

GARDEN ROOM LOTUS

The 48.4 m² Garden Room / Annexe offers versatile living with its spacious design, perfect for a peaceful retreat, a productive workspace, or a cozy guest suite.



Product Name	LOTUS
Category	Garden room Annexe
Size	W 11.8x5.0m H 2.7m
Roof area	59.1 m ²
Living space	48.4 m ²
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



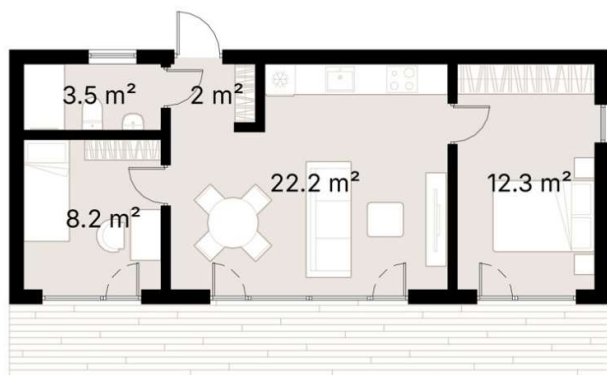
PREMIUM MATERIALS

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



The well-lit 22.2 m² living room serves as the heart of the space, with panoramic windows creating a seamless connection to the outdoors. With designated kitchen space in the living room, a wardrobe by the entrance, its made to cater your needs.

With two bedrooms, measuring 12.3 m² and 8.2 m² respectively, this annex provides flexibility for various uses. Transform one bedroom into a home office, providing a dedicated space for work and creativity, while the other serves as a comfortable guest retreat. With panoramic windows in both bedrooms, natural light floods the space, creating inviting and inspiring environments.

The annex also features a well-appointed 3.5 m² bathroom, ensuring convenience and functionality.

Whether you're seeking a peaceful retreat, a productive workspace, or a comfortable guest suite, this garden annex has it all. It combines style and functionality for a truly exceptional living experience.

SPECIFICATION

Dimensions	W 11.8x5.0m H 2.7m
Category	Garden room Annexe
Roof area	59.1 m2
Living space	48.4m2
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	SIPS 124mm, EPS Carbon treated, 0,031 W/mK, OSB3
Windows / doors	PVC Double-glazed, 6-chamber profile, Anthracite grey (both sides)
Roof cover	Elevate's RubberGard™ EPDM, 1.14mm thick, fully adhered system
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	Steel, Anthracite grey
Interior covering	T&G natural Pine/Spruce trim, sanded to a smooth finish Wood fiber board paneling, Pure white / Light grey (optional)
Flooring	Laminate flooring, 8mm, AC5
Skirting	Natural wood, sanded to a smooth finish
Interior sills	Solid wood panel, sanded to a smooth finish
Interior door	Durable Laminated board doors, full KIT including door skirting and handle
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