# 170.05 m² Ophelia 2

Dane techniczne:

| | |
|---|---|
| Kubatura: | 862 m³ |
| Powierzchnia zabudowy: | 160.06 m² |
| Powierzchnia całkowita: | 256 m² |
| Powierzchnia netto: | 175.97 m² |
| Powierzchnia użytkowa: | 170.05 m² |
| Wymiary domu: | 16.94 x 11.36 m |
| Minimalne wymiary działki: | 23.94 x 19.51 m |
| Wysokość do kalenicy: | 8,55 m/28,04 ft |
| Powierzchnia dachu: | 262.6 m² |
| Kąt nachylenia dachu: | 40 degrees |

Koszty realizacji:

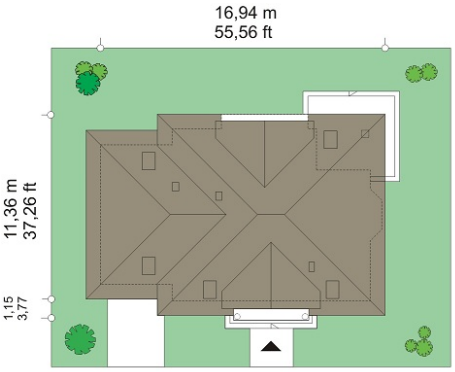
| | |
|---|---|
| Realizacja stanu surowego otwartego: | 63 620 |
| Realizacja stanu surowego zamkniętego: | 91 470 |
| Koszt robót wykończeniowych: | 84 770 |
| Realizacja domu pod klucz: | 176 240 |

Koszty są podane w cenach netto, należy doliczyć podatek VAT

Materiały:

• Foundations - concrete bench and foundation walls with concrete blocks
• External walls – brick walls –porotherm 25 blocks + polystyrene + thin-layer plaster
• Ceiling - Teriva
• Elevation - thin-layer plaster on polystyrene
• Roof - ceramic tile

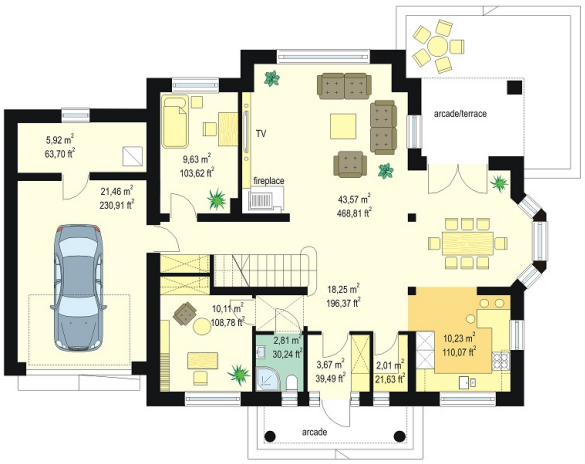
**CENA PROJEKTU: 1070.00 $**




| | |
|---|---|
| Energy-saving package | bezpł. |
| Ventilation and fireplace package | 90 |
| Central vacuum package | 70 |
| The electronic version of the project | 120 |
| Solar installation package | 70 |
| Underfloor heating package | 80 |
| Heat pump package | 70 |
| Water jacket package | 70 |
| Boiler for solid fuel package | 80 |
| Air conditioning package | 80 |
| Fencing projects | 140 |
| Septic tanks sealed package | bezpł. |

Ophelia 2 house plan is a variant version of the popular house plan Ophelia. This is version with a single garage, slightly smaller, suitable for narrow plot. Ophelia 2 refers to the timeless Polish style mansion or classic Polish roofer, but in modern style. The house has a symmetrical body of house. and proper proportions. Storey body of the house is covered with a hipped roof, with large dormer windows on three sides that minimize the slants in the attic rooms. On the fourth side is a body of the garage with a roof hiding loft / attic. Access to the house is emphasized by representational portico with columns. From the garden we have a corner arcade - roofed terrace and a beautiful bay window of the living room. The interior of the house is functional and has many rooms. On the ground floor there is a large living space connected to the living room, dining room, lobby, and a partially open kitchen. From representative hall, we have access to two additional rooms on the ground floor, which is rare in houses of this size. These rooms can be used for example as a study or a guest bedroom, and the second (with bathroom) as a senior room. The ground floor has the kitchen, pantry, quite big porch, bathroom, garage and boiler room. In the attic there are three bedrooms and a large bathroom. Two bedrooms have their own dressing rooms and balconies. Above the garage is a loft that can be used as a usable attic and there you can arrange an extra room. Ophelia 2 is an excellent choice for those who enjoy traditional style house. Traditional in form, and simultaneously with a modern, functional interior, with modern materials and technologies. The house is energy efficient and relatively simple and inexpensive to build.

Rzuty:



Elewacje:

MG Projekt Pracownia Architektoniczna s.c. ul. Uczniowska 14 03-112 Warszawa
tel.: 22 676 66 83, 22 676 66 88, fax: 22 676 66 82, mob.: 600 392 884,
tylko przedstawiciele 606 200 136, www.mgprojekt.com.pl,
mgprojekt@mgprojekt.com.pl

MG Projekt