

**NPS**

# THE SWEET CUPCAKE LOFT III (WITH GARAGE)

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|                  |        |
|------------------|--------|
| LIVING AREA      | 68.7   |
| TOTAL AREA       | 146.15 |
| NUMBER OF FLOORS | 2      |
| ROOF SLOPE       | 45/1.5 |
| BUILDING AREA    | 158.92 |
| LENGTH           | 16.62  |
| WIDTH            | 15.08  |
| HEIGHT           | 9.74   |

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PRICE FROM

€ 33.300

## **BENEFITS**

THE SWEET CUPCAKE LOFT III WITH GARAGE



Small, yet extremely cosy and nostalgic - words that best describe this modular house. The two-storey building has a floor area of 79.74 square metres and has been carefully designed to integrate recreational and leisure spaces. The upper floor spaces include a small lounge area, a bedroom with a dressing room and a bathroom. The lower floor is designed for active living, with a living room combined with a kitchen, a study, a guest or children's room, a cloakroom and other technical rooms. And you'll always have a parking space - there's a carport next to the house that can accommodate several family cars.

The modular house is made of top quality structural steel with a density of 350-550 MPa, which is extremely light and strong. The steel frame ensures the longevity of the house structure - steel is resistant to impact, compression, chemical attack and other external factors and will not lose its shape even after many years. The thin-walled frame technology, combined with modern engineering and construction solutions, allows the building to achieve an A++ energy efficiency class.

Small frame houses are in demand on the market because they can be easily integrated into different urban, suburban or rural areas. They blend easily into the landscape thanks to their aesthetic form and subtle exterior design. The façade solutions can be modified according to the customer's needs. We can also individually select building materials and adjust the layout of the modular house.

Together, let's create the home you saw in your dreams!



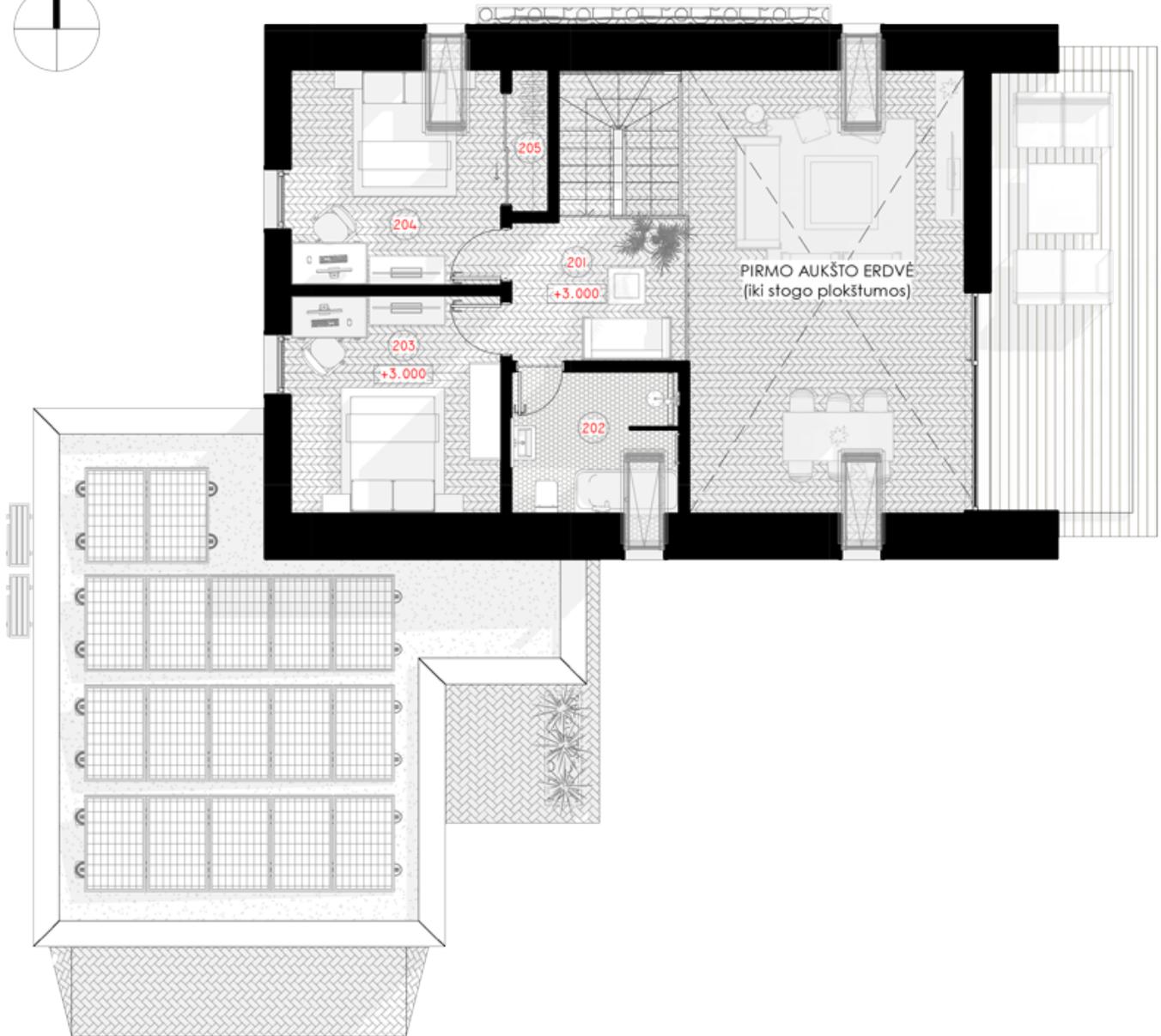




# 1ST FLOOR PLAN

|                     |                     |
|---------------------|---------------------|
| 101 TAMBUR          | 6.70 m <sup>2</sup> |
| 102 BOILER ROOM     | 4.25 m <sup>2</sup> |
| 103 WC              | 5.03 m <sup>2</sup> |
| 104 PARENTS BEDROOM | 11.63m <sup>2</sup> |

|                               |                            |
|-------------------------------|----------------------------|
| 105 HALL                      | 4.07 m <sup>2</sup>        |
| 106 PANTRY                    | 1.33 m <sup>2</sup>        |
| 107 KITCHEN                   | 6.65 m <sup>2</sup>        |
| 108 LIVING ROOM - DINING ROOM | 32.61 m <sup>2</sup>       |
| 109 GARAGE                    | 41.32 m <sup>2</sup>       |
| <b>TOTAL:</b>                 | <b>113.59m<sup>2</sup></b> |



# 2ND FLOOR PLAN

|                  |                      |
|------------------|----------------------|
| 201 TAMBUR       | 6.85 m <sup>2</sup>  |
| 202 WC           | 6.60 m <sup>2</sup>  |
| 203 CHILD'S ROOM | 12.31 m <sup>2</sup> |
| 204 CHILD'S ROOM | 12.14 m <sup>2</sup> |

205 WARDROBE

1.45 m<sup>2</sup>

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**TOTAL:**

39.36m<sup>2</sup>

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