

## Four-storey apartment house

Total area, m2	428,95
Total cost with assembly	€ 380 400
Price per m2	€ 887

**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.

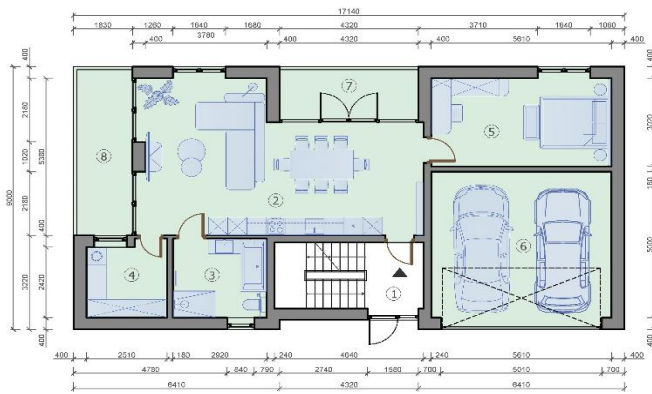
**1st floor:** apartment with a bedroom, a living room studio, a bathroom, 2 balconies and a garage.

**2nd floor:** apartment with 2 bedrooms, kitchen, living room and 2 bathrooms.

**3rd floor with an attic:** Two-storey apartment with 4 bedrooms, kitchen, living room, 3 bathrooms and a large 34.6 m2 terrace.



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



ROOM LAYOUT		
№	room name	area, m2
1	Hall	4,1
2	Living room studio	40,9
3	Bathroom	7,9
4	Laundry room	6,4
5	Bedroom	17,0
6	Garage	28,9
floor area		105,2
house area		428,9
7	Balcony	7,9
8	Terrace	10,6

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



ROOM LAYOUT		
№	room name	area, m2
1	Hall	4,1
2	Hallway	33,2
3	Living room	29,0
4	Kitchen	16,0
5	Children's room	11,3
6	Bathroom	6,7
7	Bedroom	16,7
8	Bedroom	15,7
9	Bathroom	3,6
floor area		116,3
house area		428,9

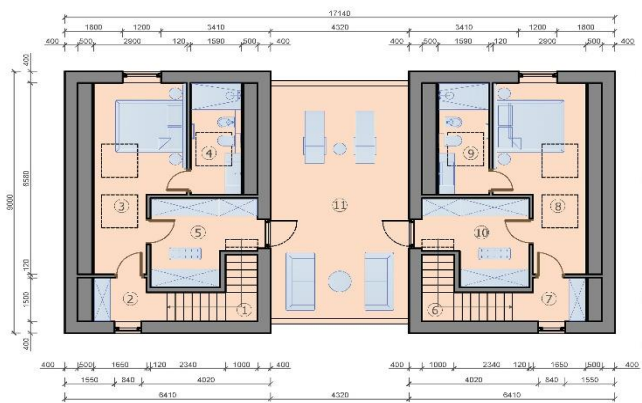
3rd floor plan.  
1:100 (A-3)



**ROOM LAYOUT**

Nº	room name	area, m2
1	Hall	4,1
2	Hallway	14,5
3	Living room	34,5
4	Laundry room	4,0
5	Kitchen	13,0
6	Bathroom	4,0
7	Bedroom	12,5
8	Bathroom	3,6
9	Bedroom	14,9
floor area		105,1
house area		428,9

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



**ROOM LAYOUT**

Nº	room name	area, m2
1	Stairway	4,6
2	Hall	2,9
3	Bedroom	15,6
4	Bathroom	5,9
5	Wardrobe	8,9
6	Stairway	4,6
7	Hall	2,9
8	Bedroom	15,6
9	Bathroom	5,9
10	Wardrobe	8,9
floor area		75,8
house area		428,9
11	Terrace	34,6

## Four-storey apartment house

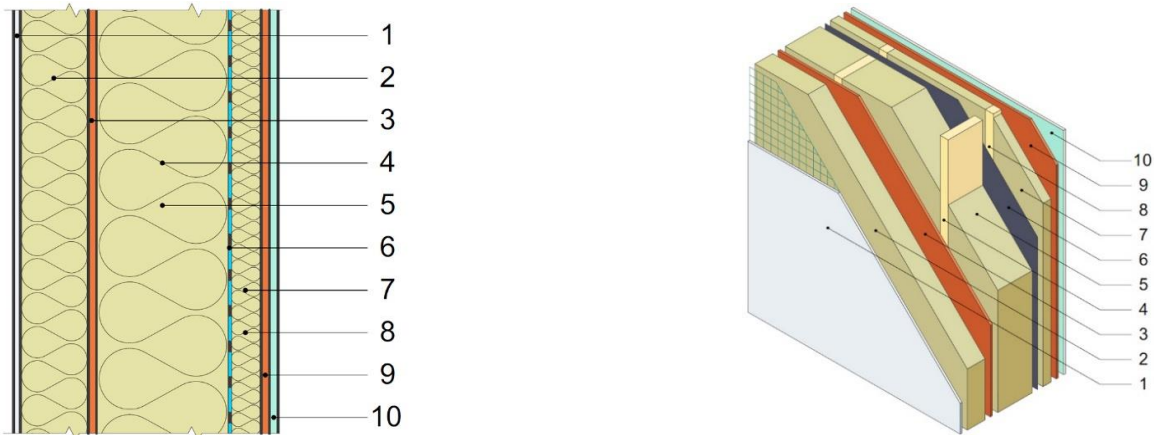
Timber frame-panel construction set

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

							0,19
<b>Energy efficiency U, W/m<sup>2</sup>K, max.</b>							
<b>Internal house area, m<sup>2</sup></b>							<b>428,95</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	463,79	€ 152	€		70 698
<b>Internal walls:</b>							
IZOVAT basalt insulation, OSB 3, beams, plasterboard	244	0,19	124,36	€ 132	€		16 457
<b>Partitions:</b>							
IZOVAT basalt insulation, OSB 3, beams, plasterboard	144	0,36	247,93	€ 104	€		25 880
<b>Ceilings:</b>							
IZOVAT basalt insulation, OSB 3, beams, plasterboard	310	0,15	403,99	€ 148	€		59 883
<b>Pitched roof:</b>							
IZOVAT basalt insulation, OSB 3, beams, plasterboard	413	0,11	160,44	€ 150	€		24 074
<b>Flat roof:</b>							
IZOVAT basalt insulation, OSB 3, beams, plasterboard	413	0,10	41,47	€ 165	€		6 844
<b>Windows, roller shutters:</b>							
Rehau Synego profile Automatic overhead window slides	-	0,68	105,30	€ 597	€		62 833
<b>Facade and roof finishing materials:</b>							
decorative facade plaster, facade paint, ceramic tiles, drainage system			428,95	€ 61	€		26 226
<b>Assembly of the house frame</b>			428,95	€ 85	€		36 461
<b>Exterior finishing of the facade and roof</b>			428,95	€ 119	€		51 045
<b>Total cost with assembly</b>				<b>€</b>			<b>380 400</b>
<b>Price per m<sup>2</sup> of internal area</b>				<b>€</b>			<b>887</b>

## Exterior walls - plaster facade

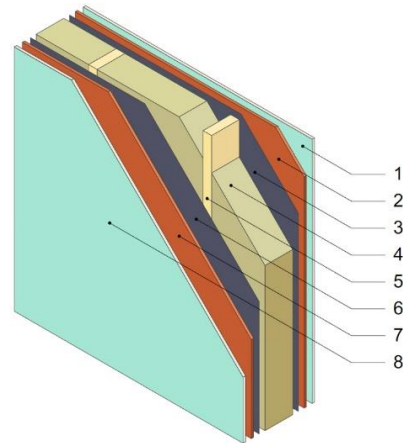
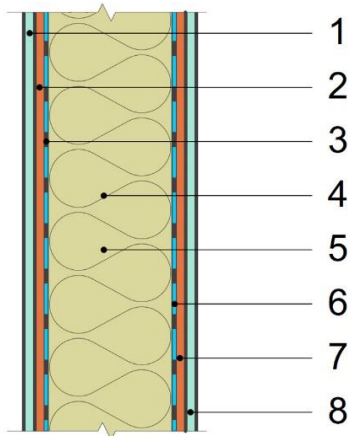
Thickness, mm	386,60
Energy efficiency U, W/m <sup>2</sup> K	0,11
Area, m <sup>2</sup>	594,33
Openings, m <sup>2</sup>	130,54
<b>Calculation area, m<sup>2</sup></b>	<b>463,79</b>



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>€ 70 697,90</b>
<b>Price per m<sup>2</sup> calculated area</b>	<b>€ 152,44</b>

## Inner walls

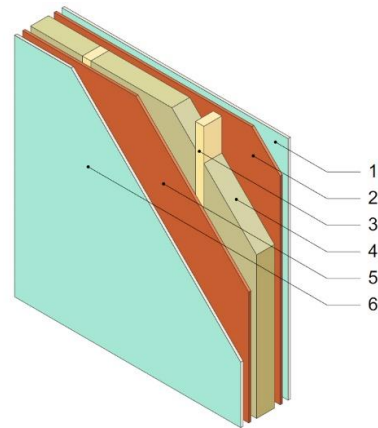
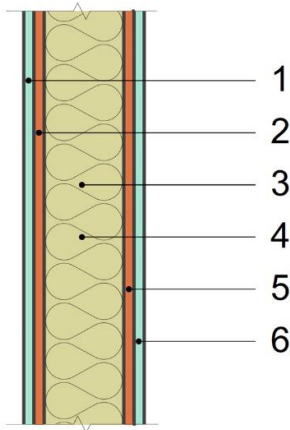
Thickness, mm	244,20
Energy efficiency U, W/m <sup>2</sup> K	0,19
Area, m <sup>2</sup>	137,59
Openings, m <sup>2</sup>	13,23
<b>Calculation area, m<sup>2</sup></b>	<b>124,36</b>



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>€ 16 457,20</b>
<b>Price per m<sup>2</sup> calculated area</b>	<b>€ 132,34</b>

## Partitions

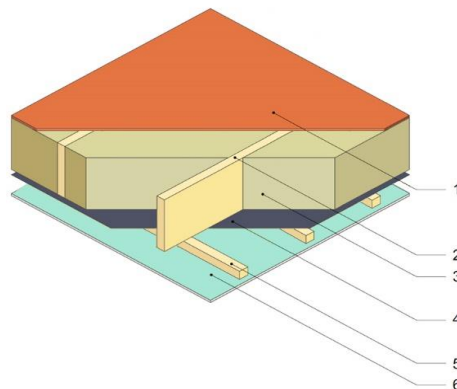
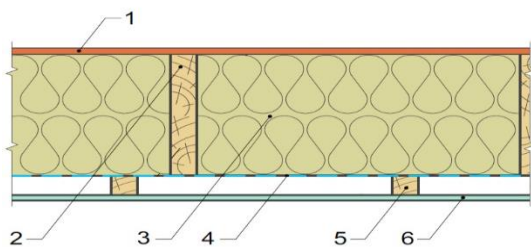
Thickness, mm	144,00
Energy efficiency index, U, W/m <sup>2</sup> K	0,36
Area, m <sup>2</sup>	289,09
Openings, m <sup>2</sup>	41,16
<b>Calculation area, m<sup>2</sup></b>	<b>247,93</b>



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>25 880,31</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>	423,90
Openings, m <sup>2</sup>	19,91
<b>Calculation area, m<sup>2</sup></b>	<b>403,99</b>

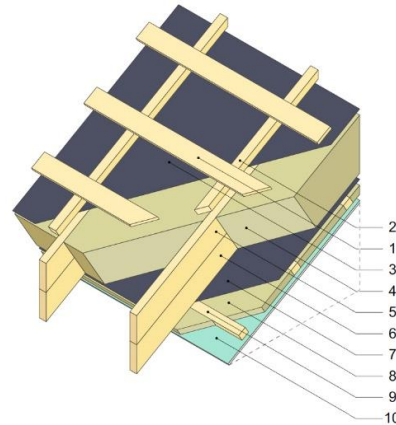
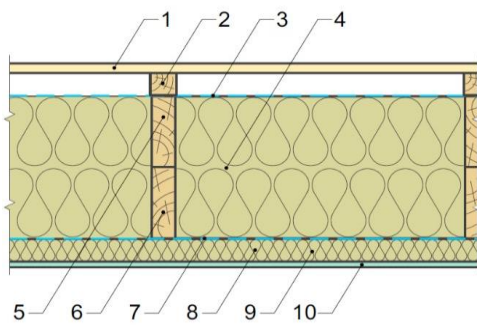


Materials	Thickness, mm	
OSB 3 Egger 22 mm	1	22,00
Glued beam 45*2*245 mm C24 CE	2	
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 100 mm		245,00
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 100 mm	3	
Basalt insulation material IZOVAT, 40 kg/m <sup>3</sup> 50 mm		
SIGA MajRex vapour 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>€</b>	<b>59 882,58</b>
<b>Price per m<sup>2</sup> calculated area</b>	<b>€</b>	<b>148,23</b>



## Pitched roof

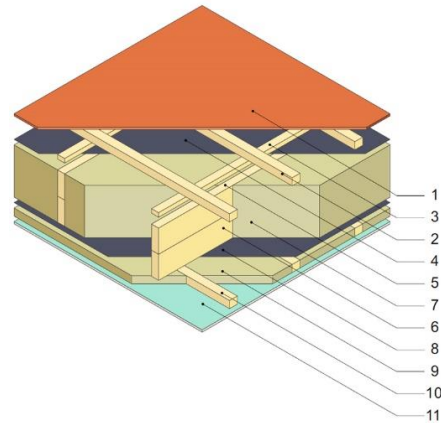
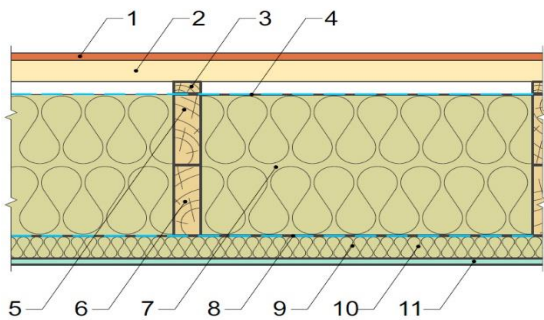
Thickness, mm	412,70
Energy efficiency index, U, W/m <sup>2</sup> K	0,11
<b>Calculation area, m<sup>2</sup></b>	<b>160,44</b>



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>€</b>	<b>24 073,80</b>
<b>Price per m<sup>2</sup> calculated area</b>	<b>€</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>41,47</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>6 843,75</b>
<b>Price per m<sup>2</sup> calculated area</b>	€	<b>165,03</b>

## Windows

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

105,30



### Materials

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

Profile thickness 80mm (depends on window openings)	€	43 208,86
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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	€	2 248,87
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Aluminium window sills	€	1 183,10
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Automatic window slides, anthracite colour	€	16 191,86
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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>62 832,69</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>	602,93
Calculated roof area, m <sup>2</sup>	201,91

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### Materials

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Decorative facade plaster	€	14 164,24
Facade paint	€	2 575,32
Ceramic roof tiles (set)	€	6 899,44
Drainage system	€	2 587,29
<b>Total cost</b>	<b>€</b>	<b>26 226,28</b>

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