



ROI Residence

INTRODUCTION

We create ROI Residence within the NOVEL Smart Premium concept — a philosophy that unites intelligent design, refined aesthetics, and lasting quality.

Each element of the project is thoughtfully engineered to deliver enhanced comfort, energy efficiency, and timeless architectural character, reflecting the standards of modern Mediterranean living.

ABOUT OUR CREATION

Beyond architecture, ROI Residence embodies a crafted balance of form, comfort, and intention.

Every line, texture, and material choice reflects the NOVEL Smart Premium vision — to create living spaces that feel both sophisticated and genuinely human.

CONSTRUCTION TECHNOLOGY

- **Structural system:** Reinforced concrete frame providing high seismic stability and durability.
- **External walls:** Hollow brick masonry (250 mm) finished with plaster layers.
- **Thermal & acoustic insulation:** Facades insulated with expanded polystyrene (EPS) for improved energy efficiency and soundproofing.
- **Partition walls between apartments:** 100 mm brickwork with plaster finish on both sides, ensuring enhanced acoustic separation and fire resistance.
- **Internal partitions:** Knauf W112 gypsum board system on metal framework, with mineral wool sound insulation inside.

At the client's request during the early stage of construction, internal partitions may alternatively be executed as 100 mm brick walls with double plaster finish, tailored to the specific apartment layout.

- **Roof & terraces:** Reinforced concrete slab with thermal and waterproof insulation layers.

ENTRANCE LOBBY

- A thoughtfully designed entrance space that combines architectural precision with refined materials.
- Large-format porcelain tiles and warm wooden accents create an atmosphere of understated elegance and lasting quality — a welcoming introduction to the NOVEL living experience.

ENTRANCE DOORS

- Reliable and energy-efficient metal doors featuring enhanced sound insulation and anti-burglary protection.
- Decorative wooden or composite panels complement the architectural design, adding warmth and refined aesthetics to the entrance experience.

GLAZING

- Energy-efficient aluminum systems Muskita / Alumil with thermal break, ensuring superior thermal and acoustic insulation.

- High-quality double glazing units with low-emissivity and solar-control coatings are used to achieve optimal comfort and performance.
- All solutions are selected with regard to the Mediterranean climate — combining durability, elegance, and energy efficiency.

ENGINEERING SYSTEMS & COMFORT

- **Underfloor heating:** energy-efficient water-based floor heating system providing uniform temperature distribution and enhanced living comfort throughout the apartments.
- **Ventilation:** supply and exhaust mechanical ventilation system with integrated air preheating, ensuring a constant flow of fresh air and a healthy indoor microclimate.
- **Water treatment:** multi-stage filtration and purification system delivering high-quality water for daily use and extending the service life of plumbing equipment.
- **Air conditioning:** split air conditioning systems of GREE level, providing individual climate control for each apartment and maintaining comfortable conditions year-round.
- **Electric vehicle charging:** dedicated EV charging infrastructure within the parking area — offering residents convenience and supporting sustainable mobility.
- **Entrance gate automation:** secure entry with automatic gates, combining ease of access with enhanced safety and privacy for residents.
- **Solar energy readiness:** rooftop prepared for the installation of individual solar panels, enabling residents to reduce energy costs while contributing to a more sustainable environment (optional).

APARTMENT INTERIOR FINISHES

- **Flooring (living areas, bathrooms, kitchens, verandas):** large-format porcelain tiles.
- **Flooring (bedrooms):** high-quality wood finish.
- **Wall finishes:** decorative paint and wooden panels.
- **Interior doors:** high-quality composite doors with concealed hinges and soft-closing system.
- **Electrical fittings:** premium-quality electrical fittings of Legrand or ABB level, ensuring reliability, safety, and a refined visual appearance consistent with the project's standards.
- **Acoustic insulation of engineering systems:** soundproofing of vertical service ducts and the use of noise-absorbing couplings to minimize transmission of operational noise between apartments and technical shafts.
- **Sanitary ware and kitchen fittings:** bathrooms and kitchens are equipped with modern European fixtures and accessories from renowned brands such as Grohe, Ideal Standard, Roca, or other comparable manufacturers — ensuring quality, reliability, and elegant contemporary design.
- **Balcony railings:** verandas and balconies are fitted with tempered glass railings and minimalistic aluminum framing, providing safety while maintaining unobstructed views and architectural transparency.

MODERN KITCHEN

- The cabinet frames are made of durable material that is resistant to moisture and wear.

- The doors and drawer fronts are crafted from high-quality MDF fronts with glossy or semi-matte finish. This gives the kitchen a sleek, modern look that fits seamlessly into any interior.
- All elements are equipped with a soft-close system, ensuring smooth and silent closing of doors and drawers. This not only enhances comfort but also extends the furniture's lifespan.
- Each kitchen comes with a built-in stainless steel sink, perfectly complementing the worktop while ensuring durability and hygiene.

BUILT-IN WARDROBES

- Custom-designed built-in wardrobes integrated into the architectural layout of each apartment.
- Constructed with high-quality moisture-resistant panels and premium fittings ensuring long-term durability and smooth operation.
- Equipped with soft-closing systems and ventilated framed doors, which enhance air circulation inside the wardrobe and prevent the accumulation of moisture or odors — maintaining freshness and comfort in everyday use.

APPLIANCES & FURNISHING

- Upon request and for an additional cost, each apartment can be fully equipped with home appliances of Bosch level and furnished according to the client's individual preferences and lifestyle requirements.
- This optional package ensures seamless integration of high-quality equipment and bespoke interior solutions — aligned with the overall NOVEL Smart Premium concept of comfort and personalization.

SECURITY & SERVICES

- The residence is equipped with a comprehensive access control system and CCTV monitoring in common areas to ensure safety and peace of mind for all residents.
- The building is connected to the NOVEL Home Care monitoring platform, providing remote supervision and prompt response to technical alerts.
- Daily maintenance and facility management are carried out by NOVEL Servis, ensuring continuous operation, cleanliness, and the highest level of residential service quality.

ROI Residence — created within the NOVEL Smart Premium philosophy, where architecture, technology, and service converge to define a new level of Mediterranean living.