THE HOUSE THAT BREATHES LIKE YOU

DOMUS SAPIENTES® is a registered trademark that
It consists of a project developed by a group of professionals in the construction sector, who, with the knowledge and experience gained, have created a unique and exclusive construction model.

DOMUS SAPIENTES



OUR IDEA

The villas, with a modern and contemporary style, are designed as a “third skin” for those who live in them. Just as the first skin, the body, protects us, the second skin, the clothes, envelops us, the third skin, the home, is our safe haven. It is designed to defend us from atmospheric agents, guaranteeing protection, breathability, energy efficiency and healthiness. These homes aim to offer complete well-being and superior indoor air quality, ensuring maximum living comfort.

DOMUS SAPIENTES®: intelligent homes that combine ancient construction knowledge – such as surface geothermal energy, renewable thermal energy, the use of organic materials and efficient management of water and solar resources – with the most modern technology. The villas are indeed furnished with photovoltaic panels, controlled mechanical ventilation systems, anti-seismic structures and advanced technologies for energy saving, for a truly cutting-edge home.

Choosing one of our houses means leaving a positive footprint on the planet by living in a sustainable household build with the highest standard of environmental respect and living well-being

Savings and Comfort for the Future

Building with very high energy performance and very low environmental impact

NZEB Buildings

Nearly Zero Energy Building

Buying a home is not just about evaluating the initial price, but also considering the operating costs over time. Thanks to our innovative construction solutions, your new home guarantees superior energy efficiency, drastically reducing daily management costs.

Overall energy performance of the building
The section reports the non-renewable global performance index as a function of the building and the energy services present as well as the energy performance of the building, net of the yields of the existing systems.



OPERATING COST
from thermal calculations

Kw 14.6 m2 per year =
€ 48
per month

- Heating and air conditioning
- Domestic hot water
- Controlled mechanical ventilation

DOMUS SAPIENTES

it's an exclusive

TOMBARI COSTRUZIONI

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DOMUS SAPIENTES
LA CASA CHE RESPIRA COME TE



DOMUS SAPIENTES

Three independent real estate units located in a prestigious eco-sustainable complex called “Bosco Orizzontale”, characterised by its high environmental value.

Location: Borgo a Buggiano
Province of Pistoia

Project: Tombari Constructions



Exclusive and Functional Spaces

Each villa offers a commercial area of 200 mq distributed on two levels, designed to offer comfort and functionality.

Ground Floor: Large living room, kitchen, two bedrooms, two bathrooms, garage and outdoor courtyard with hydromassage pool. Two uncovered parking spaces complete the level.

First Floor: Bedroom with bathroom, greenhouse
bioclimatic and technical room.
Outside, a panoramic terrace and hanging gardens perfect for moments of relax and outdoor activities.



Technical Features Construction

Energy Autonomy
equipped with environmentally sustainable technologies and energy sources.

Water Autonomy *(optional)*
construction of individual wells, storage and purification tanks.

Electric Autonomy
construction of a 7.08 kW photovoltaic system, inverter, 15 kW storage batteries and co-charging port.

Climate Autonomy
surface geothermal construction of a Canadian well for each unit for winter heating and summer cooling through controlled mechanical ventilation with integrated heat exchanger.

Bioclimatic Greenhouse
through solar radiation, it produces warm air in the autumn-winter period, thus feeding the mechanical ventilation system and contributing to the passive heating of the building.

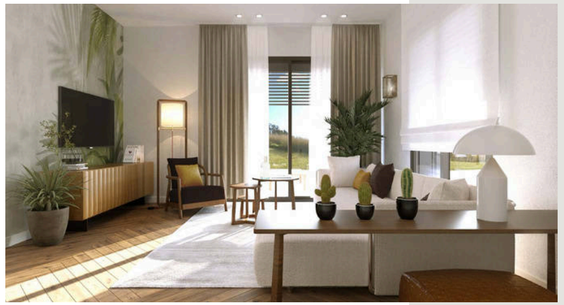
Organic materials in construction
use of “HEMP-LIME” blocks, capable of a unique living comfort, able to absorb CO2 throughout their life cycle. Highly breathable, thermal, acoustic, fireproof and with a production cost in terms of energy and environmental very low as they do not require cooking for their production.

Hemp lime based plasters and whitewashes
highly breathable and thermally supportive of the overall project.

Large windows
to promote the use of natural lighting, energy saving and living comfort.

Solar screens
on each window frame and on the bioclimatic evening, to prevent the heating of the glass surfaces in the summer period.

Hanging Gardens
which will allow for effective management of rainwater, will be accessible as gardens and will help reduce the “heat island” effect, effectively containing surface temperatures compared to any other building material, providing hot/cold insulation and an indisputable aesthetic beauty.



Swimming pool with hydromassage
in front of the living area of the villa, allowing a moment of relaxation dedicated to psycho-physical well-being.

CasaKlima nature certification *(optional)*
international certification body that certifies in the final phase of construction
tion, the building not only from an energy point of view but also in relation to the impacts on the environment, the health and well-being of the people who live there.





Ground floor



First Floor







FINISHES

The finishes of the three residential units have been curated with particular attention to the choice of the highest quality materials, capable of guaranteeing elegance, durability and comfort. All the interior floors will be made of fine oak, laid in a herringbone pattern to give refinement to the rooms and enhance the spaces. For the bathroom coverings, the Biophilic line by Pastorelli was chosen, with large-format 120x120 cm slabs. The exterior floors, also by Pastorelli in the 60x120 cm format. The windows, in FSC-certified wood-aluminum (safeguarding the management of forest resources), equipped with triple glazing and Griesser solar screens, guarantee excellent thermal insulation performance and effective protection from solar rays.