



DEVELOPMENT & METAL CONSTRUCTION

SOYKOK PREMIUM HOME LTD

Premium - Wood / 84 m2 Model

Prefabricated / Steel House

Reference No: PW25-02

PREMIUM+ WOOD 84M2 MODEL



Premium+ H  M E



Premium HOME



Premium HOME

Standart+ Sandwich panel

84m²

2/3 Bedroom

W 7m x D 3.00m x H 2.60m x 4 pcs

Delivery time Average 8 Weeks

VAT NOT incl.(84m²) **64.900 €** 2025/2

Except for projects requiring title deed
and construction permits.



Portable Modular House

The 84m² Standart+ WOOD modular house consists of 4 modules. The house has two or three bedrooms, one bathrooms, a utility room and a living room with a dining room. This house project is a great choice for a family of 2-3 people.

- **Exterior** - 60mm EPS Sandwich Panel *Exterior board cladding is charged separately.
- **Interior Wall** - 60mm EPS Sandwich Panel + Roof - Knauf Guardex Plasterboard 12.5mm + Satin Plaster, Primer, Paint
- **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

Examples





***Exterior board cladding is charged separately.**

Premium+ Wall system

84m²

3 Bedroom + 1 Kitchen

1 Bathroom

Heavy steel structure - Total area = 17x7m

Delivery time Average 12 Weeks

VAT NOT incl. (84m²) **86.900 €** 2025/2

For projects requiring title deed and building permits



Title Deed House

***Exterior board cladding is charged separately.**

- **Exterior** - Knauf Aquapanel Plasterboard 12.5mm+ Satin Plaster, Primer, Paint +Knauf MineralPlus Insulation 5cm
- **Interior Wall** - Knauf Guardex Plasterboard 12.5mm + Satin Plaster, Primer, Paint
- **Floor** - Ceramic or Laminate parquet 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



Premium+ Wall system Examples



KNAUF

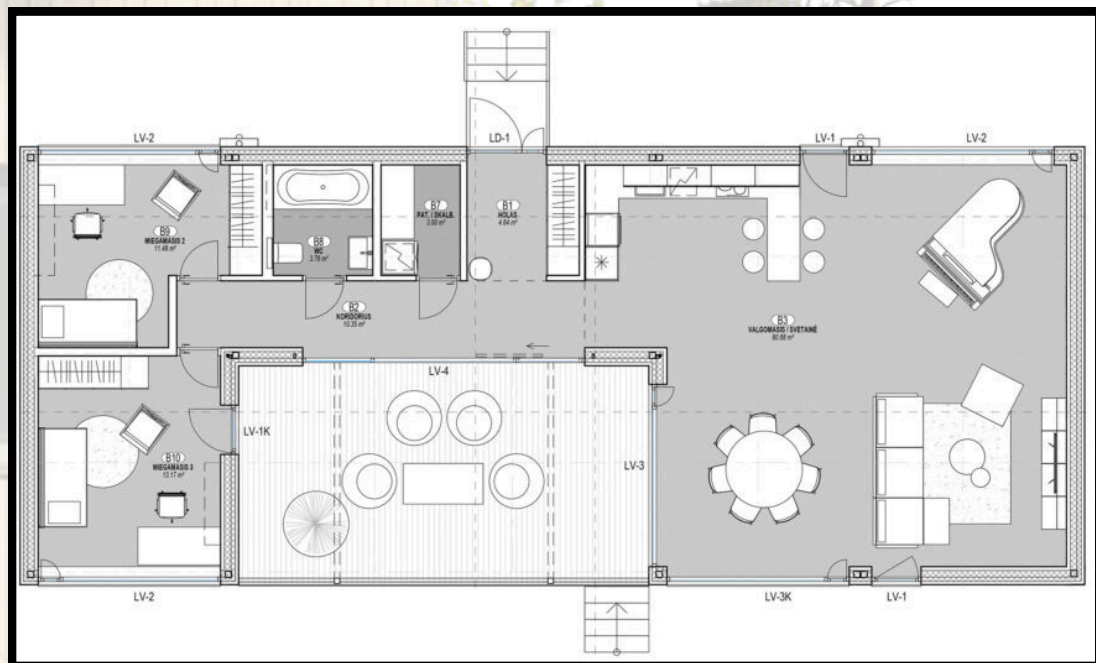
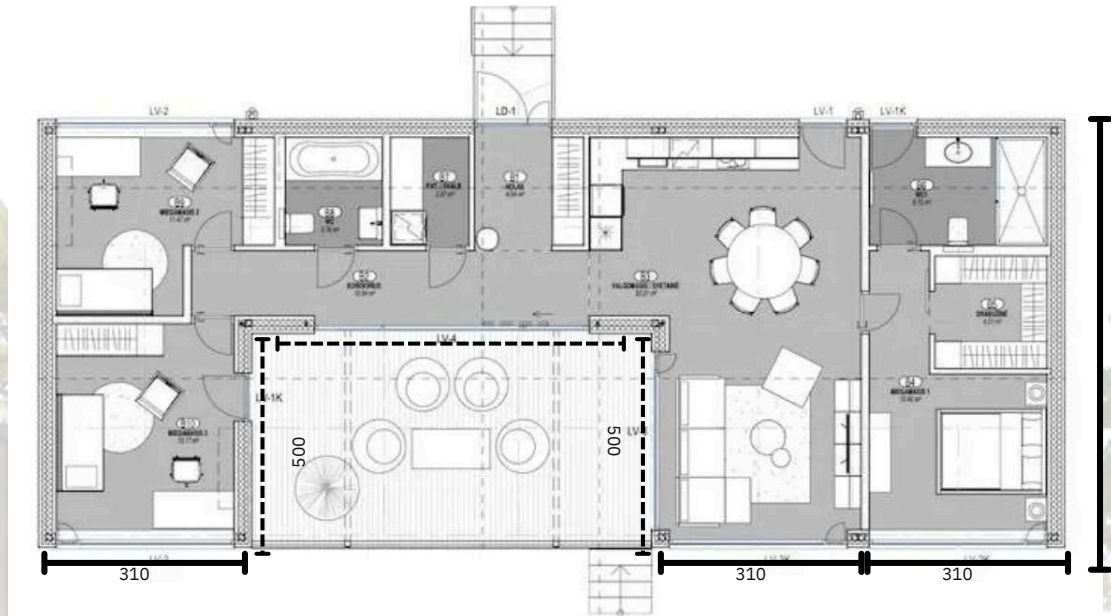
Premium+ HOME



DOMINO 27 / 36m²

Specifications & detailed sketches

Premium+84m2



Premium+ H  ME



Building structure details

Skeleton:

- Steel house frame with all necessary cross-sections (columns, beams), including connection components (flanges, screws, bolts), all as static drawings.
- HEA120 OR HEA160 Heavy metal will be used in models with title deed and construction permit. All non-galvanized metal surfaces will be sandblasted according to the Swedish standard Sa 2.5 and will be coated with a zincphosphate primer 80µm thick.
- Anti-rust will be applied to all profiles and can be painted in the desired color.
- All our profile welding works have EN3834 certificate in accordance with European standards. All construction processes of the building are subject to European standards and EN 1090-1 Steel Construction license inspection.

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 50MM
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. Ceramic Flooring 60x60 ✓
2. Knauf MineralPlus Insulation ✓
3. OSB2 18 mm or Concrete panel 18 mm
4. 5mm Galvanized sheet

Optional Choice:

- Insulation thickness can be increased.
- Laminate Parquet can be preferred.

1.4. INTERIOR WALLS

1. Knauf Guardex Plasterboard 12.5mm ✓
2. 12 mm PLYWOOD Paneling ✓
3. Knauf MineralPlus Insulation 5 cm ✓
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

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:

- 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.

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

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
- Dishwasher





Premium+ H  ME



63-84-105 -125m2



Premium+ H  ME



Special Drawing Kitchen



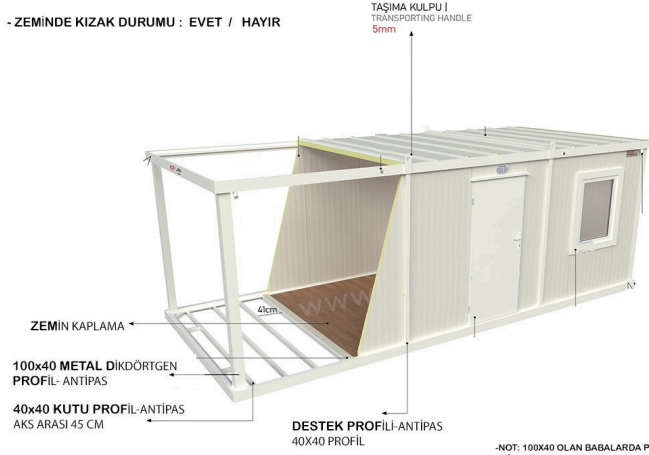
Premium+ HOME



- KULLANILACAK PROFİL ET KALINLIĞI:MM

- ZEMİNDE KIZAK DURUMU : EVET / HAYIR

TAŞIMA KULPU I
TRANSPORTING HANDLE
5mm

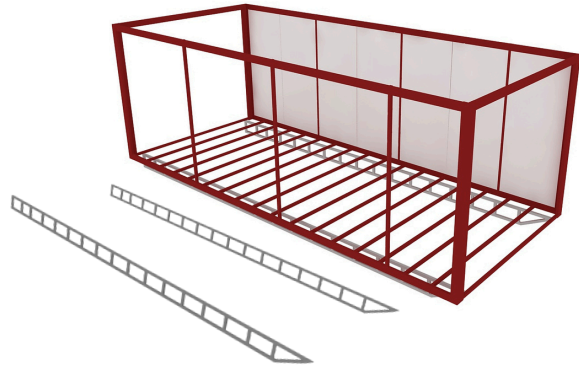


With 4 attachment points and 2 ropes
**can be
transported***
some models

Except for projects requiring title
deed and construction permits.

Floor Detail Bottom to Top

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

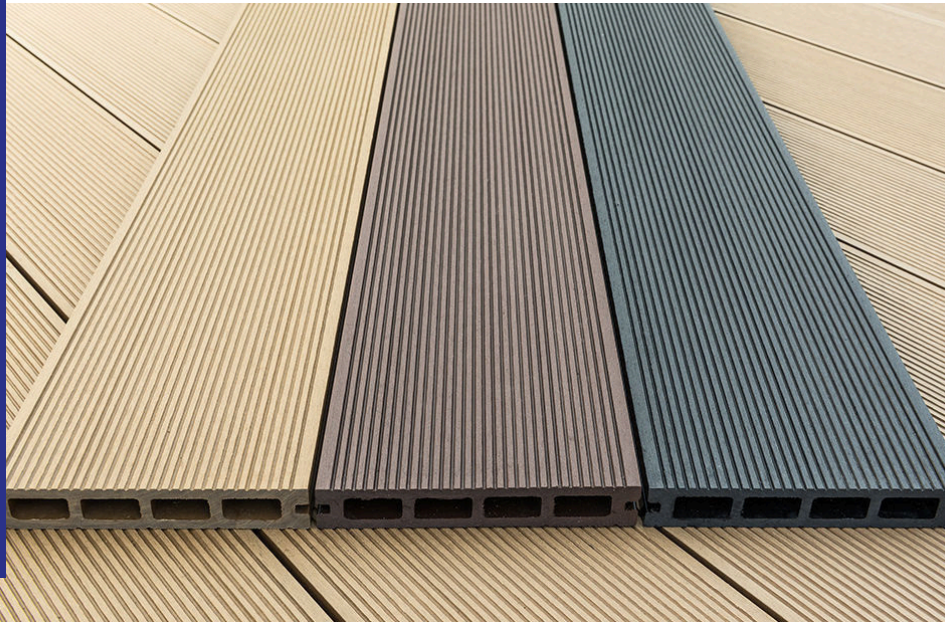


without concrete
**special floor
system*®**



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**



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We are Premium Plus, a Cypriot company offering affordable and modern tiny houses. We know a thing and 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.

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