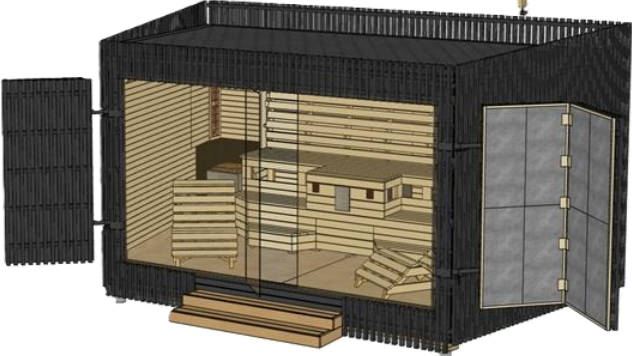
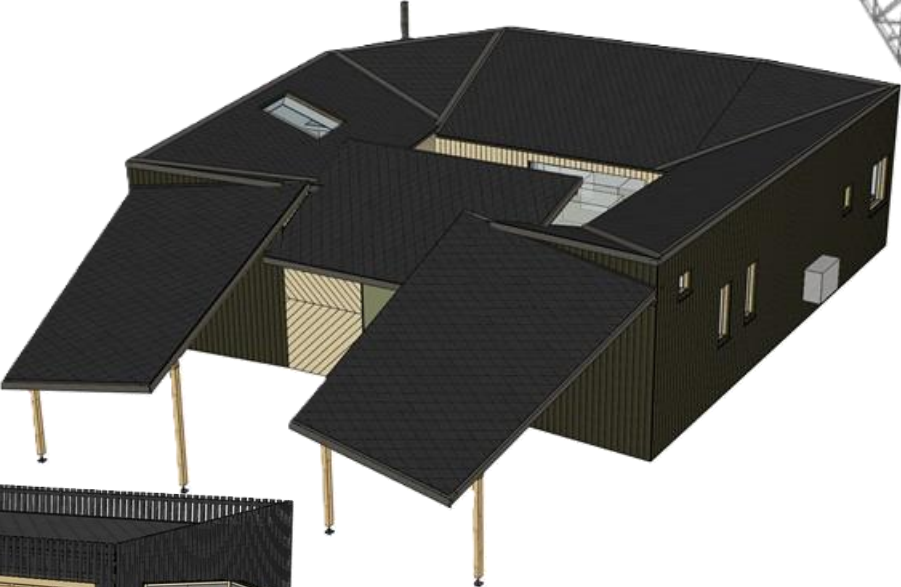
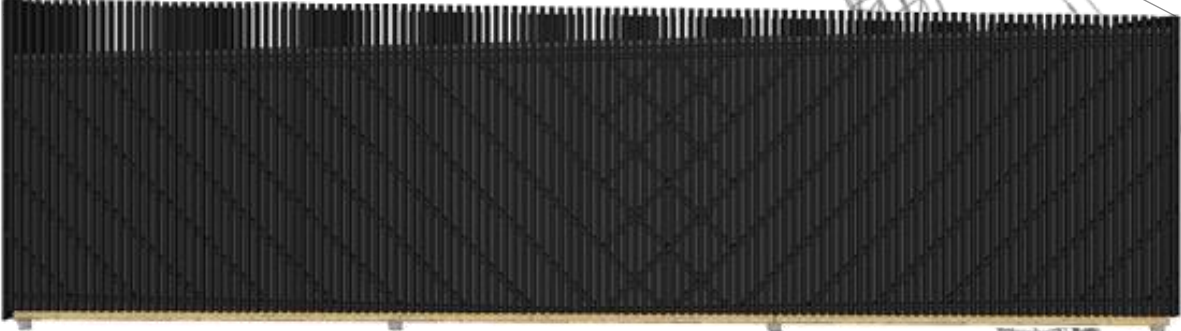
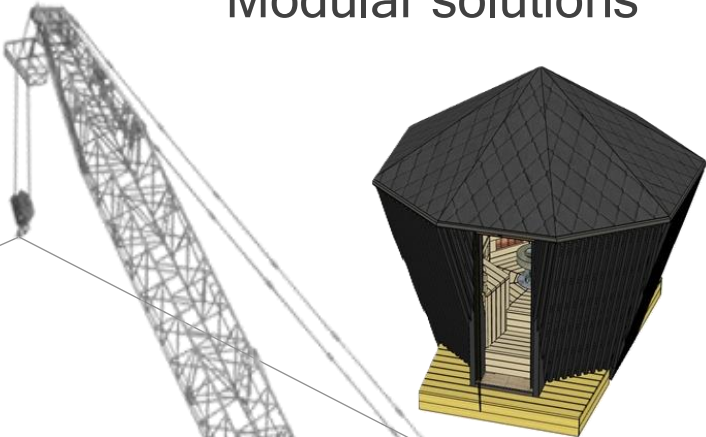


20m² Visions



20m² Visions OÜ

Product introduction

Product description module sauna

*the content of the offer and the final product may change, but with no less high quality solutions.

Carcass

- **Garden Glow** external dimensions 5400mm long, 2792mm wide, 2546mm high
- The gross floor area of the building is 7,55m²
- Useful floor space 6,15m² (inside volume 12,3m³)
- Garden Glow load-bearing structure will be manufactured from 2*45 x 195mm C24 beams
- Exposed beams are protected by deep dimming UG Sakret
- The timber used in the construction is C24 graded timber
- The modular sauna is built for year-round use.
- The building is insulated with Superrock Premium mineral wool
 - 50mm rock wool is used to insulate the exterior wall.
 - 30mm PIR waterproofing boards taped and/or sealed with fire and waterproofing foam are used for additional insulation/moisture barrier on the inside of the walls and roof.
 - 150mm rock wool is used for roof and floor insulation
- External plates are all weather, water proof I class laminated veneer. This material ensures the strength of the building
- To ensure windproof, CLT plates connecting places are filled PVA D3 waterproof glue and screwed both sides onto carcass (screws are not visible)
- The building is designed without the need for rodent and insect protection
- The building is designed to be transported and installed in its entirety, making the structure stronger and more durable. For the windows there is added onto roof sill steel angle laths 8x40x80mm + 2* steel angles 5x330x500mm for stiffening of the open part.

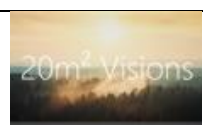
Openings

- Windows are framed between 50x50mm and 45x95 c24 timber battens, ensuring durability and compatibility with the overall design of the building
- Glazing is 8mm toughened, tinted glass including door(s)*

Outer visual

- The roofing material used is the high quality Icopal Baltbit SBS roofing solution
- The roof has been constructed with proper ventilation. Fortex Max is used for the underlayment
- Open material is deep dimmed (1x) and painted (2x) black*
- Exterior plates connecting lines are covered with plastic servo constant
- The eaves of the building are delimited by black edge plates of Ruukki
- Rainwater is diverted away from the building by special solution guttering which leads water down Onto walls corner and there is no necessity for pipes

* **NB:** The shades we have chosen are indicative. Suitable colour/oil solutions must be specified by the customer. Before the start of the building construction! No changes will be carried out without the client's agreement! Changes are usually caused by rapid fluctuations in prices and new products entering / leaving the market.



Offering includes interior finishing and furniture

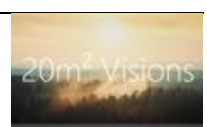
*the content and the final product may change, not in exchange for lesser quality

General

- The choice of materials is based on two main principles: minimalism and quality (wood, stainless metal, tempered glass). These are luxury materials, despite the fact that there is plenty of wood in Estonia. This can be translated into a design where the main tones are light and dark and shiny metal, which in turn emphasises a simple and clean aesthetic and creates a space that is calming and contemporary
- The mouldings used in the building are match for the chosen materials
- The door(s) used are 8mm tempered glass doors
- The module has privacy property in its design and at the same time maximal openness
- 20m² Visions will help to install a simple terrace step for easy entry
- The contractor takes the right to install the necessary access hatches to the technical units
- All the elements, parts and functions that have been used for the installation and assembly of this product are not brought out in this document: such as gaskets, underlays, fasteners, etc.
- Garden Glow, modular sauna is a fully equipped kit

Interior finishing

- Wall and ceiling coverings are made of light-coloured wooden boards suitable for saunas in Estonia: Haab 12x85mm
- The wood used for the interior finishing is installed horizontally.
- The frame of the sauna is made of 45x70 / 95mm c24 construction timber.
- Sauna stage is covered with Haab 28x80mm
- Floor covering material is ceramic tiles or waterproof LVT laminate
- Floor tile: The customer can choose the floor tile from the online shop Depo. The tile must be available from the Depo store. The price per square metre of the tile chosen must be less than 15€/m² (including VAT).
- The floor tile shall cover the lower edge of the walls vertically for the entire tile or 0,5 of the height of the tile which is partially covered by the interior boarding
- The shower mixer is equipped with fast water heater 220V 3-3,6kW (white), thermostatically controlled. In addition, stainless steel shower head (50x50cm)
- Water and heatproof stereo audio system next to the sauna heater control panel. (Stereo/FM/MP3/Bluetooth) with speakers hidden under the stage
- Walls, ceilings and all furniture is made of whitest, most suitable wood for sauna: Haab
- LED lamps are built in the salt bricks that emit salt ions when hot wick are useful for respiratory tracts



Electrical works

- Housing with heat-resistant LED lighting system
- The building will be equipped with weather-proof, recessed electric shield in the wall
- All cabling is heat resistant, including the audio system
- Electrical shield is accessible from behind a watertight cover located behind vertical salt lamp
- Stainless steel cased electrical heater used in the module are from an approved manufacturer Harvia - Club Combi K11GS (11kW, 16A), (>16m³), the set includes modern control panel located next to the audio system. The control box is located under the electrical panel
- The cold water spray system is also Harvia brand - Autodose system which is activated automatically at set time intervals or by pressing a button that's on the sauna stage edge
- The connection of the building to the mains is located under the module, at the back, with male connector in the middle (1x5pin32A)
- Lights and adjustable ventilation is controlled through Harvia control panel.

Ventilation

- The building has ceiling-mounted intake fan, above the stove, in the wall. Above all, this ensures optimum fresh air flow to the sauna room, and in addition the durability of the heater components. The air circulation is from top to bottom with adjustable fan
- Below the door there is necessary air gap.

Pipe works

- In the middle of the floor, underneath the stove, there is a trap with a stainless steel lid (separated by plate)
- Wall plumbing has been carried out inside the building. The pipes are located between two layers of insulation
- The pipework is carried out using 16" multilayer pipe
- Cold water spray system uses heat-resistant, high-pressure resistant 8mm silicon tubes with stainless steel joints, the parts protruding from the walls are 8mm copper pipes + insulating cover
- Water connection of the building is located under, behind, in the middle of the module and is made through 16mm PE-AL-PE pipe
- The building is equipped with a drain tap for the water system in case of sub-zero temperatures
- Access to the water node is behind the stove, below
- There is no water filter or water meter in the building

Foundation

- 20m² Visions is used to carry out foundation works (installation on concrete casting poles).

Transportation

- Module does not need a cargo permit, has cargo insurance.
- Wherever necessary, the products are packed in weatherproof packaging during transport.
- Tarmo Haus OÜ transports the buildings.

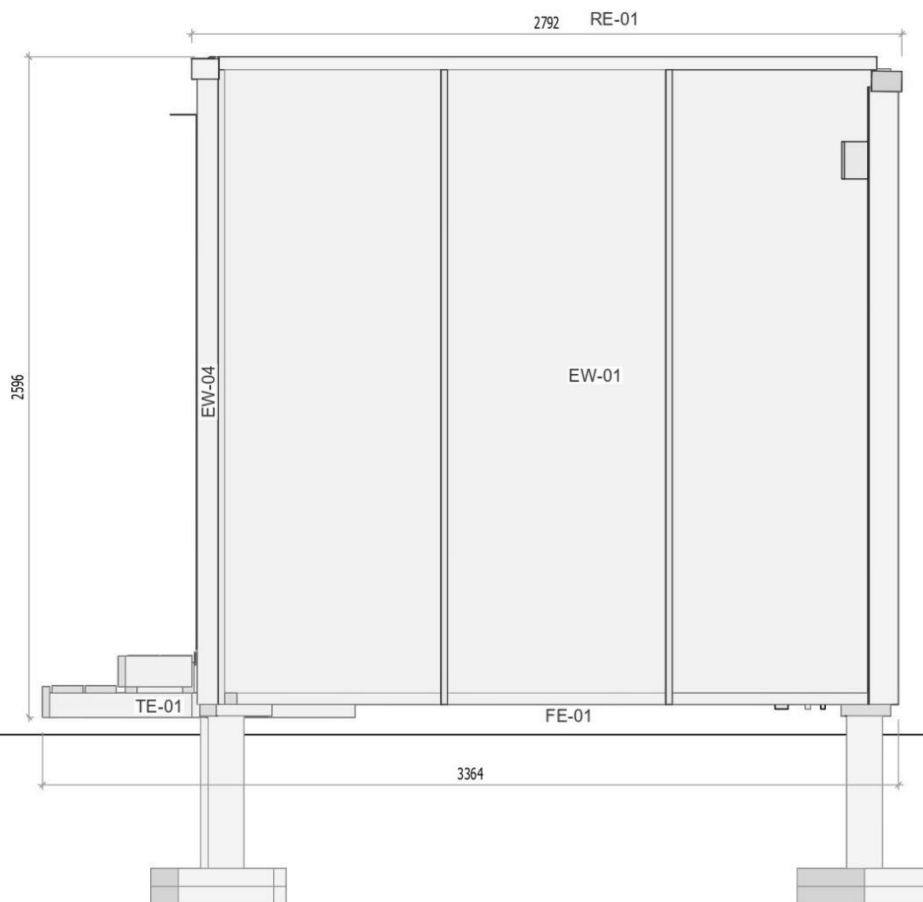
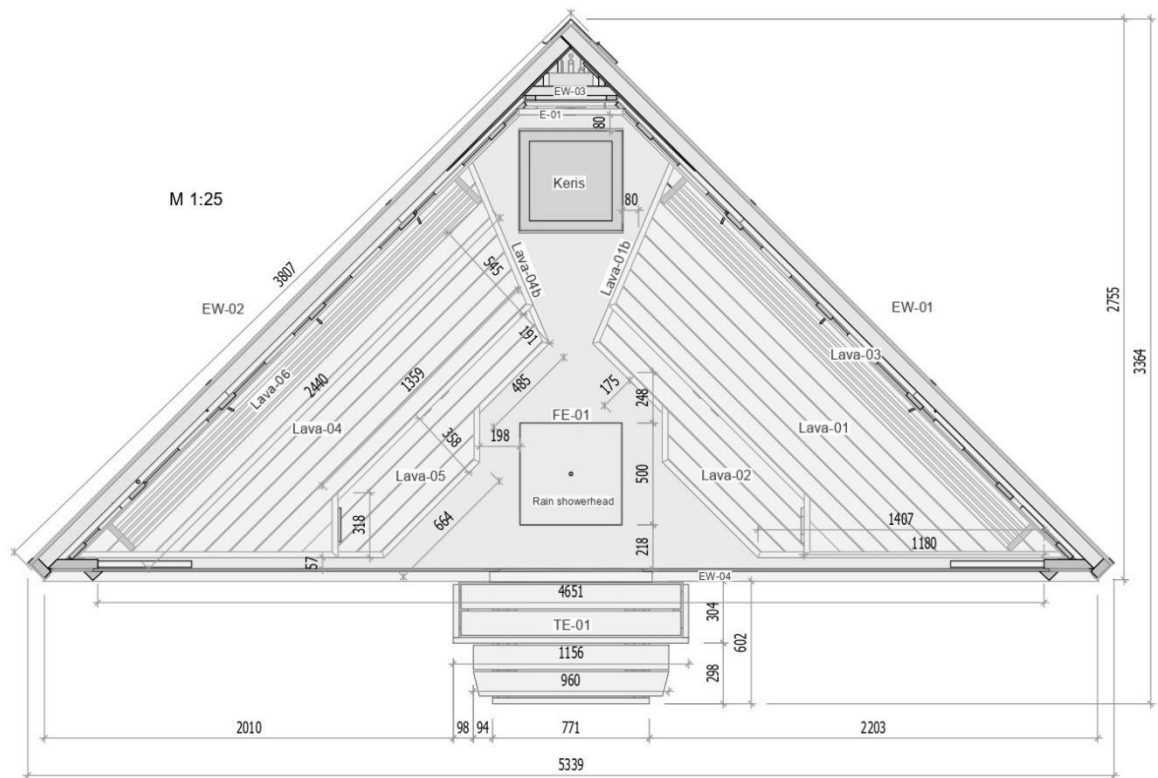
Location: to be specified before transport



Views:



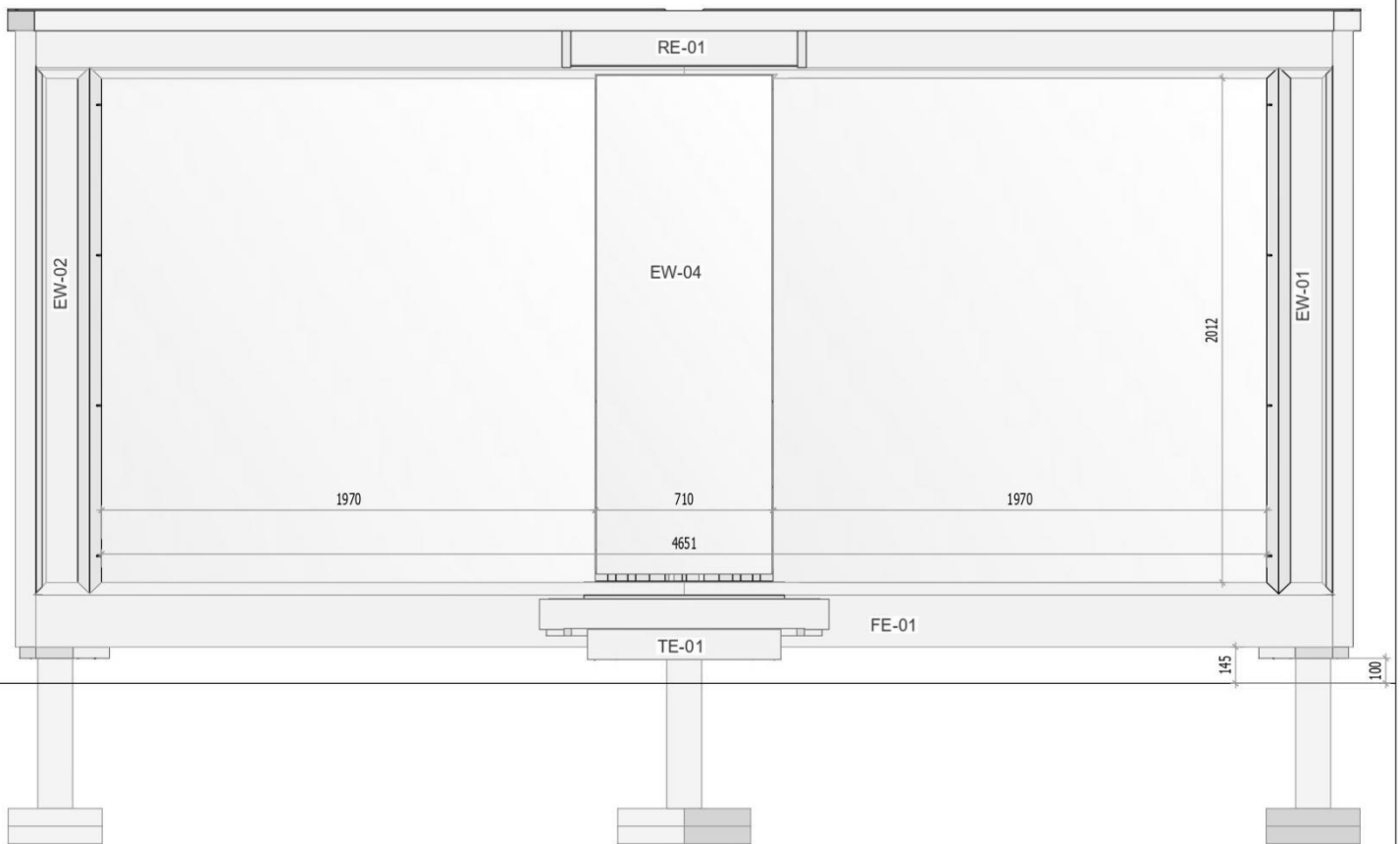
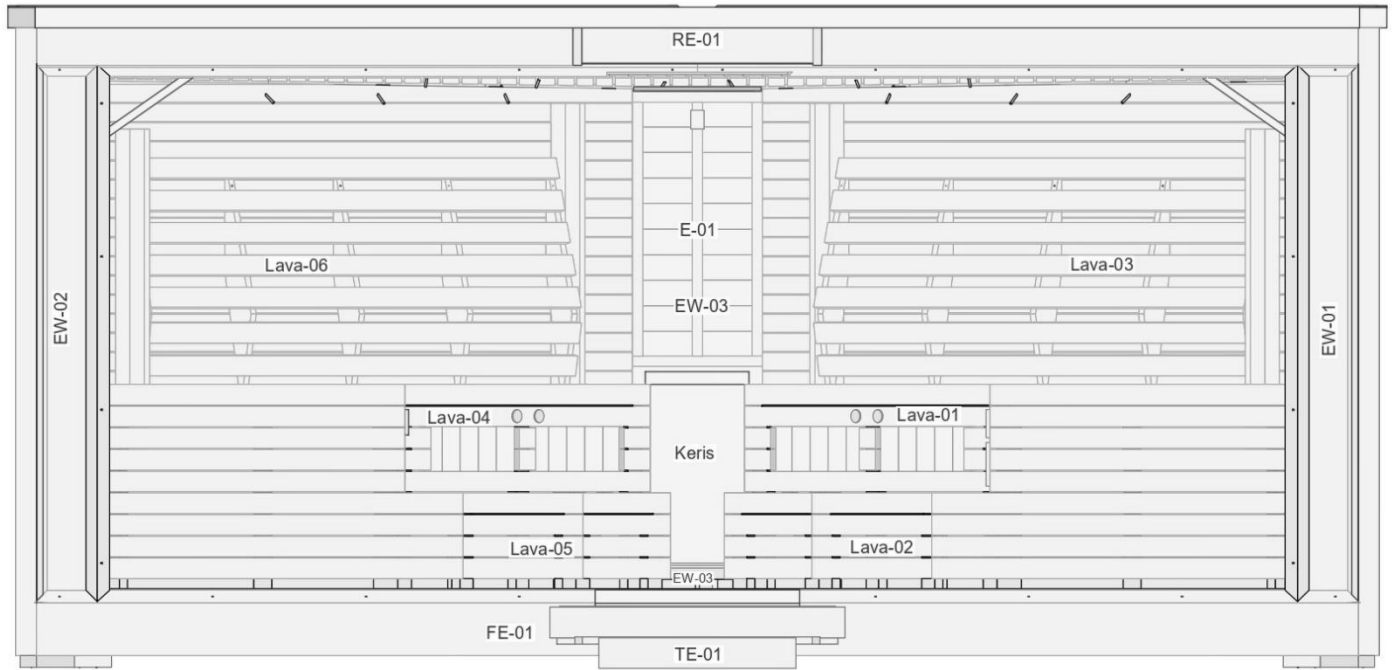
Main plan - Modular sauna Garden Glow measures



| | | |
|---|-----------------------|-----------------------|
| Objekt Module Sauna Moodulsaan 4 | Töö nr E1 | Kuupaev 01.09.2024 |
| | Staadium EP | Mõõtkaava M 1:20 |
| Joonise nimetus Crosssection | Joonise nr AR-1-01 | Versioon A |
| | | Leht 1/1 |
|  | Tellijä OÜ | |
| | Projektseis | M. Koppel |
| | Vastutav arhitekt | M. Koppel |

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 E-mail: info@20m2visions.eu





| | | | | | |
|-----------------|--------------|-------------------|-----------|----------|------------|
| Objekt | Module Sauna | Töö nr | E1 | Kuupäev | 01.09.2024 |
| | Moodulsaua 4 | Staadium | EP | Mõõtkava | M 1:20 |
| Joonise nimetus | Crossection | Joonise nr | AR-1-01 | Version | A |
| | | | | Leht | 1/1 |
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| | | Projekteeris | M. Koppel | | |
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20m² Visions

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Future direction

20m² Visions OÜ is backed by years of experience in both the Estonian and international markets. We help you to reach where the western world already is. By boldly creating modern solutions for various outbuildings and additions on your site, we enrich products with added values and features that others don't have. It's also worth highlighting our bold yet minimalist design, with the main aim of encouraging architects and other creatives, designers and visual promoters. Together, we are shaping Estonia's future. In addition, 20m² Visions OÜ was awarded the 2024a "EVAT", a business start-up grant, and has become a pioneer for many other different forms of entrepreneurship with its innovative approach.

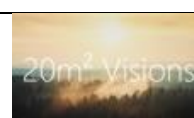
20m² Visions OÜ puts a lot of effort into ensuring that the workforce involved in the company is competent and paid. In addition, we bring to the attention of a number of organisations in need of support.

From 2024, 20m² Visions OÜ is a partner of Aitan Eestit NGO!



20m² Visions OÜ modular solutions are gaining attention. Take a look at social media!

20m² Visions OÜ thanks all current and future stakeholders!



Quality materials and tools.

20m² Visions OÜ uses only high quality materials and tools. that meet EU requirements.

Tools

- Makita
- Hilti

Construction chemistry

- Penosil
- Makroflex

Timber

- Puumarket
- Puit ja Ehitusmaterjalid

Sauna equipment

- Saunamaailm
- Harvia

Connectors

- Würth
- Essve

Construction mixtures

- Mira
- Uninaks
- Sakret
- Weber

General construction materials

- Bauhof
- Ehituse ABC
- Espak
- Decora
- Depo

Carefully selected partners



Carried out projects

Previous work for companies and private clients.





Garden Glow pricing

- The Subscriber has the possibility to remove articles visible in the table before signing the contract.
- Costs shown in the table are subject to change.

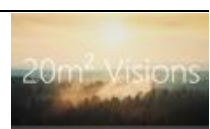
| Offering | Amount (pcs) | Pcs. price | Total (with tax) |
|---|--------------|------------|------------------|
| All materials, details and parts | 1 | £ 9 360 | £ 12 000 |
| Manufacturing of building and assembly of furniture | 1 | £ 3 197 | £ 4 099 |
| Foundation preparation | 1 | £ 780 | £ 1 000 |
| Transportation | 1 | £ 390 | £ 500 |
| Installation | 1 | £ 390 | £ 500 |
| Adding terracce step | 1 | £ 78 | £ 100 |
| Part of Administratoning | 1 | £ 1 404 | £ 1 800 |
| Total without tax | | | € 15 599 |
| Total with tax | | | € 19 999 |

| 20m ² Visions Additional services | Amount (pcs) | Pcs. price | Total (with tax) |
|---|--------------|------------|------------------|
| Extra guarantee (12months extra guarantee for building and its functions) | 0 | £ 748,8 | £ 960 |
| Guarantee care service (while main guarantee) | 0 | £ 389,22 | £ 499 |
| Care service (suits once in a year before minus degrees) | 0 | £ 389,22 | £ 499 |
| Service package (12months extra guarantee for construction works after any guarantees) | 0 | £ 1000 | £ 1 220 |
| Total without tax | | | € 0 |
| Total with tax | | | € 0 |

| Description | Amount (pcs) | Total (with tax) |
|--|--------------|------------------|
| Garden Glow offer | 1 | £ 19 999 |
| Garden Glow additional services | 0 | £ 0 |
| Total without tax | | € 15 599 |
| Total with tax | | € 19 999 |

PAYMENT:

The cost of the building and its various process components will be paid 100% upfront.



Good to know:

- The offer is not for forwarding to a third party and all forwarded drawings/visuals belong to 20m² Visions OÜ!
- 20m² Visions OÜ is not responsible for any defects caused by subsidence.
- The building does not require a building permit

Service package

It is advisable to maintain the building after the end of any warranty period. The maintenance is carried out according to precise instructions and is aimed at prolonging the natural lifetime of the building and its correct functioning. In addition, the maintenance package comes with an additional 12-month guarantee on building works (1000 € +tax).

Package includes

- Repairs and painting of the exterior of the building
- roof material inspection and maintenance
- inspection, maintenance and cleaning of the storm water system
- inspection, maintenance and cleaning of pipe work
- Interior repairs
- Cover repairs, painting
- Electrical installations inspection/maintenance and repair work
- Adjustment, inspection and maintenance of doors and windows
- Ventilation system inspection and cleaning
- Cleaning and removal of rubbish from the construction site
- Check/adjustment of the dynamics of the air flow, heating system and spray system

Offering does not include:

- Application for construction and use permits
- Construction project and/or preliminary project
- Electrical project and/or survey report
- State fees and other possible fees for project coordination and permit applications
- Construction of access roads
- Exterior finishing of wooden surfaces does not include painting/decorating of terrace boards
- The exterior finish of the wooden surfaces takes into account the colour of the translucent paint.
In the case of coated paint the price may vary
- Exterior threshold extensions (to be installed after flooring)
- Construction of shafts and communication routes
- Lightning protection system
- Object surveillance during non-working hours
- Permanent and temporary fencing fences
- Pre- and post-construction geodetic survey
- Capital connection with communications: electricity (16A industrial current extension cord is suitable), water (preferably easily removable connection like a garden hose), drainage (can be directed to the plot)

Wishing you the best experiences,

Martin Koppel CEO

+(372) 5432 0207

