



Optional Exterior wooden facade cladding

Premium+Flat 21m2

Premium Prefabricated Room / Warehouse / Office

For those who want to have a small living space or use it as an office, hobby or garage room, our Premium Prefabricated models offer maximum freedom at an affordable price with ideal options.



  Door/Window

 Parquet floor

 Insulation

 Special Paint



TELEPHONE

+ 357 97 550946
+357 22 584081



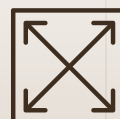
Electric



Kitchen



Bath



Any size desired

100% Domestic Production



100% Made in Cyprus



Any Design
Any Size



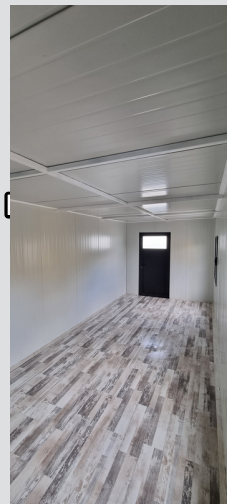
Best Quality

Starts from
€5200

4x3 Empty Model

Premium+ H  M E

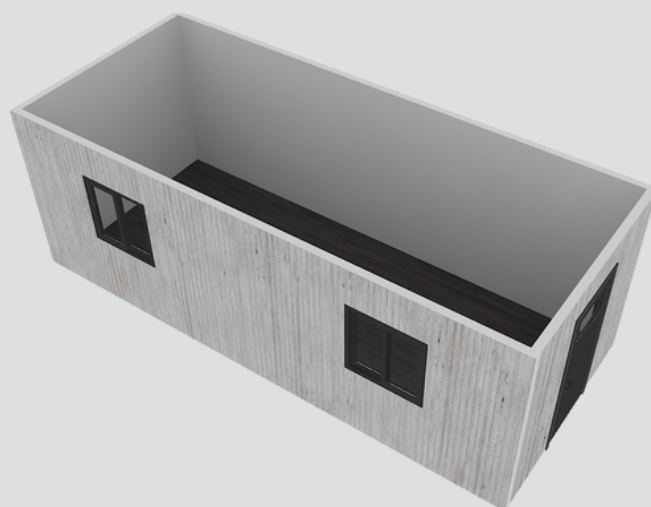
www.premiumpluscyp.eu



Standart+ 21 m2

Skeleton Detail

- 60x120*3mm
- 40x60*2mm
- 50x50*2mm box profile
- Anti-rust will be applied to all box profiles and can be painted with the desired color.



Specifications & detailed sketches

21m²

Premium+ H  M E



Roof and Wall Detail

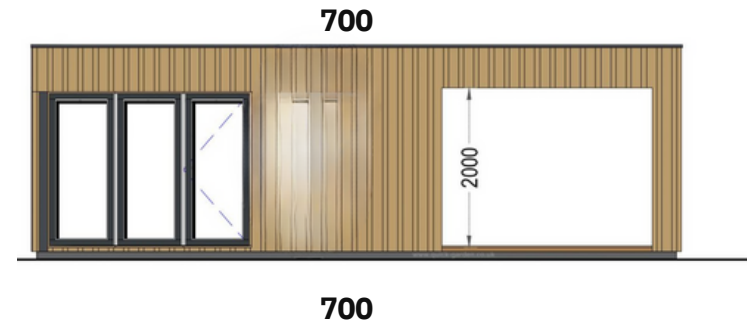
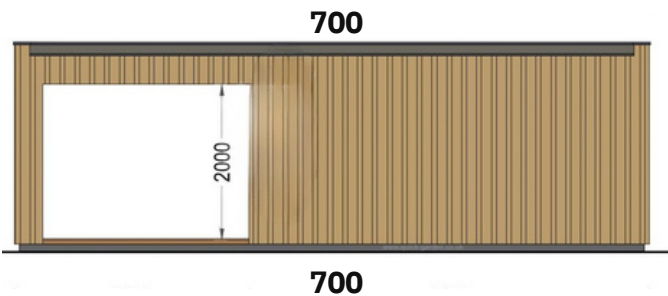
From Outer to Inner

- 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

Floor Detail

Bottom to Top

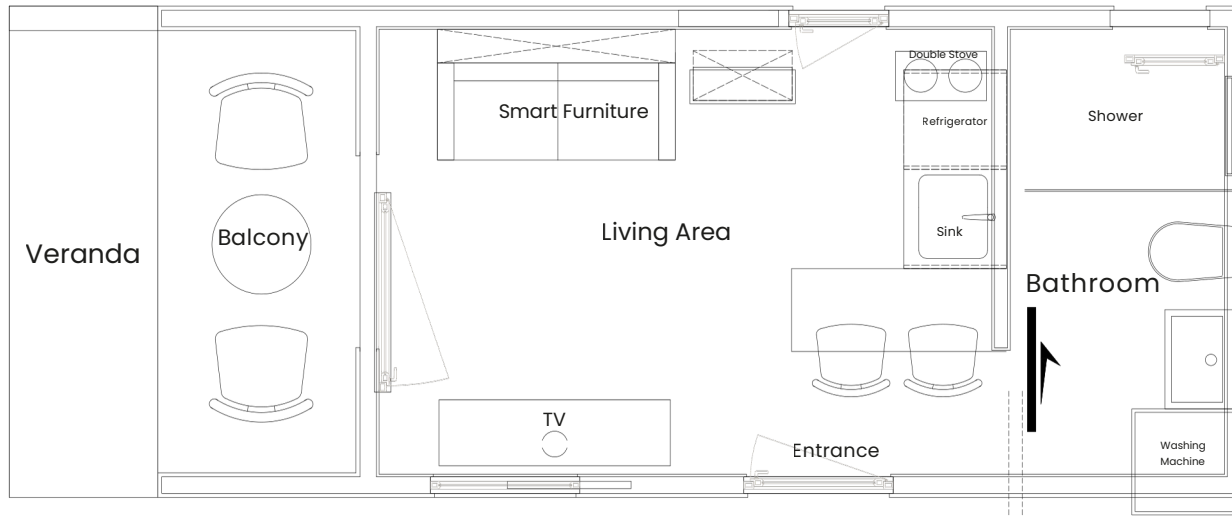
- 0.5mm Galvanized sheet
- 18MM Plywood / OSB Floor board
- 0.4mm Insulation
- 12mm Laminate Flooring



Specifications & detailed sketches

21m²

Premium+ H  M E



Roof and Wall Detail

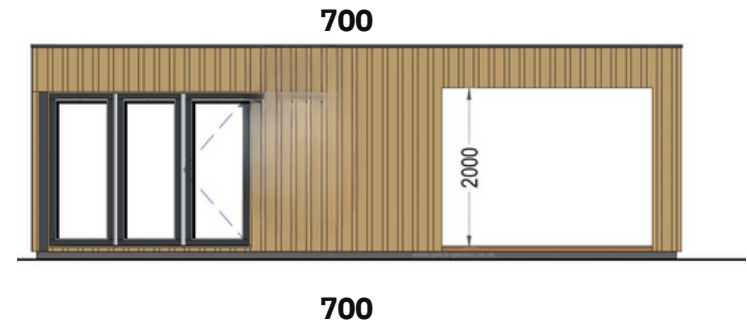
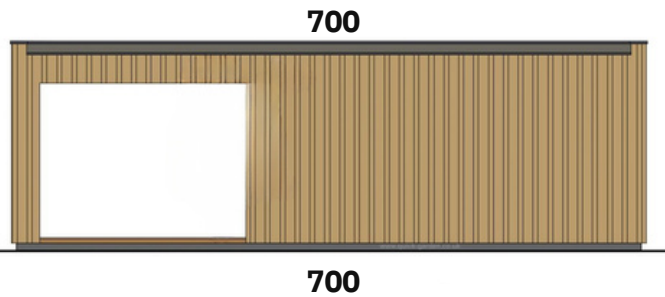
From Outer to Inner

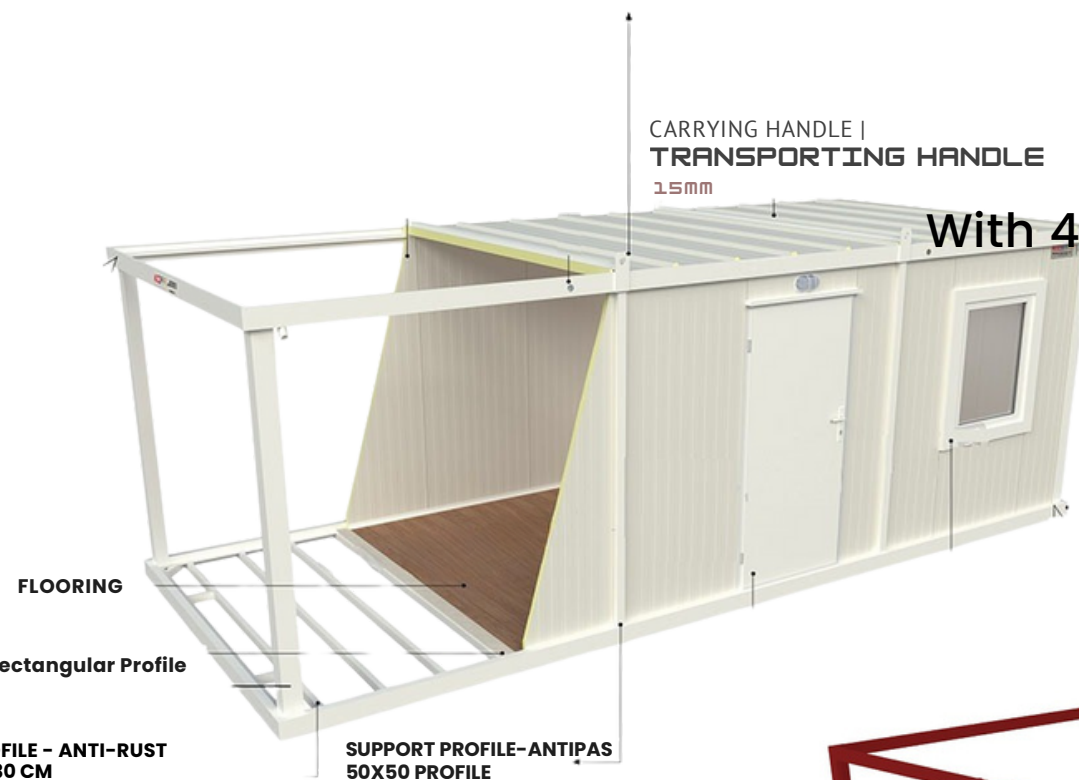
- Facade: Standard 100/60mm EPS or Polyurethane Sandwich Panel
- Optional Exterior wooden **facade cladding** and protective varnish
- Optional EPDM roof coating
- Window frames Aluminum Double glazing package

Floor Detail

Bottom to Top

- 0.5mm Galvanized sheet
- 18/22mm Plywood / OSB Floor board
- 0.4mm Insulation
- 12mm Laminate Flooring





With 4 attachment points and 2 ropes
can be
transported*
some models



Floor Detail *Bottom to Top*

- 0.5mm Galvanized sheet
- 100mm or 50mm Insulation*
- 18mm Plywood (Marinawood)
Floor board
- 12mm Laminate Flooring

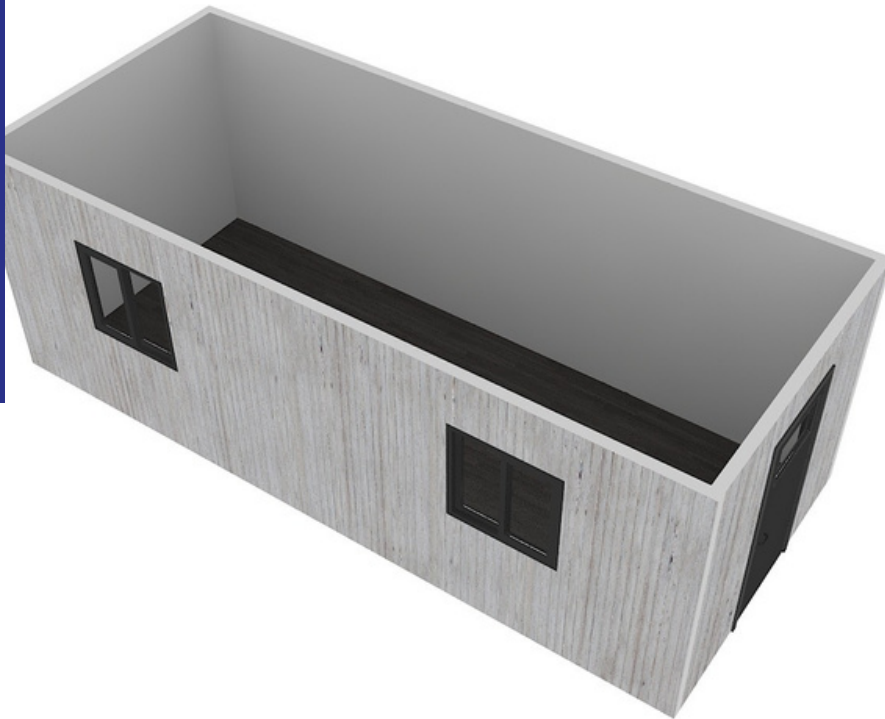
without concrete
special floor
system*®

Standart+ Flat EMPTY

21m²

1 room

For those who want to have only what they need in a small living space or suitable for use as an office, Standart+ Flat offers you freedom with its ideal options. Bathroom and toilet are included in the price.



W 7.00m x D 3.00m x H 2.60m x 1 pcs

Delivery time Average 4 Weeks

VAT Not incl. (21m²) **7.500 €**

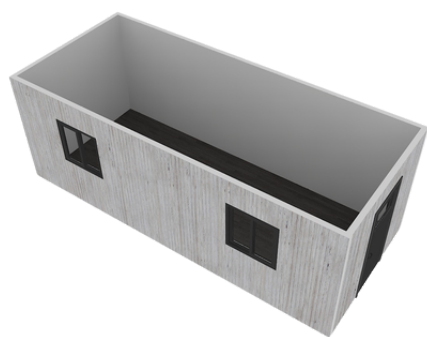
- **Exterior** - Standard 60mm Side Wall, 100mm Roof, EPS WHITE Sandwich Panel
- **Interior Wall** - Standard 60mm Side Wall EPS WHITE Sandwich Panel
- **Toilet Room** - Not Included
- **Kitchen** - Not Included
- **Plumbing Not Included**
- **Windows and Doors** - Aluminum, Double Glass, White Color Included (1 door+ 2 windows)
- Excluding **Transportation** Crane or Forklift)

Premium+ H  M E

Standart+ Flat EMPTY

21m2

1 room



Standart+ Flat

21m²

1 room

For those who want to have only what they need in a small living space or suitable for use as an office, Standart+ Flat offers you freedom with its ideal options. Bathroom and toilet are included in the price.



W 7.00m x D 3.00m x H 2.60m x 1 pcs

Delivery time Average 4 Weeks

VAT Not incl. (21m²) **8.500 €**

- **Exterior** - Standard 60mm Side Wall, 100mm Roof, EPS WHITE Sandwich Panel
- **Interior Wall** - Standard 60mm Side Wall EPS WHITE Sandwich Panel
- **Toilet Room** - Standart+ Material, Including
- **Kitchen** - Glossy White Color MDF Material, Standart Production Kitchen Included
- **Plumbing Included**
- **Windows and Doors** - Aluminum, Double Glass, White or Black Color Option Included (2 door+ 3 windows)
- **Excluding Transportation Crane or Forklift)**



2.70x90x60 – 2.70x60x50

Special Drawing Kitchen

1.70x90x60 – 1.70*70*33

Standart Kitchen



Premium+ H  ME



Includes carpentry, water installation work, sink, faucet, mirror, shower box, shower, toilet, ceiling lining, lighting, niche in the shower box, and porcelain tiles.



Modern and Functional Kitchen Design: The modular kitchens offered by our company are manufactured in accordance with European standards.
 Countertop and Sink: Specially produced countertop and integrated sink made of Glossy white MDF material.
 White Goods: White goods (optional).
 Batteries, faucets, electrical work,



Premium+ Flat

21m²

1 room

For those who want to have only what they need in a small living space or suitable for use as an office, Premium+ Flat offers you freedom with its ideal options. Bathroom and toilet are included in the price.



W 7.00m x D 3.00m x H 2.60m x 1 pcs

Delivery time Average 8 Weeks

VAT Not incl. (21m²) **18.500 €**

- **Exterior** - Including Wood and Cement Board Covering + Plasterboard Coating
- **Interior** - Including Plasterboard Coating and Painting
- **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
- **Excluding Transportation Crane or Forklift)**

Examples



KNAUF



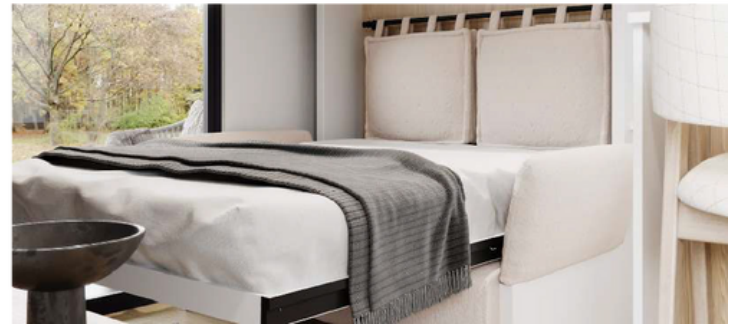
Premium+Flat **21m2**



Premium+ H  ME

Premium+ Flat

21m2 - 1 room



Standard Specifications in All Sizes

Exterior cladding

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

Kitchen

- Cabinets Laminate dark gray / Laminate white MDF
- Countertop: Vertop (MDF) / Marble (Contact Seller)
- Back wall Sandwich Panel (Standard) **Cement Board + Ceramic (+€)**
- Kitchen Cabinet Handles: Without handles (standard)
- Washbasin Metal sink + mixer tap

Terrace

Aluminum sunshade or wooden terrace with optional canvas cover. Ask for the price.

Bathroom

- Wall cladding: Sandwich panel.
Optional: Ceramic tiles, dark gray or white (Contact Seller)
- Ceiling covering: Sandwich Panel
Wood veneer / Painted drywall (Contact Seller)
- Door: Aluminum sliding door / Light laminated sliding door
- Window: Aluminum double glazing
- Toilet Premium Quality toilet
- Sink: Washbasin + mixer set + mirror
- Shower: Shower enclosure with glass/PVC door
- Shower mixer: Thermostat set + rain shower
- Drainage: Ready
- Fan: extra

Interior

- Walls Sandwich Panel,
- Optional: wood veneer or Concrete Panel(Contact Seller)
- Ceiling: Sandwich Panel,
Optional wooden cladding or Concrete Panel
- **Floor:** 0.5mm Galvanized sheet + 18/22mm Plywood / OSB Floor board + 0.4mm Insulation + 12mm Laminate Flooring **(All Included)**
- Doors: Aluminum Sliding / Foldable Double Glass
- Windows: Aluminum Sliding / Openable Double Glazing



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 / Betopan 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 ✓
3. Kitchen Countertops and Bathroom Floor Ceramic Coating ✓

Optional Choices:

- 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 ✓
2. Rooms and Bathroom: American Panel Door or Aluminium door ✓

Optional Choices:

- 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

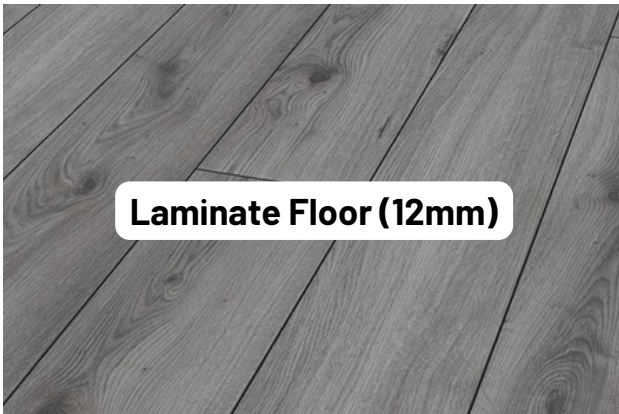
All veranda types are optional and without veranda option is available.

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

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.

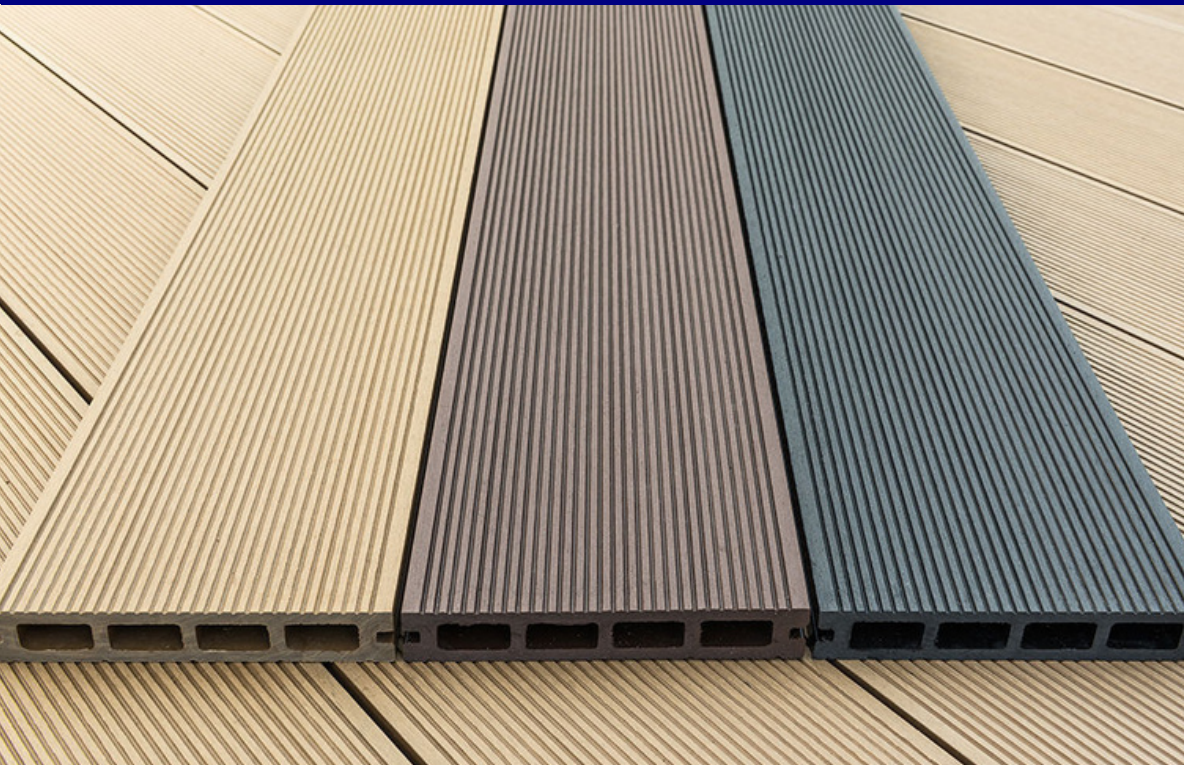
Color options for furniture boards, countertops and types of furniture.
Type and color of the floor inside the house.

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



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**



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.

ADDRESS

Iasonos 1082 Nicosia

CONTACT

seller@premiumpluscycy.eu

97550946 - 22584081

www.premiumpluscycy.eu