

VILLA ZAMENHOF - MODENA

A XLAM WOODEN VILLA BUILT IN SIX MONTHS IN THE HEART OF MODENA

The timber villa, which is located in the heart of Modena in a well-established urban setting characterised by simple and classic architectural volumes, features advanced construction, structural, technical and energy efficiency properties. **Energy efficiency and antiseismic safety meet with design excellence** The new complex, built entirely of timber using the Xlam system, is a **high seismic resistance building** with **energy class "A"**, constructed in accordance with neutral architectural lines and composed of two dwellings. **Composition of the duplex timber villa** The first apartment is completely located on the ground floor and features an entrance hall, living room, eat-in kitchen, interior hall, study, night-time area with bathroom, double bedroom and single bedroom. There is also a communal space on the ground floor offering independent access to the homes as an alternative to the shared main entrance. The interior stairs provide access to the first floor and attic floor, making up the second dwelling, which has a living room, eat-in kitchen, night-time area with access to the main bathroom, a second bathroom, a storage zone and two double bedrooms.

PRODUCT SPECIFICATION

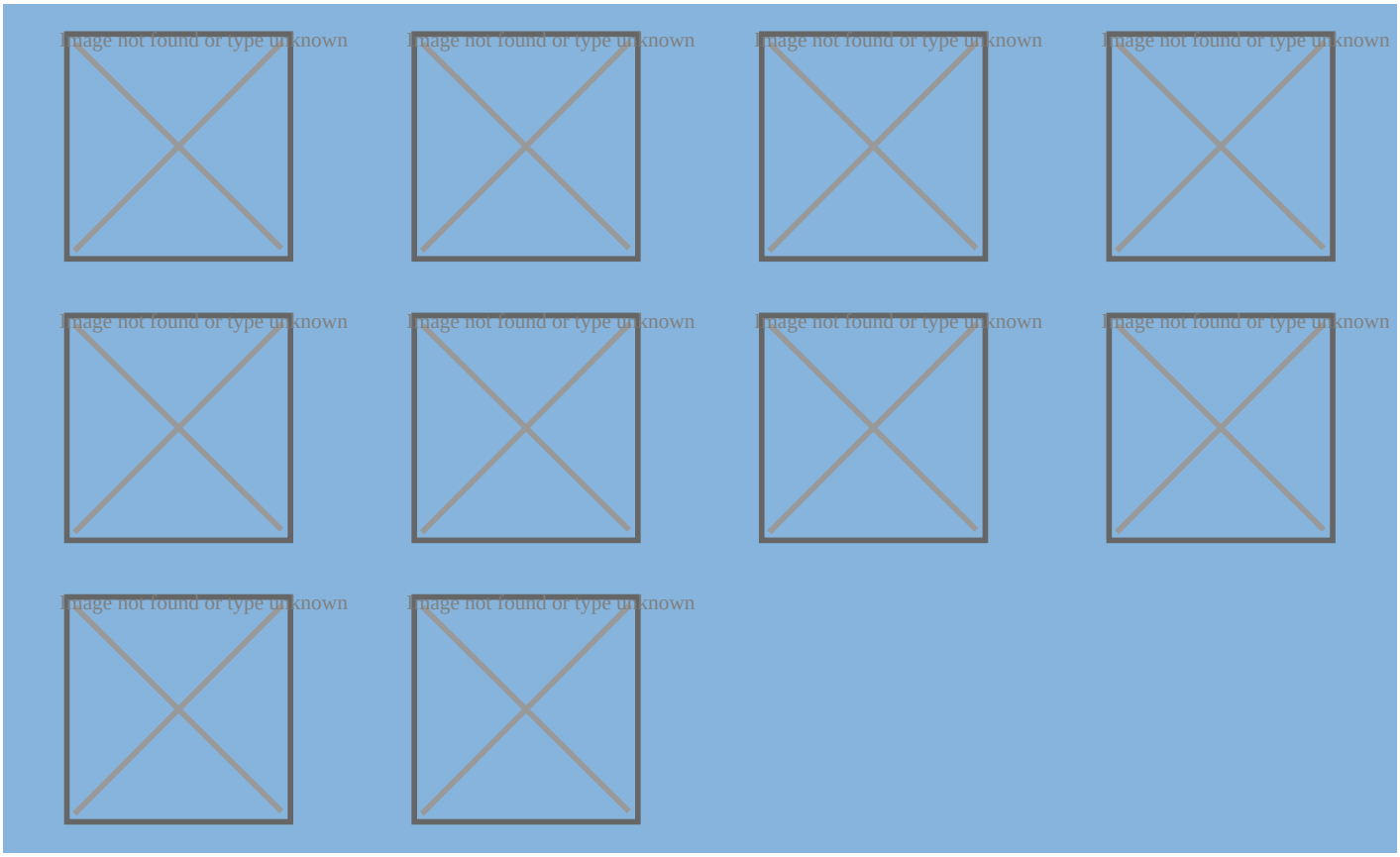
Multi-family Residence

Localization: Modena

Intended use: Detached or Duplex homes

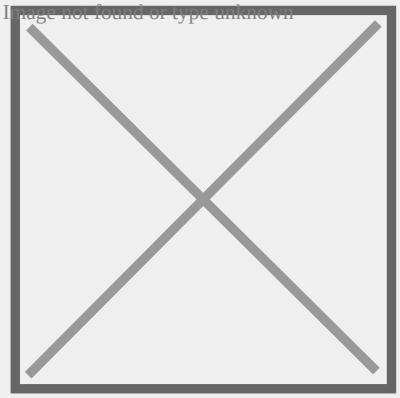
Architetural and structural design: Engineer Andrea Bertacchini

Total area: 330ft



BUILDING SYSTEM

XLAM



Reasons for choosing the Xlam system

The Xlam system is a technical innovation in the construction of timber homes and buildings. The system's exceptional versatility allows the creation of a wide range of architectural constructions, including multi-storey **timber buildings**. The system assures **optimal thermal insulation** and a high level **of fire resistance**, a fast drying process and exceptional **acoustic insulation**.

About the Xlam system

The Xlam panel is composed of crossed layers bonded together, making the construction system extremely **versatile**. Composed of 99.4% timber and 0.6% adhesives, Xlam is considered to be a monolithic material **capable of supporting very high loads and withstanding external stresses and seismic activity**.

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