



# WOOD

*is our passion*



**MODULAR HOUSE**

[en.domkisauny.pl](https://en.domkisauny.pl)







**A functional space that provides you  
with periodic relaxation  
and is less time-consuming  
than standard solutions**

*discover the modular house!*



# Modular House

is a detached single-storey building for individual recreation, designed for leisure purposes, with a covered area of up to 35 m<sup>2</sup>.



## Specifications

Dimensions: **3,04 x 9,04 x 3,10 m**

Covered area: **27,48 m<sup>2</sup>**

Usable area: **20,83 m<sup>2</sup>**

## Design

Timber framing with a section of 100 mm x 50 mm A single-storey house with a light timber design and a 25-degree pitched roof. Timber flooring on joists. Rectangular body of the building. Timber rafter roof structure supported on caps.

Recommended to be founded on circular reinforced concrete columns.

## Function of the building

Functional scheme: living room with kitchenette, bathroom, bedroom.

## Summary of areas:

Circulation area **1,86 m<sup>2</sup>**

Living room with kitchenette **10,32 m<sup>2</sup>**

Bathroom **2,68 m<sup>2</sup>**

Bedroom **5,97 m<sup>2</sup>**

### Roof

- battens and counter-battens
- EPDM roofing membrane
- 100 mm roof structure with mineral wool insulation fill
- plastic vapour barrier
- Thermowood soffit; plasterboard (optional)

### Walls

- cladding on the inside – plasterboard/wood
- Facade made of coated graphite-coloured sheet with Thermowood inserts



### Installation fittings

- 230V electrical system and water and sewage installation
- mechanically supported multiple-point wall ventilation

### Insulation

- mineral wool in external walls and roof
- waterproofing insulation made of weldable bitumen sheeting, foil, windproofing and vapour barrier



## Available versions



### Basic version

- Steel frame
- Framed walls
- Wall cladding 12mm OSB panels
- Standing seam metal roofing
- Facade made of Thermowood slats and sheet metal,
- Gutters
- House flashings
- Floor insulation, 22 mm OSB boards
- Bathroom and bedroom partition walls
- Window and door joiner

**Price: from 22 144 €**



### Plus version

- **Everything from the basic version**
- Electrical installation
- Hydraulic installation
- Floor heating
- Wall and ceiling insulation
- Wall and ceiling finishing – plasterboard/wood
- Vinyl floor panel
- Wooden internal doors
- Bathroom floor – waterproof vinyl panels
- Bathroom walls – Rocko vinyl wall panels
- Gravity ventilation

**The plus version is priced individually**



## Who do we recommend a modular house for?

A modular house is an excellent solution for those seeking an alternative to traditional residential or recreational buildings.

### We recommend it for:

- **Owners of recreational plots**

A modular house works perfectly as a summer house. Thanks to its compact yet functional design, it offers everything you need to enjoy relaxation in nature.

- **Investors**

The quick completion time and low construction costs make modular houses an attractive investment option. They can serve as rental holiday homes or as an alternative to hotels in tourist areas.

- **People seeking flexibility**

The ability to easily transport and adapt to individual needs makes modular houses an extremely versatile solution.





## Why choose a modular house?



### 1. Quick completion time

A modular house, compared to traditional construction, is ready in just a few weeks!



### 2. High-quality craftsmanship

Prefabrication in a factory guarantees precision and care that are hard to achieve with traditional



### 3. Eco-friendliness

Modular production is more eco-friendly, generates less waste, and materials can be better optimized.



### 4. Cost

A modular house is significantly cheaper than a traditional home, without compromising comfort or aesthetics. The Modular House 9x3 m offers an excellent price-to-quality ratio.





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**A&M.**

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