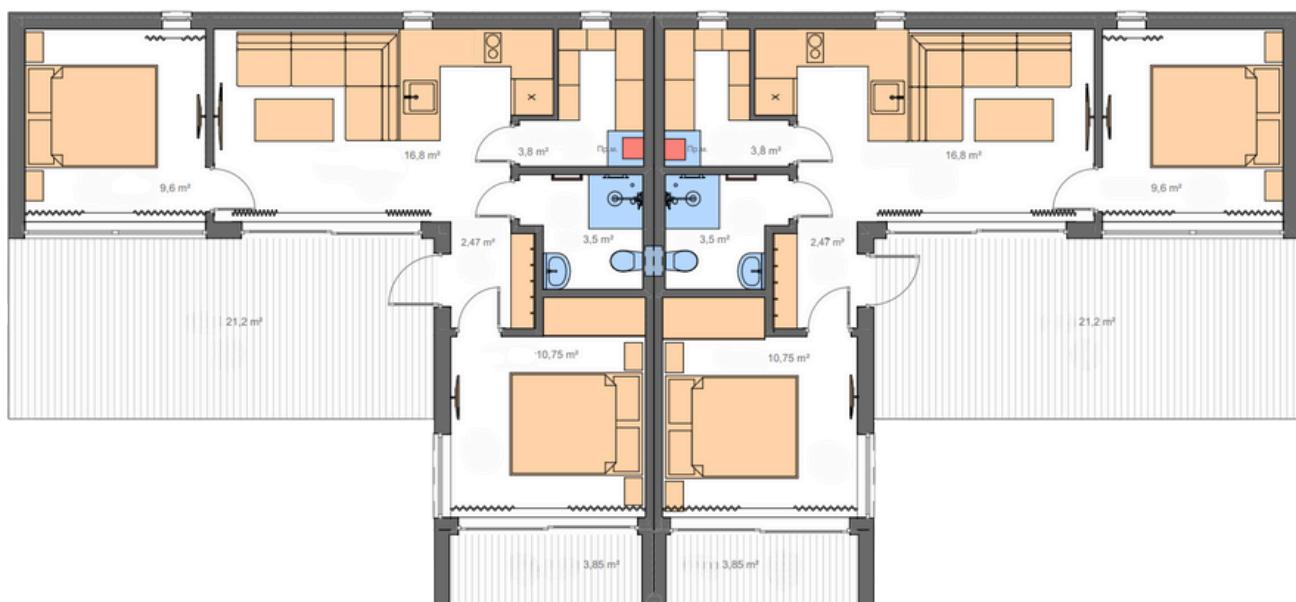


# HELENA DUPLEX

HOSET

BUILDING AREA - 167.43 M<sup>2</sup>  
USABLE AREA - 143.94 M<sup>2</sup>



€57 600  
HOUSE KIT

€94 500  
BASIC

€117 900  
OPTIMA

**This house is designed for those who want to live close, yet separately. Two independent units under one roof provide maximum privacy for each family. No shared corridors or passages – just your personal space with a private entrance and terrace. Modern design, large windows offering views of nature, and thoughtful energy efficiency make this home not only stylish but also maximally comfortable for living.**



**THIS IS A SOLUTION FOR TWO FAMILIES WHO VALUE THEIR INDEPENDENCE BUT WANT TO REMAIN CLOSE.**



## Outside walls

- 1 External cladding: pine plank, painted 20 mm. Textured coating./ Professional flooring T-08
- 2 Horizontal rail, pine bar 30X70mm, treated with a bioprotective solution
- 3 Vertical rail, pine bar 30X70mm, treated with a bioprotective solution
- 4 Wind barrier Density: g/m<sup>2</sup>: 90
- 5 OSB-3 plate 10 mm
- 6 Insulation: mineral wool in the structure of the supporting frame 150mm, Thermal conductivity: 0.037 W/(sq.m\*K)
- 7 Supporting frame: pine beam 50X150mm, treated with a bioprotective solution
- 8 Vapor barrier film Density g/m<sup>2</sup>: 110 g/m<sup>2</sup>.
- 9 Rail: pine timber 30X70mm treated bioprotective solution
- 10 Pine lining, painted, 20 mm thick. Textured coating



## Floor

- 1 Rooms and corridor - Laminate, bathroom - Ceramic tile
- 2 Rooms and corridor - OSB-3 plate 22mm, bathroom - OSB-3 plate 10mm + CSP plate 12 mm
- 3 Vapor barrier Density g/m<sup>2</sup>: 110 g/m<sup>2</sup>.
- 4 Floor beams: pine timber 50X200mm, processed bioprotective solution
- 5 Insulation in the beam of the floor: mineral wool 200mm Thermal conductivity: 0.037 W/(sq.m\*K)
- 6 Wind barrier Density: g/m<sup>2</sup>: 90
- 7 OSB-3 plate - 10 mm
- 8 A layer of waterproofing for the bottom of the house



## Roof

- 1 Profiled sheet T-14
- 2 Rail: pine timber 30X70mm, treated bioprotective solution
- 3 Counter rail: pine timber 30X70mm, treated bioprotective solution
- 4 Superdiffusion membrane  
Vapor permeability: 1300 g/m<sup>2</sup> × 24 hours
- 5 Insulation in the rafters: mineral wool 200 mm  
Thermal conductivity: 0.037 W/(sq.m\*K)
- 6 Rafters: pine timber 200X50mm, processed bioprotective solution
- 7 Vapor barrier Density g/m<sup>2</sup>: 110 g/m<sup>2</sup>.
- 8 Rail: pine timber 30X70mm, processed bioprotective solution
- 9 Pine paneling, painted 20 mm thick. Textured coating



## HOUSE KIT

## LOAD-BEARING FRAME AND INSULATION

- Load-bearing frame of the floor, walls, and ceiling: kiln-dried, antiseptic-treated pine timber
- 22mm OSB board as subfloor for laminate installation
- 10mm OSB board for exterior wall frame reinforcement
- Floor insulation: 200mm
- Ceiling insulation: 200mm
- Exterior wall insulation: 150mm
- Internal partition wall insulation: 100mm
- Wind/Vapor barrier

## EXTERNAL FINISHING

- External façade and roof: wind barrier, battens

## BATHROOM INTERIOR FINISHING

- Floor: cement-bonded particle board (CBPB)
- Internal wall and ceiling cladding: vapor barrier, battens

## ROOM INTERIOR FINISHING

- Floor: OSB board
- Internal wall and ceiling cladding: vapor barrier, battens

## FRAME

HOUSE FRAME WITH INSULATION



HOUSE COMPLETION STAGE:

€57 600

## BASIC

## EXTERNAL FINISHING

- Pine or metal cladding
- Roof: metal profile sheeting
- Gutter system: metal

## ELECTRICAL WORKS

- Electrical wiring, distribution board with circuit breakers

## HEATING

- Power outlets for electric heaters in each room

## ROOM INTERIOR FINISHING

- Internal wall and ceiling cladding: drywall (gypsum board) for final finishing

## BATHROOM INTERIOR FINISHING

- Internal wall and ceiling cladding: drywall (gypsum board) for final finishing

## PLUMBING AND SEWERAGE

- Plumbing pipework within the house, shut-off valves for all fixtures

## BASIC FINISHING

COMPLETED HOUSE WITHOUT FINAL INTERIOR FINISHING



HOUSE COMPLETION STAGE:

€94 500

## OPTIMA

## ROOM INTERIOR FINISHING

- Moisture-resistant laminate flooring
- Internal wall cladding: premium knot-free glued timber imitation beam
- Ceiling cladding: premium knot-free glued pine paneling

## BATHROOM INTERIOR FINISHING

- Floor: ceramic tiles
- Wall cladding: premium knot-free glued timber imitation beam

## HEATING

- Electric underfloor heating with thermostat in the bathroom

## BATHROOM FIXTURES

- Wall-hung toilet with installation frame
- 600x800mm mirror with lighting
- Shower area partitioned with tempered glass, complete with mixer, shower head, and drain. Shower walls: ceramic tiles
- 600x440mm washbasin with vanity unit

## VENTILATION

- Forced exhaust ventilation in the bathroom. Duct for kitchen hood installation

## ELECTRICAL WORKS

- External and internal lighting fixtures, sockets, switches

## PLUMBING AND SEWERAGE

- 50L electric water heater

## TURNKEY HOUSE



HOUSE COMPLETION STAGE:

€117 900

## ADDITIONAL COSTS

## DELIVERY

Delivery cost is calculated individually and depends on the distance from the factory in Ternopil to your site.

## INSTALLATION

The cost of house installation by our team depends on the country of installation, crew logistics expenses, and the duration of work on-site.

## FOUNDATION

The cost of foundation arrangement is calculated individually, as it depends on the specifics of the site's relief and its geological conditions.