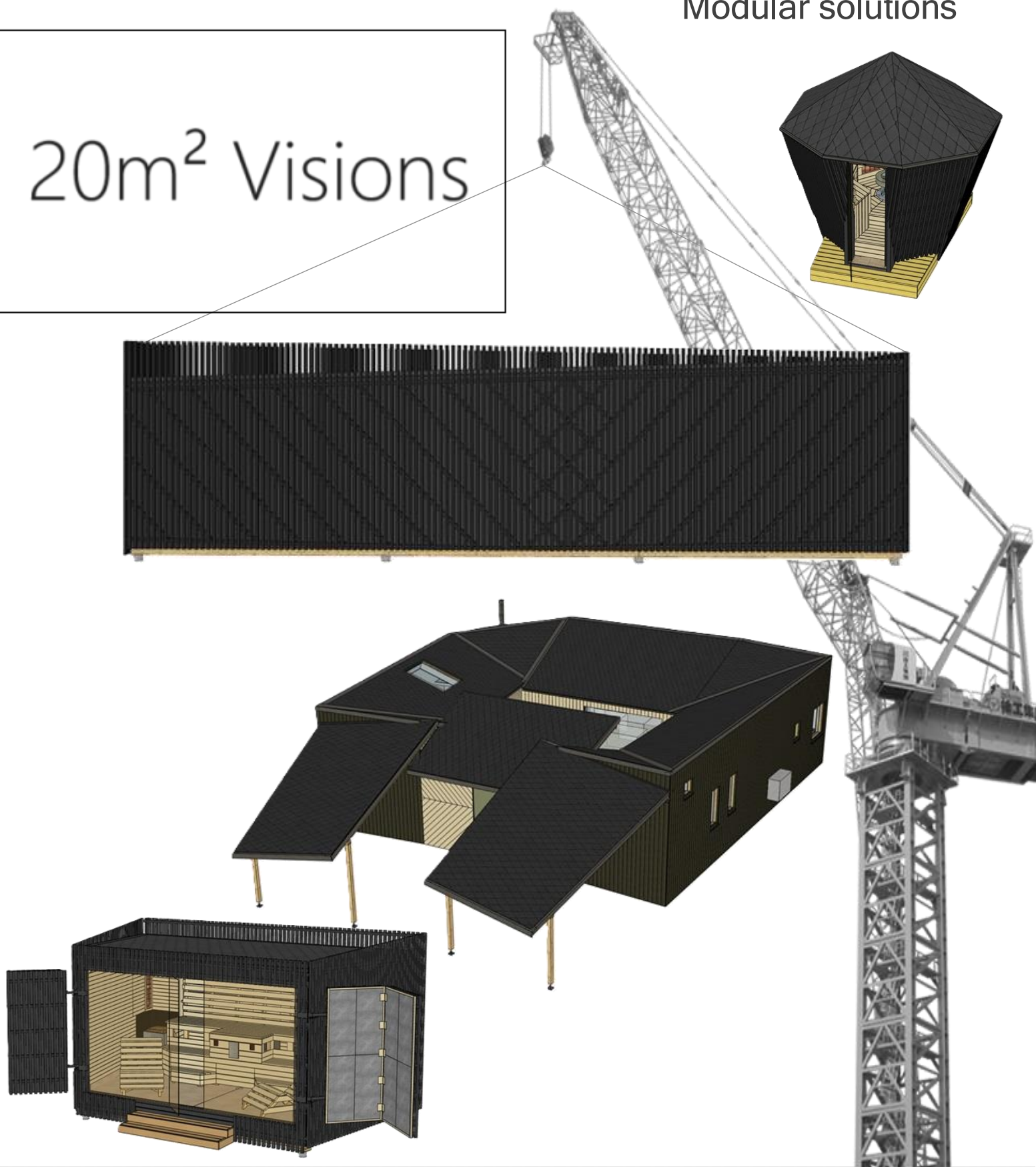


Modular solutions

20m² Visions



20m² Visions OÜ

Product introduction

Product description module sauna

*the content of the offer and the final product may change, but with no less high quality solutions.

Carcass

- **Talisman of Viability** external dimensions 1950mm long, 1309mm wide, 2231mm high
- The gross floor area of the building is 2,42m², useful floor space 1,89m² (inside volume 3,3m³)
- The load-bearing structure is made for 2*45 x 95mm C24 beams
- Exposed beams are protected by deep dimming UG Sakret
- The timber used in the construction is C24 graded timber
- The modular sauna is built for year-round use.
- The building walls and roof are insulated and damp-proofed with 30mm PIR waterproofing boards that are taped and/or sealed with a fire- and water-resistant sealant
- External plates are all weather, water proof I class laminated veneer. This material ensures the constructional strength of the building
- To ensure windproof, CLT plates connecting places are filled PVA D3 waterproof glue and screwed both sides onto carcass (screws are not visible)
- The building is designed without the need for rodent and insect protection
- The building has been designed as a whole for transport and installation, which makes the structure
- reinforced and more durable. Steel corners 2,5x60x70mm are included to stiffen the open part

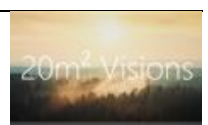
Openings

- Windows are framed between 50x50mm and 45x95 c24 timber battens, ensuring durability and compatibility with the overall design of the building
- Glazing is 8mm toughened, tinted glass including door

Outer visual

- The roofing material used is the high quality Icopal Baltbit SBS roofing solution
- Open material is deep dimmed (1x) and painted (2x) black*
- Exterior plates connecting lines are covered with plastic servo constant
- The eaves of the building are delimited by black edge plates of Ruukki
- The modular sauna is small enough that there is no need for rainwater drainage

* **NB:** The shades we have chosen are indicative. Suitable colour/oil solutions must be specified by the customer. Before the start of the building construction! No changes will be carried out without the client's agreement! Changes are usually caused by rapid fluctuations in prices and new products entering / leaving the market.



Offering includes interior finishing and furniture

*the content and the final product may change, not in exchange for lesser quality

General

- The choice of materials is based on two main principles: minimalism and quality (wood, stainless metal, tempered glass). These are luxury materials, despite the fact that there is plenty of wood in Estonia. This can be translated into a design where the main tones are light and dark and shiny metal, which in turn emphasises a simple and clean aesthetic and creates a space that is calming and contemporary
- The mouldings used in the building are match for the chosen materials
- The door is 8mm tempered glass door
- The module design is practical, yet open and modern
- The contractor takes the right to install the necessary access hatches to the technical units
- All the elements, parts and functions that have been used for the installation and assembly of this product are not brought out in this document: such as gaskets, underlays, fasteners, etc.
- Talisman of Viability , modular sauna is a fully equipped kit

Interior finishing

- Wall and ceiling coverings are made of light-coloured wooden boards suitable for saunas in Estonia: Haab 12x85mm
- The wood used for the interior finishing is installed horizontally
- The frame of the sauna is made of 45x70 / 95mm c24 construction timber (legs impregnated)
- Sauna stage is covered with Haab 28x80mm
- The floor is covered with impregnated terrace table 28x120mm
- Walls, ceilings and all furniture is made of whitest, most suitable wood for sauna: Haab
- LED lamps are built in the salt bricks that emit salt ions when hot which are useful for respiratory tracts
- The stainless steel bar is located at a safe distance from the nearest surfaces, dark shade baffles are added to direct the hot air flow

Electrical works

- Housing with heat-resistant LED lighting system
- Cables are heat-resistant and sockets meet IP65 requirements
- The stainless steel cage used in the module is of an approved manufacturer. Harvia - Delta Combi D29SE (2,9kW, 16A), (>4m³), set includes steam sauna effect 2l water tank
- The cold water spray system is also Harvia brand - Autodose system which is activated automatically at set time intervals or by pressing a button that's on the sauna stage edge
- Connection of the building to the electrical mains is located behind the module, with a standard 220V male connection from below
- Lights switch on automatically

Ventilation

- The building is designed with passive air circulation. In the opposite alley, behind the back of the stage, there are 80 mm high vents. Above all, this ensures better fresh air flow to the sauna while keeping the hot air in the room
- Air flow is from the bottom up
- There are the necessary air gaps under the door and across the floor, directing air towards opposite wall

Pipe works

- There is little running water and it sinks freely from the gaps between the stage and the floor
- 16mm PE-AL-PE multilayer pipe is used for pipe work. Water connection is located under the module, and enters directly into the connection point of the AutoDose system
- Wall and ceiling plumbing has been carried out for the AutoDose system. The pipes are located behind the insulation layer
- Cold water spray system uses heat-resistant, high-pressure resistant 8mm silicon tubes with stainless steel joints, the parts protruding from the walls are 8mm copper pipes + insulating cover
- The building is equipped with a drain tap for the water system in case of sub-zero temperatures
- Water nozzle located under the stage near the heater
- There is no water filter or water meter in the building

Foundation

- No need for a foundation as the building weighs ~700kg. If necessary, 20m² Visions will help with levelling the ground and with installation pads. Otherwise directly on the terrace

Transportation

- Module does not need a cargo permit, has cargo insurance.
- Wherever necessary, the products are packed in weatherproof packaging during transport.
- Tarmo Haus OÜ transports the buildings.

Location: to be specified before transport

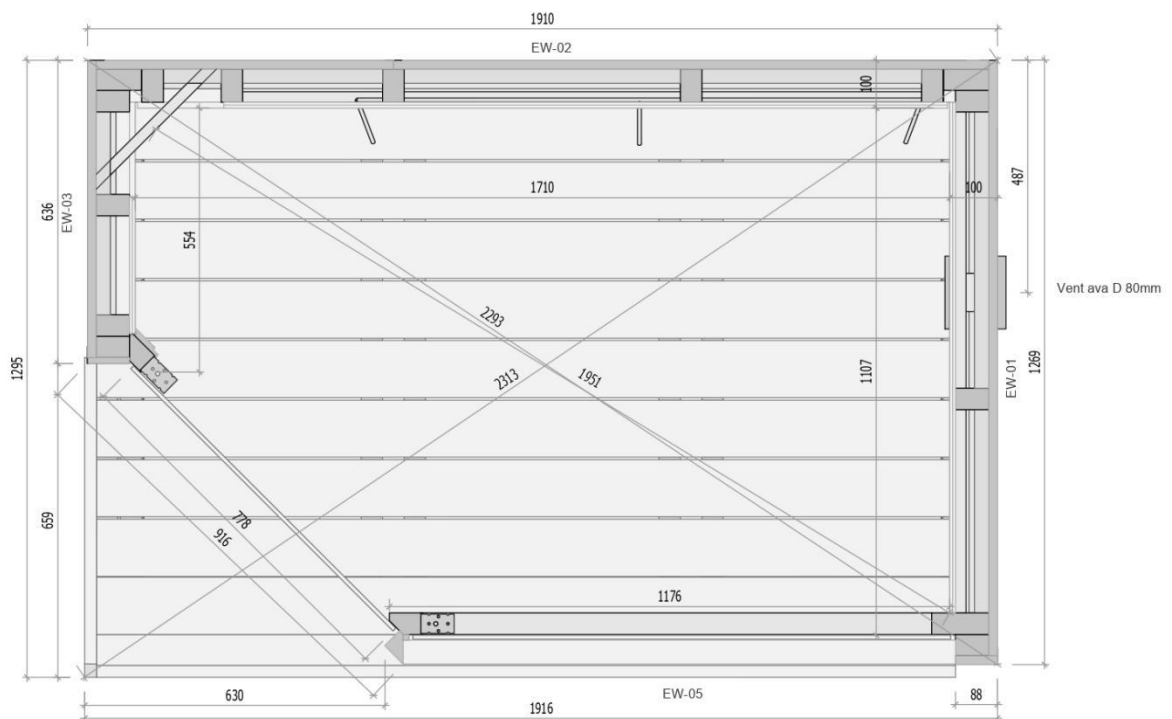
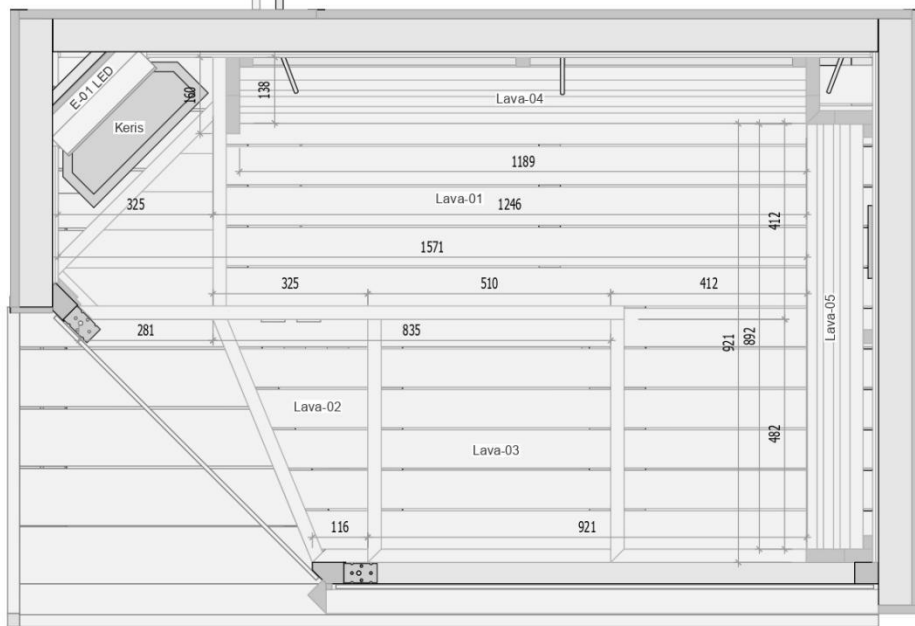


Notes / comments!

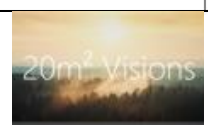
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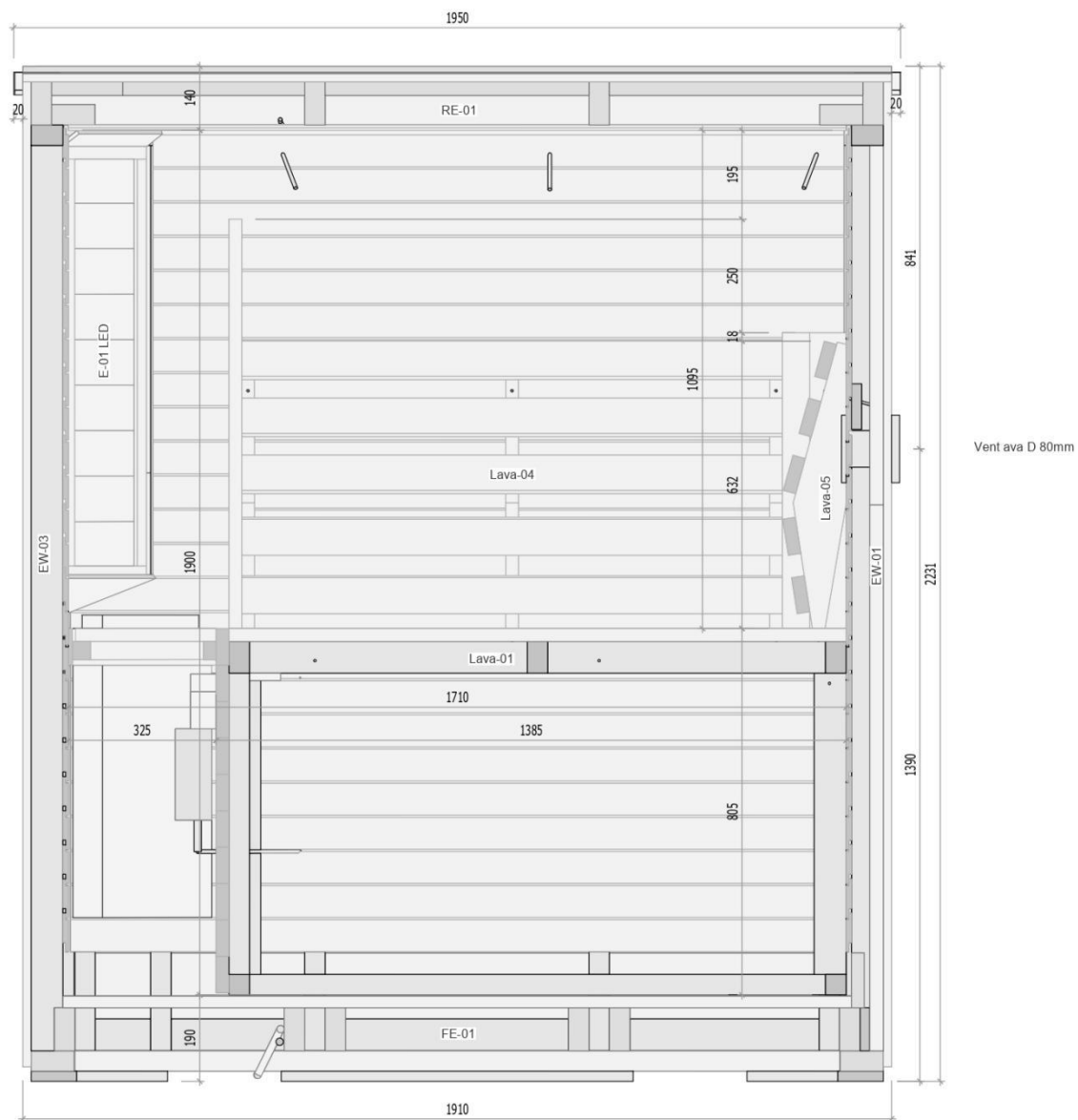


Main plan - Modular sauna Talisman of Viability measures



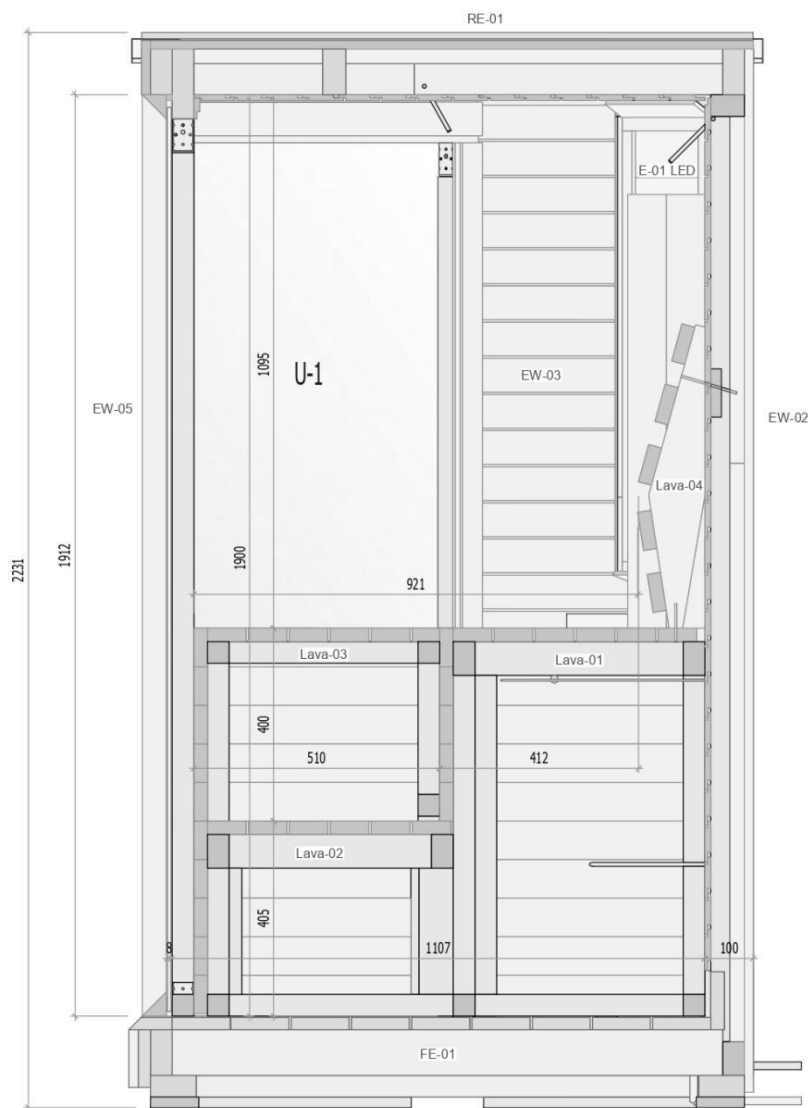
Objekt	Module Sauna Moodulsaun 5	Too nr	E1	Kuupäev	01.09.2024
		Staadium	EP	Mõõtka	M 1:10
Joonise nimetus	Walls and furniture	Joonise nr	AR-1-01	Versioon	A
				Leht	1/1
<div>20m² Visions</div>	<div>20m² Visions OÜ Heki tee 8, Vilmsi, Harju mk. 74001 Estonia GSM: +372 5432 0207 E-mail: info@20m2visions.ee</div>	Tellijä			
		OÜ			
		Projekteeris		M. Koppel	
		Vastutav arhitekt		M. Koppel	





Objekt	Module Sauna Moodulsuun 5	Töö nr	E1	Kuupäev	01.09.2024
		Stadium	EP	Mõõtka	M 1:10
		Joonise nr	AR-1-01	Version	A
				Leht	1/1
Joonise nimetus	Crosssection 1				
20m ² Visions	20m ² Visions OÜ Heki tee 8, Viimsi, Harju mk. 74001 Estonia GSM: +372 5432 0207 E-mail: info@20m2visions.ee	Telli			
		OÜ			
		Projekteeris	M. Koppel		
		Vastutav arhitekt	M. Koppel		





Objekt	Module Sauna	Töö nr	E1	Kuupäev	01.09.2024
	Moodulsaun 5	Staadium	EP	Mõõtkava	M 1:10
Joonise nimetus	Crossection 2	Joonise nr	AR-1-01	Versioon	A
				Leht	1/1
<div>20m² Visions</div> <div>20m² Visions OÜ Heki tee 8, Viimsi, Harju mk. 74001 Estonia GSM: +372 5432 0207 E-mail: info@20m2visions.eu</div>		Teilija OÜ			
		Projekteeris		M. Koppel	
		Vastutav arhitekt		M. Koppel	

Future direction

20m² Visions OÜ is backed by years of experience in both the Estonian and international markets. We help you to reach where the western world already is. By boldly creating modern solutions for various outbuildings and additions on your site, we enrich products with added values and features that others don't have. It's also worth highlighting our bold yet minimalist design, with the main aim of encouraging architects and other creatives, designers and visual promoters. Together, we are shaping Estonia's future. In addition, 20m² Visions OÜ was awarded the 2024a "EVAT", a business start-up grant, and has become a pioneer for many other different forms of entrepreneurship with its innovative approach.

20m² Visions OÜ puts a lot of effort into ensuring that the workforce involved in the company is competent and paid. In addition, we bring to the attention of a number of organisations in need of support.

From 2024, 20m² Visions OÜ is a partner of Aitan Eestit NGO!



20m² Visions OÜ modular solutions are gaining attention.
Take a look at social media!

20m² Visions OÜ thanks all current and future stakeholders!



Quality materials and tools.

20m² Visions OÜ uses only high quality materials and tools.
that meet EU requirements.

Tools

- Makita
- Hilti

Construction chemistry

- Penosil
- Makroflex

Timber

- Puumarket
- Puit ja
Ehitusmaterjalid

Sauna equipment

- Saunamaailm
- Harvia

Connectors

- Würth
- Essve

Construction mixtures

- Mira
- Uninaks
- Sakret
- Weber

General construction materials

- Bauhof
- Ehituse ABC
- Espak
- Decora
- Depo

Carefully selected partners



Carried out projects

Previous work for companies and private clients.





Talisman of Viability pricing

- The Subscriber has the possibility to remove articles visible in the table before signing the contract.
- Costs shown in the table are subject to change.

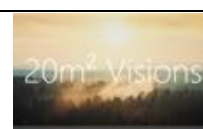
Offering	Amount (pcs)	Pcs. price	Total (with tax)
All materials, details and parts	1	£ 0	£ 0
Manufacturing of building and assembly of furniture	1	£ 0	£ 0
Foundation preparation	0	£ 0	£ 0
Transportation	1	£ 0	£ 0
Installation	1	£ 0	£ 0
Part of Administration	1	£ 0	£ 0
Total without tax			€ 0
Total with tax			€ 0

20m² Visions Additional services	Amount (pcs)	Pcs. price	Total (with tax)
Extra guarantee (12months extra guarantee for building and its functions)	3	£ 0	£ 0
Guarantee care service (while main guarantee)	2	£ 0	£ 0
Care service (suits once in a year before minus degrees)	0	£ 0	£ 0
Service package (12months extra guarantee for construction works after any guarantees)	1	£ 0	£ 0
Total without tax		0	€ 0
Total with tax		0	€ 0

Description	Amount (pcs)	Total (with tax)
Talisman of Viability offer	1	£ 0
Talisman of Viability additional services	0	£ 0
Total without tax		€ 0
Total with tax		€ 0

PAYMENT:

The cost of the building and its various process components will be paid 100% upfront.



Good to know:

- The offer is not for forwarding to a third party and all forwarded drawings/visuals belong to 20m² Visions OÜ!
- 20m² Visions OÜ is not responsible for any defects caused by subsidence.
- The building does not require a building permit

Service package

It is advisable to maintain the building after the end of any warranty period. The maintenance is carried out according to precise instructions and is aimed at prolonging the natural lifetime of the building and its correct functioning. In addition, the maintenance package comes with an additional 12-month guarantee on building works (1000 € +tax).

Package includes

- Repairs and painting of the exterior of the building
- roof material inspection and maintenance
- inspection, maintenance and cleaning of the storm water system
- inspection, maintenance and cleaning of pipe work
- Interior repairs
- Cover repairs, painting
- Electrical installations inspection/maintenance and repair work
- Adjustment, inspection and maintenance of doors and windows
- Ventilation system inspection and cleaning
- Cleaning and removal of rubbish from the construction site
- Check/adjustment of the dynamics of the air flow, heating system and spray system

Offering does not include:

- Application for construction and use permits
- Construction project and/or preliminary project
- Electrical project and/or survey report
- State fees and other possible fees for project coordination and permit applications
- Construction of access roads
- Exterior finishing of wooden surfaces does not include painting/decorating of terrace boards
- The exterior finish of the wooden surfaces takes into account the colour of the translucent paint.
In the case of coated paint the price may vary
- Exterior threshold extensions (to be installed after flooring)
- Construction of shafts and communication routes
- Lightning protection system
- Object surveillance during non-working hours
- Permanent and temporary fencing fences
- Pre- and post-construction geodetic survey
- Capital connection with communications [electricity (16A industrial current extension cord is suitable), water (preferably easily removable connection like a garden hose), run-off (low, dissipates unnoticed)]

Wishing you the best experiences,

Martin Koppel CEO

+(372) 5432 0207

