

**BIODOMEK (BIOHOUSE)** is a system of prefabricated residential modules of a **higher standard**, made mostly of **ecological, healthy and natural materials**. All this to make you feel comfortable and your surroundings are healthy for you. We have also designed the system so that modules can be transported from place to place (in the case of 1, 2 modules) or when you settle, somewhere permanently - develop the assumption by adding (and subtracting) further elements from the side or on the roof. In the case of transport, the foundations are completely demountable and there is no trace of the building on the plot. Isn't it cool? Are you ready for an adventure? See what we offer. :)



## ONE STOREY OPTIONS

Look at the buildings plans here: <https://biodomek1.wixsite.com/biodomek-eng/plans>

Name (the number in front means the number of modules)	Building area (usable area in brackets)	Building shell	Building shell Plus	Shell and core
		net price (without VAT)	net price (without VAT)	net price (without VAT)
1A	<b>18,00</b> (12,29) m <sup>2</sup>	15 000 EUR	16 000 EUR	18 000 EUR
2A	<b>35,00</b> (27,12) m <sup>2</sup>	23 000 EUR	25 000 EUR	29 000 EUR
3A	<b>52,04</b> (41,00) m <sup>2</sup>	33 000 EUR	36 000 EUR	40 000 EUR
4A	<b>69,04</b> (54,91) m <sup>2</sup>	38 000 EUR	44 000 EUR	52 000 EUR
5A	<b>86,04</b> (69,59) m <sup>2</sup>	45 000 EUR	52 000 EUR	61 000 EUR
6A	<b>103,04</b> (84,11) m <sup>2</sup>	52 000 EUR	60 000 EUR	70 000 EUR



## TWO STOREY OPTIONS

Look at the buildings plans here: <https://biodomek1.wixsite.com/biodomek-eng/plans>

Name (the number in front means the number of modules)	Building area (usable area in brackets)	Building shell	Building shell Plus	Shell and core
		net price (without VAT)	net price (without VAT)	net price (without VAT)
2B	18,05 (24,79) m <sup>2</sup>	28 000 EUR	29 000 EUR	31 000 EUR
3B	40,92 (40,38) m <sup>2</sup>	35 000 EUR	38 000 EUR	45 000 EUR
9B	103,12 (126,96) m <sup>2</sup>	79 000 EUR	86 000 EUR	91 000 EUR

## ARE THESE ALL COSTS?

Almost :) The modules have yet to get to the building plot, but that's a small cost. **For each two modules** we calculate 1EUR / 1km from Jelenia Góra (Poland). With a larger number of modules, the transport is priced individually.

## WHAT DO I GAIN WHEN CHOOSING BIODOMEK?

Above all, a calm mind. Everything will be ready, including foundations. We come with modules for the plot and install them. Immediately we will give you the keys to your dream, cozy and nice BioDomek.

## WHAT IS INCLUDED IN EACH OFFERED OPTIONS?

### Building shell:

- metal point foundations, screwed in with assembly,
- wooden construction made of KVH wood 16cm, from the inside finished with OSB EKO boards (glued without formaldehyde), and from the outside with DWD wood panel open for diffusion (which acts as windproofing),
- insulation of walls, floor and roof with blown ecological insulation from cellulose (Nature Plus certificate), declared thermal conductivity coefficient  $\lambda_D = 0,037 \text{ W/mK}$ ,  $U_{\text{walls}} = 0,19 \text{ [W/m}^2\cdot\text{K]}$ ,  $U_{\text{Roof and floors}} = 0,18 \text{ [W/m}^2\cdot\text{K]}$  - BIOHAUS meets current requirements regarding thermal insulation of partitions for residential buildings in EU,
- finished façade ventilated from natural larch boards oiled with natural oils,
- finished roof - roofing membrane made of EPDM with flashing and draining,
- external wooden doors, painted with water-based paints, non-toxic, with anti-burglary fittings and a handle,
- glass windows in accordance with the design, double glazing pack filled with argon with a warm frame, tempered glass from the outside, safe ( $U_{\text{window}} = 1,1 \text{ W/m}^2\cdot\text{K}$ ),
- wooden windows in accordance with the design ( $U_{\text{window}} = 1,1 \text{ W/m}^2\cdot\text{K}$ ),
- sheep wool seals / in some places with polyurethane foam sealing/ insulating tapes (ensuring the building's tightness),
- passage of ventilation, sewage and water pipes by the structure.

### Building shell Plus:

- Building shell,
- internal partition walls with wooden frame construction, filled with acoustic insulation from wood wool or ecological cellulose, finished with OSB EKO boards (glued without formaldehyde),
- door carpentry, wooden interior according to the design including door handles and locks.

### Shell and core:

- Building shell Plus,
- electrical installations with lamps, sockets in white,
- internal water and sewage installations without fittings,
- finishing the internal walls with plywood or fire-resistant plasterboard 12.5mm (in the bathroom and kitchen waterproof boards), along with painting with natural clay paints (limestone in bathroom),
- finishing natural floors with wooden boards, larch.

## WHICH OPTION TO CHOOSE?

If **mobility** is a key thing for you, we recommend using the most advanced option, that is, the Shell and core. If mobility is not important to you, we recommend you choose the Building Shell, as the installation common to connected modules, made on the plot may be more cost-effective. Also, remember that the more modules you buy, the cheaper it is. Always small houses are the most expensive per one meter of usable space.



## OTHER USEFUL INFORMATION:

### Warranty:

- a guarantee for a wooden structure - 5 years, a guarantee for a hidden defects - 2 years,
- warranty for EPDM membrane (roofing) - 3 years for tightness (except for mechanical damage),
- warranty for window and door carpentry - 2 years, coatings 3 years, glass and fittings - 3 years (except for mechanical damage, wooden joinery requires care in accordance with the warranty card, external wooden doors must be protected from direct contact with rain).

### What should the investor provide before signing the contract and the final valuation?

- Information about the location of the plot and driveway,
- geotechnical studies of the soil at the foundation of the house (2-3 points)
- information on which BioDomek option chooses :)

### What to prepare on the plot:

- laying out the foundations by the land surveyor according to the designer's instructions (drawing provided by BioDomek) and employment of the construction manager (for the building permit option),
- connections; and that's it :). We'll take care of the rest ourselves. The cottage can also be set without connections.



### ADDITIONAL OPTIONS for luxury houses:

- an option for the fired façade (**black decking**) - 500 EUR net / each module,
- **glass roof** above the entrance 90x150cm with assembly - 500 EUR net / pcs,
- wooden **terrace** (28 mm larch boards, wooden joists, steel point foundations) - EUR 80 net / m2 terrace; stairs to the terrace in accordance with the design - EUR 150 net / pcs,
- module mobility for permanent (leaving catches) - 350 EUR net / each module. After the delivery, the catches are pulled and can be mounted again when the modules are transported,
- **composting toilet** - it is possible to install a compost toilet with a composter under the house in BioDOMEK. For this option, we set different cut-throughs in the floor,
- **developing a different layout of the interior and façade**, adjusting the glazing to the location and requirements of the investor, from EUR 800 net, depending on the number of modules,
- **slant roof** option over the module, with a mini-antresole, roof with a slope of 30 degrees - EUR 2200 net for each module.

Look how many possibilities there are! Please give us your feedback. However, if you have not found the option that interests you, we would cost up the specific option for you. Just contact us.

Warm regards and see you hopefully soon!

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