

## Two-storey duplex house

Total area, m2	281,06
Total cost with assembly	€ 269 541
Price per m2	€ 959

**Included in the price:** Building, windows and exterior doors, shutters, installation, exterior finishing and roofing.

**Not included:** Delivery, foundation, crane and scaffolding, interior finishing, electrical wiring, water supply, sewerage, heating and air conditioning.

**Duplex house - 2 floors, 2 two-storey apartments:**

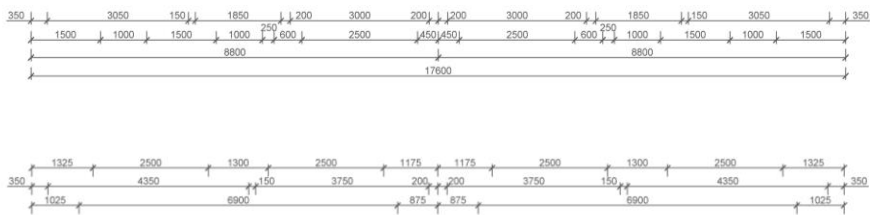
**Each apartment- 2 bedrooms, 2 children's rooms, 2 bathrooms, living room studio 29.1 m2, technical room, cabinet.**



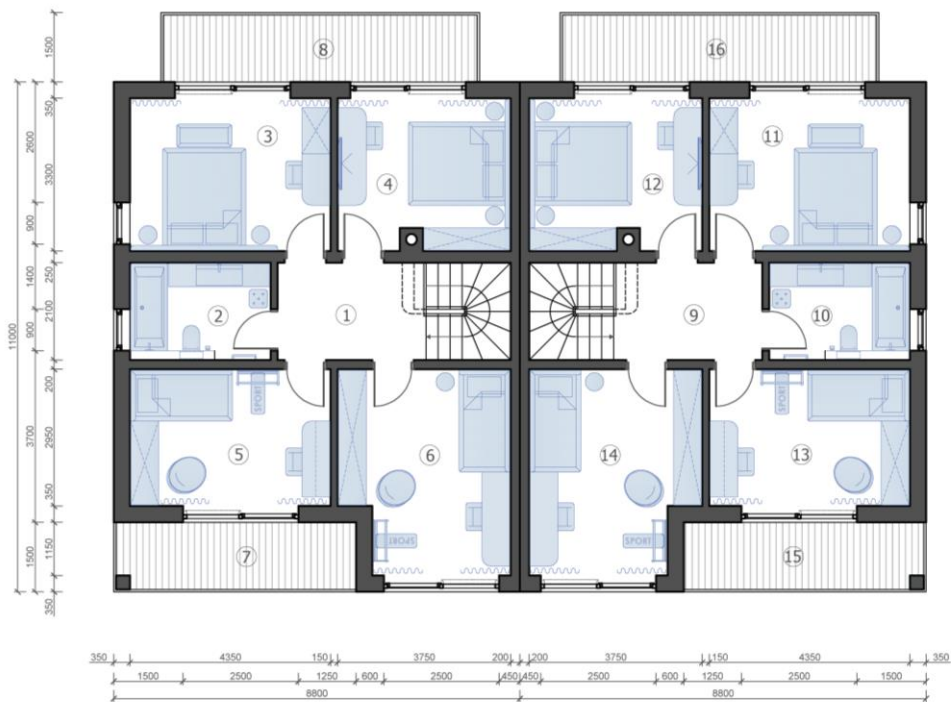


1st floor plan.  
1:75 (A-3)

ROOM LAYOUT		
№	room name	area, m2
Apartment 1		
1	Hallway	12,0
2	Technical room	6,3
3	Bathroom	6,4
4	Living room studio	29,4
5	Stairway	4,4
6	Wardrobe	5,1
7	Cabinet	7,8
apartment area 1 (1st floor)		71,4
total area of apartment 1		139,5
8	Porch	7,9
9	Terrace	20,7
Apartment 2		
10	Hallway	12,0
11	Technical room	6,3
12	Bathroom	6,4
13	Living room studio	29,4
14	Stairway	4,4
15	Wardrobe	5,1
16	Cabinet	7,8
apartment area 2 (1st floor)		71,4
total area of apartment 2		139,5
17	Porch	7,9
18	Terrace	20,7
floor area		142,8
house area		279,0



2nd floor plan.  
1:75 (A-3)



ROOM LAYOUT		
№	room name	area, m2
Apartment 1		
1	Hall	6,8
2	Bathroom	6,4
3	Bedroom	14,4
4	Bedroom	12,1
5	Children's room	12,8
6	Children's room	15,6
apartment area 1 (2nd floor)		68,1
total area of apartment 1		139,5
7	Balcony	7,9
8	Balcony	10,3
Apartment 2		
9	Hall	6,8
10	Bathroom	6,4
11	Bedroom	14,4
12	Bedroom	12,1
13	Children's room	12,8
14	Children's room	15,6
apartment area 2 (2nd floor)		68,1
total area of apartment 2		139,5
15	Balcony	7,9
16	Balcony	10,3
floor area		136,2
house area		279,0

## Two-storey duplex house

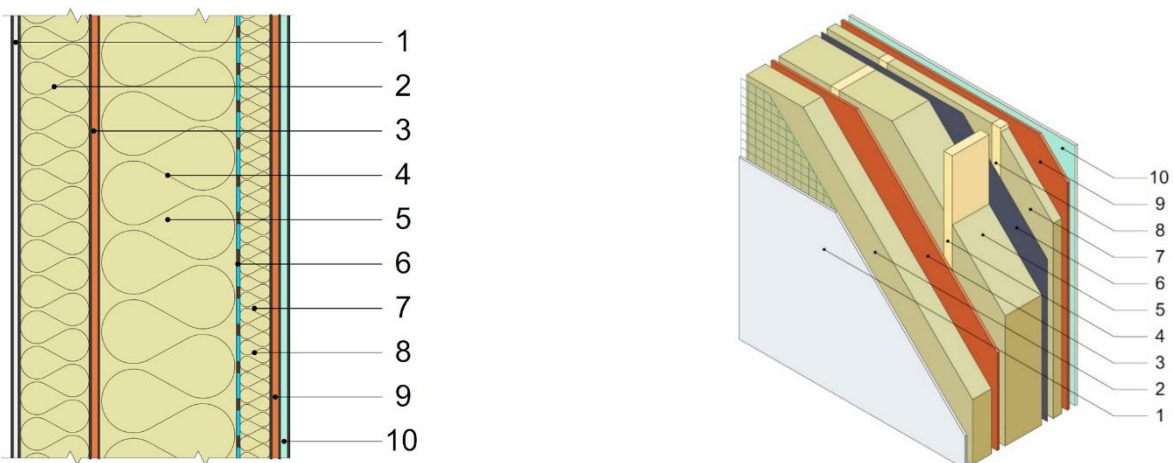
Timber frame-panel construction set

Thermal transmission losses through the external structures of the house (external walls, roof, windows and doors) comply with KfW Effizienzhaus 40+.

		Thickness, mm	U, W/m <sup>2</sup> K	Area, m <sup>2</sup> / Number, pcs	Price, m <sup>2</sup> /price, pcs	Total
<b>Energy efficiency U, W/m<sup>2</sup>K, max.</b>		<b>0,19</b>				
<b>Internal house area, m<sup>2</sup></b>		<b>281,06</b>				
<b>Exterior walls, plaster, painting:</b>						
IZOVAT basalt insulation, OSB 3, beams, plasterboard, finishing		387	0,11	246,61 €	152 €	37 592
<b>Double internal walls:</b>						
IZOVAT basalt insulation, OSB 3, beams, plasterboard		314	0,16	72,10 €	162 €	11 660
<b>Internal walls:</b>						
IZOVAT basalt insulation, OSB 3, beams, plasterboard		244	0,19	121,26 €	132 €	16 047
<b>Partitions:</b>						
IZOVAT basalt insulation, OSB 3, beams, plasterboard		144	0,36	123,16 €	104 €	12 856
<b>Ceilings:</b>						
IZOVAT basalt insulation, OSB 3, beams, plasterboard		310	0,15	241,77 €	148 €	35 837
<b>Pitched roof:</b>						
IZOVAT basalt insulation, OSB 3, beams, plasterboard		413	0,11	129,28 €	150 €	19 398
<b>Flat roof:</b>						
IZOVAT basalt insulation, OSB 3, beams, plasterboard		418	0,10	71,43 €	165 €	11 788
<b>Windows, roller shutters:</b>						
Rehau Synego profile						
Automatic overhead window slides		-	0,68	65,80 €	597 €	39 263
<b>Facade and roof finishing:</b>						
Decorative plaster façade, clay roof tiles, rain gutter, downpipes				281,06 €	99 €	27 762
<b>Assembly of the house frame</b>				281,06 €	85 €	23 890
<b>Exterior finishing of the facade and roof</b>				281,06 €	119 €	33 446
<b>Total cost with assembly</b>					€	<b>269 541</b>
<b>Price per m<sup>2</sup> of internal area</b>					€	<b>959</b>

## Exterior walls - plaster facade

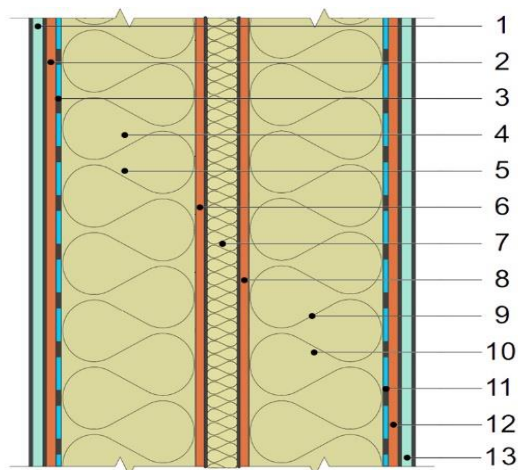
Two-storey duplex house	386,60
Energy efficiency U, W/m <sup>2</sup> K	0,11
Area, m <sup>2</sup>	316,28
Openings, m <sup>2</sup>	69,67
<b>Calculation area, m<sup>2</sup></b>	<b>246,61</b>



Materials	Thickness, mm	
Ceresit CT 85 FLEX Mortar facade plaster		
Ceresit CT325 Glass-Fibre Mesh 160 g /m <sup>2</sup>	1	10,00
Basalt insulation material IZOVAT, 135 kg/m <sup>3</sup> 100 mm	2	100,00
OSB 3 Egger 12 mm	3	12,00
Beam 45*195 mm C24 CE	4	
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 100 mm		
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 100 mm	5	195,00
Vapour barrier	6	0,10
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 50 mm	7	
Lath 45x45 mm	8	45,00
OSB 3 Egger 12 mm	9	12,00
Plasterboard	10	12,50
<b>Total thickness, mm</b>		<b>386,60</b>
<b>Total cost</b>	€	<b>37 592,19</b>
<b>Price per m<sup>2</sup> calculated area</b>	€	<b>152,44</b>

## Double internal walls

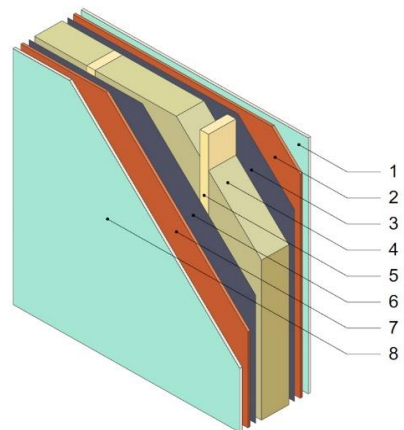
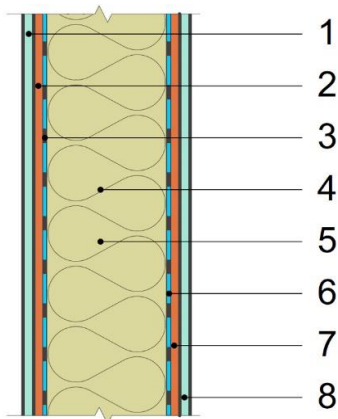
Two-storey duplex house	314,20
Energy efficiency U, W/m <sup>2</sup> K	0,16
Area, m <sup>2</sup>	72,10
Openings, m <sup>2</sup>	0,00
<b>Calculation area, m<sup>2</sup></b>	<b>72,10</b>



Materials		Thickness, mm
Plasterboard	1	12,50
Plasterboard	2	12,50
Vapour barrier	3	0,10
Beam 45*95 mm C24 CE	4	
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 100 mm	5	95,00
OSB 3 Egger 12 mm	2	12,00
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 100 mm	7	50,00
OSB 3 Egger 12 mm	2	12,00
Beam 45*95 mm C24 CE	9	
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 100 mm	10	95,00
Vapour barrier	11	0,10
Plasterboard	2	12,50
Plasterboard	13	12,50
<b>Total thickness, mm</b>		<b>314,20</b>
<b>Total cost</b>	€	<b>11 660,47</b>
<b>Price per m<sup>2</sup> calculated area</b>	€	<b>161,73</b>

## Internal walls

Two-storey duplex house	244,20
Energy efficiency U, W/m <sup>2</sup> K	0,19
Area, m <sup>2</sup>	134,06
Openings, m <sup>2</sup>	12,80
<b>Calculation area, m<sup>2</sup></b>	<b>121,26</b>

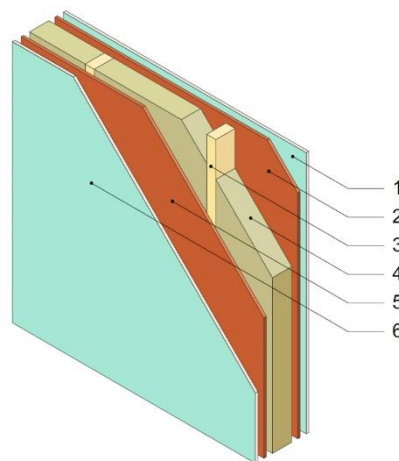
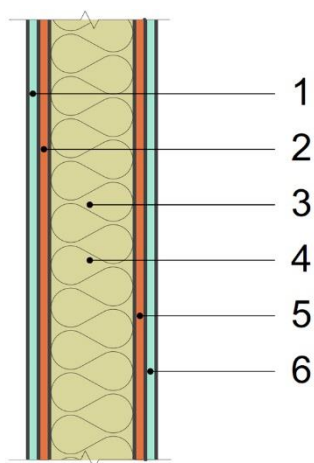


Materials	Thickness, mm	
Plasterboard	1	12,50
OSB 3 Egger 12 mm	2	12,00
Vapour barrier	3	0,10
Beam 45*195 mm C24 CE	4	
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 100 mm		
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 100 mm	5	195,00
Vapour barrier	6	0,10
OSB 3 Egger 12 mm	7	12,00
Plasterboard	8	12,50
<b>Total thickness, mm</b>		<b>244,20</b>

<b>Total cost</b>	€	<b>16 047,49</b>
<b>Price per m<sup>2</sup> calculated area</b>	€	<b>132,34</b>

## Partitions

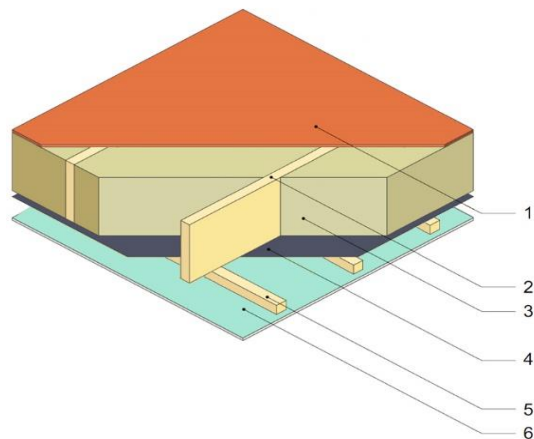
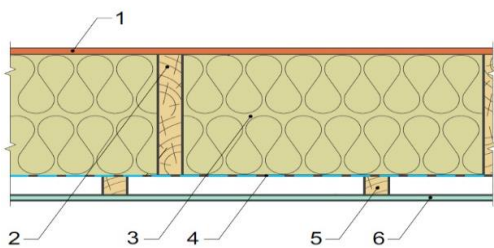
Two-storey duplex house	144,00
Energy efficiency index, U, W/m <sup>2</sup> K	0,36
Area, m <sup>2</sup>	139,16
Openings, m <sup>2</sup>	16,00
<b>Calculation area, m<sup>2</sup></b>	<b>123,16</b>



Materials	Thickness, mm	
Plasterboard	1	12,50
OSB 3 Egger 12 mm	2	12,00
Beam 45*95 mm C24 CE	3	
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 100 mm	4	95,00
OSB 3 Egger 12 mm	5	12,00
Plasterboard	6	12,50
<b>Total thickness, mm</b>		<b>144,00</b>
<b>Total cost</b>	€	<b>12 856,12</b>
<b>Price per m<sup>2</sup> calculated area</b>	€	<b>104,39</b>

## Ceilings

Two-storey duplex house	309,60
Energy efficiency index, U, W/m <sup>2</sup> K	0,15
Area, m <sup>2</sup>	251,06
Openings, m <sup>2</sup>	9,28
<b>Calculation area, m<sup>2</sup></b>	<b>241,77</b>

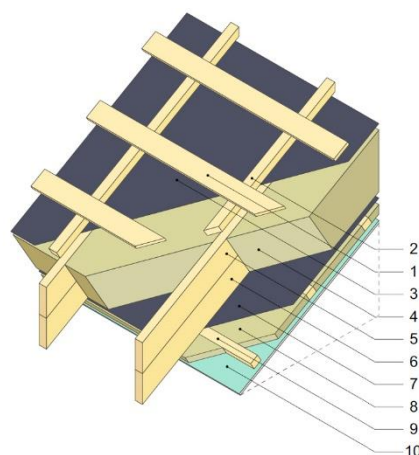
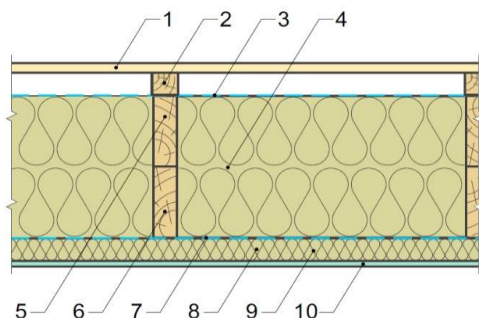


Materials	Thickness, mm	
OSB 3 Egger 22 mm	1	22,00
Glued beam 45*2*245 mm C24 CE	2	
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 100 mm		
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 100 mm		
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 50 mm	3	245,00
SIGA MajRex vapour barrier	4	0,10
Lath 30x45 mm	5	30,00
Knauf plasterboard	6	12,50
<b>Total thickness, mm</b>		<b>309,60</b>
<b>Total cost</b>	€	<b>35 837,38</b>
<b>Price per m<sup>2</sup> calculated area</b>	€	<b>148,23</b>



## Pitched roof

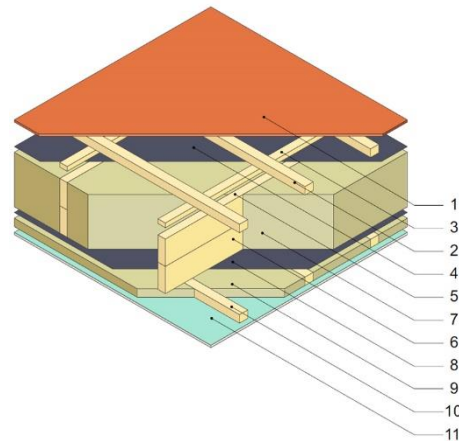
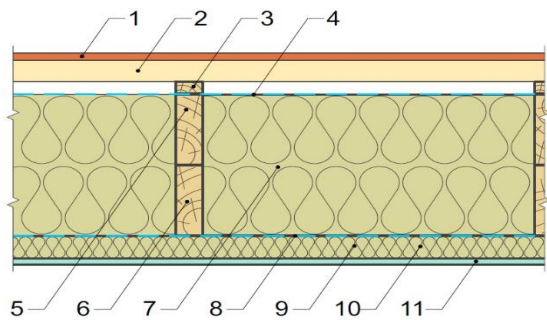
Two-storey duplex house	412,70
Energy efficiency index, U, W/m <sup>2</sup> K	0,11
<b>Calculation area, m<sup>2</sup></b>	<b>129,28</b>



Materials	Thickness, mm	
Lath 20x100 mm	1	20,00
Lath 45x50 mm	2	45,00
Super defusion membrane	4	0,10
Beam 45*145 mm C24 CE	5	
Beam 45*145 mm C24 CE	6	
Basalt insulation material IZOVAT, 40 kg/m3 100 mm		
Basalt insulation material IZOVAT, 40 kg/m3 100 mm		
Basalt insulation material IZOVAT, 40 kg/m3 100 mm	7	290,00
Vapour barrier	8	0,10
Basalt insulation material IZOVAT, 40 kg/m3 50 mm	9	
Lath 45x50 mm	10	45,00
Plasterboard	11	12,50
<b>Total thickness, mm</b>		<b>412,70</b>
<b>Total cost</b>	€	<b>19 398,29</b>
<b>Price per m<sup>2</sup> calculated area</b>	€	<b>150,05</b>

## Flat roof

Two-storey duplex house	417,70
Energy efficiency index, U, W/m <sup>2</sup> K	0,10
<b>Calculation area, m<sup>2</sup></b>	<b>71,43</b>



Materials	Thickness, mm	
OSB 3 Egger 15 mm	1	12,00
Lath 45x50 mm	2	45,00
Lath 25x45 mm	3	25,00
Strotex Basix 1300 Super defusion membrane	4	0,10
Beam 45*145 mm C24 CE	5	
Beam 45*145 mm C24 CE	6	
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 100 mm		
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 100 mm		
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 100 mm	7	290,00
SIGA MajRex Vapour barrier	8	0,10
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 50 mm	9	
Lath 45x50 mm	10	45,00
Plasterboard	11	12,50
<b>Total thickness, mm</b>		<b>417,70</b>
<b>Total cost</b>	<b>€</b>	<b>11 788,01</b>
<b>Price per m<sup>2</sup> calculated area</b>	<b>€</b>	<b>165,03</b>

## Windows

Two-storey duplex house

65,80



### Materials

#### Rehau Synego window profile (installation in wall panels included)

Glazing 4i-16ArTep-4-16ArTep-4i, 44mm Ug=0.57 W/m <sup>2</sup> K	€	27 000,41
Fittings MACO, G-U		
Alenor sealing tapes	€	1 405,28
Aluminium window sills	€	739,30
Automatic window slides, anthracite colour	€	10 117,99
<b>Total cost</b>	<b>€</b>	<b>39 262,97</b>
<b>Price per m<sup>2</sup> calculated area</b>	<b>€</b>	<b>596,70</b>

## Facade and roof finishing

<b>Two-storey duplex house</b>	<b>320,59</b>
<b>Calculated roof area, m<sup>2</sup></b>	<b>200,71</b>



### Materials

Decorative facade plaster	€	7 531,55
Facade paint	€	1 369,37
Clay roof tiles	€	16 288,78
Entwässerungssystem (Fallrohre, Regenrinne)	€	2 571,91
<b>Total cost</b>	<b>€</b>	<b>27 761,61</b>
<b>Price per m<sup>2</sup> calculated area</b>	<b>€</b>	<b>98,77</b>