



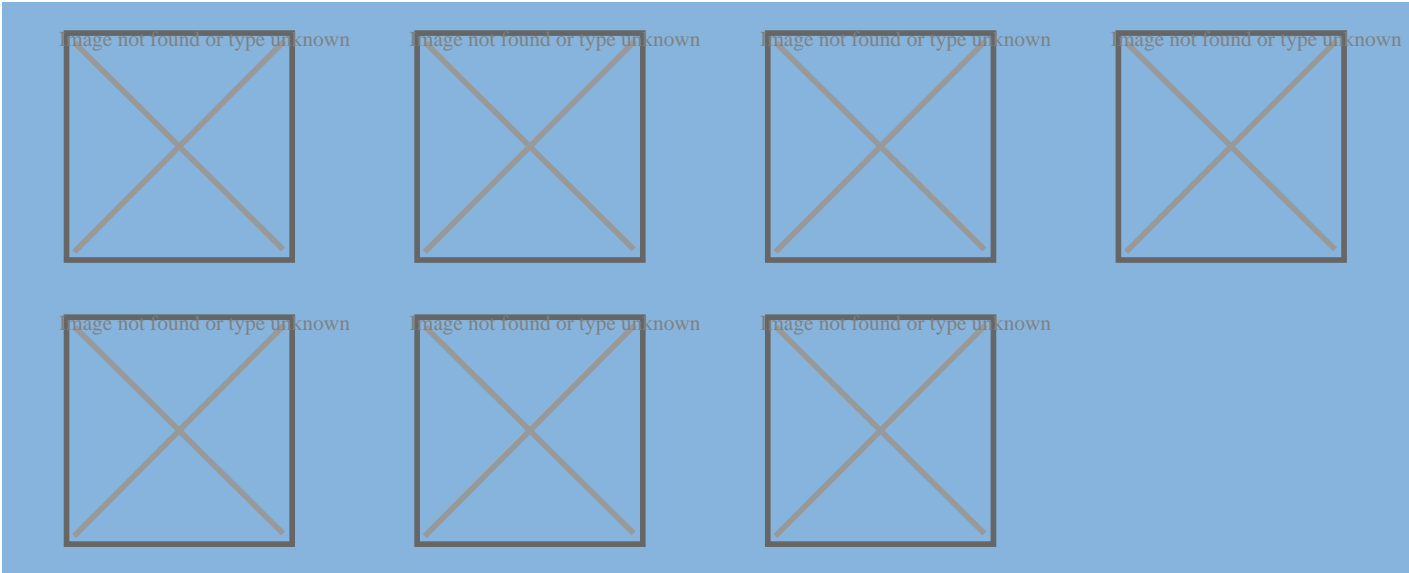
# VILLA ZARÉA - VERONA

## A XLAM WOODEN HOUSE SURROUNDED BY NATURE

The modern design of this spacious detached timber villa reflects the desire to create a **private and discrete timber home** offering ample vistas over the surrounding countryside. The house has spacious **well-lit rooms**, thanks to the **large windows**, **solid dividing walls** and **narrow glazed openings facing the road**. **An advanced structural timber building system** The structural system is composed of walls and floors in load-bearing Xlam multi-layer wood panels. This construction solution allowed efficient integration between the building and the technological systems resulting in a home, with **energy class “A”**, that offers a refined interior environment thanks to its exceptional **thermal and acoustic insulation properties**.

## PRODUCT SPECIFICATION

Single-family Residence
<b>Localization:</b> Verona
<b>Intended use:</b> Detached or Duplex homes
<b>Architetur al and structural design:</b> Architects Ambrosi and Marangoni
<b>Total area:</b> 380ft



# 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**.



#### **Sede / Headquarter:**

Sistem Costruzioni s.r.l.  
Via Montegrappa 18 - 20  
41014 Solignano di Castelvetro (MO), Italy  
Tel. +39 059 797477 - 797591  
Fax. +39 059 797646

[info@sistem.it](mailto:info@sistem.it)  
[www.sistem.it](http://www.sistem.it)

#### **Sucursal Cuba**

Centro de Negocios Miramar  
Calle 3a e/e 76 y 78, Edificio Beijing,  
Piso 1, Oficina 133  
Ciudad de la Habana, Cuba  
Tel. 0053 7 2040823

[sistemcuba@enet.cu](mailto:sistemcuba@enet.cu)  
[www.sistem.it](http://www.sistem.it)