

VIVO



# why VIVO

“VIVO living in CLASS A+”

A lifestyle combining substance to exterior prestige.

Not just low consumption but a residence that aims in all its characteristics, to offer well-being with low resources exploitation, inspired by the Northern European energy efficient and high livability architecture.

1\_the house is self managed: no adjustment of the heating to control costs or opening and closing windows to eliminate odors or refresh the spaces; your home will do that autonomously.

2\_livability of the living area: in place of the classic external wall > floor to ceiling sliding

balcony doors spacious verandas and terraces at the upper floors.

3\_spacious common courtyards > safe and secluded play and relax areas

4\_natural fencing between residential units > exclusive privacy

5\_prestigious environment, modern, far from the hustle and bustle yet close to all amenities

6\_quality construction technology, eco-friendly materials, high energy efficiency > respect of the environment, maximum comfort and reduced operating costs

7\_common areas to the highest specifications, no access to vehicles, living a pleasant sensation.



thorough architectural design  
skillful distribution of green areas  
partial use of the existing park  
spacious parking lots  
underground parking



# VIVO where

## in Ponzano Veneto

VIVO is set in a calm environment, far from the hustle and bustle yet close to main amenities such as the newly built schools next to the development, the church, bus stop, shops, pharmacy, post office, bank, etc. all within walking distance.

To complete the picture, sporting facilities, access to main roads, toll ways and the extreme closeness to the centre of Treviso.

PADERNO



TREVISO

VILLORBA



Set in a calm environment close to all amenities and city centre.



# VIVO the Architecture

**“In a few days...  
tomorrow will be history!”**

In Summer 2011, Crema Costruzioni during the completion of the residential development Althea, entrusts us with the project named “VIVO”. Their main request was: “think ahead, I do not want to risk being trapped in the past!!!”

The VIVO project took almost three years, its realization will require four more years, therefore around 2020, time limit within which it will be mandatory to respect the prescriptions regarding the “nearly zero energy”, the Residential Energy Efficiency certificate imposed by the European Union.

However for us architects, thinking ahead is not just respecting the energy legislations regarding consumption of the residential units but it is a more complex process...



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The VIVO construction system combines the solidity of an anti seismic building with the installation of stylish architectural details.



that considers various aspects such as “lifestyle”, an ever changing attitude based on social and economic dynamics, the “exterior/interior architecture” as the final image based on design and fashion trends and the “building technology” that evolves every day. This is our hard task: foresee, anticipate and plan a residential development that will be built in a few years.....avoiding that the end product is something that belongs to “history”.

“VIVO” is the summary of the above and not just people with no expectations. It is a place where the resident plays the leading role in a development that encloses comfort and well-being both in the privacy of the home and the common areas as well as design and innovation. A residential development where “content” has become “form” overlooking any emotional aspect tied to architecture in vogue. For those who know Claudio Crema, this reflects his personality.

*Arch. Marco Bonariol  
Arch. Renato Bredariol*





# VIVO sensations

## VIVO living your sensations

It may seem out of context to speak of SENSATIONS.

But it is not.

VIVO came to life with the precise input given to the architects, of designing residential units that first and foremost gave an overall sensation of well-being. All was achieved starting from an ideal construction site and enclosing in the construction project all those peculiarities that a fine and demanding client researches in his home. VIVO on vacation 365 days of the year.



Our well-being is also obtained from The livability of the private outdoor green that provide privacy, air and pleasant views.



The outdoor green is overwhelmingly present, surrounding the development, with partial access to the pre-existent park.

The courtyard and outdoor where vehicles have no access have been thought of as spacious open living areas of socialization.

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# vivo detached home sensation



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The innovative construction technique reduces noise transmission between units thus giving life to the "detached home sensation".

The construction philosophy consists of considering each residential unit is considered an independent cell, surrounded by heavy supporting walls, within which a "second skin" is created to obtain the best thermal and sound insulation.

The natural incoming light from the sliding balcony doors in the living area and sleeping area as well as the common stairway. The interiors extend to the outdoor thanks to spacious terraces.





*The technical specifications may include bespoke variations that are obtainable separately. The company Crema Renzo snc. reserves the right to modify both the aesthetics and technical characteristics from what is portrayed and represented .*

CLASS A ENERGY EFFICIENCY

The entire building (10 units) is capable of functioning with the same thermal power required in a detached home in a “D” energy efficiency class.

A

# VIVO Construction Technique

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### Structure

The bearing structure positioned according to anti seismic criteria consists of bearing walls in brick modules and diaphragms and columns in reinforced concrete.

Slabs are built in steel reinforced concrete that improve the already high level of sound proofing.

Both the thermal and sound insulation are obtained by installing a double layer 27cm thick; a thick external coat and an internal wall lining.

### Insulation

Building energy efficient residential units for us is not just a matter of increasing the width of the soundproofing panels but it is the process we use to install the panels, consisting in precision and tested technique.

The design and realization of the heat channels is crucial as well as the design and realization of the air tightness of the building envelope.

Such costly aspects are often ignored in current construction works where highly efficient insulation panels are badly installed.

### Efficiency

Less energy waste along with less pollution emission. How?

Cooling with irradiative systems at low temperatures (therefore low energy consumption) through specific high efficiency heat pumps.

Production of hot sanitary water obtained mainly at no cost thanks to the energy discarded by the cooling system.

A autonomous residential photovoltaic plant: uses and accumulates most of the energy through a boiler to use it directly, obtaining maximum efficiency.



# VIVO Construction Technique

## VIVO the detached home sensation

Obtaining the sound insulation values between residential units, foreseen by the current legislation (Dpcm 5/12/1997) is not OUR objective but our starting point.

A new internal wall construction technique is created, called the “box in box” technique, whereby every residential unit is considered an independent cell, surrounded on each of its six sides (floor, four walls and ceiling) by supporting walls within which high quality dry materials are inserted in a suspended manner (not attached, but ideally suspended within the main envelope from a suspended flooring) in order to create a “second skin”.

The end result is the flooring of each space sitting on an insulating mattress, fixed with anti-vibration joints to the supporting structure of the four walls and the suspended ceiling.

This innovative technique allows for a very high sound proofing both among units on the same floor as well as units on lower and upper floors. This condition is usually unobtainable with normal techniques. We can therefore coin the phrase of a residential unit with a “Detached home effect”.

This means that your next door neighbor can listen to music at very high volume without disturbing you.

Visit us at VIVO and test it.

The performance obtained grant a sound proofing higher than the expected standards for the future legislation for a “Class A” certificate which will bind the company to present the sound proof efficiency certificate along with the energy saving certificate.

This is an added value to VIVO residential units in the future real-estate market. Moreover the use of coated high density sound proofing panels in this specific dry construction technique results in residential units that offer from the start a very high level of comfort.

### “VIVO the house that breathes”:

With the use of COMFORT VENTILATION VMC (mechanical controlled ventilation system) each unit can be equipped with a system that autonomously and efficiently manages the air exchange in each space (without the need to open windows): your house breathes!

The Class A+ certificate will be available for equipped units.



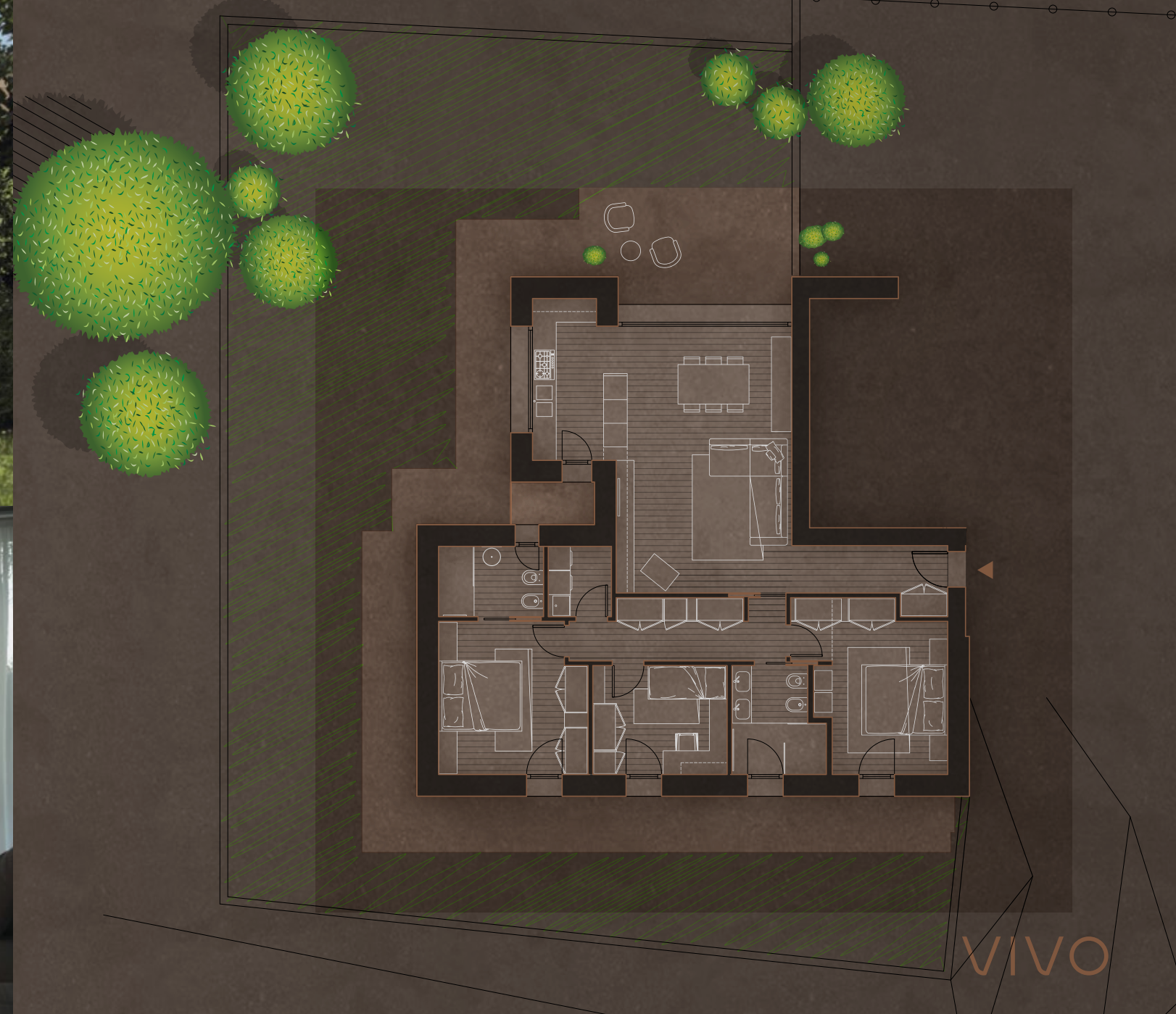


# Unit Type

## Ground floor residential unit with private green and:

spacious veranda next to 440cm sliding balcony doors of the living area  
living area with kitchen area (can be partitioned)  
3 bedrooms  
2 bathrooms  
laundry room  
corridor with ample space for cabinets  
spacious garage and stock / laundry room in the basement  
outdoor parking space  
private green 210 sqm approx.

Apartment area :  
102 sqm floor area (135 total sqm).  
Also Available on the first floor with balconies/terraces.





# Unit Type

## First floor residential unit with balcony/terrace and:

spacious balcony/terrace next to 440 cm sliding balcony doors of the living area  
living room with kitchen area (can be partitioned)  
3 bedrooms  
2 bathrooms  
laundry room  
corridor with ample space for cabinets  
spacious garage and stock / laundry room in the basement  
outdoor parking space

Apartment area:

112 sqm floor area (141 total sqm).

Also available on ground floor with private green of approx. 150 sqm.



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# Unit Type

## Second floor Penthouse with spacious covered balcony with:

living room with kitchen area (can be partitioned)  
3 bedrooms + 1 studio (fourth bedroom)  
3 bathrooms  
laundry room  
corridor with ample space for cabinets  
big screen balcony doors and covered balconies/terraces  
spacious garage and stock / laundry room in the basement  
outdoor parking space  
rooftop gazebo on request

Apartment area:  
171 sqm floor area (218 total sqm).



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# Unit Type

## Second floor Penthouse with spacious covered balcony with:

living room with kitchen area (can be partitioned)  
3 bedrooms + 1 studio (fourth bedroom)  
3 bathrooms  
laundry room  
corridor with ample space for cabinets  
big screen balcony doors and covered balconies/terraces  
spacious garage and stock / laundry room in the basement  
outdoor parking space  
rooftop gazebo on request

Apartment area:  
168 sqm floor area (215 total sqm).



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# Unit Type

## Ground floor residential unit with private green and:

spacious veranda next to 400cm sliding balcony doors of the living area  
living room with kitchen area (can be partitioned)  
2 bedrooms  
2 bathrooms and laundry room  
corridor with ample space for cabinets  
spacious garage and stock / laundry room in the basement  
outdoor parking space  
private green 190 sqm approx.  
Apartment area:  
86 sqm floor area (110 total sqm).  
Also available on first floor with terraces.

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# Unit Type

## first floor residential unit with balcony and:

spacious with balcony/terrace next to 420 cm sliding balcony doors of the living area  
living room with kitchen area  
2 bedrooms  
2 bathrooms  
laundry room  
corridor with ample space for cabinets  
spacious garage and stock / laundry room in the basement  
outdoor parking space  
Apartment area:  
78 sqm floor area (100 total sqm).  
Also available on ground floor with private green of approx. 190sqm.







grafica: www.akstudio.it

50 years experience along  
with continuous care and precision,  
essential in the design and construction,  
ensure privacy and calm in VIVO.

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# CremaCostruzioni

## The construction company

Crema Costruzioni snc was active in construction work since March 5th 1965. Its founder Crema Renzo, after years working in the construction industry decided to set up his own company with the help of his father Pietro. Initially the activity consisted in constructions that were commissioned by third parties.

Since 1968, with the purchase of the first crane, the company started working independently, particularly in Ponzano Veneto, with an upward trend in both residential developments and turnover.

In 1979, Crema Costruzione snc is set up and in 1984 Renzo's son, Claudio became part of the company giving a new outlook to the business by focusing more on new generation eco friendly materials and technologies aimed at low energy consumption, sound proofing and thus towards the well-being of the residents.

The passion for construction, the family environment and the focus on functional aesthetics of each space as well as the constant research of bettering the constructions and placing the client at the forefront

made Crema Costruzioni snc the number one construction company in the province of Treviso. The name "CREMA COSTRUZIONI" today corresponds to quality, reliability, professionalism and efficiency.

We are aware that a residential property is the most precious good and we would like to grant you the best: a modern space, safe, comfortable, guaranteeing you an increase in value with time and built for your 'pleasure to live'.





CONSTRUCTION COMPANY

Crema Costruzioni S.N.C.  
di Crema Renzo & Geom. Claudio & C.

DESIGNERS/ARCHITECTS

**B + B   A S S O C I A T I**  
studio di architettura

RENATO BREDARIOL architetto   MARCO BONARIOL architetto

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