



MINT GARDEN ROOM

The spacious 41.2 m² garden room, where comfort meets versatility. From a spacious home office to a comfortable guest suite, it provides the flexibility to adapt to your changing needs.



Product Name	MINT
Category	Garden room Annexe
Size	W 10.0x5.0m H 2.7m
Roof area	50.3 m ²
Living space	41.2 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



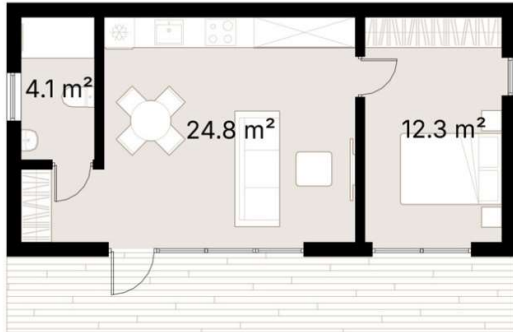
PREMIUM MATERIALS

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 24.8 m² living room serves as the heart of the space, with panoramic windows creating a seamless connection to the outdoors. With designated kitchen space and wardrobe by the entrance conveniently integrated into the living room, this annex maximizes space without compromising on comfort or functionality.

The 12.3 m² bedroom provides a peaceful retreat, complete with a generously sized bed and storage options. Whether you're unwinding after a long day or hosting overnight guests, this cozy space offers comfort and relaxation.

The annex also features a well-appointed 4 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 10.0x5.0m H 2.7m
Category	Garden room Annexe
Roof area	50.3 m ²
Living space	41.2m ²
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