

PREMIUM+ COUNTRYSIDE

HOME SECURITY SYSTEM

FREE

48 - 72 M2 - 2 BED / 1 BATH

Premium+ HOME



48m2

Premium+ H  ME



48m²

Premium+ H  M E



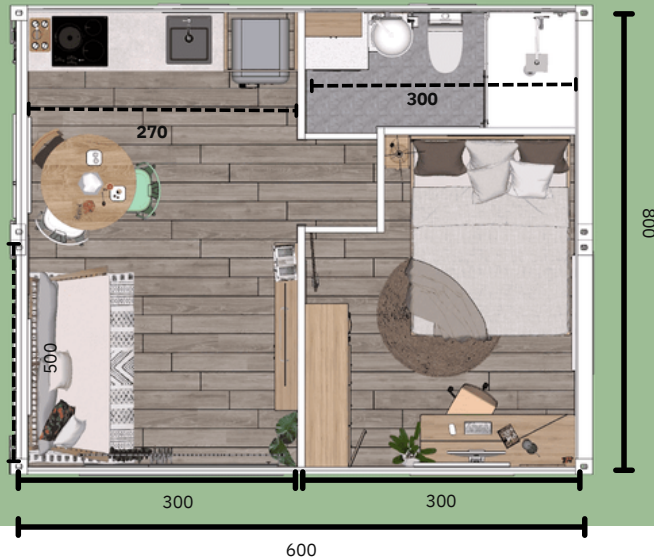


Specifications & detailed sketches

48m²

Premium+ H  M E

Floor Plan



Roof and Wall Detail

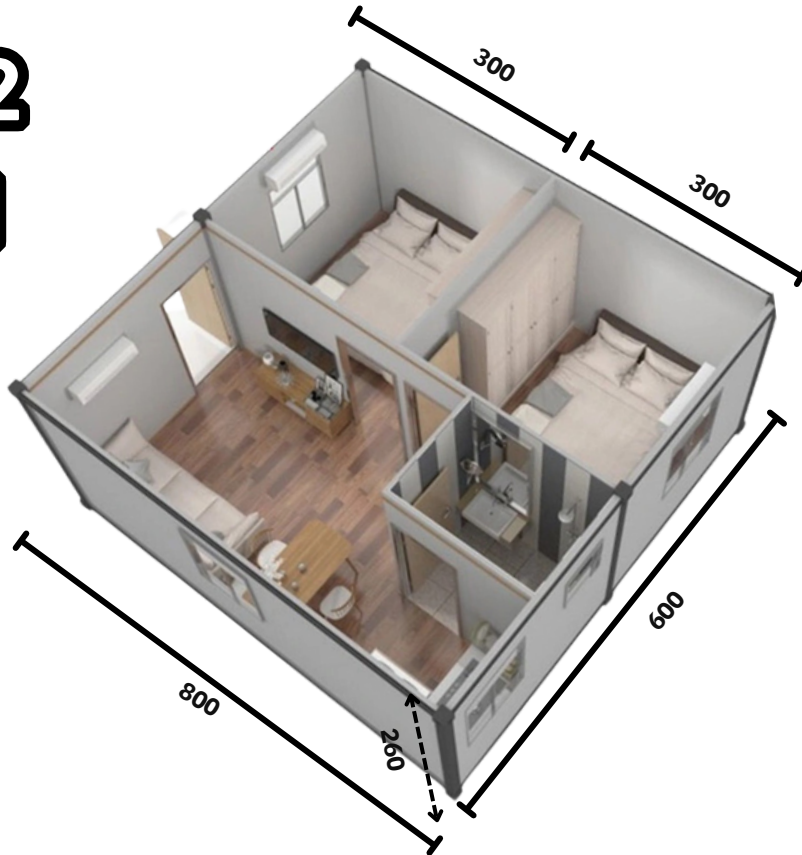
From Outer to Inner

- **Exterior - Knauf Aquapanel**
Plasterboard 12.5mm + **EPS**
STYROFOAM 50MM + Knauf MineralPlus
Insulation 100mm
- **Interior Wall - Knauf Guardex**
Plasterboard 12.5mm + Satin Plaster,
Primer, Paint
- **Roof - 100mm Sandwich Panel**
- **Optional** Exterior wooden **facade cladding** and protective varnish
- **Optional** EPDM roof coating



Specifications & detailed sketches

48m² 2Bed

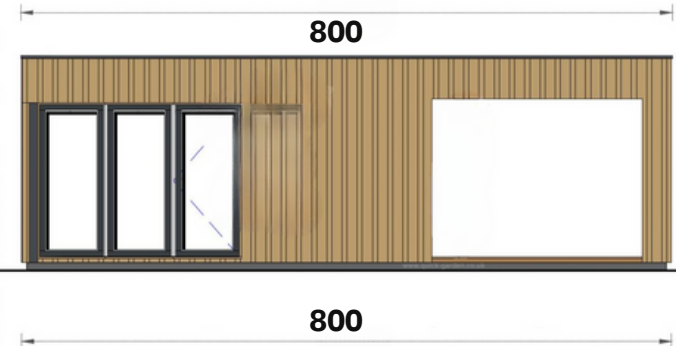
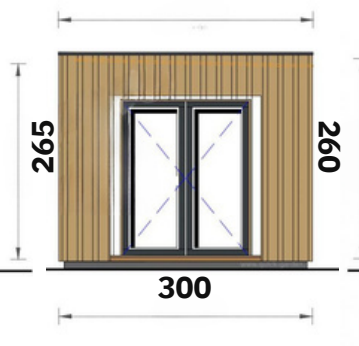


Premium+ H  M E

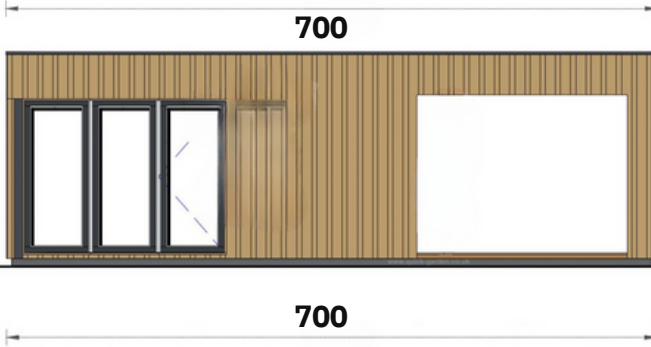
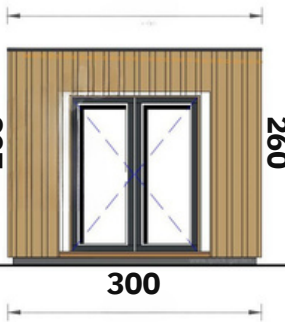
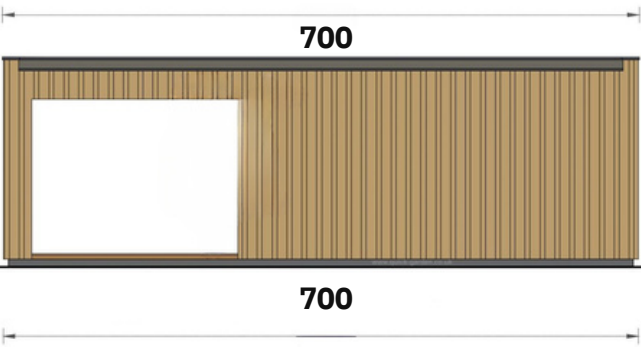
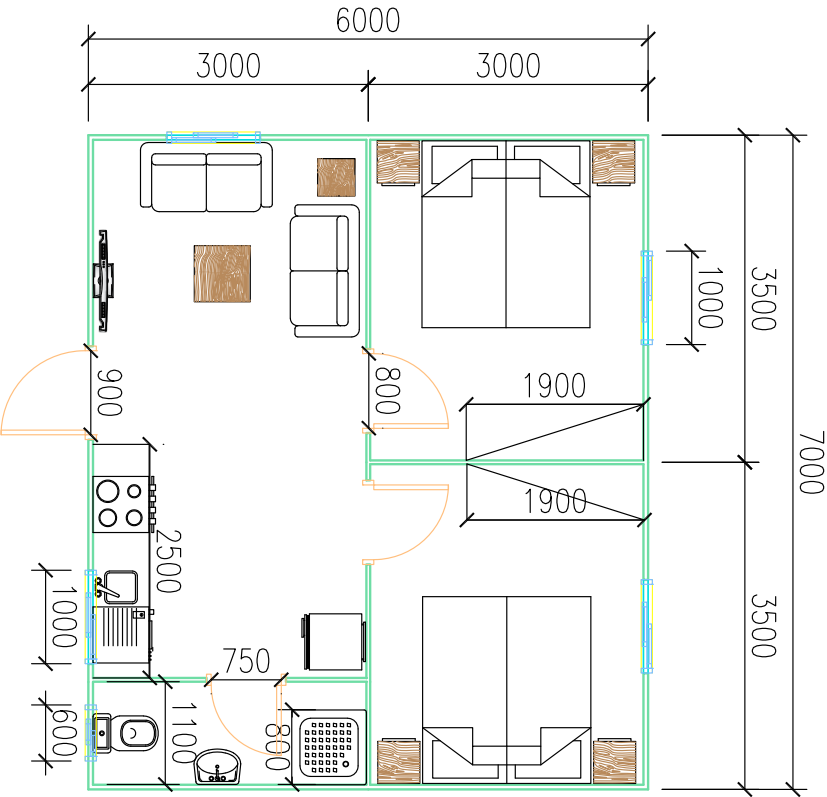
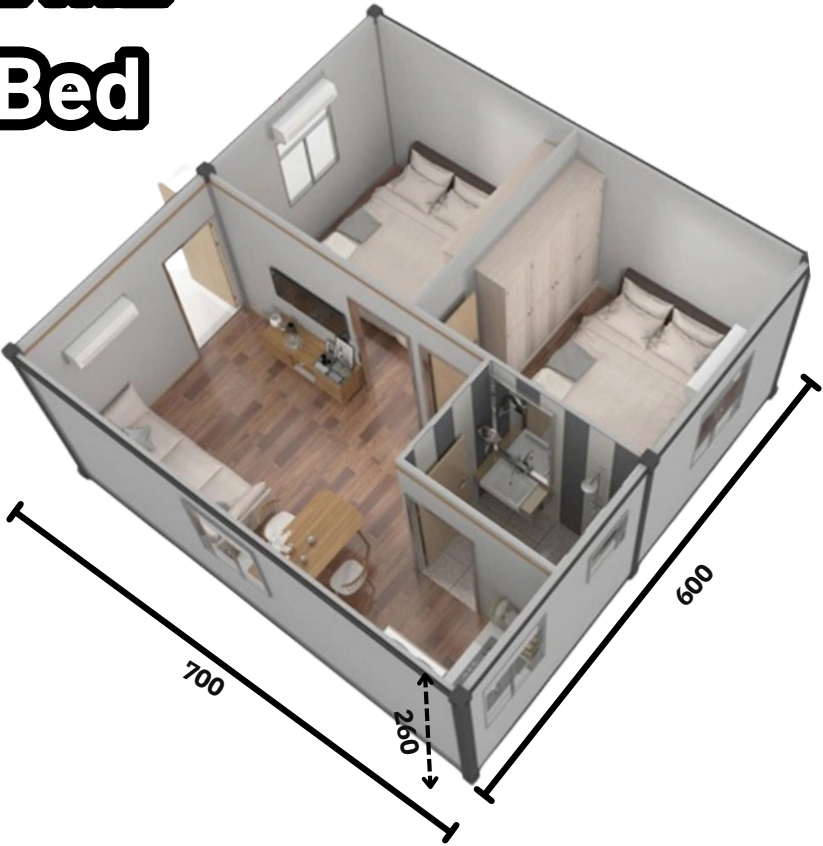
Roof and Wall Detail

From Outer to Inner

- Facade: Standard 100/60mm EPS or Polyurethane Sandwich Panel
- Optional Exterior wooden **facade cladding** and protective varnish
- Optional EPDM roof coating
- Window frames Aluminum Double glazing package



42m²
2Bed



Standart+ Sandwich Panel

48m²

*Exterior board cladding is charged separately.

W 8.00m x D 3.00m x H 2.60m x 2 pcs

Delivery time Average 8 Weeks

VAT incl. (48m²) **31.900 €**

2024/2

- **Exterior** - 60mm EPS Sandwich Panel
- **Interior Wall** - 60mm EPS Sandwich Panel
- **Toilet Room** - Premium+ Material, Including Ceramic Coated Floor and Side Walls
- **Kitchen** - Glossy White Color MDF Material, Special Production Kitchen Included
- **Plumbing Included**
- **Windows and Doors** - Aluminum, Double Glass, White or Black Color Option Included
- **Transportation Included** (Excluding Crane or Forklift)



1. STRUCTURE FEATURES

1.1. ROOF

1. 100mm EPS Sandwich Panel ✓
2. Bordex Internal Roofing 12 mm ✓
3. 2 Coats Satin Plaster, 1 Coat Primer, 2 Coats Paint ✓

Optional Choices:

- Instead of gypsum board, lambiri can be preferred for ceiling interior cladding.
- Insulation thickness can be increased.
- Moisture barrier cover can be used.

1.2. EXTERIOR WALLS

1. 60mm EPS Sandwich Panel ✓
2. Color option ✓

Optional Choices:

- 18 mm Wood Paneling Wood Veneer Option
- Composite Coating Option
- Betopan / Bordex Coating and 2 Coat Satin Plaster, 1 Coat Primer, 2 Coat Paint Option

1.3. FLOOR

11. Skirting ✓
2. Laminate Flooring 12mm ✓
3. Under Parquet Mat 4mm ✓
4. OSB2 18 mm or Concrete panel 18 mm ✓
5. 5mm Galvanized sheet ✓

Optional Choice:

- Insulation thickness can be increased.
- Ceramic coating can be preferred.

1.4. INTERIOR WALLS

1. 60mm EPS Sandwich Panel ✓
2. Colour Option ✓

Optional Choices:

- Kitchen Countertops and Bathroom Floor Ceramic Coating
- 18 mm Wood Wainscoting Wood Veneer Option
- Betopan / Bordex Coating and 2 Coats Satin Plaster, 1 Coat Primer, 2 Coats Paint and Colour Option

1.5. DOORS

1. Aluminium or PVC door ✓

Optional Choices:

- Rooms and Bathroom: American Panel Door or Aluminium door
- Insulated Special Production Steel Exterior Door Option
- Different colour options for room and bathroom doors

1.6. WINDOWS

- Special Production Aluminium Framed Double Glazing ✓

(4+16+4 mm) Optional Choices:

- Sliding system can be preferred instead of fixed sash system.



1. STRUCTURE FEATURES



1.7. BATHROOM

- 1. Floor and Wall Ceramic Coating ✓
- 2. Shower Drainer, Bathroom cabinet, washbasin, washbasin faucet, toilet bowl, reservoir, shower cabin, shower set and faucet ✓

Optional Choices:

Bathroom products can be purchased by the customer and assembled by the manufacturer or the customer can select the products and notify the manufacturer and the purchase and assembly can be done by the manufacturer.

1.8. ELECTRICAL INSTALLATION

Optional Choices:

- Flush-moulded Electrical Installation
- Sockets and Switches
- Interior Panel Automatic Fuse
- Water Heater Installation
- Bathroom Ventilation Device
- Installation system can be preferred surface mounted.
- Extra sockets can be preferred indoors.
- Sockets can be preferred on the exterior.
- Exterior and interior facade lighting type and number of lighting elements can be changed.

1.9. WATER SYSTEM

- Flush-mounted Clean Water Installation ✓
- Flush Drain Installation ✓

Optional Choices:

- Installation system can be preferred surface mounted.

1.10. INTERIOR AND EXTERIOR PAINT

Water-based, wood-specific paint that provides long-term protection against external factors is used on the exterior; water-based and fully erasable paint is used on the interior. Each facade is primed once and painted in 2 coats. Colour can be changed.

1.11. FURNITURE

All products in the furniture group are extras; kitchen and bathroom cabinets can be manufactured by the manufacturer in different colours as chipboard, MDF or lacquered.

1.12. VERANDA

All veranda types are optional and without veranda option is available.

1.13. ELECTRICAL APPLIANCES AND WHITE GOODS

All electrical appliances and white goods are extras. These items can be purchased by the buyer and assembled by the manufacturer or the products specified by the buyer can be purchased and assembled by the manufacturer.

- Electric Water Heater or Water Heater
- Electric Heater (radiator)
- Air conditioning
- Washing Machine
- Refrigerator
- Oven
- January
- Dishwasher

Premium+ COUNTRYSIDE

48m²

2/3 Bedroom

*Exterior board cladding is charged separately.

A great design for those looking for a compact and stylish living space to make their life smaller. With a compact size this house is simple to place and move anywhere, whether on a farm, in the countryside or in the city centre.

W 8.00m x D 3.00m x H 2.60m x 3 pcs

Delivery time Average 16 Weeks

VAT incl. (48m²) **55.900 €**

2024/2

- **Exterior** - Knauf Aquapanel Plasterboard 12.5mm + EPS STYROFOAM 50MM + Knauf MineralPlus Insulation 10cm
- **Interior Wall** - Knauf Guardex Plasterboard 12.5mm + Satin Plaster, Primer, Paint
- **Floor** - Concrete panel floor and insulation material included
- **Toilet Room** - Premium+ Material, Including Ceramic Coated Floor
- **Kitchen** - Glossy White Color MDF Material, Special Production Kitchen Included
- **Plumbing Included**
- **Windows and Doors** - Aluminum, Double Glass, White Color Included

Examples



1. STRUCTURE FEATURES

1.1. ROOF

1. 10cm EPS Sandwich Panel ✓
2. Knauf MineralPlus Insulation 10cm ✓
3. Knauf Guardex Internal Roofing 12.5 mm ✓
4. 2 Coats Satin Plaster, 1 Coat Primer, 2 Coats Paint ✓

Optional Choices:

- Instead of gypsum board, lambiri can be preferred for ceiling interior cladding.
- Insulation thickness can be increased.
- Moisture barrier cover can be used.

1.2. EXTERIOR WALLS

1. Knauf Aquapanel Plasterboard 12.5mm ✓
2. **EPS STYROFOAM 5MM** ✓
3. Knauf MineralPlus Insulation 10cm ✓
4. Color option, 2 Coat Satin Plaster, 1 Coat Primer, 2 Coat Paint ✓

Optional Choices:

- Composite Coating Option

1.3. FLOOR

1. OSB2 18 mm ✓
 2. Knauf MineralPlus Insulation ✓
- Laminate Flooring 12mm
 - Under Parquet Mat 4mm

1.4. INTERIOR WALLS

1. Knauf Guardex Plasterboard 12.5mm ✓
2. 12 mm PLYWOOD Paneling ✓
3. Knauf MineralPlus Insulation 10cm ✓
4. Color option, 2 Coat Satin Plaster, 1 Coat Primer, 2 Coat Paint ✓

1.5. DOORS

Optional Choices:

- Insulated Special Production Steel Exterior Door Option
- Different colour options for room and bathroom doors
- Aluminium or PVC door
- Rooms and Bathroom: American Panel Door or Aluminium door

1.6. WINDOWS ✓

- Special Production Aluminum Framed Double Glazing (4+16+4 mm)
- Sliding window system and black series aluminum window prices have been added to the list.

Green tick materials are included in the price.

1. STRUCTURE FEATURES

1.7. BATHROOM

- 1. Floor Ceramic Coating ✓
- 2. Shower Drainer, Bathroom cabinet, washbasin, washbasin faucet, toilet bowl, reservoir, shower cabin, shower set and faucet

Optional Choices:

Bathroom products can be purchased by the customer and assembled by the manufacturer or the customer can select the products and notify the manufacturer and the purchase and assembly can be done by the manufacturer.

1.8. ELECTRICAL INSTALLATION

Optional Choices:

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- Sockets and Switches
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- Exterior and interior facade lighting type and number of lighting elements can be changed.

1.9. WATER SYSTEM ✓

- Flush-mounted Clean Water Installation
- Flush Drain Installation

Optional Choices:

- Installation system can be preferred surface mounted.

Green tick materials are included in the price.

1.10. INTERIOR AND EXTERIOR PAINT ✓

Water-based paint that provides long-term protection against external factors is used on the exterior; water-based and fully erasable paint is used on the interior. Each facade is primed once and painted in 2 coats. Colour can be changed.

1.11. FURNITURE

All products in the furniture group are extras; kitchen and bathroom cabinets can be manufactured by the manufacturer in different colours as chipboard, MDF or lacquered.

1.12. VERANDA

1.13. ELECTRICAL APPLIANCES AND WHITE GOODS

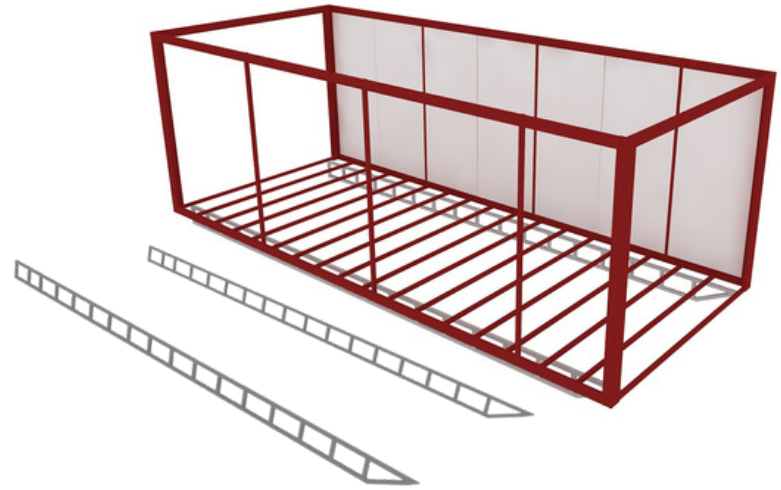
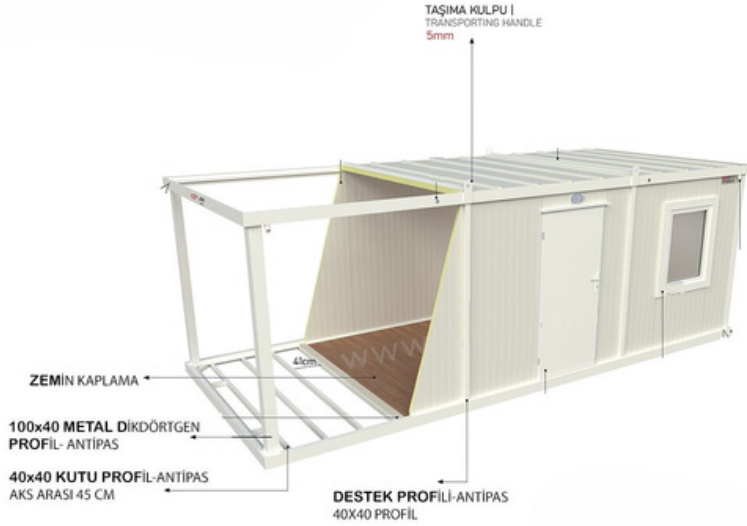
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- Electric Water Heater or Water Heater
- Electric Heater (radiator)
- Air conditioning
- Washing Machine
- Refrigerator
- Oven
- Dishwasher

Premium+ H  M E

With 4 attachment points and 2 ropes

**can be
transported***
some models



without concrete

**special floor
system*[®]**

Floor Detail Bottom to Top

- 0.5mm Galvanized sheet
- 100mm or 50mm Insulation
- 18/22mm Plywood or Concrete Floor board
- 12mm Laminate Flooring



Building structure details:

- **Skeleton:** Box profile with dimensions of 100x100*3mm + 100x50*2.5mm + 40x40*2.5mm will be used. (Optional dimensions can be changed) Antirust will be applied to all box profiles and can be painted with the desired color. All our profile welding works have EN3834 certification in accordance with European standards. The construction operations of the entire building are subject to European standards and EN 1090-1 Light Steel Construction license inspection.
- Floor ceramics of bathrooms and toilets are included in the price. Ceramic selection can be made. Concrete panel floors will be used in bathrooms and toilets. Plumbing only covers the operations to be carried out inside the house. At the ground concrete stage, municipal water connection and water drain locations must be ready.
- Knauf Rockwool will be laid on the floor and 18mm Plywood or Concrete Panel will be used on it. Parquet and ceramics are included in the price.

Examples



KNAUF

COSMOS 1050 THERMAL SERİSİ

Isı Yalıtımlı Açılan Sistem



ISO 9001

QUALITY
MANAGEMENT



All inclusive

***included in the price offer**

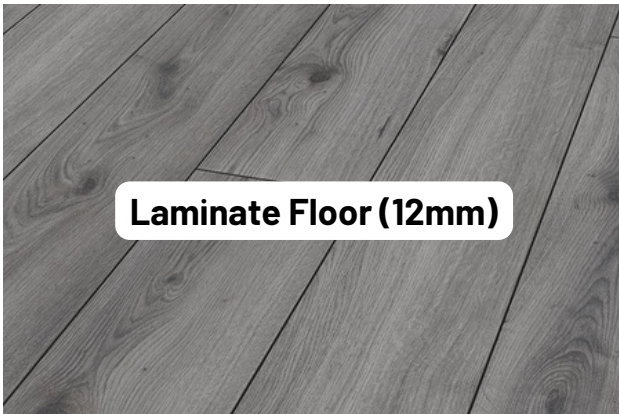
****Special sizes are priced separately.**



cosmos

EXPERTS IN ALUMINIUM™

MATERIALS



The options are endless; we love designing your home based on your needs and how you want the space to perform.

Your options include
The type and color of the facade outside the house.

Color options for furniture boards, countertops and types of furniture.
Type and color of the floor inside the house.

Wall color options and types of wall plates.
Bathroom equipment options.

Additional options

Exterior Composite Metal Cladding start from € 145x m2

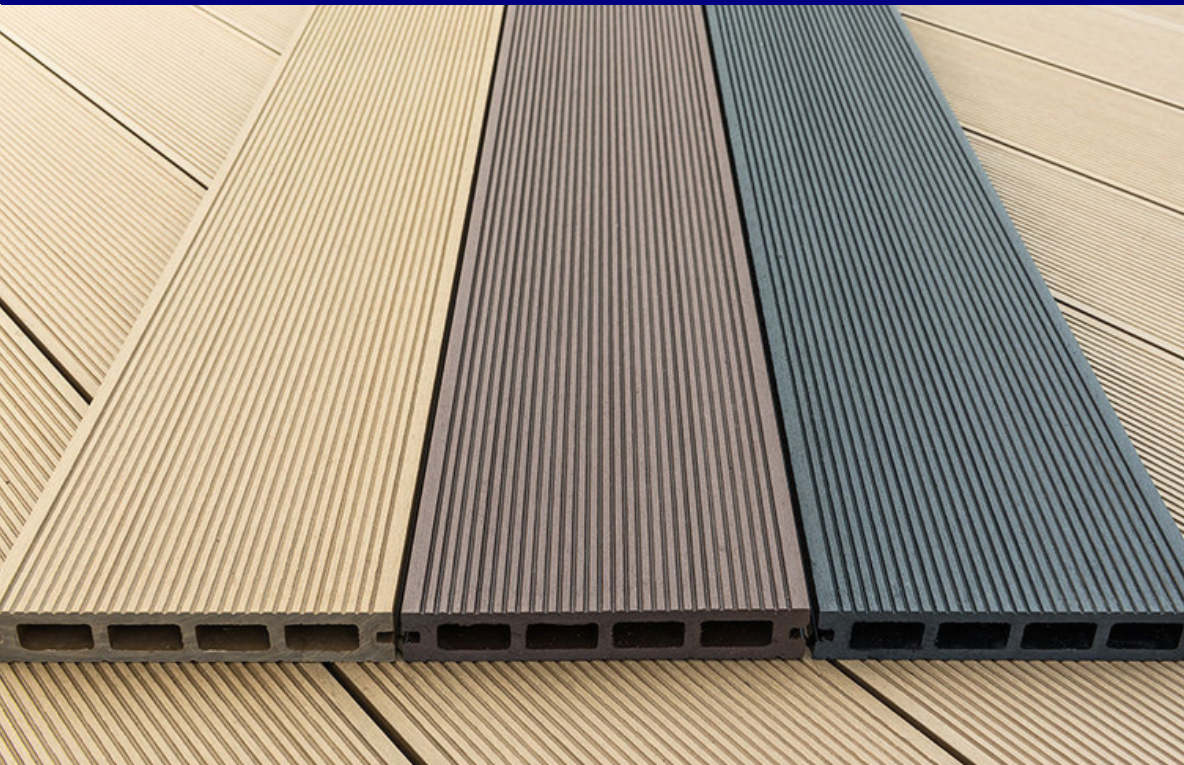
Solar autonomy 11,2 kW from € 8200

4 tons water tank from € 1200



WOOD Terrace

***request an offer**



WPC Terrace

***request an offer**

Underfloor Heating

SMART INSULATING PAINTS

NANOTEK is based on high quality water-borne, cross-linking acrylic resin and contains Pure Graphene providing reliable electrically heated coatings that operate in the long-wave infrared range.

NANOTEK is solvent free with low-emissions and high adhesive properties. It can be applied under all commonly used emulsion paints, concrete, drywall and clean organic plasters. It can also be used directly under clean organic renders.

NANOTEK has a low electrical resistance value and ensures uniform heating of the coating when connected to a power source with DC or AC voltage. The effectiveness of the NANOTEK coating was tested and certified at NPL the national measurement standards Institute for the United Kingdom.



Additional options



- Floor heating under parquet and ceramic floors
- electrical installation (works with solar panel.)
- thermostat

Underfloor Heating

***request an offer**



**all inclusive
lifetime warranty**



Not included

Premium+ H  M E

Off-grid optionality

*Additional options

Autonomous electrical supply for the entire house

No need for connection to electrical
networks

€ 43 650
Estimated total savings

over 25 years

€ 43 650
Est. Total savings

€ 25 000
System cost

€ 68 650
Est. Electricity cost for 25 years

25

year warranty period

Power

3 - 11 kW Solar Panel
11 kW Battery

Sewerage

Automatic Biological
Wastewater Treatment Plant

Water Tank

Automatic Biological
Wastewater Treatment Plant

Not included

Premium+ H  M E

Off-grid optionality

*Additional options



Power

3 - 11 kW Solar Panel
11 kW Battery

Home Automation

Not included

Premium+ H  M E

Off-grid optionality

*Additional options



4000-liter
water supply



Serves
2-3 people.

7

Only necessary to fill
the tank once every 7
days.

Power

3 - 11 kW Solar Panel
11 kW Battery

Home Automation

Water Tank

2000 - 4000 Liter

FREE

HOME SECURITY SYSTEM

alhua
TECHNOLOGY

2
IP Cameras

4
Ch. NVR

500(GB)
Hard Drive

HD
1080P

ALARM KIT



How it Works

Our do-it-for-me (DIFM) service is hassle-free and tailored to uphold your vision.

We work with you collaboratively to bring your dream to life.

Premium+ H  M E

1



Designing Your Home

Start with selecting between a custom prefab home tailored to your preferences, or choose from a range of pre-designed homes. Both options offer their own unique advantages and can result in a home you'll love.

Whether you prefer the speed and efficiency of a Premium+Home, or the limitless customization of a Site-built unit, our expertise in architectural design will help you get a plan that you love, and that your city will approve.

How it Works

③

Place Your Order

After finalizing your design, securing financing, and obtaining permits, you're ready to place an order for your prefab home. This involves finalizing the contract with us, including all the details of your chosen home, any customizations, and the terms of payment.



②



Budget & Financing

Once you've selected your design, it's time to plan your budget and secure financing.

Carefully consider what you can comfortably afford, taking into account not just the cost of the home itself, but also the land (if not already owned), site preparation work, potential upgrades, and any customization you might desire.

Premium+ H  M E

How it Works

4

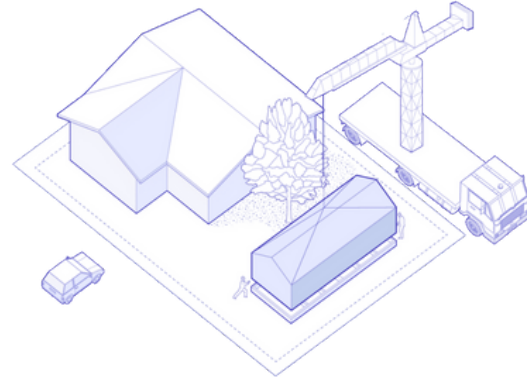


Permitting

Before any construction can begin, you will need to obtain the necessary building permits. These requirements vary depending on the laws and regulations of your local jurisdiction. A set of construction drawings will need to be created for permit review.

While this may seem daunting, don't worry, we will help you through this process to ensure everything goes smoothly.

5



Site Prep & Prefab Construction

This step involves two simultaneous processes. Locally, a contractor will prepare your site, which includes building the foundation and installing utilities.

Your installation process is completed and delivered on-site.

Premium+ H  M E

How it Works



⑥

Shipping and Installation

Once construction is complete, your prefab home is carefully shipped as either a kit of parts, or a fully assembled home to your site.

A crane is then used to precisely position the home onto the foundation, where it is secured and properly installed. Utilities are then connected to the home, ensuring it has all the modern comforts you'd expect.

Premium+ H  M E



@premiumplushome

Premium+ H  M E



@premiumplushome

We are Premium Plus, a Cypriot company offering affordable and modern tiny houses. We know a thing or two about quality and comfort. Our TinyHOUSE models are completely customized and personalized according to your wishes at a reasonable price.

We offer a delivery service throughout the island.

CONTACT

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