

21 ADD

IN HARMONY WITH YOUR NATURE
WWW.21ADD.PL



ADD_120M2



Year-round



**3 bedrooms &
2 bathrooms**



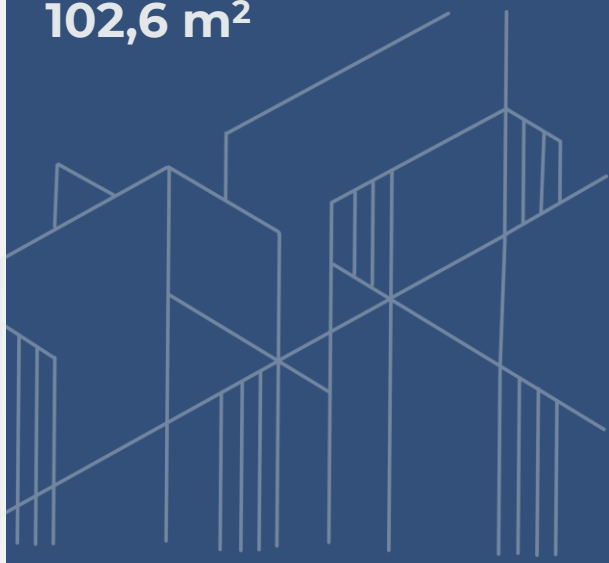
**Delivery
in ~3 months**



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

Building footprint:
122,7 m²

Usable floor area:
102,6 m²



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WHAT IS INSIDE?



FUNCTIONAL ROOM LAYOUT OPTIMAL SPACE WITH DAY AND BEDROOM ZONES

Living room	36 m ²
Kitchen	6,8 m ²
Entrance hall	5,9 m ²
Hallway	5,5 m ²
Bathroom 1	2,6 m ²
Bathroom 2	4,8 m ²
Bedroom 1	12,7 m ²
Bedroom 2	10,3 m ²
Bedroom 3	16,2 m ²
Storage	1,8 m ²
USABLE FLOOR AREA	102.6 m²

BASIC INFORMATION

External dimensions:
13.14m x 9,34m

Roof type:
Gable/Flat

Roof pitch (sloped roof):
30 degrees (can be changed)

Room height:
2,65m-2,85m

**HOUSE ALSO
AVAILABLE IN A
MIRRORED VERSION!**

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WHAT DO YOU GET?

HIGH STANDARD INCLUDED IN THE PRICE

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

In addition, ADD120 houses in developer standard are equipped with:

Heat pump | Heat recovery ventilation | Air conditioning

turnkey finishing available

ENERGY-EFFICIENT BUILDING = LOW RUNNING COSTS

Thanks to high-quality materials and 21ADD technology, every building exceeds the applicable building norms and standard.

FULL DESIGN DOCUMENTATION

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

full building permit support available

TRANSPORT AND ASSEMBLY

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

FINANCING SUPPORT

We cooperate with mFinanse (mBank Group), so that our individual and business clients can safely and comfortably choose the right financial product for their dream home. Our partners support clients throughout the entire credit process, from financial analysis to selecting the best offer..

ADDITIONAL SERVICES:



BUILDING PERMIT SUPPORT



ENTRANCE CANOPY



FOUNDATION



GARAGE



TERRACE



PHOTOVOLTAIC PANELS

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DEVELOPER STANDARD

External walls	Building structure based on steel profiles protected against corrosion (galvanized). External walls filled with 10 cm mineral wool and insulated externally with 16 cm EPS insulation.
Internal walls	Walls on steel profiles, filled with acoustic mineral wool. Walls finished with plasterboard or Fermacell.
Floor	Floor based on a steel structure protected from below with sheet metal, closed with an MFP board.
Roof	Sloped gable roof. Roof structure made of prefabricated trusses (structural timber) with mineral wool insulation. Finished with sheet metal, flashings and gutters, anthracite colour.
Façade	Façade made in a light wet façade system (EPS insulation and top plaster layer, uniform white colour), with the option to change the colour or use an alternative wooden or fibre-cement board façade (paid option).
Windows	Triple-glazed PVC windows with thermal insulation coefficient $U=0.8 \text{ W/m}^2\text{K}$. Anthracite-coloured profiles.
Door joinery	External doors, 90 x 200 cm, anthracite colour.
Electrical system	Complete concealed electrical system. Sockets (frames) and switches installed.
Heating system, water/sewage, ventilation	Air-to-water heat pump providing underfloor heating and domestic hot water. Additional ladder towel radiator in bathrooms. 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 559,000

gross

PROMOTIONAL PRICE

PLN 539,000

gross

Promotional price applies to 1 house

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TURNKEY FINISHING

Floors, walls, ceilings	Floors finished with laminate flooring and skirting boards. Walls and ceilings painted white.
Kitchen	Full fixed kitchen furniture in basic standard (kitchen cabinets with fronts, kitchen countertop). Appliances: refrigerator, induction hob, oven, extractor hood, dishwasher.
Bathrooms	Complete bathroom equipment: cabinets, washbasin, shower tray and shower enclosure, bathtub, faucets, toilet.
Door joinery	Internal doors, 80 x 200 cm, white colour.

PRICE LIST – TURNKEY FINISHING

ONLY NOW
YOU SAVE PLN 20,000

REGULAR PRICE

From PLN 679,000

gross

PROMOTIONAL PRICE

From PLN 659,000

gross

Promotional price applies to 1 house

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CONTACT US



21ADD SALES DEPARTMENT

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sales@21add.pl
www.21add.pl

PRODUCTION FACILITY

Natolin 44, 92-701 Natolin
(near Łódź)



CONTACT AND DESIGN SELECTION

1

Our sales department is available at sales@21add.pl and will help you choose the 21ADD products that meet your expectations.



DESIGN AND OFFER

2

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

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



CONTRACT SIGNING

3

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

After signing the contract, the client pays the deposit and 21ADD starts production according to the order.



HOUSE PRODUCTION

4

During the production process, the client may arrange a factory visit or conduct a virtual inspection.



TRANSPORT AND ASSEMBLY

5

The assembled and fitted 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 create the final building.



HANDOVER OF YOUR DREAM HOME!

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