

A FULL ACCOUNT • NOTHING HIDDEN

What your home is made of.

Most developers give you a floor plan and a finishing date. We give you a full account of every layer inside your walls, under your floors, and around your windows — because you have the right to know exactly what you are buying.

— EIGHT SYSTEMS, FULLY SPECIFIED

01 The skeleton

02 Windows & glass

03 Insulation

04 The facade

05 Water systems

06 Heating system

07 Electrical

08 Finishes



GEOCONCRETE

— — 01 — STRUCTURE • REINFORCED CONCRETE FRAME

The skeleton

Reinforced monolithic concrete frame

01

— SPECIFICATION

Geoconcrete

GRADE

B30 high-strength

REINFORCEMENT

A500K + A240 steel

MASONRY

Bedegi blocks

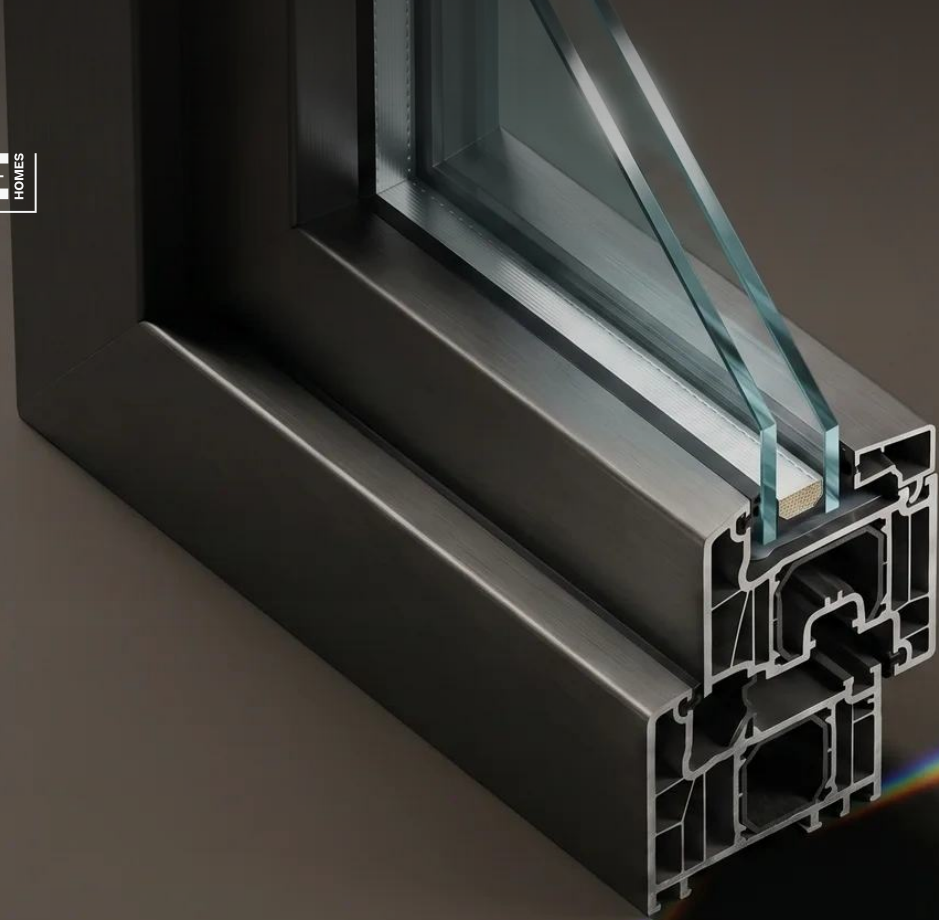
100+ yrs

EUROPEAN SEISMIC STANDARD

— WHY IT MATTERS

B30 is a high-strength grade — **stronger than most mid-range housing uses.** Your home's load-bearing capacity carries a real safety margin over Georgian code minimums.

- No settlement cracks
- No movement over decades
- Seismic-rated stability
- 100+ year lifespan



ALUTECH + LARTAGLASS

— 02 — ENVELOPE • ALUMINUM CURTAIN-WALL WINDOWS

Windows & glass

Aluminum curtain-wall with energy glass

02

SPECIFICATION

Alutech W55

FRAME

Alutech W55 curtain-wall

GLASS

8 + 16 argon + 6 mm

COATING

Sunguard HT70 Low-E

25+ yrs

PASSIVE HOUSE GRADE

WHY IT MATTERS

Windows are the most thermally vulnerable part of a home — **a poor one loses heat four times faster than a wall.** The W55 becomes part of the building envelope itself.

- 70% light transmission
- Reflects heat both ways
- Won't warp or swell
- No replacing for 20+ yrs



ROCKWOOL + ALFILL

— 03 — COMFORT • THERMAL & ACOUSTIC INSULATION

Insulation

03

Layered zone-specific thermal & acoustic system

SPECIFICATION

Rockwool 70

WALLS

Rockwool 70 kg/m³

FLOORS

ALFILL XPS board

PIPES

Armoflex / Coolflex

50+ yrs

PASSIVE HOUSE COMPATIBLE

WHY IT MATTERS

You never see insulation, yet it governs **three daily realities: warmth, silence, and energy bills.** At 70 kg/m³ this is the Scandinavian and Passive-House density.

- Non-combustible
- Doesn't absorb moisture
- Absorbs sound between rooms
- Performs for decades



ZODI QUARRY + ALPINA

— 04 — SKIN • LIMESTONE, LARCH & GLAZING

The facade

04

Natural limestone, larch timber & aluminum glazing

SPECIFICATION

Zodi limestone

STONE

Natural limestone (Zodi)

TIMBER

Larch wood cladding

COATINGS

Alpina + Eskim elastomeric

50+ yrs

NATURAL WEATHER-RESISTANT

WHY IT MATTERS

Limestone is the oldest building material still in use. **It never needs repainting and improves with age** — in 20 years your facade looks more refined, not older, unlike painted render.

- Zero maintenance for decades

- UV and moisture resistant

- Develops a patina with age

- No repainting required



VESBO + OSTENDORF

— 05 — SUPPLY • POTABLE WATER & DRAINAGE

Water systems

Separate potable water & acoustic drainage

05

SPECIFICATION

Vesbo PPR

POTABLE

Vesbo PPR (50+ years)

DRAINAGE

Ostendorf acoustic PP

INSULATION

Armoflex closed-cell

50+ yrs

GLOBAL DRINKING-WATER STANDARD

WHY IT MATTERS

All drinking water runs through Vesbo PPR — **no plasticizers, nothing leached into the water**, and it holds temperature far better than any metal pipe.

- Hot water arrives hotter
- Cold water stays cold
- No corrosion or scale
- Silent drainage



VESBO · PER-UNIT CONTROL

— 06 — CLIMATE · PER-UNIT HYDRONIC HEATING

Heating system

Individual per-unit hydronic radiant heating

06

— SPECIFICATION

Closed-loop hydronic

TYPE

Closed-loop hydronic

PIPING

Vesbo PPR circuits

CONTROL

Per-unit independent

30+ yrs

NORTHERN EUROPEAN STANDARD

— WHY IT MATTERS

Each home has its own heating circuit — **independent, independently controlled and serviceable.** You pay only for what you use, and one fault never affects another home.

- Even radiant warmth
- No dry air or dust
- Bills separate from neighbours
- Full temperature control

— 07 — POWER • COPPER WIRING & GIGABIT NETWORK

Electrical

Copper wiring, life-safety cabling & gigabit network

07

— SPECIFICATION

Legrand + Schneider

PANELS

Legrand + Schneider Electric

WIRING

H05VV-F copper + LSZH

NETWORK

Cat6 FTP gigabit

30+ yrs

EUROPEAN ELECTRICAL STANDARD

— WHY IT MATTERS

Built for a 21st-century home: copper throughout, halogen-free safety cable, and **Cat6 network pre-run to every room**. These are not upgrades — they are the base specification.

- Gigabit wired in every room
- Smart-home ready
- Low-smoke fire-safe cable
- Premium, not budget brands



SIKA + KNAUF + RENNER

— 08 — SURFACE • ADHESIVES, SEALANTS & LACQUERS

Finishes

08

European-grade adhesives, sealants & surface systems

SPECIFICATION

Sika + Renner

ADHESIVES

Sika + Knauf + Ceresit

SEALANTS

AKFIX + Soudal (Belgium)

LACQUER

Renner Aquaris zero-VOC

20+ yrs

EUROPEAN CHEMICAL STANDARD

WHY IT MATTERS

Finishes are what you see and touch daily. We chose European brands with verified performance — **what decides how a surface looks in five years**, not just on handover day. Renner is zero-VOC.

● Zero-VOC, healthy air

● Professional-grade durability

● No cracked tiles

● High-security entry

Every layer, on the record.

We publish a full material specification because we are confident in every choice listed here — and because the people who will live in these homes deserve to know exactly what surrounds them.

Quality guarantee

Every material backed by manufacturer warranty and our build guarantee.

Verification protocol

Post-completion inspection with material documentation provided to the owner.

Mismatch policy

If any material doesn't match these specs, we replace it at no cost.