



STUDENT HOUSING

**Certified company for
integrated
industrialized
building systems**

30.000 sqm Production Facility

50 Years of Experience

2 Production Sites

100% Made In Italy





Production Plant





GammaStone - Production Plant Loc. Quartaccio
Strada provinciale 74, km 1,45 01034 Fabrica di Roma (VT) Italy



INDUSTRIALIZED BUILDING SYSTEM



PreBuild ARM™ technology transforms construction into an industrialized, precise, and controlled process through advanced robotics and modular reinforced concrete production.

-  ROBOTIC PRODUCTION
-  MILLIMETRIC PRECISION
-  REINFORCED CONCRETE STRUCTURE
-  INNOVATION AND SUSTAINABILITY

THE EVOLUTION OF CONSTRUCTION

A new industrial approach to construction reduces timelines, increases precision, and makes projects more predictable, sustainable, and scalable compared to traditional building methods.

-20%

**AVERAGE
CONSTRUCTION COST**

Industrialized production and process control reduce waste and inefficiencies, delivering a direct impact on overall project costs.

+80%

**CONSTRUCTION
SPEED**

Off-site manufacturing of building components allows construction phases to be anticipated and on-site timelines to be drastically reduced, accelerating project delivery.

+90%

**DIMENSIONAL
ACCURACY**

Production in a controlled environment ensures millimetric precision, unattainable with traditional construction processes carried out entirely on site.

+90%

**PROJECT
PREDICTABILITY**

Standardized and carefully planned processes reduce operational variability, providing greater certainty regarding schedule, costs, and final quality.

+60%

**PROJECT
SUSTAINABILITY**

Reduced waste and fewer on-site activities make the construction process significantly more environmentally efficient.

+90%

**SYSTEM
SCALABILITY**

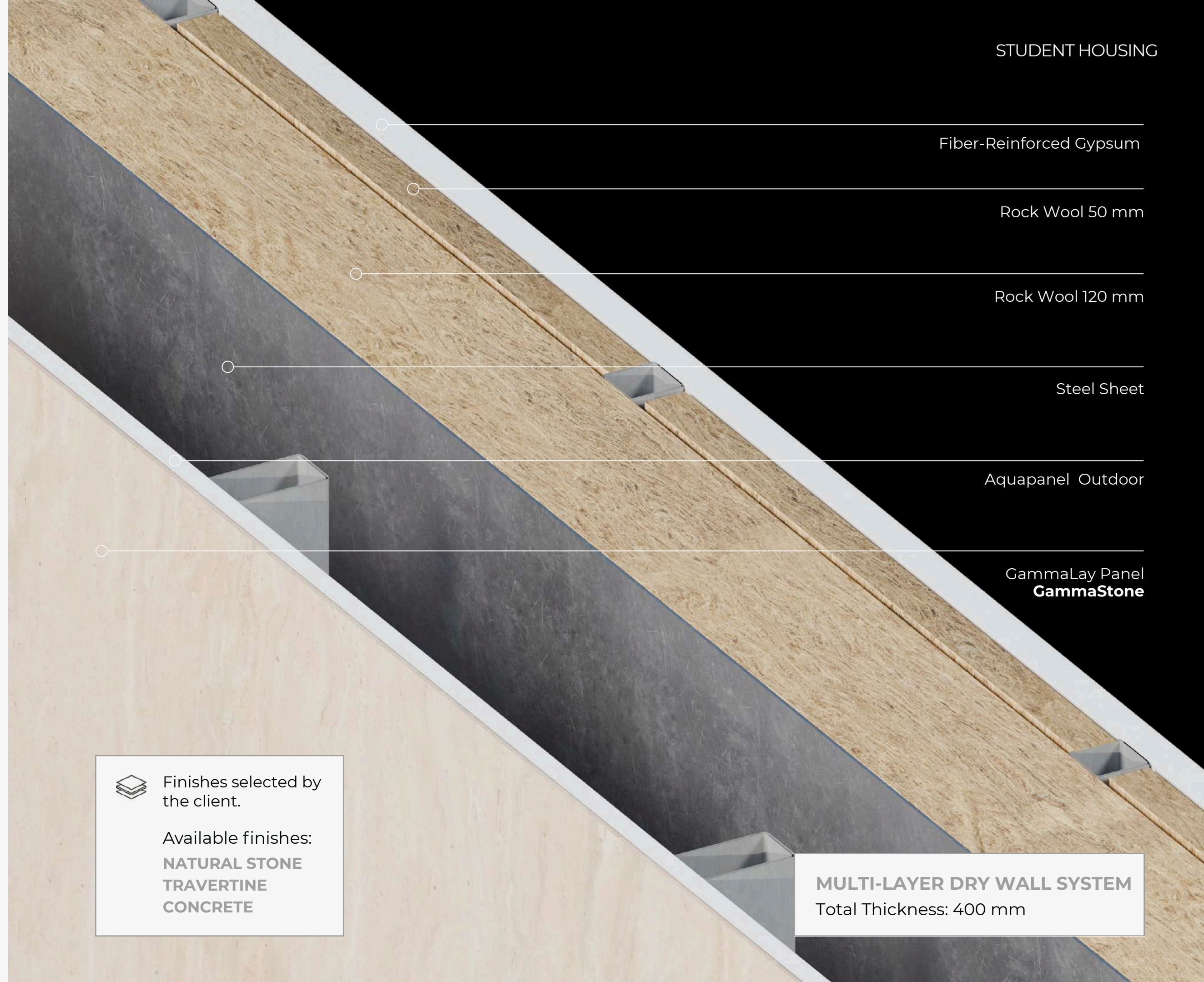
An industrialized system enables the same quality standards to be replicated across projects of different sizes, ensuring consistent performance and reliable timelines even at large scale.

GAMMALAY FACADE SYSTEM

The facade is a multi-layer dry cladding system anchored to the reinforced concrete structure of the GammaModule. The supporting framework is made of galvanized steel with certified fixings designed for both static and dynamic loads.

The 120 mm rock wool insulation, classified as non-combustible Class A2, ensures high thermal and acoustic performance while preventing flame propagation. The external substrate consists of Aquapanel® Outdoor panels, Class A1, designed to withstand permanent moisture exposure.

The finishing layer is GammaLay by GammaStone: an inorganic clay-based mineral panel, VOC-free, with a thickness of 3–4 mm and a weight of only 4–5 kg/m². UV resistance is guaranteed for 50 years with no color alteration.



Fiber-Reinforced Gypsum

Rock Wool 50 mm

Rock Wool 120 mm

Steel Sheet

Aquapanel Outdoor

GammaLay Panel
GammaStone

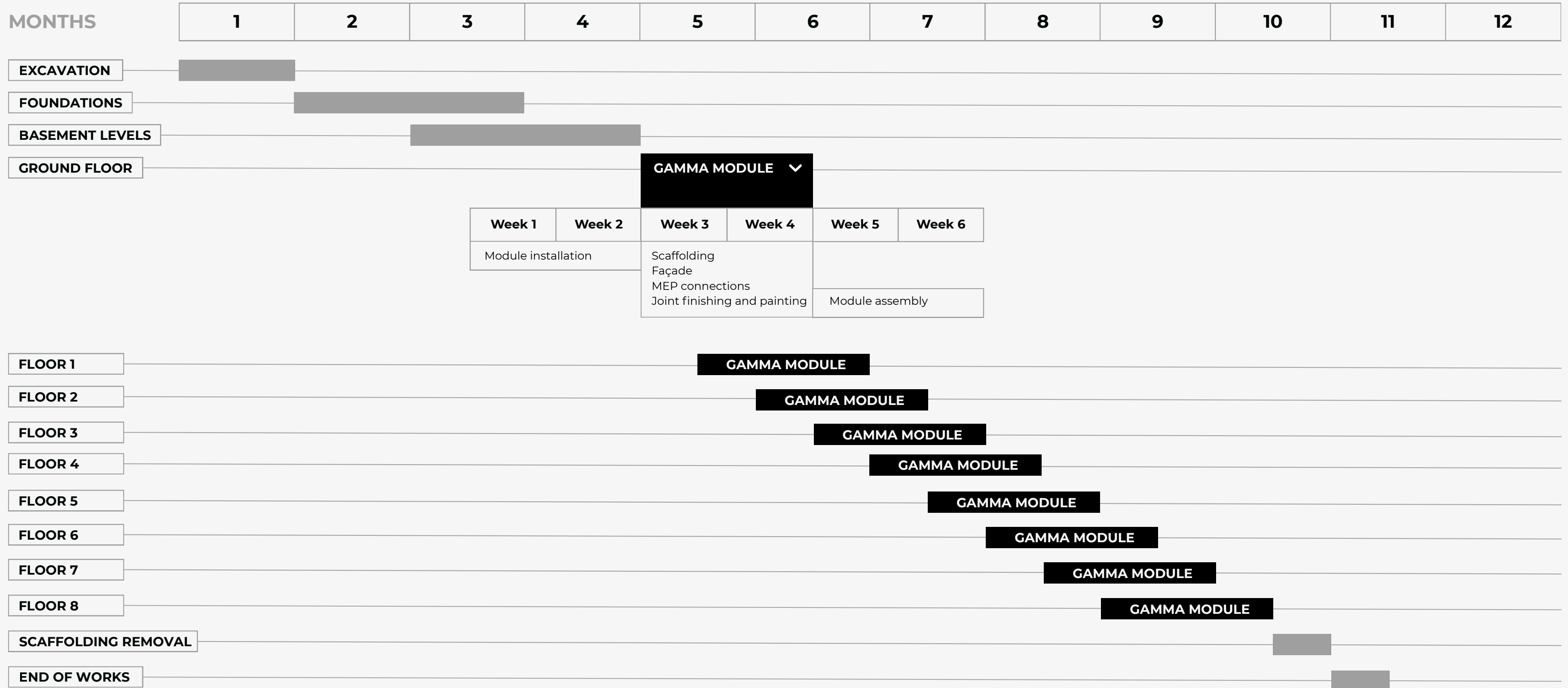
Finishes selected by
the client.

Available finishes:
NATURAL STONE
TRAVERTINE
CONCRETE

MULTI-LAYER DRY WALL SYSTEM

Total Thickness: 400 mm

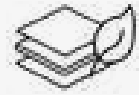
EXAMPLE OF CONSTRUCTION SCHEDULE



SUSTAINABILITY OF GAMMABUILD PROJECTS

HOW WE WORK

GammaBuild buildings represent a new way of building: sustainable and durable materials.



SUSTAINABLE MATERIALS

We use only carefully selected materials with a low environmental impact.



CLEAN CONSTRUCTION SITE

On-site operations are fast, organized, and waste-free. No on-site cutting, concrete mixing, or noisy and dusty activities are required.



FEWER TRANSPORT OPERATIONS

Thanks to the modular construction system, a GammaBuild project requires significantly fewer transport operations compared to traditional construction methods.



DURABILITY AND RECYCLABILITY

Every GammaBuild building is designed for long-term performance. The materials used require little to no maintenance and maintain their properties over time.



RISPARMIO ENERGETICO

GammaBuild buildings are highly energy-efficient.

REGULATORY COMPLIANCE AND DIMENSIONAL STANDARDS

ITALY

COMPLIANCE AND OPTIMIZATION

GammaBuild fully complies with Italian regulations, incorporating dimensional standards aligned with the requirements of today's market.



- FULL REGULATORY COMPLIANCE GUARANTEED
- OPTIMIZED FLOOR AREAS EXCEEDING LEGAL MINIMUM REQUIREMENTS
- FLEXIBILITY BETWEEN RESIDENTIAL AND HOSPITALITY USES

REGULATORY COMPLIANCE AND DIMENSIONAL STANDARDS

ITALY

SURFACE AREA REQUIREMENTS

SINGLE ROOM:

Minimum legal requirement:
9,3 mq

DOUBLE ROOM:

Minimum legal requirement:
13.6 sqm

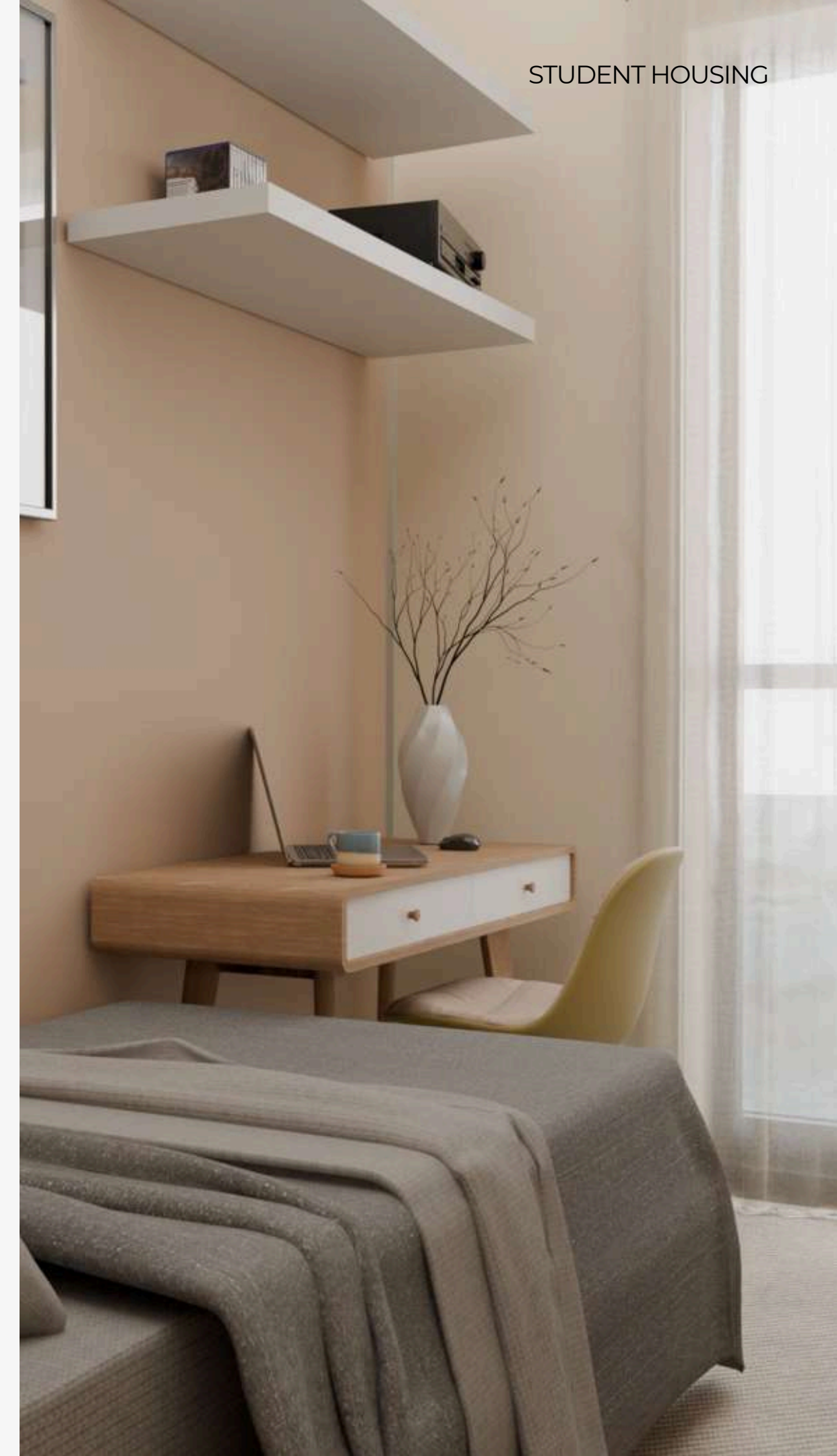
CEILING HEIGHT

RESIDENTIAL STANDARD:

2,70 m

SERVICE AREAS:

2,40 m

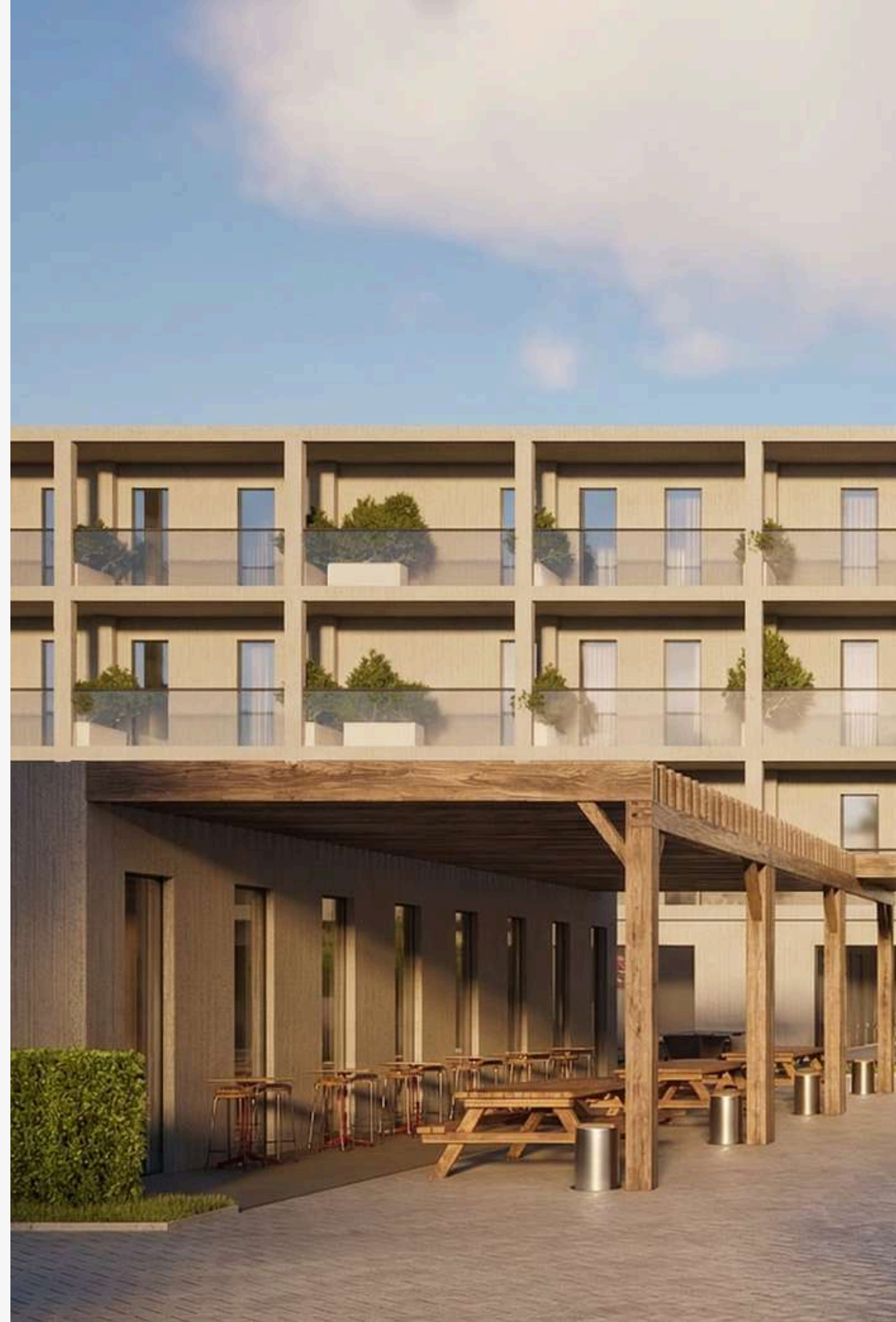


THE GAMMABUILD
PROPOSAL



SYSTEM VALUE

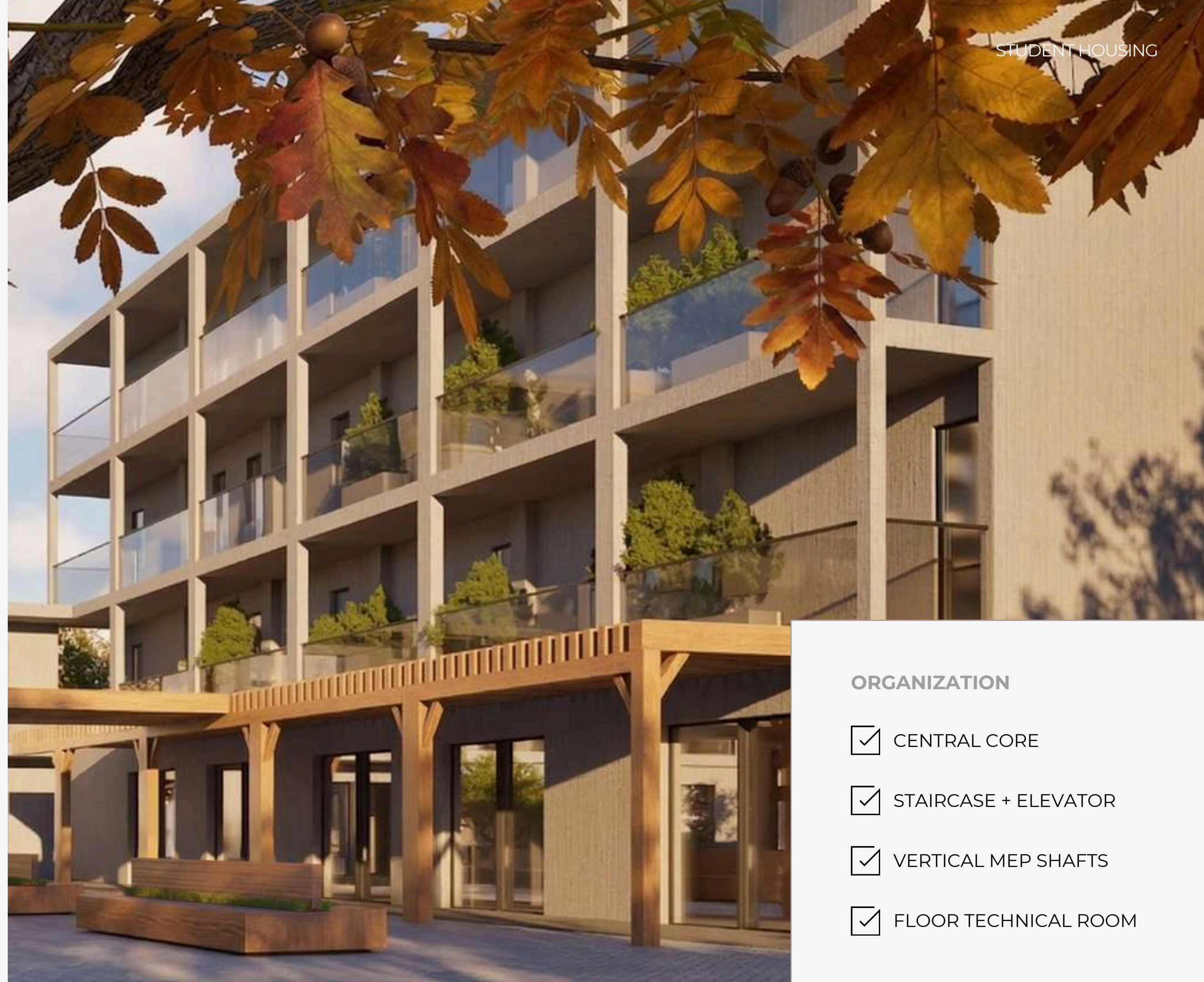
100% prefabricated structural module, fully manufactured in the factory and delivered complete with reinforcement, MEP systems, windows and doors, flooring, and internal walls.



- STANDARDIZATION
- INDUSTRIAL PRODUCTION
- REDUCED INSTALLATION TIME

STUDENT HOUSING EXAMPLE

Total Building Floors	6
Bed Capacity	116
Beds per Typical Floor	22
Gross Floor Area	4.680 m ²
Building Length	40 – 44 m
Building Depth	16,3 m



ORGANIZATION


- CENTRAL CORE
- STAIRCASE + ELEVATOR
- VERTICAL MEP SHAFTS
- FLOOR TECHNICAL ROOM

GROUND FLOOR

Common areas enhance the product's competitiveness in the market.

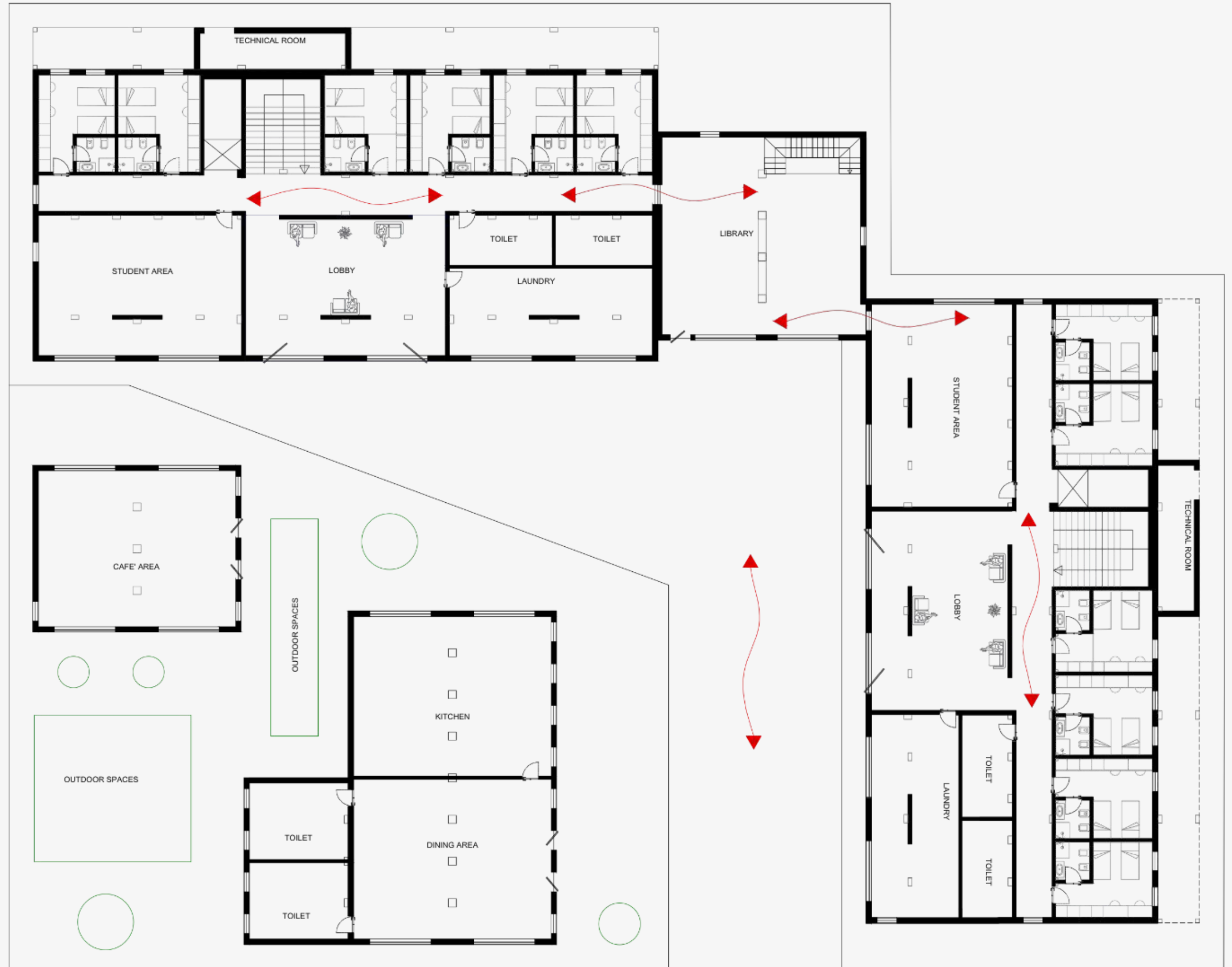
SPAZI COMUNI

Lobby + reception	90 mq
Coworking	110 mq
Social lounge	80 mq
Gym	65 mq
Laundry	30 mq
Bike storage	40 mq
Parcel + vending	20 mq
Admin	20 mq



More common areas = higher perceived value and higher rental rates

GROUND FLOOR PLAN



TYPICAL FLOOR (2 - 6)

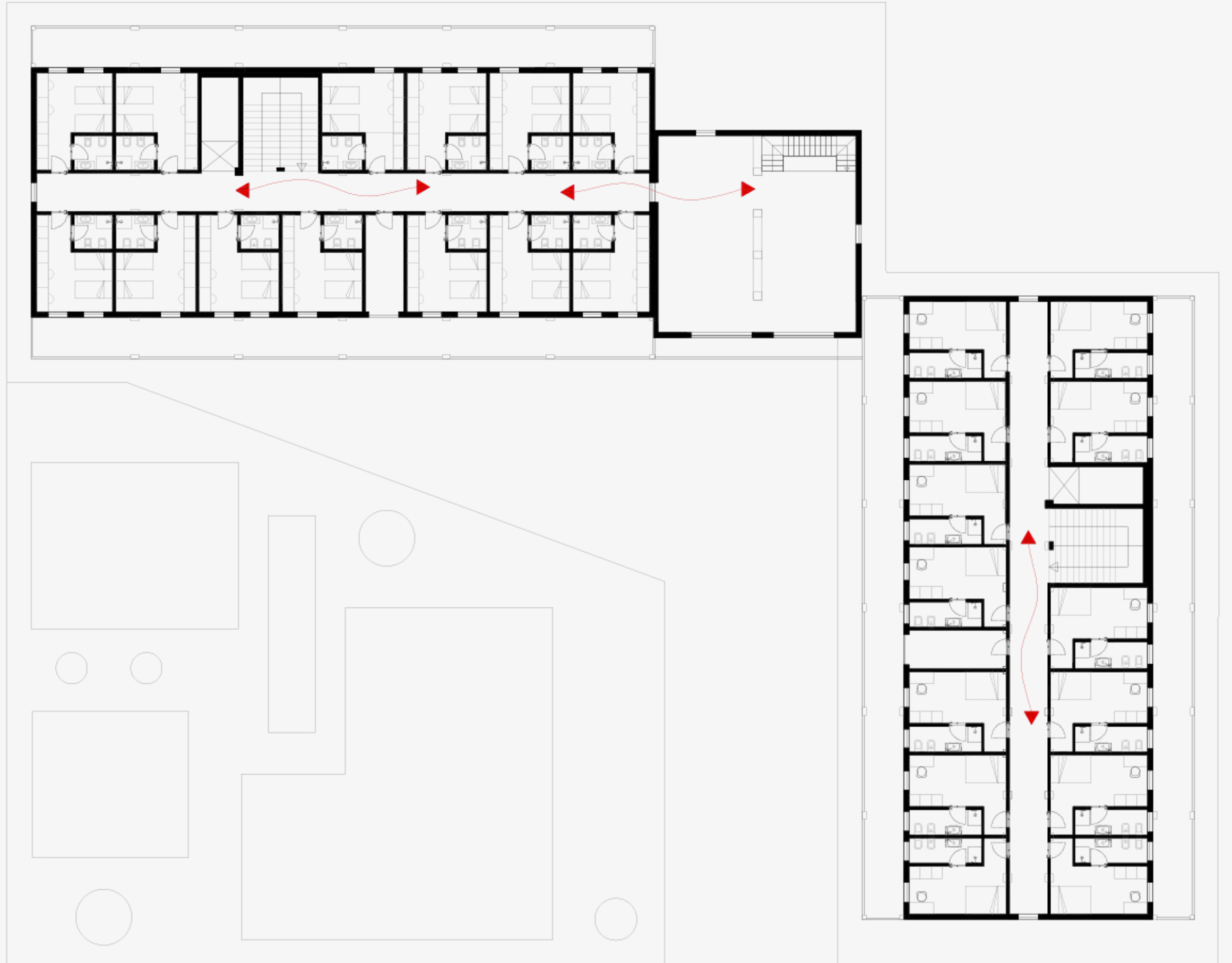
The typical floor combines different residential unit types to ensure efficiency and market appeal.

Beds per Floor	22
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Gross Floor Area	780 m ²
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TYPICAL FLOOR (2 - 6)
PLAN



END TO END FURNISHING



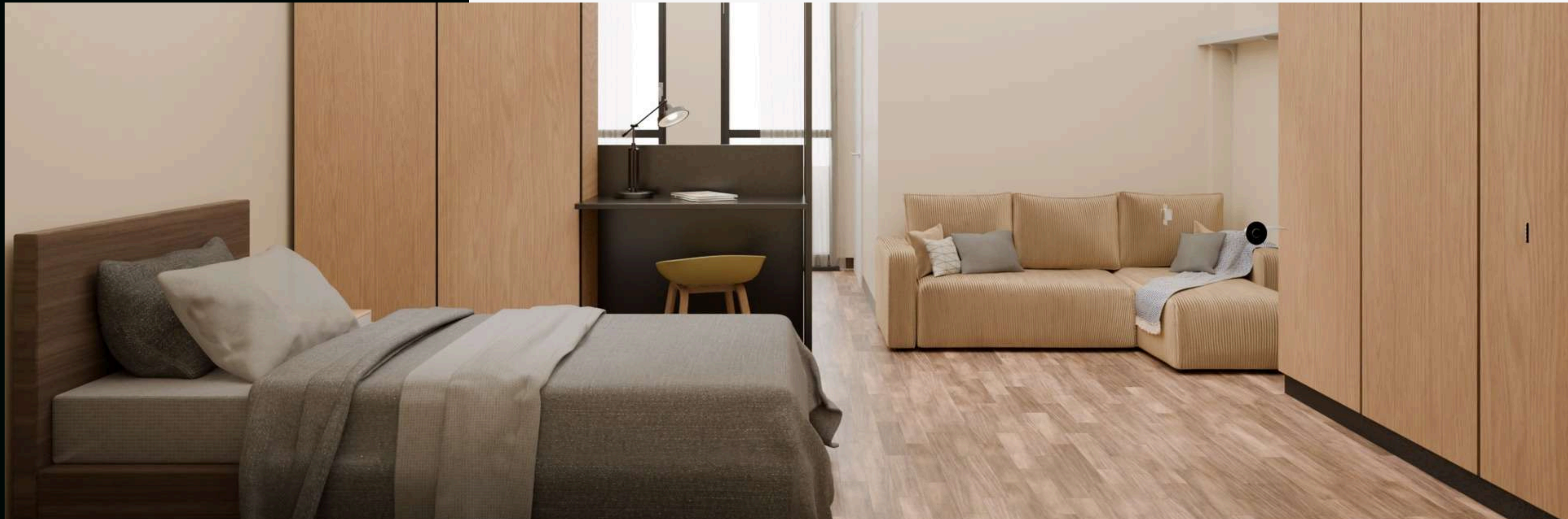
The installation of interior furnishings is extremely fast and efficient thanks to a millimeter-precision design process. Every element is engineered in advance to ensure accuracy, reduce on-site issues, and optimize installation times.

THIS SOLUTION ENSURES

- REDUCED IMPLEMENTATION TIME
- FEWER UNFORESEEN ISSUES AND SMOOTH INSTALLATION
- PERFECT INTEGRATION BETWEEN DESIGN AND CONSTRUCTION

ROOM TYPES

The GammaBuild system allows different room configurations to be combined, meeting diverse user needs while optimizing investment performance.



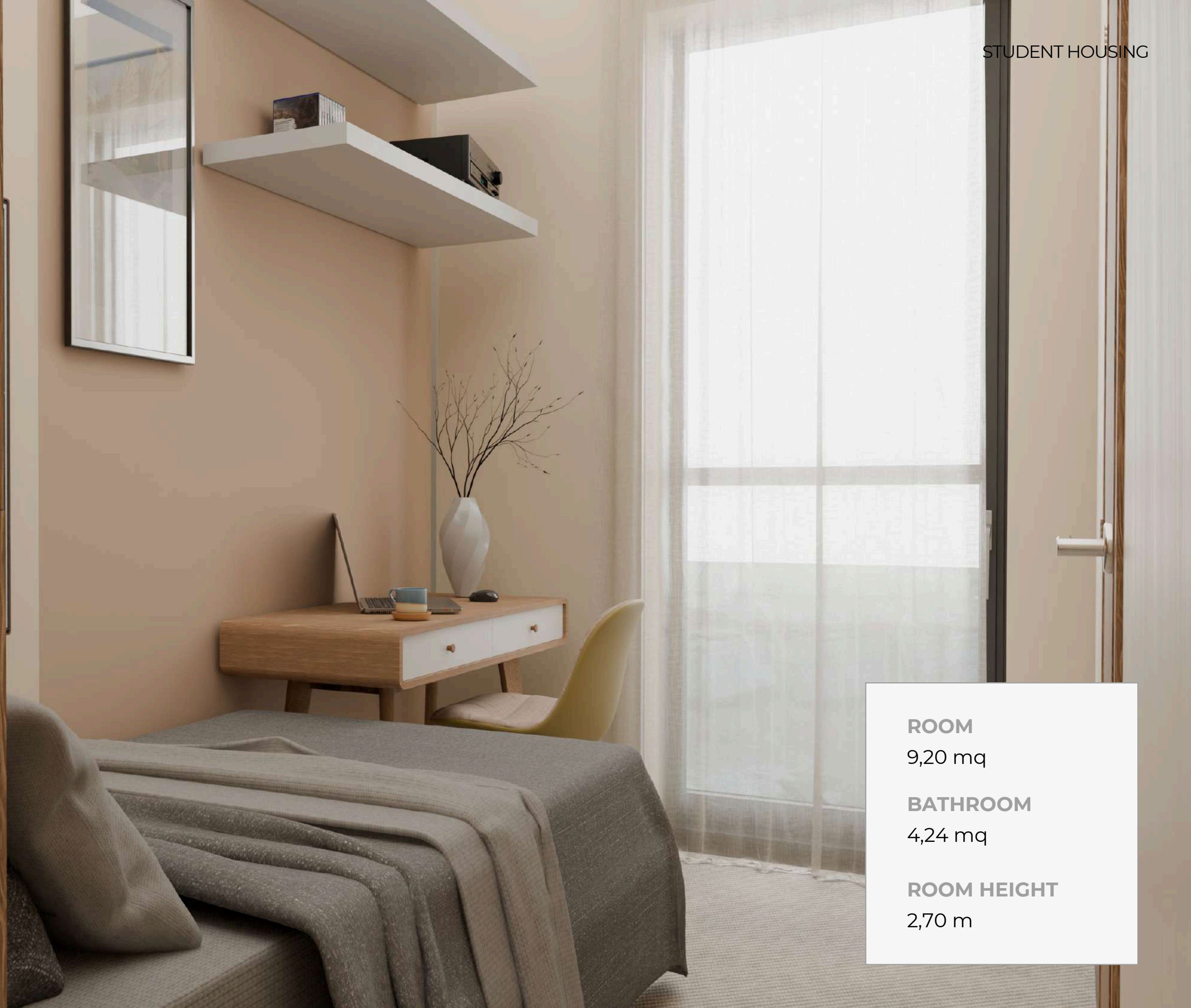
SINGLE
ROOM A
WITHOUT KITCHEN

Total Area 13,33 m²

Gamma Module 1 e 1/2



SINGLE
ROOM A



INCLUDES

Single Bed
Private Bathroom
Study Area

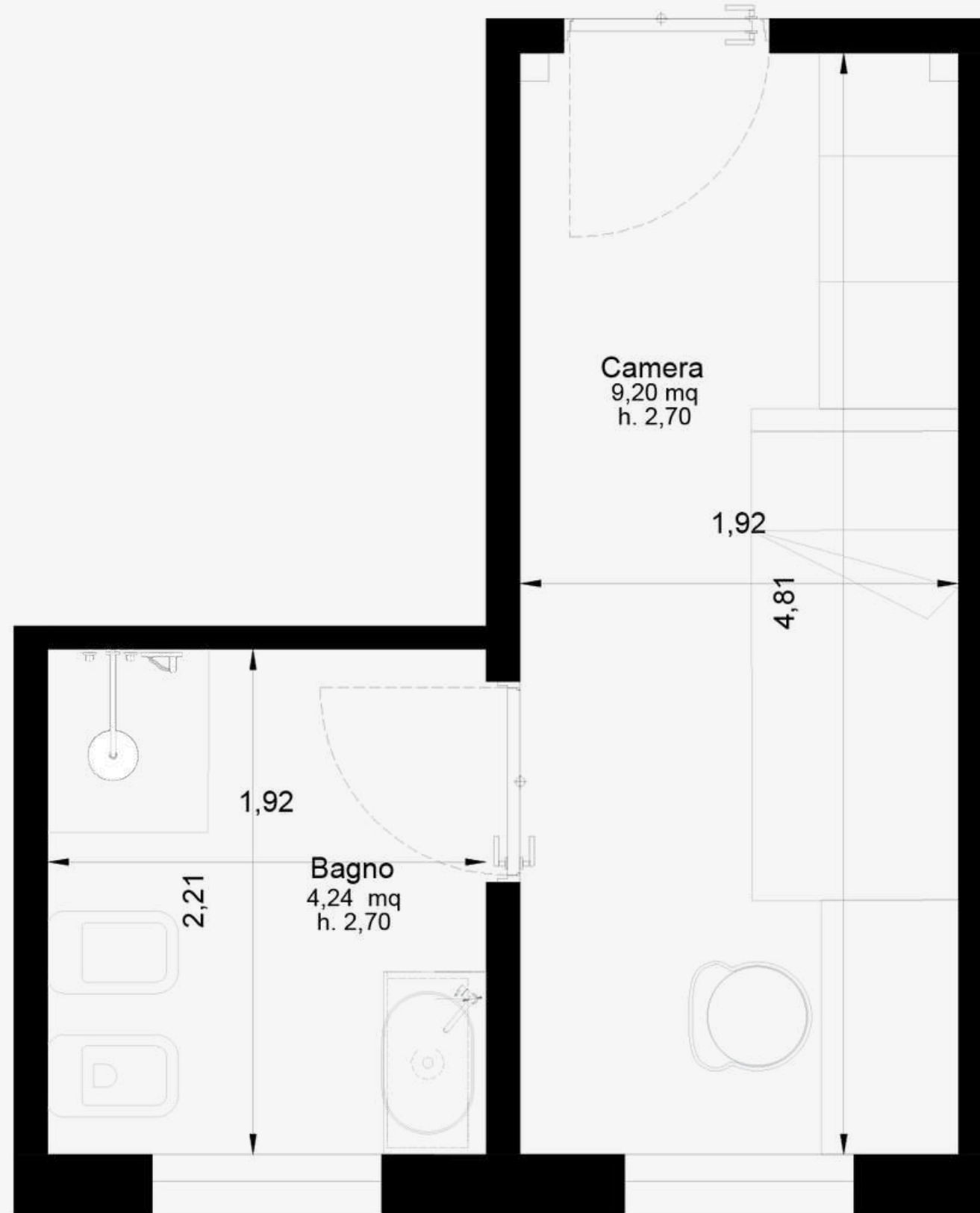
ROOM
9,20 m²

BATHROOM
4,24 m²

ROOM HEIGHT
2,70 m

SINGLE ROOM A

PLAN



SINGLE
ROOM **B**
WITHOUT KITCHEN

Total Area 18,55 m²

Gamma Module 2



SINGLE
ROOM B

INCLUDES

Single Bed
Private Bathroom
Study Area

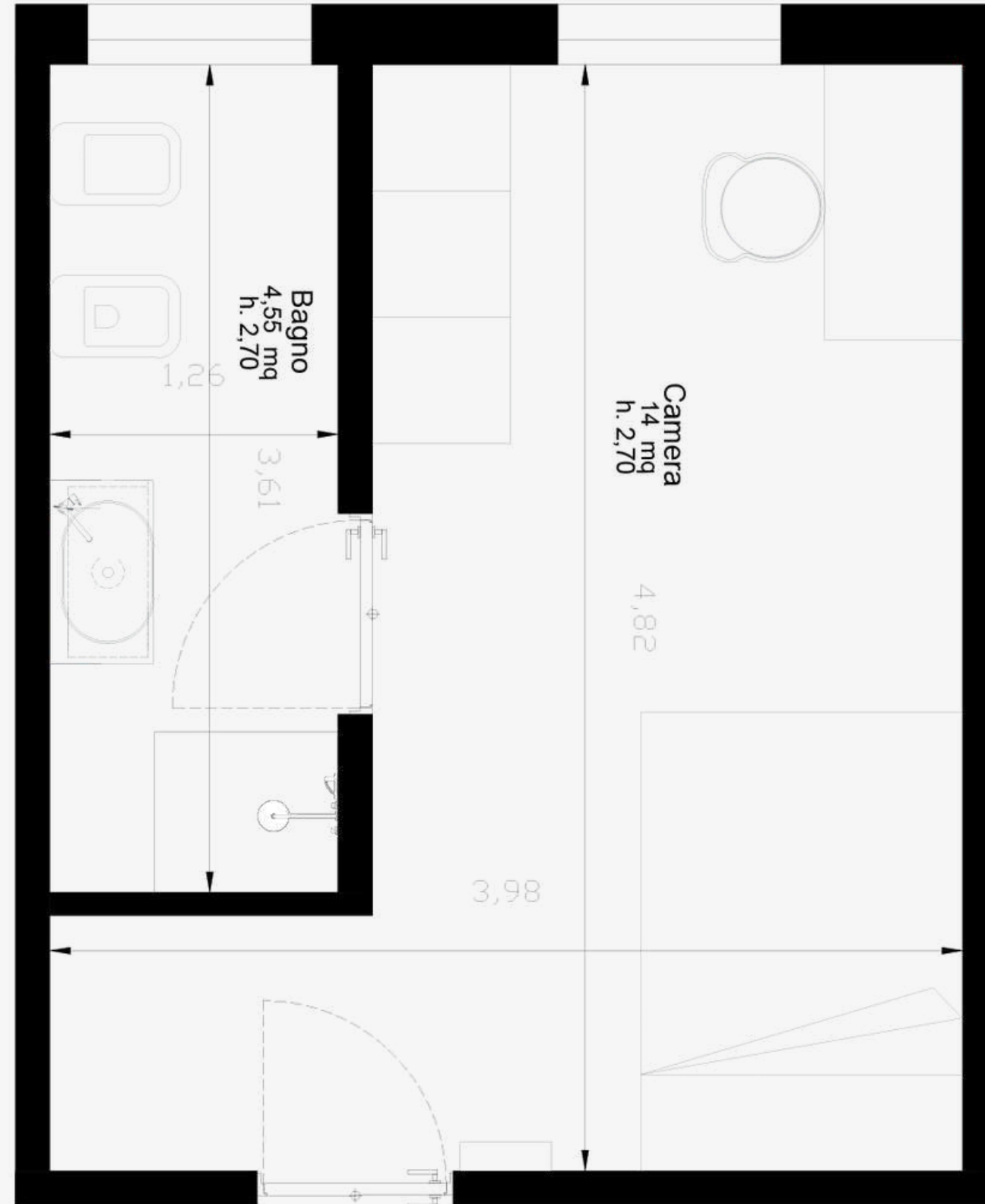
ROOM
14 mq

BATHROOM
4,55 mq

ROOM HEIGHT
2,70 m

SINGLE
ROOM **B**

PLAN



SINGLE
ROOM C
WITH KITCHEN

Total Area 13,33 mq

Gamma Module 1 e 1/2



SINGLE
ROOM C

INCLUDES

Single Bed
Private Bathroom
Study Area
Kitchen

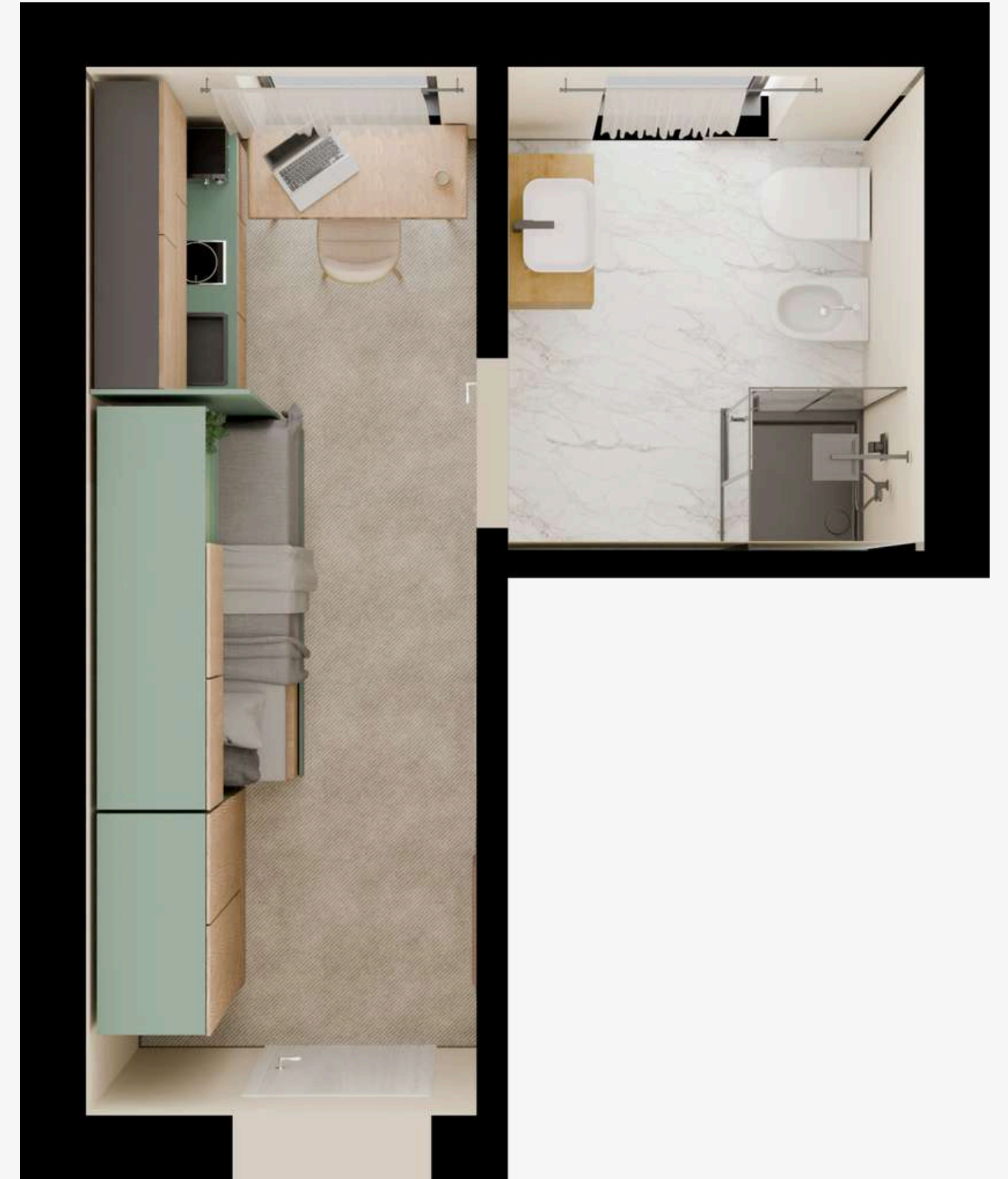
ROOM
9,20 m²

BATHROOM
4,13 m²

ROOM HEIGHT
2,70 m

SINGLE ROOM C

PLAN



TWIN
ROOM A
WITHOUT KITCHEN



Total Area 27,63 m²

Gamma Module 3

TWIN
ROOM A

INCLUDES

Two Single Beds
Private Bathroom
Lounge Area
Study Area

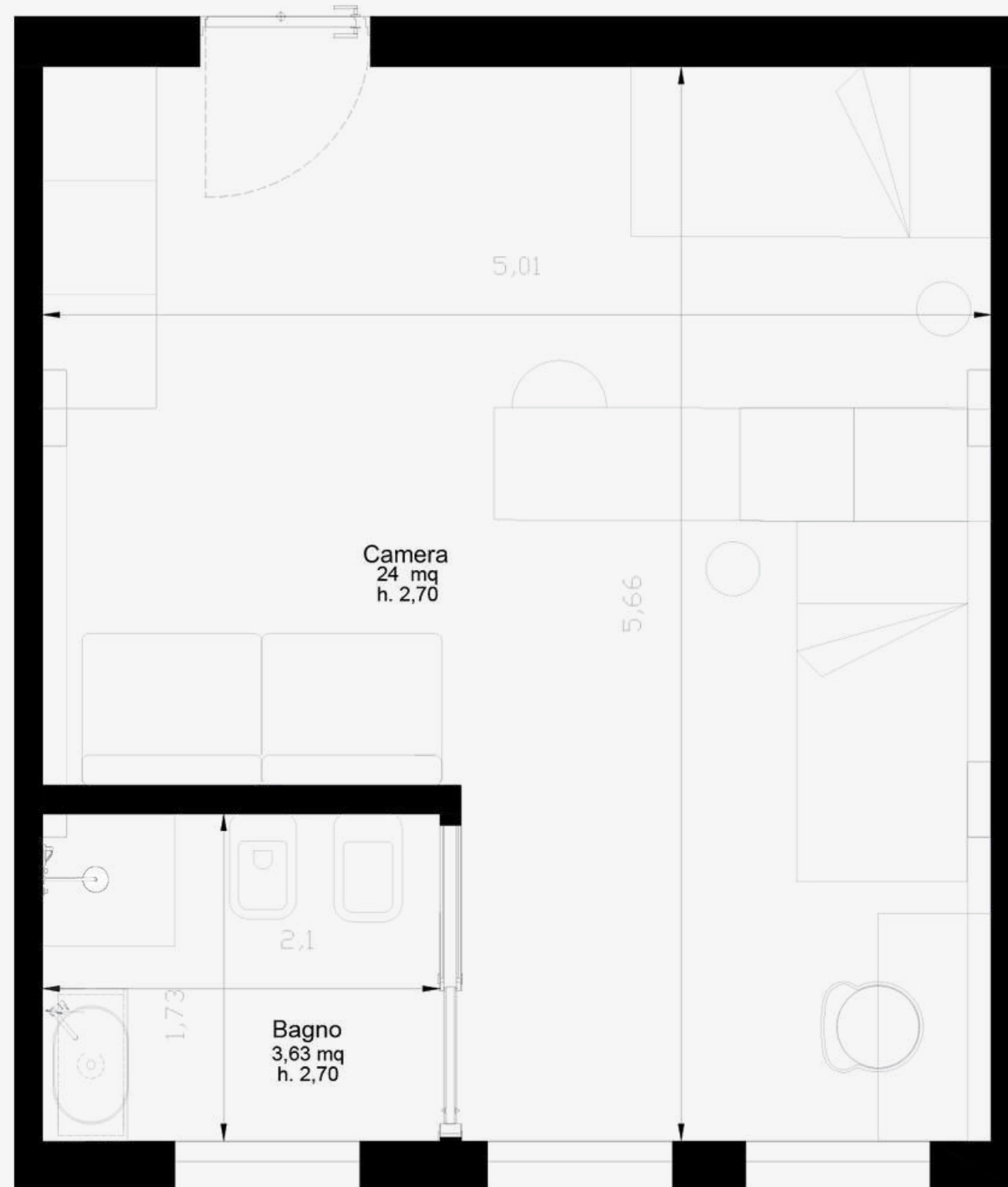
ROOM
24 m²

BATHROOM
3,63 m²

ROOM HEIGHT
2,70 m

TWIN ROOM A

PLAN



TWIN
ROOM B
WITHOUT KITCHEN

Total Area 17,71 m²

Gamma Module 2



TWIN
ROOM B

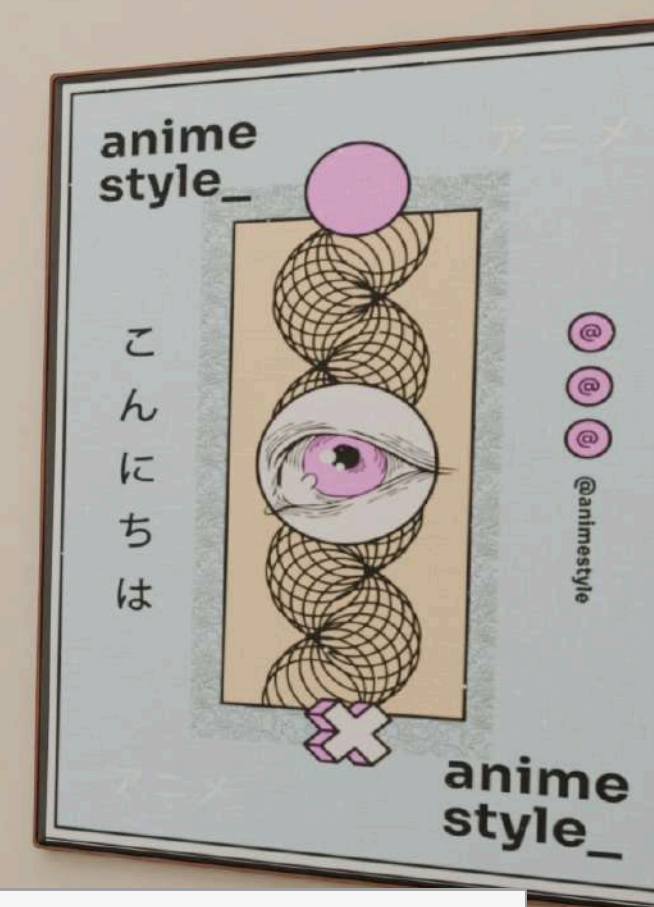
INCLUDES

- Two Single Beds
- Private Bathroom
- Study Area

ROOM
14,40 mq

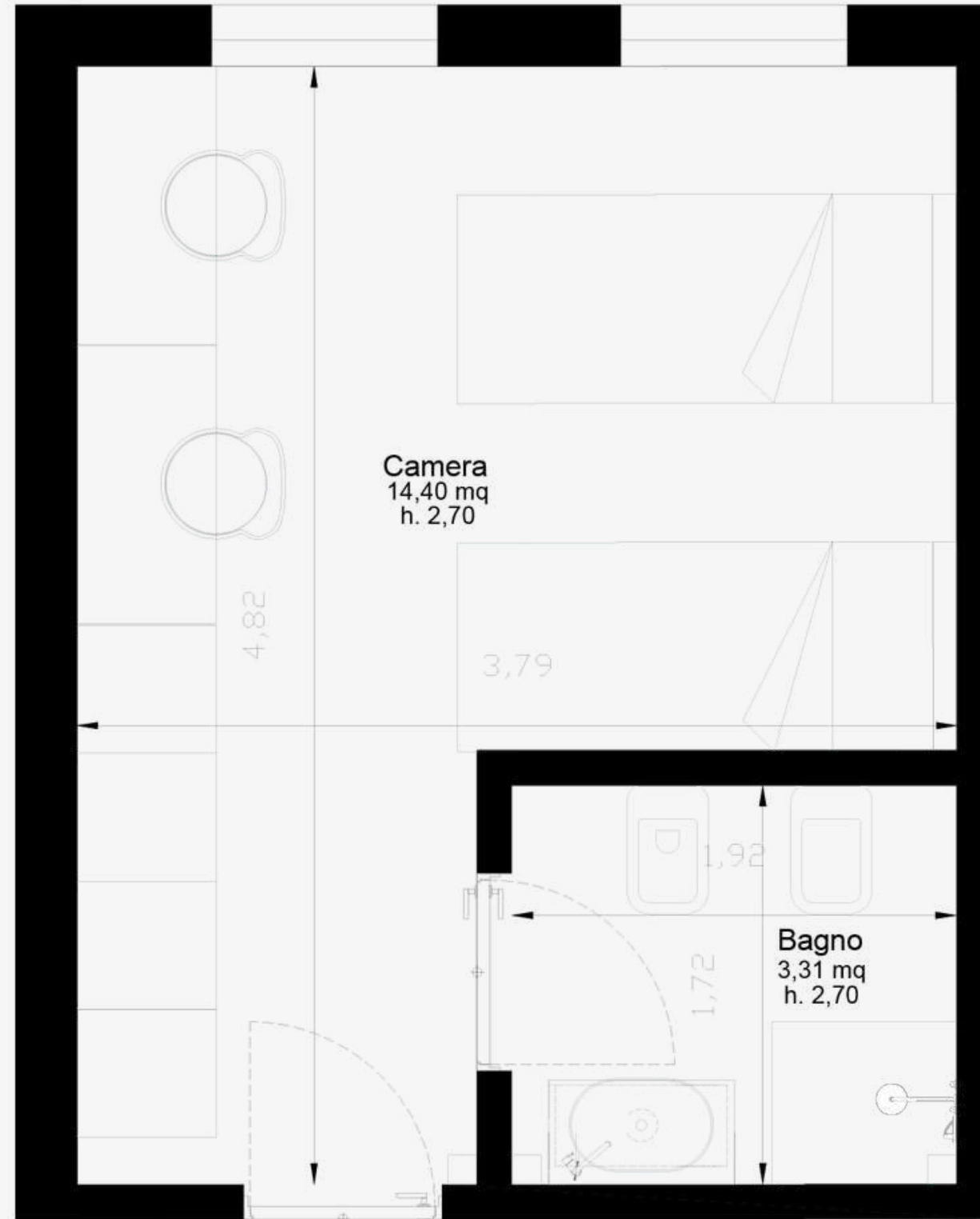
BATHROOM
3,31 mq

ROOM HEIGHT
2,70 m



TWIN
ROOM **B**

PLAN



TWIN
ROOM C
WITH KITCHEN

Total Area 27,62 m²

Gamma Module 3



TWIN
ROOM C

INCLUDES

- Two Single Beds
- Private Bathroom
- Kitchen
- Relax area
- Study Area

ROOM
24 m²

BATHROOM
3,62 m²

ROOM HEIGHT
2,70 m

TWIN ROOM C

PLAN



TWIN
ROOM



Total Area 33,59 mq

Gamma Module 3 e 1/2

TWIN
ROOM

INCLUDES

Two Single Beds
Private Bathroom
Kitchen
Relax area
Study Area

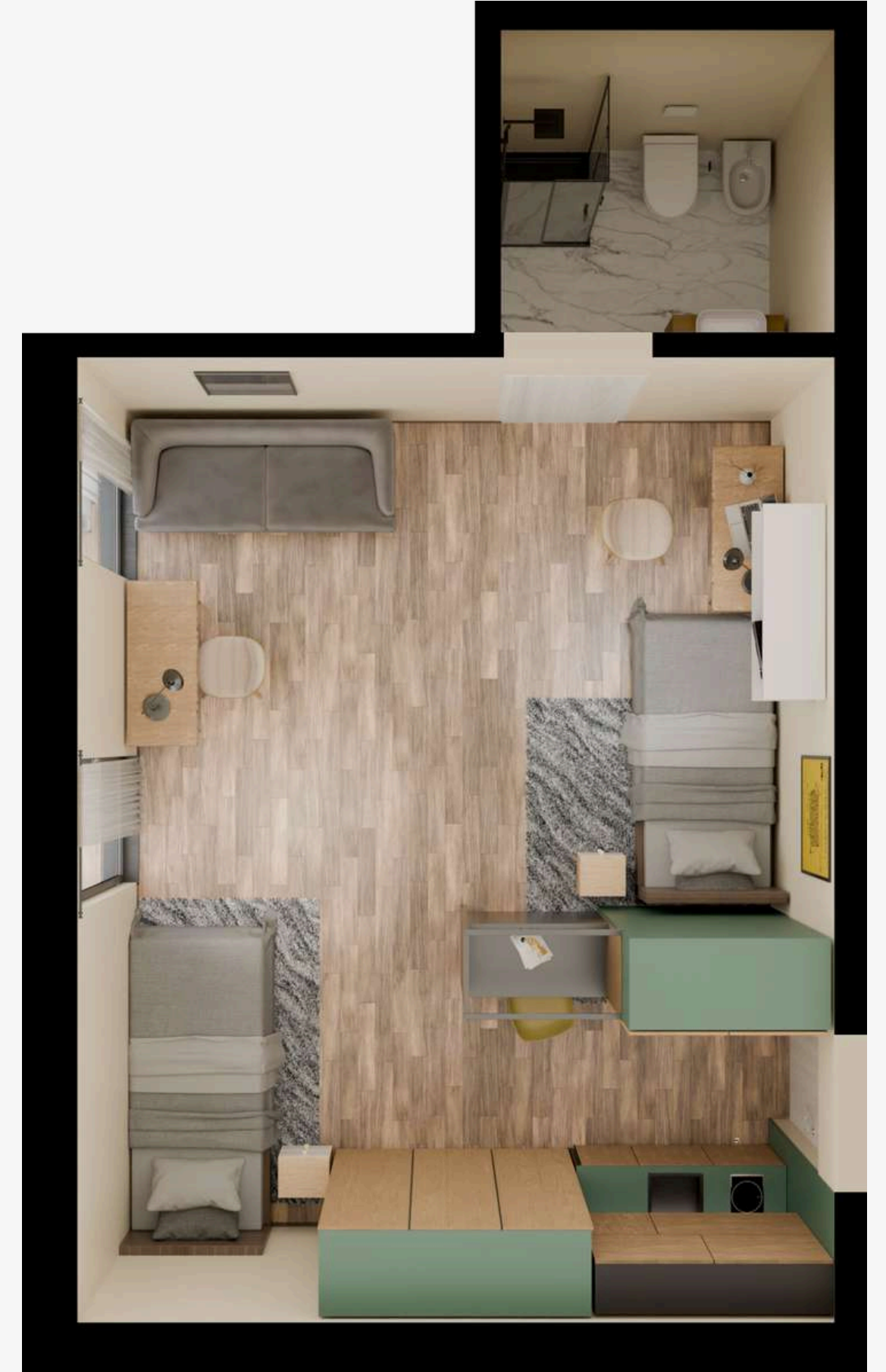
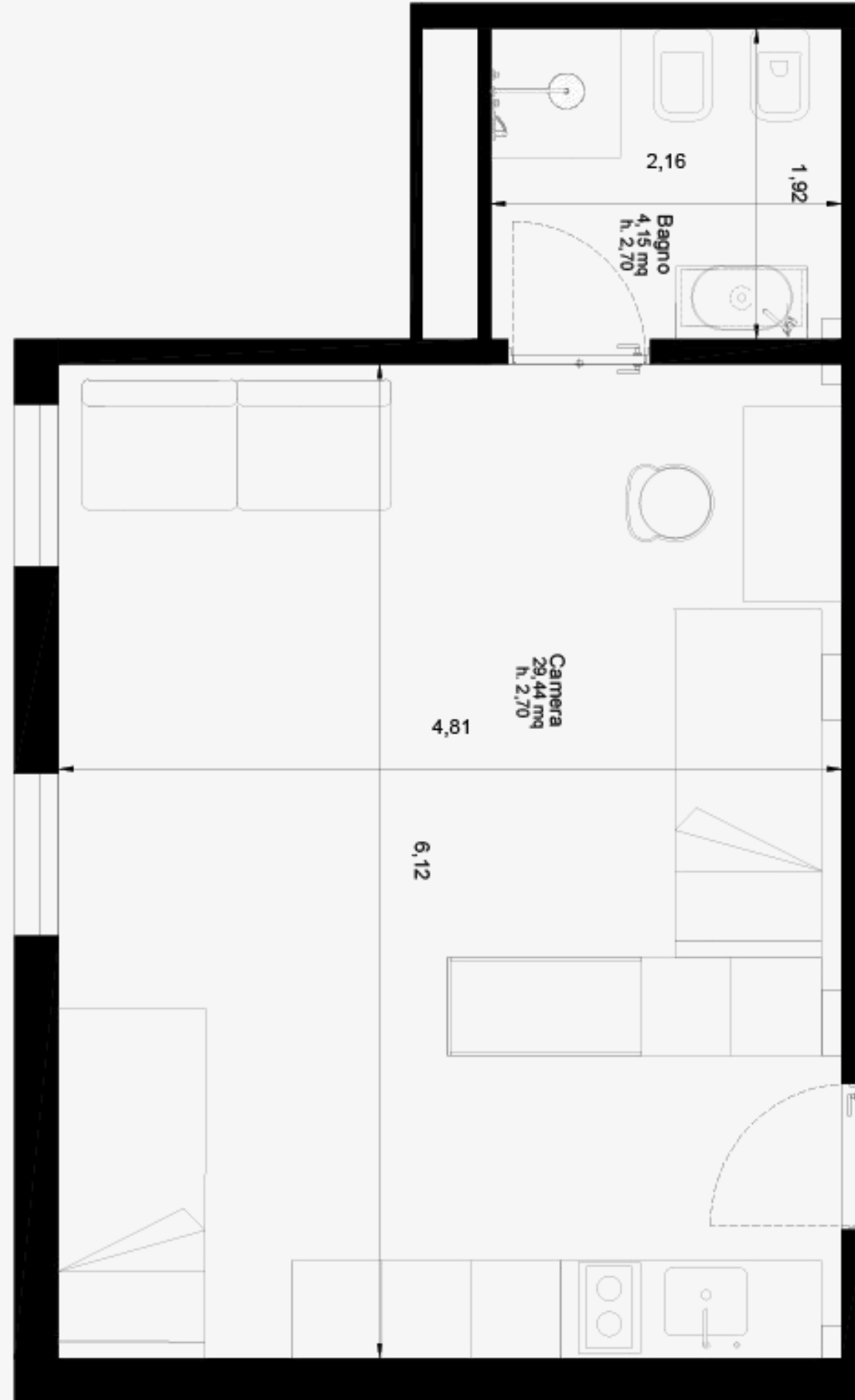
ROOM
29,44 m²

BATHROOM
4,15 m²

ROOM HEIGHT
2,70 m

TWIN ROOM

PLAN



PREMIUM
ROOM



Total Area 27,63 m²

Gamma Module 3

PREMIUM ROOM

INCLUDES

Three-quarter bed
Private bathroom
Kitchen
Relax area
Study Area

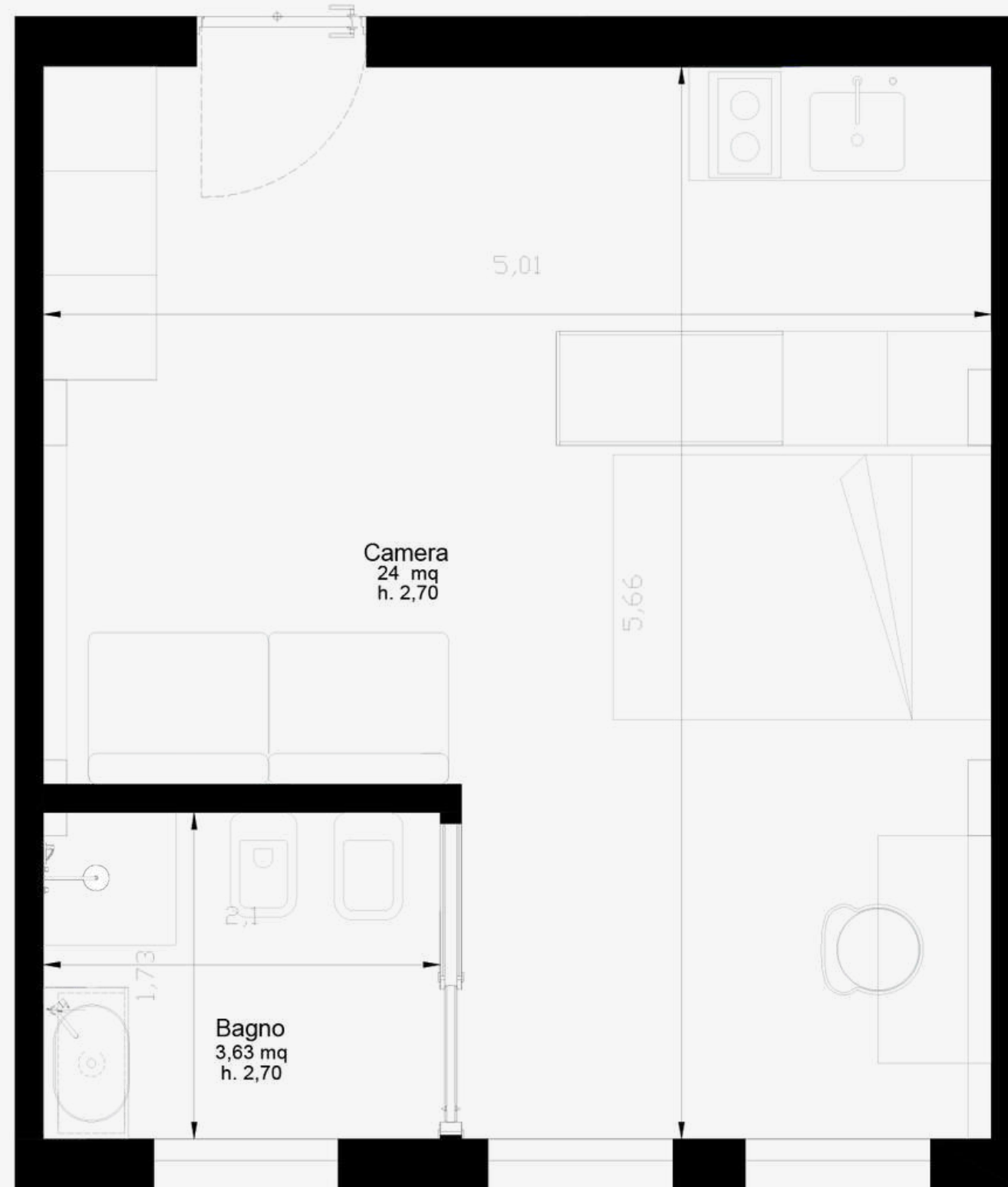
ROOM
24 m²

BATHROOM
3,63 m²

ROOM HEIGHT
2,70 m

PREMIUM ROOM

PLAN



COMMON AREAS
HALLWAYS



COMMON AREAS

LOBBY



COMMON AREAS
LOBBY



COMMON AREAS
LOBBY



COMMON AREAS

SCREENING ROOM



COMMON AREAS

SCREENING ROOM



COMMON AREAS
SCREENING ROOM



ROOM FLOORING

PVC

SERIES	TYPE	FORMAT	INSTALLATION	
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Ruby 70	Sheet Flooring	2000 x 5200 mm	Glued	
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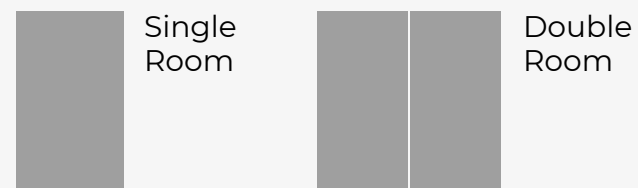
SERIES	TYPE	FORMAT	INSTALLATION	
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LINOLEUM

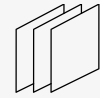
Linoleum	Sheet Flooring	2000 x 5200 mm	Glued	
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JOINTS



BATHROOM WALL COVERINGS

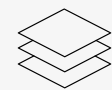


PVC - Aquarelle Wall HSF

SERIES	TYPE	FORMAT	INSTALLATION
Aquasense	Wet Area System	2000 x 2000 mm	Glued
 Marble CARRARE	 Rustic Velvet LIGHT GREY	 Rustic Velvet NUDE	



BATHROOM FLOORING



PCV - Aqua Multisafe

Slip Resistance Class: R10.

SERIES	TYPE	FORMAT	INSTALLATION
Aquasense	Wet Area System	2000 x 5200 mm	Glued
 Concrete Safe CHALK	 Concrete Safe COOL GREY		



COMMON AREA FLOORING

SPC

SERIES	TYPE	FORMAT	INSTALLATION
Elegance Rigid 55	Real Wood Planks	Doga 1200 x 200,5mm i	Click-Lock System



Polished
Concrete STEEL



Rovere
Contemporary
NATURAL



Rovere Modern
LIGHT NATURAL

HALLWAYS FLOORING

MOQUETTE

EFFECT	TYPE	FORMAT	INSTALLATION
Continuo / Scacchiera	Carpet Tiles	500 x 500 mm	Self-laying



Desso AirMaster
AD20 9505-V



Desso AirMaster
AD20 9517-V



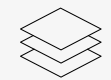
Essence
AA90 2923



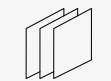
Essence Maze
AA93 2033

GRES PORCELLANATO

AVAILABLE APPLICATIONS



Flooring



Wall cladding

APPLICATION AREAS



Rooms



Hallways



Bathrooms



Common Area

TYPE

FORMAT

INSTALLATION

COTTOD'ESTE

Gres porcellanato

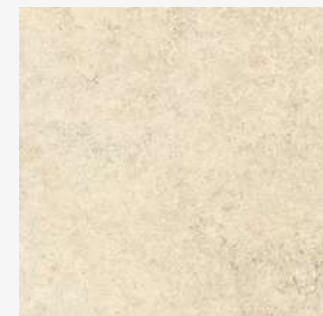
3000 x 1200 mm

Glued

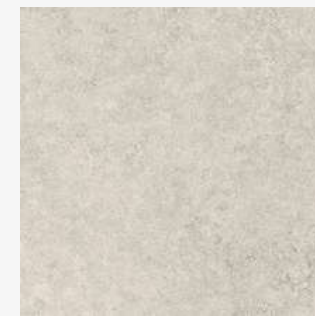
COLLEZIONE - Pura



Grey



Ivory



Pearl

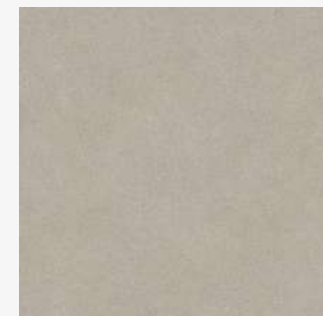


Sand

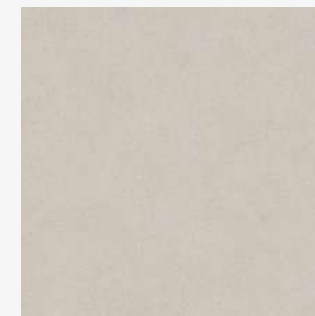
COLLEZIONE - Arketipo



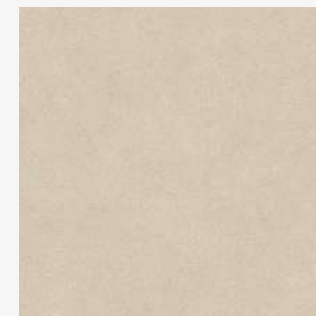
Cotto Solida



Creta Solida



Pulvis Solida



Arena Solida

LEADING BRANDS

EXCELLENCE PARTNERS

Flooring & Wall Coverings

 **GammaStone**

 **LayerStone**

 **Tarkett**

COTTODESTE

Listone Giordano

Doors



Windows

aluplast

 Reynaers
Aluminium

VIESMANN

 **DAIKIN**



Electrical Systems

 **VIMAR**

bticino



Home Appliances

BARAZZA

Electrolux

Bathrooms

 **FLAMINIA.**

 **GEBERIT**

falper.



GESSI




Villeroy & Boch


Ideal Standard

Furniture

Valdesign

Outdoor Spaces

Alf DaFre

Gym Equipment

ETHIMO



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Construction OS