

PREFABRICATED HOMES FOR SALE

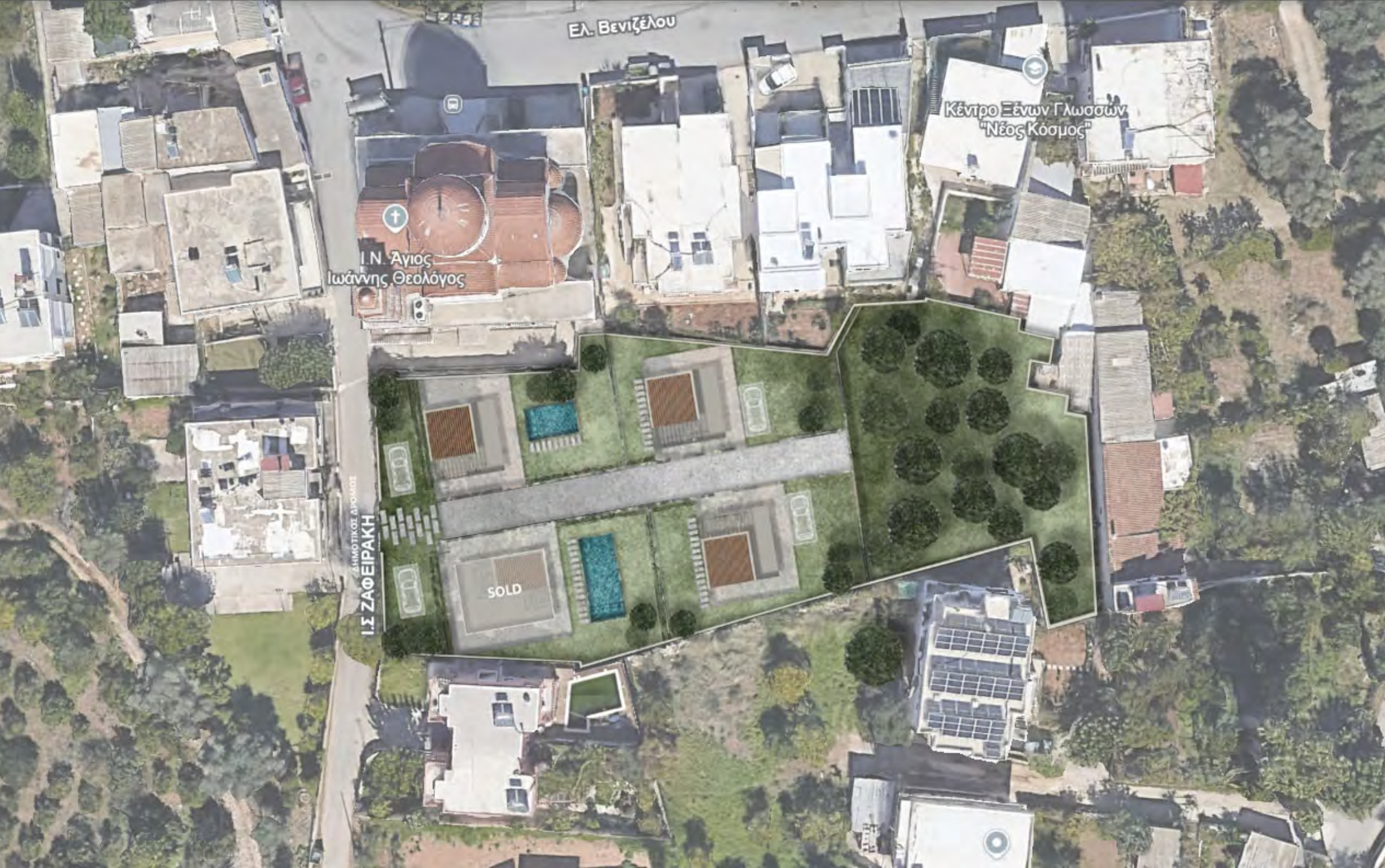
LOCATION : PYRGOS PERVOLIA – CHANIA,
CRETE

DESIGNER: PETROS CHATZISTAVROS

PROJECT CONTRACTOR: PETROS
CHATZISTAVROS

APRIL 2025





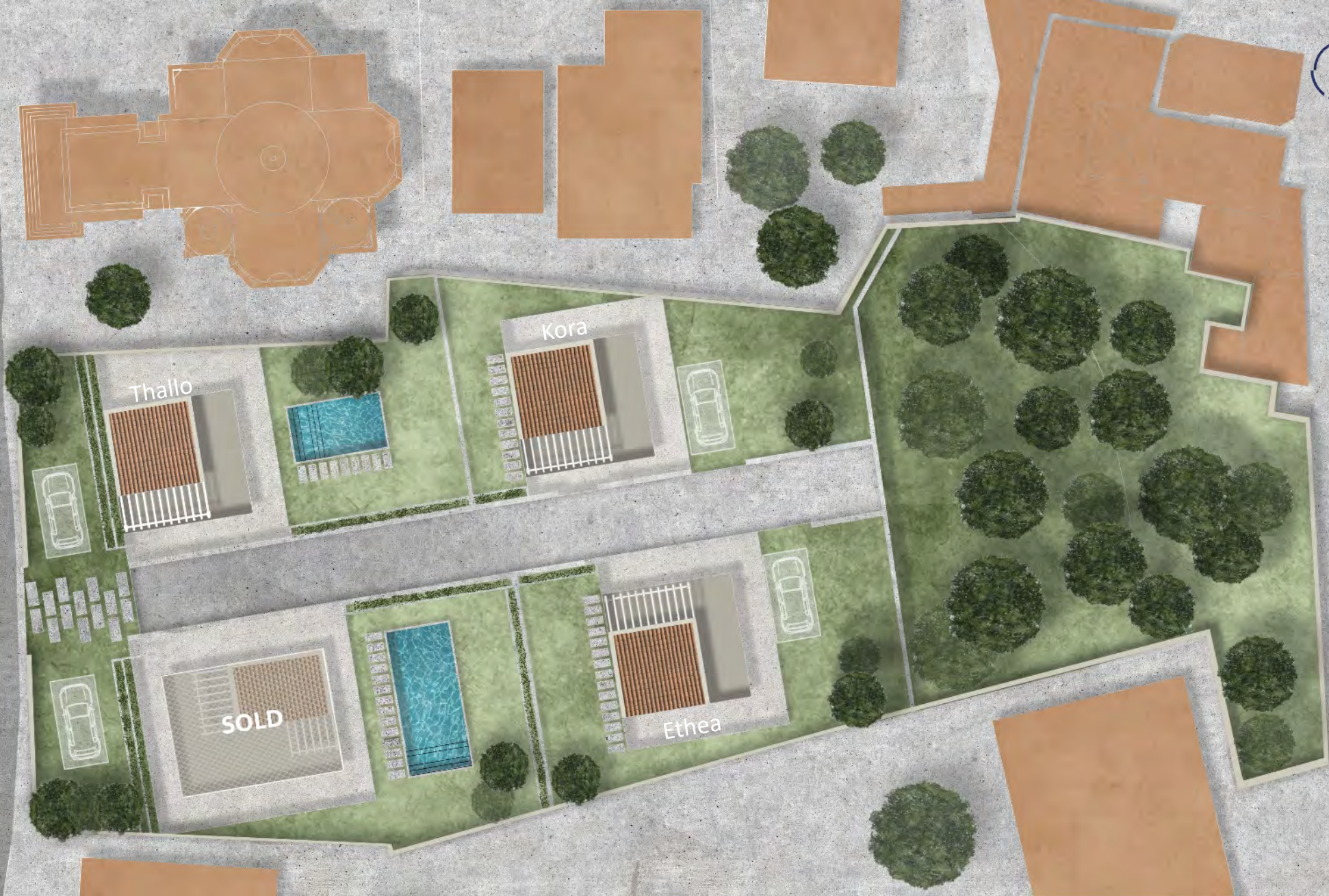
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ΔΗΜΟΤΙΚΟΣ ΔΡΟΜΟΣ



	PROPERTY AREA	HOUSE	REMAINING BUILDING AREA	VALUE
ETHEA	308,82 τ.μ	60 + 28 τ.μ	10 τ.μ	256.000 €
KORA	290,63 τ.μ	60 + 28 τ.μ	10 τ.μ	254.000 €
THALLO	350,20 τ.μ	60 + 28 τ.μ	10 τ.μ	258.000 €



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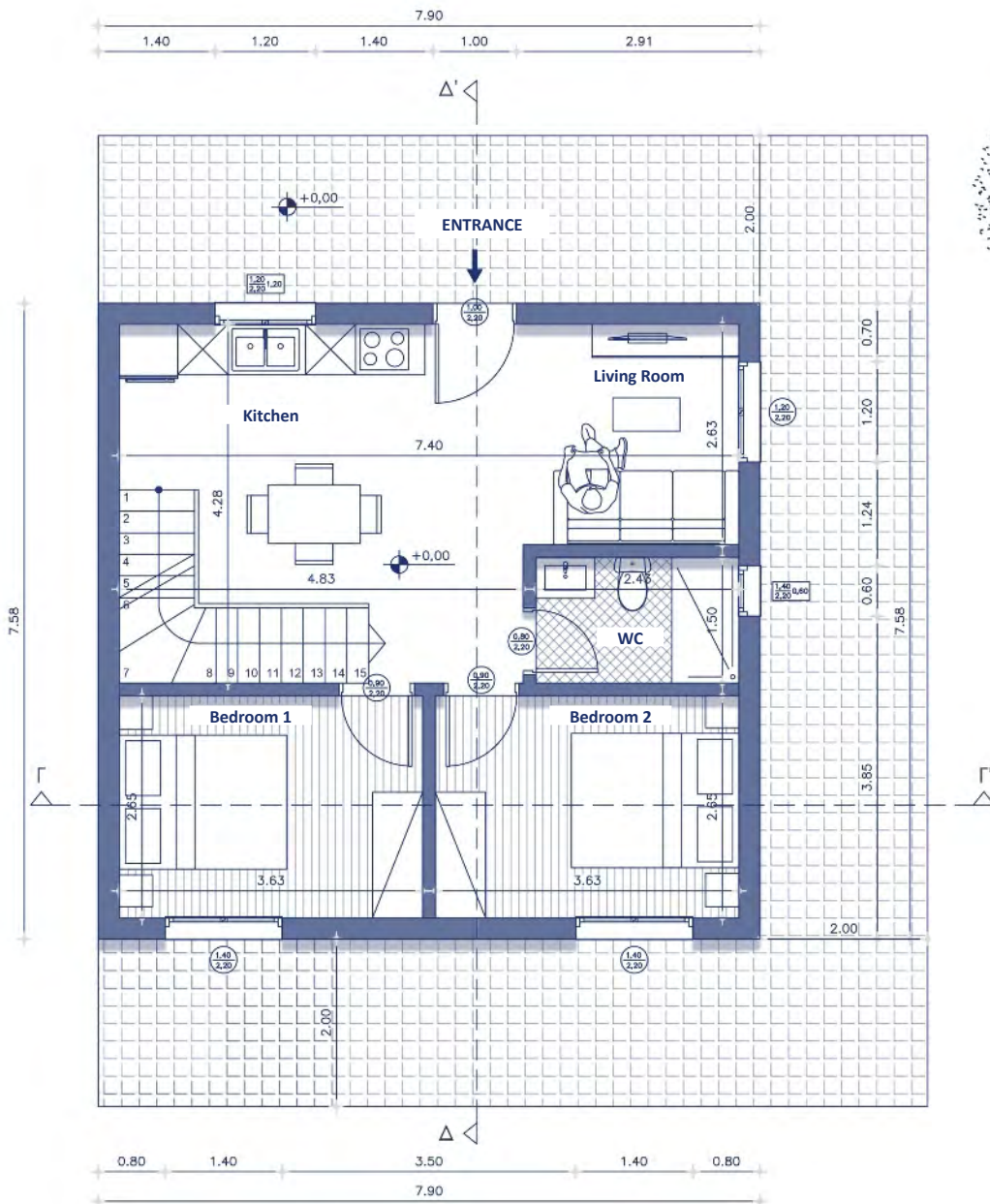
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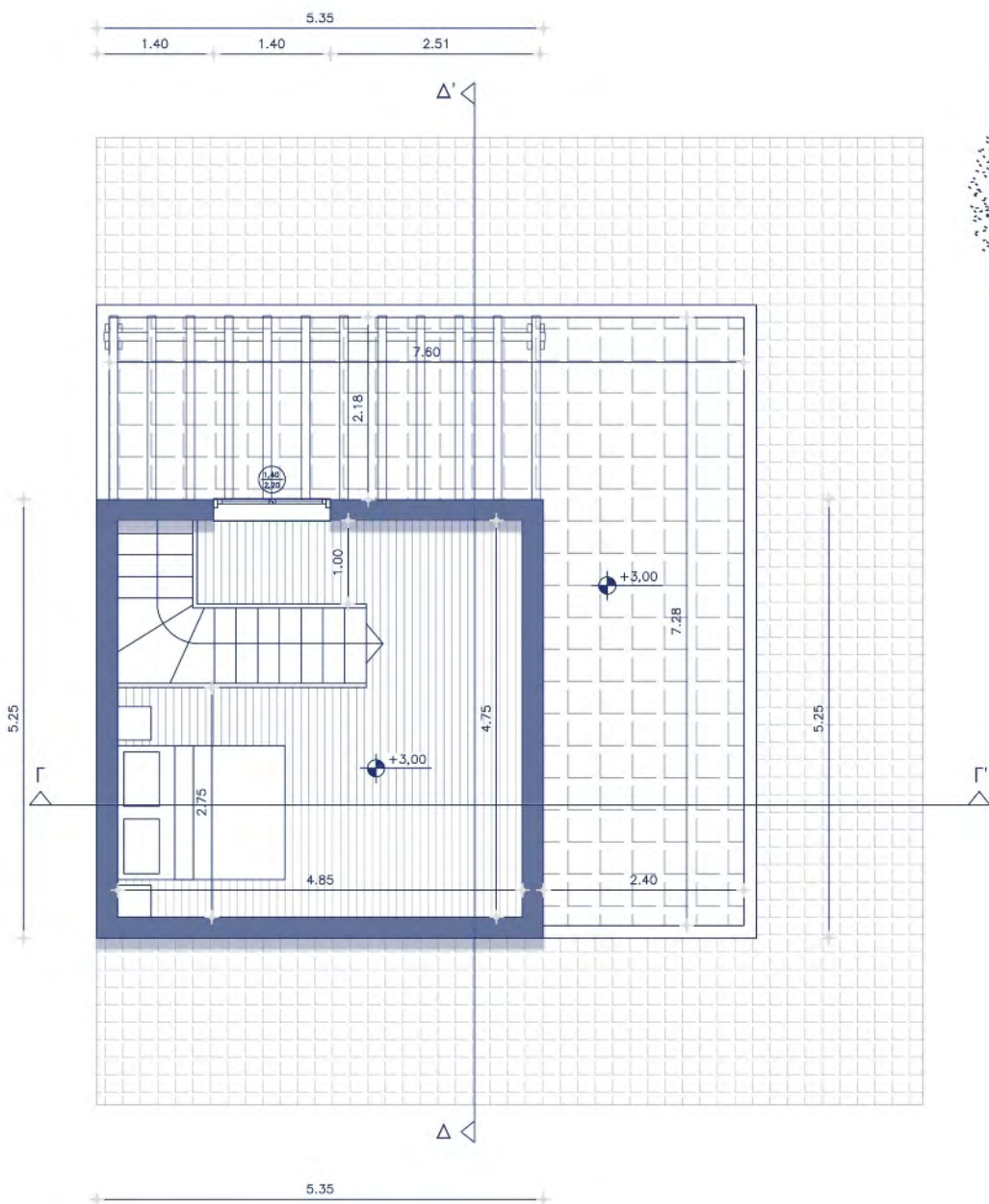


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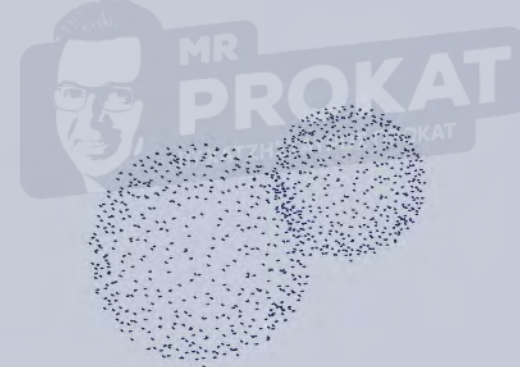


TECHNICAL SPECIFICATIONS

- BEDROOM 1 : 9,62 sq.m.
- BEDROOM 2 : 9,62 sq.m.
- WC : 3,65 sq.m.



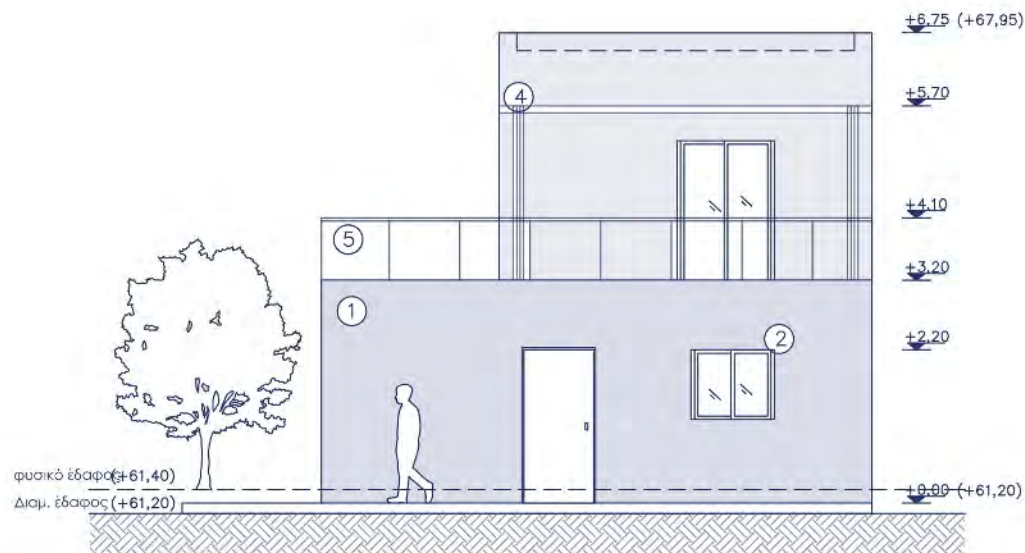
Loft Plan 28 sq.m.



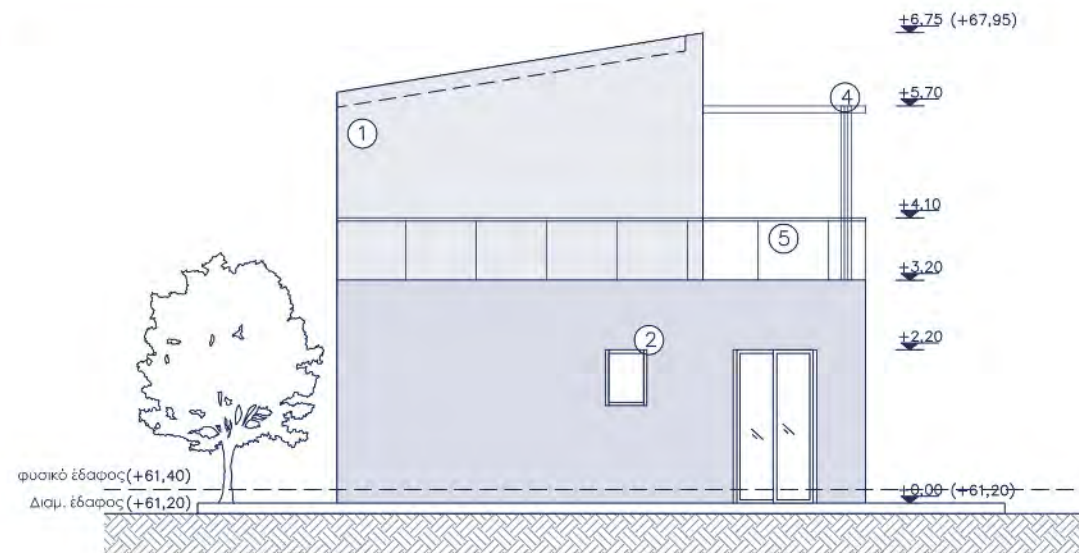
ELEVATION

MATERIAL LEGEND

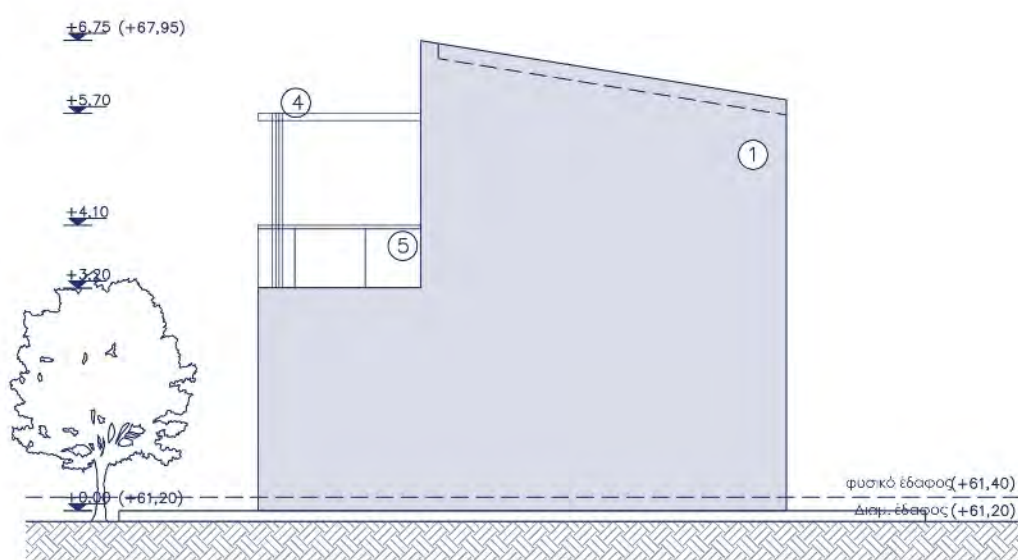
1. Prefabricated wall with 5-layer thermal insulation
2. Aluminum frames, either cased or sliding
3. Roman-style, red roof tiles
4. Wooden pergola made of pressure-treated timber
5. Glass



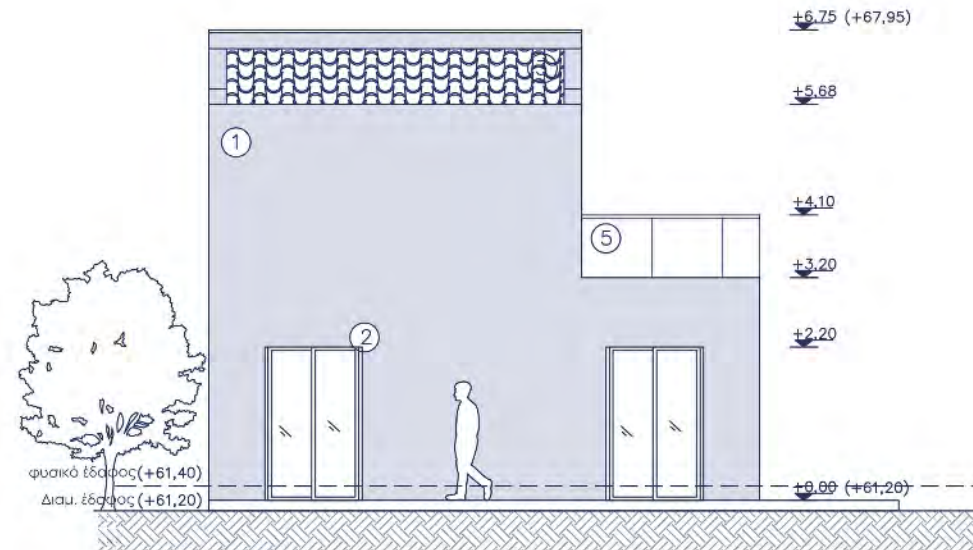
NORTH ELEVATION



EAST ELEVATION

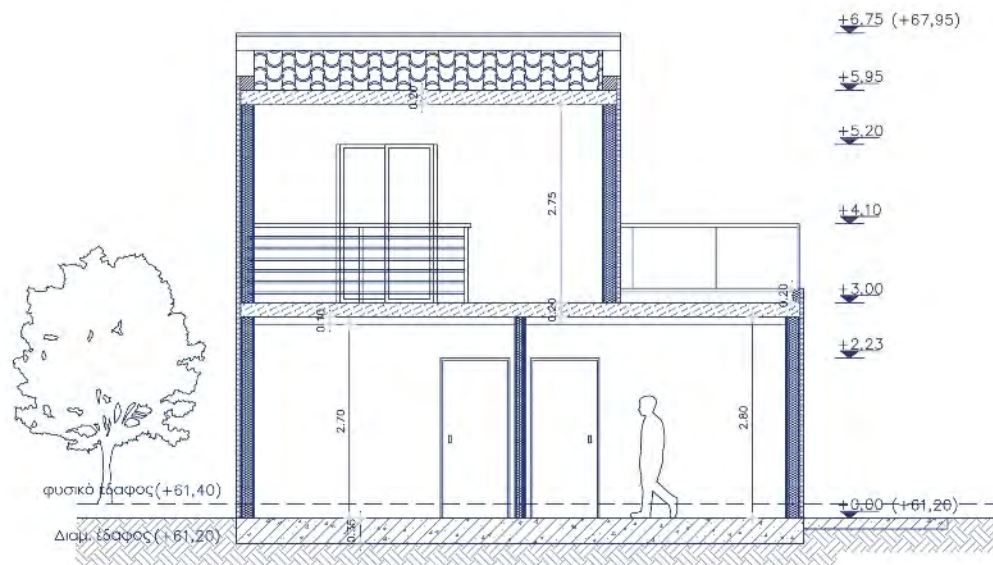


WEST ELEVATION

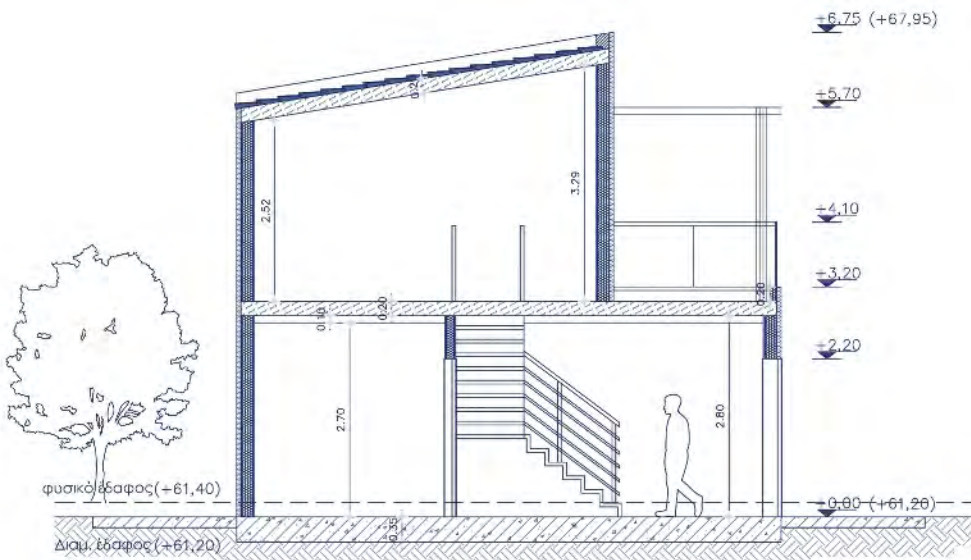


SOUTH ELEVATION

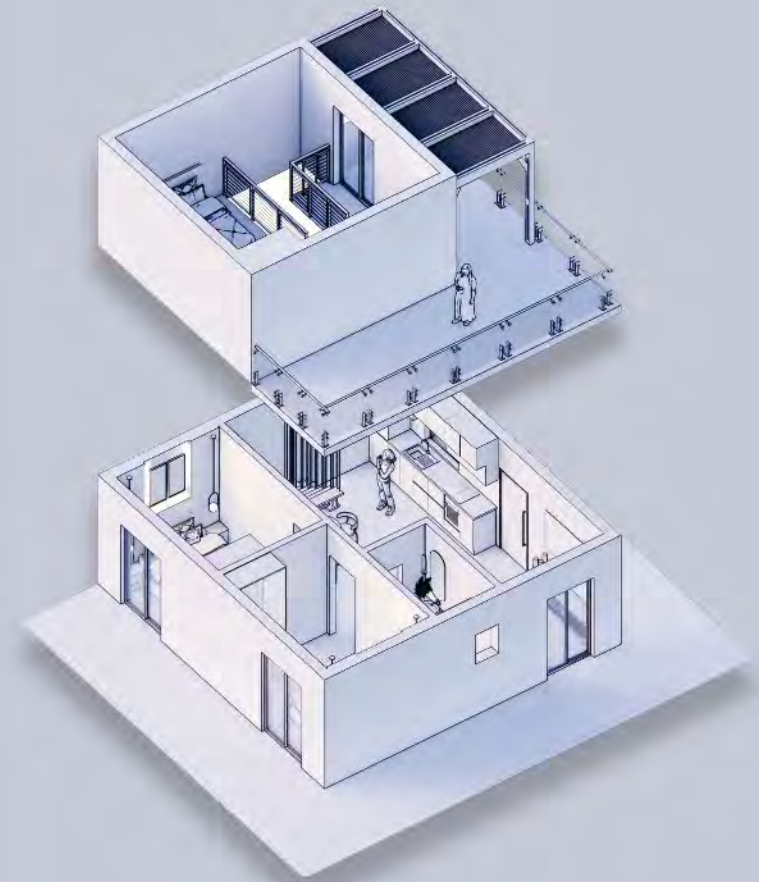
SECTIONS



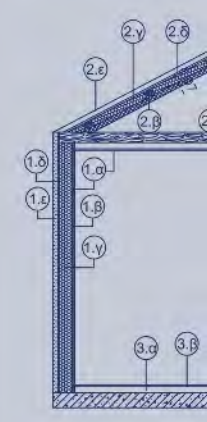
Section Γ - Γ'



Section Δ - Δ'



Prefabricated House Section Details



1. Prefabricated wall (wood panel 0,25m)

- α) Drywall 0,016m
- β) Wooden OSB sheathing 0,012m
- γ) Wooden frame with rock wool insulation 0,15m
- δ) Wooden OSB sheathing 0,012m.
- ε) 5-layer thermal insulation system 0,06m.

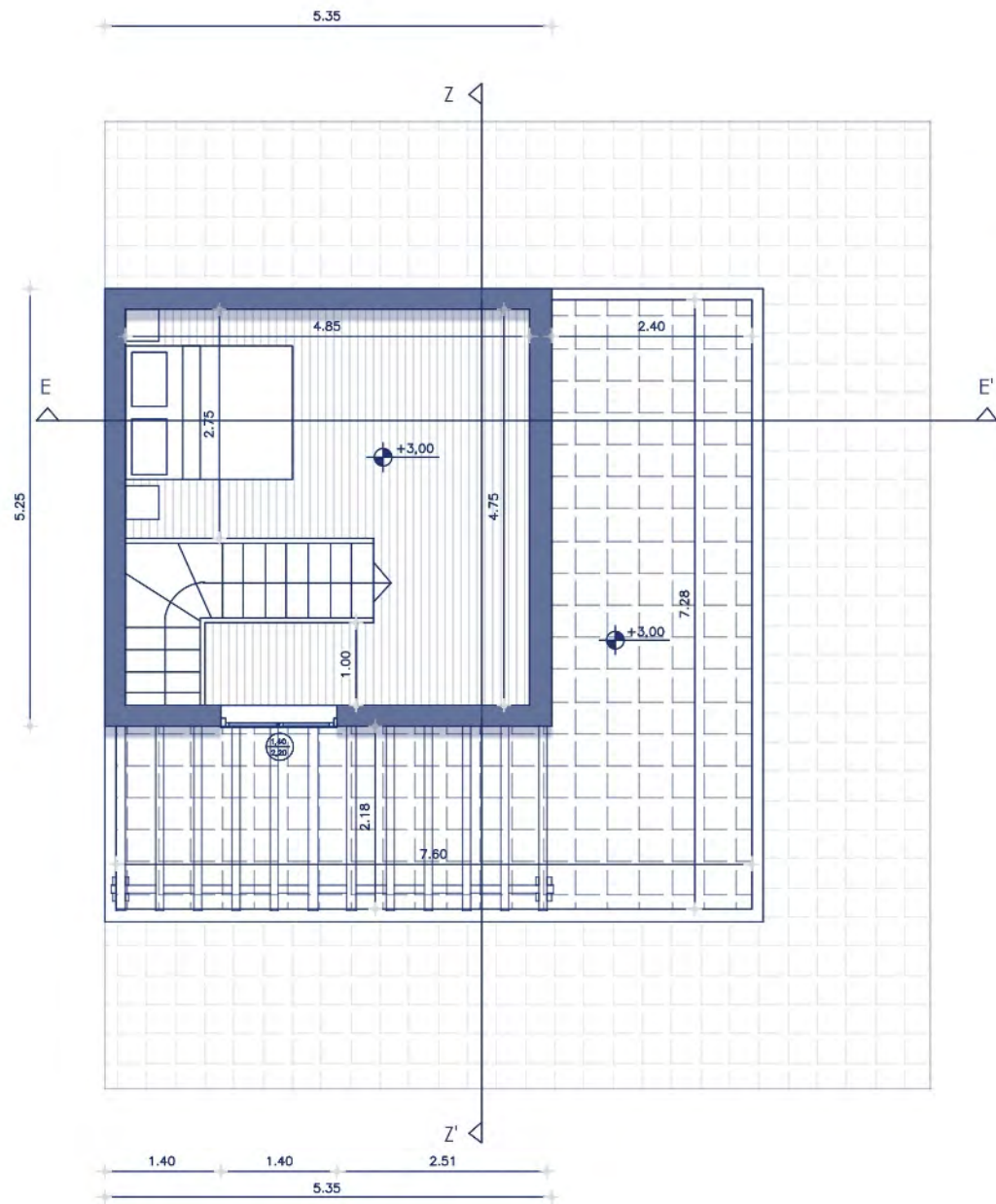
2. Wooden Roof

- α) Wooden sheathing with Swedish timber
- β) Wooden beams
- γ) Mineral wool insulation
- δ) Bituminous waterproof membrane
- ε) Thermal insulation system with 5 layers(0,06m), finished with acrylic plaster render

3. Floor

- α) Leveling layer (substrate)
- β) Floor covering (tiles or laminate)





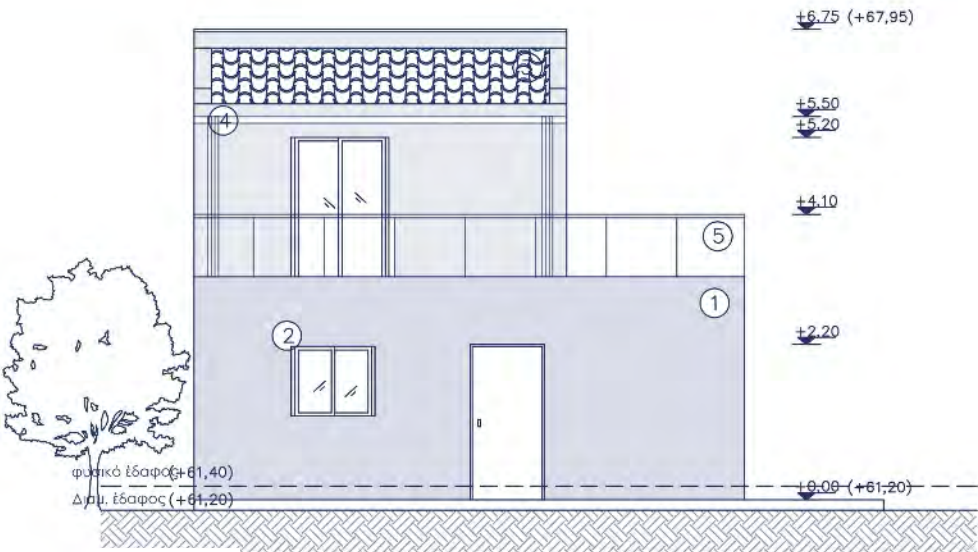
Loft Plan 28 sq.m.



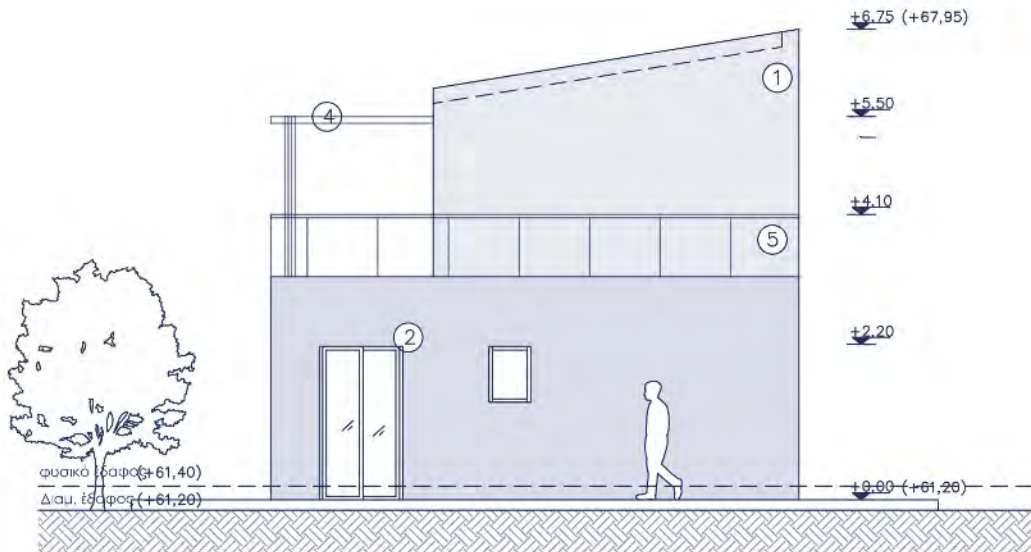
ELEVATIONS

MATERIAL LEGEND

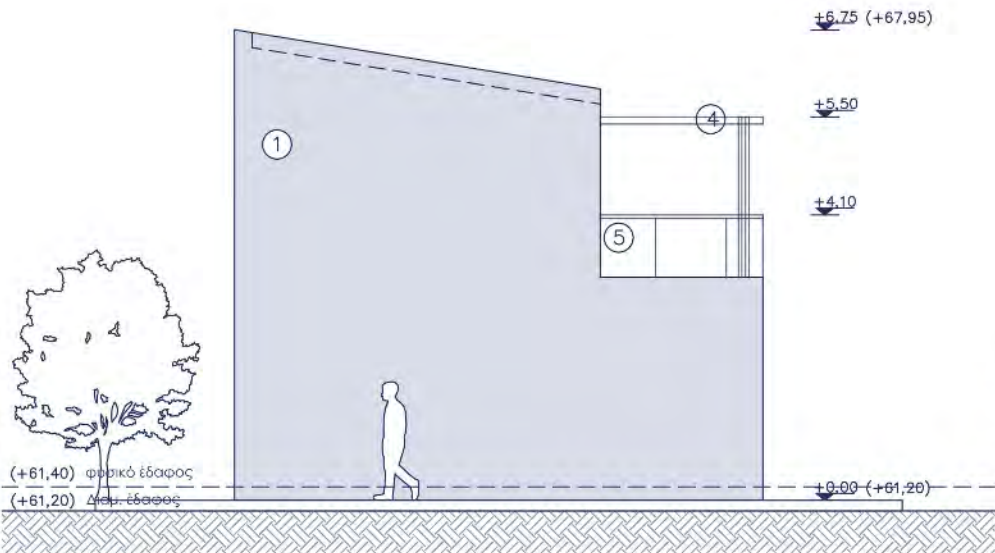
- 1. Prefabricated wall with 5-layer thermal insulation
- 2. Aluminum frames, either cased or sliding
- 3. Roman-style, red roof tiles
- 4. Wooden pergola made of pressure-treated timber
- 5. Glass



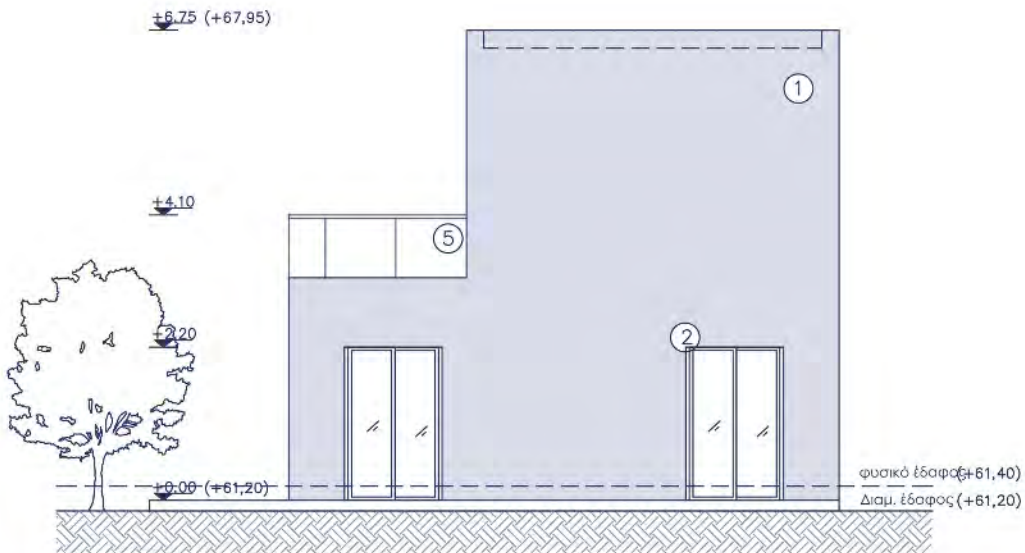
SOUTH ELEVATION



EAST ELEVATION

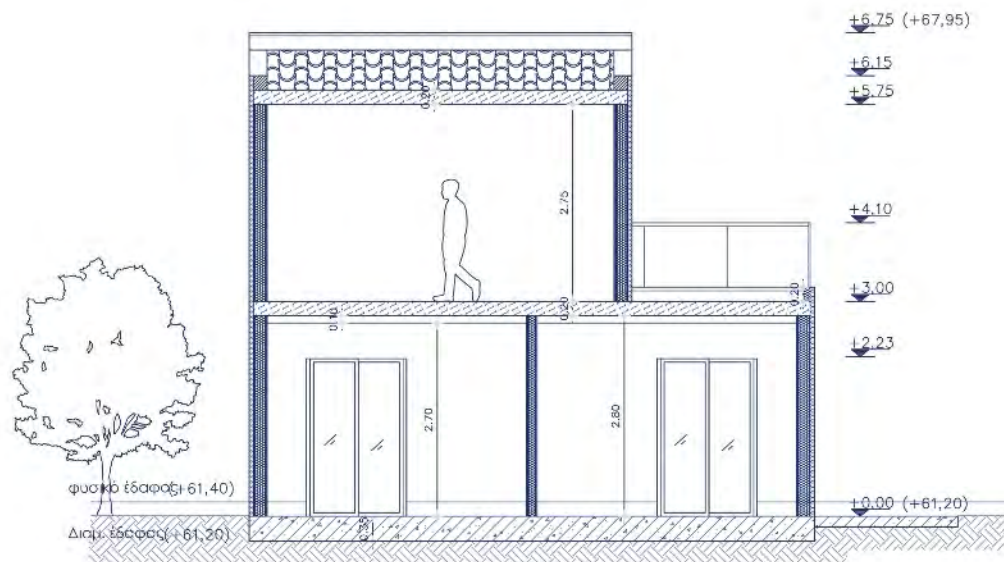


WEST ELEVATION

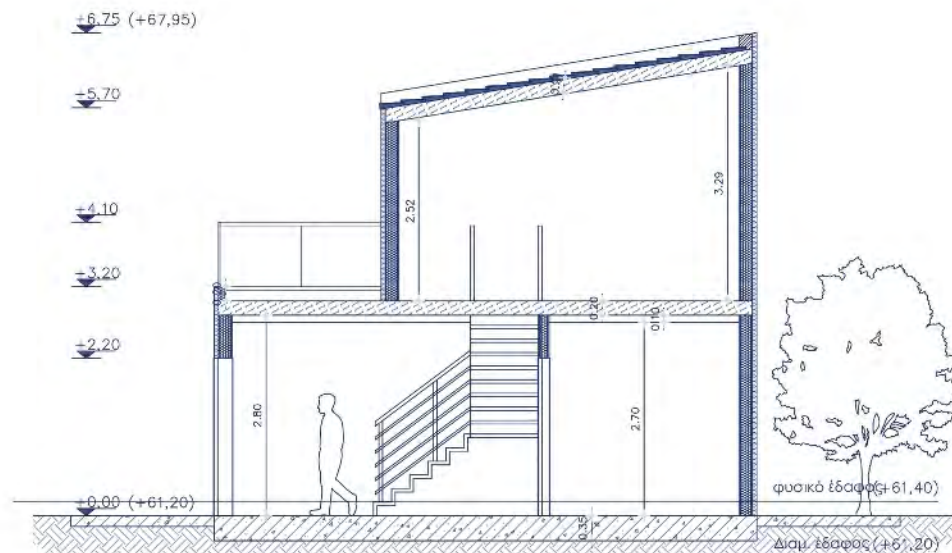


NORTH ELEVATION

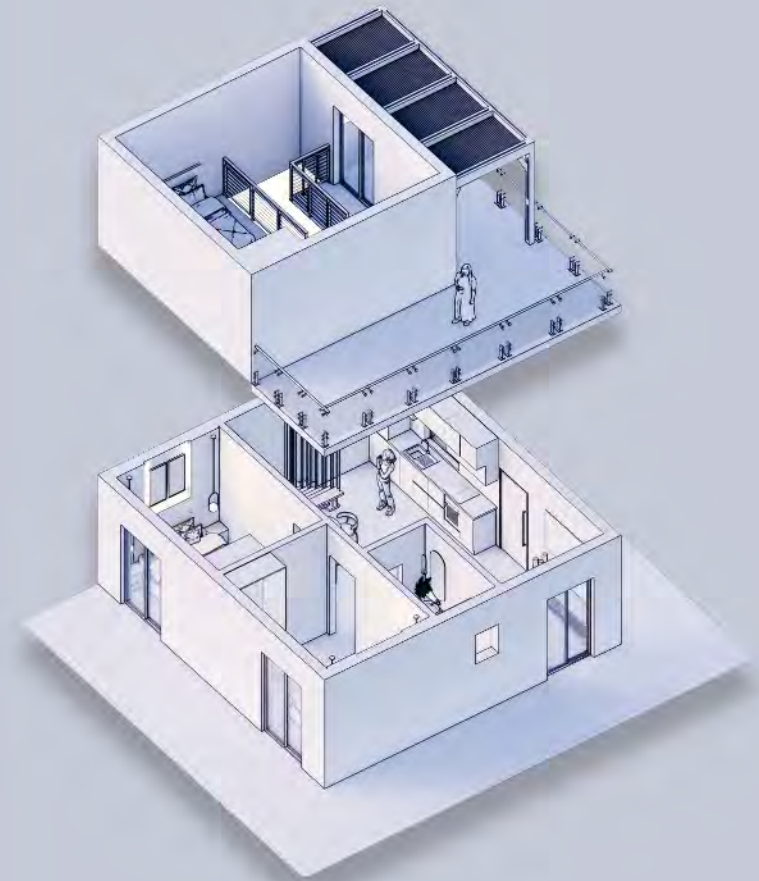
SECTIONS



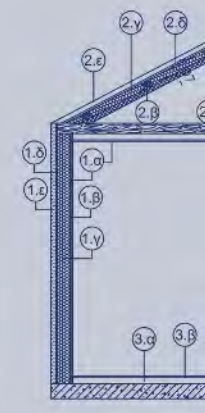
SECTION E-E'



SECTION Z-Z'



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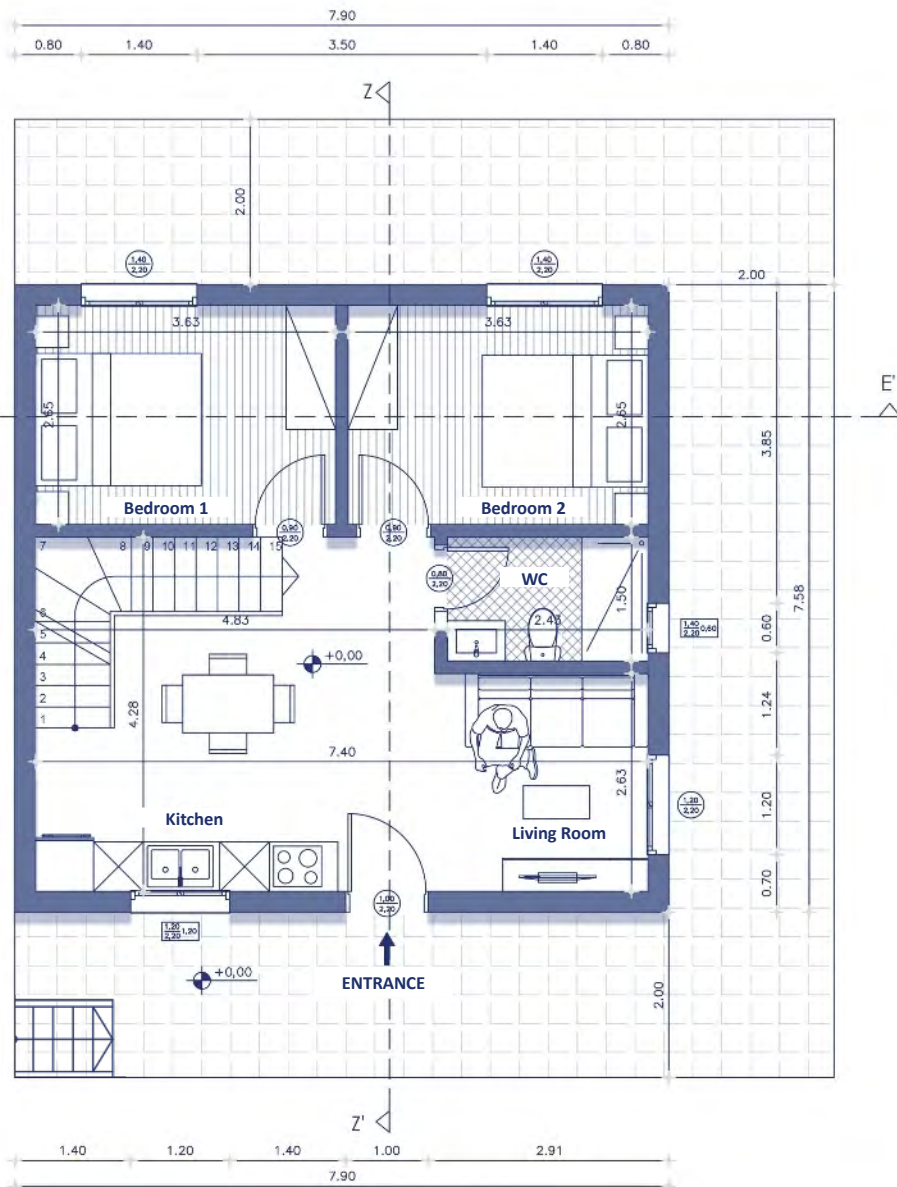
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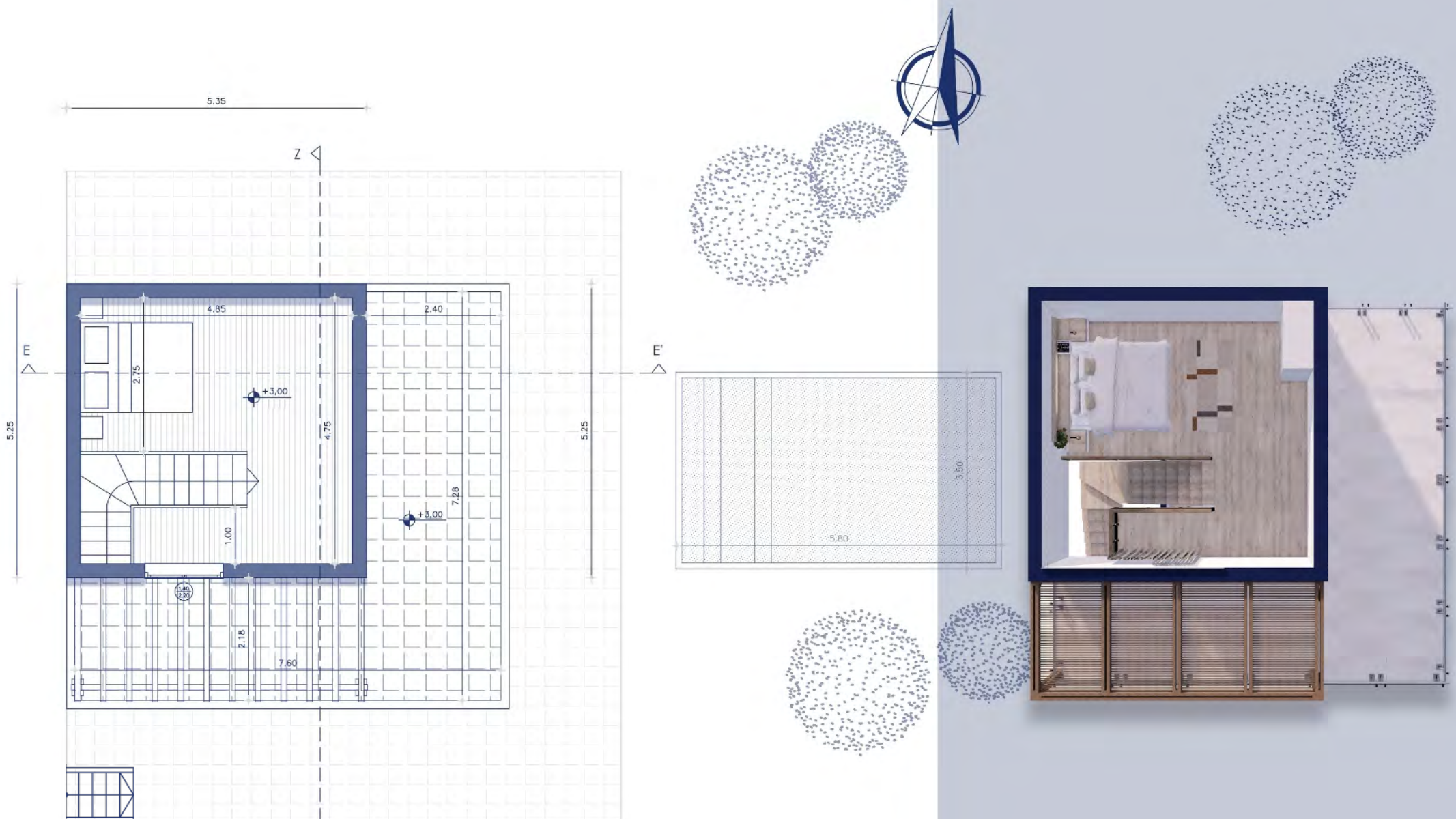


Ground Floor Plan 60 sq.m.



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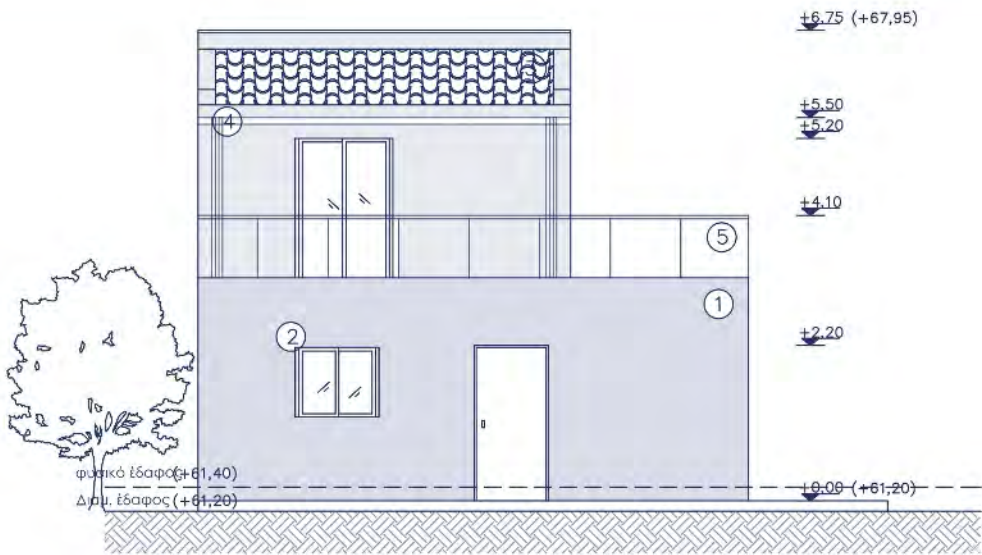


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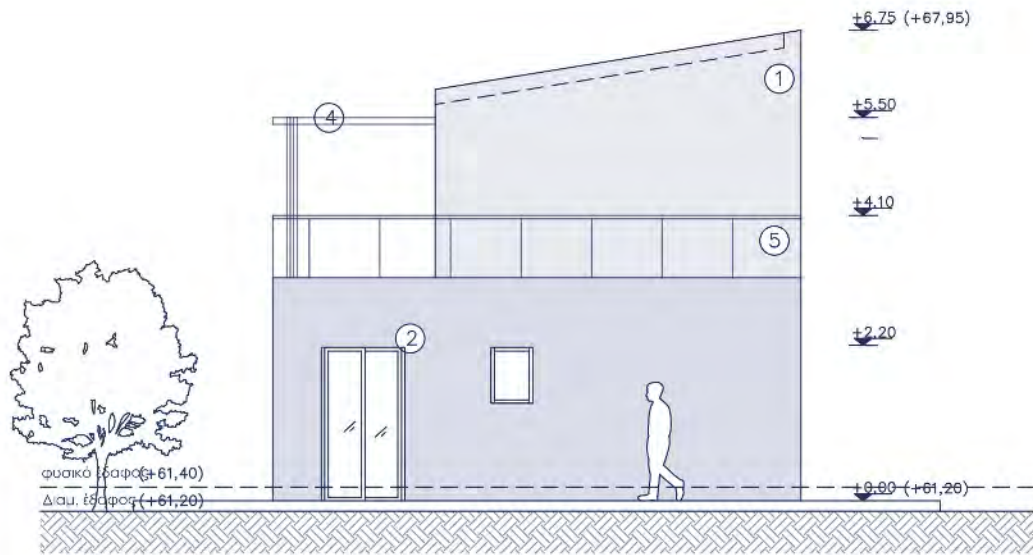
ELEVATION

MATERIAL LEGEND

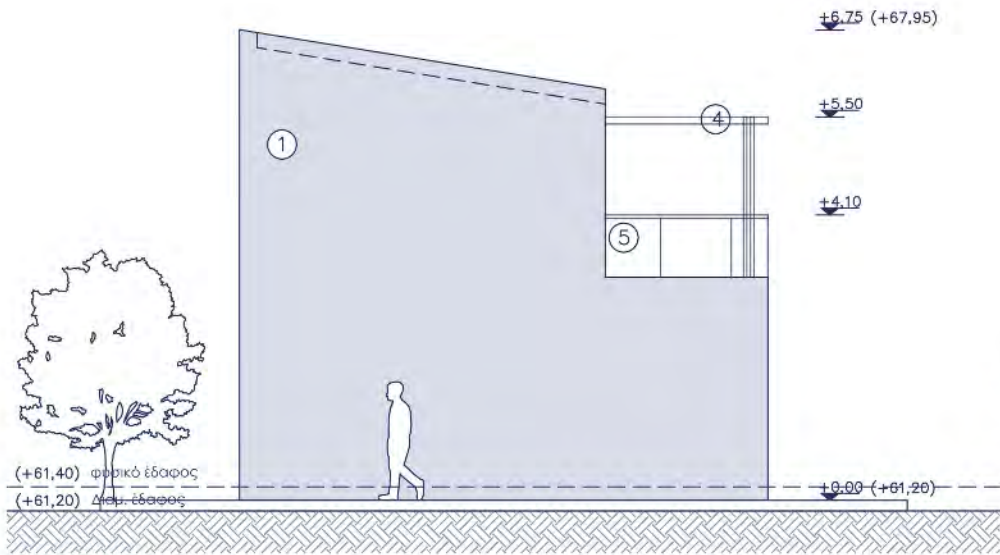
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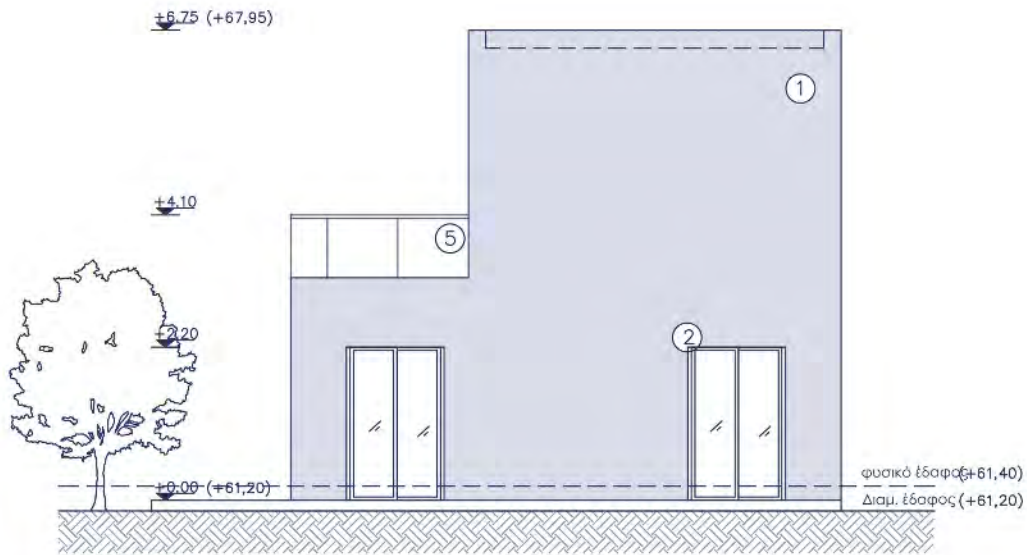
SOUTH ELEVATION



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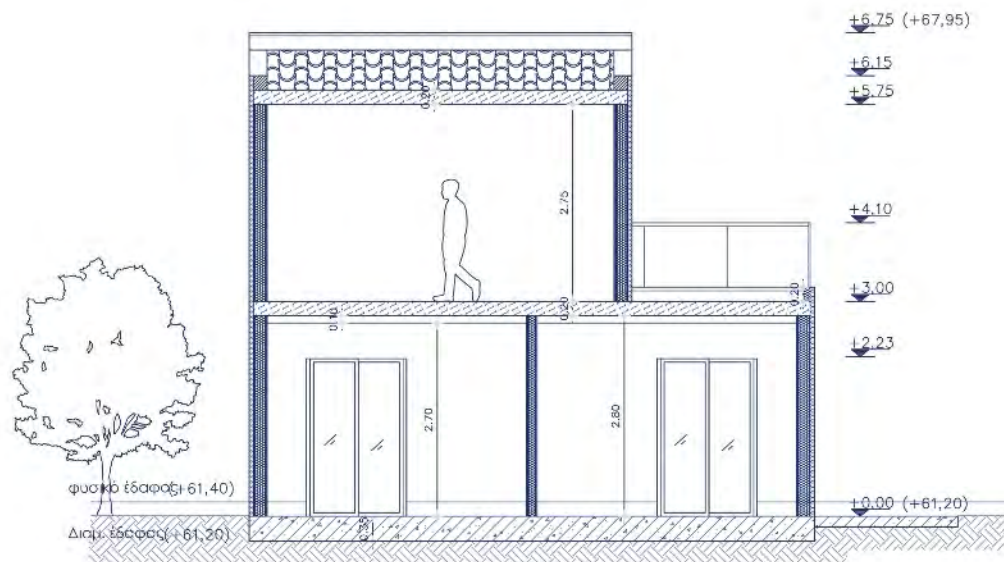


WEST ELEVATION

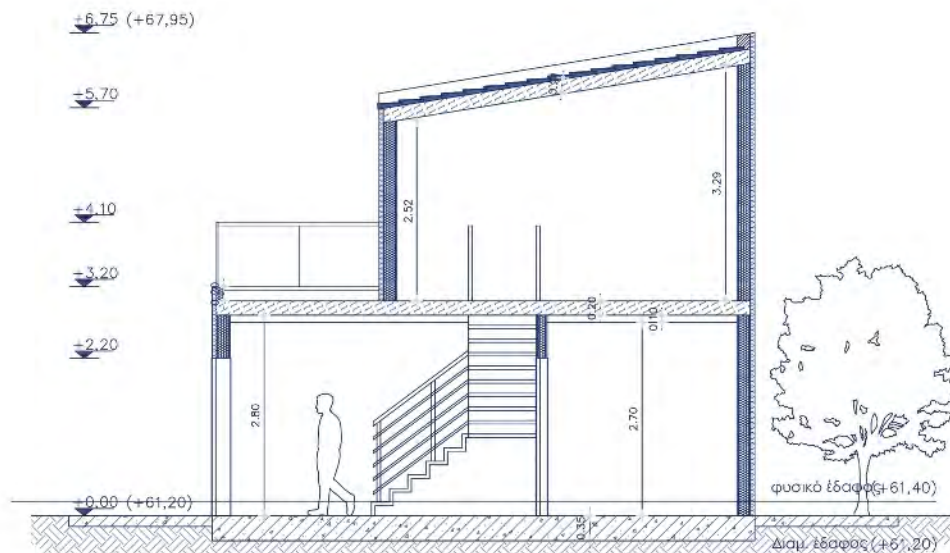


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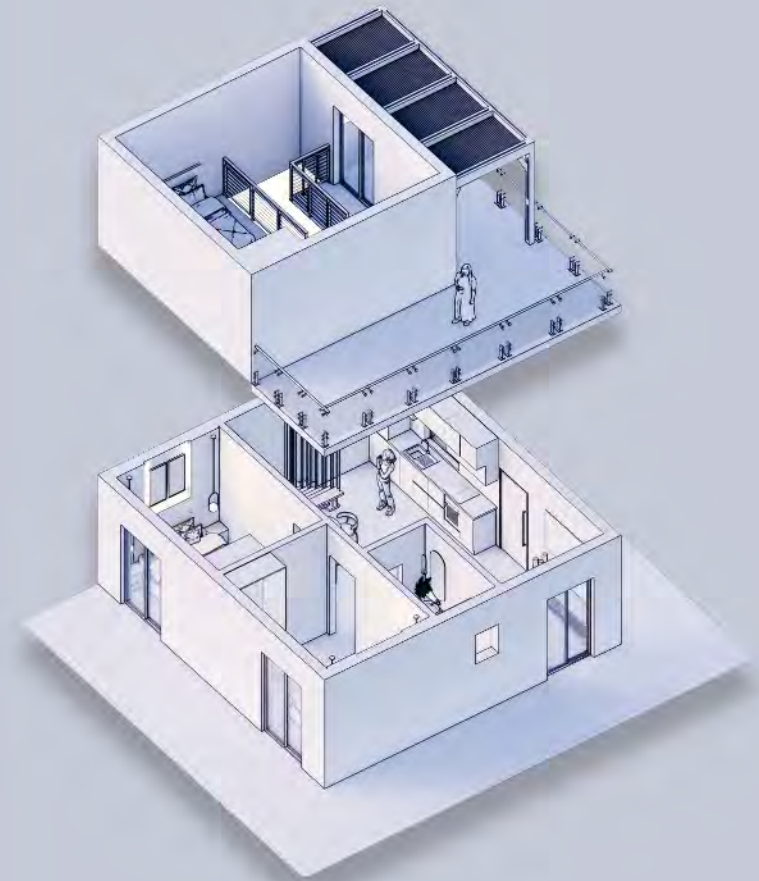
SECTIONS



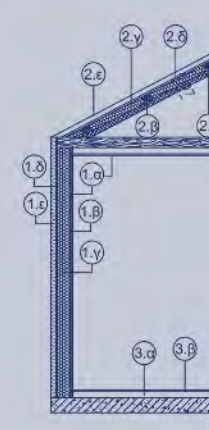
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- Energy Class A+
- Fully earthquake-resistant houses with zero energy footprint
- Modern Architectural Design



1.1. Surrounding Grounds

1.1.α. Perimeter Fencing

1.1.β. Purchase and installation of entrance door. (NOT garage door)

1.1.γ. PPC column (electricity)



1.2. Foundation

Includes :

1.1.α. Earthworks – rock excavation

1.2.β. Placement of blinding concrete – Foundation waterproofing

1.2.γ. Foundation formwork– Installation of foundation grounding– Concrete placement

1.3. Prefabricated

The prefabricated house includes:

- External wall with 50mm frame, 100mm rock wool insulation and OSB category 3, 11 mm on both sides
- Internal wall with 100mm frame and OSB category 3, 11mm on both sides (NO insulation).
- Single-pitch tiles roof with Roman style tiles.
- Accessible roof deck on the attic veranda- attic tiles.
- Purchase and installation of heat pump.
- Basic single-phase electrical installation including the supply of sockets/outlets and switches.
- Wiring for air-conditioning. Alarm system wiring will be installed upon request and will occur at an additional cost.
- Basic plumbing installation
- White aluminum entrance door with blind panel (modern selection from company catalog)
- Interior laminate doors with color selection from company catalog
- Exterior and interior wall painting, with the selection of one color from the company's standard color range.
- Installation of a 6cm thermal facade insulation system.
- Purchase and installation of white aluminum frames with thermal break, including one tilt-and-turn mechanism, roller shutters, and insect screens.
- Purchase and installation of tiles (with the option of code selection up to 15€ per sq.m. + VAT)
- Purchase and installation of sanitary ware (with the option of code selection up to 500€ per bathroom+ VAT). The purchase and installation of a shower cabin is NOT included.

Additional equipment options (upon request):

For an additional cost of **10.000€ + VAT**, the following furniture are included:

Kitchen:

Counter up to 3,00 m. long and up to 2,20 m. in height, the space for the fridge is included.

Built-in electrical appliances and the associated installations are not included.

Bedroom Closets:

A three-door hinged wardrobe in the master bedroom.

A two-door hinged wardrobe in the second bedroom.

Mechanism for a sliding-door wardrobe is NOT included.

Additional Options (upon request):

Purchase and installation of a 160lt solar water heater.

NOT included:

- Purchase and installation of heating
- Purchase and installation of a fireplace
- Purchase an installation of air conditioning
- Purchase and installation of alarm system
- Purchase of electrical appliances, lighting and furniture
- 20 sq.m. Pool construction
- VAT

1.4. Utility Connections

Company authorization for utility connections (PPC, water)

1.5. Building Permit

1.5.α. The cost of the building permit is included.

1.5.β. ΕΦΚΑ labor days

1.5.γ. Includes structural inspectors and energy auditors



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