



TIMBER HOUSE

HANDCRAFTED LOG HOMES · IRELAND

FLOOR PLAN & SPECIFICATION

Essex · Simona T2

TURNKEY LOG HOME · ≈ 38 m²

FOOTPRINT

5.30 × 6.55 m

AREA

≈ 38 m²

WALL BUILD-UP

45 mm + 150 mm ins.

DELIVERY

10–14 weeks

WARRANTY

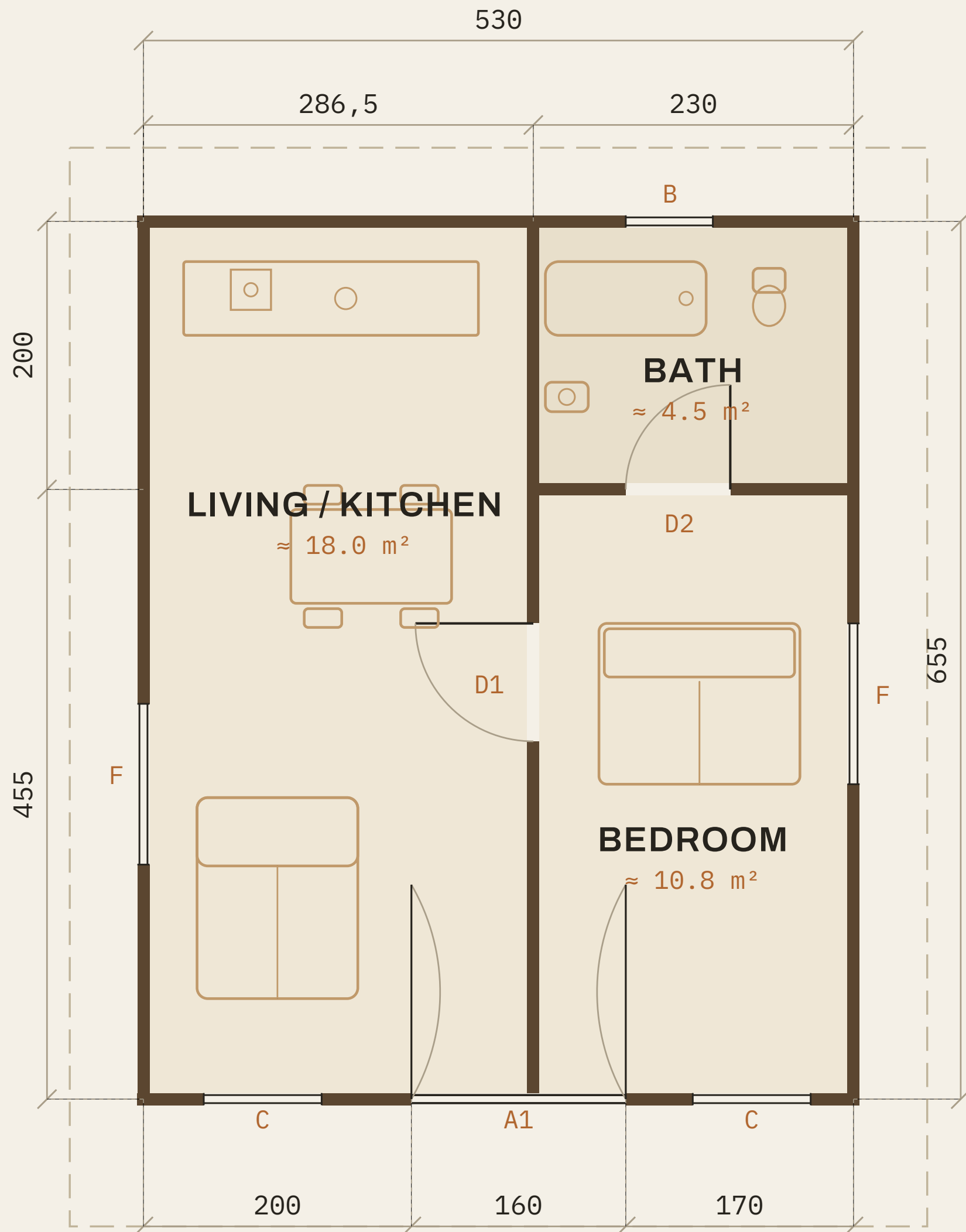
10 years

TIMBER

Certified Nordic Pine

GROUND FLOOR PLAN

SCALE 1:75 · DIM. cm



DOOR & WINDOW SCHEDULE

- A1** External door · 160 × 200 · full glass
- D1** Internal door · 88 × 200 · 42 mm solid wood
- D2** Bathroom door · 78 × 200 · 42 mm solid wood
- B** Single window · 65 × 88 · frosted glass
- C** Single window · 88 × 160
- F** Double window · 120 × 110

WALL OPTIONS

Inner wall thickness selectable: 58 · 70 · 94 · 180 mm. Optional insulation kit — Rockwool to roof & walls, polystyrene to floor — substantially increases total wall thickness.

INCLUDED IN THE PRICE

- Concrete-block base & full house assembly
- Free transport to the assembly site
- Pre-installed hot & cold water + bathroom drain
- Water heater mounted & connected
- Shower cabin, toilet & bathroom furniture fitted
- Kitchen water & appliance pre-installation

ELECTRICAL PRE-INSTALL

- 18-module panel, single-phase 2P 40A RCD
- Up to 24 sockets, switches & wall-light points
- White outlets, switches & conduits
- Wall light fittings not included

GOOD TO KNOW

- Kitchen & paint not included
- Bathroom equipment supplied without warranty
- Fully customisable & bespoke projects welcome
- Quotation valid 30 days