APSE®
floor products since 1964

N. 467 - REV. 09/2026

ELASTOFLEX MONO 823 C

ELASTIC POLYURETHANE COATING BASED ON ALIPHATIC ISOCYANATES AND SPECIAL MONO-COMPONENT POLYOLS, COLORED

DESCRIPTION
Low-viscosity colored waterproof protective coating, specifically designed for waterproofing balconies, terraces, walkways, and roofs subject to water infiltration.
Its exclusive formulation ensures substrate waterproofing while providing an aesthetically pleasing finish. The product is resistant to freeze-thaw cycles and thermal shock and offers excellent durability and high mechanical strength.

FIELDS OF APPLICATION
Treatment of surfaces on balconies, terraces, walkways, and roofs affected by infiltration problems.
The product provides a medium level of walkability and puncture resistance, suitable for areas subject to wear from furniture such as chairs and tables.

PACKAGING
5 and 20 kg buckets

CONSUMPTION
1,5-1,6 kg/m² in two coats without reinforcement.
1,8-2,0 kg/m² in two coats with interposed nonwoven fabric (TNT).

FEATURES AND BENEFITS
Contains no environmentally harmful substances;
Applicable between +5°C and +35°C.

CERTIFICATIONS
ELASTOFLEX MONO 823 C complies with
UNI EN 1504-2: Surface protection systems for concrete
(DoP No. 467).
Quality management system certified according to ISO 9001 (Certificate No. IT.17.0227.01.QMS).
APSE S.r.l. is an active member of CONPAVIPER.

ISO 9001 certiw CERTIFIED

CE EN 1504-2

SUBSTRATE PREPARATION
Thoroughly clean the substrate to remove dust, loose parts, and any foreign or non-adhering substances.
Ensure that the surface to be treated is free from excessive moisture, as this could cause whitish stains, bubbles, or detachment.
A primer is required only on cement and absorbent materials. In such cases, use APSEPOX 910 in the presence of moisture, or POLIGLASS MONO PRIMER at a rate of 80–100 g/m².
To seal wall/floor joints, drains, aerators, protruding fixtures, etc., use ELASTOBAND 10, a pre-cut, self-adhesive butyl mastic tape.

PRODUCT PREPARATION
The product is one-component and ready to use.
Stir briefly before application.

APPLICATION METHOD
Apply the product on a properly prepared substrate in two coats using a short-pile roller or brush, with a total consumption of 1.5–1.6 kg/m², ensuring uniform distribution over the entire surface.
Allow at least 24 hours between coats.

If the substrate is uneven, apply the first coat of the product, mixed 1:1 with SYLICA 0.1–0.3, using a trowel (coverage approx. 1.2 kg/m²).
While the product is still fresh, apply a light dusting of SYLICA 0.1–0.3.
Once dry, remove any excess silica and apply the second coat of ELASTOFLEX MONO 823 C (coverage approx. 0.7–0.8 kg/m²).
For substrates subject to stress (e.g. large surfaces, bituminous membranes, etc.), apply the product as described below:

Apply the first coat using a short-pile roller at a rate of 1.0–1.1 kg/m², evenly over the entire surface.

While the product is still fresh, lay down polypropylene reinforcement fabric (TNT) of 60 g/m², embedding it with the roller. If necessary, add more product to ensure complete saturation of the fabric.
Overlap the fabric by 10 cm on the sides and 15 cm at the ends. To ensure adhesion along the overlap, apply an additional amount of product along the edge of the already laid fabric before unrolling the next strip of TNT.

After drying, apply the second coat of the product at a rate of approximately 0.8–0.9 kg/m². In this step as well, it is recommended to cross the passes to ensure an even distribution. On vertical returns and walls, apply the product in two coats without the interposition of the reinforcement fabric.

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APPLICATION OF THE FINISH

On surfaces with heavy pedestrian traffic, apply a protective coat of VERNILUX POL evenly and continuously using a short-pile roller, after the second coat of ELASTOFLEX MONO 823 C has dried.
If you wish to further improve slip resistance, add a filling of glass microspheres to the top coat, mixing it into the product before application at a rate of 5–7% of the total product weight.

CURING

The curing time of ELASTOFLEX MONO 823 C is influenced by ambient temperature.
For drying and curing times at 20°C, refer to the table below.

Second coat application	18-24 hours
Application of the finish after second coat	24 hours
Finish application after second coat	48 hours
Full curing	7 days

WARNINGS

- Do not add water and/or solvents;
- Do not add additives or fillers;
- Do not use if the container is damaged;
- Do not apply the product in excessively thick layers per coat.

TOOL CLEANING

Equipment used for the preparation and application of ELASTOFLEX MONO 823 C must be cleaned immediately after use with DENATURED ETHYL ALCOHOL. Once the product has hardened, removal can only be carried out mechanically.

HEALTH AND SAFETY

For information on safety regulations, hazard indications, and precautionary advice, refer to the most recent safety data sheet, available upon request at: ufficiotecnico@apsebg.it

STORAGE

Shelf life exceeds 12 months if stored in the original packaging, in a dry, moisture-free environment.
Store at temperatures between +5°C and +35°C.

DISPOSAL

Dispose of the contents and/or container in accordance with local regulations.

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PRODUCT TECHNICAL DATA

PHYSICAL CHARACTERISTICS (at +20°C)

CHARACTERISTIC	STANDARD	RESULT
Appearance	-	Colored liquid
Resin color	-	Grey, white, red, brown, blue
Specific gravity	EN ISO 2811-1	1.40 ± 0.05 g/cm^3
Viscosity	EN 8490	1700 ± 200 cps

PERFORMANCE IN SERVICE

CHARACTERISTIC	STANDARD	RESULT
Service temperature	-	From -30° to +50°C
Tensile strength	EN ISO 527-1	≥ 8.8 N/mm^2
Elongation at break	EN ISO 527-1	≥ 130%
Water absorption • After 24 hours • After 7 days	ASTM D 471	 ≤ 0.5% ≤ 0.9%
Low-temperature flexibility (-26°C)	ASTM D 522	No cracking
Adhesion to substrate after 25 thermal shock cycles • Before sun/rain cycles • After sun/rain cycles	EN 1348	 ≥ 2 N/mm^2 (Required: ≥ 1 N/mm^2) ≥ 2 N/mm^2 (Required: ≥ 1 N/mm^2)
Waterproofing	EN 1928	≥ 2 Bar
SHORE A Hardness	DIN 5350-A-87	82

PRODUCT CHARACTERISTICS IN ACCORDANCE WITH STANDARD EN 1504-2

CHARACTERISTICS	STANDARD	RESULT
Water vapour permeability	ISO 7783	S_D < 5 m
Capillary absorption	EN 1062-3	W < 0.1 kg/m^2.h^{0,5}
Impact resistance	EN ISO 6272-1	Class I
Direct tensile adhesion (with traffic)	EN 1542	≥ 2 N/mm^2
Direct tensile adhesion after thermal shock cycles (with traffic)	EN 1542	≥ 2 N/mm^2

The data given above are information obtained from our best technical knowledge, application, and research experience. However, since we are unable to intervene directly in site conditions and work execution, they represent general indications that do not bind APSE S.r.l. in any way. The information given does not relieve the purchaser of his responsibility to personally test our products as to their suitability with regard to their intended use. The customer is also responsible for verifying that this data sheet is valid for the batch of product of interest to him and is not outdated as superseded by later editions. If in doubt, contact our Technical Department in advance. APSE S.r.l. - V&V Group reserves the right to make technical changes of any kind without prior notice. This revision cancels and supersedes all previous ones, all under the continuous verification of data according to the new current Standards and our ISO 9001 management system.
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