

Three-storey duplex

Total area, m2	354,10
Total cost with assembly	€ 314 952
Price per m2	€ 889

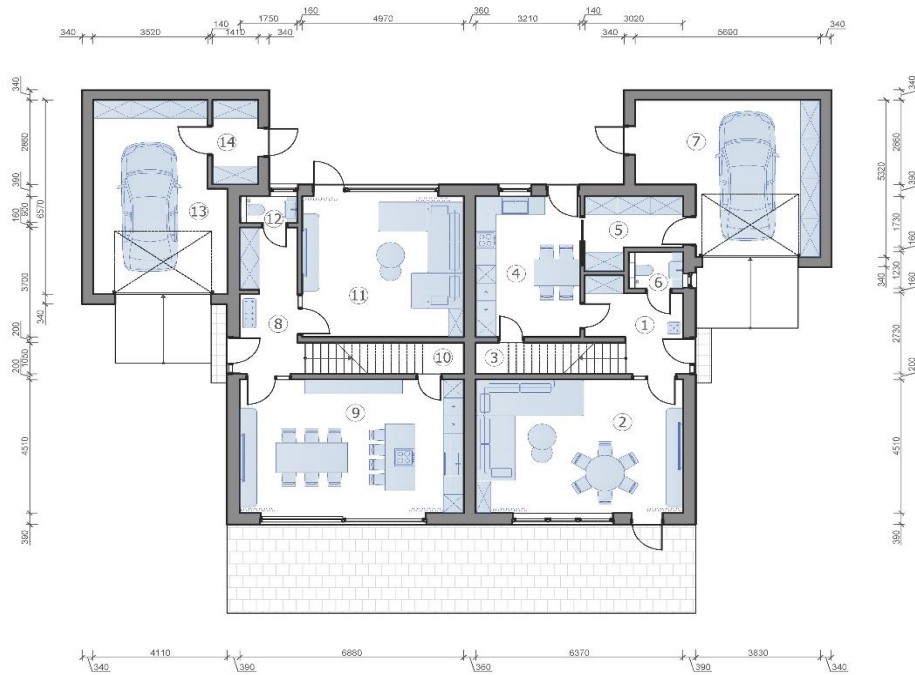
Included in the price: Building, windows and exterior doors, shutters, installation, exterior finishing and roofing.

Not included: Foundation, delivery, crane and scaffolding, interior finishing, electrical wiring, water supply, sewerage, heating and air conditioning.

2 x three-storey apartments with 3x bedrooms, living room, kitchen-dining room, attic and garage

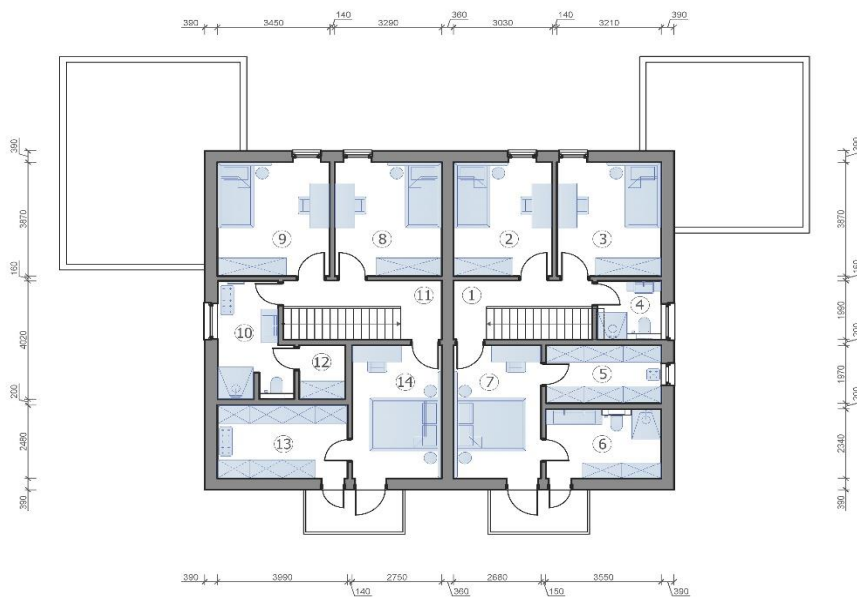


1st floor plan. 1:100 (A-3)



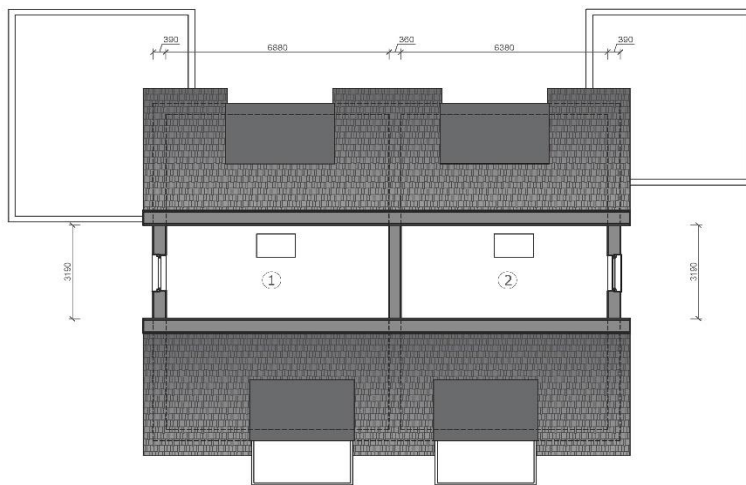
ROOM LAYOUT		
Nº	room name	area, m2
1	Hallway	7,4
2	Living room	28,7
3	Storeroom	3,2
4	Kitchen-dining room	15,3
5	Tambour	6,2
6	Bathroom	2,1
7	Garage	25,6
Apartment 1 floor area		88,5
Apartment 1 area		168,3
8	Hallway	8,9
9	Kitchen-dining room	31,0
10	Storeroom	3,5
11	Living room	23,7
12	Bathroom	1,6
13	Garage	26,9
14	Tambour	4,0
Apartment 2 floor area		99,6
Apartment 2 area		185,8
total floor area		188,1
total house area		354,1

2nd floor plan. 1:100 (A-3)



ROOM LAYOUT		
Nº	room name	area, m2
1	Hall	5,1
2	Bedroom	11,7
3	Bedroom	12,4
4	Bathroom	3,8
5	Wardrobe	6,7
6	Bathroom	8,6
7	Bedroom	12,1
Apartment 1 floor area		60,4
Apartment 1 area		168,3
8	Bedroom	12,7
9	Bedroom	13,3
10	Bathroom	8,3
11	Hall	5,8
12	Storeroom	2,8
13	Wardrobe	9,9
14	Bedroom	12,4
Apartment 2 floor area		65,2
Apartment 2 area		185,8
total floor area		125,6
total house area		354,1

3rd floor plan. 1:100 (A-3)



ROOM LAYOUT		
Nº	room name	area, m ²
1	Attic	21,0
2	Attic	19,4
total floor area		40,4
total house area		354,1

Three-storey duplex

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+.

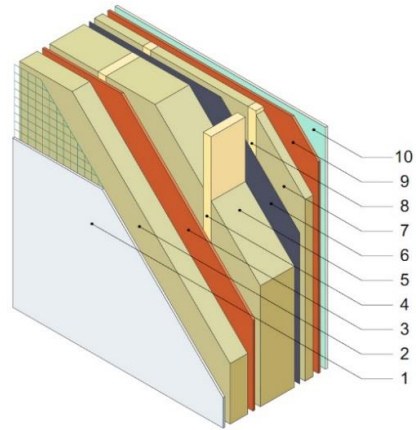
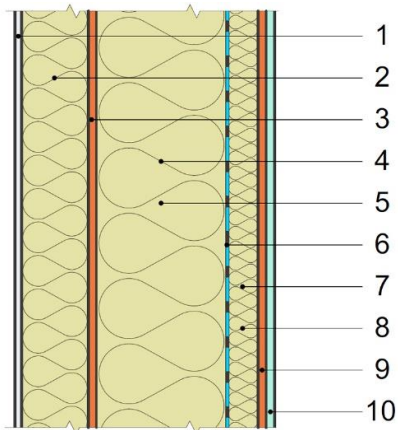
Energy efficiency U, W/m²K, max. 0,18

Internal house area, m² 354,1

	Thickness, mm	U, W/m ² K	Area, m ² / Number, pcs	Price, m ² /price, pcs	Total
Exterior walls, plaster, painting:					
IZOVAT basalt insulation, OSB 3, beams, plasterboard, finishing	387	0,11	267,28	€ 152	€ 40 743
Internal walls:					
IZOVAT basalt insulation, OSB 3, beams, plasterboard	244	0,19	180,73	€ 132	€ 23 917
Partitions:					
IZOVAT basalt insulation, OSB 3, beams, plasterboard	144	0,36	149,11	€ 104	€ 15 565
Ceilings:					
IZOVAT basalt insulation, OSB 3, beams, plasterboard	310	0,15	279,92	€ 148	€ 41 492
Pitched roof:					
IZOVAT basalt insulation, OSB 3, beams, plasterboard	413	0,11	222,00	€ 150	€ 33 311
Flat roof:					
IZOVAT basalt insulation, OSB 3, beams, plasterboard	413	0,10	77,08	€ 165	€ 12 720
Windows, roller shutters:					
Rehau Synego profile Automatic overhead window slides	-	0,68	85,92	€ 597	€ 51 269
Facade and roof finishing materials:					
decorative facade plaster, facade paint, ceramic tiles, drainage system			354,10	€ 67	€ 23 699
Assembly of the house frame			354,10	€ 85	€ 30 099
Exterior finishing of the facade and roof			354,10	€ 119	€ 42 138
Total cost with assembly				€	314 952
Price per m² of internal area				€	889

Exterior walls - plaster facade

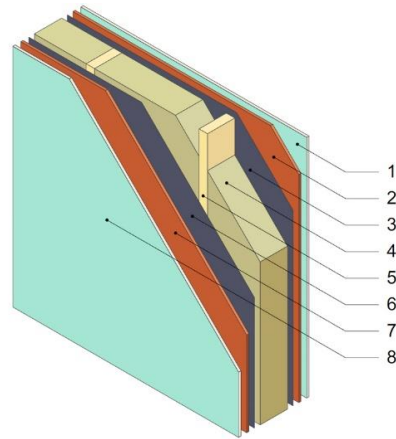
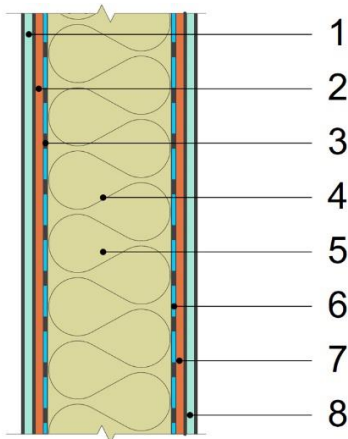
Thickness, mm	386,60
Energy efficiency U, W/m ² K	0,11
Area, m ²	362,37
Openings, m ²	95,09
Calculation area, m²	267,28



Materials	Thickness, mm	
Ceresit CT 85 FLEX Mortar facade plaster	1	10,00
Ceresit CT325 Glass-Fibre Mesh 160 g /m ²		
Basalt insulation material IZOVAT, 135 kg/m ³ 100 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 ³ 100 mm	5	195,00
Basalt insulation material IZOVAT, 40 kg/m ³ 100 mm		
Vapour barrier	6	0,10
Basalt insulation material IZOVAT, 40 kg/m ³ 50 mm	7	45,00
Lath 45x45 mm	8	
OSB 3 Egger 12 mm	9	12,00
Plasterboard	10	12,50
Total thickness, mm		386,60
Total cost	€	40 742,87
Price per m² calculated area	€	152,44

Inner walls

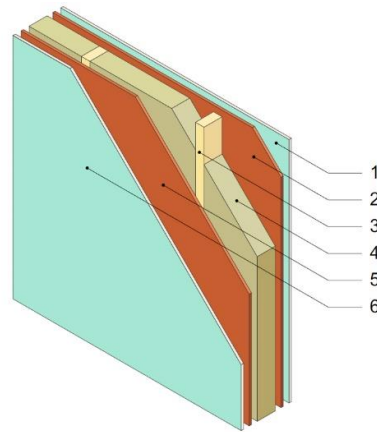
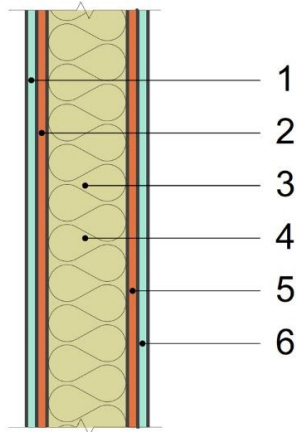
Thickness, mm	244,20
Energy efficiency U, W/m ² K	0,19
Area, m ²	190,18
Openings, m ²	9,45
Calculation area, m²	180,73



Materials	Thickness, mm
Plasterboard	1 12,50
OSB 3 Egger 12 mm	2 12,00
Vapour barrier	3 0,10
Beam 45*95 mm C24 CE	4
Basalt insulation material IZOVAT, 40 kg/m ³ 100 mm	5 195,00
Basalt insulation material IZOVAT, 40 kg/m ³ 100 mm	
Vapour barrier	6 0,10
OSB 3 Egger 12 mm	7 12,00
Plasterboard	8 12,50
Total thickness, mm	244,20
Total cost	€ 23 916,94
Price per m² calculated area	€ 132,34

Partitions

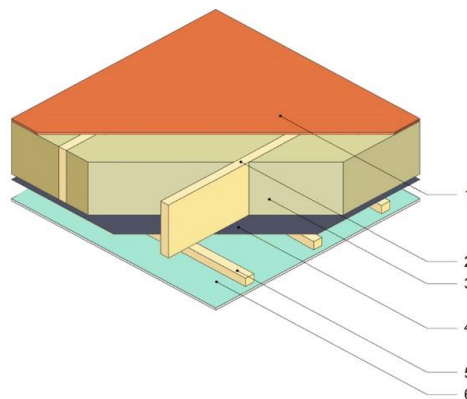
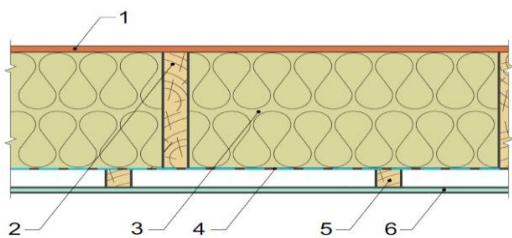
Thickness, mm	144,00
Energy efficiency index, U, W/m ² K	0,36
Area, m ²	185,02
Openings, m ²	35,91
Calculation area, m²	149,11



Materials	Thickness, mm	
Plasterboard	1	12,50
OSB 3 Egger 12 mm	2	12,00
Beam 45*95 mm C24 CE	3	95,00
Basalt insulation material IZOVAT, 40 kg/m ³ 100 mm	4	
OSB 3 Egger 12 mm	5	12,00
Plasterboard	6	12,50
Total thickness, mm		144,00
Total cost	€	15 564,93
Price per m² calculated area	€	104,39

Partitions

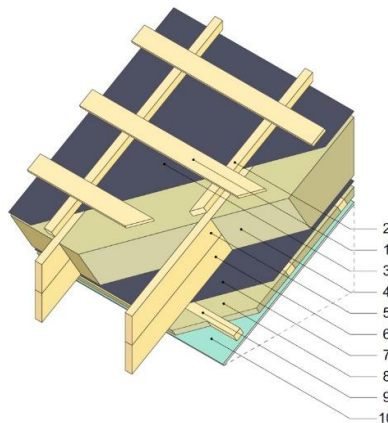
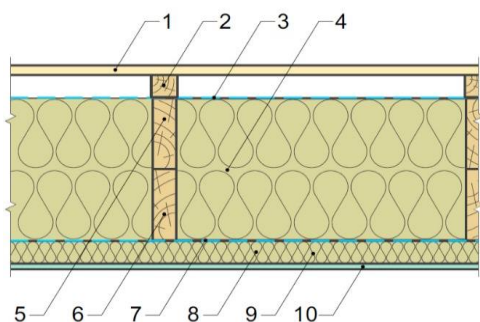
Thickness, mm	309,60
Energy efficiency index, U, W/m ² K	0,15
Area, m ²	292,32
Openings, m ²	12,40
Calculation area, m²	279,92



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 ³ 100 mm		245,00
Basalt insulation material IZOVAT, 40 kg/m ³ 100 mm	3	
Basalt insulation material IZOVAT, 40 kg/m ³ 50 mm		
Vapour barrier	4	0,10
Lath 30x45 mm	5	30,00
Plasterboard	6	12,50
Total thickness, mm		309,60
Total cost	€	41 491,95
Price per m² calculated area	€	148,23

Pitched roof

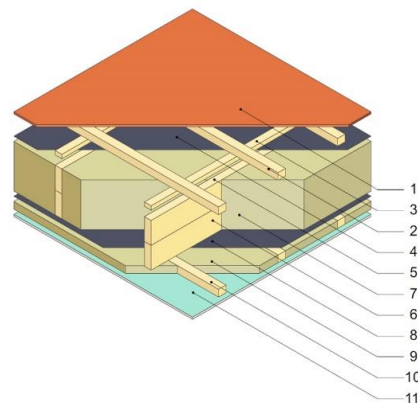
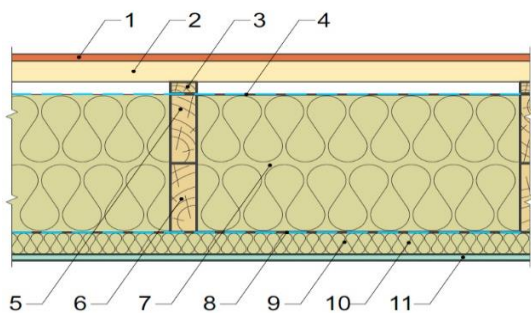
Thickness, mm	412,70
Energy efficiency index, U, W/m ² K	0,11
Calculation area, m²	222,00



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/m ³ 100 mm		290,00
Basalt insulation material IZOVAT, 40 kg/m ³ 100 mm	7	
Basalt insulation material IZOVAT, 40 kg/m ³ 100 mm		
Vapour barrier	8	0,10
Basalt insulation material IZOVAT, 40 kg/m ³ 50 mm	9	45,00
Lath 45x50 mm	10	
Plasterboard	11	12,50
Total thickness, mm		412,70
Total cost	€	33 310,79
Price per m² calculated area	€	150,05

Flat roof

Thickness, mm	417,70
Energy efficiency index, U, W/m ² K	0,10
Calculation area, m²	77,08



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 ³ 100 mm		290,00
Basalt insulation material IZOVAT, 40 kg/m ³ 100 mm	7	
Basalt insulation material IZOVAT, 40 kg/m ³ 100 mm		
SIGA MajRex Vapour barrier	8	0,10
Basalt insulation material IZOVAT, 40 kg/m ³ 50 mm	9	45,00
Lath 45x50 mm	10	
Plasterboard	11	12,50
Total thickness, mm		417,70
Total cost	€	12 720,43
Price per m² calculated area	€	165,03

Windows

Calculation area, m²

85,92



Materials

Rehau Synego window profile (installation in wall panels included)

Profile thickness 80mm (depends on window openings)	€	35 256,46
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Glazing 4i-16ArTep-4-16ArTep-4i, 44mm Ug=0.57 W/m²K

Fittings MACO, G-U

Alenor sealing tapes	€	1 834,97
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Aluminium window sills	€	965,36
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Automatic window slides, anthracite colour	€	13 211,82
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Average heat losses of window constructions U_w , W/m²K 0.68

Total cost	€	51 268,61
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Price per m² calculated area	€	596,70
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Facade and roof finishing

Calculated facade area, m ²	347,46
Calculated roof area, m ²	299,08



Materials		
Decorative facade plaster	€	8 162,78
Facade paint	€	1 484,14
Ceramic roof tiles (set)	€	10 219,82
Drainage system	€	3 832,43
Total cost	€	23 699,18