



# All-year-round modular house **LECTERA II**



## The standard of the house

### Building specification:

Usable area: 80,23m<sup>2</sup>

Built up area: 99,66m<sup>2</sup>

Width: 7,88m

Length: 14,8m

Height: 3,8m

Number of storeys: 1

### Functional layout

Living room

Kitchenette

3 Bedrooms

2 Bathrooms

Technical room

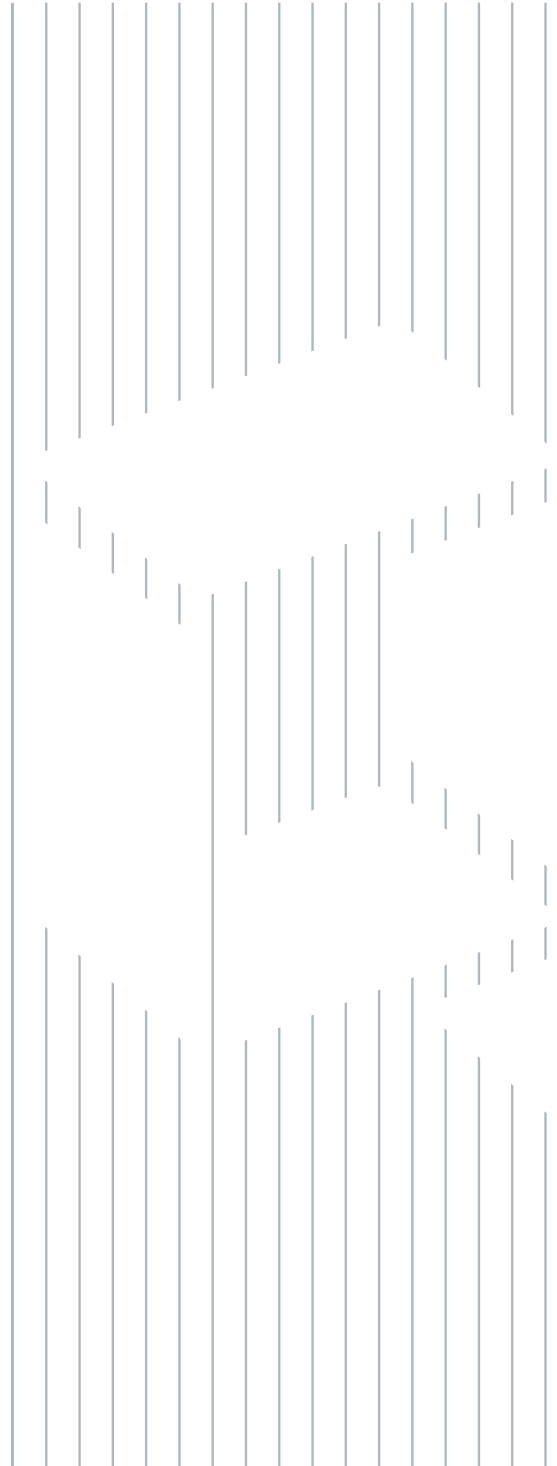
OUTSIDE	Elevation	system ventilated with HPL boards / quartz sinter / aluminium sheet on the seam / composite
	Balcony windows and doors	tilt and slide PVC, triple glazing windows
	Front door	steel, smooth, solid
	Terrace	the offer does not include the construction of an external terrace (to be made individually by the investor)
INTERIOR	Walls	gypsum board system, jointing and finishing in accordance with quality level 3 (Q3)
	Ceilings	gypsum board system, jointing and finishing in accordance with quality level 3 (Q3)
	Floors	ready for the cladding
BATHROOM	Water and sewage installation	prepared for installation of devices
INSTALLATIONS	Electrical installation	with accessories (switches, sockets) without luminaires
	Teletechnical installation	prepared for Wi-Fi support
	Water and sewage installation	prepared for installation of devices
	Ventilation system	instalation of gravity ventilation

\* depending on the energy balance obtained at the design stage, it may be necessary to use a mechanical ventilation with heat recovery for a surcharge



**Ground floor**  
80,23m<sup>2</sup>

0.1	Vestibule	2,79m <sup>2</sup>
0.2	Technical room	3,24m <sup>2</sup>
0.3	Living room + kitchenette	28,77m <sup>2</sup>
0.4	Bathroom 1	2,88m <sup>2</sup>
0.5	Corridor	4,63m <sup>2</sup>
0.6	Bedroom 1	13,79m <sup>2</sup>
0.7	Bathroom 2	3,48m <sup>2</sup>
0.8	Bedroom 2	11,10m <sup>2</sup>
0.9	Bedroom 3	9,56m <sup>2</sup>



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of thinking about building  
real estate.

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Design, który pokochasz  
Precyzja, która Cię zachwyci!