

## Four-storey apartment house

Total area, m2	375,40
Total cost with assembly	€ 377 917
Price per m2	€ 1 007

**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.

**3 x four-storey apartments with garage.**

**Apartment 1:** 2 bedrooms, living room studio, cabinet and 2 bathrooms.

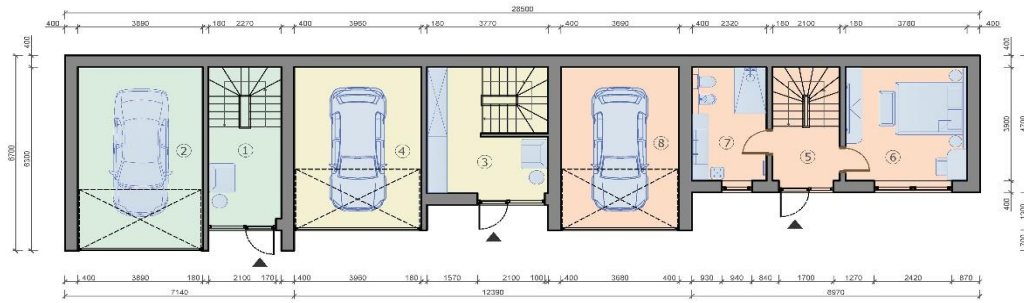
**Apartment 2:** 2 bedrooms, living room studio, living room, balcony and 2 bathrooms.

**Apartment 3:** 2 bedrooms, large living room studio, cabinet, terrace, balcony and 2 bathrooms.



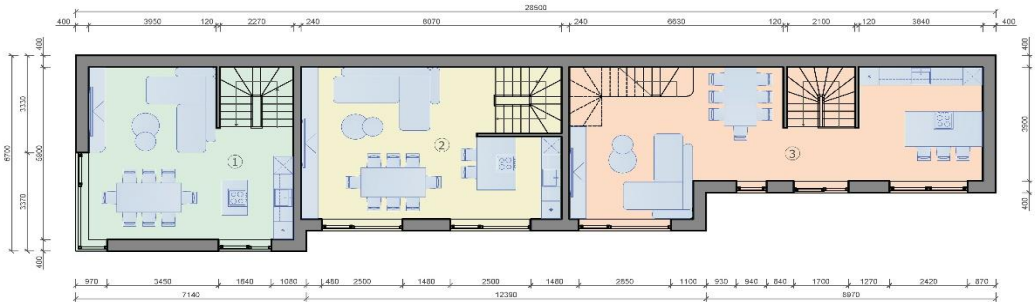
1st floor plan.  
1:100 (A-3)

ROOM LAYOUT		
№	room name	area, m2
1	Hall	6,9
2	Garage	23,9
3	Hall	11,6
4	Garage	21,6
5	Hall	3,9
6	Bedroom	14,6
7	Bathroom	9,0
8	Garage	20,3
floor area		112,0
house area		375,4



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

ROOM LAYOUT		
№	room name	area, m2
1	Living room studio	32,8
2	Living room studio	37,1
3	Living room studio	40,8
floor area		110,0
house area		375,4



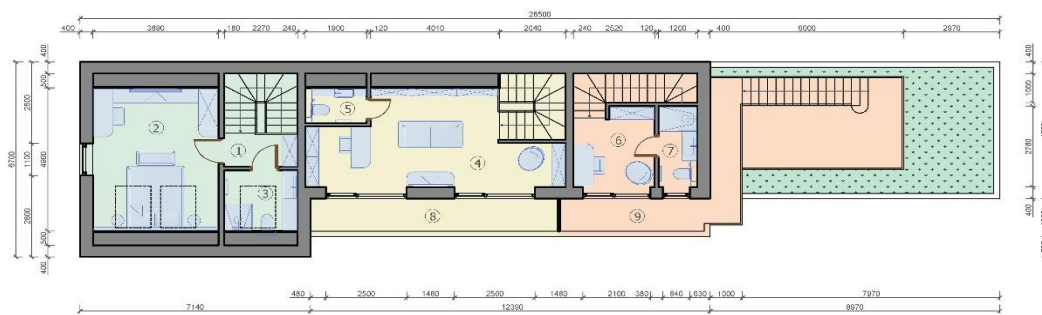
3rd floor plan.  
1:100 (A-3)

ROOM LAYOUT		
Nº	room name	area, m <sup>2</sup>
1	Hall	5,1
2	Cabinet	7,2
3	Bedroom	13,8
4	Bathroom	4,5
5	Hall	6,6
6	Bedroom	10,9
7	Bedroom	12,5
8	Bathroom	5,6
9	Hall	2,1
10	Bedroom	11,0
floor area		79,3
house area		375,4
11	Тераса	17,8



4th floor plan.  
1:100 (A-3)

ROOM LAYOUT		
Nº	room name	area, m <sup>2</sup>
1	Hall	2,6
2	Bedroom	19,1
3	Bathroom	4,7
4	Living room	20,9
5	Bathroom	2,3
6	Cabinet	6,5
7	Bathroom	3,3
floor area		59,4
house area		375,4
8	Balcony	8,6
9	Balcony	5,0



## Four-storey apartment house

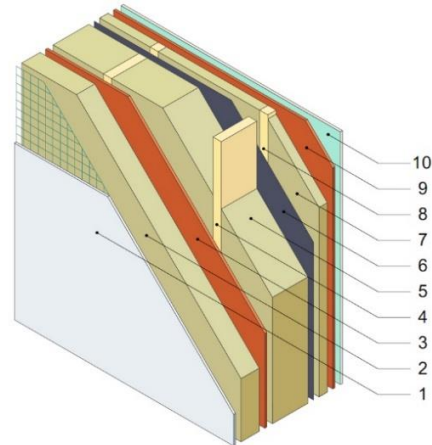
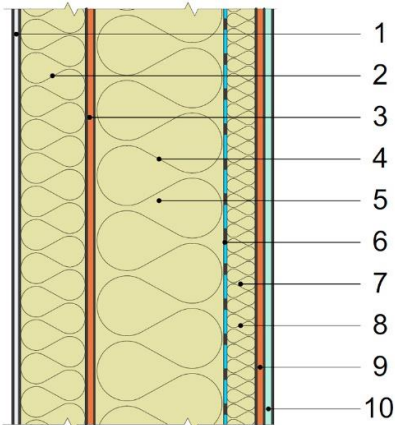
Timber frame-panel construction set

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

							0,18
<b>Energy efficiency U, W/m<sup>2</sup>K, max.</b>							
<b>Internal house area, m<sup>2</sup></b>							<b>375,4</b>
	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>Exterior walls, plaster, painting:</b>							
IZOVAT basalt insulation, OSB 3, beams, plasterboard, finishing	387	0,11	560,88	€ 152	€		85 497
<b>Internal walls:</b>							
IZOVAT basalt insulation, OSB 3, beams, plasterboard	244	0,19	187,32	€ 132	€		24 789
<b>Partitions:</b>							
IZOVAT basalt insulation, OSB 3, beams, plasterboard	144	0,36	169,19	€ 104	€		17 661
<b>Ceilings:</b>							
IZOVAT basalt insulation, OSB 3, beams, plasterboard	310	0,15	361,27	€ 148	€		53 550
<b>Pitched roof:</b>							
IZOVAT basalt insulation, OSB 3, beams, plasterboard	413	0,11	146,25	€ 150	€		21 945
<b>Flat roof:</b>							
IZOVAT basalt insulation, OSB 3, beams, plasterboard	413	0,10	57,18	€ 165	€		9 436
<b>Windows, roller shutters:</b>							
Rehau Synego profile Automatic overhead window slides	-	0,68	98,30	€ 597	€		58 656
<b>Facade and roof finishing materials:</b>							
decorative facade plaster, facade paint, ceramic tiles, drainage system			375,40	€ 79	€		29 802
<b>Assembly of the house frame</b>			375,40	€ 85	€		31 909
<b>Exterior finishing of the facade and roof</b>			375,40	€ 119	€		44 673
<b>Total cost with assembly</b>				<b>€</b>			<b>377 917</b>
<b>Price per m<sup>2</sup> of internal area</b>				<b>€</b>			<b>1 007</b>

## Exterior walls - plaster facade

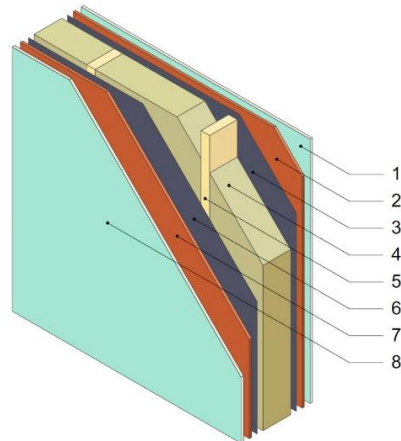
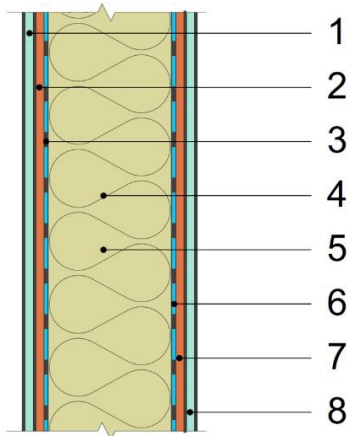
Thickness, mm	386,60
Energy efficiency U, W/m <sup>2</sup> K	0,11
Area, m <sup>2</sup>	687,68
Openings, m <sup>2</sup>	126,80
<b>Calculation area, m<sup>2</sup></b>	<b>560,88</b>



Materials	Thickness, mm
Ceresit CT 85 FLEX Mortar facade plaster	10,00
Ceresit CT325 Glass-Fibre Mesh 160 g /m <sup>2</sup>	1
Basalt insulation material IZOVAT, 135 kg/m <sup>3</sup> 100 mm	2
OSB 3 Egger 12 mm	3
Beam 45*195 mm C24 CE	4
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 100 mm	5
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 100 mm	195,00
Vapour barrier	6
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 50 mm	7
Lath 45x45 mm	8
OSB 3 Egger 12 mm	9
Plasterboard	10
<b>Total thickness, mm</b>	<b>386,60</b>
<b>Total cost</b>	<b>€ 85 497,22</b>
<b>Price per m<sup>2</sup> calculated area</b>	<b>€ 152,44</b>

## Inner walls

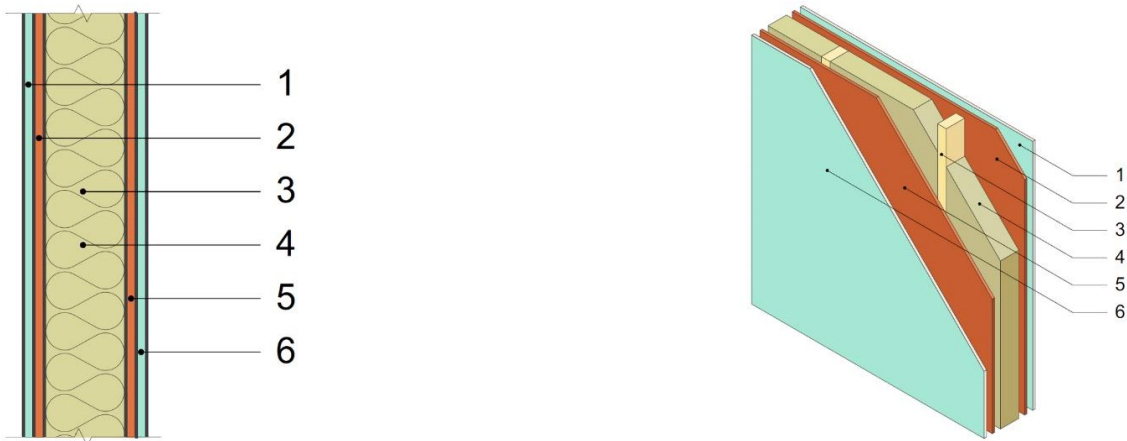
Thickness, mm	244,20
Energy efficiency U, W/m <sup>2</sup> K	0,19
Area, m <sup>2</sup>	187,32
Openings, m <sup>2</sup>	0,00
<b>Calculation area, m<sup>2</sup></b>	<b>187,32</b>



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 <sup>3</sup> 100 mm	5 195,00
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 100 mm	
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>€ 24 789,03</b>
<b>Price per m<sup>2</sup> calculated area</b>	<b>€ 132,34</b>

## Partitions

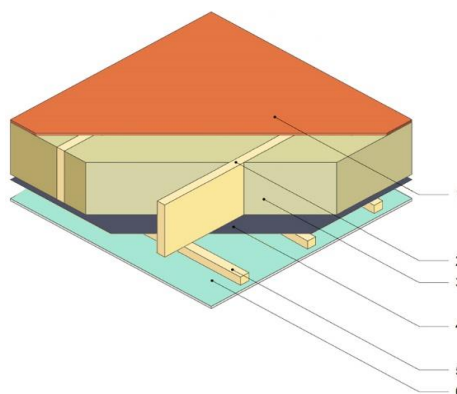
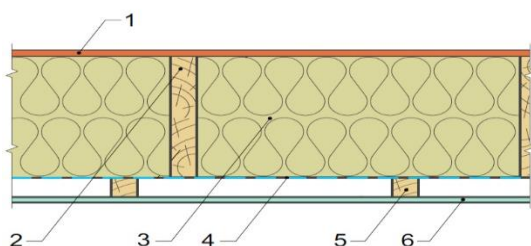
Thickness, mm	144,00
Energy efficiency index, U, W/m <sup>2</sup> K	0,36
Area, m <sup>2</sup>	193,76
Openings, m <sup>2</sup>	24,57
<b>Calculation area, m<sup>2</sup></b>	<b>169,19</b>



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 <sup>3</sup> 100 mm	4	
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>€</b>	<b>17 660,99</b>
<b>Price per m<sup>2</sup> calculated area</b>	<b>€</b>	<b>104,39</b>

## Ceilings

Thickness, mm	309,60
Energy efficiency index, U, W/m <sup>2</sup> K	0,15
Area, m <sup>2</sup>	397,27
Openings, m <sup>2</sup>	36,00
<b>Calculation area, m<sup>2</sup></b>	<b>361,27</b>

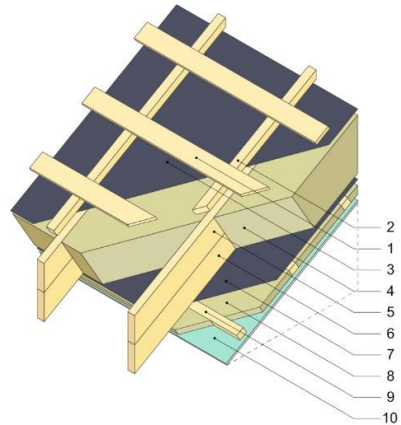
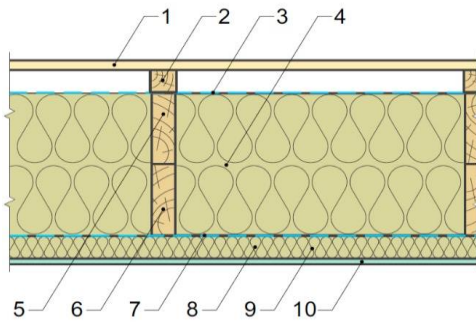


Materials	Thickness, mm	
OSB 3 Egger 22 mm	1	22,00
Glued beam 45*2*245 mm C24 CE	2	
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 100 mm	3	245,00
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 100 mm		
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 50 mm		
SIGA MajRex vapour 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>53 549,99</b>
<b>Price per m<sup>2</sup> calculated area</b>	€	<b>148,23</b>



## Pitched roof

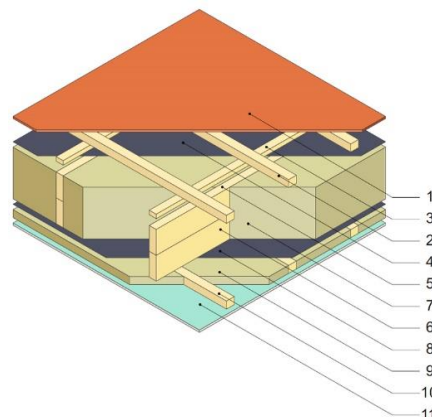
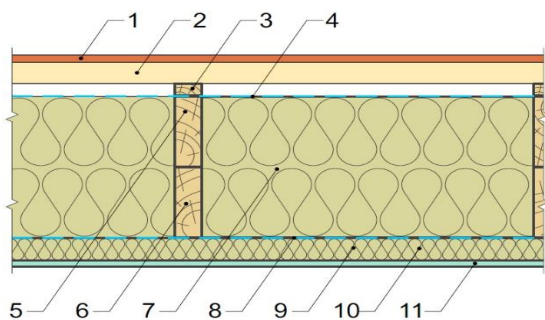
Thickness, mm	412,70
Energy efficiency index, U, W/m <sup>2</sup> K	0,11
<b>Calculation area, m<sup>2</sup></b>	<b>146,25</b>



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/m <sup>3</sup> 100 mm		290,00
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 100 mm	7	
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 100 mm		
Vapour barrier	8	0,10
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 50 mm	9	45,00
Lath 45x50 mm	10	
Plasterboard	11	12,50
<b>Total thickness, mm</b>		<b>412,70</b>
<b>Total cost</b>	€	<b>21 944,61</b>
<b>Price per m<sup>2</sup> calculated area</b>	€	<b>150,05</b>

## Flat roof

Thickness, mm	417,70
Energy efficiency index, U, W/m <sup>2</sup> K	0,10
<b>Calculation area, m<sup>2</sup></b>	<b>57,18</b>



Материалы	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		290,00
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 100 mm	7	
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 100 mm		
SIGA MajRex Vapour barrier	8	0,10
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 50 mm	9	45,00
Lath 45x50 mm	10	
Plasterboard	11	12,50
<b>Total thickness, mm</b>		<b>417,70</b>
<b>Total cost</b>	€	<b>9 436,35</b>
<b>Price per m<sup>2</sup> calculated area</b>	€	<b>165,03</b>

## Windows

Calculation area, m<sup>2</sup>

98,30



### Materials

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

Profile thickness 80mm (depends on window openings)	€	40 336,48
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Glazing 4i-16ArTep-4-16ArTep-4i, 44mm Ug=0.57 W/m <sup>2</sup> K		
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Fittings MACO, G-U		
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Alenor sealing tapes	€	2 099,37
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Aluminium window sills	€	1 104,45
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Automatic window slides, anthracite colour	€	15 115,48
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Average heat losses of window constructions Uw, W/m <sup>2</sup> K 0.68		
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<b>Total cost</b>	<b>€</b>	<b>58 655,78</b>
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<b>Price per m<sup>2</sup> calculated area</b>	<b>€</b>	<b>596,70</b>
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## Facade and roof finishing

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Calculated facade area, m <sup>2</sup>	729,14
Calculated roof area, m <sup>2</sup>	203,43

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### Materials

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Decorative facade plaster	€	17 129,27
Facade paint	€	3 114,41
Ceramic roof tiles (set)	€	6 951,38
Drainage system	€	2 606,77
<b>Total cost</b>	<b>€</b>	<b>29 801,82</b>

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