



Commercial Proposal

Model M2

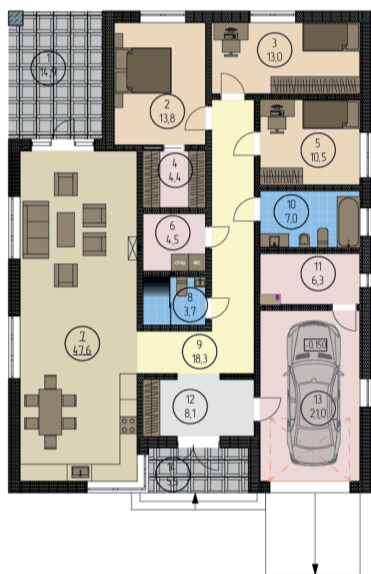
The M2 house model is a comfortable and uniquely designed home made of hemp shives. It includes a single car garage with direct entrance to the house through an entrance hall, as well as a boiler room, providing convenient technical service access. The house features a spacious corridor and three bedrooms, one of which includes a wardrobe. There are two bathrooms, with the option of designating one for guests if desired, as well as a utility room for additional storage. The kitchen-dining area is generously sized and includes a cozy seating area for hosting guests with direct access to a private terrace.

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 M2



N	ROOM NAME	AREA (m ²)
1	Terrace	4,4* _{coefficient 0,3}
2	Bedroom	13,8
3	Bedroom	13,0
4	Walk-in Closet	4,4
5	Bedroom	10,5
6	Utility room	4,5
7	Kitchen / Living Room	47,6
8	Bathroom	3,7
9	Corridor	18,3
10	Bathroom	7,0
11	Boiler room	6,3
12	Entrance Hall	8,1
13	Garage	21,0
14	Porch	1,6* _{coefficient 0,3}
Total area		164,2 sqm

CONSTRUCTION STAGES		SIMPLE	BASIC
Foundation construction with utility service footings	Foundation insulation with 100mm extruded insulation	✓	✓
Construction of wooden framework for walls and roof		✓	✓
Installation and insulation with natural insulation materials (hemp shives + Ligamen (lime binder) + water)	External walls - 40 cm, internal walls - 20 cm, roof - 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		SIMPLE	BASIC
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		SIMPLE	BASIC
Landscape design	Turnkey works: development of a landscape plan, irrigation system, planting, and plant care (optional, not included in the cost)	—	—
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