



# LILLY GARDEN ROOM

This 12.1 m<sup>2</sup> garden room offers cozy charm and versatility. A panoramic window brightens the space, ideal for a creative studio, garden room, or office.



|              |  |
|--------------|--|
| Product Name | LILLY                                  |
| Category     | Garden room                            |
| Size         | W 5.2x3.0m   H 2.5m                    |
| Roof area    | 15.6 m <sup>2</sup>                    |
| Living space | 12.1 m <sup>2</sup>                    |
| Insulation   | Insulated A+   SIPS 124mm   SIPS 174mm |
| Product type | Self Build KIT                         |



## EXCELLENT INSULATION

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



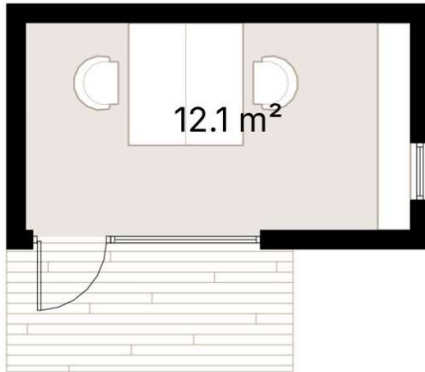
## PREMIUM MATERIALS

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



With a bit more space, this 12.1 m<sup>2</sup> garden room maintains its cozy charm while offering versatility. Its panoramic window invites ample natural light, making it an ideal setting for a hobby workshop where you can indulge in your creative pursuits.

Additionally garden room can easily convert into an overflow guest bedroom for visiting friends or family, providing a comfortable retreat for overnight stays. Alternatively, it can serve as a fitness studio, offering a serene environment for yoga, workouts, and exercises.

Whatever your needs, this garden room provides a versatile space for relaxation and productivity. Its slightly larger size allows for more extensive customization options, such as the addition of storage solutions, shelving for equipment or supplies, or even a small seating area for breaks between activities

## SPECIFICATION

|   |   |
|---|---|
| Dimensions  | W 5.2x3.0m   H 2.5m   |
| Category  | Garden room   |
| Roof area   | 15.6 m <sup>2</sup>   |
| Living space  | 12.1 m <sup>2</sup>   |
| Exterior Walls  | SIPS 124mm, EPS Carbon treated, 0,031 W/mK, OSB3  |
| Roof structure  | SIPS 174mm, EPS Carbon treated, 0,031 W/mK, OSB3  |
| Internal walls  | -   |
| 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<br>Low-maintenance Thermowood Pine/Spruce trim, sanded to a smooth finish (optional)<br>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<br>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   | -   |
| 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  |