

POPUP 104 / 3 bedrooms

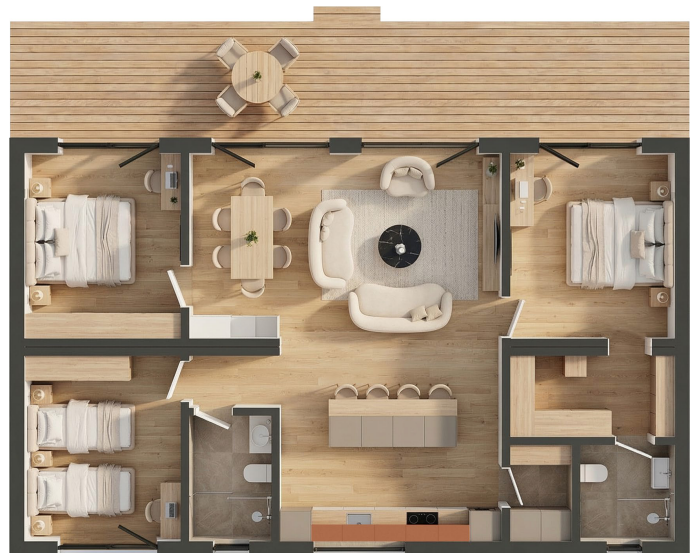
English translation of the supplied German catalogue. Technical and commercial details are reproduced from that source. Its package price and warranty guide are catalogue references; the current configurator and agreed written offer take precedence.



Bedrooms	3	Gross area	104.00 m ²
Net area	86.33 m ²	External dimensions	13.00 x 8.00 m

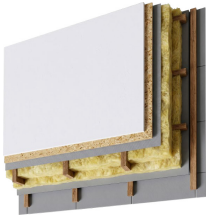
Living areas

Living area	21.86 m ²
Kitchen	17.46 m ²
Bedroom 1	10.64 m ²
Bedroom 2	11.30 m ²
Bedroom 3	10.64 m ²
Bathroom 1	3.87 m ²
Bathroom 2	3.32 m ²
Dressing room	5.02 m ²
Utility room	2.20 m ²



Areas and dimensions are reproduced as supplied, including source rounding. Final measured areas, drawings and specification are confirmed in the written offer.

Construction / layer by layer



Exterior wall

37.0 cm

Plasterboard - 125 mm*
HPL facade panel
PP membrane
Glass wool - 140 mm
OSB board - 15 mm
Spruce battens - 60 x 60 mm
PE membrane
KVH spruce studs - 140 x 60 mm
KVH spruce battens - 35 x 60 mm



Interior wall

15.5 cm

Spruce board - 19 mm
OSB board - 15 mm
Spruce board - 19 mm
Stone wool - 100 mm
Spruce studs - 100 x 60 mm



Floor

37.0 cm

KVH spruce beams - 200 x 60 mm
Cement-bonded particleboard - 15 mm
Glass wool insulation - 200 mm
PP membrane
KVH spruce beams - 200 x 60 mm
KVH spruce beams - 60 x 120 mm
Glass wool - 60 mm
PE membrane
OSB, airtight-taped - 22 mm
Laminate flooring - 14 mm



Roof

37.0 cm

KVH spruce beams - 200 x 60 mm
KVH spruce beams - 200 x 60 mm
Spruce battens - 30 x 60 mm
Spruce board - 15 mm
Glass wool insulation - 200 mm
INTELLO membrane
OSB, airtight-taped - 22 mm
XPS insulation - 100 mm
PE membrane
PVC roof membrane



Windows

Schuco

Interior colour: white
Exterior colour: anthracite grey
Triple glazing (three-layer glass)
PVC frame
Thermal insulation profile
Multiple seals
High energy efficiency
Weather-resistant system



Ventilated facade

Fundermax

Fundermax HPL panel
Ventilated facade system
UV- and weather-resistant surface
High impact resistance
Low-maintenance material
Long service life
Fire-protection board listed in source
Modern anthracite finish

* The source prints plasterboard as 125 mm. This dimension requires technical confirmation; it has not been silently corrected in translation. Repeated KVH entries are retained as printed.

Interior finishes / fitted bathroom

 Laminate Oak texture Natural oak appearance Warm natural colour Authentic wood grain Knots and distinctive timber features Durable surface Scratch-resistant Easy to maintain Timeless interior design	 Interior walls Painted white Clean, modern white surface Weather-resistant coating Easy-care surface Heat-reflecting outer surface Smooth, high-quality appearance	 Spotlights White Recessed LED lights Energy-efficient lighting Warm ambient light Modern minimalist design Long-life LEDs Flush installation Low heat output Even light distribution
 Washbasin Grohe - white Countertop washbasin Premium ceramic Easy-clean surface Modern round design Durable surface Minimalist style	 Shower system Grohe - silver Premium GROHE shower system Thermostatic temperature control Large rainfall shower head Hand shower with flexible hose Durable chrome surface Water-saving technology Smooth and precise control Reliable German engineering	 Toilet Grohe - white Wall-hung toilet Soft-close seat Easy-clean surface Concealed cistern Water-saving flush Modern ceramic design

Product names and descriptions are translated from the source catalogue. Final materials, fixtures and scope follow the written project specification.

Commercial reference / source catalogue

CATALOGUE REFERENCE ONLY. The source package and warranty guide below are preserved in translation. They are not a new digital offer and may differ from current website allowances and published company warranty guidance.

Manufacturing	Included
Transport	Included
Assembly	Included
Source package total	EUR 123,999.00

Foundation, crane and VAT are not included. The customer bears all bank-transfer fees.

Delivery time

Delivery within approximately 90 days, directly from the factory to your building site. The current deposit-to-delivery programme and site readiness must be confirmed in the written offer.

Payment terms

50% on contract signing as a deposit. Deposit security can be discussed individually.

25% at the start of construction.

20% seven days before dispatch from the factory.

5% after assembly or handover on site.

Source catalogue warranty guide

30 years / structure

Covers the essential load-bearing structure, including the supporting construction, steel frame, walls, floors and roof structure, for long-term stability and durability.

5 years / insulation and concealed components

Covers insulation and concealed components in walls, floors and roof systems that are important to energy efficiency and building performance.

1 year / visible surfaces and fitted equipment

Covers visible elements including finishes, doors, windows, flooring, sanitary equipment, electrical installations and other permanently installed components.

The signed project warranty defines applicable durations, covered components, conditions and exclusions.

Add-ons / personal choices

Extend your home with carefully developed options for comfort, functionality and performance. Energy solutions, interior upgrades and outdoor features integrate with the modular system so you can personalise your space.

Terrace / EUR 6,000.00



Terrace made of high-quality, weather-resistant timber.

Class	LunaThermo-D
Surface	Planed
Species	Nordic pine
Density	420 kg/m ³
Reaction to fire	D-s2, d0
Screw withdrawal resistance	19.45 ± 1.47 N/mm ²
Thermal conductivity	0.09 W/(m·K)
Stability / shrinkage / swelling	Tangential grain direction: 4% Radial grain direction: 2%

Exterior blinds / EUR 2,500.00



Exterior adjustable blinds provide effective sun and privacy protection while allowing individual control of daylight.

Aluminium exterior blinds

Adjustable slats

Anthracite finish

Sun and heat protection

Improved privacy

Source option prices are catalogue references. Current configurator allowances and the written offer define the final net price, dimensions and installation scope.

Technical information / works on site

Foundation

The foundation is not included in the supply or purchase price and must be provided on site. A full concrete slab is generally not required. Depending on the site, soil and structural requirements, suitable options include concrete pad foundations, concrete strip foundations and, where appropriate, screw foundations. We provide a foundation and positioning plan showing required positions and loads, together with handover points for electricity, fresh water, wastewater/sewer and rainwater. This allows site preparation before delivery.

Hot water

The hot-water system is not included. A suitable electric instantaneous water heater is generally sufficient; connection points are prepared accordingly. The appliance should be purchased locally and installed and commissioned by an authorised contractor, simplifying local warranty, service and maintenance.

Heating and cooling

The home is designed for an air-to-air heat pump (split air-conditioning unit). Necessary routes and wall penetrations are prepared. The appliance itself is not included and should be bought locally and installed and commissioned by an authorised contractor, providing a local contact for warranty, maintenance and service.

Furniture

The home is supplied without furniture or loose furnishings, except the bathroom equipment described in the relevant specification. The kitchen, wardrobes, beds, tables, seating and other furnishings are not included unless expressly stated in the offer.

Crane and unloading

The crane needed to unload and position modules must be commissioned locally. Reach, lifting height, distance between truck and foundation, and access vary by project, so crane costs cannot be included as a flat amount in the house price. We provide module dimensions, weights and lifting information. On request, we coordinate requirements directly with your chosen crane company.

Electricity connection

The electricity service connection and meter position must be provided locally in accordance with the network operator's requirements. The distribution board with required protective devices is inside the house. Technical connection plans show the handover point and cable route.

Fresh-water connection and meter

The fresh-water connection must be brought to the designated handover point on site. The local water utility determines the meter arrangement and location; regional requirements may call for a suitable chamber outside the building.

Sewer and rainwater

We specify wastewater/sewer and rainwater positions in the connection or foundation plan. Site teams must install pipes to the defined handover points in accordance with these plans.

Everything planned

Before installation, you receive the necessary technical documents for foundations, loads, electricity, fresh water, sewer/wastewater, rainwater and handover points. Local works can be prepared while your home is in production.