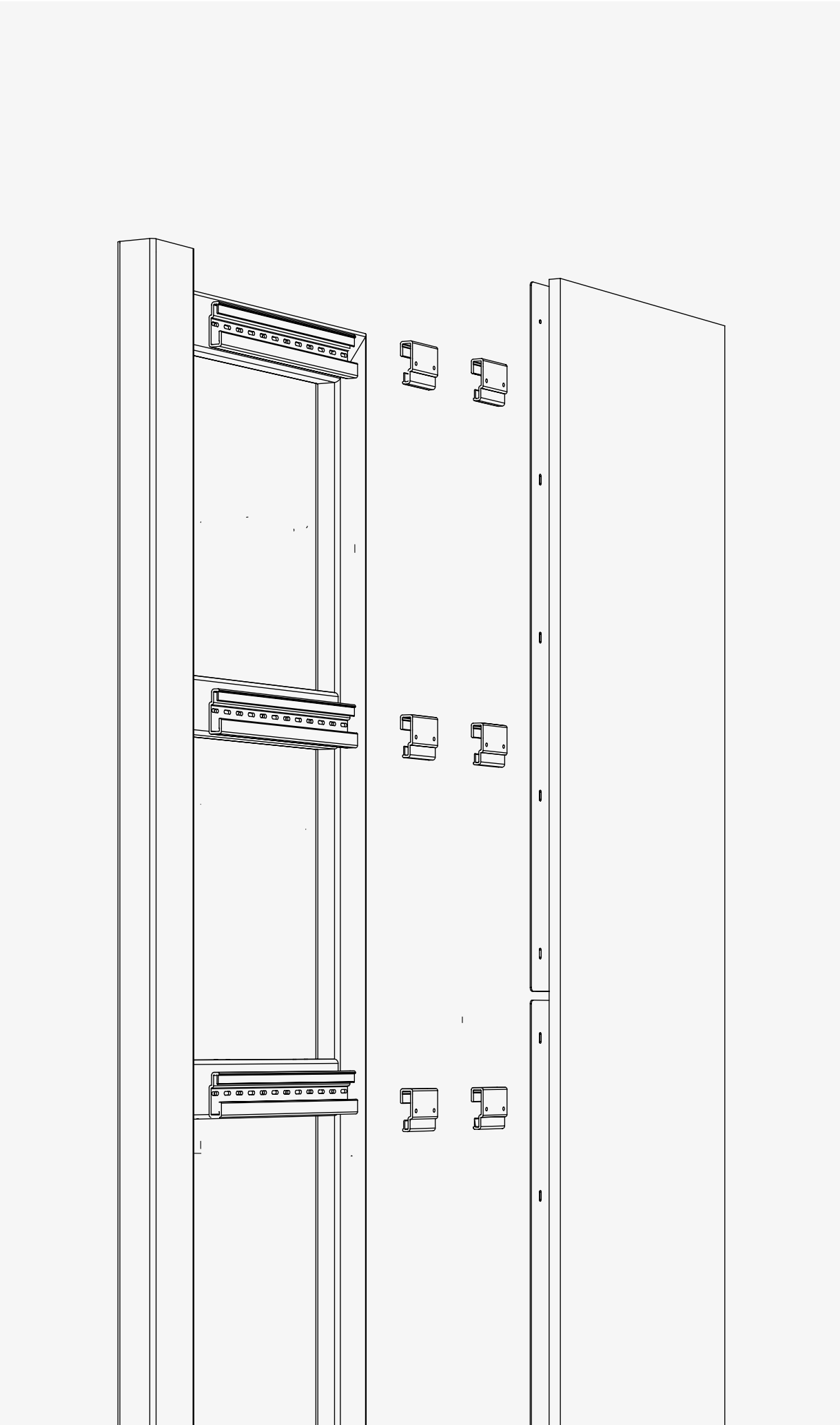
**Natural Air**  
Trani





Panel fastening  
system  
**GammaStone**

The GammaStone coupling system guarantees efficiency, safety and speed of installation, thanks to an innovative technology that facilitates assembly and reduces time and costs.

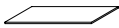






# Roof

GammaVilla's stainless steel roof is an innovative and durable solution, offering excellent insulation and zero maintenance, eliminating the risk of leaks and the need for sheathing or resins.



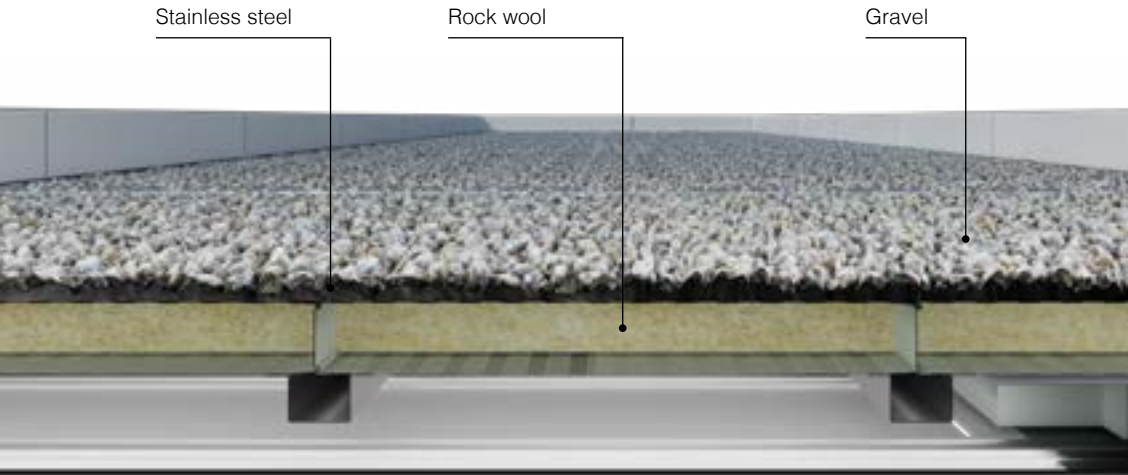
STAINLESS STEEL



1000 YEAR WARRANTY



INTELLIGENT DRAINAGE SYSTEM



Advanced thermal insulation

maintains stable internal temperature, reducing energy consumption



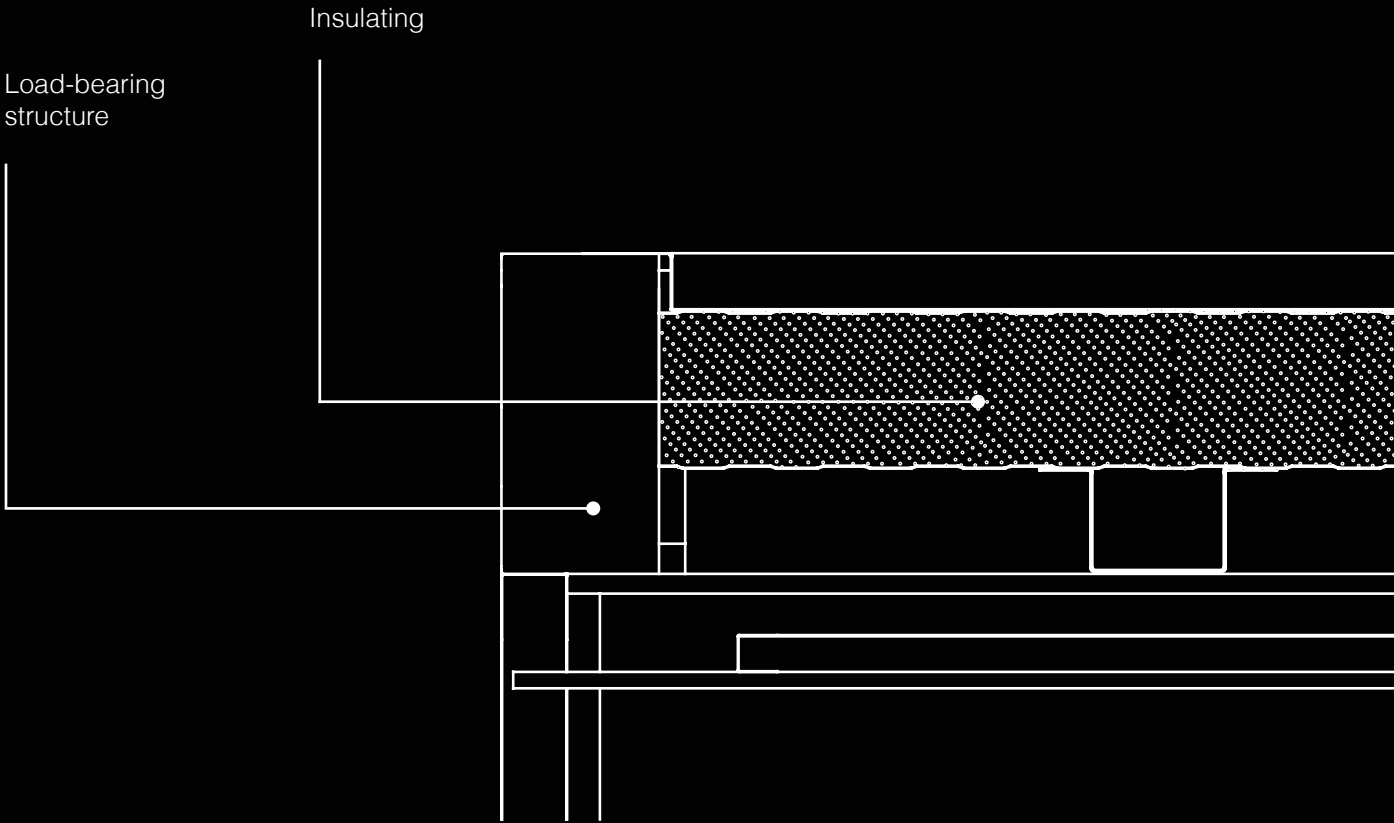
No heat loss

perfect efficiency in every season



Protection from external noise

absorbs vibrations and ensures excellent sound insulation





## External raised floor

The raised floor is a modular system with raised panels that create a cavity for utilities, ensuring flexibility and easy maintenance. Ideal for offices and commercial spaces, it offers modern and customizable aesthetic solutions.



Big Sizes  
60x60 cm

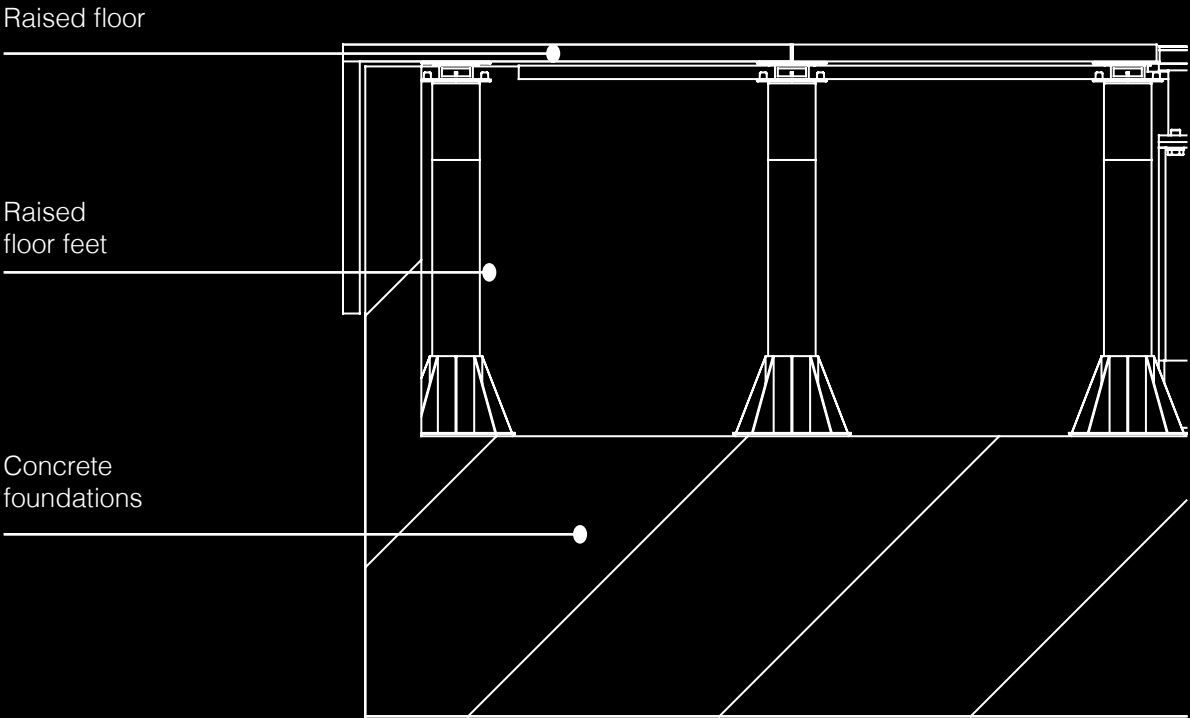
GRES PORCELLANATO  
Thickness 3 cm







Pedestal installation allows for natural ventilation beneath the floor, helping protect against moisture and improving the overall energy efficiency of the structure.







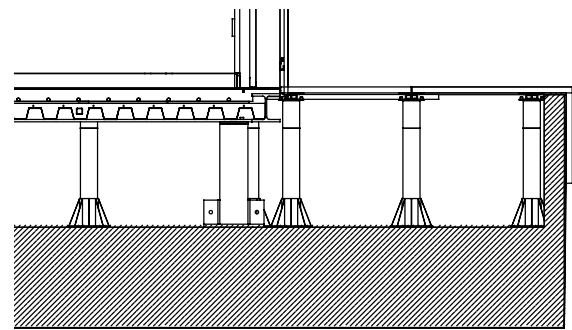
# Foundations

GammaVilla's custom-designed reinforced concrete foundations ensure stability and safety thanks to geological analyses and structural calculations certified by the Civil Engineering Department.



### Layering

A three-layer system of turf, concrete, and soil, designed for stability, drainage, and a natural aesthetic.



Reinforced concrete

## Reinforced concrete foundations



### Anti-seismic structure

Designed to withstand even the most intense earthquakes



### Perfect insulation from the ground

No infiltration, no humidity problems



### Geological analyses

In-depth soil study to ensure stability and safety



### Structural calculation

Foundations designed with engineering precision for perfect support



### Civil engineering depot

Complete documentation for regulatory compliance



### System preparation

All the systems pass under the house, allowing for quick maintenance without having to break down floors or walls



# Design fences in natural stone

GammaVilla fences are not simple boundaries, but refined architectural elements that complete and enhance the villa. Built dry-mounted using large-format panels of natural stone matched to the villa's cladding, they combine elegance, strength, and functionality in a single solution.



Large format



Guaranteed privacy

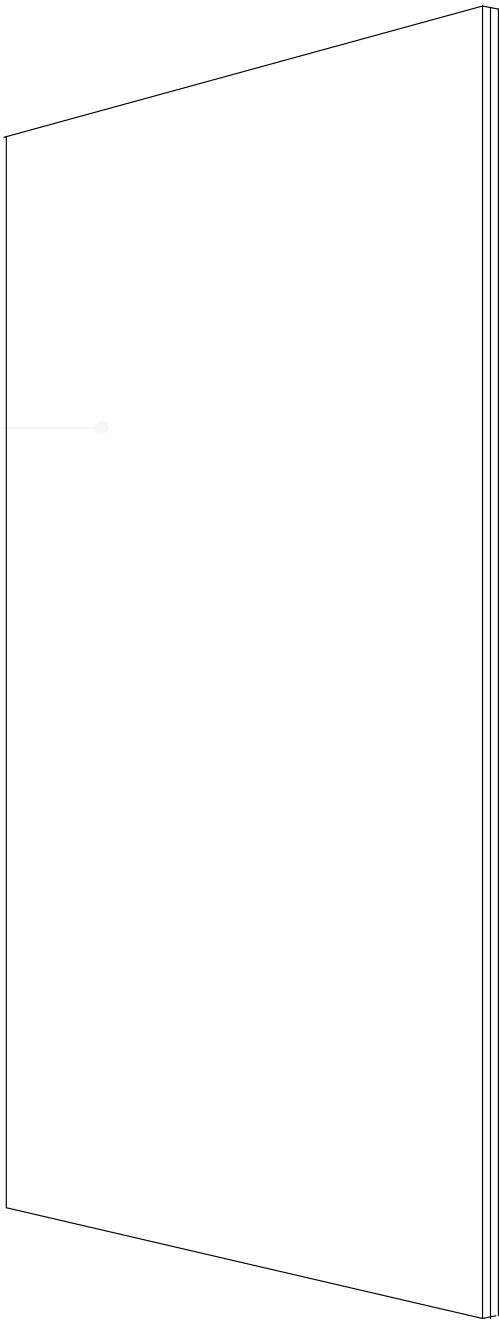


## Natural Air panel

LARGE FORMAT | 1800x1200 mm

The large format of the panels provides visual continuity and a modern appearance.

The natural stone, with its unique textures and long-lasting durability, makes each fence exclusive, enduring, and perfectly integrated with the villa's architecture.

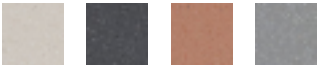


## PANEL MATERIAL COORDINATED WITH THE VILLA

### Natural air



### UHPC Plus air





Garden

The GammaVilla garden is a harmonious environment that combines well-being and aesthetics, offering elegance, functionality, and relaxation in perfect harmony with the villa's architecture.



your green space, tailor-made

Customized Options:



You can entrust us with the complete creation of the garden, with a detailed project and quality materials.



You can manage the project implementation independently and we will provide you with all the necessary information.





Custom design



Choice of plants flowers  
trees



Pedestrian paths



Relaxation areas



Stage lighting

More than a Garden

# an extension of your villa



**Pool** tailored for you



**Lounge area** tailored for you



**Green spaces** tailored for you



# Pool

A custom pool transforms your garden into a relaxing oasis. Our team creates customized solutions, from elegant infinity pools to natural designs.



Filtration and purification systems



Heating systems



Home automation control



**Infinity pools:**  
harmonious design and unique visual effect.



**Inground pools:**  
customizable in shape, size and materials



**Swimming pools with luxury linings:**  
finishes in marble, natural stone or technological materials



**Solarium and relaxation area:**  
designed for total comfort





# Outdoor kitchen



**Professional Hob**

Equipped with a grill, burners, and worktops made of durable materials such as stainless steel or ceramic, ensuring durability and easy maintenance.



**Barbecue Area and Wood-Fired Oven (Optional)**

For outdoor cooking enthusiasts, a designer barbecue or pizza oven can be added for authentic and convivial dining experiences.



**Integrated Dining Area**

A dedicated space with a high-end table and chairs for lunches and dinners in complete comfort.



**LED Lighting and Elegant Roofing**

A dramatic lighting system enhances the area even at night, while a bioclimatic pergola or automated roof ensures protection and comfort in every season.



**Durable and High-Quality Materials**

Structures made with high-quality, waterproof, fireproof, and weather-resistant materials, for a kitchen that stays in perfect condition over time.







GammaVilla residences offer designer outdoor kitchens, durable and functional, perfect for outdoor conviviality, elegantly integrated into the outdoor spaces.





# Window

GammaVilla windows and doors are made of thermally broken aluminum, an indestructible, weather-resistant, and maintenance-free material. Thanks to the large panoramic windows, your villa will be flooded with natural light, creating a seamless connection between interior and exterior.



**Large Panoramic Windows for Maximum Brightness**

Large windows and thin aluminum profiles offer brightness, essential design and continuity between interior and exterior, for an exclusive living experience.

**Thermally Insulated Aluminum: Maximum Quality and Efficiency**

Thermally cut aluminum structure, weather-resistant and maintenance-free, guarantees efficiency and durability over time.

**Thermal and Acoustic Insulation Without Compromise**

Double laminated anti-UV and shatterproof glass for insulation, safety and solar protection, with perfect sealing and noise reduction for comfort in all seasons.

**Absolute Safety and Robustness**

Shatterproof glass, safety locks, and unalterable materials guarantee total protection, durability, and zero maintenance.

**Custom and Versatile Design**

Customizable colors and finishes, panoramic solutions, and tailor-made configurations offer maximum design and aesthetic freedom.









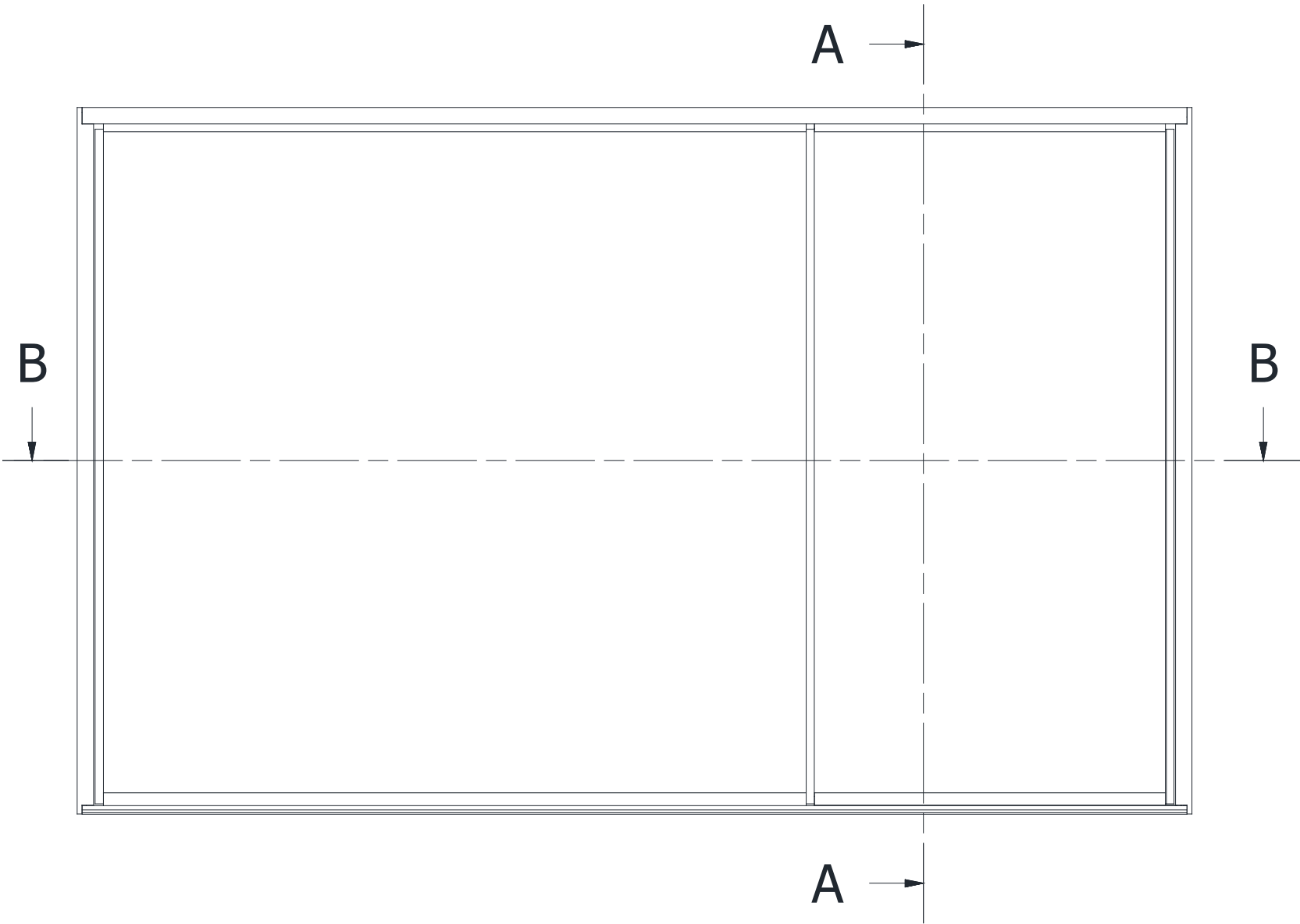
458 x 290 cm

**Panoramic sliding window**

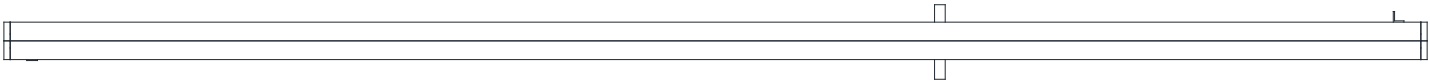
slim profile and modern design, designed to maximize the glass surface and ensure brightness to the internal spaces.

**Aluminum frame** thermally broken, with a minimal and linear profile

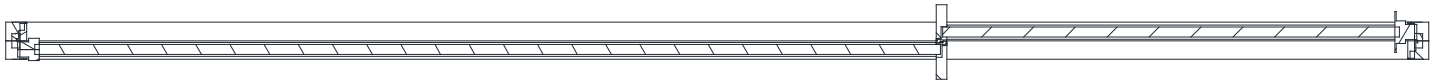
**Insulating glass**  
high performance



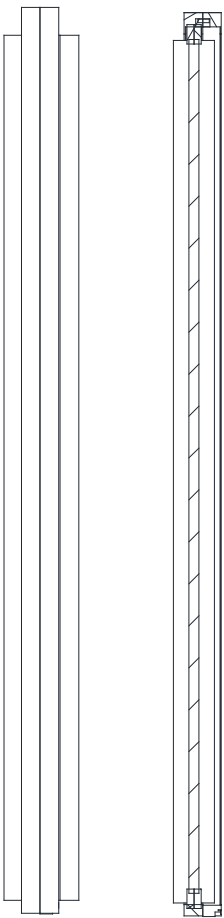
Prospectus



Plant



Section B-B'



Side  
view

Section  
A-A







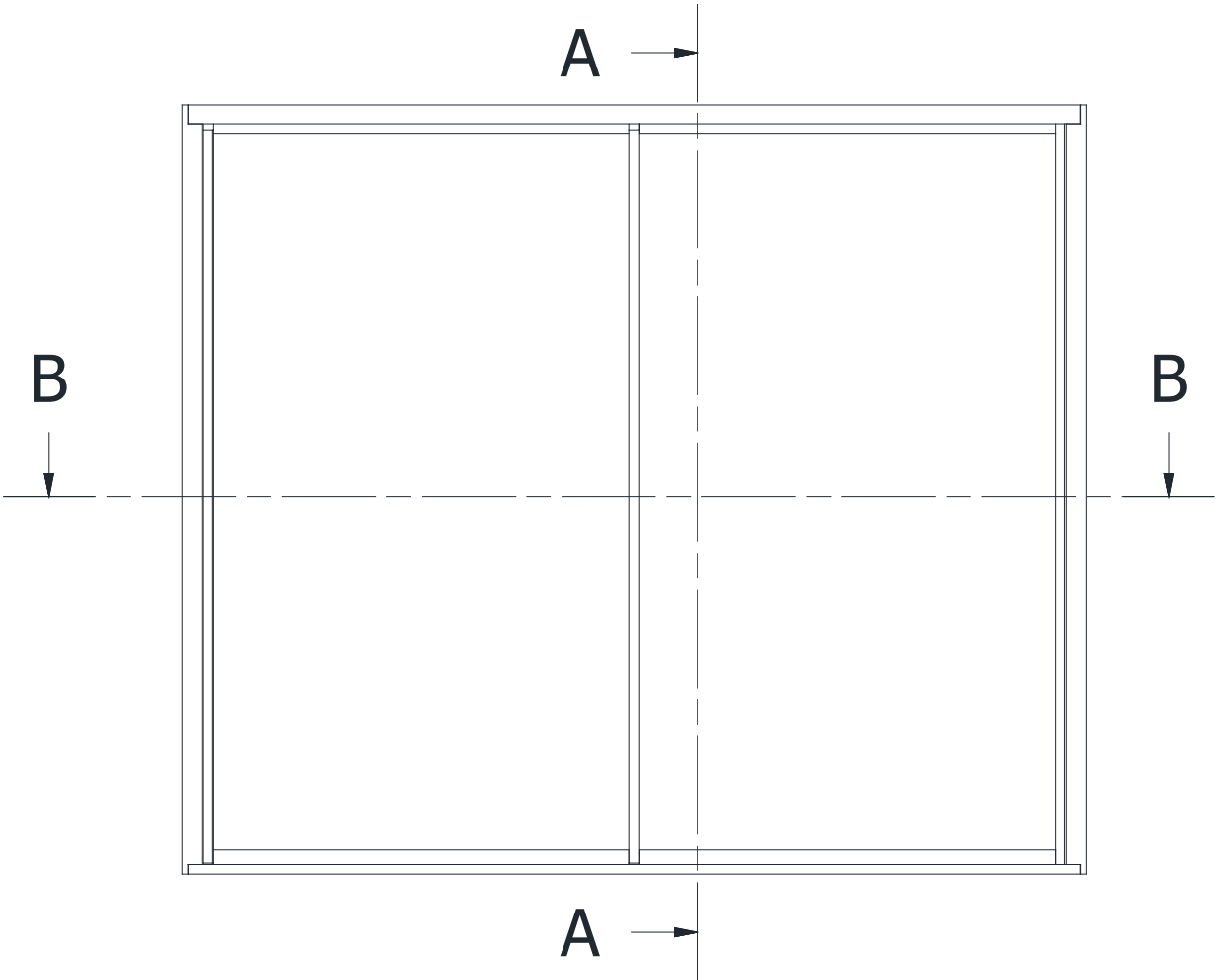
313 x 266 cm

**Panoramic sliding window**

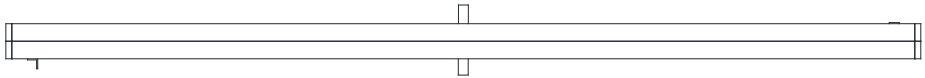
slim profile and modern design, central opening allows a wide view towards the outside and good cross ventilation.

**Aluminum frame** thermally broken, with a minimal and linear profile

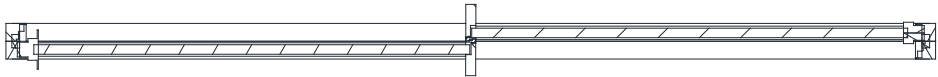
**Insulating glass**  
high performance



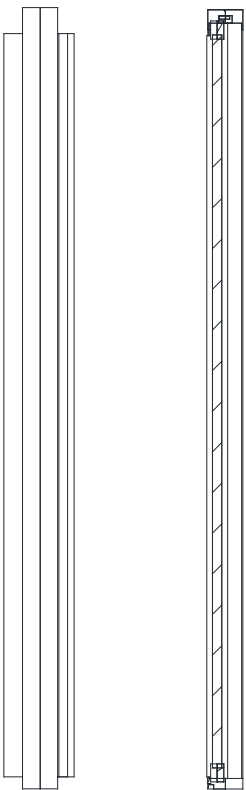
Prospectus



Plant



Section B-B'



Side  
view

Section  
A-A



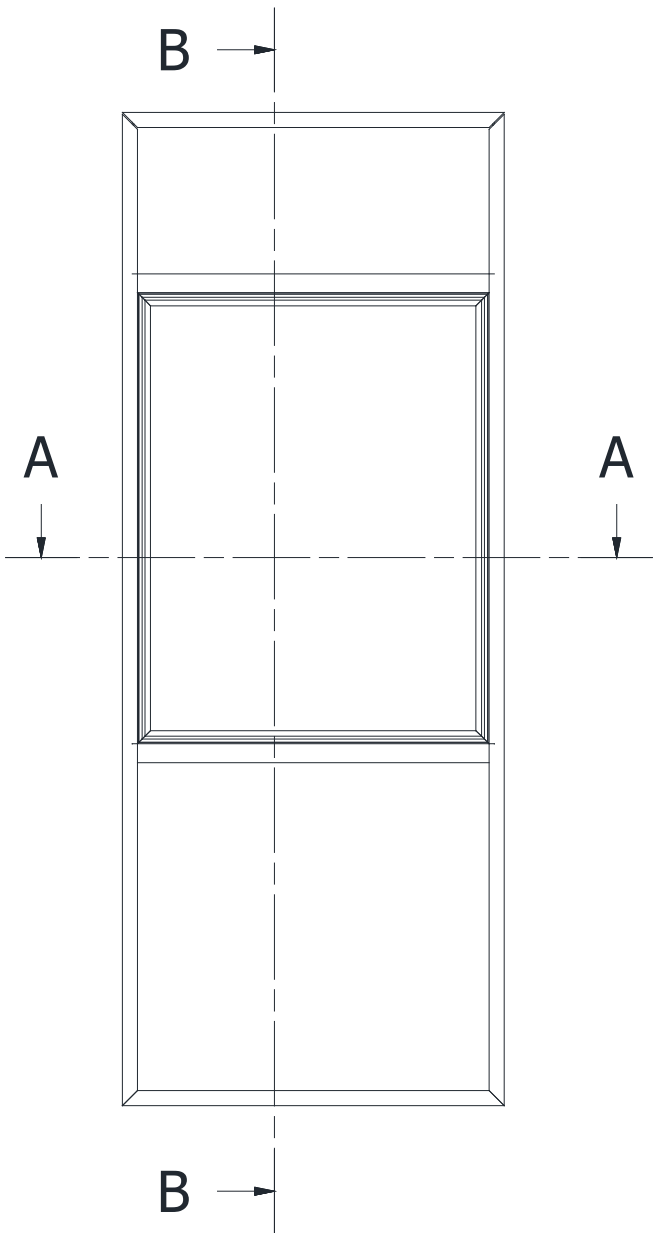
98 x 254 cm

**Panoramic casement window**

vertical opening, characterised by an essential and symmetrical design.

**Aluminum frame** thermally broken, with a minimal and linear profile

**Insulating glass**  
high performance



Prospectus



Plant



Section A-A



Side  
view



Section  
B-B





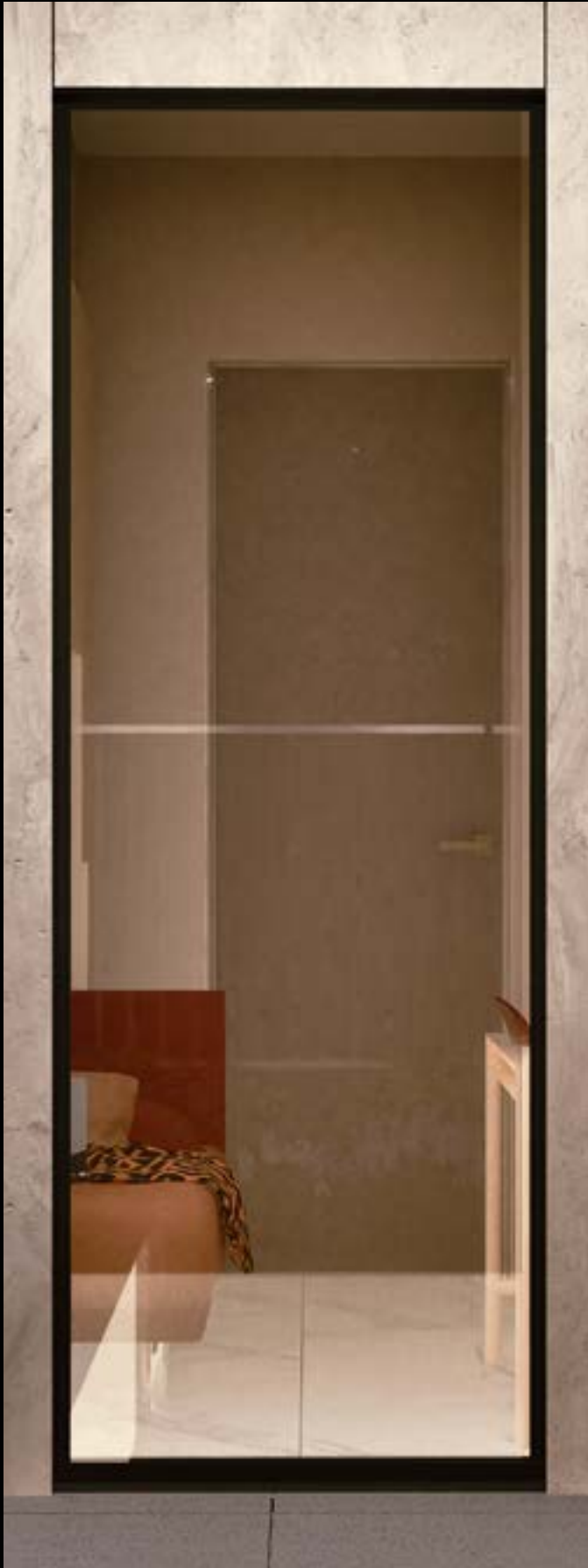
98 x 254 cm

**Panoramic floor-to-ceiling window**

A floor-to-ceiling glass element with a slim profile, designed to enhance natural light and visual connection with the outside. Its vertical design makes it ideal for elegant, bright spaces where openings are not required.

**Aluminum frame** thermally broken, with a minimal and linear profile

**Insulating glass**  
high performance



Prospectus



Plant



Section B-B



Side  
view



Section  
A-A





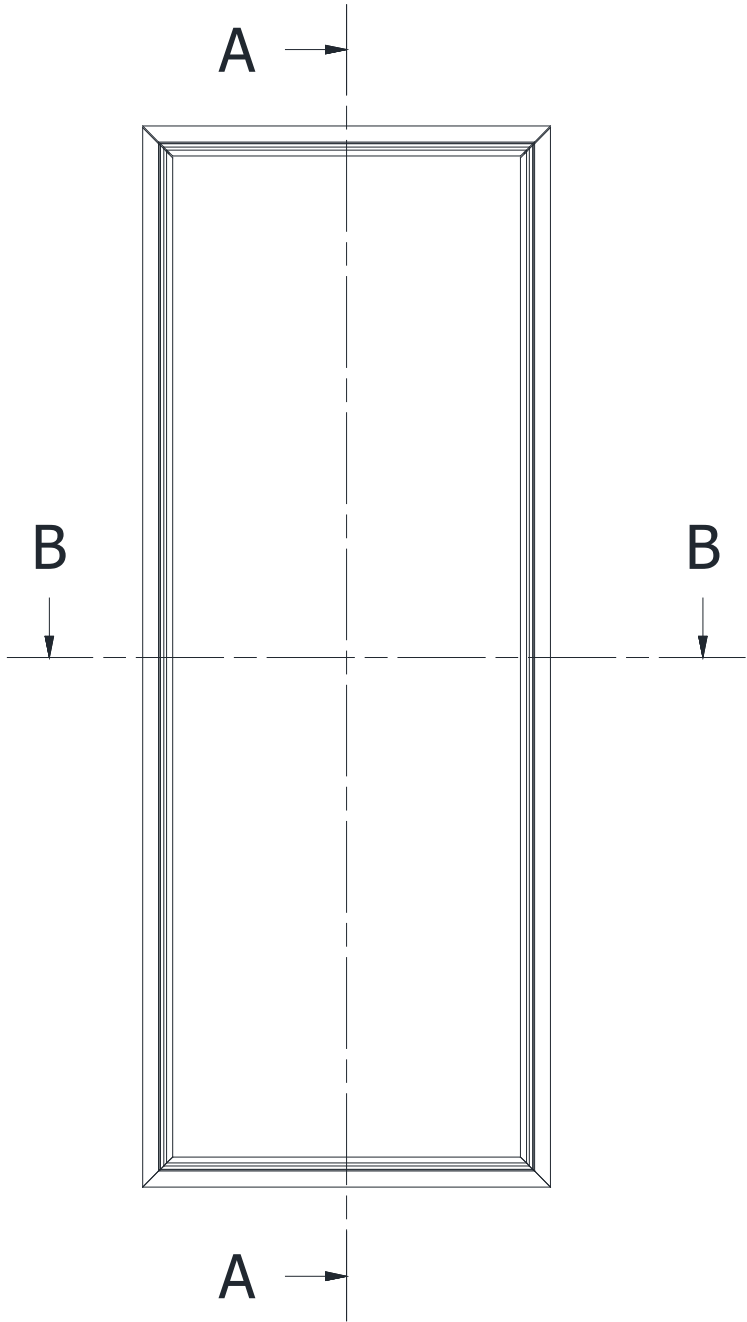
98 x 290 cm

**Panoramic floor-to-ceiling window**

designed to allow natural light to enter and offer a wide view towards the outside.

**Aluminum frame** thermally broken, with a minimal and linear profile

**Insulating glass**  
high performance



Prospectus



Plant



Section B-B



Side  
view



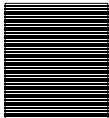
Section  
A-A





# Sunshades

GammaVilla offers armored anthracite aluminum sunshades, both motorized and electric, which combine security, thermal insulation, and intelligent light management, improving energy efficiency and living comfort.



**Total Security with Armored Sunshades**

Reinforced aluminum, integrated safety lock and anthracite finish for maximum protection, modern design and maintenance-free durability.

**Intelligent Light and Temperature Control**

Self-adjusting slats to manage natural light, reduce overheating and improve thermal and acoustic insulation, ensuring comfort, privacy and a panoramic view.


**100% Electric and Home Automation Management**

Motorized opening with home automation management from your smartphone or voice assistant, automatable via light and wind sensors for convenient and intelligent use.







Control the light | Protect your privacy | Live your space




Rain



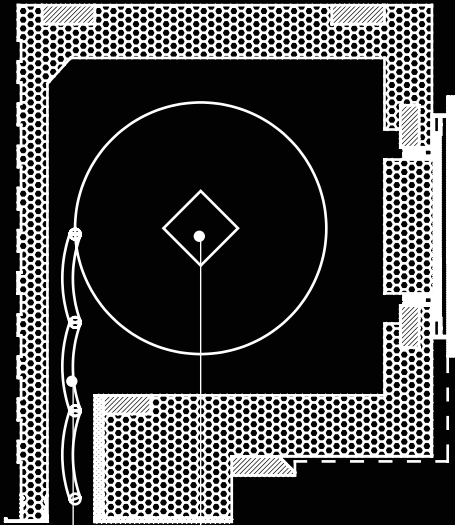
Wind



Snow



Temperature changes



Electric motorized mechanism for opening and closing sunshades

Slatted sunshades



Total security - Armored sunshades



Intelligent light and temperature control

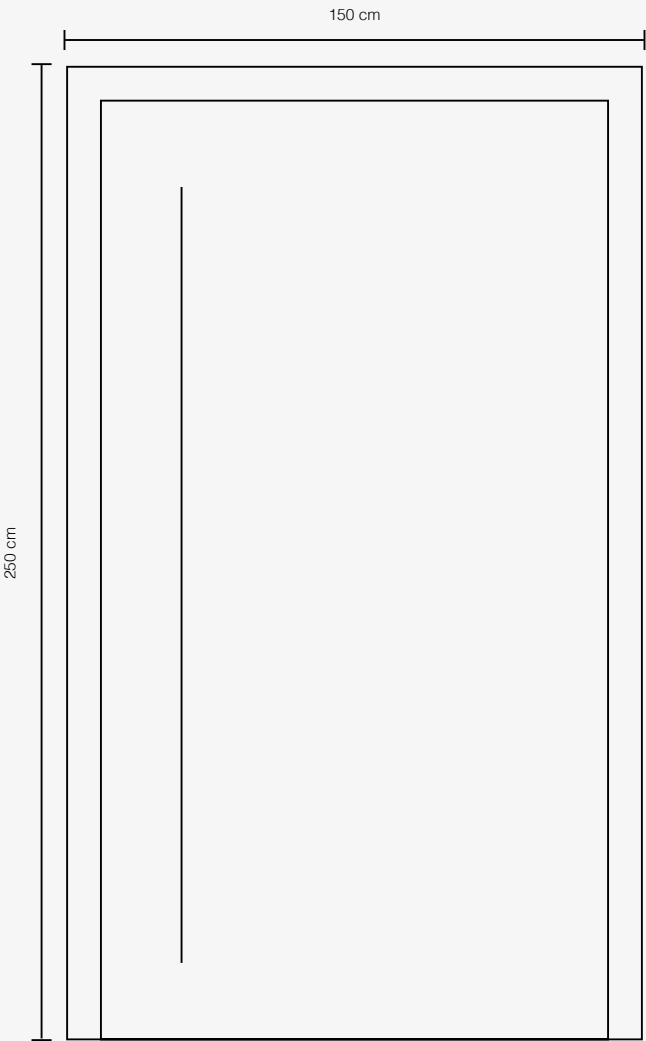
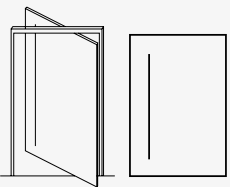


100% electric with home automation management



# Door

The entrance door stands out for its elegant and functional design, with a pivot opening that ensures ease of use. The standard dimensions of 1500x2500 mm and the single door leaf allow for a wide and smooth opening.



**Advanced Security and Design**  
This reinforced pivot door combines maximum security with an elegant, modern design. Its high-quality construction ensures durability, smooth operation, and low maintenance.

**Efficient and Optimized Access**  
The pivot system offers wide, seamless access, maximizing space and convenience for both residential and commercial use. Its minimalist design fits perfectly into any modern villa entrance.

**Protection Without Compromise**  
With a reinforced system, the door offers superior protection against break-ins, making it the ideal choice for those seeking both security and style.



**Production Plant**

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