



Commercial Proposal

Model M3

The M3 model hemp house is designed with an ideal layout for a large family, featuring two residential floors and a spacious basement. The first floor serves as a relaxing and entertaining area, with a guest reception space, kitchen-living room that opens up to a luxurious terrace, a garage, and a storage room. The living room boasts a ceiling height of over 3 meters, creating a sense of spaciousness and grandeur throughout the house.

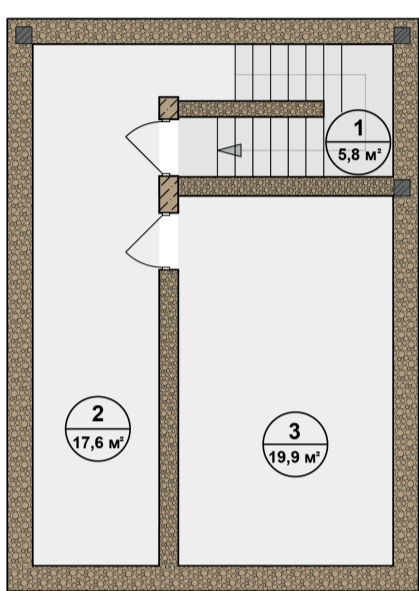
On the second floor, you'll find three bedrooms, two bathrooms, and a walk-in closet, occupying half of the house's floor space. The basement can be divided into several rooms and used as a wine cellar, home gym, or for storing preserves.

The house is meticulously designed, eliminating the need for excessive heating expenses during the cold season. Even without air conditioner, it remains pleasantly cool during the summer. The use of natural materials allows the walls to breathe, eliminating the necessity for additional ventilation. Moreover, the humidity is regulated at an optimal level of approximately 50-55%. Notably, the presence of lime in the walls serves as a natural antiseptic, playing a vital role in the Ligamen binding element of the house.

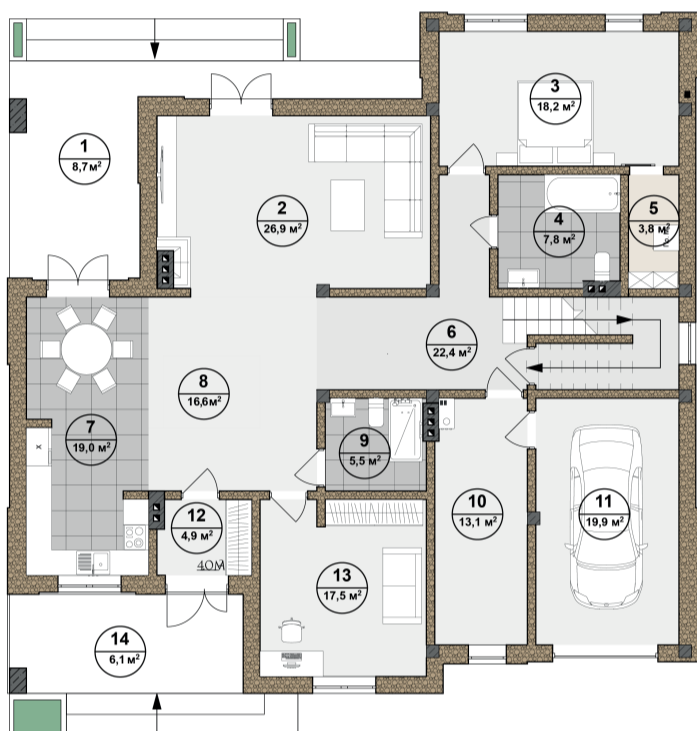
The house is designed to be highly energy-efficient, eliminating the need for additional insulation. This is achieved through the carefully planned structure and the optimal thickness of the insulation material used.

OUR COMPANY USES ONLY NATURAL MATERIALS. WE HAVE UNWAVERING CONFIDENCE IN THE EXCEPTIONAL QUALITY AND LONGEVITY OF OUR MATERIALS.

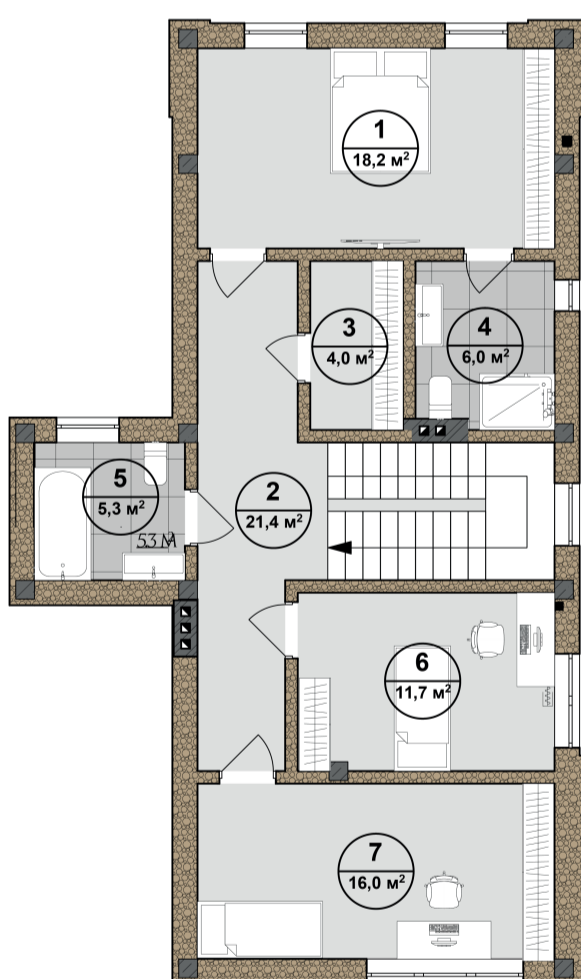
Floor Plan of House Model M3



0 FLOOR		
Nº	ROOM NAME	AREA(m2)
1	Stair landing	5,8
2	Corridor	17,6
3	Basement	19,9
		43,3 m ²



1 FLOOR		
Nº	ROOM NAME	AREA(m2)
1	Terrace	8,7 <small>0,37x10,00</small>
2	Living Room	26,9
3	Bedroom	18,2
4	Bathroom	7,8
5	Laundry	3,8
6	Corridor	22,4
7	Kitchen	19,0
8	Hall	16,6
9	Bathroom	5,5
10	Boiler room	13,1
11	Garage	19,9
12	Entrance Hall	4,9
13	Office	17,5
14	Porch	6,1
		190,4 m ²



2 FLOOR		
Nº	ROOM NAME	AREA(m2)
1	Bedroom	18,2
2	Corridor	21,4
3	Wardrobe	4,0
4	Bathroom	6,0
5	Bathroom	5,3
6	Bedroom	11,7
7	Bedroom	16,0
AREA OF PREMISES PER FLOOR		82,6 m ²
TOTAL AREA OF THE HOUSE		316,3 m ²
DWELLING PLACE		91,0 m ²

CONSTRUCTION STAGES

		SIMPLE	BASIC
Foundation construction with utility service footings	Foundation insulation with 100mm extruded insulation	✓	✓
Basement construction	Installed with foundation blocks (FBS)	✓	✓
Installation of a monolithic floor slab between the first and second floors	Thickness of the reinforced concrete slab is 22 cm.	✓	✓
Construction of wooden framework for walls and roof	Using high-quality wood	✓	✓
Installation and insulation with natural insulation materials (hemp shives + Ligamen (lime binder) + water)	External walls - 40 cm, internal walls - 20 cm, attic floor - 30 cm.	✓	✓
Roof construction and installation of the gutter system	High-quality bituminous shingles roofing; installation of eaves.	✓	✓
Installation of the terrace and entrance area	Construction of the rough flooring and concrete stairs	✓	✓
Facade Finishing	Application of natural lime-based plaster and painting	—	✓
Installation of a septic tank	Overflowing type	—	✓
Preparation work for fireplace installation	Arrangement and reinforcement of the fireplace location, installation of the chimney (as per client's preference)	✓	✓

WINDOWS / DOORS

Installation of high-quality windows and doors.	Rehau Euro 70 profile, triple glazing with 40mm energy-efficient glass. Rehau installation with internal and external trims.	—	✓
High-quality terrace doors	Rehau Synego Slide system with a depth of 156mm for the frame and 80mm for the sash. The threshold height is 65mm. The doors feature a 42mm, triple-glazed unit with two energy-efficient glass panels. The sliding sash extends the full height of the door and features a convenient handle on the inside and a grip on the outside. Different glass configurations are available for the units.	—	✓
Entrance doors	Iron sheet doors (basic, as they are typically replaced after renovations).	—	✓
Automatic Alutech roller	Automatic Alutech roller shutters for the garage with remote control.	—	✓

ADDITIONAL SERVICES

Installation and setup of a "Smart Home" system	This includes control over lighting, climate control, security, surveillance, media, and more (cost not included).	—	—
Installation of solar panels	This serves as an eco-friendly alternative energy source and can be provided in various capacities, starting from 5 kW (cost not included).	—	—

LLC MAZANKA Building Company
EDRPOU code 45093210
Legal address: Zarvantsi village,
Khmelnysky Highway Street, 20.
Actual address: Vinnytsia, Keletska
Street, 39/210

mazankainfo010@gmail.com
+380 50 133 32 03

