

Villa LUX with a flat

| | |
|--------------------------|-----------|
| Total area, m2 | 392,65 |
| Total cost with assembly | € 329 969 |
| Price per m2 | € 840 |

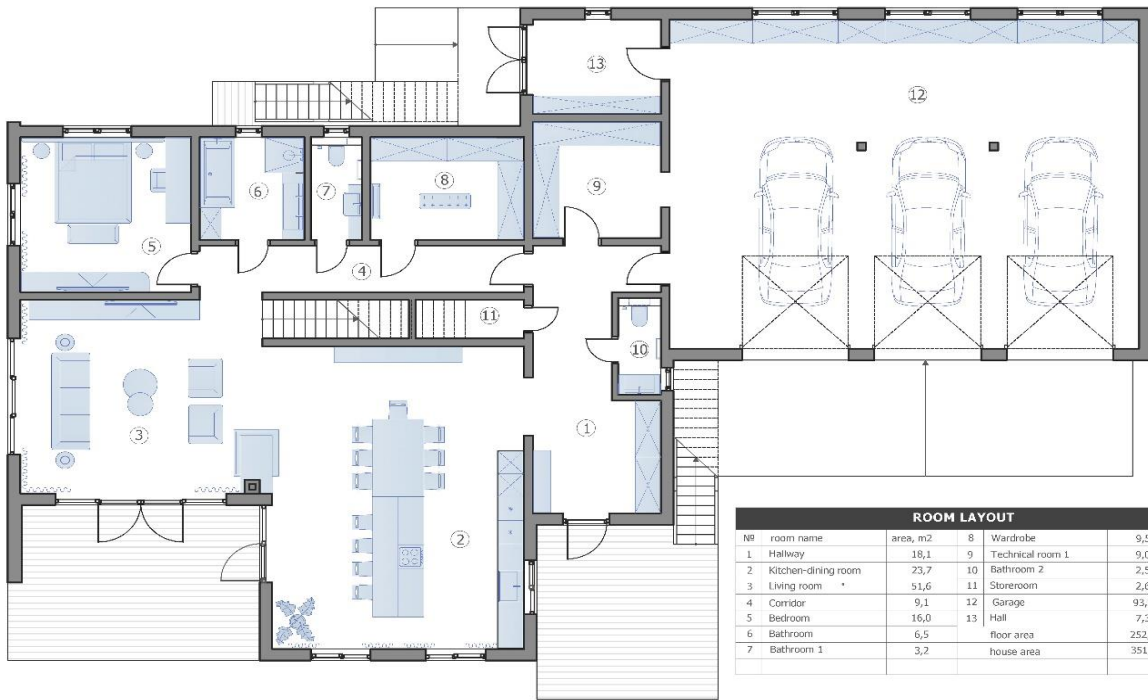
Included in the price: Building, windows and exterior doors, shutters, installation, exterior finishing and roofing.

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

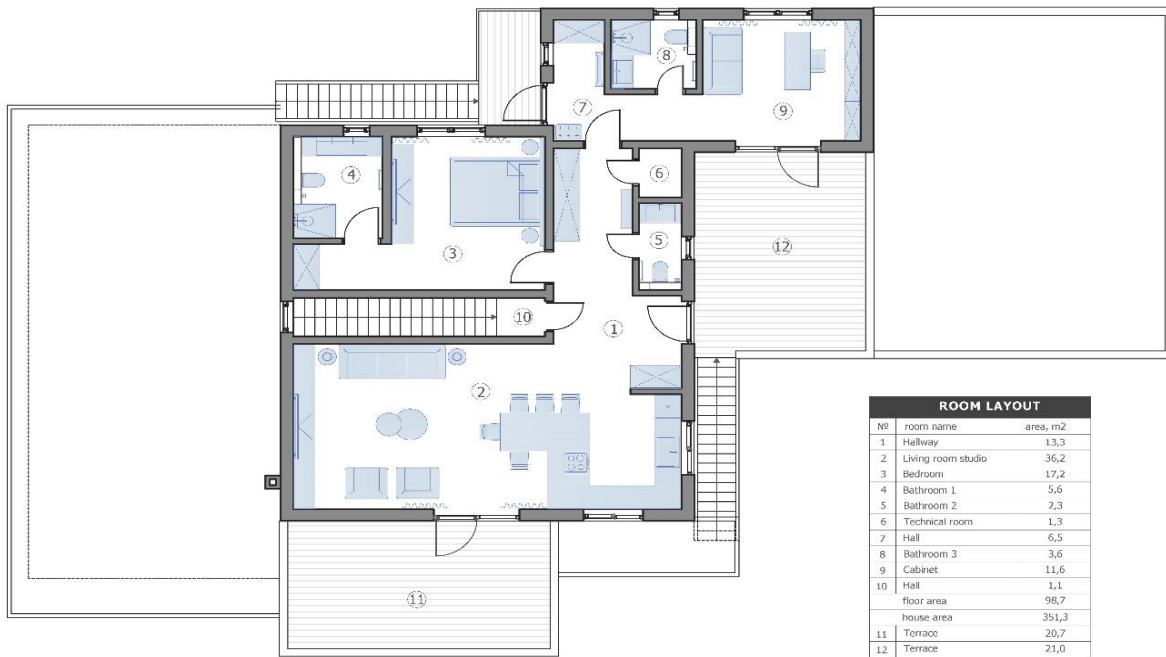
House - 2 floors, 3 bedrooms, 6 bathrooms, 2 kitchens, living room, garage, technical room, 2 large terraces 21 m2 and 20.7 m2.



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



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



Villa LUX with a flat

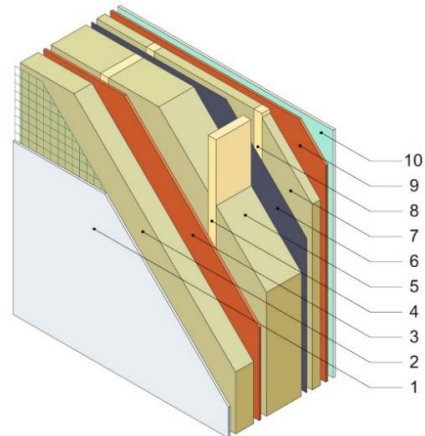
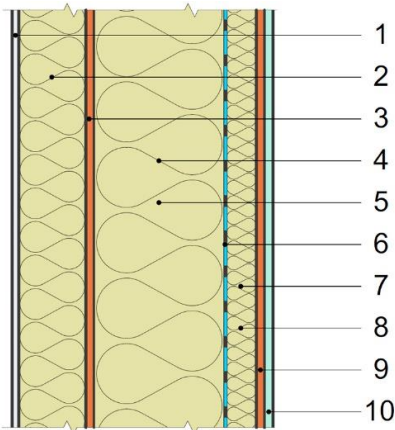
Timber frame-panel construction set

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

| | | | | | | 0,18 |
|--|------------------|--------------------------|--|---|---|----------------|
| Energy efficiency U, W/m ² K, max. | | | | | | |
| Internal house area, m ² | | | | | | 392,65 |
| | 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 | 399,43 | € 152 | € | 60 887 |
| Internal walls: | | | | | | |
| IZOVAT basalt insulation, OSB 3, beams, plasterboard | 244 | 0,19 | 154,40 | € 132 | € | 20 433 |
| Partitions: | | | | | | |
| IZOVAT basalt insulation, OSB 3, beams, plasterboard | 144 | 0,36 | 120,94 | € 104 | € | 12 624 |
| Ceilings: | | | | | | |
| IZOVAT basalt insulation, OSB 3, beams, plasterboard | 310 | 0,15 | 449,13 | € 148 | € | 66 574 |
| Flat roof: | | | | | | |
| IZOVAT basalt insulation, OSB 3, beams, plasterboard | 418 | 0,10 | 129,41 | € 165 | € | 21 356 |
| Windows, roller shutters: | | | | | | |
| Rehau Synego profile Automatic overhead window slides | - | 0,68 | 79,60 | € 597 | € | 47 497 |
| Facade and roof finishing materials: | | | | | | |
| decorative facade plaster, facade paint, ceramic tiles, drainage system | | | 392,65 | € 52 | € | 20 497 |
| Assembly of the house frame | | | 392,65 | € 85 | € | 33 375 |
| Exterior finishing of the facade and roof | | | 392,65 | € 119 | € | 46 725 |
| Total cost with assembly | | | | € | | 329 969 |
| Price per m² of internal area | | | | € | | 840 |

Exterior walls - plaster facade

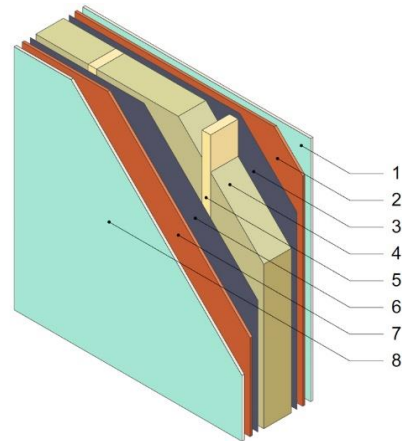
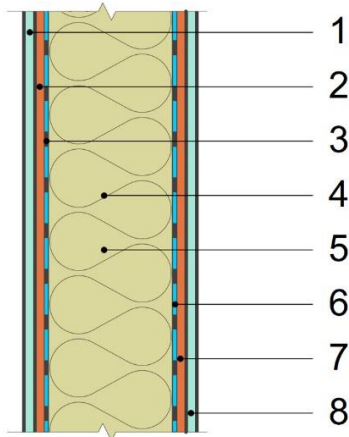
| | |
|---|---------------|
| Thickness, mm | 386,60 |
| Energy efficiency U, W/m ² K | 0,11 |
| Area, m ² | 501,24 |
| Openings, m ² | 101,81 |
| Calculation area, m² | 399,43 |



| Materials | Thickness, mm |
|---|--------------------|
| Ceresit CT 85 FLEX Mortar facade plaster | 10,00 |
| Ceresit CT325 Glass-Fibre Mesh 160 g /m ² | 1 |
| Basalt insulation material IZOVAT, 135 kg/m ³ 100 mm | 2 |
| OSB 3 Egger 12 mm | 3 |
| Beam 45*195 mm C24 CE | 4 |
| Basalt insulation material IZOVAT, 40 kg/m ³ 100 mm | 5 |
| Basalt insulation material IZOVAT, 40 kg/m ³ 100 mm | 195,00 |
| Vapour barrier | 6 |
| Basalt insulation material IZOVAT, 40 kg/m ³ 50 mm | 7 |
| Lath 45x45 mm | 8 |
| OSB 3 Egger 12 mm | 9 |
| Plasterboard | 10 |
| Total thickness, mm | 386,60 |
| Total cost | € 60 887,17 |
| Price per m² calculated area | € 152,44 |

Inner walls

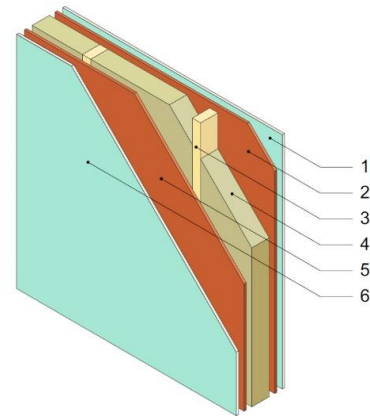
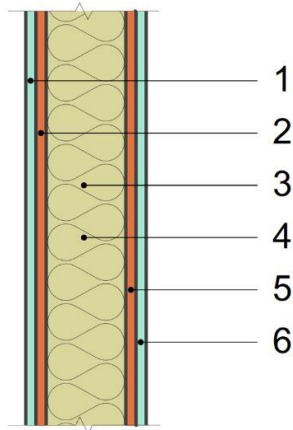
| | |
|---|---------------|
| Thickness, mm | 244,20 |
| Energy efficiency U, W/m ² K | 0,19 |
| Area, m ² | 181,86 |
| Openings, m ² | 27,46 |
| Calculation area, m² | 154,40 |



| 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 ³ 100 mm | 5 195,00 |
| Basalt insulation material IZOVAT, 40 kg/m ³ 100 mm | 5 |
| Vapour barrier | 6 0,10 |
| OSB 3 Egger 12 mm | 7 12,00 |
| Plasterboard | 8 12,50 |
| Total thickness, mm | 244,20 |
| Total cost | € 20 432,55 |
| Price per m² calculated area | € 132,34 |

Partitions

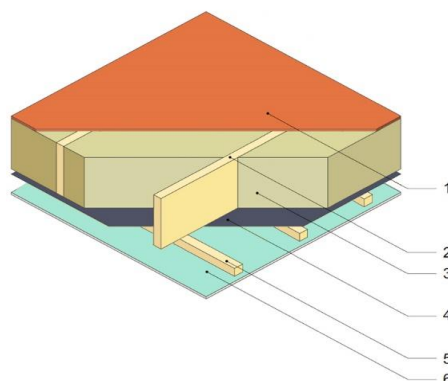
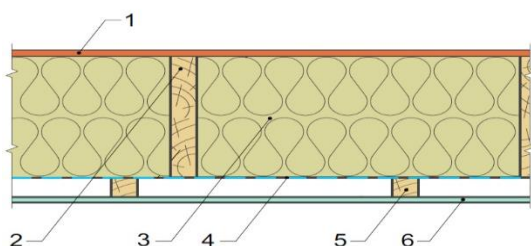
| | |
|--|---------------|
| Thickness, mm | 144,00 |
| Energy efficiency index, U, W/m ² K | 0,36 |
| Area, m ² | 138,03 |
| Openings, m ² | 17,09 |
| Calculation area, m² | 120,94 |



| 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 | 4 100,00 |
| OSB 3 Egger 12 mm | 5 12,00 |
| Plasterboard | 6 12,50 |
| Total thickness, mm | 144,00 |
| Total cost | € 12 624,39 |
| Price per m² calculated area | € 104,39 |

Ceilings

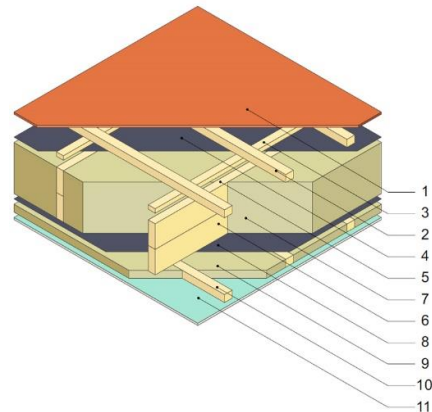
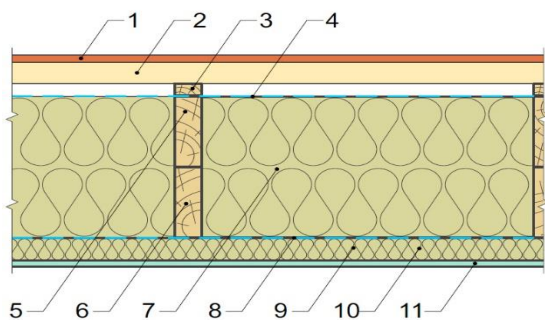
| | |
|--|---------------|
| Thickness, mm | 309,60 |
| Energy efficiency index, U, W/m ² K | 0,15 |
| Area, m ² | 449,13 |
| Openings, m ² | 0,00 |
| Calculation area, m² | 449,13 |



| 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 | | |
| SIGA MajRex vapour barrier | 4 | 0,10 |
| Lath 30x45 mm | 5 | 30,00 |
| Knauf plasterboard | 6 | 12,50 |
| Total thickness, mm | | 309,60 |
| Total cost | € | 66 573,59 |
| Price per m² calculated area | € | 148,23 |

Flat roof

| | |
|--|---------------|
| Thickness, mm | 417,70 |
| Energy efficiency index, U, W/m ² K | 0,10 |
| Calculation area, m² | 129,41 |



| 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 | € | 21 356,39 |
| Price per m² calculated area | € | 165,03 |

Windows

Calculation area, m²

79,60



Materials

Rehau Synego window profile (installation in wall panels included)

| | | |
|---|----------|------------------|
| Profile thickness 80mm (depends on window openings) | € | 32 663,11 |
| Glazing 4i-16ArTep-4-16ArTep-4i, 44mm Ug=0.57 W/m ² K | | |
| Fittings MACO, G-U | | |
| Alenor sealing tapes | € | 1 700,00 |
| Aluminium window sills | € | 894,35 |
| Automatic window slides, anthracite colour | € | 12 240,00 |
| Average heat losses of window constructions Uw, W/m ² K 0.68 | | |
| Total cost | € | 47 497,46 |
| Price per m² calculated area | € | 596,70 |

Facade and roof finishing

| | |
|--|--------|
| Calculated facade area, m ² | 519,26 |
| Calculated roof area, m ² | 129,41 |



| Materials | | |
|---------------------------|----------|------------------|
| Decorative facade plaster | € | 12 198,67 |
| Facade paint | € | 2 217,94 |
| Ceramic roof tiles (set) | € | 4 422,05 |
| Drainage system | € | 1 658,27 |
| Total cost | € | 20 496,93 |