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TURNKEY STANDARD IN MAGAHOMES HOUSES - DEFINITION

TURNKEY STANDARD means premises with:

- laid floors
- mounted skirting
- furnished bathroom
- furnished kitchen
- interior doors
- furnished apartment
- mounted air conditioners - cooling and heating units

A flat ready to move in, completed, with a furnished bathroom and kitchen. A turnkey finished apartment here means that the apartment is fully furnished. You can move in and start living.

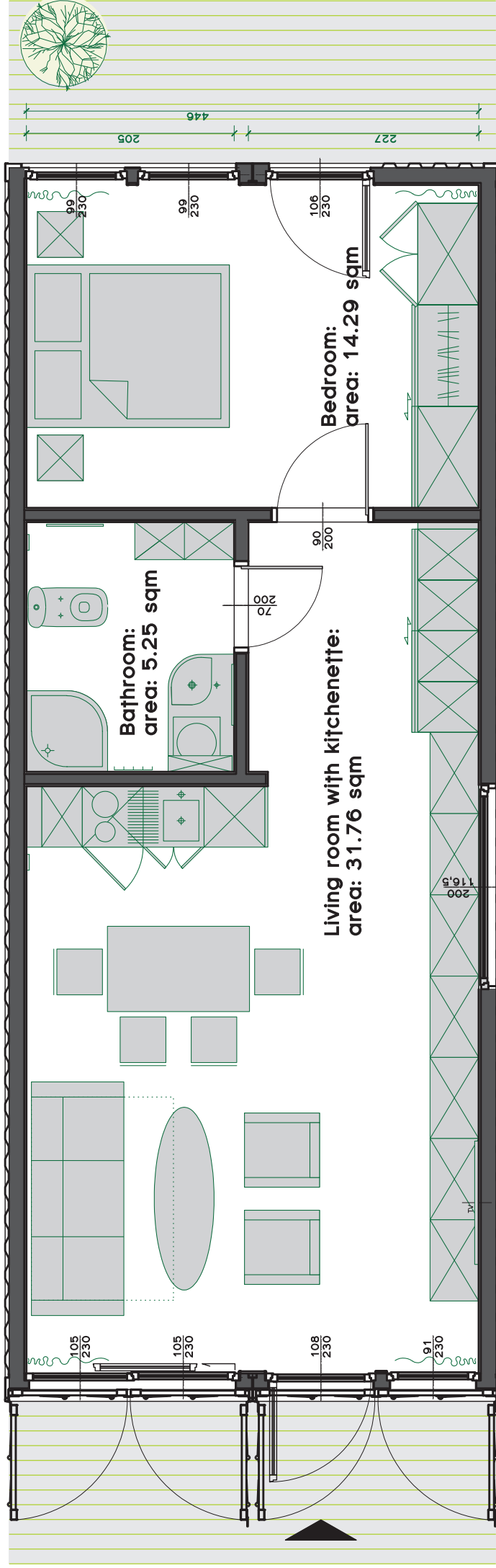
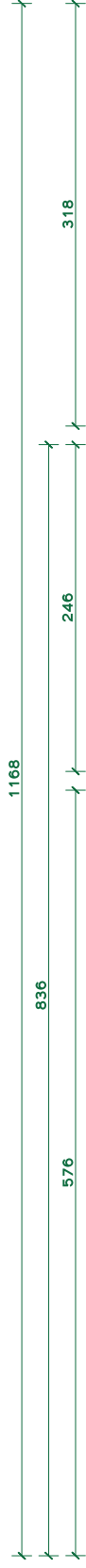
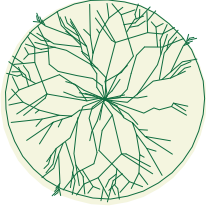
IMPORTANT!

1. The facade of the container is not provided (the container is only painted / protected against corrosion).
2. Terraces / landings are not provided.

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VERSION A with one bedroom - turnkey standard



LIVING ROOM WITH KITCHENETTE	31,76 sqm
BEDROOM	14,29 sqm
BATHROOM	5,25 sqm
TOTAL area	51,30 sqm

DIMENSIONS of a SINGLE 40-foot HC container:

EXTERNAL dimensions:

External dimensions of the 40-foot High Cube container:
length: 12.2 m; width: 2.4 m; height: 2.9 m.

INTERNAL dimensions:

Internal dimensions of the 40-foot High Cube container:
length: 12 m; width: 2.35 m; height: 2.7 m.

The Magahomes house is built of two 40-foot containers of HC.

LIST OF ROOMS:

1. Living room with kitchenette: area: 31.76 sqm
2. Bedroom: area: 14.29 sqm
3. Bathroom: area: 5.25 sqm

Total area: 51.30 sqm

CONSTRUCTION:

In Magahomes houses, we strengthen the container's body by joining steel poles with the container frame at window or door openings and along of the residential unit (2 pieces). The construction of the container is additionally reinforced with two upstand beams located transversely on the roof and screwed to the frame of the container. The exterior of Magahomes houses is painted, after mechanical cleaning, with anti-corrosion paint, intended for painting containers.

CONNECTION OF CONTAINERS:

The containers are bolted together inside with two corner cubes (upper and lower). The advantage of such connectors is completely invisible assembly elements. The roof part is very important when joining containers together - in Magahomes houses, the roofs do not leak in the joints due to the use of a special roofing membrane.

INSULATION

FLOORING insulation:

In Magahomes houses we use rigid PUR boards (thickness: 10 cm) to insulate the floor. This type of insulation has excellent thermal, waterproofing and acoustic properties. Its additional advantage is its resistance to pathogens, which include fungi, insects and rodents.

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Layers of the floor (from top to bottom layer):

- OSB layer; thickness: 12 mm
- original floor in the container: plywood; thickness: 30 mm
- polyurethane insulation - rigid PUR boards; thickness: 100 mm
- galvanized sheet with anti-corrosive layer (protects the insulating layer of the floor)
-

Heat transfer coefficient for FLOOR:

U=0.21 (WT 2021 - $U_{max} = 0.30 \text{ w/mkw}^*k$)

[WT 2021 is a polish norm regarding technical conditions planned for 2021]

FLAT ROOF insulation:

For the insulation of the roof in Magahomes houses, exterior polyurethane insulation was used in the form of rigid 200 mm thick PUR boards.

After fitting the insulation on the whole surface of the roof, a special membrane is placed on it and then fixed with screws to the upper part of the container. The screws are hidden under a special masking which also acts as a gutter (mounted around the house).

This solution not only protects against water (rain, snow), but also allows easy disassembly (and reassembly) of the roof covering when moving the container.

Inside the house, rigid PUR boards with a thickness of 20 mm are laid over the ceiling and covered with a finishing material.

Roof insulation layers (from inside the container to the outside):

- wall finishing material
- polyurethane insulation - rigid PUR boards; thickness: 20 mm
- metal sheet (outer wall of the container); thickness: 2 mm
- polyurethane insulation - rigid PUR boards; thickness: 200 mm
- membrane (protects against snow and rain, etc.)
-

Heat transfer coefficient for the FLAT ROOF:

U=0.11 (WT 2021 - $U_{max} = 0.15 \text{ w/mkw}^*k$)

[WT 2021 is a polish norm regarding technical conditions planned for 2021]

Insulation of EXTERNAL WALLS:

For the insulation of external walls of Magahomes houses we use polyurethane insulation in the form of PUR rigid boards with a thickness of 150 mm.

This type of insulation has excellent thermal, waterproofing and acoustic properties. Its additional advantage is its resistance to pathogens, which include fungi, insects and rodents.

External wall layers (from inside the container to the outside):

- wall finishing material
- polyurethane insulation - rigid PUR boards; thickness: 150 mm
- metal sheet (outer wall of the container); thickness: 2 mm

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Heat transfer coefficient for EXTERNAL WALLS:

U=0.15 (WT 2021 - $U_{max} = 0.20 \text{ w/mkw}^*k$)

[WT 2021 is a polish norm regarding technical conditions planned for 2021]

Interior WALLS:

We use mineral wool 100mm thick to insulate the internal walls of the Magahomes house.

WALL FINISHING INSIDE THE CONTAINER:

In Magahomes houses, we use two types of materials to finish the walls:

- Fermacell boards: 12.5mm thick
- wooden boards, four-rabbit; thicknesses: 12mm

WINDOWS and OUTER DOORS:

We use window and door carpentry made of PVC (the surface of the outer door is entirely glazed). The type of the windows is Aluplast AS 4000 Classic.

Within one room, selected windows are equipped with manual pressure diffusers with smooth adjustment / AirVent SM 1000 4000, white /.

FLASHING of window and door openings (external)

The flashing is made of galvanized aluminium sheet. The individual elements are screwed to the container's shell. Because the window openings are arranged symmetrically to the corrugated sheet of the container, both assembly and disassembly proceed quickly and efficiently.

Internal DOOR:

Wooden interior doors were used; made of solid pine.

Dimensions of the door:

- room: 944 x 2025 mm
amount: 1 piece
- bathroom: 744 x 2025 mm;
amount: 1 piece

UTILITIES in Magahomes houses:

The utilities included in the project - connected to a residential unit - are water and electricity. The sewage must be led to a sewer or a septic tank.

ELECTRICAL installation:

Lighting installation and installation of 230V sockets. The electrical installation is flush-mounted.

Magahomes houses are mobile, therefore, the installation has been divided into units for independent electrical circuits. The circuits have their own fuse boxes (one for each container). In addition, an electric meter was installed in one box. The circuits are connected, but they are easy to undo, so once the house is put in a new location, they can be clipped again without any problem.

Important! Work on the electrical installation must be carried out by a qualified electrician.

HEATING installation:

In Magahomes houses, we use an electric floor heating system using a TF-310TL heating foil, which we lay directly under the floor panels.

An unquestionable advantage of this solution is the lack of hanging heaters, which gives the freedom of arrangement and a short time needed to heat the room. The temperature is regulated by a thermostat.

Underfloor heating is distributed throughout the house (except the bathroom).

Layer system in underfloor heating:

- PVC floor panel
- vapor barrier foil
- TF-310TL heating mat
- insulation underlay: 5 mm
- OSB board 12 mm
- original floor of the container - plywood; thickness: 30 mm
-

The bathroom has a hanging electric heater ("ladder" type).

VENTILATION INSTALLATION:

Air movement is ensured by diffusers mounted on the window frames, air extraction is provided by mechanical fans (installed at the kitchenette and in the bathroom). The windows can be opened, so they also perform air exchanging function.

The air from inside the container is led out through fans, through chimneys mounted on the side wall of the container. The chimneys can be dismantled for transport.

Within one room, selected windows are equipped with manual pressure diffusers with smooth adjustment / AirVent SM 1000 4000, white /.

Electric fan:

model: BLAUBERG QUATR125CH FI 125 mm,

color: white;

amount: 2 items;

fan power: 16V;

efficiency: 167 m³ / h.

WATER-SEWERAGE installation:

The Magahomes house has been equipped with a flush installation of water and sewage.

The water installation was made of PERT-AL-PERT pipes.

The sewage system is made of PP pipes.

The water and sewage outlet is located in the outer wall of the container.

The water supply pipe on the section from the container to the depth of 1m is heated electrically by a self-regulating heating conduit (25W/m). The whole installation is powered from an electrical switchboard located inside the residential unit.

Pipes led outwards are insulated with foam and mineral wool.

The water is heated by an electric water heater.

Water heater:

Model: Kospel PPE2 9/12/15 electronic - Electric instantaneous water heater 9/12/15 kW

amount: 1 piece

**VERSION A - ROOMS EQUIPMENT
BEDROOM**

No.	PRODUCT	NAME	ARTICLE CODE / NUMBER	QUANTITY
1	BED	HEMNES – Bed frame, black brown, Lönset; dimensions: 160 x 200 cm	19019052	1
2	MATTRESS	HÖVLG – Mattress, pocket springs, medium hard, dark gray; dimensions: 160 x 200 cm	20244380	1
3	MATTRESS PROTECTOR	ÄNGSVIDE – Mattress protector; dimensions: 160 x 200 cm	60281040	1
4	BEDDING	NYPONROS – Bedding set, gray; dimensions: duvet: 200 x 200 cm, pillows: 50 x 60 cm	60230003	1
5	QUILT	RÖDTOPPA – Quilt, very warm; dimensions: 200 x 200 cm	10271519	1
6	PILLOW	HYLLE - pillow, high; dimensions: 50 x 60 cm	50282714	2
7	SHEET	DVALA – fitted bed sheet (elastic edging), light blue; dimensions: 160 x 200 cm	10356561	1
8	BEDCOVER	DUNÄNG – Plaid, gray; dimensions: 130 x 180 cm	40352279	1
9	BEDSIDE CABINET	HEMNES – Chest of drawers, 2 drawers, black-brown; dimensions: 54 x 66 cm	50242619	2
10	BEDSIDE LAMP	HEKTAR – Desk lamp, dark gray	90349374	2
11	WARDROBE ACCORDING TO THE PROJECT	PAX WARDROBE with sliding mirrored doors and standard doors, white; dimensions: width 300 cm x depth 58 cm x h: 236 cm		1
12	CEILING LAMP	Cleoni Aba 70 Ceiling lamp, white; dimensions: 70 x 70 x 9 cm	1267PE1AE5	1
13	CURTAIN ROD	HUGAD - Curtain rod, white: 210-285 cm long, diameter: 2.8 cm; BETYDLIG - Wall / ceiling bracket, white; FÖRRÄTT - Tips, 1 pair, white	30217140 30219889 00300598	2
14	CURTAIN	SANELA - Curtain, 2 pcs, navy blue; dimensions: 140 x 300 cm	20342187	1
15	CURTAIN	MERETE - Curtain, 2 pcs, blue; dimensions: 140 x 300 cm	40321103	1
16	STICK-ON FLOOR PROTECTORS	FIXA - stick-on floor protectors	24155600	3

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VERSION A - ROOMS EQUIPMENT
BATHROOM

No.	PRODUCT	NAME	ARTICLE CODE / NUMBER	QUANTITY
1	GLASS-DOOR CABINET	REGISSÖR - cabinet, white; dimensions: 118 x 203 cm	30342078	1
2	MIRROR CABINET WITH 1 DOOR	HEMNES - Mirror cabinet with 1 door, white; dimensions: 63 x 16 x 98 cm	70217671	1
3	HOOK	BALUNGEN - Hook, chrome-plated; 2 pcs.	70293028	1
4	TOILET PAPER HOLDER	EMMY SENSEA toilet paper holder	45493406	1
5	TOILET BRUSH	VORGOD - Toilet brush / holder, white	60284982	1
6	MIRROR	GODMORGON, mirror; dimensions: 80 x 96 cm	10182165	1
7	LAMP OVER THE WASHBASIN	LILLHOLMEN, wall lamp, nickel-plated, white	50077469	1
8	CEILING LAMP	Ceiling lamp 32066/31/16 MIST Philips; dimensions: 32 x 32 x 11cm; IP44	32066/31/16	1
9	SINK	JAVA ROCA washbasin; dimensions: 56 x 47,5 cm		1
10	WASHBASIN BATTERY	OMNIREES EBRO WASHBASIN BATTERY	502277	1
11	FOUR-WALLS SHOWER CABIN	KERRA - CLASSIC WHITE 90 - FOUR-WALLS SHOWER CABIN; dimensions: 90 x 90 cm		1
12	TOILET BOWL	FACILE CERSANIT compact toilet	45488233	1
13	SHOWER BATTERY	COOKE & LEWIS SIGNY SHOWER BATTERY	504376	1
14	COUNTERTOP FOR THE SINK	OILED BEECH		1

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VERSION A - ROOMS EQUIPMENT
KITCHEN

No.	PRODUCT	NAME	ARTICLE CODE / NUMBER	QUANTITY
1	TABLE	VANGSTA - Extendable table, white; dimensions: 80/120 x 70 cm	00375126	1
2	CHAIR	INGOLF - Chair, white	70103250	4
3	STICK-ON FLOOR PROTECTORS	FIXA – Stick-on floor protectors	24155600	5
4	HIGH SLIDING WARDROBE ACCORDING TO THE PROJECT	PAX WARDROBE with sliding mirrored doors; dimensions: width 200 cm x depth 58 cm x h: 236 cm		1
5	KITCHEN MODULE	Pyramis integrated kitchen MK100x60-CER-LOD (sink, battery, under-counter fridge, two hobs); dimensions: width 100 cm x depth 60 cm		1
6	BASE KITCHEN CABINETS	METHOD - Base cabinet frame; white: 80 x 60 x 80 cm; SAVEDAL - white door: 40 x 80 cm (2 pcs); UTRUSTA - shelf; white: 80 x 60 cm; UTRUSTA - hinges, 125 degrees	10205633 40293001 70205611 60204645	7
7	BASE KITCHEN CABINETS	METHOD – Base cabinet frame; white: 40 x 60 x 80 cm; SAVEDAL – white door: 40 x 80 cm; ; UTRUSTA - shelf; white: 40 x 60 cm; UTRUSTA – hinges, 125 degrees	80213432 40293001 30205613 60204645	3
8	WALL KITCHEN CABINETS	METHOD - wall cabinet frame; white: 40 x 37 x 100 cm; SAVEDAL – white door: 40 x 100 cm; UTRUSTA - shelf; white: 40 x 37 cm; UTRUSTA – hinges, 125 degrees	50205532 60292996 40205622 60204645	3
9	WALL KITCHEN CABINETS	METHOD - wall cabinet frame; white: 60 x 37 x 80 cm; SAVEDAL – white door: 60 x 80 cm; UTRUSTA - shelf; white: 60 x 37 cm; UTRUSTA – hinges 125 pcs.; UTDrag – built-in extractor hood, stainless steel: 60 cm; NYTTIG FIL – 220 charcoal filter 2 pcs.; NYTTIG TUB 120 – Flexible pipe for fan	30205528 70293009 10205614 60204645 20304623 80245744 20012101	1
10	WALL KITCHEN CABINETS	HORDA – Open cabinet, white: 20 x 37 x 40 cm;	60232115	1
11	WALL KITCHEN CABINETS	HORDA – Open cabinet, white: 20 x 37 x 60 cm;	90232109	1
12	HANDLES FOR BASE CABINETS	BORGHAMN – handle; dimensions: 17 cm, 2 pcs.	20316046	9
13	HANDLES FOR WALL CABINETS	HISHULT- Knob, Porcelain white; dimensions: 3 cm, 2 pcs.	50265248	2
14	WORKTOP (FOR BASE CABINETS)	OILED BEECH		1

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VERSION A - ROOMS EQUIPMENT
LIVING ROOM

No.	PRODUCT	NAME	ARTICLE CODE / NUMBER	QUANTITY
1	COUCH up to 250 cm wide.	STOCKSUND - 3-seat sofa, Ljungen gray, light brown, dimensions: Width: 199 cm x Depth: 97 cm x Height: 84 cm	59129812	1
2	PILLOWCASE	DAGGRUTA - Pillowcase, blue; dimensions: 50 x 50 cm	50395787	1
3	PILLOWCASE	SVARTHÖ - Pillowcase, beige; dimensions: 50 x 50 cm	70336594	1
4	PILLOWCASE	GURLI - Pillowcase, gray; dimensions: 50 x 50 cm	60281144	1
5	PILLOW	FJÄDRAR - cushion pad, cream-coloured; dimensions: 50 x 50 cm	80262187	3
6	COFFEE TABLE	STOCKHOLM - Table, walnut colour; dimensions: 180 x 59 cm	70239710	1
7	ARMCHAIR	EKERÖ - Armchair, Skiftebo beige; dimensions: Width: 70 cm, Depth: 73 cm, Height: 75 cm	00243292	2
8	CURTAIN ROD	HUGAD - Curtain rod, white; 120-210 cm long, diameter: 2.8 cm; BETYDLIG - Wall / ceiling bracket, white; FÖRRÄTT - Tips, 1 pair, white	10217141 30219889 00300598	2
9	CURTAIN	VILBORG - Curtain, 2 pcs, beige; dimensions: 145 x 300 cm	50297555	1
10	CURTAIN	SOLIDASTER - Blackout curtains, 2 pcs, black, multicolored; dimensions: 145 x 300 cm	10343408	1
11	CEILING LIGHTS	Cleoni Aba 50 Ceiling lamp, white; dimensions: 50 x 50 x 9 cm	1267PCAE4	4

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