

# MELON ANNEXE

Welcome to this 3-bedroom, 1-bathroom annex with 80 m<sup>2</sup> of living space, perfect for families or couples, featuring a spacious living room and terrace.



Product Name	MELON
Category	Annexe
Size	W 13.3x7.7m   H 4.7m
Roof area	123.1 m <sup>2</sup>
Living space	79.8 m <sup>2</sup>
Insulation	Insulated A+   SIPS 174mm   SIPS 274mm
Product type	Self Build KIT



## EXCELLENT INSULATION

The insulation capacity is elevated by up to 50% compared to conventional building materials



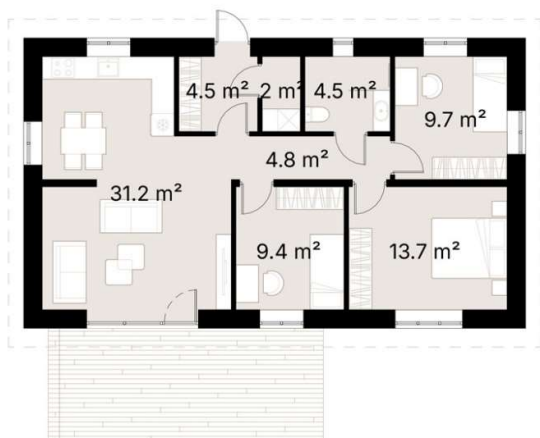
## PREMIUM MATERIALS

Our KITs are comprised of top-tier components and materials, ensuring superior quality and finishes



## SUSTAINABILITY

Our KITs are made from renewable materials and produce less waste than traditional construction methods



Welcome to this inviting 3-bedroom, 1-bathroom annex, featuring 80 m<sup>2</sup> of well-designed living space. This residence is perfect for families, couples, or individuals seeking a balance of comfort and functionality.

The spacious 24.8 m<sup>2</sup> living room is the centerpiece of the annex, with large windows that let in an abundance of natural light and offer a seamless connection to the outdoors. The open-plan design includes a well-equipped kitchen, making it an ideal space for entertaining and daily living.

Each of the three bedrooms offers ample space and comfort. The 13.7 m<sup>2</sup> master bedroom is a tranquil haven, while the additional two bedrooms provide flexibility for guests, children, or a home office.

The single bathroom is designed for convenience and practicality, ready for the new owner's personal touch and installation.

Whether you're seeking a peaceful retreat or a comfortable family home, this annex combines style and functionality for a truly exceptional living experience.

## SPECIFICATION

Dimensions	W 13.3x7.7m   H 4.7m
Category	Annexe
Roof area	123.1 m <sup>2</sup>
Living space	79.8 m <sup>2</sup>
Exterior Walls	SIPS 174mm, EPS Carbon treated, 0,031 W/mK, OSB3
Roof structure	SIPS 274mm, EPS Carbon treated, 0,031 W/mK, OSB3
Internal walls	-
Windows / doors	PVC Double-glazed, 6-chamber profile, Anthracite grey (both sides)
Roof cover	Metal roofing including fasteners and steel guttering, Anthracite grey
Exterior trim	Natural Pine/Spruce trim, sanded to a smooth finish Low-maintenance Thermowood Pine/Spruce trim, sanded to a smooth finish (optional) T&G Low-maintenance Iron Sulphate coated Larch timber cladding (optional)
Breathable membrane	DuPont™ Tyvek® Housewrap
Exterior sills	Steel, Anthracite grey
Parapet Flashing	-
Interior covering / Flooring / Skirting / Interior sills	-
Foundation (not included)	Any type of foundation can be used: Concrete Pad / Concrete Base / Ground Screw / etc.
Water Supply and Sewerage, Electrical installation, HVAC (not included)	Any type of Water Supply /Sewerage, Electrical installation, HVAC systems must be done ensuring local requirements