









## LUXURY TURNKEY VILLAS

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GammaVilla is a company specialized in the design and construction of luxury turnkey villas, combining innovation, quality, and custom design. Thanks to a highly personalized process, we guide clients through every step, from model selection to final delivery, ensuring transparency, efficiency, and premium materials.

With a team of experts and cutting-edge technologies, we turn the dream of a perfect home into reality, offering exclusive, worry-free solutions.

# 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

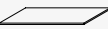


# INTERIOR

The interiors of GammaVilla are designed to offer comfort, style, and innovation, with bright spaces, well-planned layouts, and high-quality finishes. Advanced technology and custom design come together to create an elegant, functional, and welcoming atmosphere, tailored to meet every living need.



Large-format cladding



Large-format flooring



Reinforced concrete slab



300 cm high ceilings



Italian design sanitary ware



Custom furniture





01

## Models GammaVilla

GammaVilla offers exclusive villas built with advanced technologies and high-quality materials, delivering comfort, luxury, and efficiency.

Thanks to filters by size and shape, you can easily find the ideal solution to match your space and style requirements.







### Square footage

Choose the villa based on the size that best fits your project.

### Shape

Discover models with linear design, courtyard style, L-shape, single-level, or multi-story layouts.

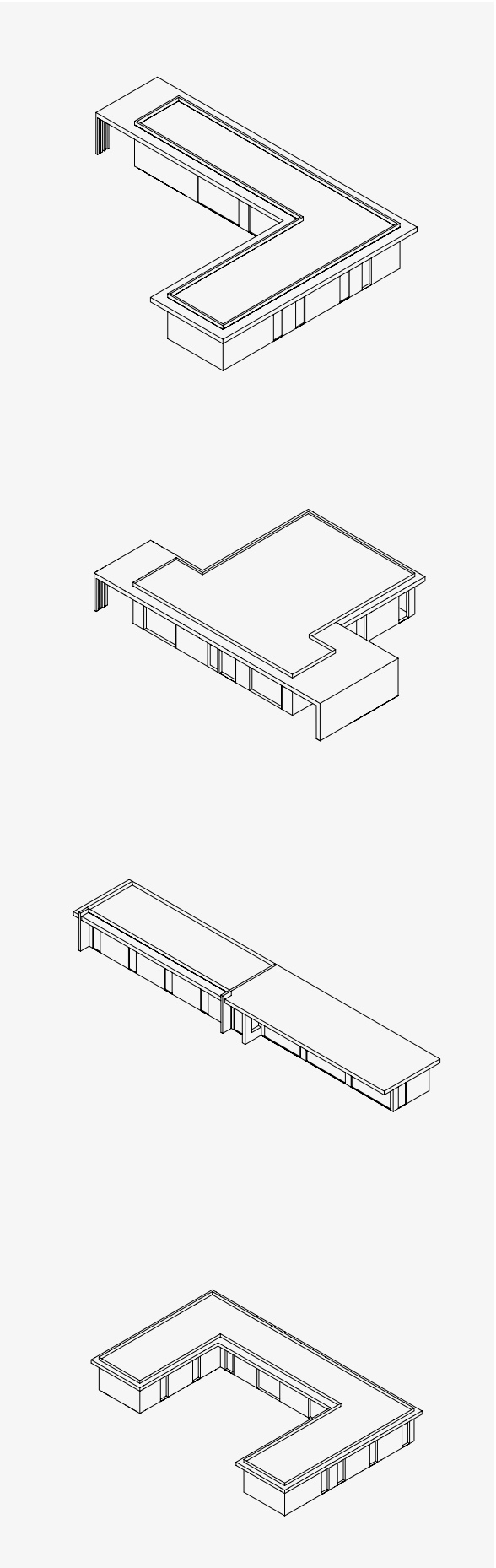
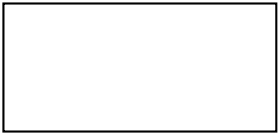
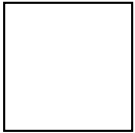
### Rooms

Discover the models by number of bedrooms, bathrooms, garage, and gym.

### Discover the features

Each model features architectural solutions, advanced systems, and technological equipment, all perfectly integrated.

### MODELS



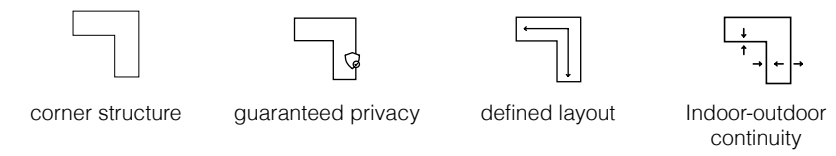
Discover all the models







The GammaVilla L is a refined example of contemporary architecture, where minimalist design and functionality blend in perfect harmony. Its distinctive L-shaped layout naturally embraces the garden and pool, offering a strong sense of privacy and a seamless flow between indoor and outdoor spaces. Every element of the landscape is thoughtfully designed to harmoniously integrate with the architecture, creating a balanced, elegant, and relaxing environment.












GammaVilla highlights every architectural detail with refined materials and a minimalist design. The pool area and outdoor dining space blend seamlessly with the landscape in a balance of shapes, natural light, and textures, creating an intimate, elegant, and timeless atmosphere.






# 3D


GammaVilla L features an orderly and harmonious interior layout, where fluid and well-distributed spaces ensure comfort, functionality, and a clear hierarchy of areas.




2 bathrooms




3 bedrooms




Living room




Dining room



Kitchen



Laundry room



Technical room

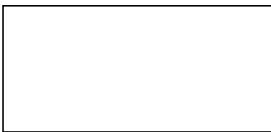




# 2D

GammaVilla L features an orderly and harmonious interior layout, where fluid and well-distributed spaces ensure comfort, functionality, and a clear hierarchy of areas.

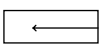




The GammaVilla, characterized by its rectangular shape, is developed on a single level, offering a linear and functional design that highlights the simplicity of its forms. The rectangular layout allows for an optimal arrangement of interior spaces, with large windows opening onto the garden and pool, creating a harmonious continuity between indoors and outdoors.



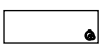
minimalist design



linear space  
distribution



large glazed  
surfaces



possibility of optimal  
orientation











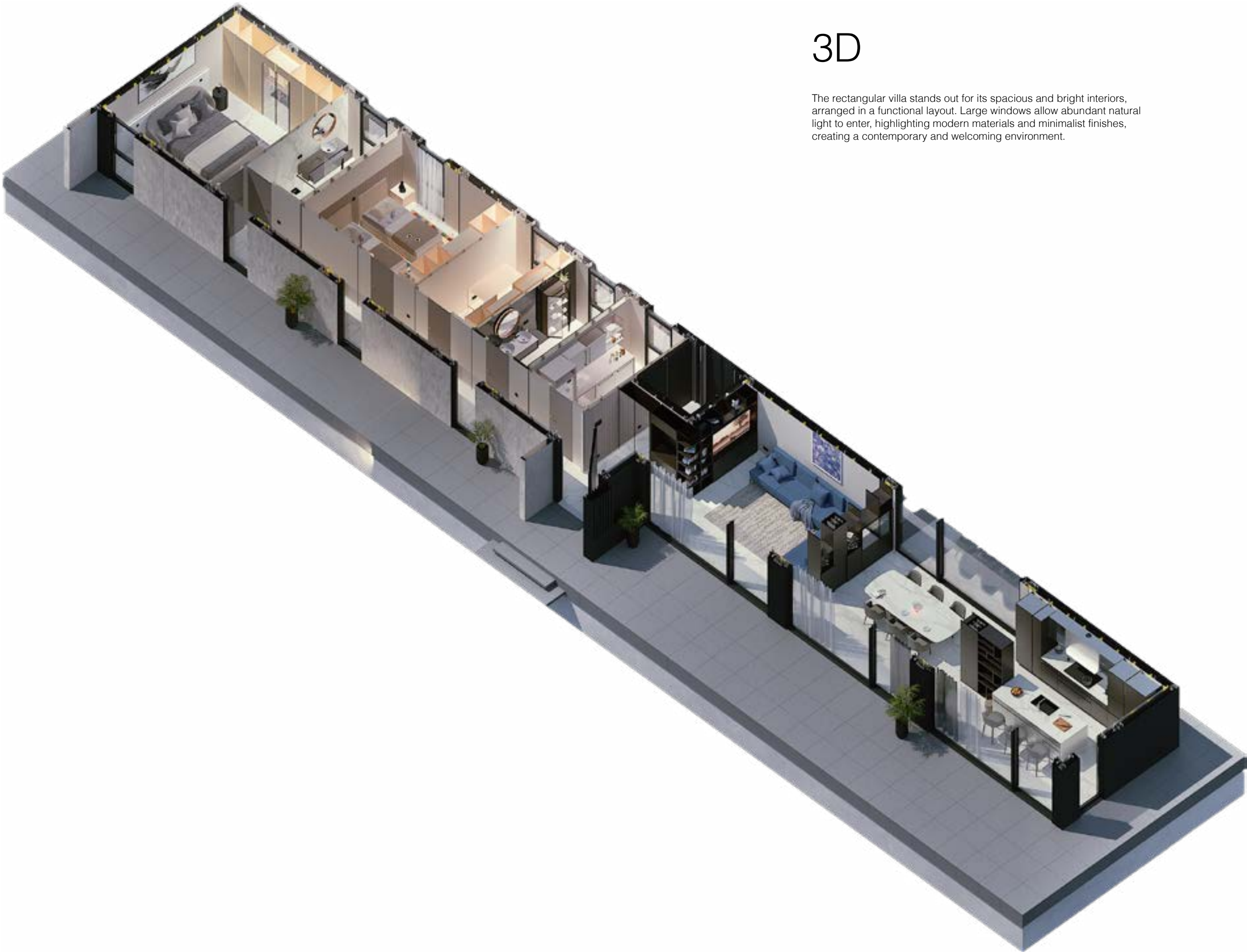
The rectangular GammaVilla expresses elegance and rigor through clean architecture immersed in nature. The large glazed surfaces and essential volumes interact with the landscape, while the surrounding greenery and pool become an integral part of the living experience, emphasizing the direct relationship between light, space, and material.





# 3D

The rectangular villa stands out for its spacious and bright interiors, arranged in a functional layout. Large windows allow abundant natural light to enter, highlighting modern materials and minimalist finishes, creating a contemporary and welcoming environment.



2 bathrooms



3 bedrooms



Living room



Dining room



Kitchen



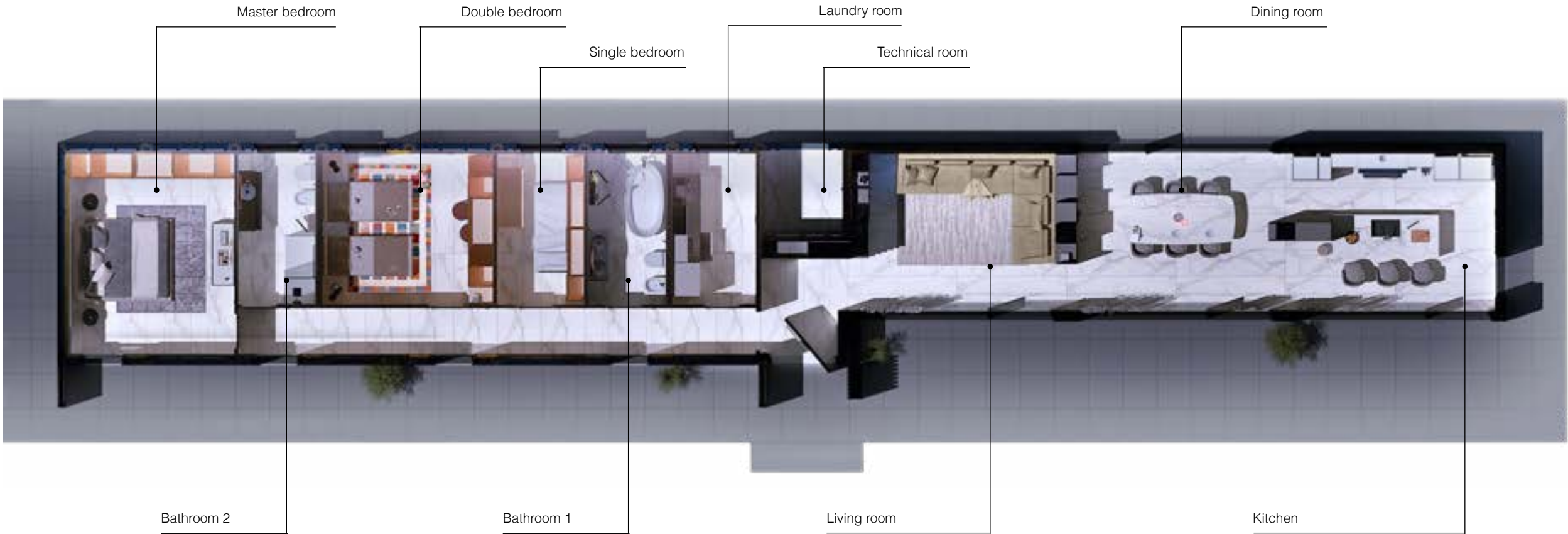
Laundry room



Technical room

# 2D

The rectangular villa stands out for its spacious and bright interiors, arranged in a functional layout. Large windows allow abundant natural light to enter, highlighting modern materials and minimalist finishes, creating a contemporary and welcoming environment.







The square-plan GammaVilla represents a perfect balance between symmetry and elegance. The main structure is developed on a single level, featuring large windows overlooking the garden and the pool, the true centerpiece of the outdoor space. The covered side porch invites outdoor gatherings, while the garage, harmoniously integrated into the structure, highlights the perfect blend of aesthetics and functionality.



symmetrical shape



optimized spaces



compact structure



visual balance












The square GammaVilla combines symmetry and elegance, with large windows that highlight the pool and the outdoor greenhouse, creating a harmonious and refined environment.








# 3D


The square GammaVilla offers spacious and harmonious interiors, characterized by a balanced and functional layout. The symmetrical floor plan enhances the flow of the spaces, creating an elegant and welcoming atmosphere.


  
2 bathrooms


  
4 bedrooms

  
Living room

  
Dining room

  
Kitchen

  
Laundry room

  
Technical room



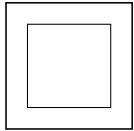


# 2D

The square GammaVilla offers spacious and harmonious interiors, characterized by a balanced and functional layout. The symmetrical floor plan enhances the flow of the spaces, creating an elegant and welcoming atmosphere.







The two-story square-plan GammaVilla combines symmetry and elegance in a balanced architectural composition. The clear separation between the living and sleeping areas ensures functionality and privacy, while the large windows open the house toward the garden and pool. The side porch and integrated garage complete the design with harmony and practicality.



symmetrical shape



optimized spaces



two-story structure



visual balance











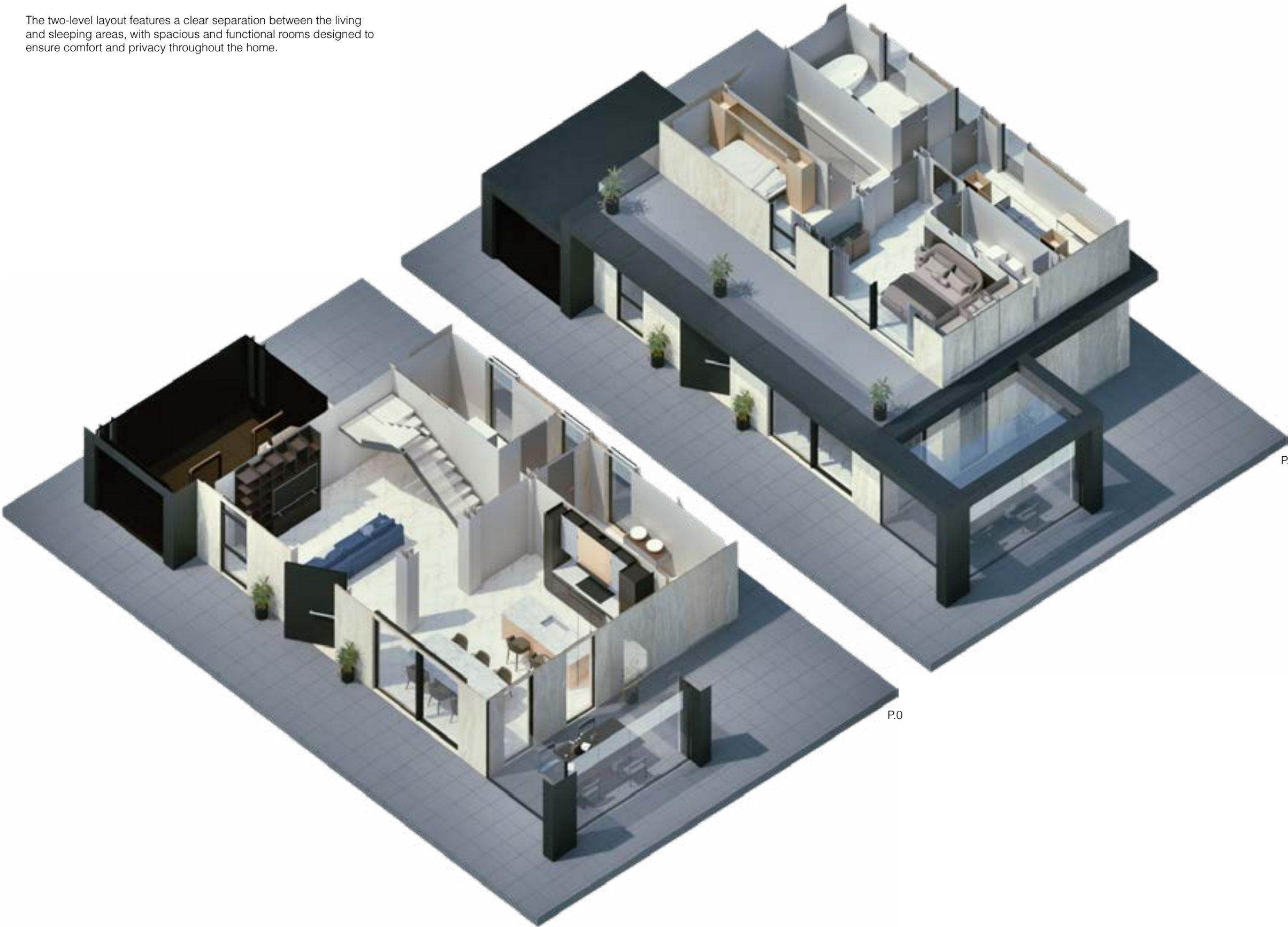
The two-story square-plan GammaVilla combines elegance and functionality, with a clear separation between the living and sleeping areas to ensure privacy and comfort. The spacious interiors gently open up to the outdoor spaces, enhancing the garden and pool in a balanced and harmonious design.





# 3D

The two-level layout features a clear separation between the living and sleeping areas, with spacious and functional rooms designed to ensure comfort and privacy throughout the home.



3 bathrooms



3 bedrooms



Living room



Dining room



Kitchen



Laundry room



Technical room

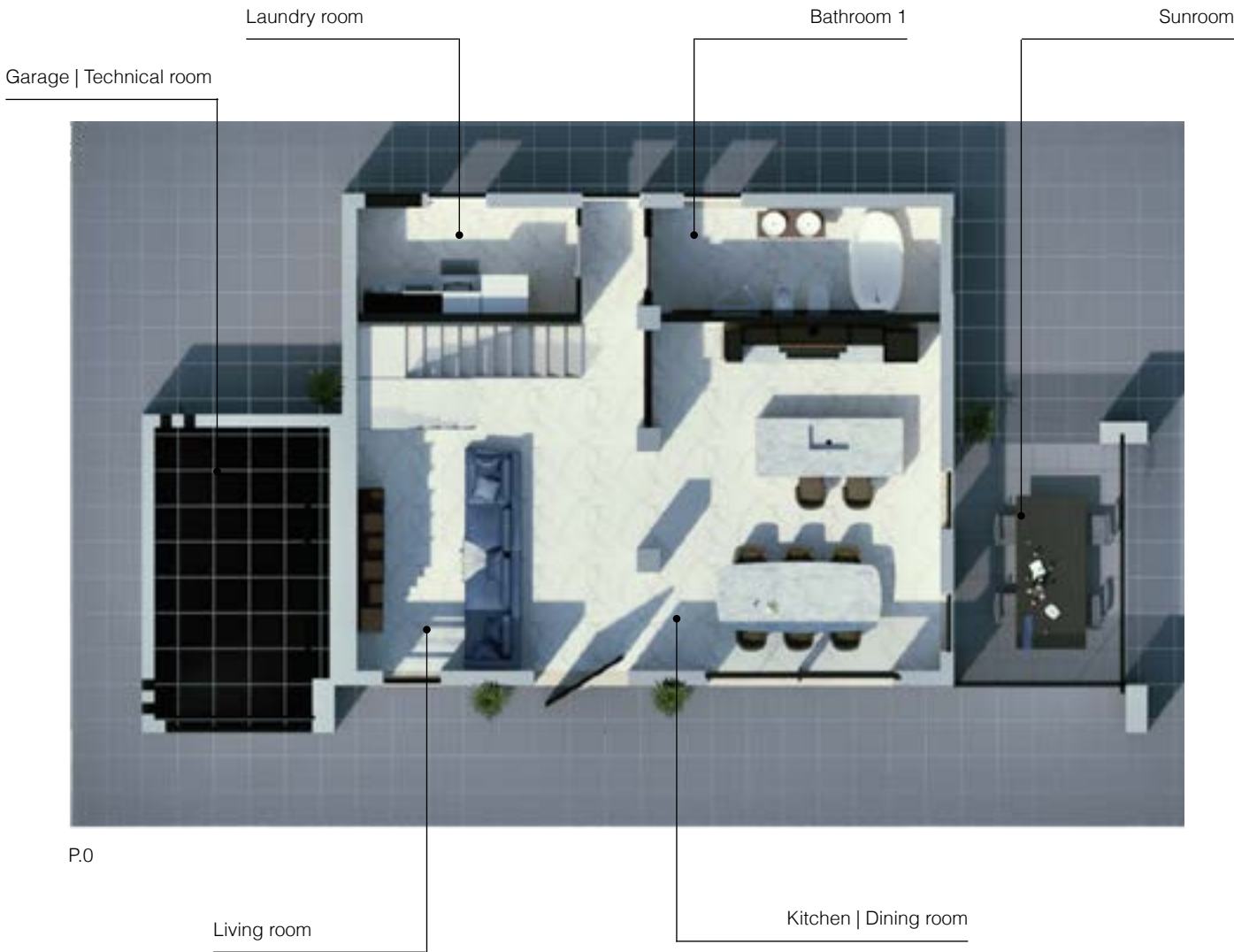
P.1

P.0



# 2D

The two-level layout features a clear separation between the living and sleeping areas, with spacious and functional rooms designed to ensure comfort and privacy throughout the home.







The C-shaped GammaVilla embraces the garden with a layout that combines privacy and openness to the outdoors. The central patio brings light and continuity between spaces, while the porch and garage integrate harmoniously to provide tailored living comfort.



optimal privacy



bright spaces



protected central  
area



natural flow between  
indoor and outdoor  
spaces











The heart of the C-shaped GammaVilla is the central patio, which brings light and continuity between indoor and outdoor spaces. The side wings clearly define the areas of the house, ensuring privacy, functionality, and an enveloping architectural balance.





# 3D

The interiors of the C-shaped GammaVilla reveal spacious and bright rooms, with the living room opening onto the central patio in a seamless dialogue between indoors and outdoors. The functional layout between the two wings ensures comfort, privacy, and harmonious living.



3 bathrooms



3 bedrooms



Living room



Dining room



Kitchen



Laundry room



Technical room



# 2D

The interiors of the C-shaped GammaVilla reveal spacious and bright rooms, with the living room opening onto the central patio in a seamless dialogue between indoors and outdoors. The functional layout between the two wings ensures comfort, privacy, and harmonious living.





02

## Design

The design of GammaVilla combines contemporary aesthetics and functionality, with well-crafted exteriors and bright, welcoming interiors. Every space is designed to offer comfort, elegance, and customizable style.







## 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.

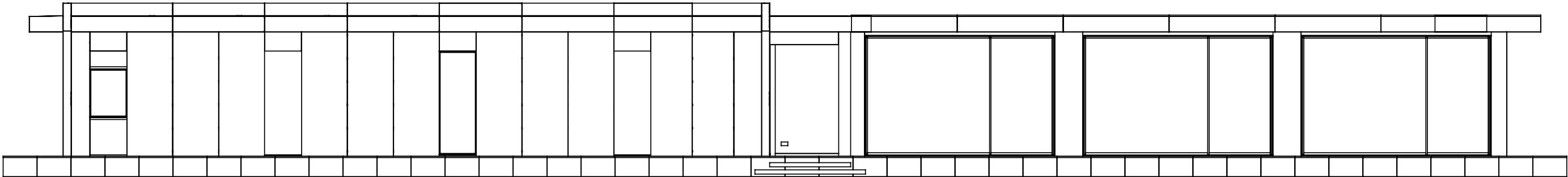






Ventilated façade

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.

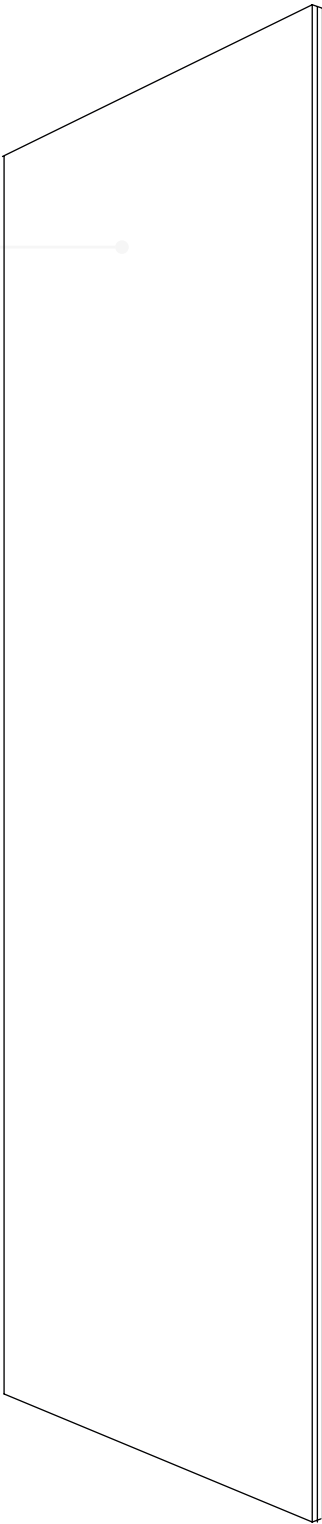






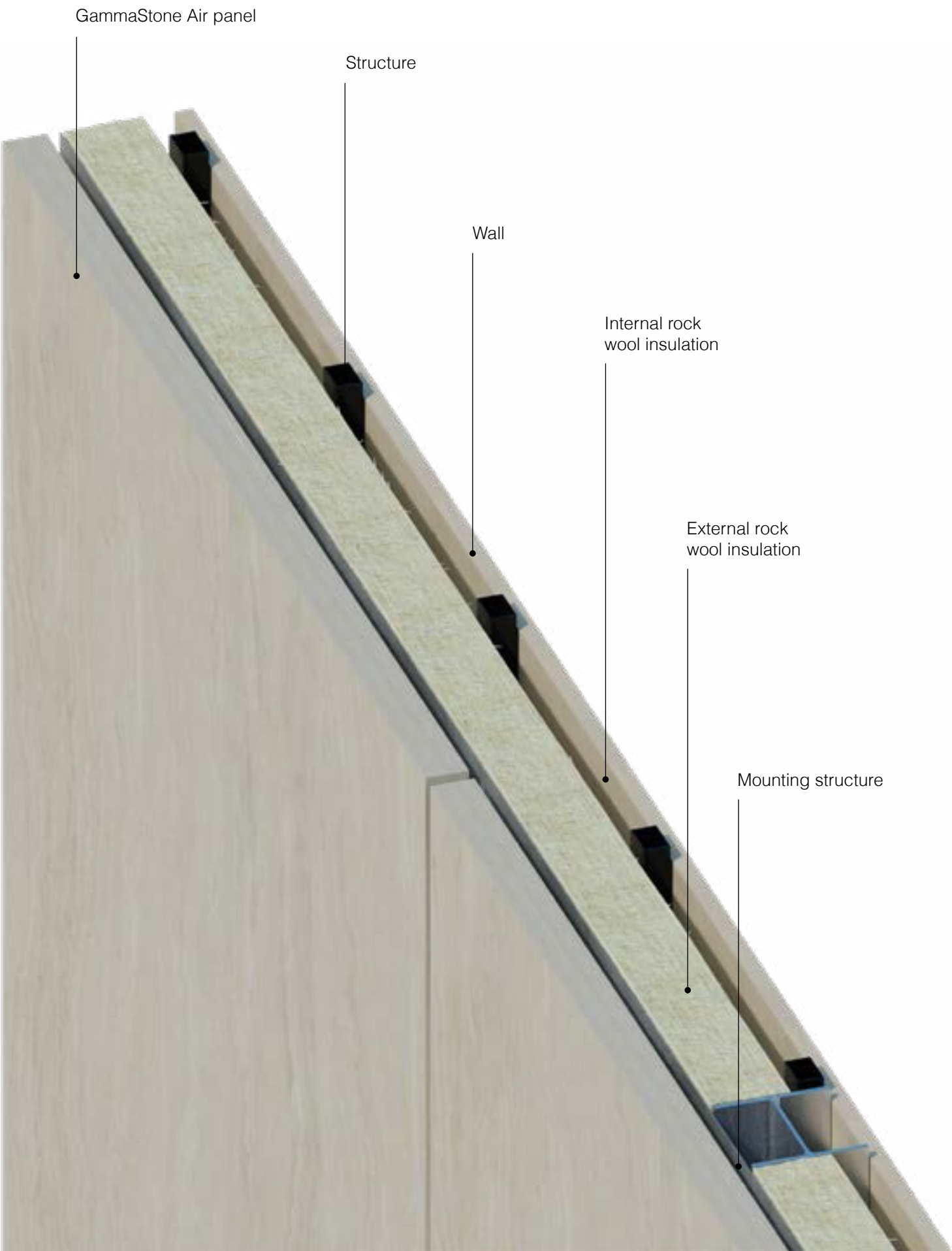
GammaStone Air panel

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

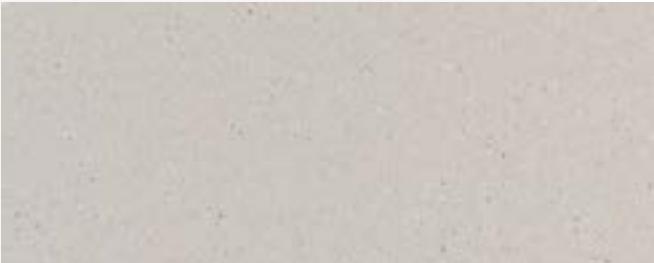


Discover all the materials



# 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

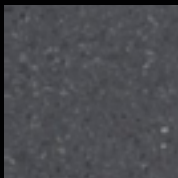




**Natural Air**  
Travertine



**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



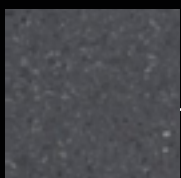
**Natural Air**  
Limestone - Beige



**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

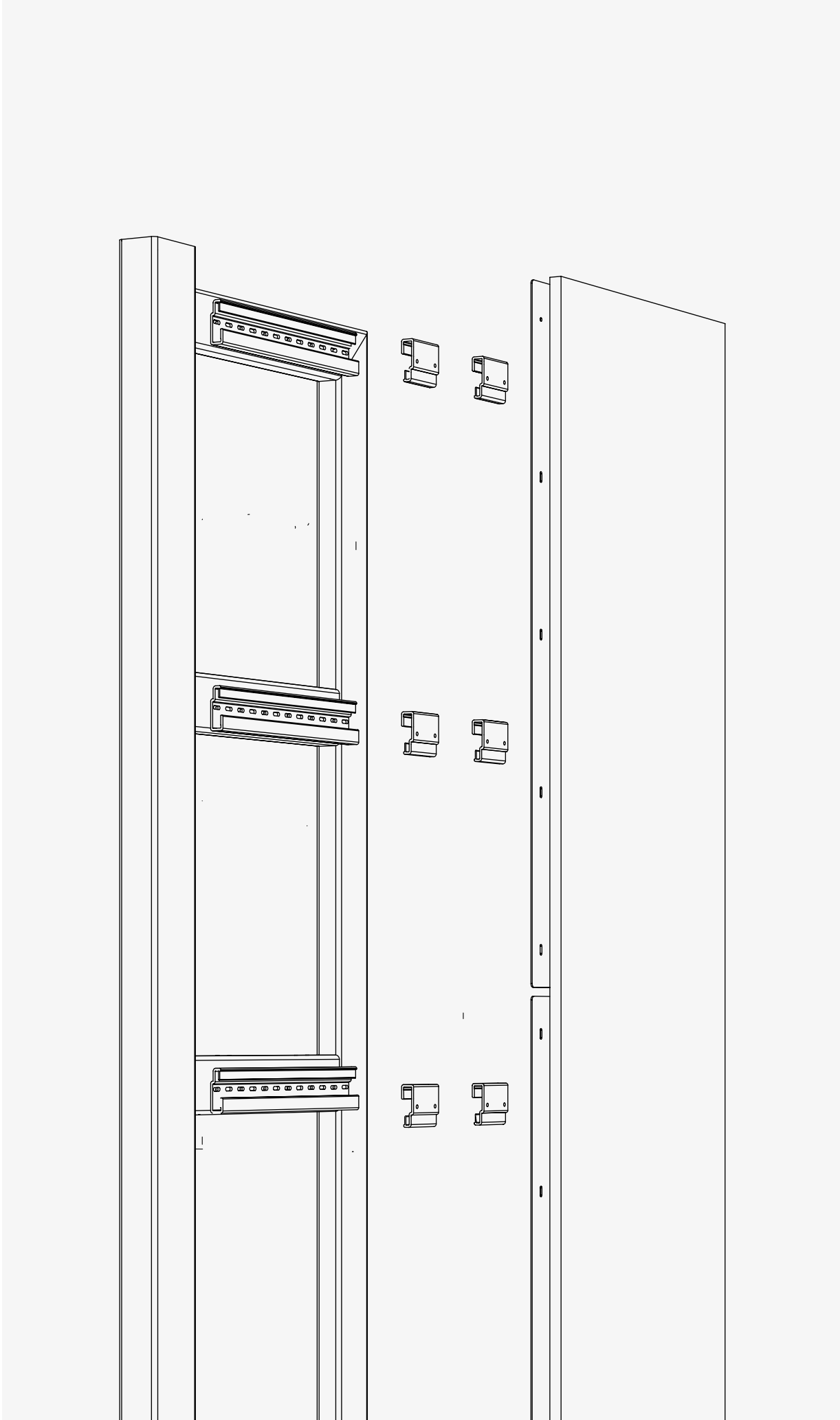






Panel fastening  
system  
**GammaStone**

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

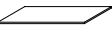
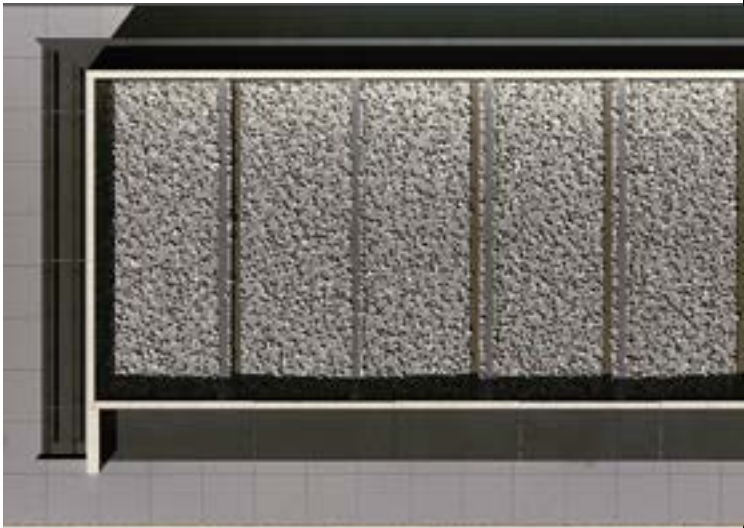






# Roof

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.



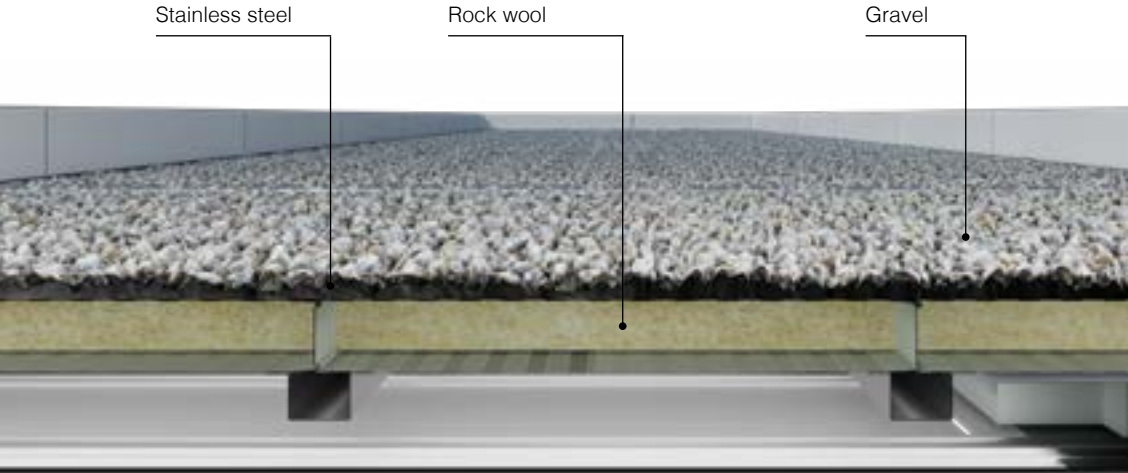
STAINLESS STEEL



1000 YEAR WARRANTY



INTELLIGENT DRAINAGE SYSTEM



Advanced thermal insulation

maintains stable internal temperature, reducing energy consumption



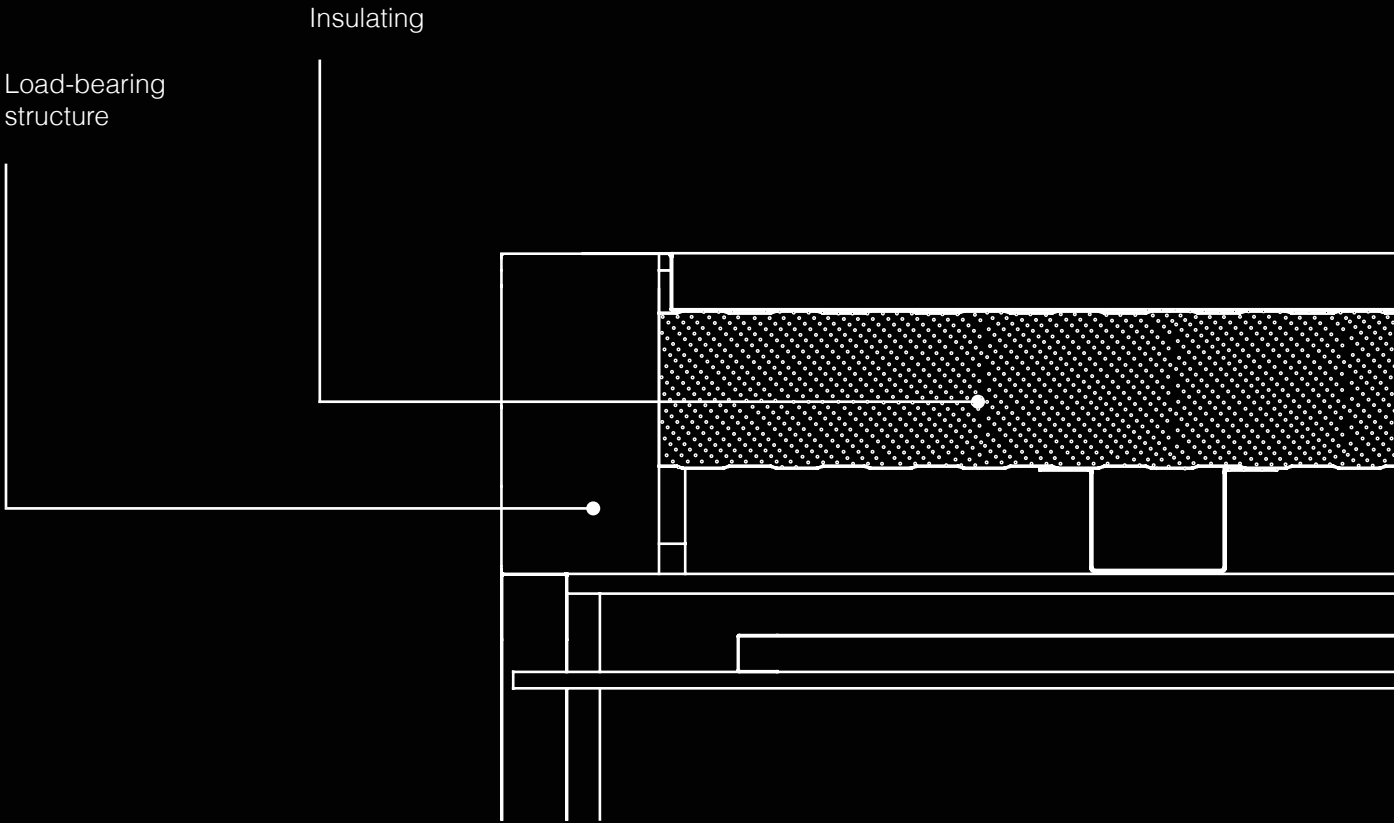
No heat loss

perfect efficiency in every season



Protection from external noise

absorbs vibrations and ensures excellent sound insulation





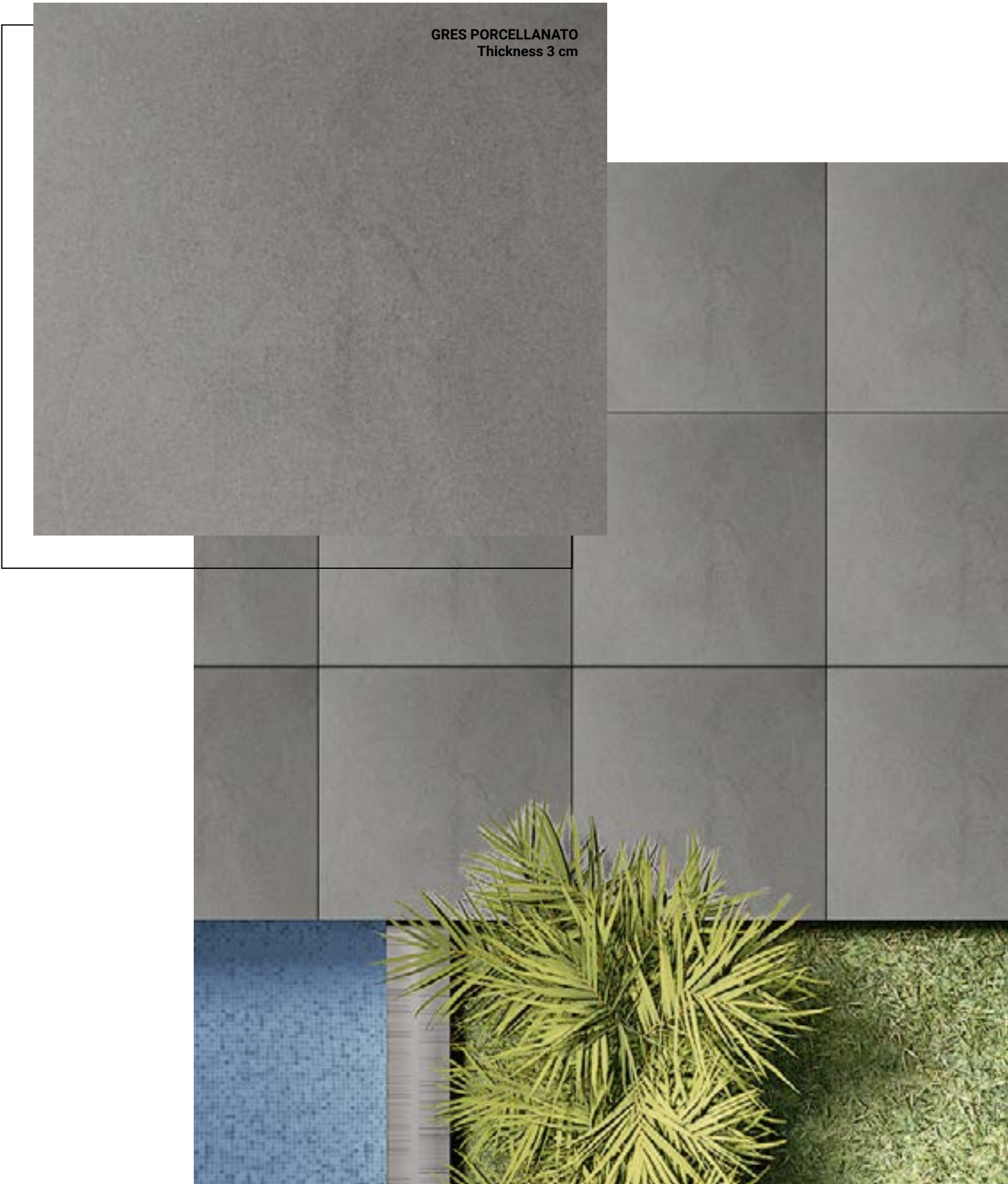


# External raised floor

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.



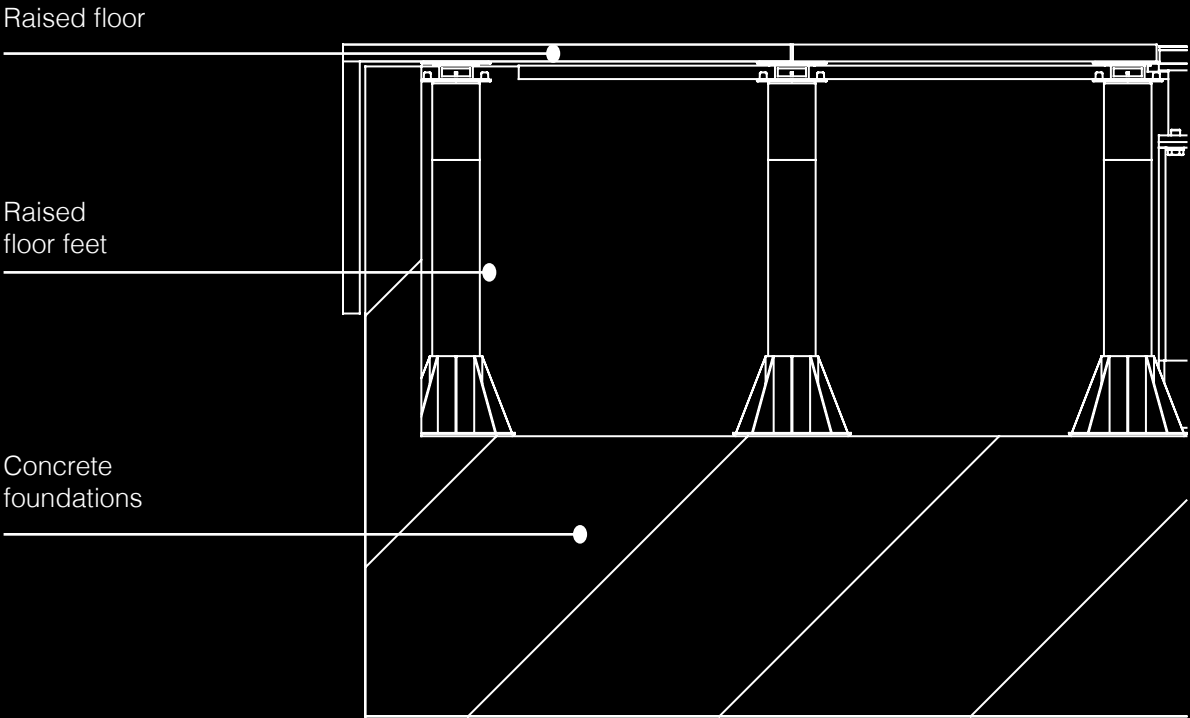
Big Sizes  
60x60 cm







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







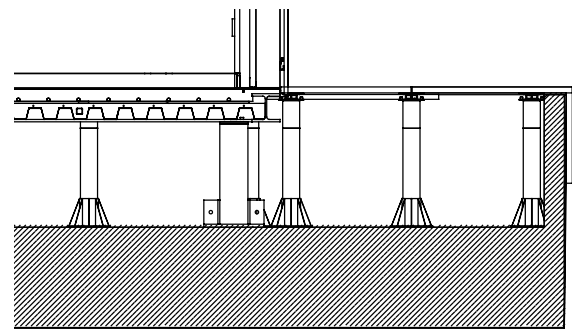
# Foundations

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

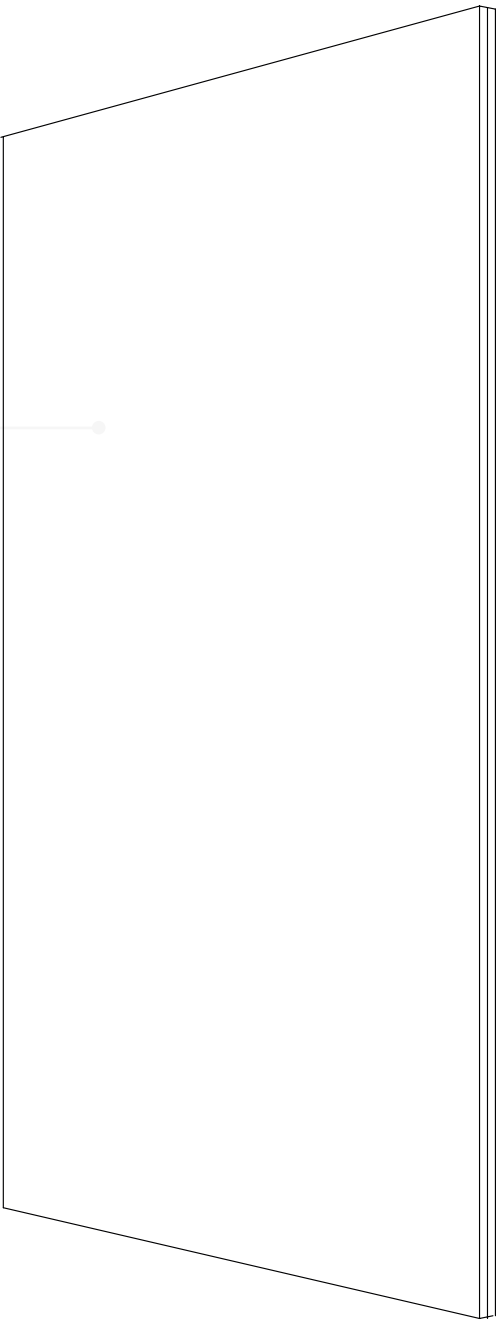


Guaranteed privacy



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.

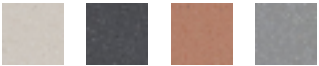


PANEL MATERIAL COORDINATED  
WITH THE VILLA

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.









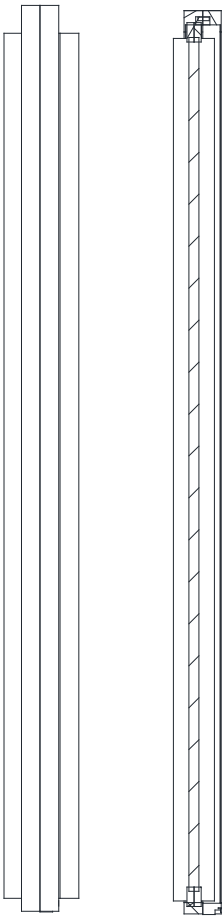
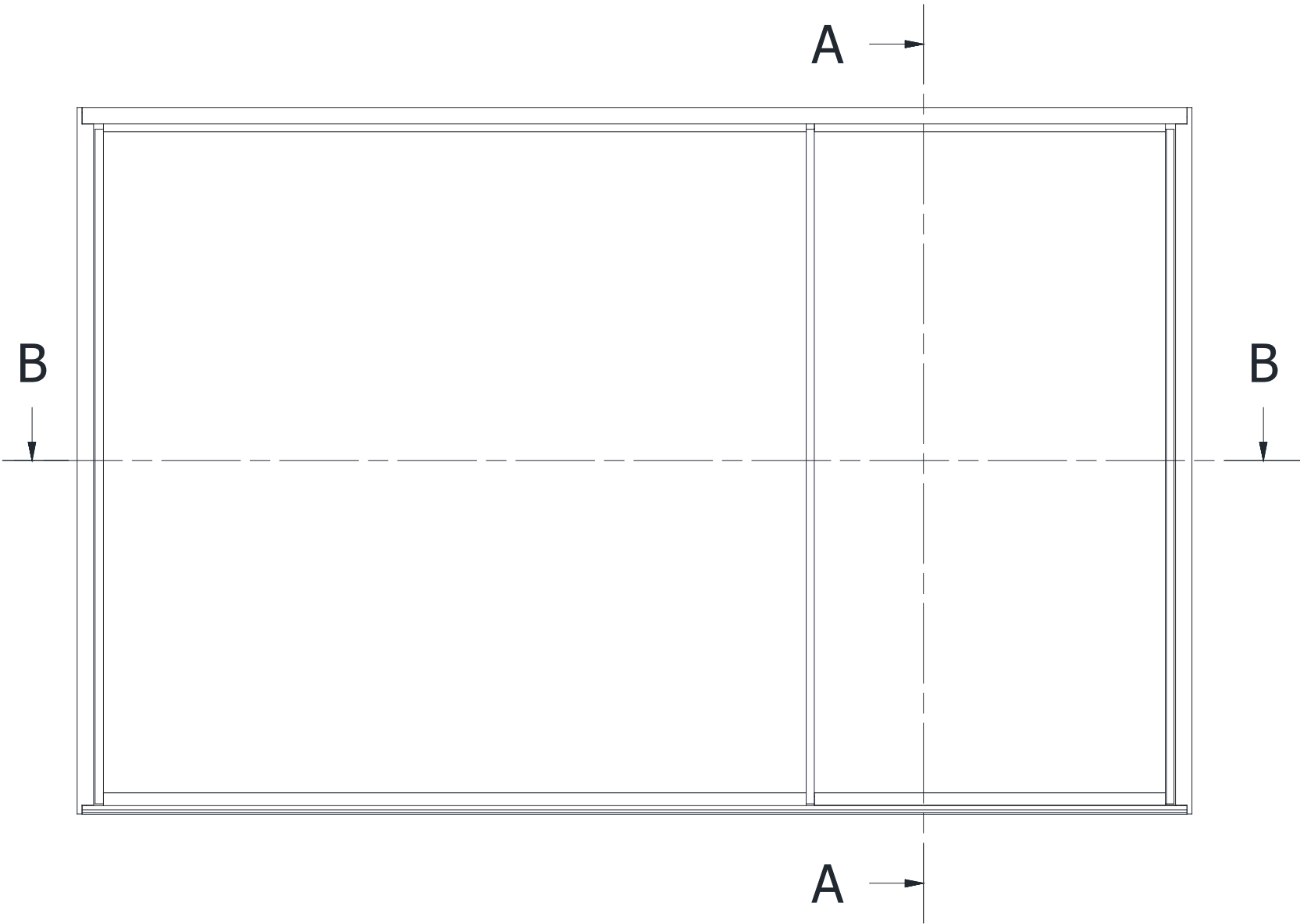
458 x 290 cm

**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

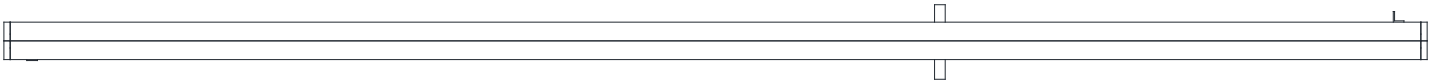
**Insulating glass**  
high performance



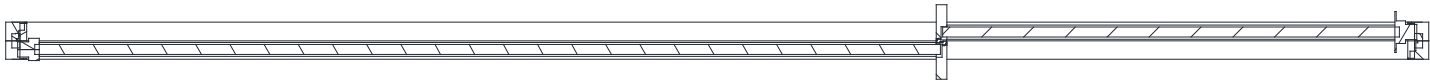
Side  
view

Section  
A-A

Prospectus



Plant



Section B-B'









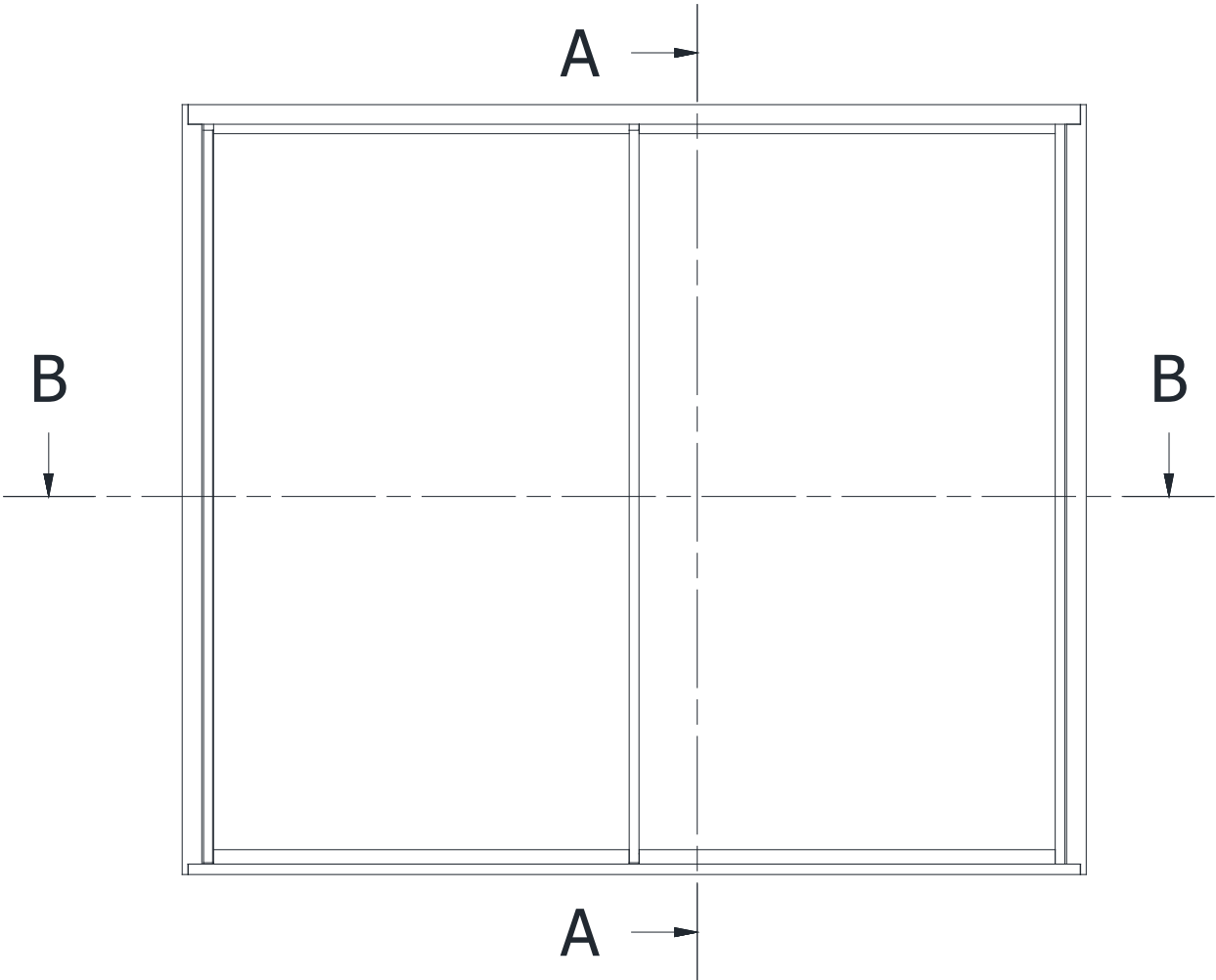
313 x 266 cm

**Panoramic sliding window**

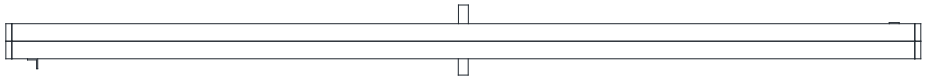
slim profile and modern design, central opening allows a wide view towards the outside and good cross ventilation.

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

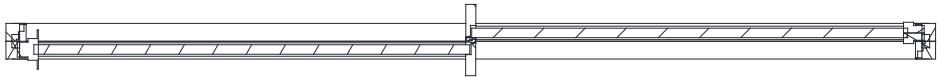
**Insulating glass**  
high performance



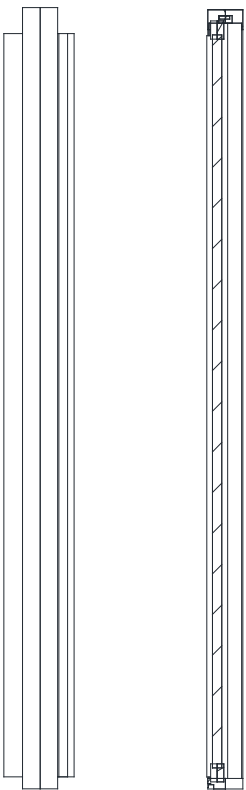
Prospectus



Plant



Section B-B'



Side  
view

Section  
A-A





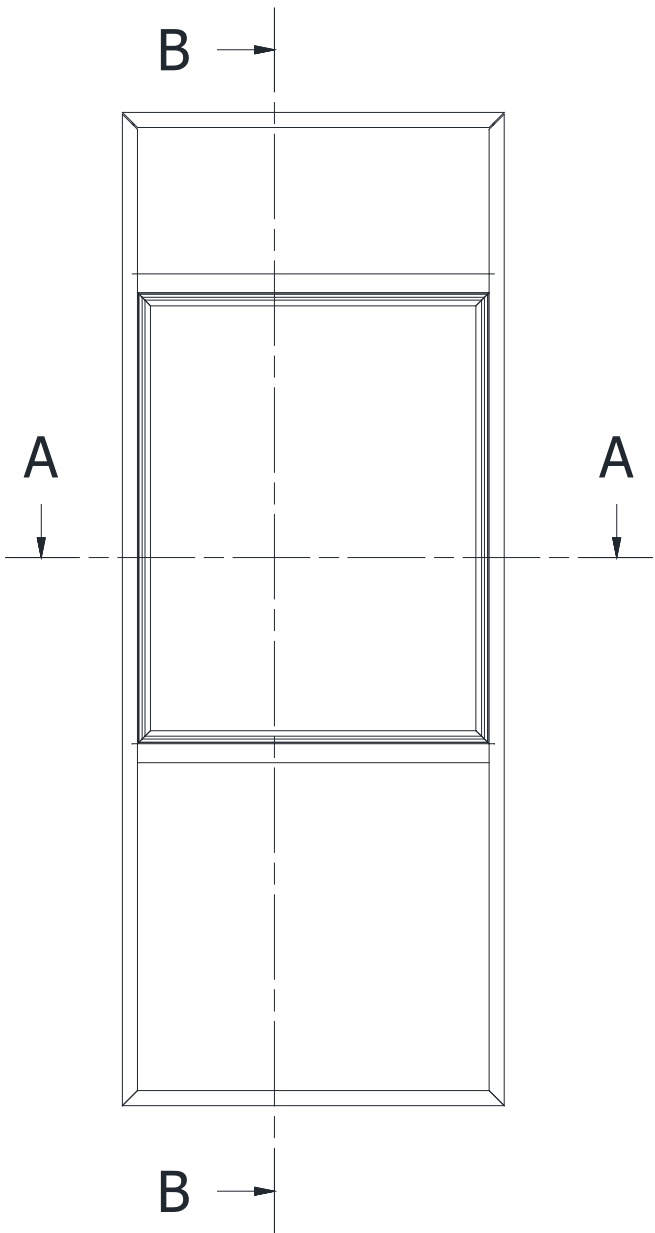
98 x 254 cm

**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



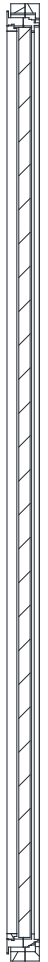
Plant



Section B-B



Side  
view



Section  
A-A





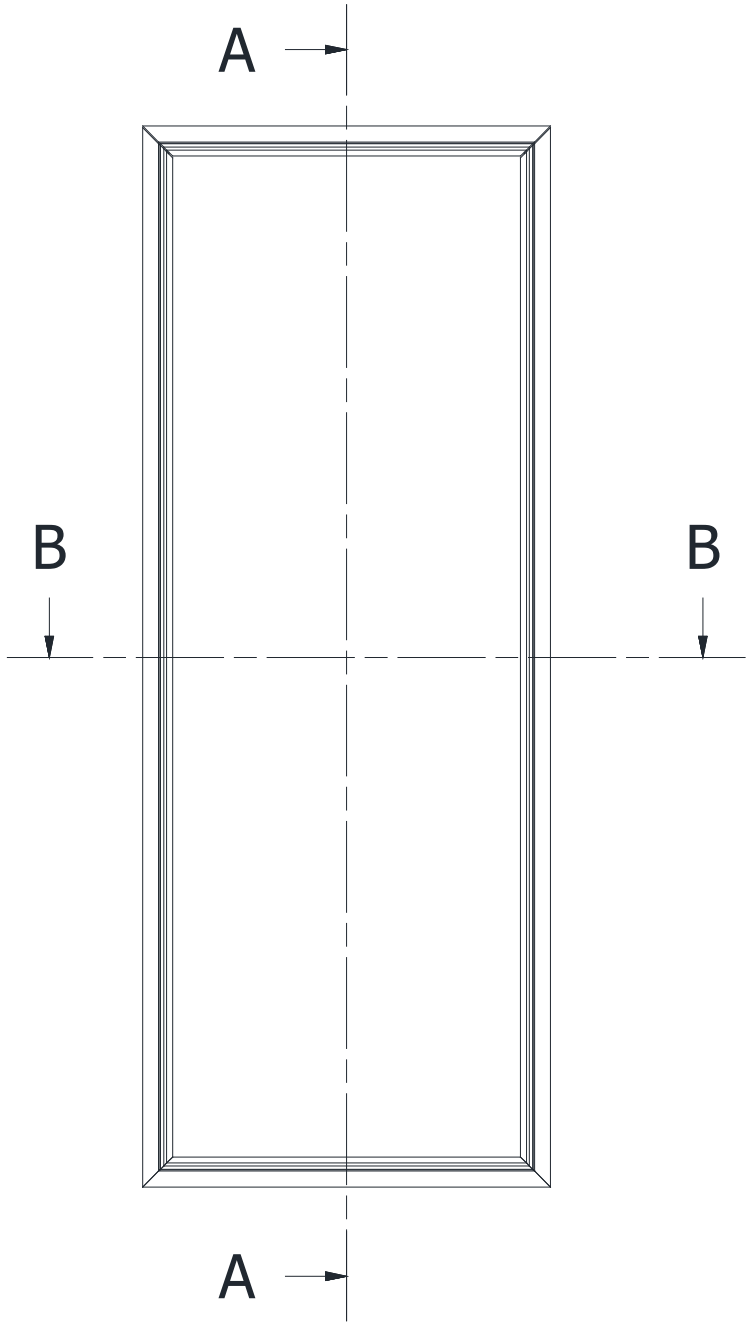
98 x 290 cm

**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



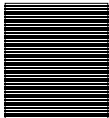
Section  
A-A





# 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



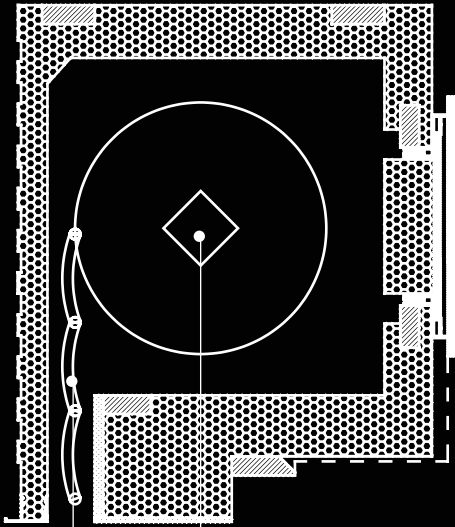
Wind



Snow



Temperature changes



Electric motorized mechanism for opening and closing sunshades

Slatted sunshades



Total security - Armored sunshades



Intelligent light and temperature control



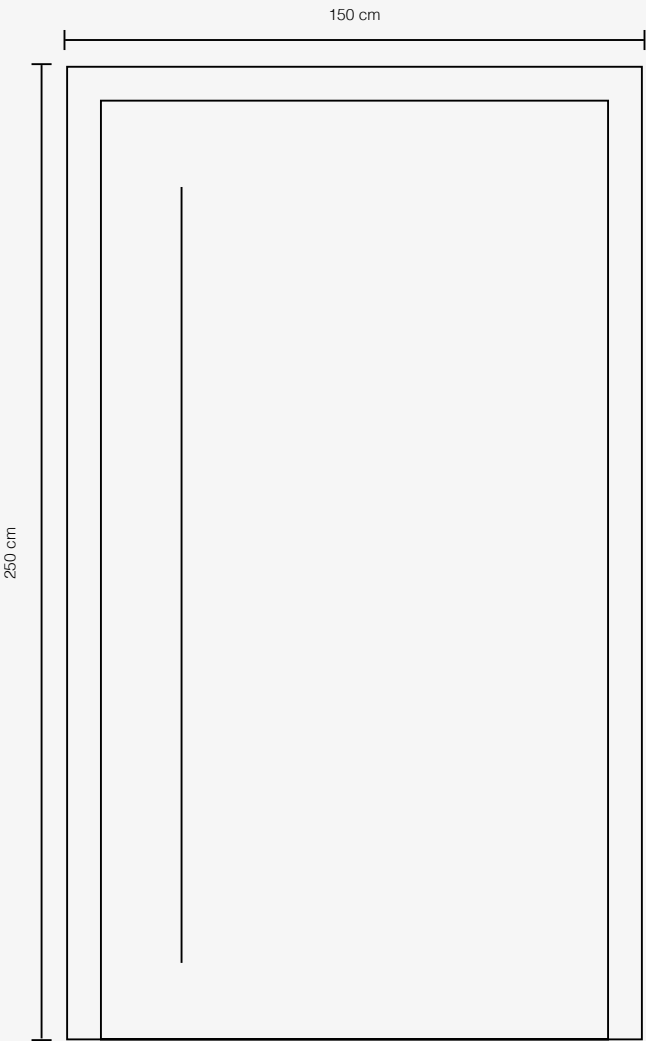
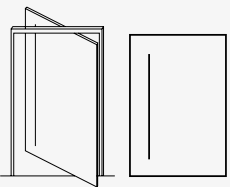
100% electric with home automation management





# 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.





# Interior Design

GammaVilla's interior design combines elegance and comfort, with spaces designed to offer maximum livability and daily well-being. High-quality finishes, natural light, and contemporary furnishing solutions define functional, welcoming, and stylish spaces.





# Flooring

GammaVilla's large-format porcelain stoneware flooring combines modern design, elegance, and functionality. With large slabs and few joints, it guarantees visual continuity, durability, and timeless style for any space.



**Large Format**  
Large-format slabs for homogeneous surfaces, easy to clean and with a modern and elegant look.

**High Quality Material**  
Made of latest-generation porcelain stoneware, a material known for its resistance to wear, impact and atmospheric agents.

**Wear and Scratch Resistant**  
Ideal for high-traffic environments, porcelain stoneware maintains its beauty, color, and shine over time.

**Waterproof and stain-resistant**  
The non-porous surface of porcelain stoneware does not absorb liquids, ideal for bathrooms, kitchens and outdoor spaces.

**Easy to Clean and Hygienic**  
It requires no special treatments, is antibacterial and easy to clean, ensuring impeccable hygiene.

**Natural and Customizable Effect**  
Available in wood, stone, concrete and marble effect finishes for an elegant and sophisticated look.





Big Sizes  
260x120 cm

Natural Marble



Wear and Scratch Resistant






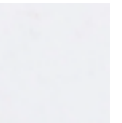
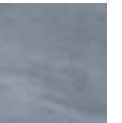
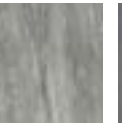









Ideal for environments subject to high traffic, our porcelain stoneware maintains its beauty over time without losing color or shine.

Waterproof and stain-resistant

Thanks to its compact, non-porous surface, the material prevents liquid absorption and staining. This is ideal for coverings in environments exposed to humidity and dirt, such as bathrooms, kitchens, and outdoor spaces.

LayerStone




Marble

								
Bianco Carrara	Statuario	Bianco Dorato	Bianco Onda Dorato	Bianco Sivec	Bianco Puro	Bardiglio Imperiale	Bardiglio Argentato	Pietra Cardosa
								
Nero Marquinia	Botticino Classico	Verde Alpi	Rosso Levanto	Breccia Rosata	Breccia Grigia	Breccia Rossa	Breccia Damascata	

Limestone

		
Limestone Gray	Limestone Beige	Limestone Panna

Travertino

		
Travertino	Travertino Silver	Travertino Rosso





Big Sizes  
260x120 cm  
Porcelain stoneware



Wear and Scratch Resistant

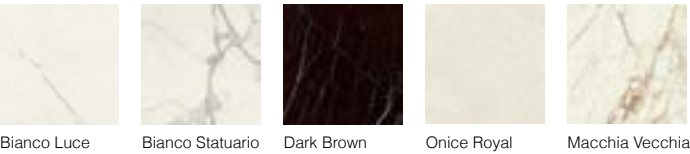
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Cotto d'este

Vanity



Allure



Lithos



Pietra D'Iseo



Pura



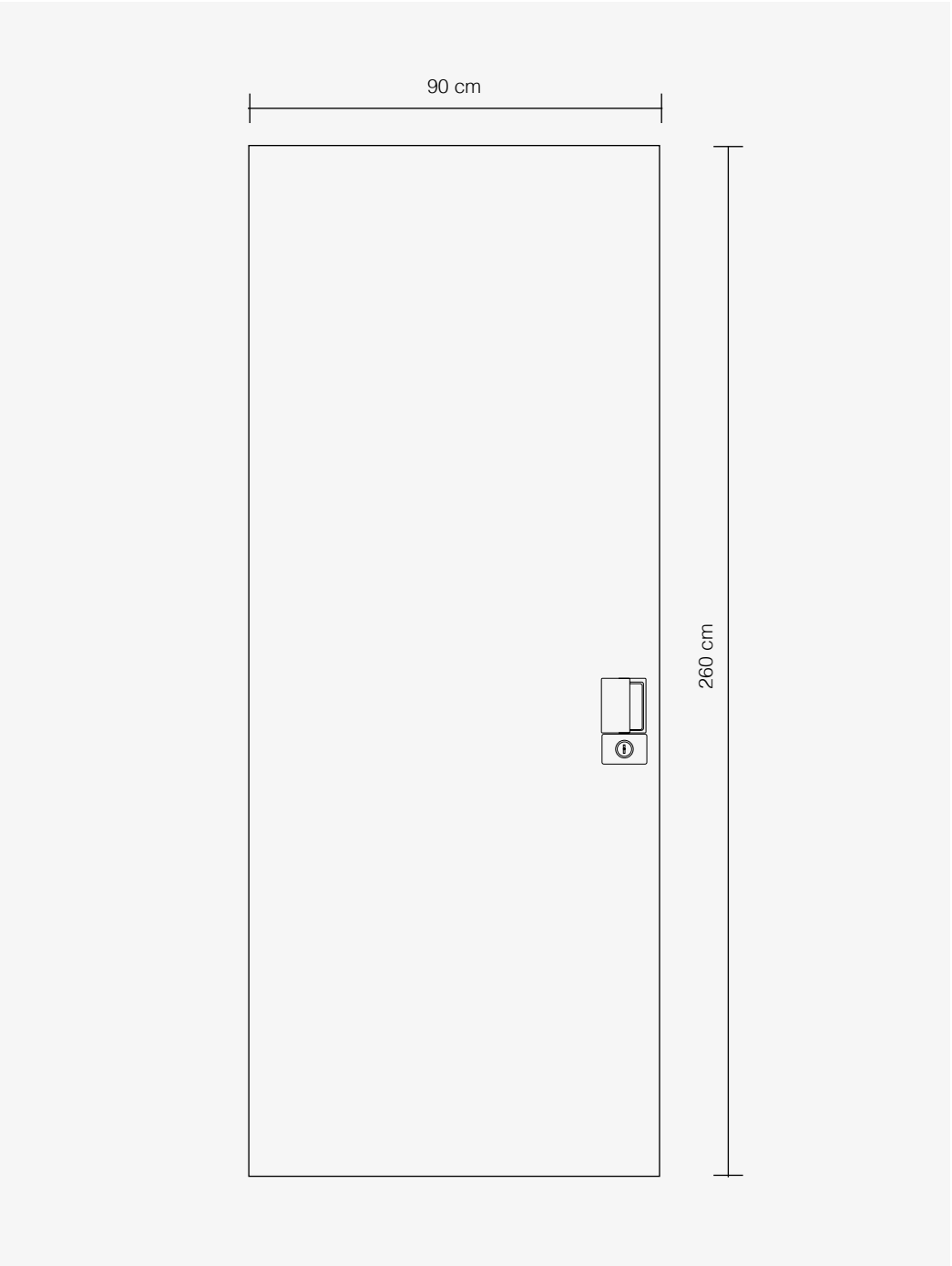
Arketipo





# Doors

GammaVilla flush-fitting doors combine refined design and innovation, offering a seamless, minimalist aesthetic. With a height of 260 cm and no jambs or frames, they streamline rooms and integrate harmoniously into existing spaces, enhancing them with a touch of luxury and modernity.



## Flush to the wall design

With no visible frames or jambs, these doors blend harmoniously with the wall, creating an effect of aesthetic continuity and expanding the perception of space.

## Height of 260 cm

Thanks to their extra-large size, they give majesty and lightness to the rooms, emphasizing the luxurious character of the home.

## Fine Materials and Exclusive Finishes

Available in various finishes, from matt lacquer to natural wood, and even customizable options to match any furnishing style.

## Silent and Perfect Closure

High-quality mechanisms ensure a smooth and discreet closing, ensuring comfort and a flawless user experience.

## Maximum Customization

Choose from colors, materials, and details that suit your aesthetic vision, for a door that becomes a true design element.

## Installation Versatility

Ideal for both new construction and renovations, GammaVille flush-fitting doors are designed to integrate into any architectural context, from modern open spaces to more classic and refined environments.

## Flush handle detail

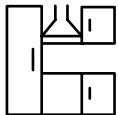






# Kitchen

GammaVilla kitchens combine exclusive design, premium materials, and advanced technology to create elegant and functional spaces. The central island, the operational heart of the environment, enhances ergonomics and livability, while high-end appliances and ceramic countertops ensure excellent performance, durability, and refinement.



**High-End Design**  
Modern and essential lines, quality materials and sophisticated finishes for a kitchen that becomes an authentic masterpiece of style and innovation.

**Multifunctional Central Island**  
A visually striking element that combines aesthetics and practicality, offering more workspace, a convivial area and intelligent storage solutions.

**Appliances from the best brands**  
Ovens, hobs, refrigerators, and dishwashers selected from industry-leading companies for excellent performance and cutting-edge technology.

**Ceramic Kitchen Top**  
A high-quality and ultra-resistant material, scratch-resistant, stain-resistant and heat-resistant, which maintains its beauty over time and ensures maximum hygiene and ease of cleaning.

**Customizable Materials and Finishes**  
Choose from a wide range of colors, textures, and details to create a custom kitchen, perfectly in tune with your style and needs.

**Integrated Lighting and Smart Solutions**  
Strategically placed LED lights to enhance every corner and smart details that optimize space and functionality.











Design and functionality, at the heart of your kitchen



The bright and welcoming dining room overlooks the patio and combines elegance and conviviality in a space designed for socializing.



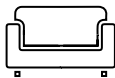




# Living room

The GammaVilla living room combines sophisticated design, fine materials, and innovative solutions for a welcoming and refined atmosphere.

Large windows enhance natural light, while high-quality finishes and custom furnishings create a modern and harmonious atmosphere.



**Exclusive and Refined Design**  
Clean lines, a balance of materials and colors, and a design that enhances space and brightness.

**Large Windows and Connection to the Outside**  
Large windows allow natural light to flood the space, creating a seamless connection between inside and out.

**Prestigious Materials**  
Large-format porcelain stoneware floors, walls with high-quality finishes, and details that enhance the beauty of contemporary design.

**Relaxation and Entertainment Area**  
Spaces designed for maximum comfort, with the option of integrating a home cinema, custom bookcases, and cutting-edge audio-video solutions.

**Scenic Lighting**  
An integrated LED lighting system enhances every corner of the living room, creating welcoming and customizable atmospheres.

**Customizable furniture**  
Choose from a wide range of finishes and materials for furniture, sofas, and furnishings, for a custom space that perfectly matches your style.













# Bathrooms

GammaVilla bathrooms offer a perfect balance of refined design, innovation, and comfort. Precious materials such as marble and large-format ceramic tiles combine with designer fixtures and smart technologies, such as adjustable privacy windows, for a luxurious experience of daily well-being.



### Luxury Coverings

A wide selection of marble and large-format ceramic tiles for seamless surfaces, seamlessly enhancing the light and spaciousness of your bathroom. Finishes available in marble-effect, natural stone, and contemporary textures.

### Italian Design Sanitary Ware

Minimalist and elegant lines, high-quality materials and a sophisticated aesthetic characterize the sanitary ware chosen for our bathrooms, guaranteeing maximum style and functionality.

### Adjustable Privacy Smart Window

With a simple touch, electrochromic technology transforms the glass from transparent to opaque, ensuring instant privacy without sacrificing natural brightness.

### Maximum Customization

Every element, from the coverings to the furniture finishes, can be chosen based on personal tastes and needs, creating exclusive and tailor-made bathrooms.

### Modern and Refined Design

Solutions designed for those who love clean lines, quality materials, and refined details, transforming the bathroom into a true haven of well-being and relaxation.

### Comfort and Innovation

Each bathroom is designed to offer advanced functionality, with solutions that improve daily well-being, from the ergonomics of the sanitary fixtures to the quality of the materials, up to the integrated technology.





In the GammaVilla bathrooms, the large 260x120 cm format creates seamless surfaces that amplify the space and enhance the essential elegance of a contemporary design.






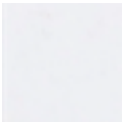
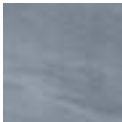










Big Sizes  
260x120 cm

Natural Marble



LayerStone




Marble

								
Bianco Carrara	Statuario	Bianco Dorato	Bianco Onda Dorato	Bianco Sivec	Bianco Puro	Bardiglio Imperiale	Bardiglio Argentato	Pietra Cardosa
								
Nero Marquina	Botticino Classico	Verde Alpi	Rosso Levanto	Breccia Rosata	Breccia Grigia	Breccia Rossa	Breccia Damascata	

Limestone

		
Limestone Gray	Limestone Beige	Limestone Panna

Travertino

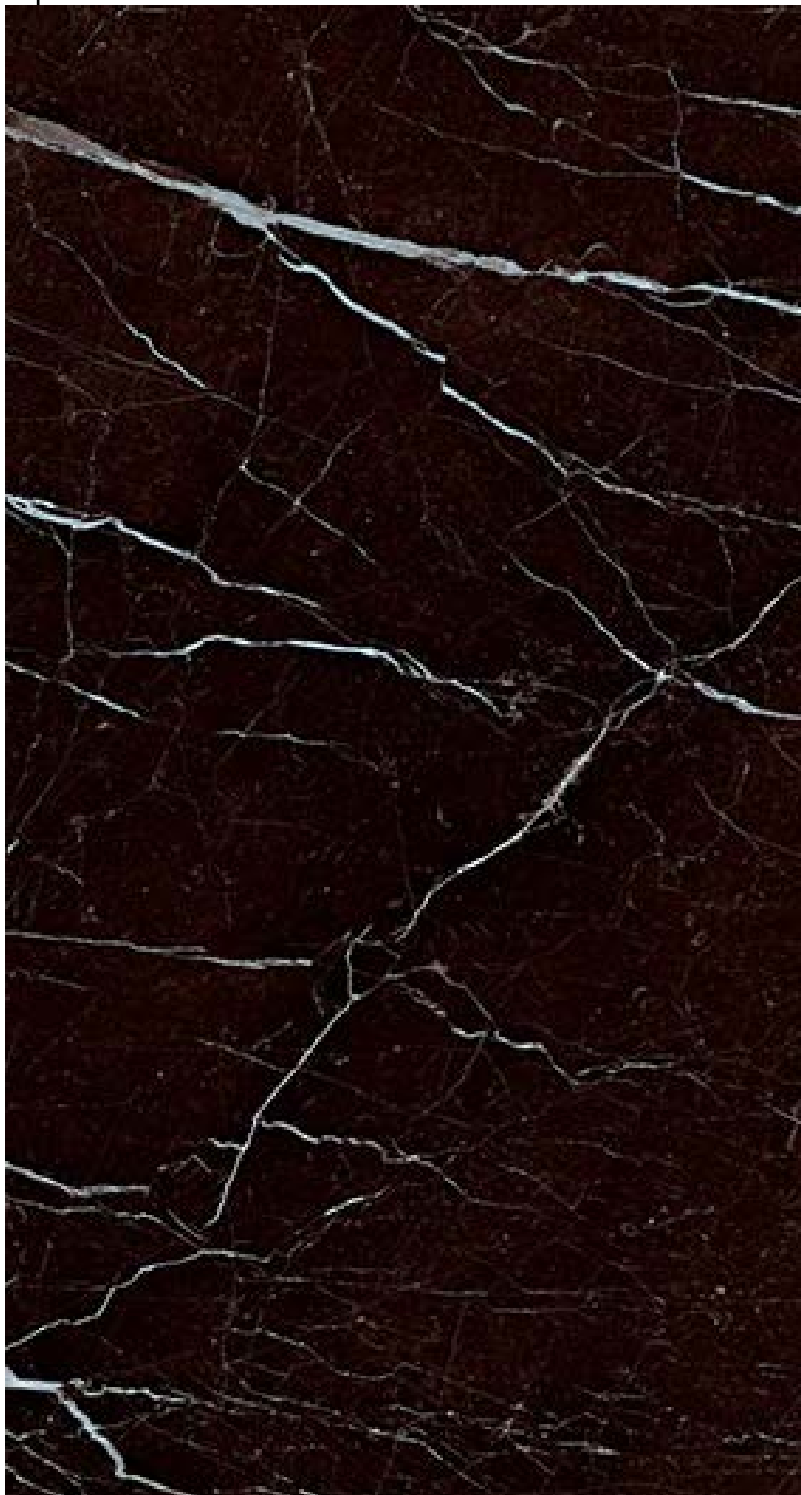
		
Travertino	Travertino Silver	Travertino Rosso





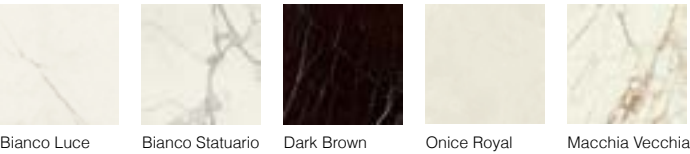
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Big Sizes  
260x120 cm  
Porcelain stoneware



Cotto d'este

Vanity



Allure



Lithos



Pietra D'Iseo



Pura



Arketipo



## Bathroom 1

A bathroom with a bathtub is a space designed for relaxation, where refined design combines with quality materials and elegant finishes. The bathtub takes center stage, offering an oasis of well-being in a functional and harmonious space. Italian-designed bathroom fixtures complete the space with style and innovation.











The bathroom with a bathtub is an oasis of relaxation and comfort, where design and well-being meet.





## Bathroom 2

The bathroom with shower offers a modern and functional space, designed for practicality without sacrificing style. Clean lines and contemporary finishes create a bright and comfortable space, ideal for daily routines.









The bathroom with shower combines functionality and style for modern everyday comfort.





# Rooms

GammaVilla rooms, whether double or single, offer the perfect balance of refined design, advanced functionality, and premium materials.

Minimalist lines, meticulous finishes, and smart solutions ensure an experience of comfort and contemporary luxury.



**Modern and Refined Design**  
Furnishings with clean, sophisticated lines, premium materials, and a carefully selected color palette create a warm and relaxing atmosphere.

**Available in Double or Single Versions**  
Spaces designed to perfectly suit the needs of the home, ensuring maximum comfort and livability.

**Wardrobe with Interior Lighting**  
An integrated lighting system automatically illuminates the wardrobe interior, making it easier to organize and find what you need while adding a touch of luxury and exclusivity.

**Customizable Materials and Finishes**  
ChatGPT ha detto:  
Choose from a wide range of finishes, colors, and materials to make your room unique and perfectly in harmony with your style.

**Comfort and Well-being**  
Every element is designed to ensure optimal rest and a high-quality living experience, with ergonomic solutions and superior quality materials.

















# Laundry Room

The laundry room combines functionality, style, and impeccable organization. Well-designed spaces optimize every task, while quality materials and custom solutions ensure practicality and elegance in every detail.



**Modern and Functional Design**  
Furnishing solutions with essential, contemporary lines, durable materials, and a color palette designed to create a practical, orderly, and enjoyable living environment.

**Customizable Configurations**  
Spaces custom-designed to meet the needs of every home, optimizing every inch while ensuring maximum efficiency and ease of use.

**Washing Machine and Dryer**  
Appliances in plain sight, perfectly integrated into the environment through coordinated design and solutions that enhance both aesthetics and functionality. Every detail is designed to facilitate daily tasks, with everything within easy reach.

**Pull-Out Laundry Basket**  
A practical and space-saving solution: the laundry basket easily pulls out, allowing for organized management of clothes to be washed or already clean, making every task simpler and faster.

**Everyday Practicality and Comfort**  
Every element is designed to make washing, ironing, and organizing tasks simpler and more efficient, enhancing the quality of home life with ergonomic and smart solutions.



# Walls Ceilings

GammaVilla residences feature walls and ceilings made with high-quality, durable, and soundproof materials that ensure longevity, acoustic comfort, and refined aesthetics in every space.



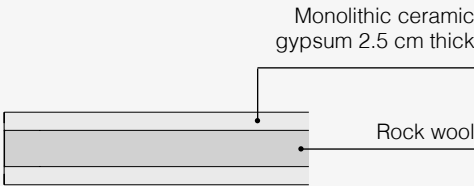
## ACOUSTIC INSULATION ROCK WOOL

High-density rock wool in the walls for excellent acoustic insulation and a relaxing atmosphere comparable to luxury hotels.



## INTERNAL WALLS IN MONOLITHIC CERAMIC GYPSUM

A continuous surface, without joints, that gives the environment an impeccable aesthetic and a quality never seen before in the construction sector. Monolithic ceramic gypsum guarantees extremely high mechanical strength and perfect flatness. This innovative system, developed by GammaVilla's R&D department, is a true revolution for living comfort, combining cutting-edge technology in a single construction element.



Monolithic seamless



Perfect flatness



High mechanical strength



Superior aesthetics

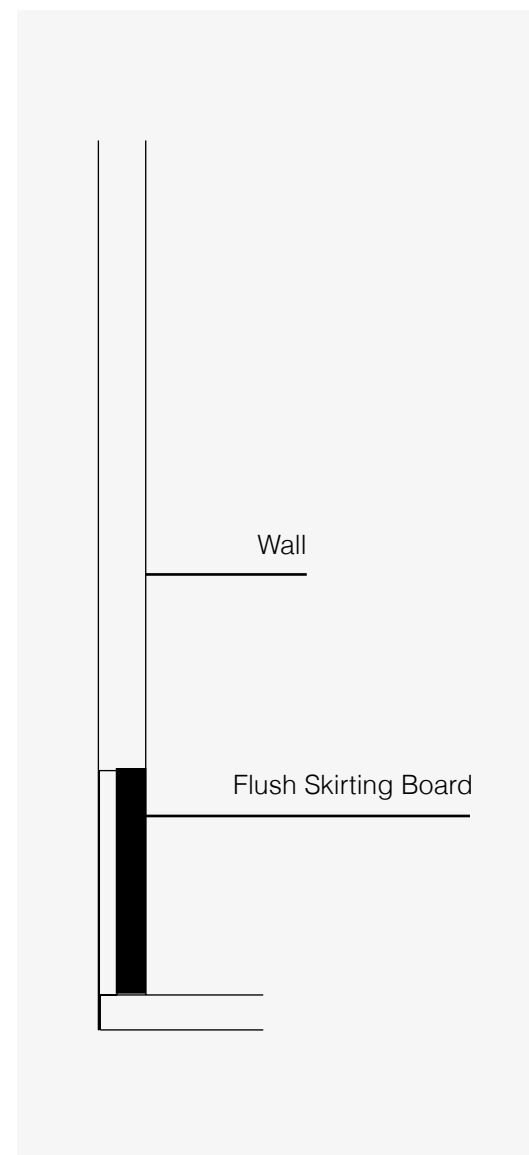


Unique innovation on the market



# Skirting Board

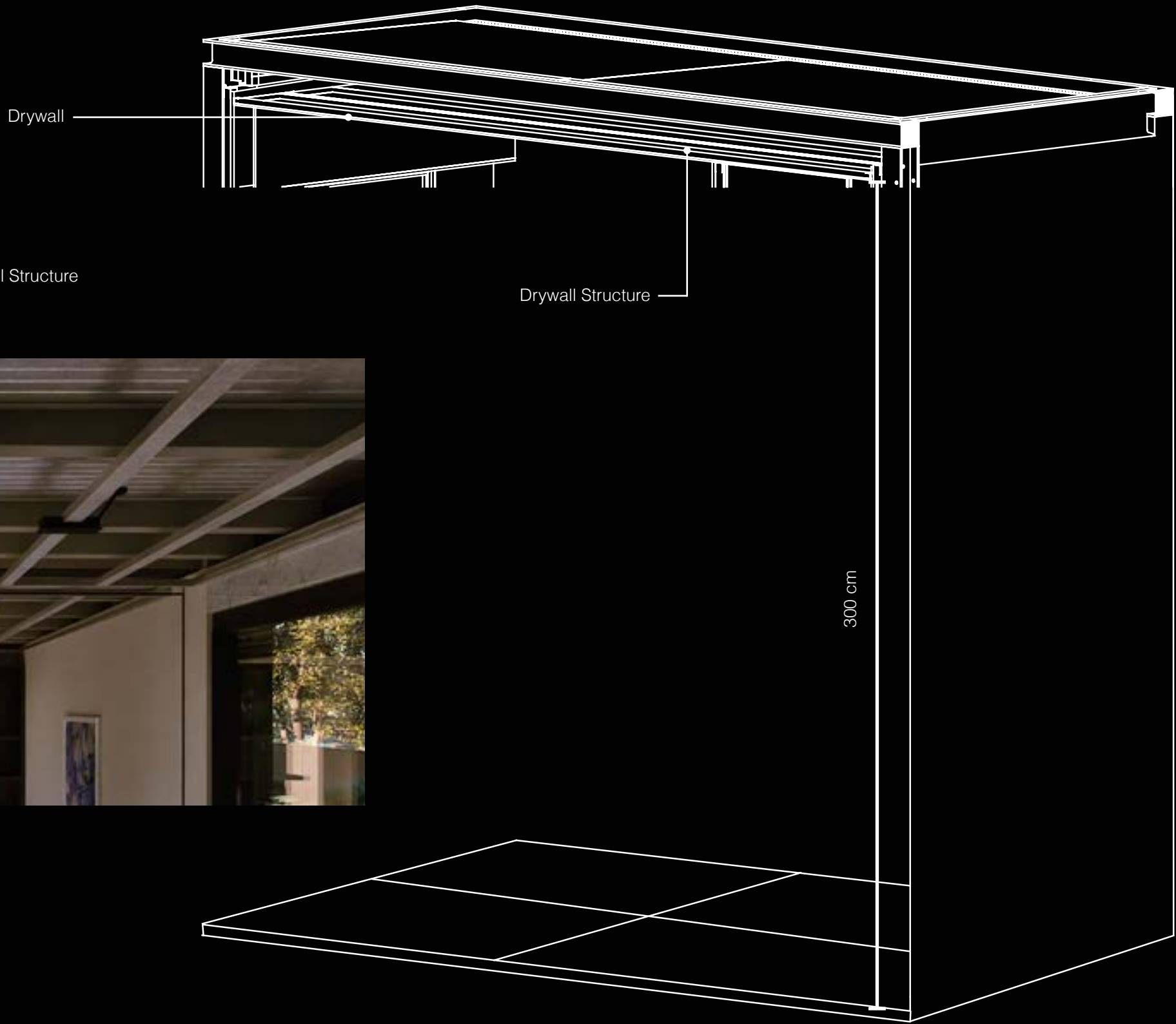
The flush skirting board offers an elegant and minimal design that integrates perfectly with the wall, making cleaning easier and enhancing the aesthetics of the spaces.





# Ceiling

The ceiling of GammaVilla is made with high-performance materials, ensuring excellent thermal and acoustic insulation.





# Curtains

GammaVilla residences feature interior curtains made from high-quality fabrics that combine durability and elegant design, enhancing the comfort and aesthetic harmony of every space.





03

## Systems

The systems in GammaVilla are designed to ensure efficiency, comfort, and sustainability. From climate control to energy management, each system is intelligently integrated to deliver high performance, optimized consumption, and a living experience that meets the most modern demands.

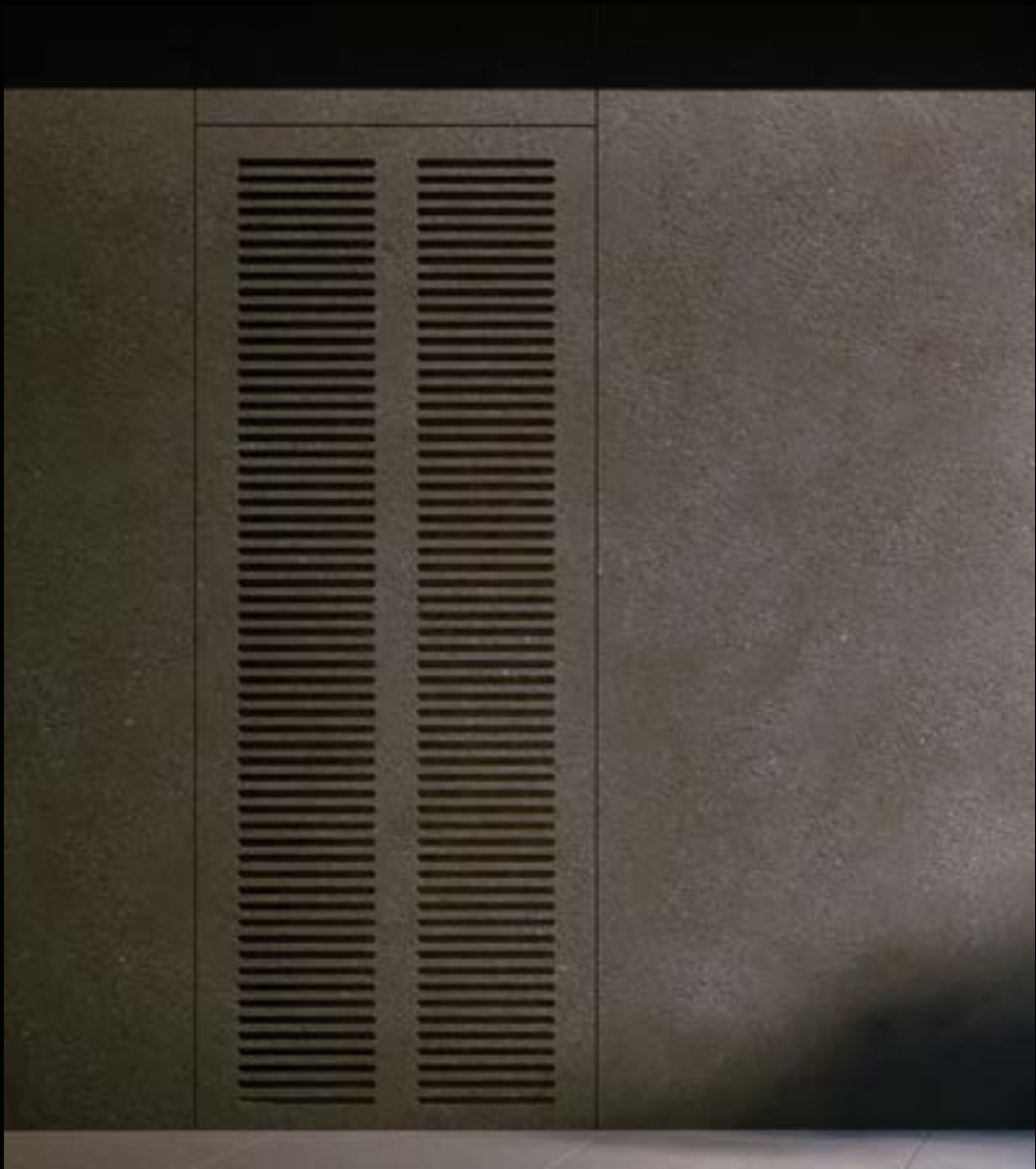






# Technical Room

Each GammaVilla is designed to offer you maximum efficiency and ease of management. For this reason, all technical components of the home are housed in a dedicated technical room, designed to be functional, organized, and easily accessible.



Maximum  
Space  
Efficiency



Soundproofed



Fire-Resistant  
Materials



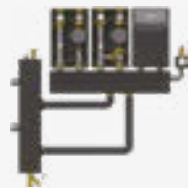
## Easy Maintenance

The systems in GammaVilla are organized, accessible, and identifiable with dedicated codes, allowing for quick and non-intrusive maintenance. 24/7 support ensures immediate assistance in any situation.





Vitoset  
Hot/Cold Boost Modules  
HC Series



Monobloc Hydronic  
Heat Pump



Heat Pump  
Water Heater



Electrical Panel



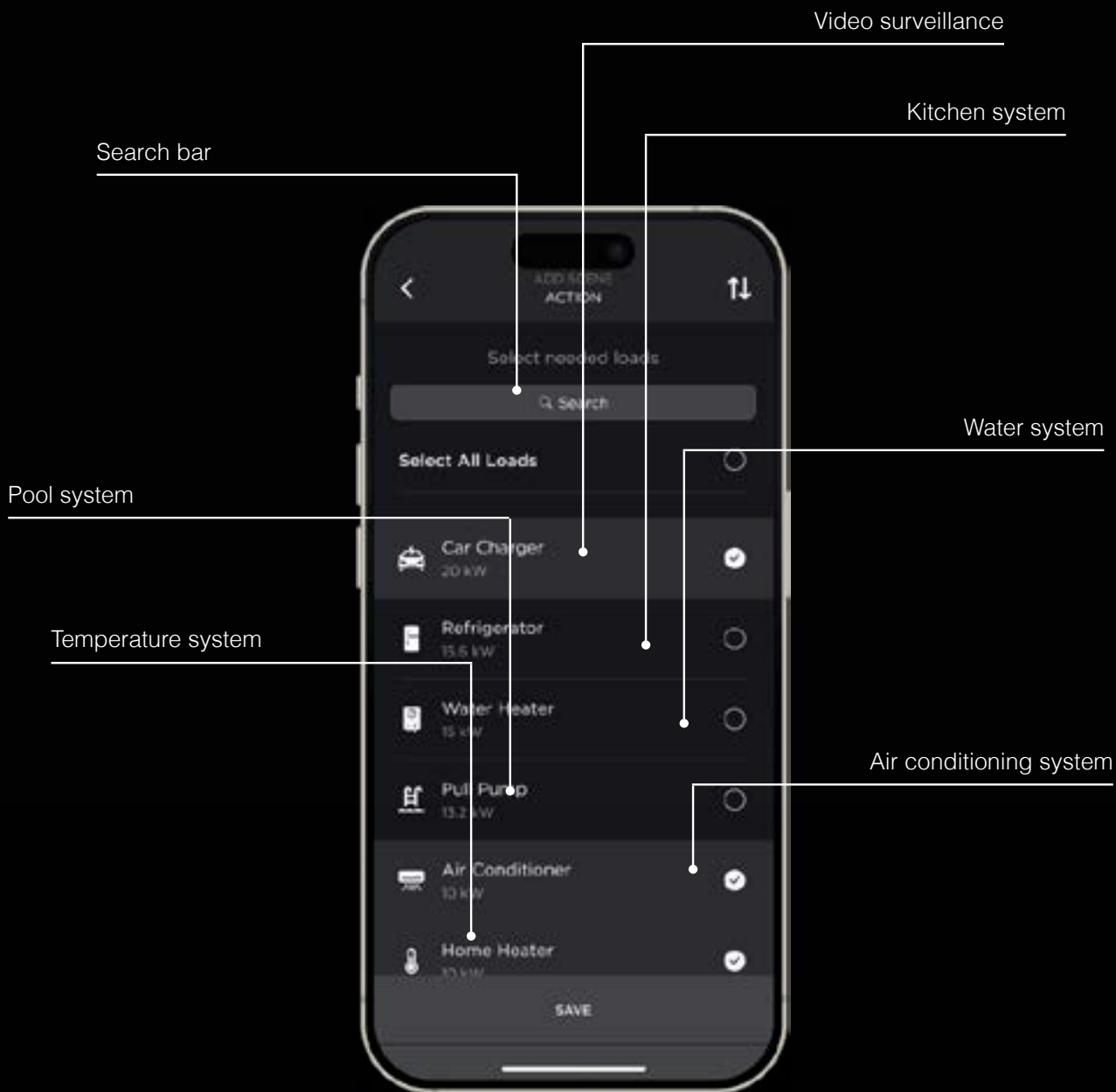
The technical room houses all the essential elements for the proper functioning of the home. Inside, it accommodates the units for heating, cooling, and domestic hot water production, along with electrical panels, control systems, and air and water treatment systems. Each component is organized in an orderly and logical manner to ensure efficiency, safety, and ease of management.





# Home automation

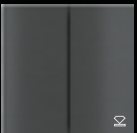
GammaVillas integrate the Savant home automation system, offering luxury, convenience and security with intuitive and highly efficient home control.



Touchscreen panel



Button with thermostat and electrical outlet



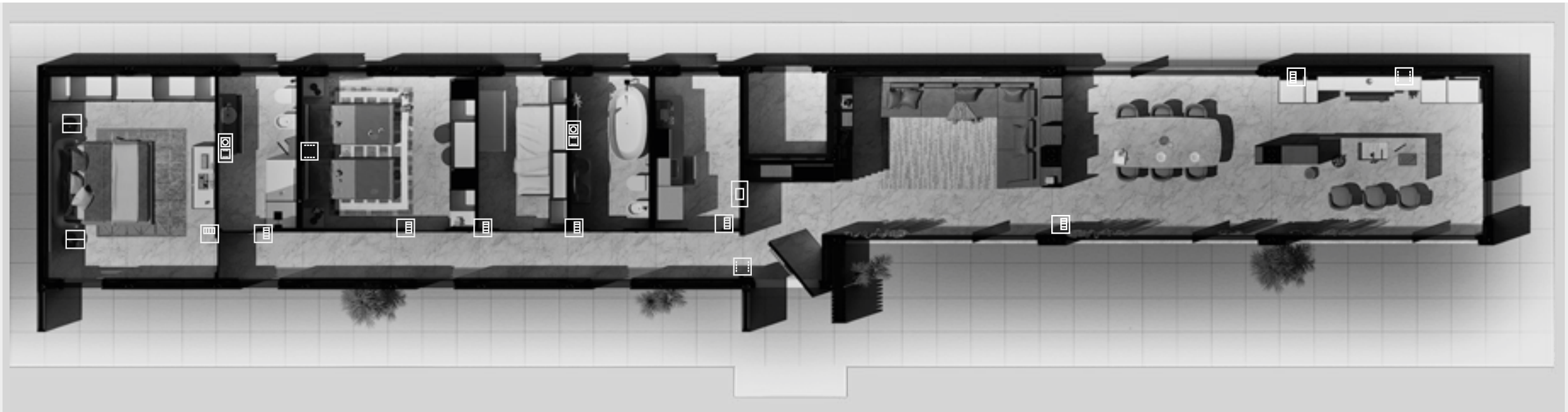
Button 2 switches



Button 4 channels



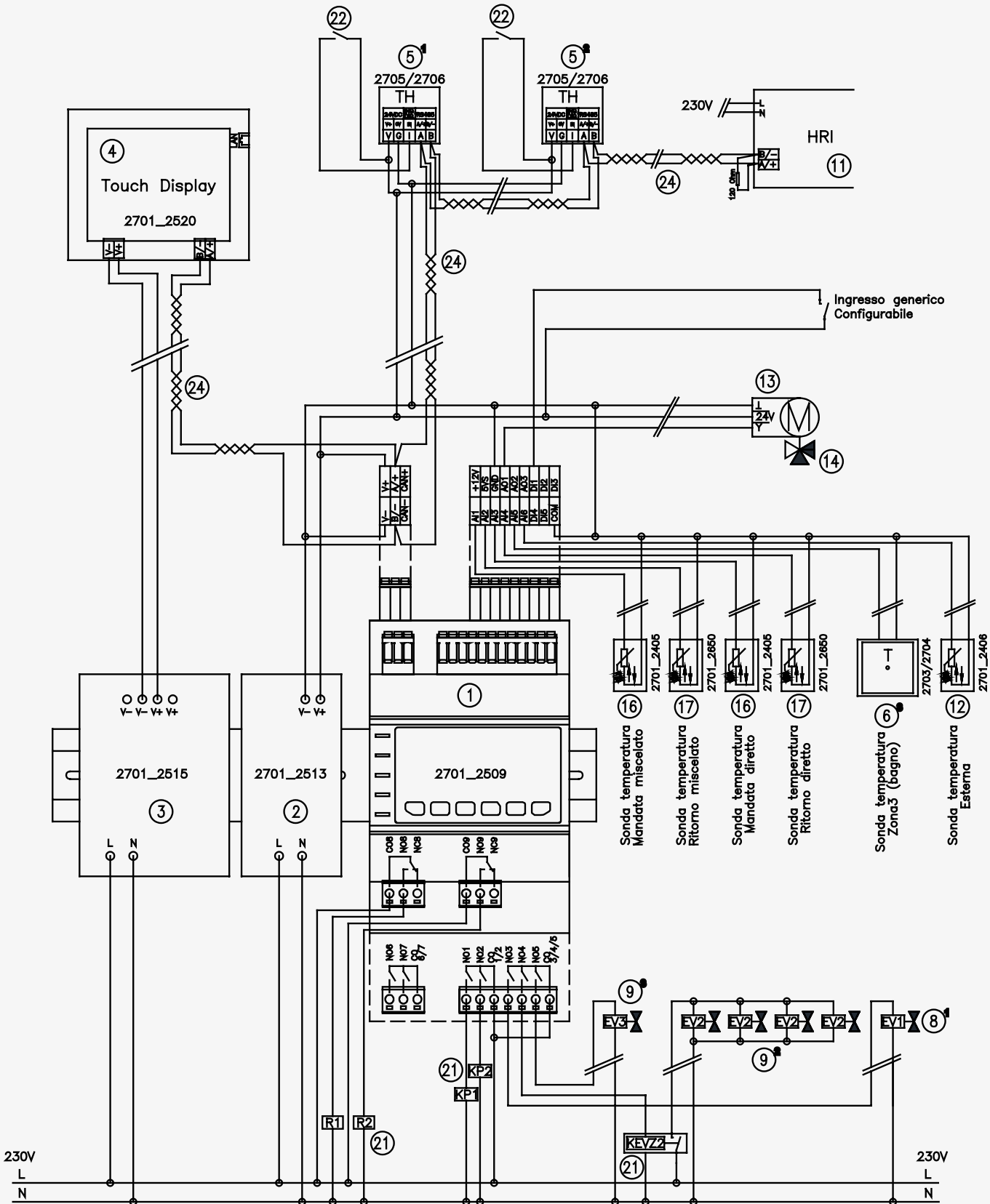
Virtual Signum button with display





# Electrical System

L'impianto elettrico GammaVilla garantisce sicurezza, efficienza e integrazione domotica, con un design affidabile e un quadro elettrico di standard industriale.







Lighting

In GammaVilla, lighting enhances spaces, comfort, and energy efficiency thanks to advanced lighting calculations for perfect atmospheres.



Customized Lighting Calculation



Efficiency and Technology



Scenographic and Functional Lighting



Integration with Home Automation

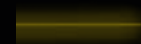


Indoor and Outdoor Lighting Systems



Spotlights

The wide range of rotation and orientation of the recessed spotlight allows you to customize the direction of the light beam.



LED strip with profile

1m and 2m black recessed profile (for LED strip).





# Alarm

In GammaVilla, the alarm system increases security and peace of mind thanks to advanced technologies, offering discreet protection that integrates perfectly with the home's design.

## Central siren



The central siren is the key element of the alarm system, emitting a loud sound to warn and deter intruders, ensuring greater security.

## Sensors

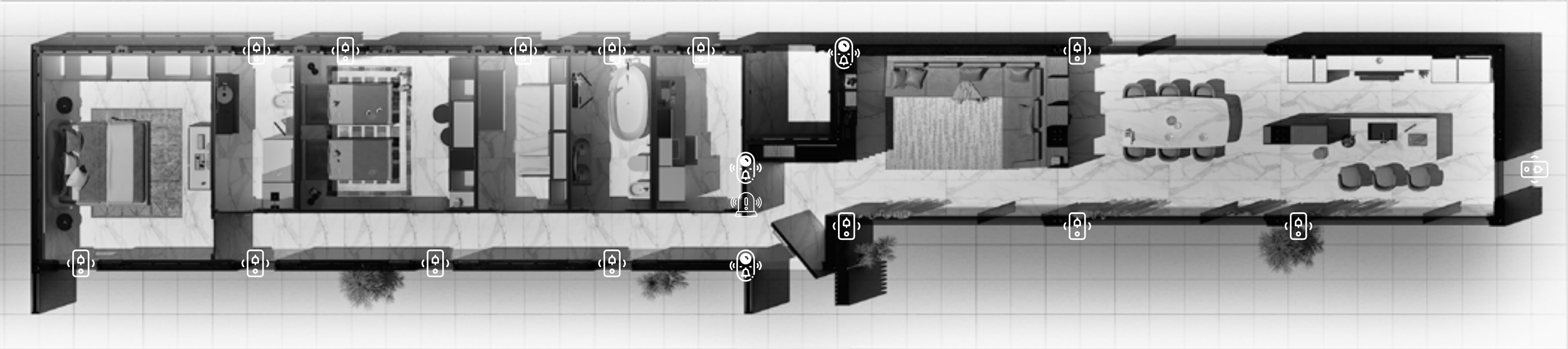


The sensors detect movements, openings or environmental changes, activating the alarm in case of anomalies and ensuring the safety of the building.

## Window sensors



The window sensor is a device that creates an invisible barrier to protect windows and French windows, detecting intrusions discreetly and precisely.







Video surveillance



100% SAFE

GammaVillas integrate an advanced video surveillance system with Savant home automation, offering real-time monitoring and personalized control via app.

Camera 1



Motion sensor camera for indoor and outdoor use

Camera 2

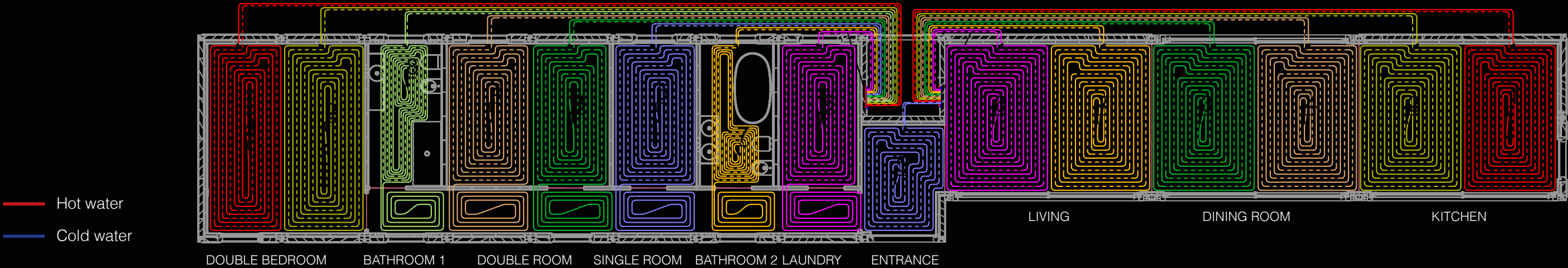
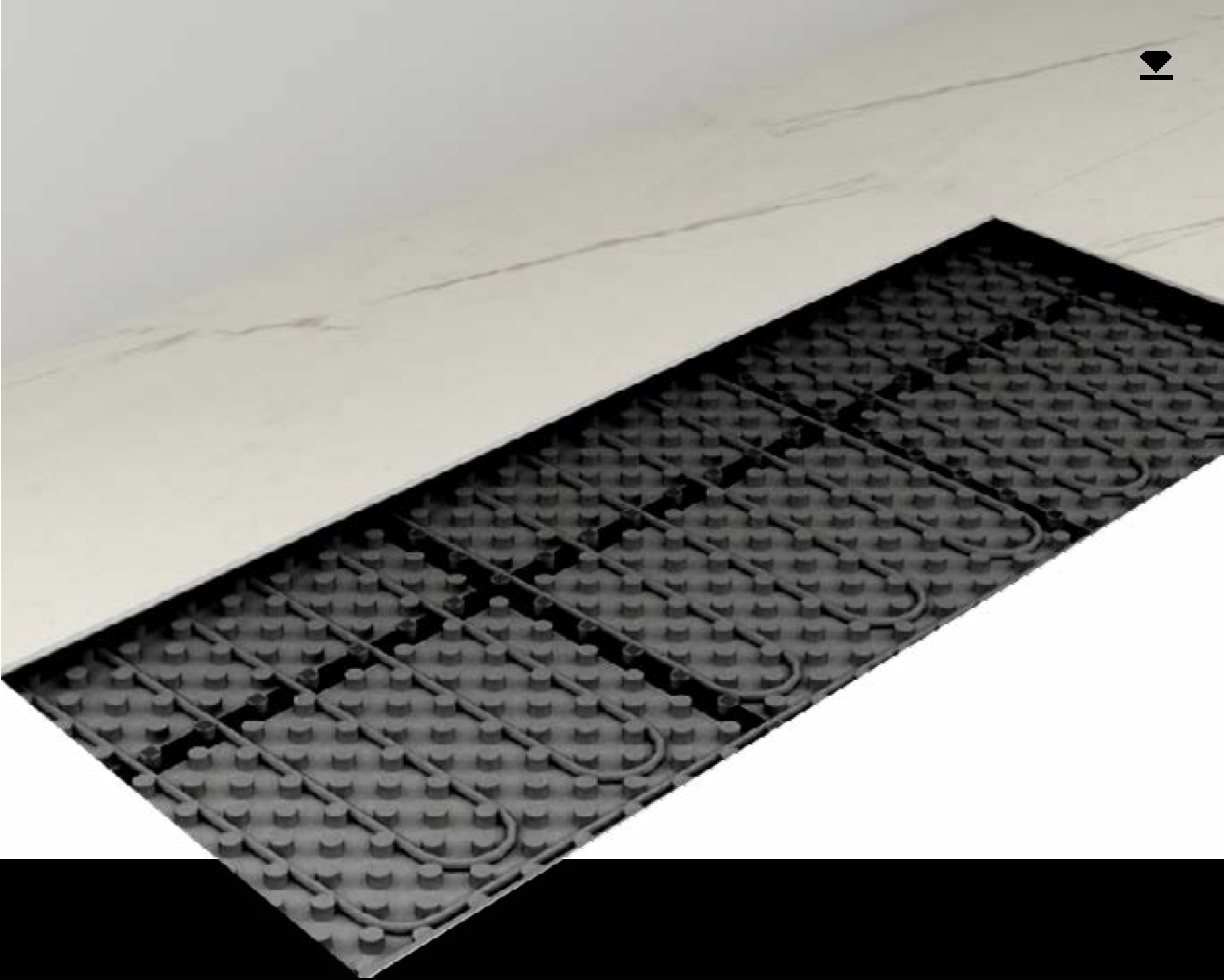


Artificial Intelligence Camera



Underfloor heating

The GammaVillas offer radiant floor heating with a Viessmann heat pump, integrated with a home automation system for smart control and personalized comfort.







Air conditioning

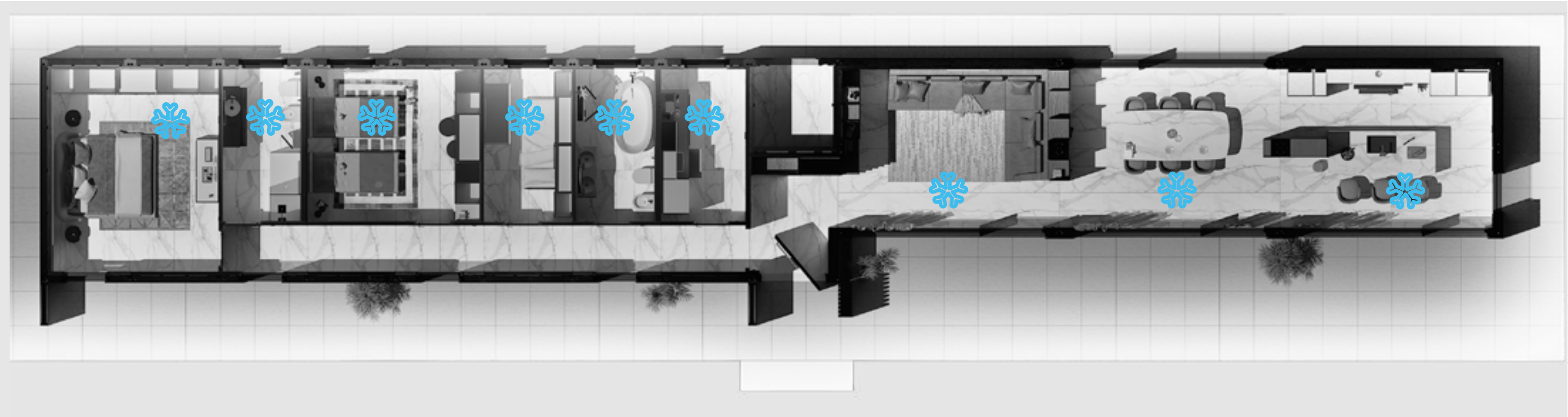


ENERGY EFFICIENCY AND SUSTAINABILITY

The GammaVilla units guarantee climate comfort with a silent and integrated Viessmann system, offering uniform cooling without direct drafts.

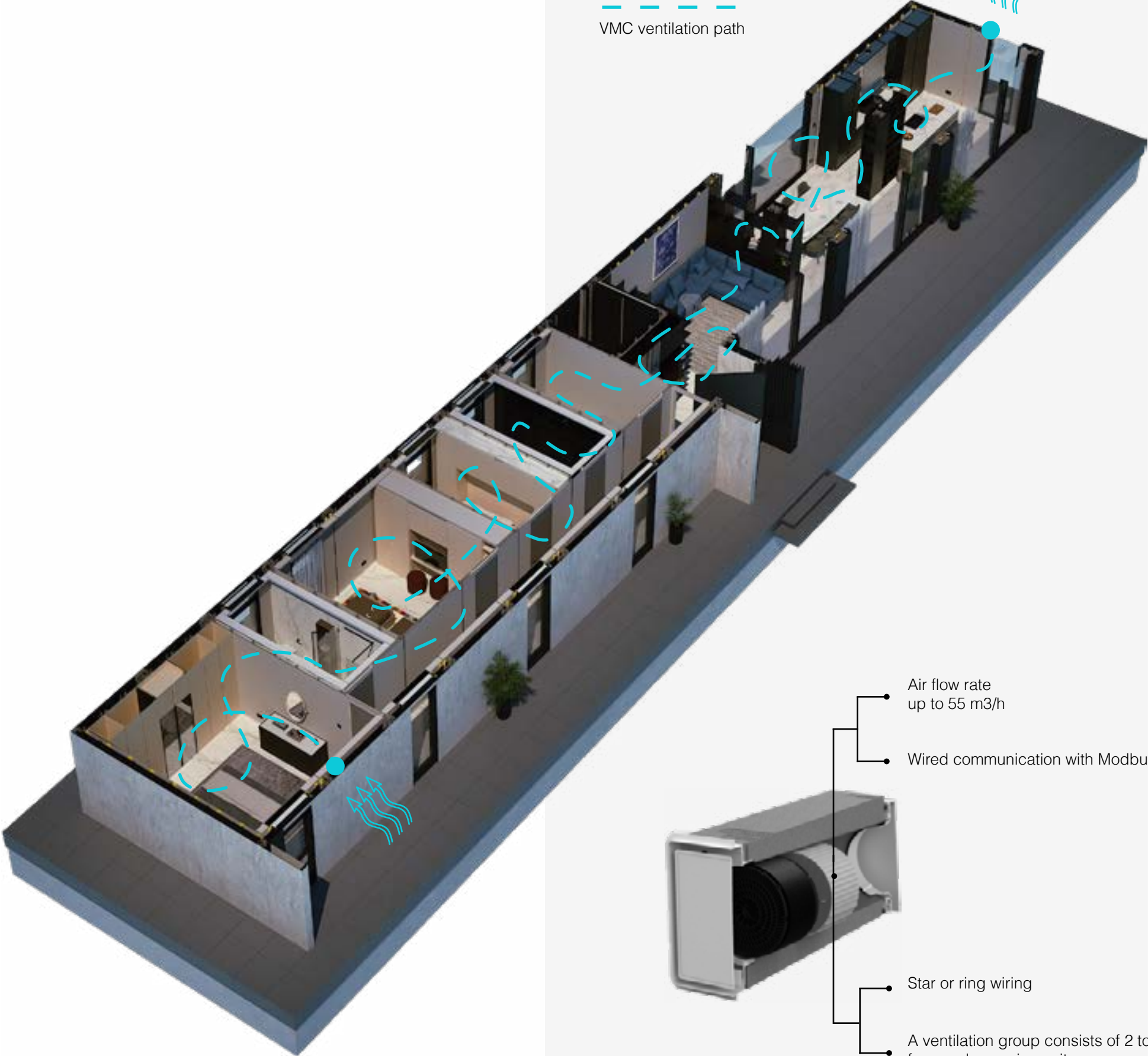


The system is present in every room, with ceiling units hidden in the plasterboard for discreet and seamless integration. The system ensures comfort without direct drafts, ensuring widespread well-being throughout the entire space.



# VMC

GammaVilla units guarantee pure, healthy air with their VMC system, which ensures continuous air exchange, optimal filtration, and prevention of humidity and pollutants.



Better air quality



Zero energy waste



Constant air exchange



Elimination of humidity and mold





# Sanitary water

The GammaVillas offer an efficient water system with a storage tank, smart heating and photovoltaic integration for sustainable hot water.



## Vitocell 120-E water storage tank

Boiler compatible with heat pumps up to 17.2 kW, featuring a double storage tank and hygienic hot water production via a Vitotrans 353 exchanger. Easy integration with a second generator and the option of adding an electric resistance. High-performance insulation and energy efficiency rating B.

Vitotrans 353 module

Efficient thermal insulation

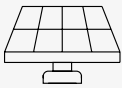
Loading lance with flow diagram

Domestic hot water supply for heating area (heat pump)



Photovoltaic system  
Wallbox  
Battery bank

The GammaVillas guarantee efficiency and sustainability with an advanced photovoltaic system, integrated with Savant home automation for monitoring and optimizing consumption.



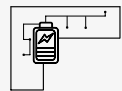
Solar Energy and Savings



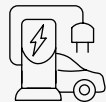
Smart Home Automation Management



Energy Storage and Autonomy



Whole-House Food



Integrated Electric Charging



Efficiency and Sustainability



04

## Realize

Building a GammaVilla means relying on a precise, rapid, and tailor-made construction process, with certain deadlines and guaranteed quality at every stage.



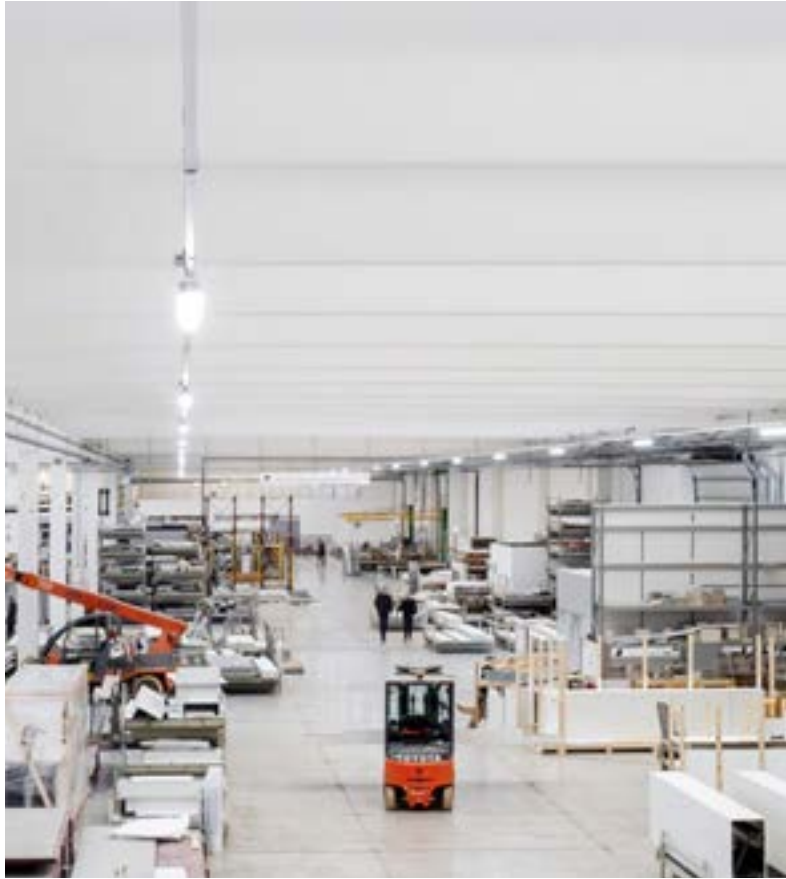




100%  
MADE IN ITALY



Every GammaVilla is synonymous with Italian excellence. Our philosophy is clear: design, production, and materials must be entirely Italian, to ensure the highest quality, design, and reliability.







# How a GammaVilla is born



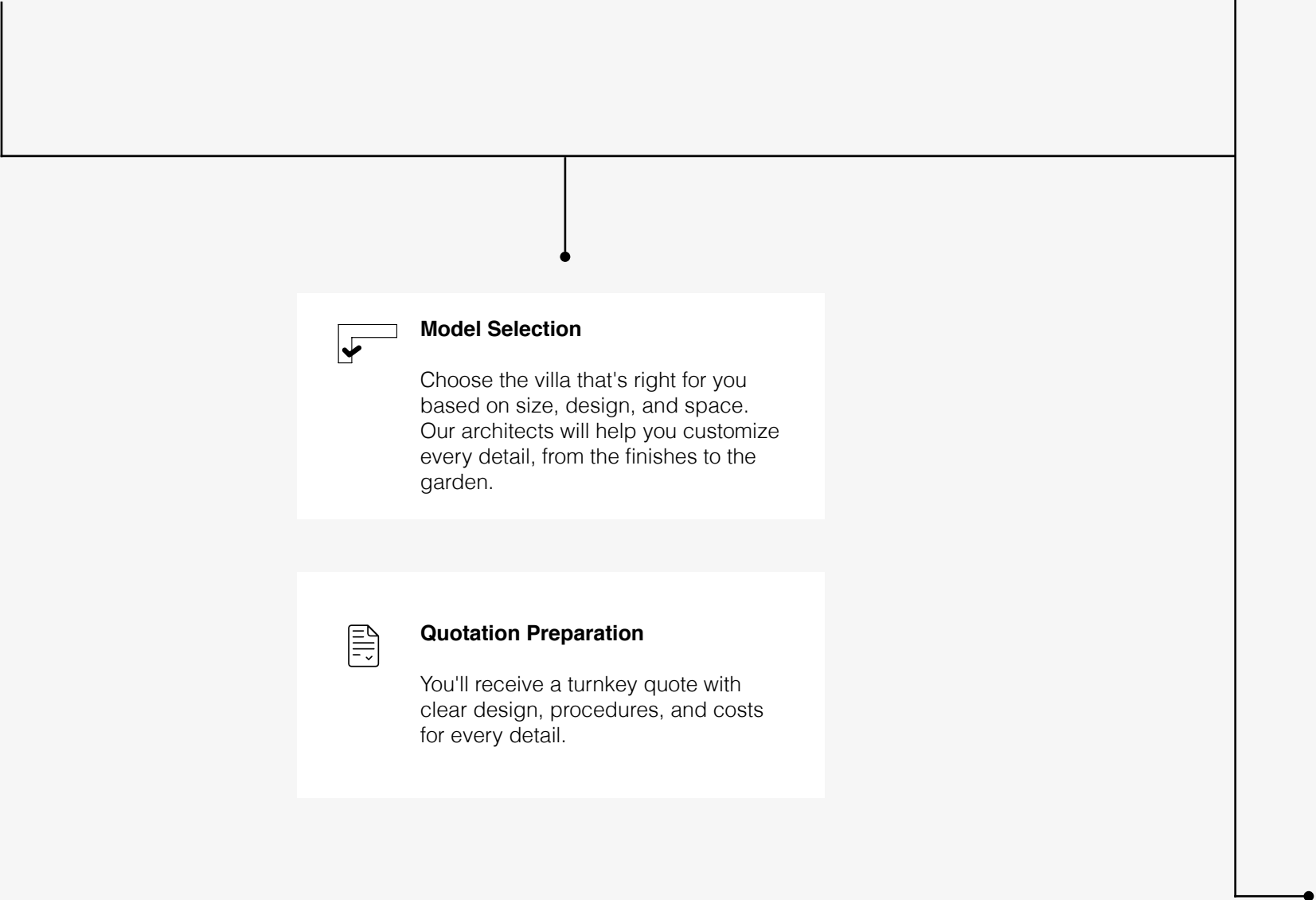
We offer personalized advice,  
guiding you from design to  
completion of your villa. We support  
you in finding the right land and  
financing, ensuring transparency  
and trust.

A TAILOR-MADE PATH TO CREATE  
YOUR DREAM VILLA

from  
design ✕  
to  
construction 🏗️



# Your GammaVilla in 8 simple steps



**Model Selection**

Choose the villa that's right for you based on size, design, and space. Our architects will help you customize every detail, from the finishes to the garden.

**Quotation Preparation**

You'll receive a turnkey quote with clear design, procedures, and costs for every detail.

**Planning**

After the quote, a dedicated Project Manager will coordinate each phase and will be your single point of contact.

**Production**

Your villa takes shape: we manufacture the components in Italy while the foundations and systems are prepared on site.

**Installation**

The modules are installed on site by our technicians: in just a few days, your villa comes to life.

**Dedicated Concierge**

An exclusive service: our concierge will assist you with utilities, moving, and post-installation procedures.

**Key Delivery**

Final inspection with your Project Manager to verify everything, followed by official key delivery.

**Lifetime support**

GammaVilla is always with you: 24/7 toll-free support for any need.





Project

With GammaVilla, you receive a detailed project of over 200 pages, with every little detail of your future home.

Do you know what the problem is with traditional construction?

Traditional construction requires corrections. With GammaVilla, every error is addressed during the design phase.






# Construction system

ALL MATERIALS USED ARE FIREPROOF  
AND SELF-EXTINGUISHING

They are designed to offer maximum  
safety, durability, and energy efficiency.  
Every construction detail is designed to  
ensure an indestructible, long-lasting,  
and maintenance-free home.

Steel and reinforced concrete structure  
uncompromising resistance



 Reinforced  
concrete floor





# Turnkey villa



## ALL INCLUSIVE WITHOUT SURPRISES

Your home is ready to move in from day one. We offer a turnkey solution that encompasses every aspect of design and construction, ensuring a stress-free experience with no unexpected complications.

Once the project is confirmed, you'll know exactly what's included and what your villa will look like. No detail is left to chance: every system, material, and finish is carefully selected to offer you the highest quality and transparency.

### ALWAYS INCLUDED



Complete design including drawings, paperwork, structural calculations, utilities, and lighting.



Quality structure with fine finishes, advanced systems and design details.

### ON REQUEST



Fully furnished upon request with custom-made furniture, kitchen, appliances and lighting.

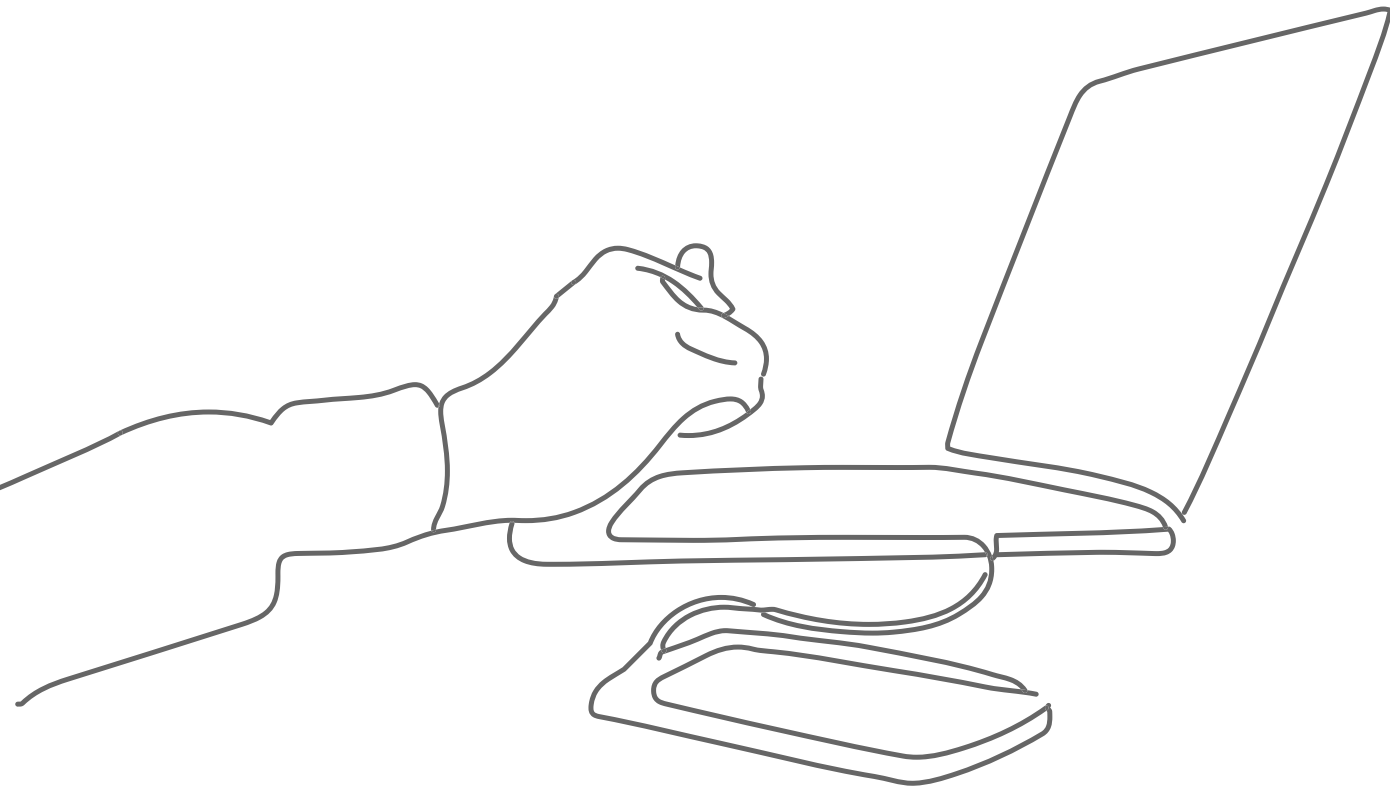


Custom garden: can be created by you or by GammaVilla with a dedicated quote.

**\***  
The service is not available in all countries.  
For more information, contact us.



# Cost and deadline security



## Transparent pricing

Total transparency: clear costs, no hidden fees, and complete details on materials and services.



## On-time delivery

Precise management with rigorous planning and guaranteed deadlines.



## Single supplier

GammaVilla is your one-stop shop: complete management, stress-free and time-saving.



## Meeting deadlines

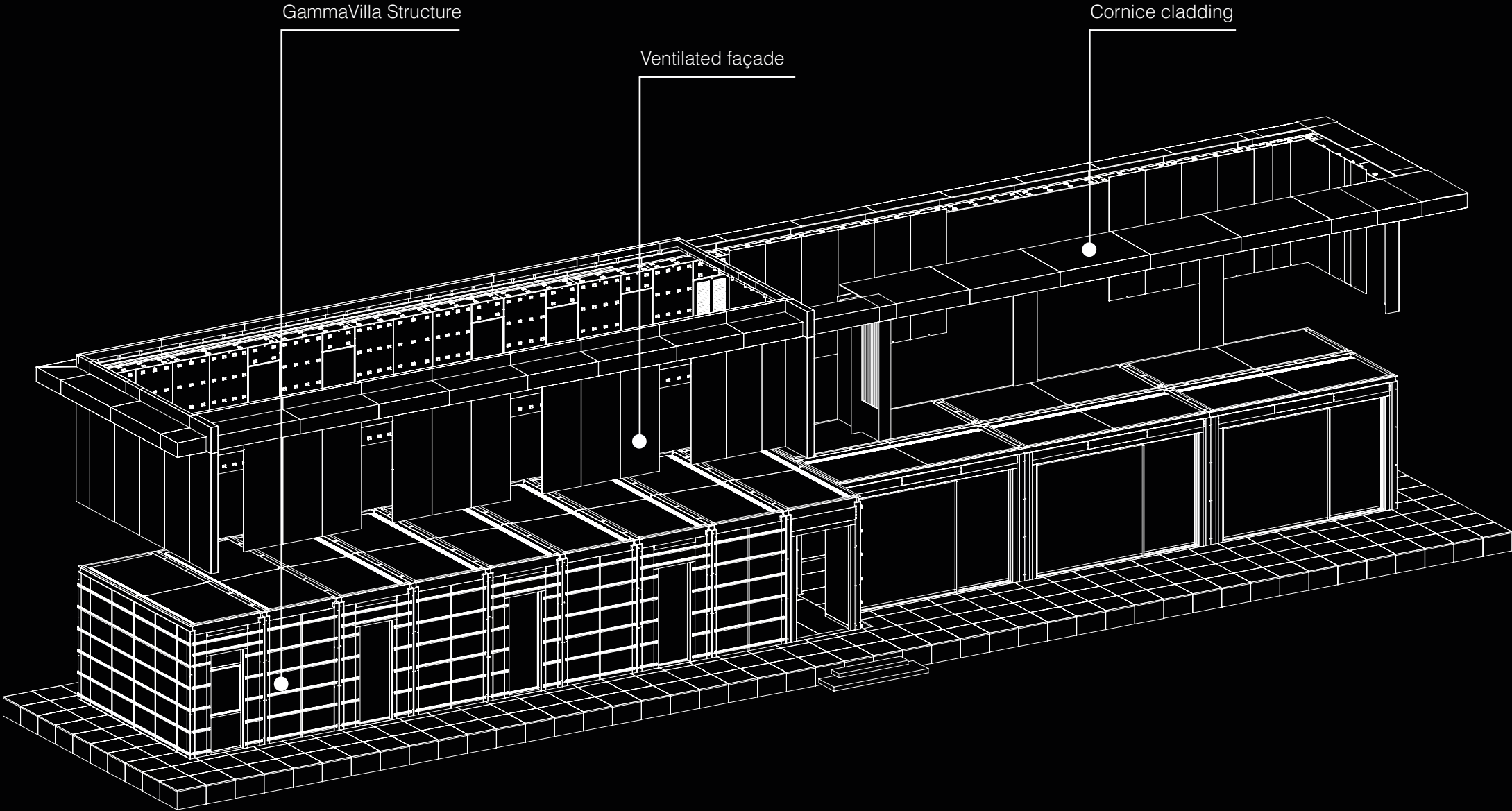
Definite deadlines and zero unexpected events, with careful planning and constant updates.





# Installation

Once on site, the modules are unloaded by crane and positioned with extreme precision. Installation is performed by specialized technicians, with immediate connections to existing systems, allowing the work to be completed in just a few days without unnecessary waiting.



## Finishing and testing

After the structure is installed, the ventilated façade is applied with large-format GammaStone panels, ensuring an elegant design, excellent insulation, and unparalleled durability.

This solution offers the highest aesthetic and functional quality, optimizes energy efficiency, and uses high-quality, long-lasting materials.

Finally, we perform a comprehensive inspection, verifying every system and detail to deliver a perfectly finished villa ready for occupancy.



# Certifications

You can be sure of a home built to the highest quality and safety standards.

We use certified materials and systems to ensure safety and efficiency. You can access your villa's certificates at any time through our personalized digital logbook.



## MAIN CERTIFICATIONS

**CasaClima:**  
ensures a highly energy-efficient home

**APE (Energy Performance Certificate):**  
Certify the energy class of your villa

**Anti-seismic certificate:** the steel structure is designed to withstand earthquakes

**Thermal and acoustic insulation certification:** for optimal comfort in every season

**Certificates of plant conformity:** electrical, plumbing, air conditioning and home automation





# Absolute resistance

GammaVilla residences are technological fortresses, designed with innovative materials to withstand extreme events without sacrificing comfort and aesthetics.



Fire resistant



Hurricane Protection



Total waterproofness



Advanced anti-seismic



Durability



Weather protection



# Structural Calculations

All systems are sized according to regulations with static and seismic analyses, considering permanent, variable, and exceptional loads. FEM modeling ensures an accurate assessment of stress, resistance, stability, and stiffness.

# Thermal Calculations

The systems are the result of a comprehensive thermal study, including verification of transmittance, thermal resistance, and hygrometric behavior. The solutions guarantee high performance in both summer and winter, without the need for further calculations during the design phase.

### Carichi e Sovraccarichi di Progetto

#### Struttura Metallica

Piano di Calpestio:  
Permanenti strutturali (tipo G1) lamiera grecata+soletta in c.a. 210 daN/m2  
Permanente Portato (tipo G2): 200 daN/m2  
Variabile cat. A ( $\psi_0 = 0.7$ ;  $\psi_1 = 0.5$ ;  $\psi_2 = 0.3$ ): 200 daN/m2

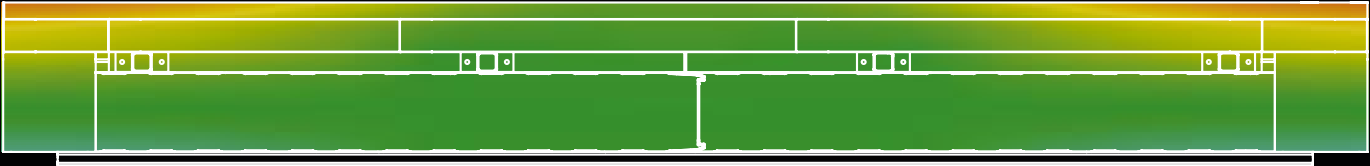
#### Piano Copertura:

Permanente Portato (tipo G2): 50 daN/m2  
Variabile neve ( $\psi_0 = 0.5$ ;  $\psi_1 = 0.2$ ;  $\psi_2 = 0.0$ ): 275 daN/m2

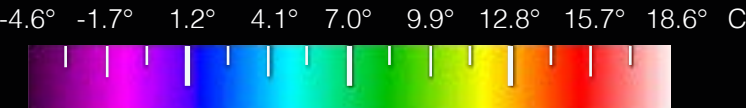
#### CARICHI DA NEVE - Copertura piana

ZONA di carico neve (0;1;2;3) **2**  
 $q_s \text{ (daN/m}^2\text{)} = \mu_s \times q_{sk} \times C_e \times C_t$       carico di neve sulla copertura       $\alpha \text{ (}^\circ\text{)} = \textbf{4}$       angolo della falda con l'orizzonte  
 $a_s \text{ (m)} = \textbf{840}$       quota del suolo sul livello del mare nel sito di realizzazione dell'edificio

Classe di topografia:	C <sub>e</sub>	Descrizione
Battuta dei venti	0,9	Aree pianeggianti non ostruite spesso situate in prossimità di laghi, su coste o alberi più alti.
Normale	1,0	Aree in cui non è presente una significativa rimozione di neve causata da costruzione prodotta dal vento, e a causa del terreno, da ostacoli o alberi.
Riparata	1,1	Aree in cui la costruzione considerata è sensibilmente più bassa del circostante terreno o circondata da costruzioni o alberi più alti.



#### Legend

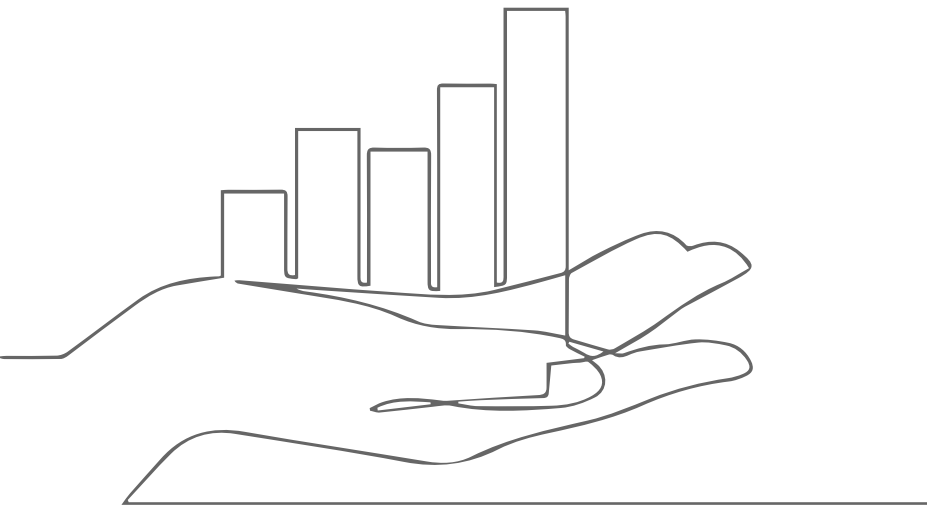






# Warranty

Your home is built to last a lifetime. That's why we offer a lifetime warranty on the structure. A worry-free guarantee that stays with you forever.



## Lifetime structural warranty

Ultra-resistant steel structure, designed to withstand hurricanes, earthquakes, and all weather conditions. The durable materials ensure stability without sagging or requiring extraordinary maintenance. A solid and durable villa, designed to last for generations.



## Ten-year posthumous insurance

Every GammaVilla is covered by a ten-year posthumous insurance policy with Generali, one of the most reliable companies in the world. This provides comprehensive 10-year protection against any construction defects, even in the event of a change of ownership. An added layer of security, although you'll probably never need it!



## Always by your side

Even without a warranty, we're here for you. For any needs, concerns, or support, just call us and we'll be there for you.



# Maintenance



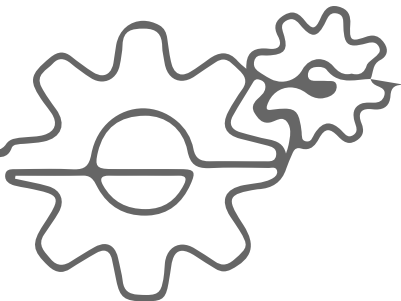
## QUICK AND SIMPLE MAINTENANCE



## QUICK ACCESS TO FACILITIES

Maintaining your villa is extremely simple and stress-free.

Every detail has been designed to facilitate any intervention, avoiding demolition or invasive work.



Instant access to the system diagram and parts list. In the event of a fault, we ship the correct part within 24 hours.





# 05 Live

Living in a GammaVilla means enjoying spaces designed for comfort, functionality, and beauty, where every room integrates perfectly with the lifestyle of its inhabitants.







Try it  
for  
a day

---







Try it f  
or a day

With the "Try it for a day" program, you can spend a whole day in a GammaVilla before purchasing it, testing its comfort, quality, and innovative technologies.



**Experiment with spaces and design and test the build quality**

Move freely inside the villa, touch the quality materials, observe the quality of the finishes and verify the ergonomics of the living spaces.

**Experience the latest technologies**

Control your lights, air conditioning, and home automation systems with a simple touch, just like you would in your future home.

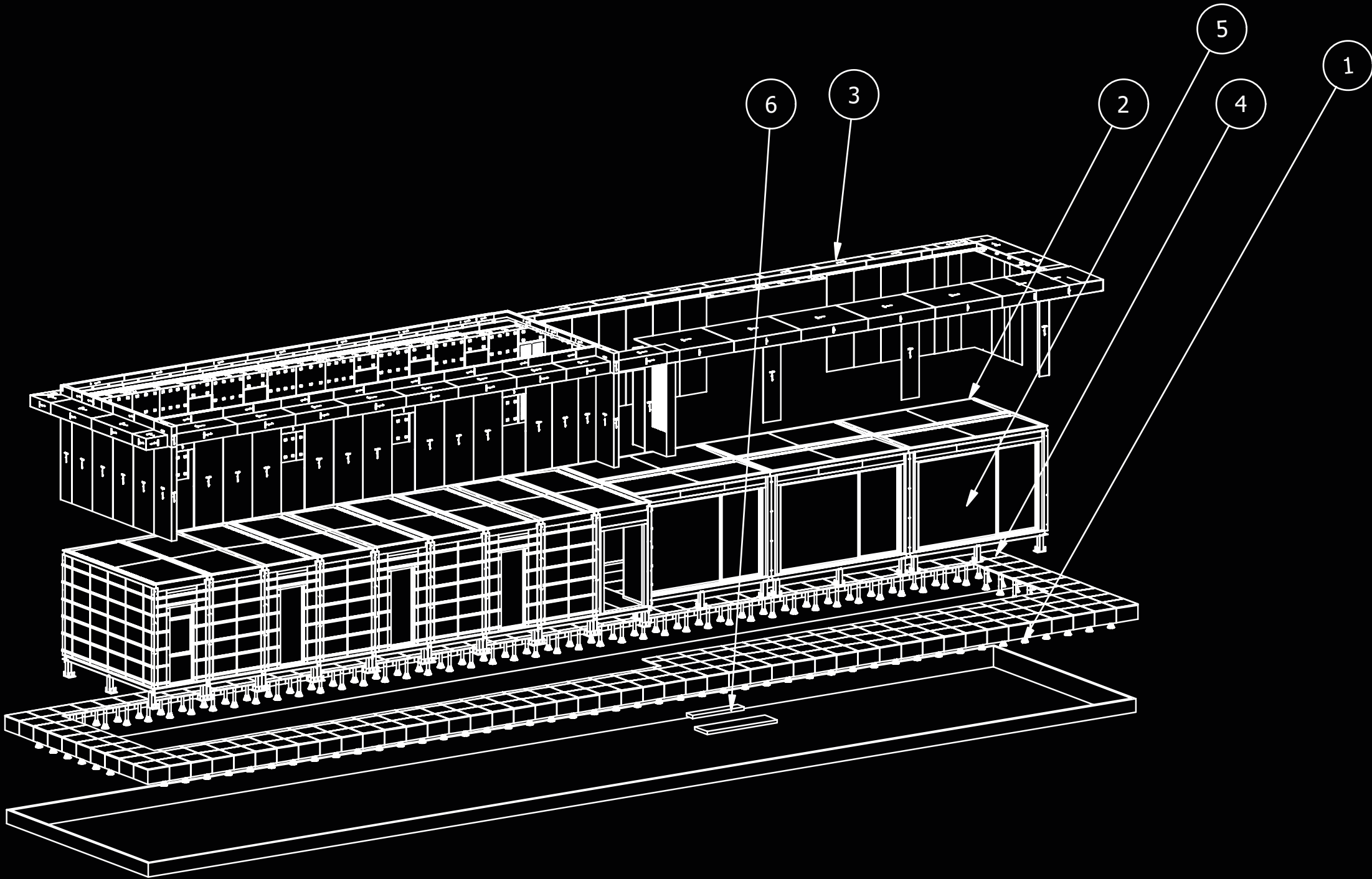


**Discover the exteriors and the landscape**

Relax in the meticulously landscaped garden, admire the quality of the exterior finishes, and be captivated by the timeless architecture of a GammaVilla.



Coded villa



ELEMENT	QTÀ	CODE	DESCRIPTION	MATERIAL
1	1	102345	External raised floor foot	Generic
2	1	204678	Roof duct	Generic
3	1	306901	Monolithic canopy element	Generic
4	1	408234	Pietra Serena Tile 80x80 cm	Natural stone
5	1	510567	Window glass 458x290 cm	Glass
6	1	612890	Entrance step	Natural stone

Each GammaVilla is equipped with a unique and permanent code, with a serial number engraved on the chassis, which defines its identity precisely and recognizably. All materials, systems, and components are recorded in a comprehensive, always-accessible digital archive. This system allows for the rapid identification of any element, targeted maintenance with zero margin of error, and perfect compatibility of spare parts, reducing time, costs, and invasive interventions.

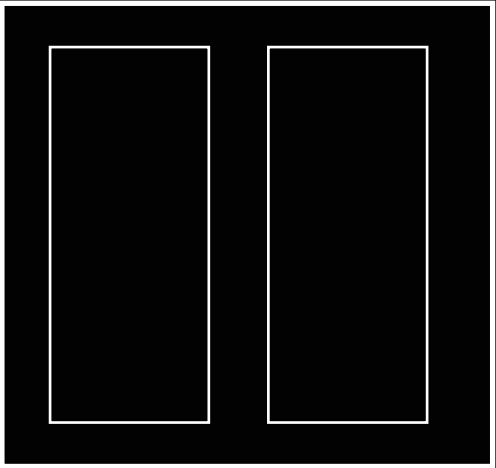
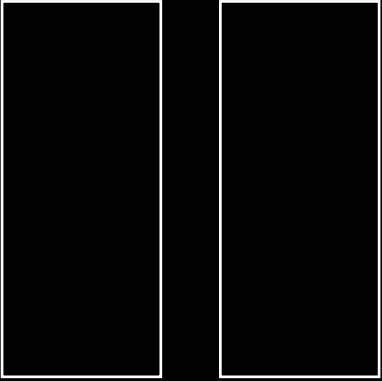
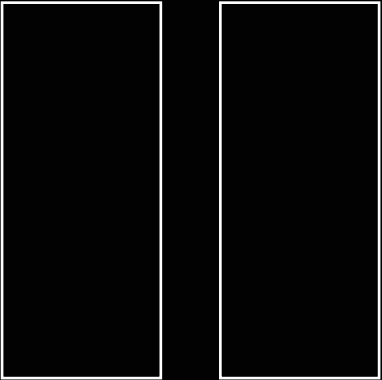
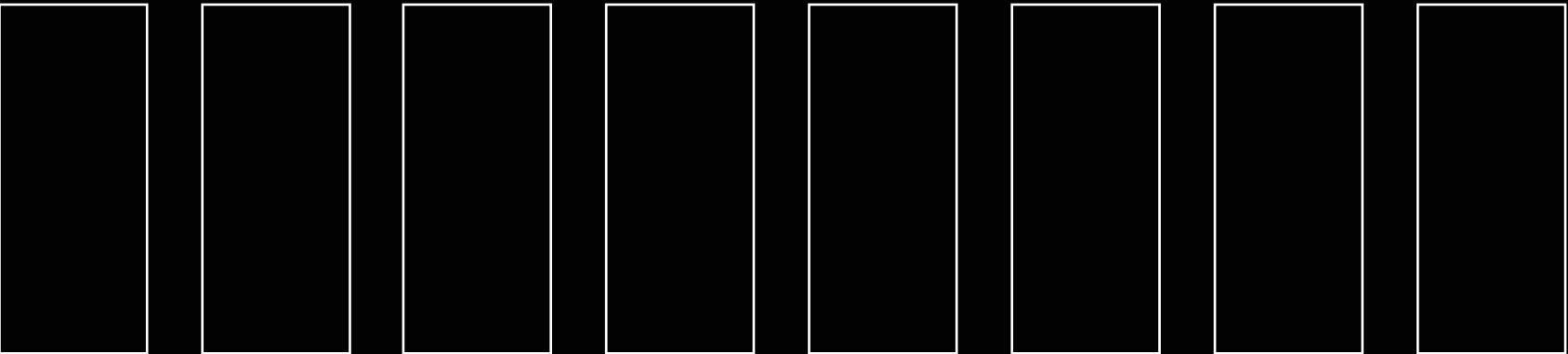




Expandability

WITH GAMMAVILLA YOU CAN EXPAND YOUR HOME QUICKLY AND EASILY

GammaVilla adapts to your needs over time, thanks to customizable add-on modules that allow you to easily expand your home with new rooms, relaxation areas, offices, or guest suites. Expansion is quick and easy, without invasive construction work, while maintaining architectural consistency, high energy performance, and home automation integration. Total flexibility, allowing you to decide when and how to grow your villa, without initial constraints.



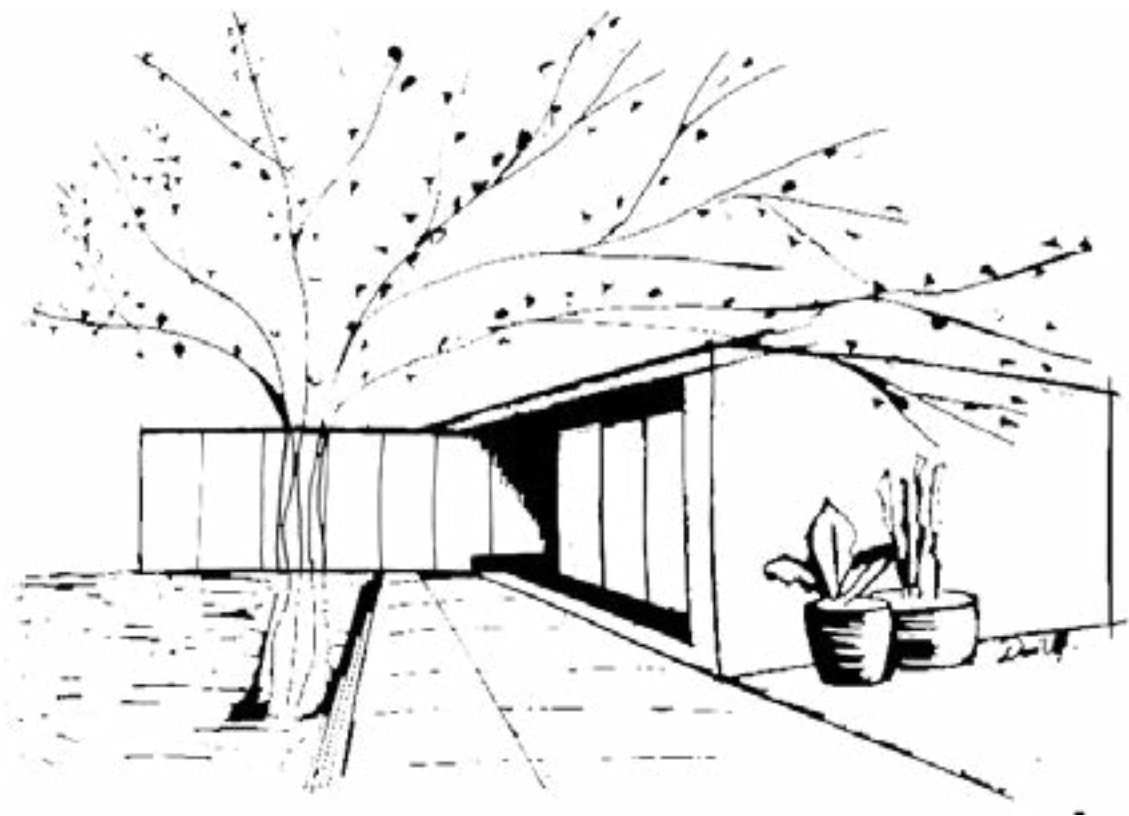
+2  
FORMS





3D miniature

DESIGN AND ASSEMBLE YOUR VILLA



**CHOOSE YOUR SIZE**

Each module measures approximately 12 m<sup>2</sup>. Decide how many modules you need to build your ideal villa, whether single- or double-story.



**ORDER THE CUSTOM KIT**

Request the kit directly from the company and you'll receive the modules ready to assemble at home.



**ASSEMBLE AND CONFIGURE AS YOU WANT**

Assemble the modules however you like: fit the structure together, position the walls, and create spaces according to your style.



**SHARE YOUR PROJECT WITH US**

Once you've found the perfect configuration, send us a photo of your project. Our team will create a professional design proposal based on your idea.



**RECEIVE A 3D MODEL OF YOUR VILLA**

After confirming your order, we'll send you a 3D scale model of your villa, complete with porches, exteriors, and details, so you can preview your future home.



06

## Services

Choosing GammaVilla means relying on comprehensive, precise, and customized services, designed to accompany you through every phase of the project and guarantee a peaceful, efficient, and problem-free experience.



# Designer

DEDICATED

A team of highly qualified designers will work with you to create the perfect villa, taking care of every aspect, from interior spaces to exterior architecture.

Total customization  
Interiors and exteriors tailored for you



Optimized spaces



Exclusive materials



Lighting and furniture studio



External landscape study



# Banking services

Buying a GammaVilla is simple and secure thanks to our banking partnerships, which offer customized financing solutions.



Mortgage and financing advice

We partner with leading banks to offer you the best market conditions, helping you choose the most advantageous mortgage or loan and accompanying you through every step, from the initial assessment to final approval.



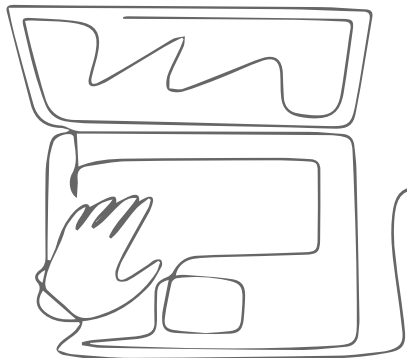
Assistance with paperwork

We assist you in preparing the documentation, we guide you through the entire banking process, simplifying every procedure, and we guarantee complete transparency, with no surprises.



A clear and secure path

We offer a turnkey quote to provide you with immediate cost clarity, along with personalized advice and flexible solutions tailored to your financial needs.





# Building practices

With GammaVilla, we handle all the construction paperwork for you, ensuring a simple and stress-free process, from design to construction.



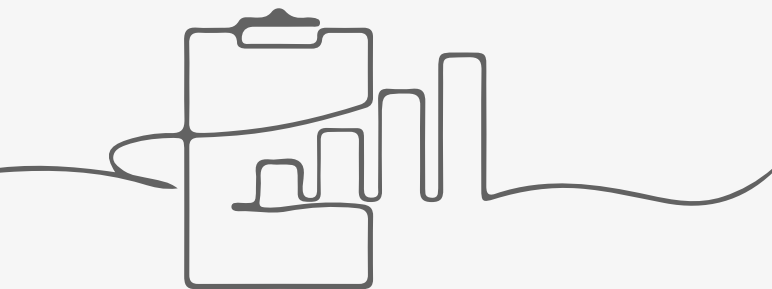
**What's included?**

- Project filing with the Municipality
- Static analysis and filing with the Civil Engineering Department
- Complete management of building permits
- Utility connections (water, gas, electricity, sewerage)



**Maximum transparency and regulatory compliance**

We ensure compliance with all regulations, follow procedures at every stage of the project, and provide you with a comprehensive dossier containing all the documentation for your villa.



# Concierge

With GammaVilla, support continues after delivery with a dedicated concierge service, managing the move, utilities, and all practical needs.



**Personal assistant for every need**

We handle utility bills, organize the move, and offer post-delivery support to ensure a smooth and worry-free transition into your new home.



**Exclusive service for a worry-free experience**

With a single point of contact always available, we free you from all the bureaucracy and guarantee rapid and effective support for any need.



# Architects

GammaVilla is the ideal partner for architects, transforming projects into innovative realities with advanced technology, time optimization, and superior quality.

## Why work with GammaVilla?

A dedicated technical team supports you every step of the way to seamlessly integrate our construction solutions with your architectural project. Forget the complexity of construction sites: no metrics, suppliers, or cost analyses to manage—we take care of everything. Thanks to our engineered and prefabricated system, we build quickly, precisely, and without unexpected problems. We use only cutting-edge materials and technologies to create sustainable, efficient, and high-value projects.



# Real estate

GammaVilla is the ideal partner for architects, transforming projects into innovative realities with advanced technology, time optimization, and superior quality.



## Construction and Installation

We handle only construction and installation, while the client manages the preparatory phases.



## Design and Construction

If you wish, we can also support you with the design process, collaborating with your architects or providing you with an optimized project.



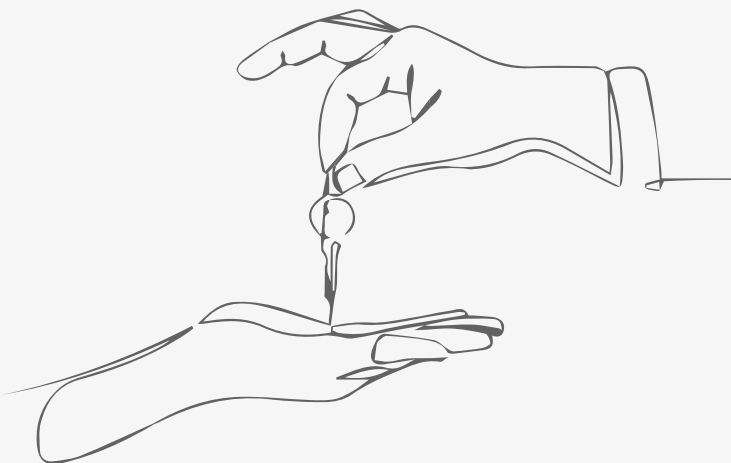
## Technologies, systems, and finishes

If you already have a project, we can integrate only our advanced solutions: home automation, energy efficiency, luxury finishes, and design.



## Furnishings and Interior Details

You can choose to include our custom furnishings, designed to complement the villa, or manage the interiors yourself.





# News

Stay up to date on GammaVilla's news, events, and innovations: trends in architecture, design, and construction technology, as well as updates on projects and collaborations.



## GammaVilla Model Updates

New living solutions, design updates, and integrated technologies.



## Events and presentations

Participation in trade fairs, conferences, and exclusive meetings.



## GammaVilla around the world

International projects and new destinations where we bring our technology.



# Contacts

Contact us to discover GammaVilla solutions and receive personalized advice with technical details and customized options.

Want to discover how a GammaVilla can transform your home?

Are you interested in a personalized consultation to design your smart, sustainable, and technologically advanced villa?



Fill out the contact form to receive support from a dedicated consultant, who will guide you in choosing the ideal solution by explaining details, technologies, and customization options.



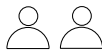


HOW IT WORKS



Fill out the form

Enter your details and indicate the information you would like to receive. The more details you provide, the more targeted our consultation will be.



Speak to one of our experts

A GammaVilla consultant will contact you to understand your needs and provide you with a comprehensive overview of our housing solutions.



Discover our villas

A GammaVilla consultant will contact you to understand your needs and provide a complete overview of our housing solutions.



Plan your future

A GammaVilla consultant will contact you to understand your needs and provide a comprehensive overview of our housing solutions.

WHAT YOU WILL RECEIVE

Tailored Consulting

Enter your details and specify the information you would like to receive. The more details you provide, the more targeted our consultation will be.

Technical and design information

Learn all about design, materials, home automation, security, energy efficiency, and much more.

Complete customization

Learn all about design, materials, home automation, security, energy efficiency, and much more.

Comprehensive support

Learn all about design, materials, home automation, security, energy efficiency, and much more.



07

## Extra services

Our additional services complement the project with tailor-made solutions, for an even more personalized and high-quality living experience.

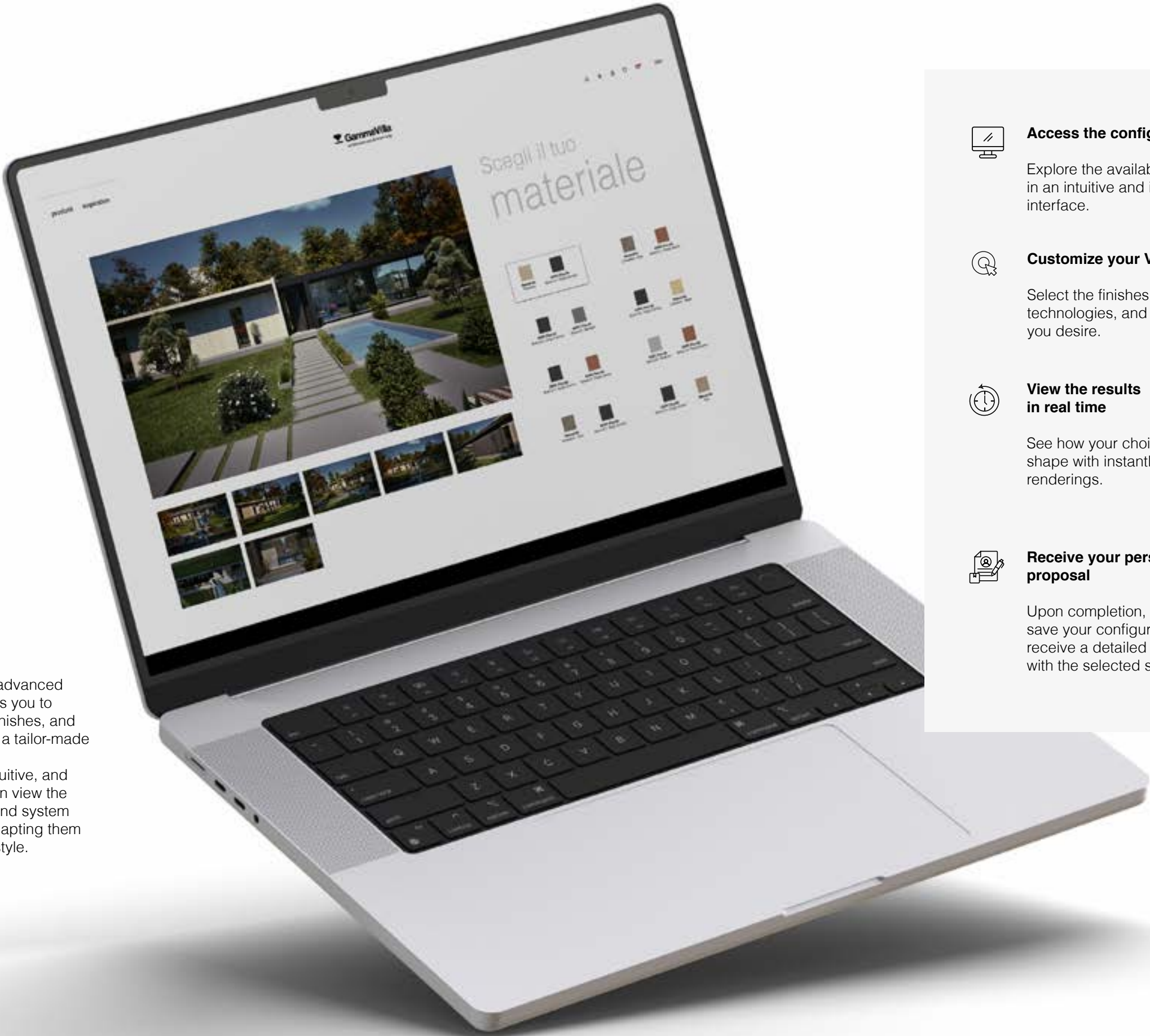




# Configurator

GammaVilla offers an advanced Configurator that allows you to customize materials, finishes, and technologies to create a tailor-made villa.

Thanks to a simple, intuitive, and interactive tool, you can view the best interior, exterior, and system options in real time, adapting them to your needs and lifestyle.



### Access the configurator

Explore the available options in an intuitive and interactive interface.



### Customize your Villa

Select the finishes, technologies, and options you desire.



### View the results in real time

See how your choices take shape with instantly updated renderings.



### Receive your personalized proposal

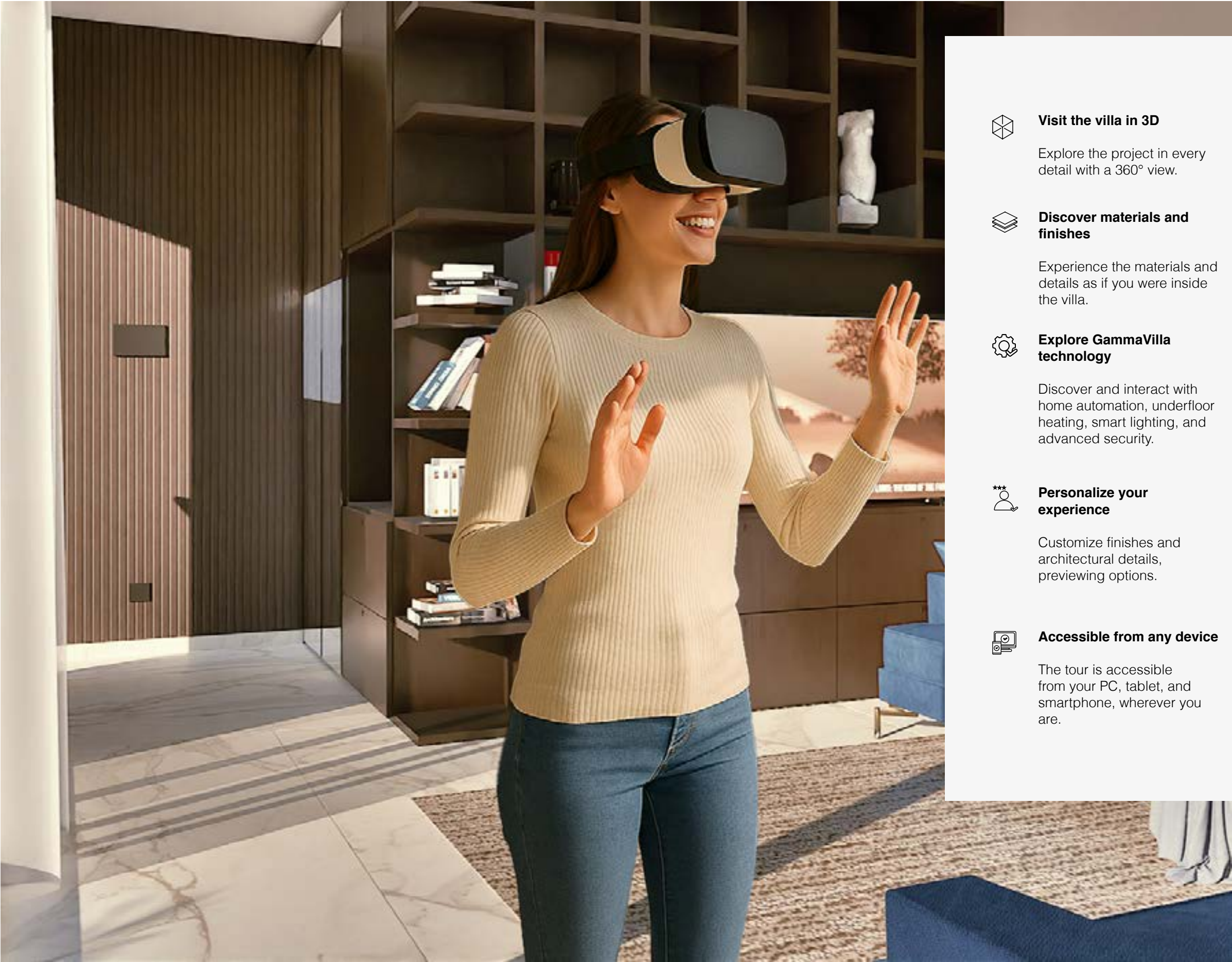
Upon completion, you can save your configuration and receive a detailed project with the selected solutions.





# Virtual tour

Explore GammaVilla with our Immersive Virtual Tour, an interactive experience that lets you discover every detail of the design, materials, and advanced technologies directly from your screen.



**Visit the villa in 3D**

Explore the project in every detail with a 360° view.



**Discover materials and finishes**

Experience the materials and details as if you were inside the villa.



**Explore GammaVilla technology**

Discover and interact with home automation, underfloor heating, smart lighting, and advanced security.



**Personalize your experience**

Customize finishes and architectural details, previewing options.



**Accessible from any device**

The tour is accessible from your PC, tablet, and smartphone, wherever you are.

08

## Intended use

Our solutions are suitable for a variety of uses, not just villas, but also resorts, offices, restaurants, and commercial spaces, with the same care, quality, and customization.



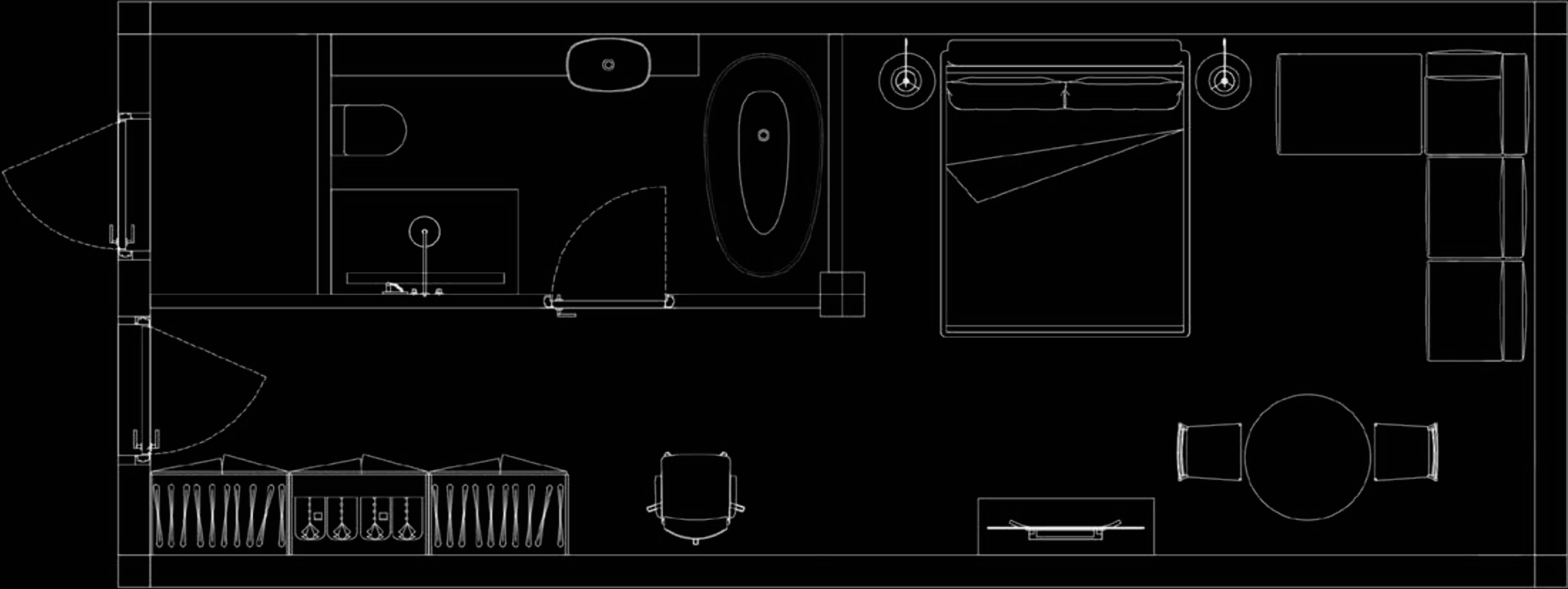




Resort

GammaVilla brings construction innovation to luxury resorts, combining refined design, advanced technology, and a turnkey process to create exclusive properties, even in remote areas.





WHERE CAN WE  
BUILD YOUR RESORT?



Tropical islands and  
exotic beaches



Mountain areas  
and unique natural  
landscapes



Nature reserve or  
eco-resort



Remote destinations  
with difficult access to  
labor



Desert areas or  
extreme climates

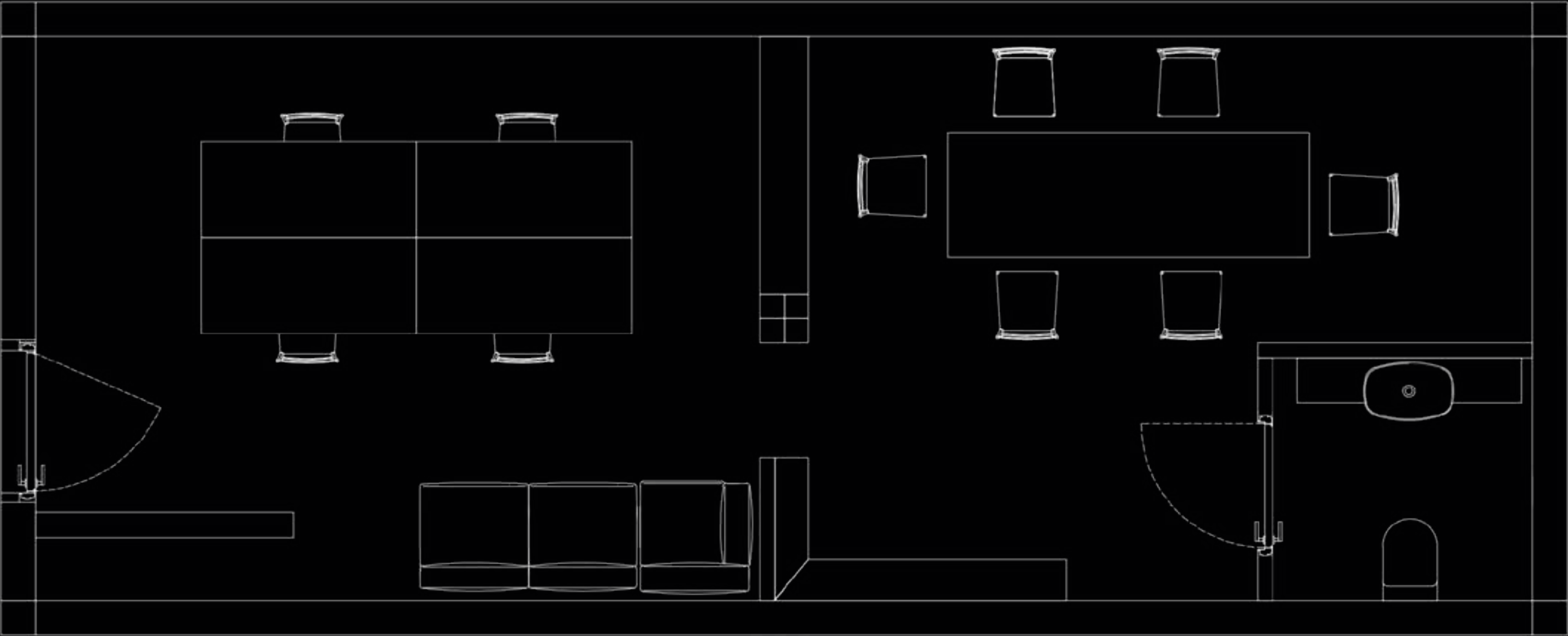




## Offices

GammaVilla designs modern and sustainable offices with an advanced construction system, ensuring efficiency, exclusive design, and superior comfort in terms of acoustics, energy, and customization.





WHAT KIND OF OFFICE RANGE  
CAN WE CREATE?



Corporate and  
management offices




Professional practices  
and clinics



Co-working and  
smart office



Offices for industrial  
companies



Workspaces  
immersed in nature

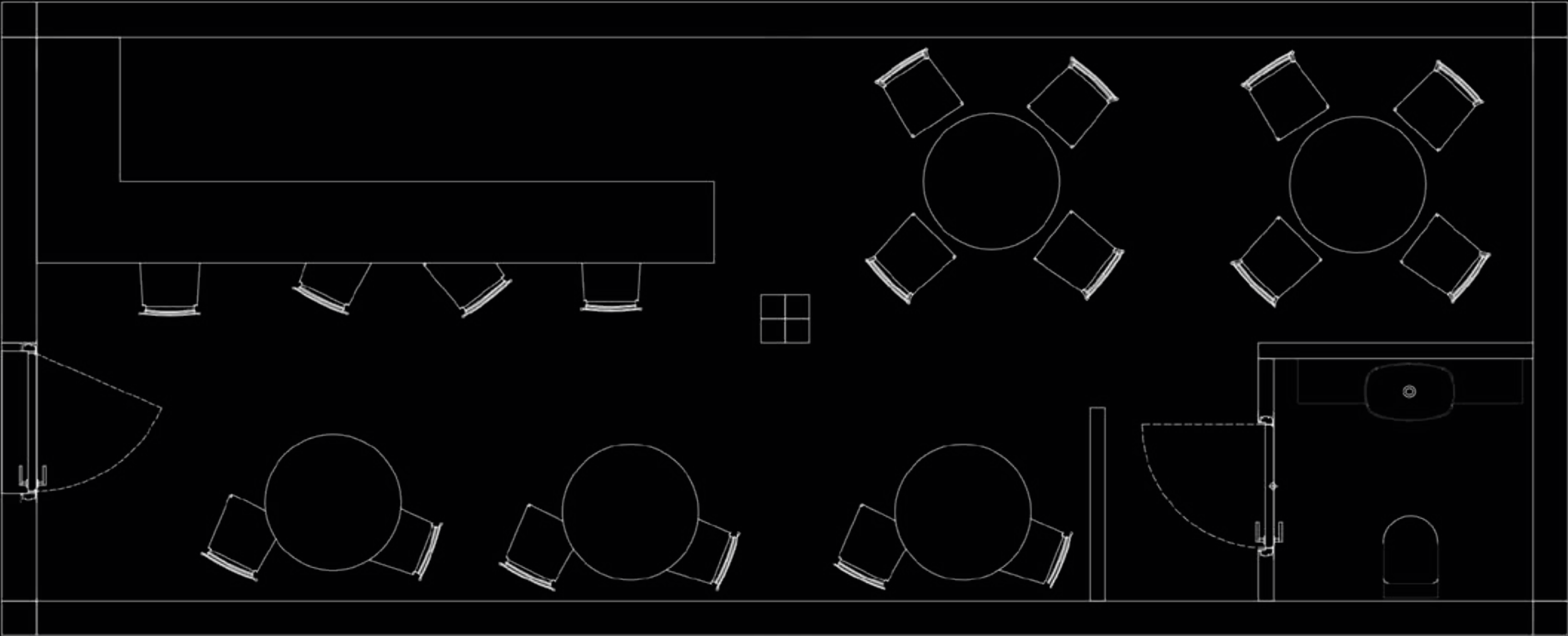




# Restaurants

GammaVilla creates exclusive bars, restaurants, and venues with innovative solutions, ensuring rapid turnaround times, energy efficiency, and modern design for elegant and functional spaces.





WHAT KIND OF RESTAURANT RANGE  
CAN WE CREATE?



Elegant and  
welcoming bars and  
cafes



Pastry shops and  
bakeries with refined  
environments

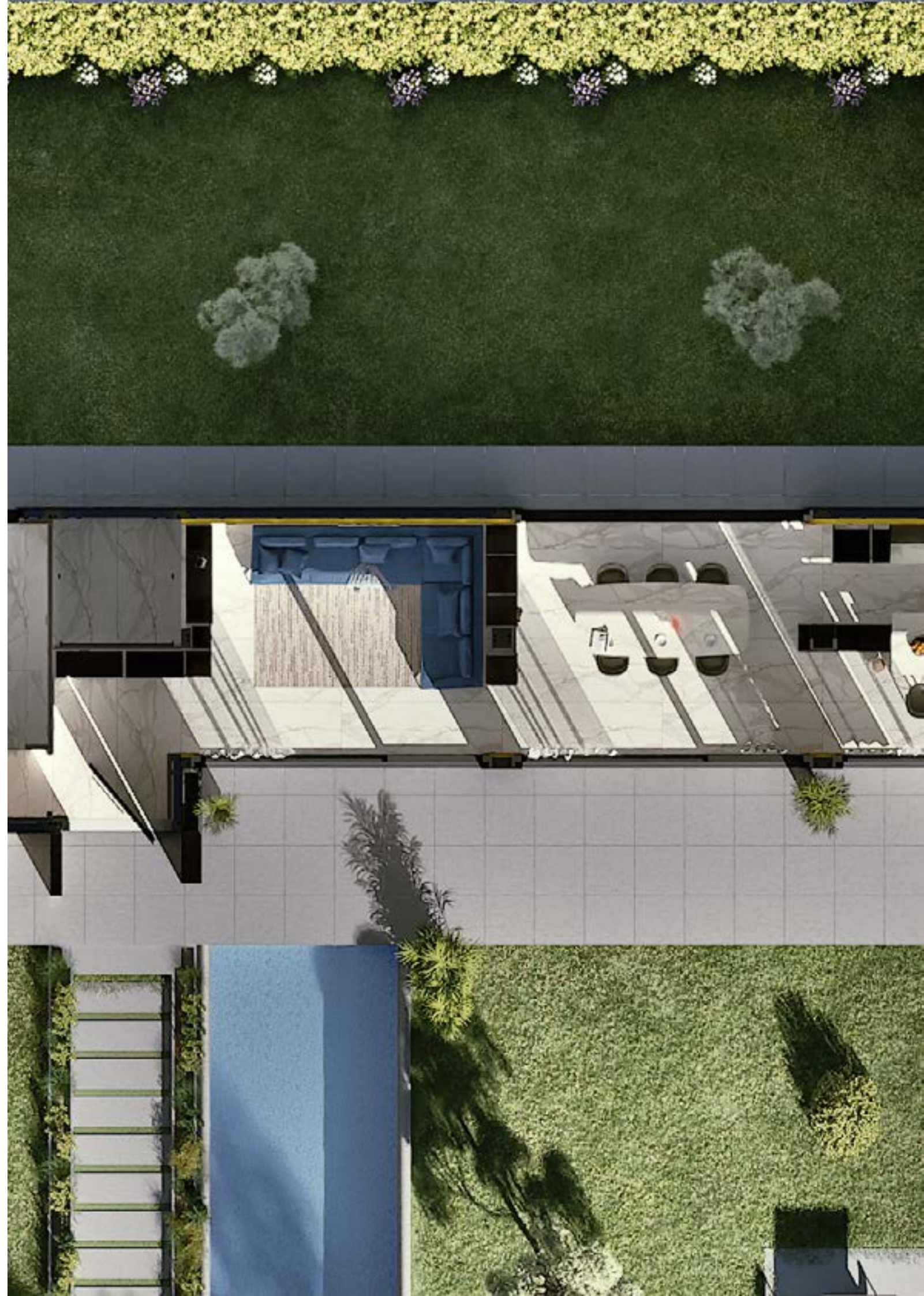


Modern lounge bar  
and cocktail bar



GammaVilla is a leader in luxury architecture, specializing in intelligent and sustainable spaces, from villas to resorts, offices and restaurants, combining design, technology and customization.

## Who we are





## Our group

240.000  
sqft manufacturing plant

2  
production units

100%  
Made in Italy



Certified Leading Company in the  
Production of Integrated Panels for Facade  
Systems







BVLGARI Ocean Mansions  
UAE / Dubai



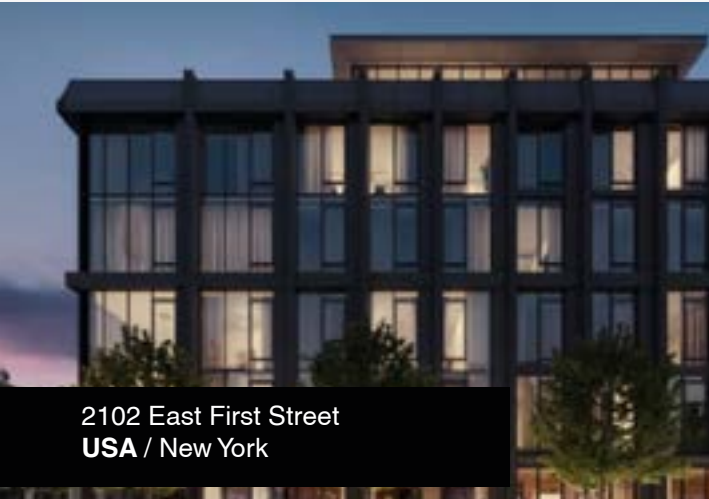
D&G Store, The Dubai Mall  
UAE / Dubai



Opal Residences  
USA / New York



Assicurazione Reale Mutua  
IT / Turin



2102 East First Street  
USA / New York



Indiana Health University  
USA / Indianapolis



The Elisa  
USA / New York



Maltz Performing Arts Center  
USA / Cleveland



Gucci Store  
USA / Palm Desert



Prada Boutique  
PA / Panama City



Indiana State Archives Building  
USA / Indianapolis



SeiMilano  
IT / Milan





Coop, Arona Center  
**IT / Milan**



Loyd, Luxury apartments  
**Nijmegen, Netherlands**



Jawharat Mall  
**KSA / Jeddah**



Essex Crossing 3  
**USA / New York**



The Market Luxury Outlet  
**SMR / Città di San Marino**



Saint Francis Hospital  
**USA / Muskogee - Tulsa**



Matera Railway Station  
**IT / Matera**



140 West 24th Street  
**USA / New York**



Millbrae Office and Life Sciences Campus  
**USA / Millbrae**



Chestnut Tower  
**USA / Philadelphia**



Symbiosis, headquarters Fastweb  
**IT / Milan**



Hudson Site  
**MI / Detroit**



**Production Plant**

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**North America Inc.**

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