

21 **ADD**

IN HARMONY WITH YOUR NATURE  
[WWW.21ADD.PL](http://WWW.21ADD.PL)



# ADD\_100M2



**Year-round**



**3 bedrooms & 2  
bathrooms**



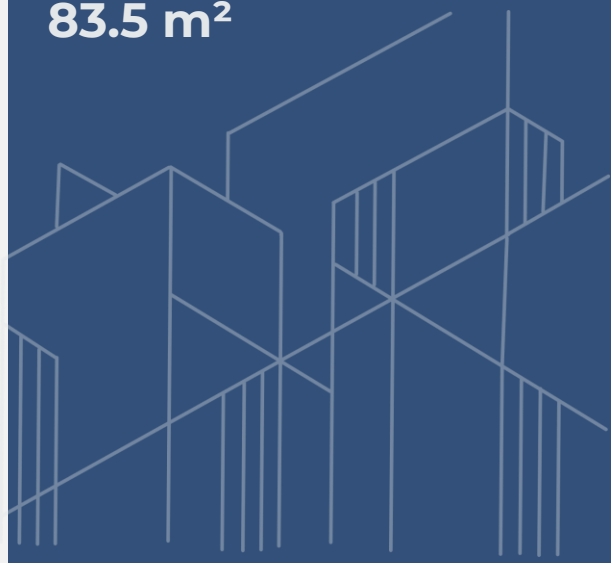
**Completion  
in ~3 months**



**Heat recovery  
ventilation, heat  
pump and air  
conditioning  
included**

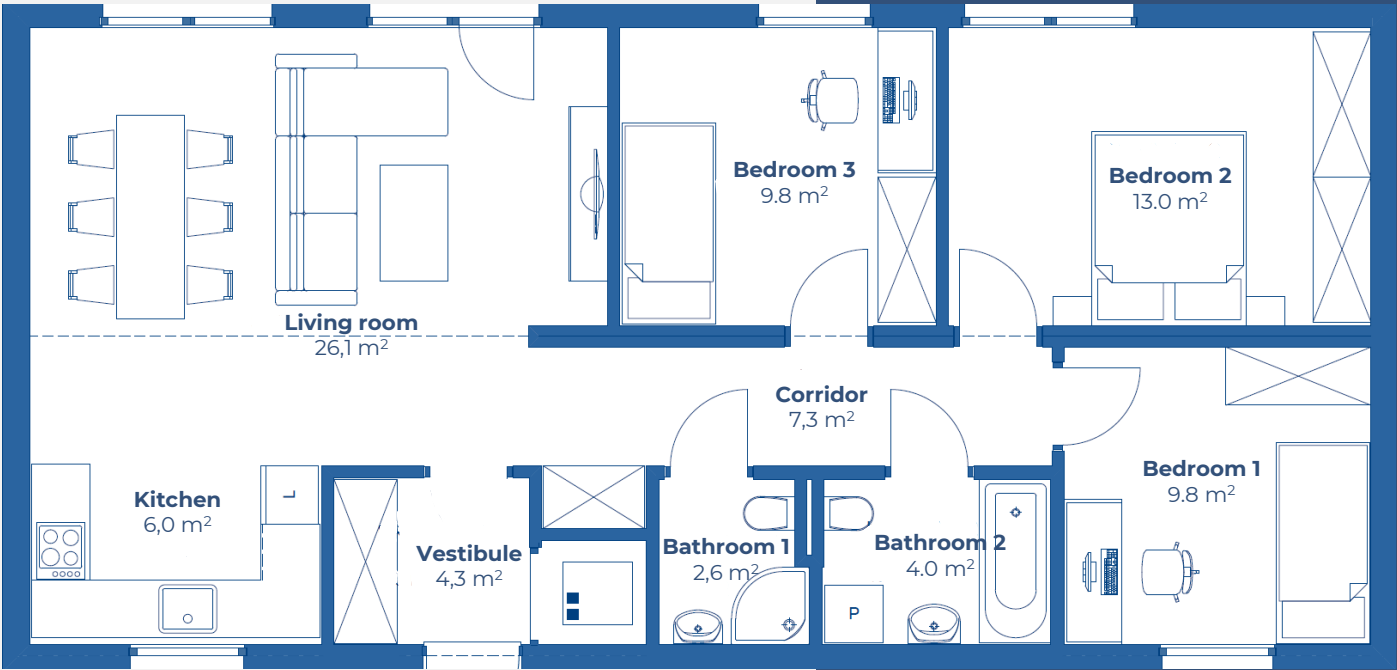
Building footprint:  
**100.2 m<sup>2</sup>**

Usable floor area:  
**83.5 m<sup>2</sup>**



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## WHAT'S INSIDE?



### FUNCTIONAL ROOM LAYOUT OPTIMAL SPACE WITH LIVING AND SLEEPING ZONES

|                          |                           |
|--------------------------|---------------------------|
| Living room              | 26.1 m <sup>2</sup>       |
| Kitchen                  | 6.0 m <sup>2</sup>        |
| Vestibule                | 4.3 m <sup>2</sup>        |
| Corridor                 | 7.3 m <sup>2</sup>        |
| Bathroom 1               | 4.0 m <sup>2</sup>        |
| Bathroom 2               | 2.6 m <sup>2</sup>        |
| Bedroom 1                | 9.9 m <sup>2</sup>        |
| Bedroom 2                | 13.6 m <sup>2</sup>       |
| Bedroom 3                | 9.8 m <sup>2</sup>        |
| <b>USABLE FLOOR AREA</b> | <b>83.5 m<sup>2</sup></b> |

### BASIC INFORMATION

External dimensions:  
**14.44 m x 6.94 m**

Roof type:  
**Gable roof**

Roof pitch (pitched roof):  
**30 degrees**

Room height:  
**2.65 m–2.85 m**

**HOUSE ALSO  
AVAILABLE IN A  
MIRROR LAYOUT!**

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## WHAT DO YOU GET?

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### HIGH STANDARD INCLUDED

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Each 21ADD house in developer standard includes: fully insulated external walls, finished façade and roof, warm-installed windows, external doors, and all heating, ventilation, electrical, water and sewage installations. The house is prepared for self-finishing.

In addition, ADD100 houses in developer standard are equipped with:

**Heat pump | Heat recovery ventilation | Air conditioning**

**we offer turnkey finishing**

### ENERGY-EFFICIENT BUILDING = LOW MAINTENANCE COST

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Thanks to the use of high-quality materials and 21ADD technology, every building exceeds applicable construction norms and standards.

### FULL DESIGN DOCUMENTATION

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Each client receives a complete architectural and building design, which must then be adapted to the target plot.

**we offer full support with the building permit process**

### TRANSPORT AND ASSEMBLY

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The price of our houses includes assembly on the target plot, while transport is priced individually.

### FINANCING SUPPORT

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We cooperate with mFinanse (mBank Group) so that our individual and business clients can safely and comfortably select the right financing product for their dream home. Our partners support the client throughout the entire loan process, from financial analysis to choosing the most favourable offer.

### ADDITIONAL SERVICES:

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**BUILDING PERMIT SUPPORT**



**ENTRANCE CANOPY**



**FOUNDATION**



**GARAGE**



**TERRACE**



**PHOTOVOLTAIC PANELS**

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## DEVELOPER STANDARD

|                                       |                                                                                                                                                                                                                                                                                                         |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| External walls                        | The building structure is based on steel profiles, protected against corrosion (galvanised). External walls are filled with 10 cm mineral wool and insulated from the outside with 16 cm EPS.                                                                                                           |
| Internal walls                        | Walls based on steel profiles, filled with acoustic mineral wool. Walls finished with plasterboard or Fermacell boards.                                                                                                                                                                                 |
| Floor                                 | Floor based on a steel structure protected from below with sheet metal and finished with MFP board.                                                                                                                                                                                                     |
| Roof                                  | Pitched gable roof. Roof structure made of prefabricated trusses (structural timber) with mineral wool insulation. Finished with sheet metal, flashings and gutters in anthracite.                                                                                                                      |
| Façade                                | Façade finished in a lightweight wet system (EPS and top render coat, uniform white colour), with the option to change the colour or choose an alternative façade in timber or fibre-cement board (paid extra option).                                                                                  |
| Window joinery                        | Triple-glazed PVC windows with thermal transmittance $U=0.8$ W/m <sup>2</sup> K. Anthracite profiles.                                                                                                                                                                                                   |
| Door joinery                          | External doors 90 x 200 cm, anthracite.                                                                                                                                                                                                                                                                 |
| Electrical installation               | Full concealed electrical installation. Sockets (frames) and switches installed.                                                                                                                                                                                                                        |
| Heating, water/sewage and ventilation | Air-to-water heat pump providing underfloor heating and domestic hot water. Additional ladder towel radiator in bathrooms.<br>Gravity ventilation as the standard option / modern mechanical ventilation unit with heat recovery, humidity recovery and high-efficiency filters as an optional upgrade. |

### PRICE LIST – DEVELOPER STANDARD

ONLY NOW  
YOU SAVE PLN 20,000

REGULAR PRICE

PLN 509,000  
(gross incl. 8% VAT)

PROMOTIONAL PRICE

PLN 489,000  
(gross incl. 8% VAT)

Promotional price applies to 1 house

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## TURNKEY FINISHING

|                         |                                                                                                                                                                              |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Floors, walls, ceilings | Floors finished with floor panels and skirting boards.<br><br>Walls and ceilings painted white.                                                                              |
| Kitchen                 | Complete fixed kitchen furniture in the basic standard (kitchen cabinets with fronts, kitchen countertop).<br><br>Appliances: fridge, induction hob, oven, hood, dishwasher. |
| Bathrooms               | Complete bathroom equipment: cabinets, washbasin, shower tray and shower cabin, bathtub, taps, toilet.                                                                       |
| Door joinery            | Internal doors 80 x 200 cm, white.                                                                                                                                           |

### PRICE LIST – TURNKEY FINISHING

ONLY NOW  
YOU SAVE PLN 20,000

REGULAR PRICE

From PLN 599,000

gross

PROMOTIONAL PRICE

From PLN 579,000

gross

Promotional price applies to 1 house



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CONTACT US

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## 21ADD SALES DEPARTMENT

+48 733 212 652  
[sales@21add.pl](mailto:sales@21add.pl)  
[www.21add.pl](http://www.21add.pl)

## PRODUCTION FACILITY

Natolin 44, 92-701 Natolin  
(near Łódź)

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## ORDERING PROCESS

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### CONTACT AND PROJECT SELECTION

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Our sales department is available at [sales@21add.pl](mailto:sales@21add.pl) and will help you choose 21ADD products that meet your expectations.



### DESIGN AND OFFER

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After selecting the design and defining the individual details of the order, we are ready to prepare a comprehensive offer.

Our offer includes a product description, the scope of responsibilities of 21ADD and the investor, the execution schedule and the payment schedule.



### CONTRACT SIGNING

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After selecting the design and verifying the formal matters, we can sign the contract.

After signing the contract, the Client is required to pay a deposit, and 21ADD starts production in line with the order.



### HOUSE PRODUCTION

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During the production process, the client can arrange a factory visit or carry out a virtual inspection.



### TRANSPORT AND ASSEMBLY

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The assembled and equipped modules of your house are properly secured and then transported to the construction site.

Once all modules arrive on site, the 3D modules are assembled to form the final building.



### HANDOVER OF YOUR DREAM HOME!

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