

# CONCEPT VILLAGE

OFFER: 135-2023  
KOVER-2

## GENERAL INFORMATION:

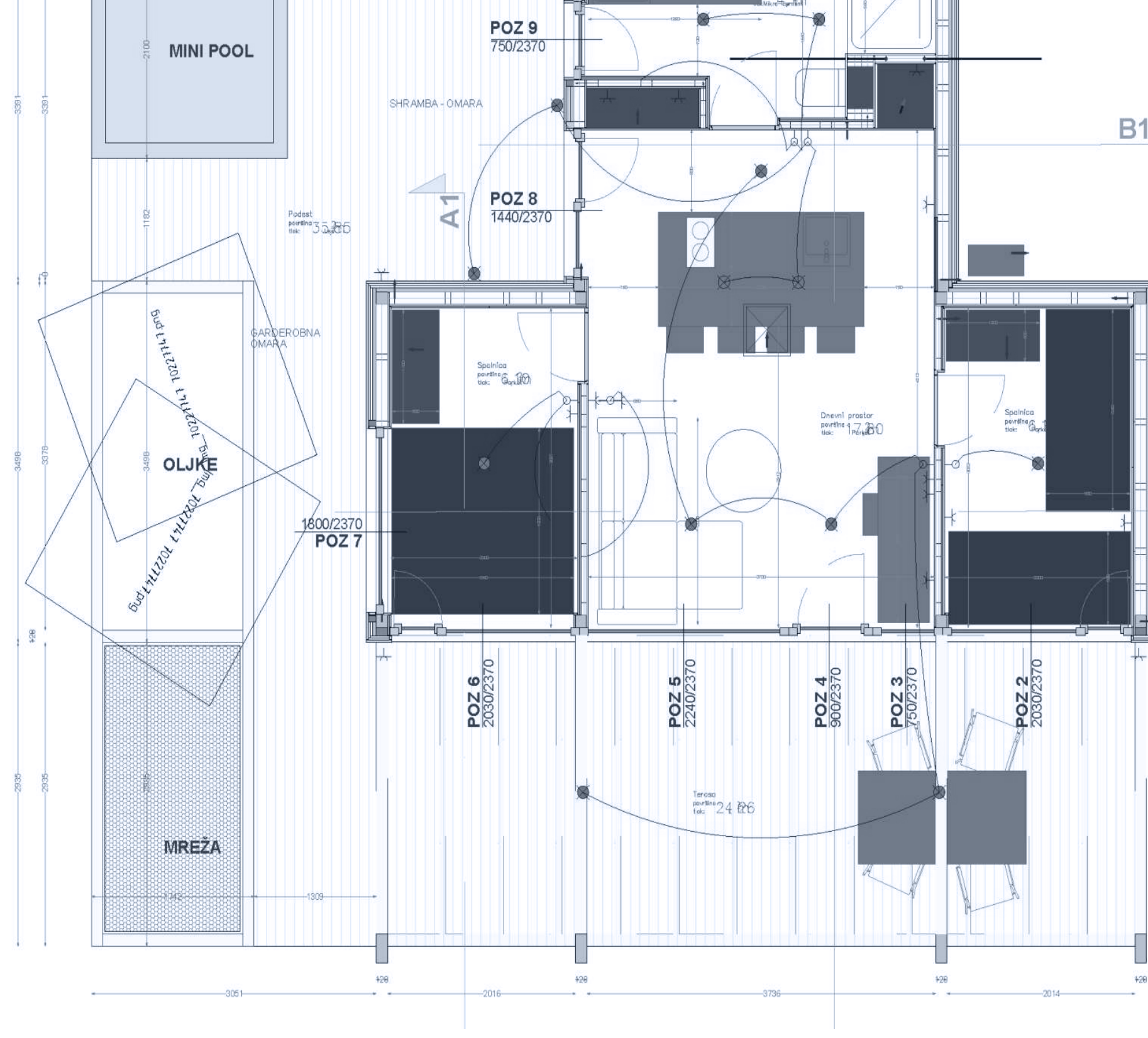
### House size

44M<sup>2</sup> brutto  
+ 67M<sup>2</sup> terrace

### Timber frame construction

Insulation: Eco-friendly combination: wood fiber insulation

Facade: White burnt wood Yakisugi



### Construction

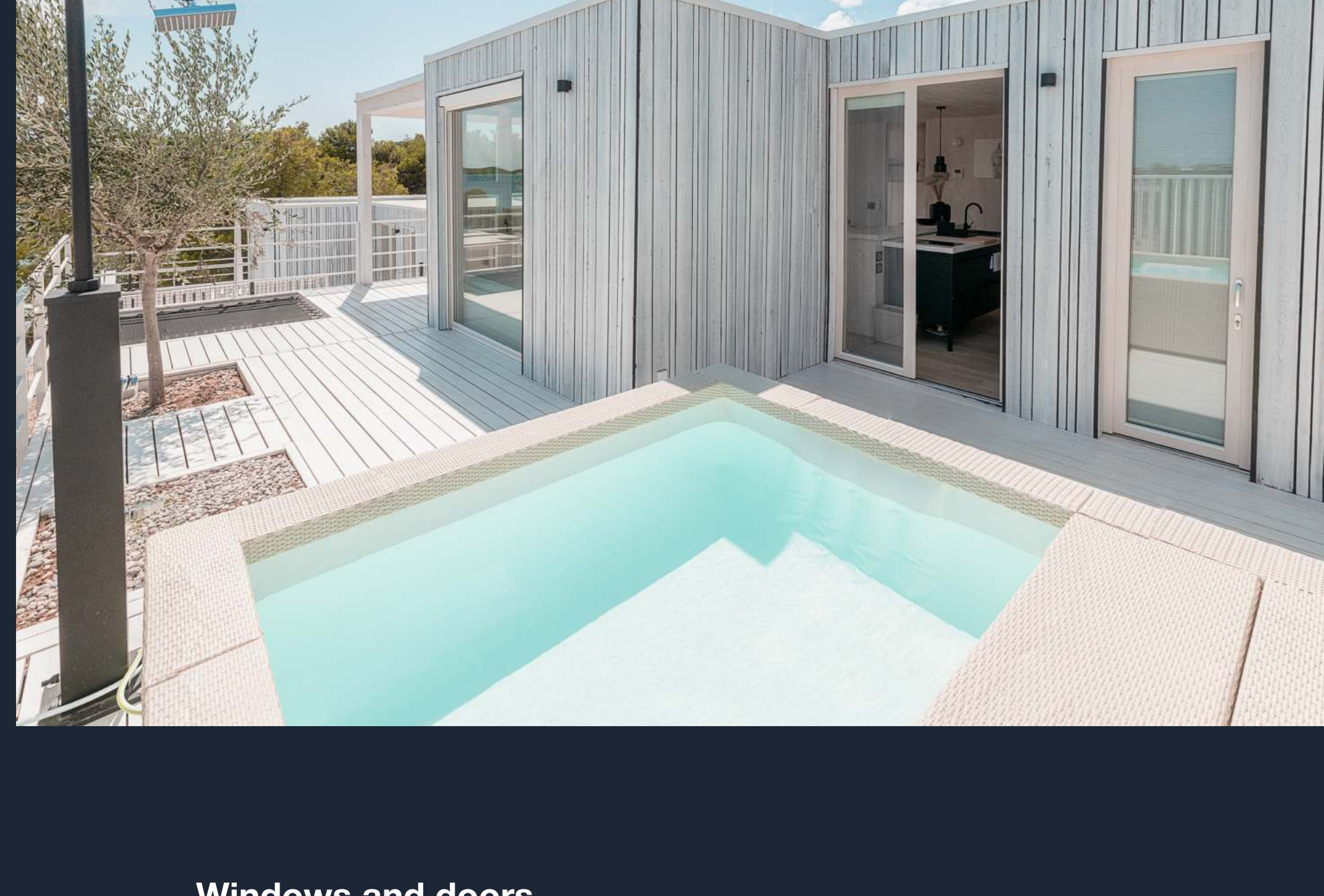
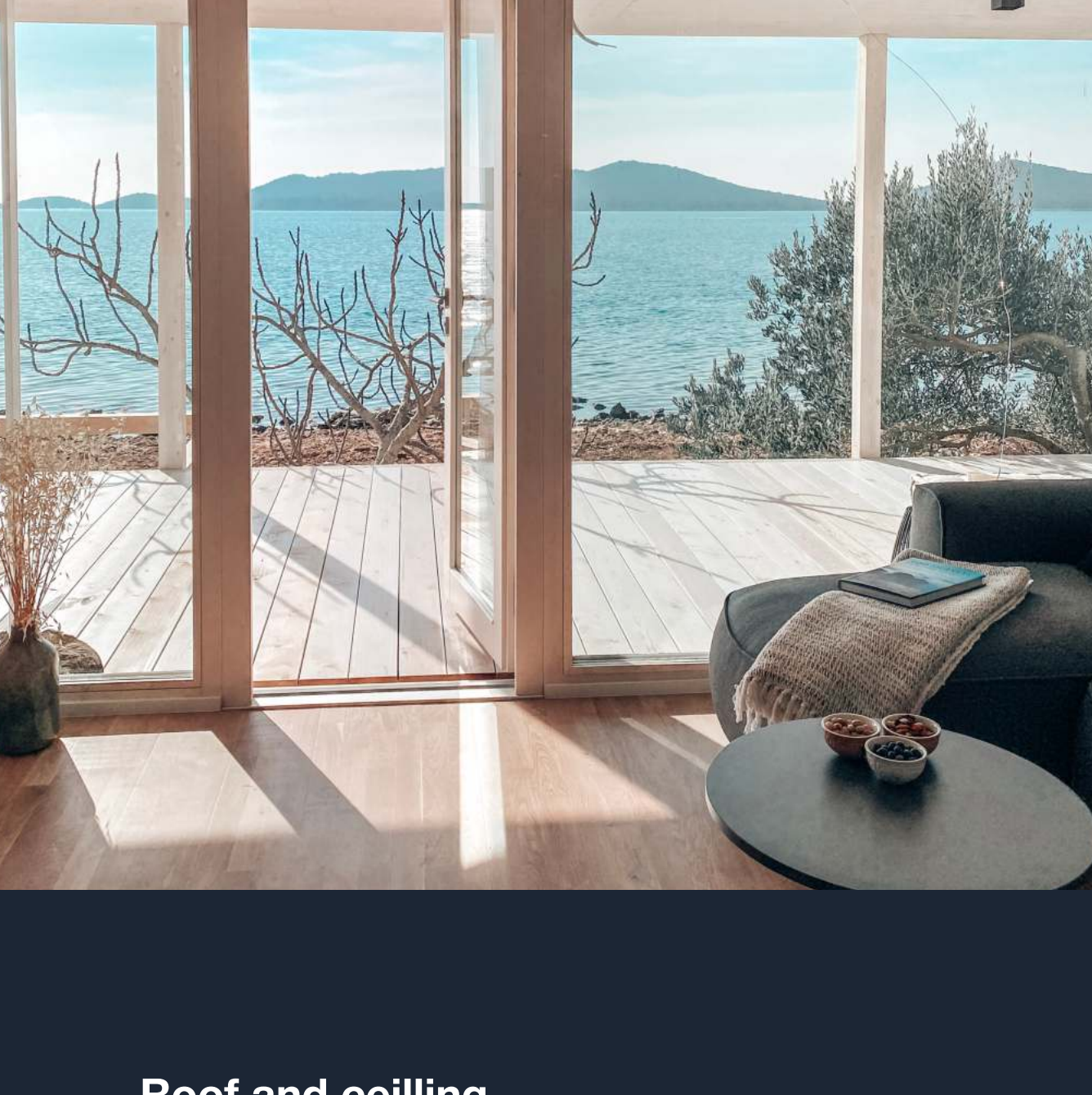
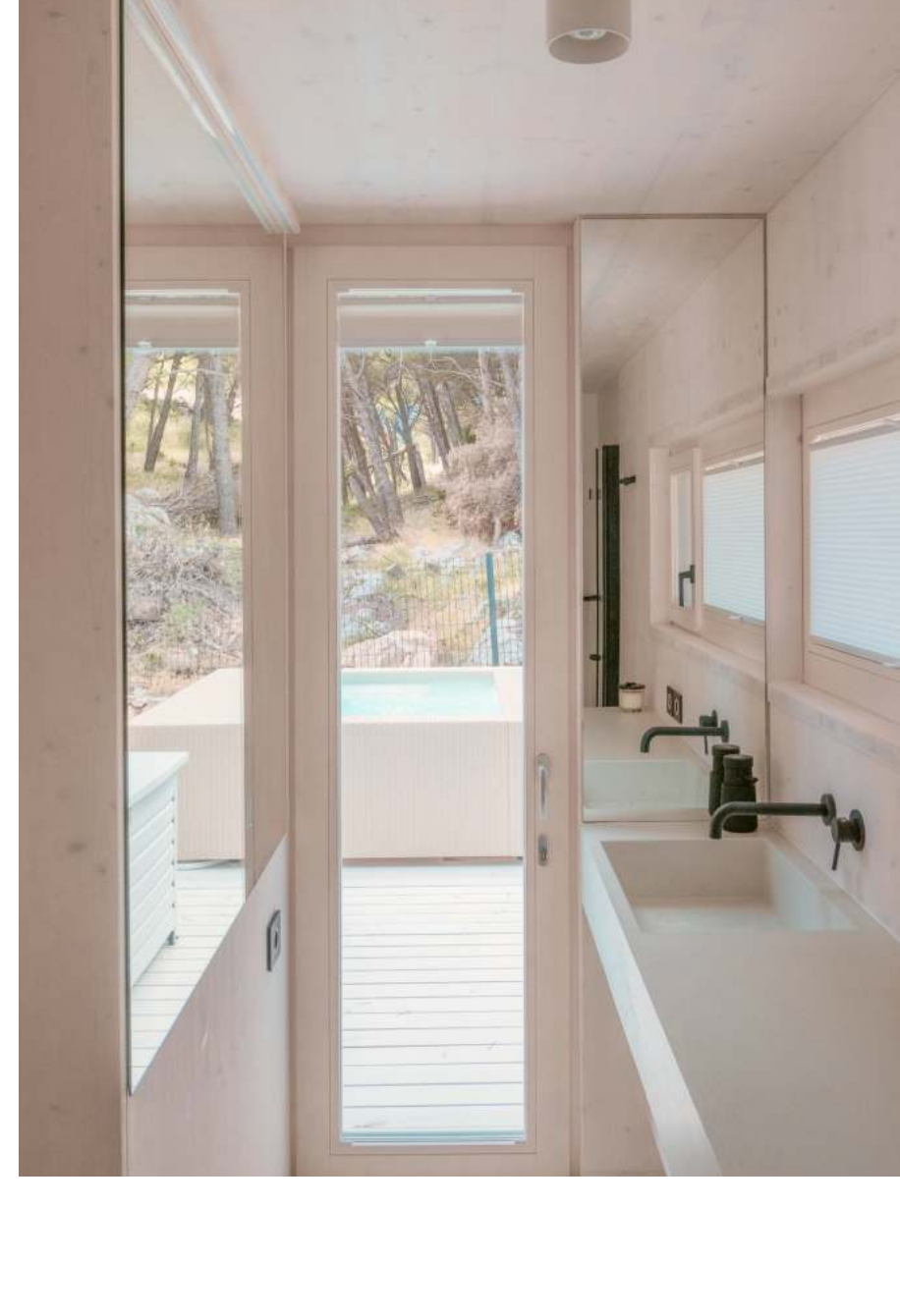
- BSH structural timber wood frame construction
- KWH structural timber wood frame construction
- SWP Nordic spruce walls - highly durable and breathable material

### Floor

- Montblanc Cemher microcement in bathroom
- Moisture resistant foil
- 3-layer hard wood parquet in all rooms
- High-performing eco-friendly cellulose fibers insulation 320 mm
- T-Fix water resistant wooden plates

### Exterior walls

- SWP Nordic spruce wooden walls - highly durable and breathable material
- Protected with Osmo Natural oils with white pigment
- High-performing eco-friendly wood fiber insulation 40 mm
- High-performing eco-friendly cellulose fibers insulation 120 mm
- Rothoblaas or equal vapor permeable foil
- Ventilated Facade: Siberian Larch White burnt cladding – Shou Sugi Ban
- Facade coated with Mineral oil for a better durability



### Roof and ceiling

- SWP wooden multilayer environmentally friendly ceiling
- High-performing eco-friendly cellulose insulation 220 mm
- Rothoblaas or equal moisture resistant foil
- Hydro insulation Bauder THERMOFOL U, 1,5 mm
- Ventilated roof for better energy efficiency
- White – RAL 9010 Aluminium roof drip edges and draining pipes

### Windows and doors

- Quality large white wooden windows with three-layer glazing
- Windows frames are protected and surface-impregnated by four layers of white transparent paint for maximum protection
- Wooden entrance door with three-layer glazing
- Wooden balcony doors with three-layer glazing
- Black window hooks
- White – RAL 9010 Aluminium quality windows sill



### Interior

- Nordic spruce walls - highly durable and breathable material
- Walls protected with Osmo Natural Oils with white pigment
- Nordic spruce interior wooden doors
- Black mat door handles with black hinges
- Black mat hangers

### Living room

- Comfortable sofa Isola
- Black metal / textile High Chair MIDJ - 4 units
- Nordic OIKOS side table
- Wooden OIKOS seating bench
- Wooden wall shelf with led light

### Kitchen

- Italian black metal kitchen FANTIN with microcement counter top
- Black Sink with drainer
- Black mixer tap
- Samsung built-in refrigerator with freezer or alternative
- Induction hob SMEG or alternative
- Cabinets and storage areas
- 3-layer hard wood parquet



### Bathroom

- Montblanc microcement shower tray
- Montblanc microcement covered walls
- Black Thermostatic shower mixer and hand shower
- White wash basin
- Black mixer tap for wash basin

- Mirror
- Wooden shelf under the wash basin
- GROHE cistern fittings in wall installation
- Montblanc microcement floor
- Linear shower drain



### Bedroom and second bedroom

- Bunk beds
- Quality mattress
- Wardrobe cabinet with shelves and hanger
- Pull-out drawer under the bed + storage space for travelling bag
- 3-layer hard wood parquet
- Wooden shelves – with led light in main bedroom

### Heating and ventilation

- Cassette Air condition 3.5kW with Wi-Fi
- Cooling with air condition
- Heating with air condition



### Electricity and water

- Black metal designer sockets and switches AVE
- LED lights Wever & Ducre in all rooms
- Ambient LED lights in living room and master bedroom
- Two units designer eco-friendly hanging lamps PaperUp SIS in the dining room
- Muuto lights in bathroom
- Electrical distribution board 6 DIN with electricity meter
- Electrical water heater 50l
- Connectors to water facilities and central wastewater system

### Terrace

- Terrace construction: BSH timber wood panels
- Terrace decking Siberian Larch protected with white natural Osmo oil
- Terrace stairs
- Terrace solid roof
- Outdoor LED light Wever & Ducre
- External electrical socket



## KOVER MODEL WITH FULL PREMIUM EQUIPMENT FROM THE SPECIFICATION \*

From 121.900,00 EUR (excluding VAT) \*

Qty	Description	Included in the price of house
1	Electric screen rollos in living room window and bedroom windows, indoor pleated blind on balcony doors and bathroom window	Yes
1	Manually operated screen rollos for terrace *can be upgraded to electric	Yes
1	Loft net integrated into terrace floor	Yes
1	Tempered glass shower door	Yes
1	Mini Pool Playa RB, design Luigi Spedini with air whirlpool, water heating and sunbed by Lagheto	Yes
1	Dishwasher	Yes
1	Partial underfloor heating	Yes
1	Cassette air conditioning with Wi-Fi	Yes
1	Complete inventory collection from inventory specification: bedroom inventory (linens, pillows, blankets...), kitchen inventory (plates, glasses, cutlery...), bathroom inventory (towels...)	Yes
1	SMEG water heater, coffee machine & toaster	Yes
1	Terrace furniture (sofa/seater, chairs and table)	Yes
1	Foundations	Yes
1	Assembling & on-site installation	Yes
1	Outside shower	Yes

\* model prices are defined in OI Concept Village Pricelist

**Validity of the Offer:** Valid until March 2024

**Production time:** Up to May 2023

**Transport:** transportation costs are not included in the offer

All prices are in EUR and without VAT

\*photos in the offer are symbolic and from model KOVER-1

\*manufacturer keeps the right to change materials with adequate or better

### Contacts:

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### Payment details:

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Renata Čekić, 01.07.2023