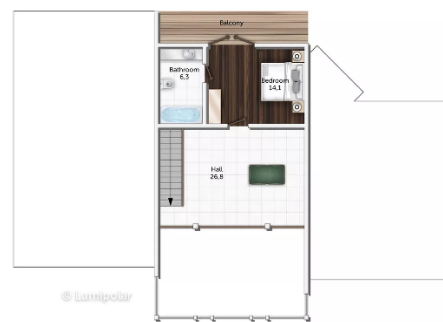




FELICITA



- Total area: 429 m²
- Warm area: 241 m²
- Warm area of the first floor: 189 m²
- Warm area of the second floor: 52 m²
- Area of terraces, porches, and balconies: 188 m²

Cost of the house kit: 311 300 € (VAT 0%) **

Cost of the house kit includes:

- Detailed technical design
- glued laminated non-settling log Nord Cross 202x260 mm pine (or spruce) (revolutionary technology, maintenance-free house)
- Modern corner «city corner»
- High-strength load-bearing beams and columns
- Log panels for gable finishing
- European reliable fasteners for the entire house
- Rafter frames and ceiling joists
- Auxiliary timber materials for the installation of internal walls, roofing, and terraces (partition framing, terrace joists, roofing ventilation battens, ceiling battens, fascia boards, trims, and reveals).
- Finnish energy-efficient wooden windows
- Exterior doors (solid wood, reinforced)
- Delivery of materials to the construction site (cost specified for Europe)

Additional options:

- Monolithic reinforced concrete foundation with stiffening ribs: **66 500 €**
- Costs for soil removal, construction of the footing, and installation of the drainage system: **18 000 €**
- Exterior house painting (OSMO paint materials): painting of timber, beams and columns, soffit boards, fascia boards, trims, and reveals: **27 000 €**

* Costs will be finalized at the time of contract signing

** VAT is not included in the cost estimate and will be determined based on the construction site location

Cost of the warm shell: 485 700 € (VAT 0%)**

The warm shell includes: house kit + installation + materials

The cost of the warm shell includes:

- The house kit
- Installation of log walls and ceiling, exterior gable finishing with log panels, and final facade finishing without painting
- Turnkey roof installation
- Turnkey roofing materials: 250 mm rock wool insulation, DELTA-MAXX waterproofing membrane, pro clima INTELLO PLUS vapor barrier membrane, DELTA tapes, roofing finish similar to cementitious tile, Aquasystem drainage system, and window sills
- Installation of windows and exterior door
- Construction equipment, auxiliary materials, overhead costs