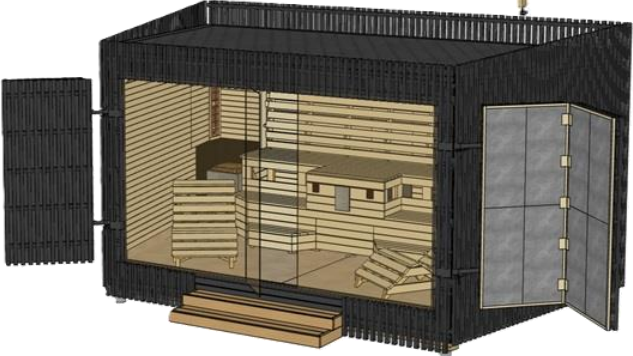
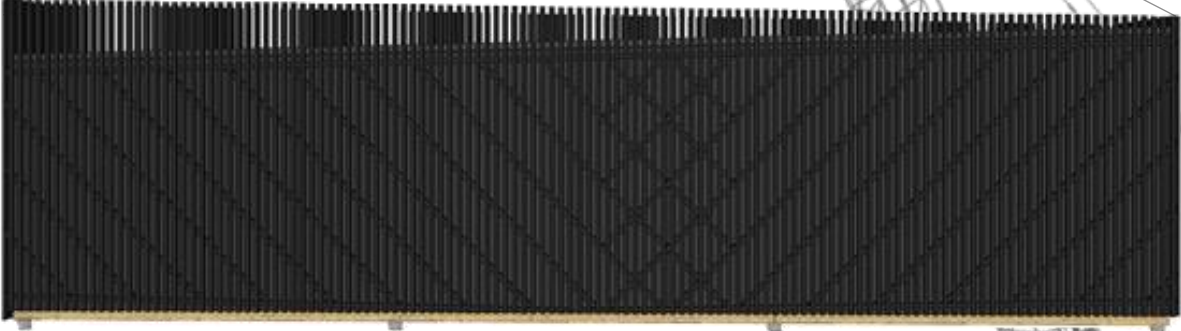
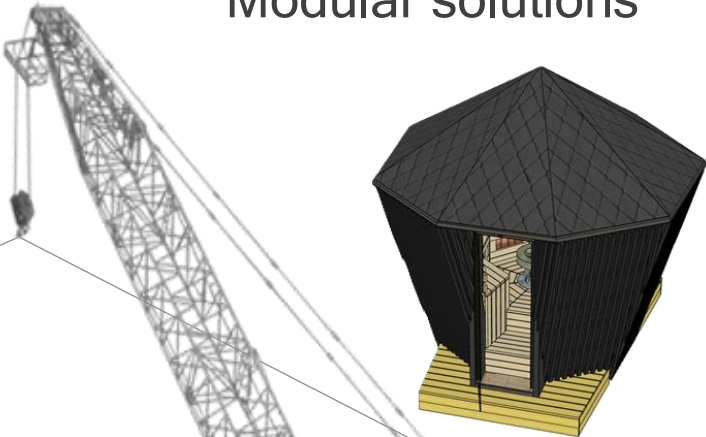


20m<sup>2</sup> Visions



# 20m<sup>2</sup> Visions OÜ

Sample offer

# Product description module sauna

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

## Carcass

- **Road To...** external dimensions 11440mm long, 2203mm wide, 3155mm high
- The gross floor area of the building is 20 square metres
- **Road To...** load-bearing structure will be manufactured for 3\*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
  - 150mm (75+75mm) rock wool is used to insulate the exterior wall (no cold bridges).
  - 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.
  - 200mm rock wool is used for roof and floor insulation
- Wind barrier gypsum is used as the wind barrier tile for the building
- To ensure the best solution, the windbreak gypsum is covered with UV resistant black windbreak fabric and taped. (As the installation spacing of the exterior boarding is a few cm wider than the UV resistant fabrics recommend, the whole frame is guaranteed for up to 25 years)
- The building is designed without the need for rodent and insect protection
- **INTERNAL BODY HAS BEEN SOLVED WITHOUT COLD BRIDGES** except for the joints and is well-suited to bringing modernity to the northernmost regions of northern Europe. The building is designed to be transported and installed in its entirety, making the structure stronger and more durable.  
The walls frame has lower sill 45x245mm and floor is reinforced with 4\* steel angle laths 8x40x80mm

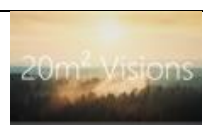
## Openings

- Andles are framed between 45x45mm c24 timber battens, ensuring durability and compatibility with the overall design of the building
- Brackets are clad in the same material as the exterior cladding to give the building a cohesive appearance
- Glazing is 8mm toughened, tinted glass including doors

## 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
- Ceiling slab and ventilation strips are deep dimmed (1x) and painted (2x) black\*
- Exterior boarding of the building, 45X45 (spruce or pine) is installed vertically in steps of 90mm ventilation slats also 45x45mm but placed at a 45 degree angle, 450mm pitch
- The eaves of the building are delimited by black edge plates of Ruukki
- Rainwater is diverted away from the building by black guttering 45mm and guttering 45x45mm Ruukki

\* **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 less 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 wooden and match the materials chosen
- The doors are 8mm tempered glass doors
- The contractor takes the right to install the necessary access hatches to the technical units
- All the elements, parts and functions are connected, installed using the necessary additions that are not specified in this document. Such as gaskets, underlays, fasteners, etc.
- The Road To... 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 and the veneer is made of 45x70 / 95mm c24 construction timber.
- The pallet is covered with Haab 28x80mm pallet material
- The sauna comes with comfortable positioned backrest
- 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€/m<sup>2</sup> (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. And has stainless steel shower head (50x50cm)
- Water and heatproof stereo audio system next to the shower mixer. (Stereo/FM/MP3/Bluetooth) with speakers hidden under the stage
- LED lamps are placed into the seat behind salt bricks, when heated, produce saline air that is healthy for the airways

## Electrical works

- Housing with heat-resistant LED lighting system
- The building will be equipped with weather-proof, recessed electric shield that's in the wall
- All cabling is heat resistant, including the audio system
- Electrical shield is accessible from behind a watertight cover located under the sauna lavatory in the middle of the wall
- Stainless steel cased electrical heater used in the module are from an approved manufacturer Harvia - PC90E (9kw, 16A), (8-14m<sup>3</sup>), the set includes modern control panel that is located next to the shower mixer. The control box is located under the electrical panels
- The cold water spray system is also Harvia brand - Autodose system which is activated automatically at set time intervals or by pressing a button
- The connection of the building to the mains is located under the module, at the back, with male connector in the middle (1x5pin32A), can be supplied with 16A current
- Lights and adjustable ventilation is controlled through Harvia control panel

## Ventilation

- The building has ceiling-mounted intake fan, hidden up in the back 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
- At the front of the building, below door there is opening for air out movement

## Pipe works

- Water flows freely out underneath the external door
- 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
- The 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 through the service hatch (below sauna stage)
- There is no water filter or water meter in the building

## Foundation

- 20m<sup>2</sup> Visions is used to carry out foundation works (installation on concrete casting poles).

## Transportation

- Modules have a cargo permit and 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***



# Notes / comments!

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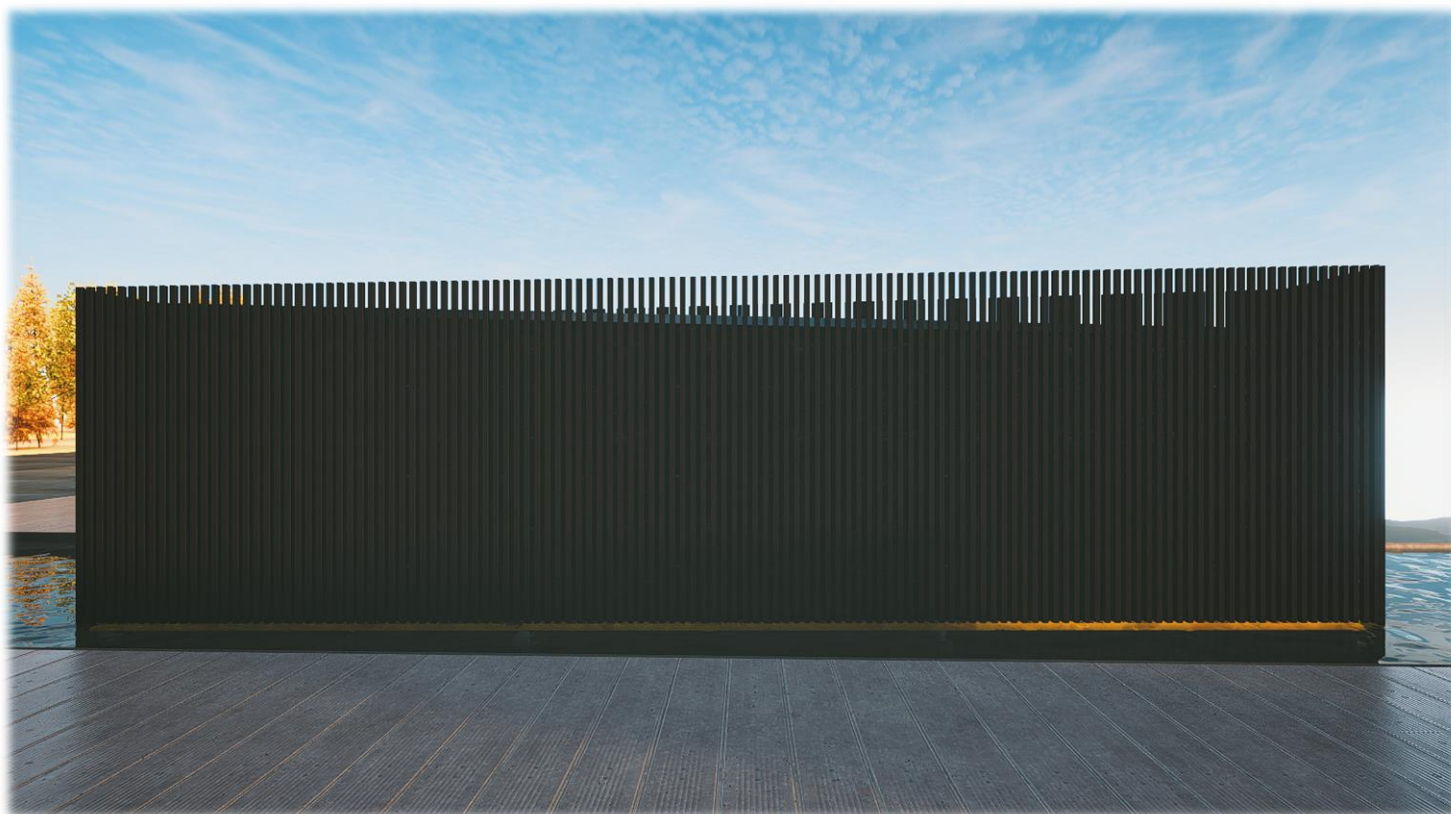
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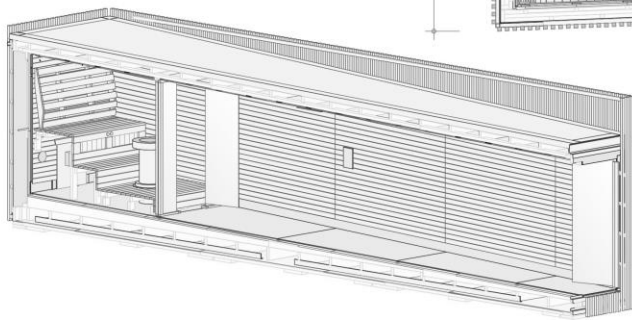
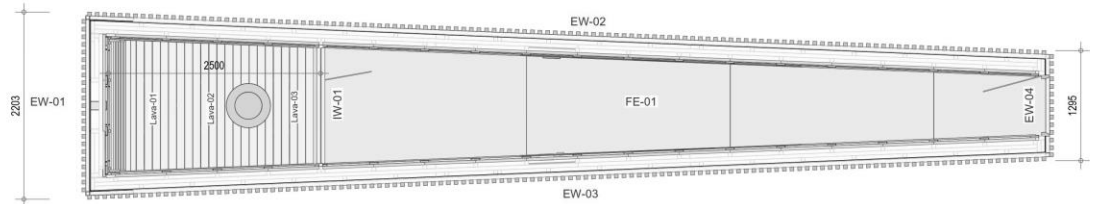
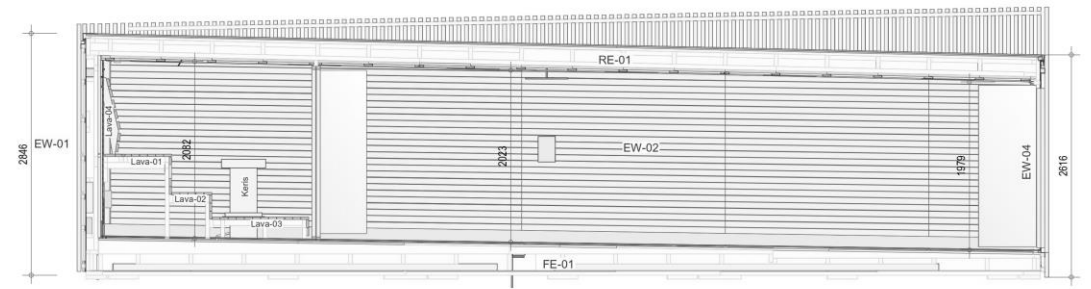
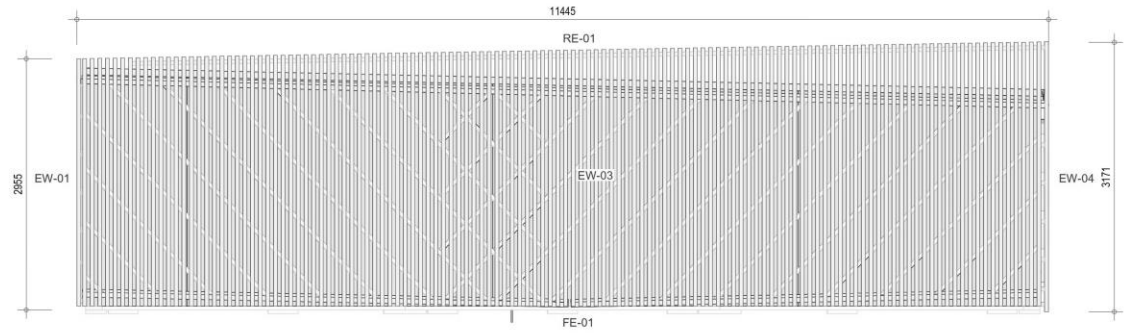
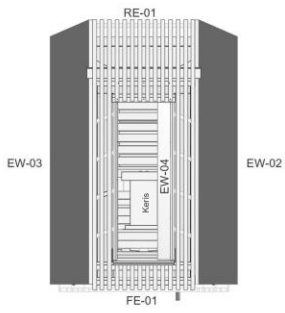
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# Views:



# Main plan

## 1.Modular sauna Road To... measures

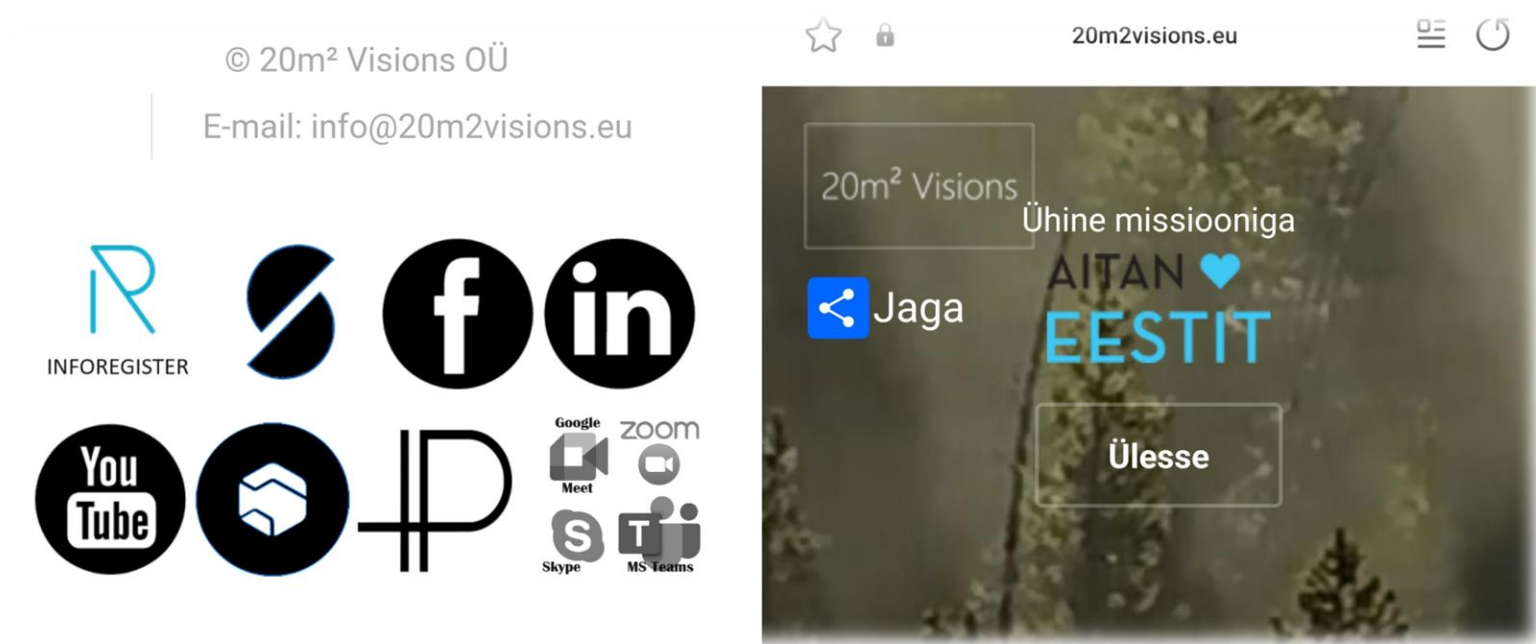


# Future direction

20m<sup>2</sup> 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, 20m<sup>2</sup> 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.

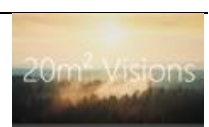
20m<sup>2</sup> Visions OÜ puts a lot of effort into ensuring that the workforce involved in the company is competent and paid. In addition, we bring to the attention of a number of organisations in need of support.

## From 2024, 20m<sup>2</sup> Visions OÜ is a partner of Aitan Eestit NGO!



**20m<sup>2</sup> Visions OÜ** modular solutions are gaining attention. Take a look at social media!

**20m<sup>2</sup> Visions OÜ** thanks all current and future stakeholders!





# Quality materials and tools.

20m<sup>2</sup> 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.





# Road To... 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.

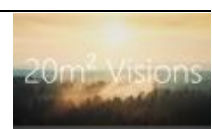
Offering	Amount (pcs)	Pcs. price	Total (with tax)
All materials, details and parts	1	£ 0	£ 0
Manufacturing of building and assembly of furniture	1	£ 0	£ 0
Foundation preparation	1	£ 0	£ 0
Transportation	1	£ 0	£ 0
Installation	1	£ 0	£ 0
Adding terracce step	1	£ 0	£ 0
Part of Administratining	1	£ 0	£ 0
<b>Total without tax</b>			<b>€ 0</b>
<b>Total with tax</b>			<b>€ 0</b>

20m <sup>2</sup> Visions Additional services	Amount (pcs)	Pcs. price	Total (with tax)
<b>Extra guarantee</b> (12months extra guarantee for building and its functions)	3	£ 0	£ 0
<b>Guarantee care service</b> (while main guarantee)	2	£ 0	£ 0
<b>Care service</b> (suits once in a year before minus degrees)	0	£ 0	£ 0
<b>Service package</b> (12months extra guarantee for construction works after any guarantees)	1	£ 0	£ 0
<b>Total without tax</b>			<b>€ 0</b>
<b>Total with tax</b>			<b>€ 0</b>

Description	Amount (pcs)	Total (with tax)
<b>Road To...</b> offer	1	£ 0
<b>Road To...</b> additional services	1	£ 0
<b>Total without tax</b>		<b>€ 0</b>
<b>Total with tax</b>		<b>€ 0</b>

## 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 20m<sup>2</sup> Visions OÜ!
- 20m<sup>2</sup> 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)

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# Wishing you the best experiences,

Martin Koppel CEO

+(372) 5432 0207

