



Building area

39 m²

Living area

43 m²

External dimensions

10.2 m (L) x 3.6 m (W) x 6.2 m (H)

Rooms

Two bedrooms, living room with kitchen, bathroom

Floors

2

Delivery time

4 months



Building design standard

We adjust buildings to the local building standards in the country of delivery. This includes electrical, water, sewage, ventilation installations, insulation, and heating.

Finishing standard

- Turn-key standard.
- We have also several options available.

Insulation

- Wall insulation: rock wool, $U=0.19$ W/m²K.
- Floor insulation: wood fiberboard, $U=0.30$ W/m²K.
- Roof insulation: rock wool, $U=0.14$ W/m²K.

Windows

PVC 3-glass windows, $U_g < 0.9$ W/(m²K). Anthracite colour.

Optional:

- Aluminium windows.
- Built-in aluminium shutters.





TECHNICAL

SPECIFICATION

Heating and cooling

- Electric underfloor heating, air-to-air heat pump.
- Split air conditioning, 3 internal units, 1 external unit.



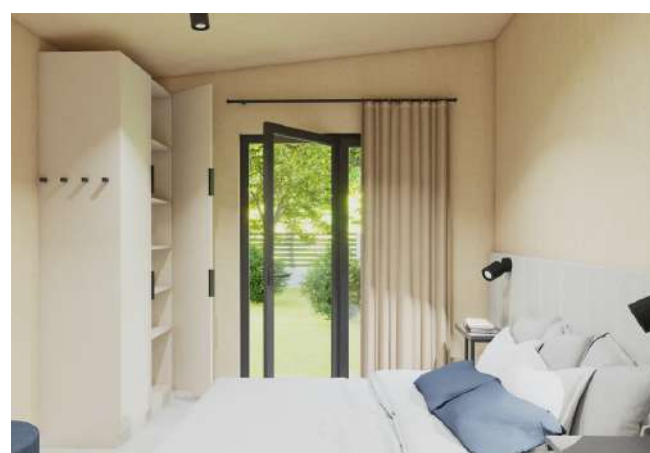
Electrical, water and sewage installations

- Concealed frame for WC.
- Internal 3-phase electrical and telecommunication installations.
- Internal electrical switchboard.
- Internal water and sewage installations.



Ventilation

- Gravity ventilation
- Optional mechanical with heat recovery.



TECHNICAL

SPECIFICATION

Foundation

Our buildings can be placed on concrete slab or point foundations. We will provide instructions for a local contractor.

Transport and Assembly

Assembly price is calculated individually depending on your location. It requires a crane. The whole assembly usually takes less than a day.

Before the building is transported:

- The foundation must be ready. Dry and checked, prepared for the building construction.
- Water, electrical, and drainage outlets must be checked and rechecked with the drawings.
- A truck and a crane must have access to the plot.

Payment

Payment for your building is divided into three stages, secured by a contract.

- 1) **50%** reservation fee when signing the contract
- 2) **40%** payment after the building is built in our factory
- 3) **10%** payment after the building arrives to the Client





TURN-KEY STANDARD

STANDARD

General:

- Technical project documentation.
- CLT wood module construction.
- PVC windows, triple-glazed.
- Exterior PVC doors, triple-glazed.
- Wooden ladder leading to the mezzanine.
- Internal honeycomb-filled doors.



Insulation:

- External walls: rock wool, $U=0.14 \text{ W/m}^2\text{K}$.
- Roof: rock wool, $U=0.14 \text{ W/m}^2\text{K}$.
- Floor: wood fiberboard, $U=0.30 \text{ W/m}^2\text{K}$.



Facade:

- Vertical spruce board, decorative elements made of standing seam metal.

Roof:

- Standing seam metal.



TURN-KEY STANDARD

STANDARD

Wall and ceiling:

- Visual-grade CLT wood (no additional treatment needed).
- Wall tiles in the bathroom.

Floor:

- Laminated flooring and MDF skirting boards.
- Floor tiles in the bathroom.

Installations

- Electric boiler, 80L.
- Gravity ventilation.
- Complete electrical, water, and sewage installation.
- Power outlets and switches.
- Interior and exterior lighting.
- Heating and cooling.

Drainage

- External gutters positioned at the back of the building.



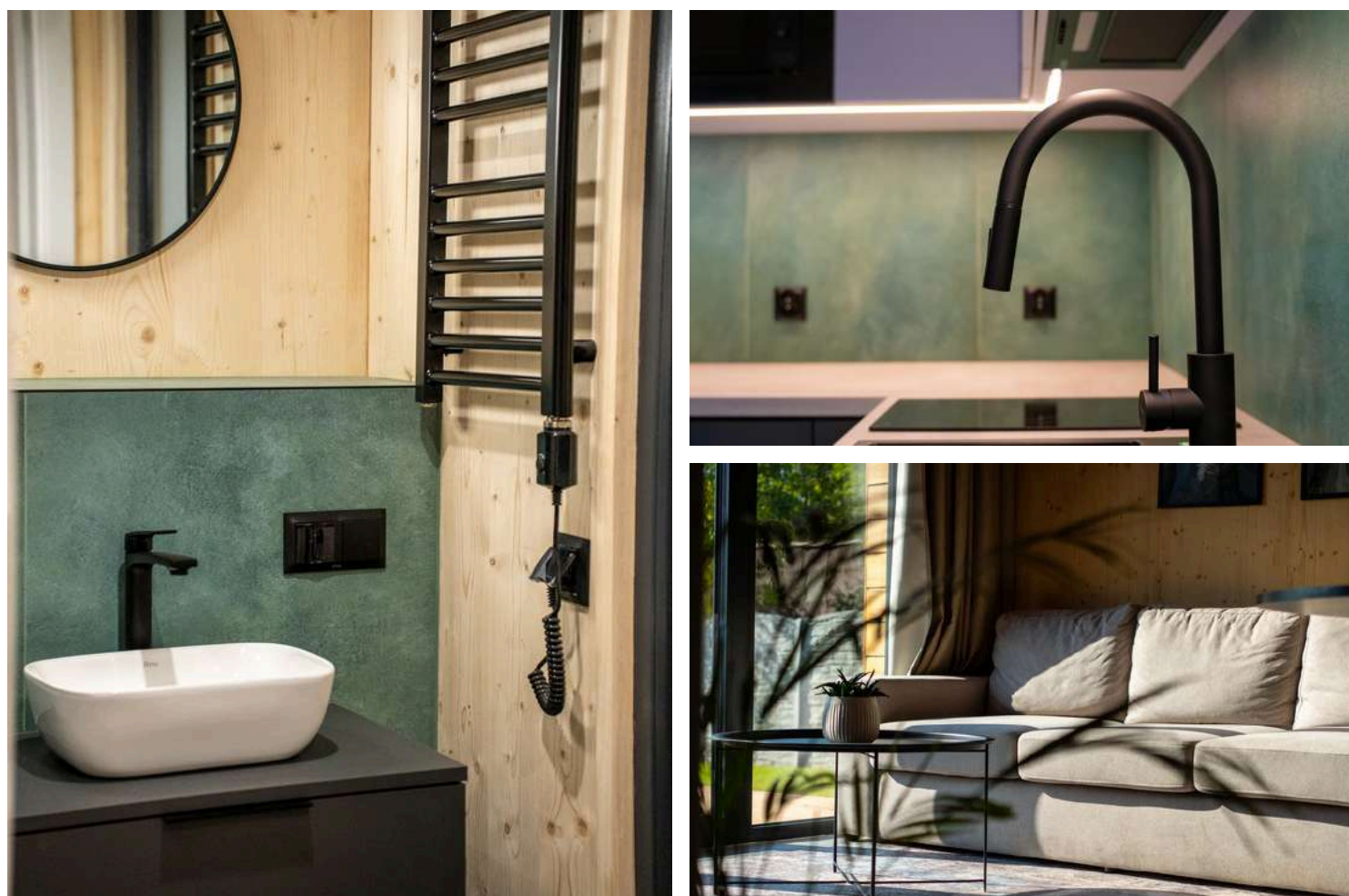


TURN-KEY STANDARD

STANDARD

Bathroom

- The wall-hung toilet, wall-mounted cabinet with sink and faucet and shower cabin with tray.
- Electric heater.
- Wall accessories.
- Waterproofing.



OPTIONAL

ELEMENTS

Windows and doors

- Aluminium windows and doors.
- Mosquito screens.

Exterior finish

- Built-in aluminium shutters.
- Facade finished with standing seam metal.
- Facade finished with Rockpanel panels.

Kitchen

- Kitchen furniture.
- Kitchen sink and faucet.
- Built-in appliances (mini fridge, 2-burner induction cooktop, dishwasher, extractor).

Furniture

- Built-in furniture (wardrobe in the bedroom, cabinet in the living room, bathroom cabinet, under-sink cabinet).
- Movable furniture (bed with mattress, bedside tables, mezzanine mattress, sofa bed, table, 4 chairs, coffee table).

Installations

- Replacement of gravity ventilation with two wall-mounted heat recovery units.



EXTERNAL FINISHES

MATERIALS



Elevation, option 1

Standing seam sheet metal in a vertical arrangement,
anthracite colour
e.g., Ruukki Classic



Elevation, option 2

Standing seam metal + decorative elements made of spruce
board, arranged horizontally/vertically



Elevation, option 3

Standing seam metal + decorative elements made of
Rockpanel Colours



Elevation, option 4

Rockpanel Colours panels



Single slope roof covering

Standing seam panel, anthracite colour.

EXTERNAL

MATERIALS



Concealed roller shutters

The shutter box is hidden beneath the facade.

- Made of aluminum
- Anthracite color



Aluminum windows

Triple-glazed $U \leq 0.9 \text{ W/m}^2\text{K}$

- Color: RAL 7016
- Concealed hinges

e.g., Aluprof MB 79N



Outdoor lighting, option 1

LED wall lamps.

e.g., NICO I graphite 9518 Nowodvorski



Outdoor lighting, option 2

LED wall lamps.

e.g., KHUMBU graphite 4443 Nowodvorski

DOOR

MATERIALS



Interior doors, option 1

Smooth rebated doors with honeycomb filling.

e.g., Porta CPL 1.1



Interior doors, option 2

Smooth non-rebated doors with honeycomb filling.

e.g., Klea k/N01, Classen Linea 2.1



Hall doors, option 3

Glass doors with metal muntins.

FLOOR

MATERIALS



Floor panels, option 1

Laminated floor panels.

e.g., Classen Concrete 55063 Villa



Floor panels, option 2

Laminated floor panels.

e.g., EGGER Chicago Concrete Light Gray EPL166



Floor tiles in the bathroom, option 1

Ceramic tiles.

e.g., Lorent Perla 60x60



Floor tiles in the bathroom, option 2

Ceramic tiles.

e.g., HALCON/Origin Acero 60x60 matte



Floor tiles in the bathroom, option 3

Ceramic floor tiles.

e.g., Stargres Walk Soft Grey 60x60



FLOOR

MATERIALS



Floor tiles, option 4

Ceramic floor tiles.

e.g., HALCON/ Doge San Marco Natural 60x120 matte



Floor skirting boards, option 1

White MDF.

e.g., Creativa LMDF-02



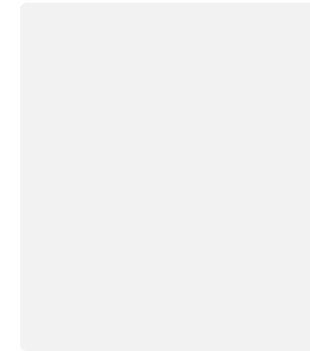
Floor skirting boards, option 2

White polystyrene.

e.g., FT2 Wallstyl NMC

WALL

MATERIALS



Wall tiles, option 1

e.g., Stargres White Sugar Lappato 60x60



Wall tiles, option 2

Ceramic tiles.

e.g., EQUIPE/ Costa Nova Naval 5x20 matte



BATHROOM

MATERIALS



Toilet bowl + seat, option 1

Wall-hung toilet bowl with a soft-close seat

e.g., REA Raul



Toilet bowl + seat, option 2

Wall-hung Rimless toilet bowl with a soft-close white seat

e.g., Roca Gap Square



Toilet button, option 1

e.g., Rea type H black Matte



Toilet button, option 2

e.g., Geberit delta 50 black matte



Sink, option 1

Countertop washbasin.

e.g., Rea Carina 50cm

BATHROOM

MATERIALS



Sink, option 2

Countertop washbasin.

e.g., Roca gap 55cm



Sink faucet, option 1

e.g., Rea Lupo



Sink faucet, option 2

e.g., Deante Arnika Nero



Shower set, option 1

e.g., Rea Luis



Shower set, option 2

e.g., Deante Arnika Nero



Shower set, option 2

e.g., Deante Arnika Nero



BATHROOM

MATERIALS



Shower tray, option 1

White acrylic shower tray.

e.g., Rea Savoy 90x90cm



Shower tray, option 2

White shower tray made of mineral casting.

e.g., Kermi Korelle 90x90cm



Shower cabin, option 1

e.g., Rea Punto



Shower cabin, option 2

Fixed wall + hinged shower doors.

e.g., Kermi Osia



Bathtub, option 1

Built-in bathtub.

e.g., Mexen Cube 170 x 75 cm, white - 55051707500

BATHROOM

MATERIALS



Bathtub, option 2

Freestanding bathtub.

e.g., MEXEN/Volta 170 x 75 cm, white - 51131707500



Set of handles and hangers, option 1

- Toilet paper holder without cover, black 07.445-B
- Black hanging toilet brush 07.430-B
- Single hook, matte black 07.311-B

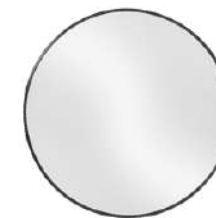
e.g., STELLA Classic



Set of handles and hangers, option 2

- Toilet paper holder with cover, black 07.440-B
- Black hanging toilet brush 07.435-B
- Double hook, matte black

e.g., STELLA Classic



Mirror, option 1

Round mirror in black frame, 80 cm.



Mirror, option 2

Round mirror in black frame with LED lighting, 80 cm.



BATHROOM

MATERIALS



Radiator, option 1

Electric bathroom radiator.

e.g., WEGA 600W, black, size 400x800mm



Radiator, option 2

Electric bathroom radiator.

e.g., TERMA ZIG ZAG 600W WGZIG154050K916SX, bathroom radiator 50x154 cm + TERMA / Dry Heater 400W WEDRY04T905U

KITCHEN

MATERIALS



Built-in furniture, option 1

Made to measure from laminated board

e.g., Swiss Krono, U162 VL - Graphite, U112 VL - Grey, Laminated countertop - light beige color



Built-in furniture, option 2

Made to measure from laminated board

e.g., Swiss Krono, U162 VL - Graphite, U112 VL - Grey, Countertop - SWISS KRONO D1043 BL, Era Concrete



Sink, option 1

Granite single bowl sink without a draining board.

e.g., Ryga 40 Easy



Sink, option 2

Granite single bowl sink with a draining board.

e.g., DEANTE Zorba ZQZA211A



Kitchen faucet, option 1

e.g., Rea Clever black



KITCHEN

MATERIALS



Kitchen faucet, option 2

e.g., Deante Lima standing black (BBM N72M)



Induction cooktop

e.g., CANDY CHEDD30CTT



Fridge-freezer

e.g., Candy Fresco CM4SE68W



Dishwasher

e.g., Candy Brava CDIH 1L952 - 45cm



Range hood

e.g., AKPO WK-7 Micra 60 black

LIGHTING

FIXTURES



Ceiling lighting (for rooms), option 1

Black 3-phase track lighting rails.

Track spotlight.

e.g., MICA GU10 - black



Ceiling lighting (for rooms), option 2

Track spotlight.

e.g., OTIUM GU10 - black



Ceiling lighting (for rooms), option 3

Black track lighting rails.

Track spotlight.

e.g., OXYLED / Ardizone S40 TR



Ceiling lighting (for rooms), option 4

Track spotlight.

e.g., OXYLED / Ardizone S75 TR



Ceiling lighting (bathroom, hallway), option 1

Ceiling lamp.

e.g., MAUN black 10482 Nowodvorski



LIGHTING

FIXTURES



Ceiling lighting (bathroom, hallway), option 2

Ceiling lamp.

e.g., Shilo 8052 ceiling spotlight



Ceiling lighting (technical room), option 1

e.g., LID ROUND LED black 15W 3000K 10406 Nowodvorski



Ceiling lighting (technical room), option 2

e.g., Ceiling lamp LED ceiling light

CLEO 300 24W Black



Decorative pendant lamp, option 1

e.g., CANDELLUX LIGHTING CORDEL



Decorative pendant lamp, option 2

e.g., UMMO Koman B

LIGHTING

FIXTURES



Sconce, option 1

e.g., CANDELLUX LIGHTING CORDEL



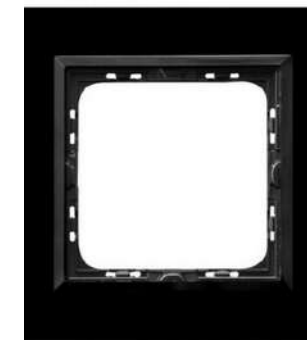
Sconce, option 2

e.g., UMMO Koman E



Outlets, option 1

e.g., OSPEL Sonata plastic frames



Outlets, option 2

e.g., Glass frames OSPEL Impresja Prestige



Switches, option 1

e.g., OSPEL Sonata plastic frames



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