



# LEMON ANNEXE

Welcome to this spacious 4-bedroom, 1.5-bath annex, featuring 112 m<sup>2</sup> of adaptable living space, perfect for accommodating diverse lifestyles and needs.



Product Name	LEMON
Category	Annexe
Size	W 15.2x9.1m   H 4.8m
Roof area	188.1 m <sup>2</sup>
Living space	112.8 m <sup>2</sup>
Insulation	Insulated A+   SIPS 174mm   SIPS 224mm
Product type	Self Build KIT



## EXCELLENT INSULATION

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



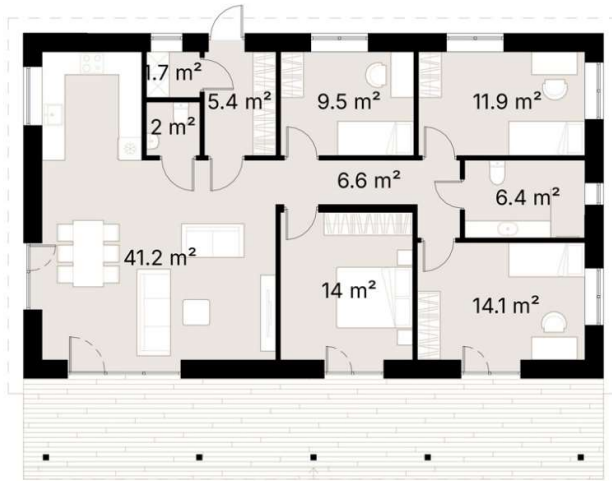
## PREMIUM MATERIALS

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 41.2 m<sup>2</sup> open-concept living and dining area serves as the heart of the home, with large windows flooding the space with natural light and offering views of the surrounding landscape. The kitchen seamlessly integrates into the living area, providing a perfect setting for family gatherings.

Each of the four bedrooms offers ample space and comfort. The 14 m<sup>2</sup> master bedroom is a serene retreat, complete with abundant storage. The additional three bedrooms, ranging from 9.5 m<sup>2</sup> to 14.1 m<sup>2</sup>, provide flexibility for family members, guests, or a home office.

The home also features well-appointed 1.5 bathrooms ensuring convenience and functionality.

Adding to its charm is a covered terrace, perfect for outdoor dining or simply relaxing while enjoying the views in any weather.

This home combines style and functionality, offering a comfortable and flexible living environment that can adapt to your changing needs.

## SPECIFICATION

Dimensions	W 15.2x9.1m   H 4.8m
Category	Annexe
Roof area	188.1 m <sup>2</sup>
Living space	112.8 m <sup>2</sup>
Exterior Walls	SIPS 174mm, EPS Carbon treated, 0,031 W/mK, OSB3
Roof structure	SIPS 224mm, 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