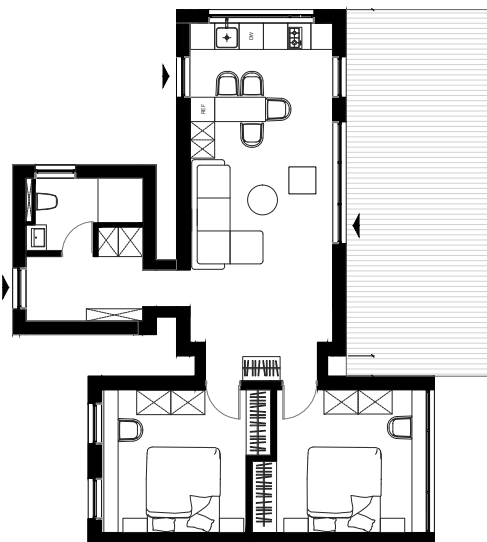


A HOME AWAY FROM HOME

tutumhouse



89 m²

built-up area

SUSTAINABLE
HOME

TH CONNECT89

BUILT WITH CERTIFIED,
ECO-FRIENDLY MATERIALS
FOR A GREENER FUTURE

tutumhouse.com



**HOMELY
NATURAL
SOLUTIONS**

+353 89 954 1013

info@homelynaturalsolutions.com

www.homelynaturalsolutions.com

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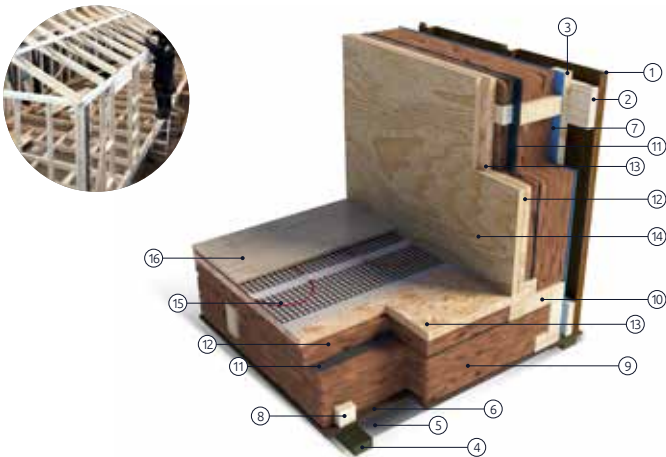
STRUCTURE OPTIONS

	TIMBER FRAME			*STEEL FRAME	
	Shell (No Interior Finish)	Partial Interior Finish	Full Interior Finish	Partial Interior Finish	Full Interior Finish
HOUSE CONSTRUCTION					
Structural Frame	●	●	●	●	●
Ventilated Facade System	●	●	●	●	●
Supports for Foundation Posts	●	●	●	●	●
Galvanized Mesh for Rodent Protection	●	●	●	●	●
Hunton Vindtett Windproof Board	●	●	●	●	●
Thermal Insulation	○	●	●	●	●
Acoustic Layer	○	●	●	●	●
FACADE & ROOF FINISH					
Certified 1mm Profiled Corten Steel Roof	●	●	●	●	●
Certified 1mm Profiled Corten Steel + Thermowood Façade	●	●	●	●	●
Certified 3mm Corten Steel Window and Door Reveals	●	●	●	●	●
Certified 1mm Corten Steel Skirting	●	●	●	●	●
Seamless Rainwater Drainage System	●	●	●	●	●
EPDM Roofing Membrane	○	○	○	○	○
Decorative Timber Slats with LED Lighting	○	●	●	●	●
WINDOWS & DOORS					
Double-Glazed, Single-Chamber PVC Windows & Doors	●	●	●	○	○
Double-Glazed, Single-Chamber Aluminium Windows & Doors	○	○	○	●	●
ELECTRICAL INSTALLATION					
Pre-installed Electrical Wiring to Designated Points (as per Project Plan)	○	●	●	●	●
Electrical Panel with Circuit Breakers	○	○	●	○	●
Power Outlets & Light Switches	○	○	●	○	●
LIGHTING					
Photorelay-Controlled Outdoor Lighting	○	●	●	●	●
LED Outdoor Lighting Above Entrance Doors	○	●	●	●	●
ED Facade Lighting	○	●	●	●	●
Concealed LED Lighting in Decorative Timber Slats	○	●	●	●	●
General Indoor LED Lighting	○	○	●	○	●
INTERIOR FINISHES					
Walls, Ceilings, and Floors: OSB Board	○	●	●	●	●
Walls & Ceilings: Interior Plywood / Wood Veneer	○	○	●	○	●
Flooring: High-Quality Vinyl Covering	○	○	●	○	●
Doors: Flush Plywood or Veneered Interior Doors with Hidden Hinges, Including Handles & Magnetic Latch System	○	○	●	○	●
Window & Door Reveals	○	○	●	○	●
BATHROOM FINISHES					
Shower Area Walls: Stoneware Tiles	○	○	●	○	●
Flooring: Stoneware Tiles	○	○	●	○	●
Concealed Cistern WC Frame with Flush Button	○	○	●	○	●
Glass Shower Partition	○	○	●	○	●
HEATING, AIR CONDITIONING & VENTILATION					
Underfloor Heating – Three-Layer Carbon-Based Infrared Heating Film (Strip Coverage)	○	○	●	○	●
WiFi-Enabled Programmable Thermostat for Floor Heating Control	○	○	●	○	●
Pre-installed Connections for Air Conditioning	○	●	●	●	●
Air Conditioning System	○	○	●	○	●
Electric Water Heater (Boiler)	○	○	●	○	●
Ventilation System (“Silent” Fan + VTK Automatic Damper)	○	○	●	○	●
Pre-installed Water Supply & Wastewater Pipes (as per Project Plan)	○	●	●	●	●
Piping Prepared for Connection to External Utilities	○	●	●	●	●
SITE PLANNING & INSTALLATION					
House Positioning & Placement Planning on the Plot	●	●	●	●	●
Two On-Site Visits	●	●	●	●	●
House Layout Planning, Electrical, Plumbing, Foundation & Utility Connection Plans (DWG/PDF format)	●	●	●	●	●
Foundations & Installation (Metal Screw Piles)	○	○	○	○	○
House Transportation & Crane Services	●	●	●	●	●
House Assembly & Utility Connection	●	●	●	●	●
TOTAL PRICE (Incl. VAT, EUR)	128500	146400	196400	167400	220300

TIMBER FRAME

HOUSE WEIGHT
INSULATION THICKNESS
TOTAL WALL THICKNESS
(INCLUDING FINISHES)

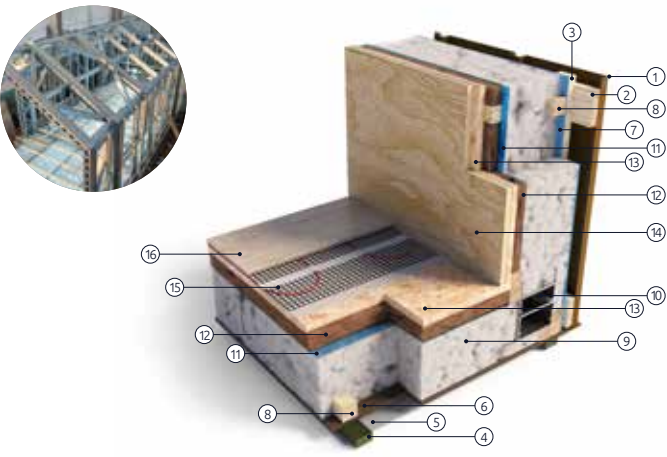
22 t
Walls 140 mm / Ceilings 190 mm / Floor 190 mm
Walls 240 mm / Ceilings 230 mm / Floor 240 mm



STEEL FRAME

HOUSE WEIGHT
INSULATION THICKNESS
TOTAL WALL THICKNESS
(INCLUDING FINISHES)

32 t
Walls 230 mm / Ceilings 230 mm / Floor 230 mm
Walls 330 mm / Ceilings 330 mm / Floor 280 mm



- 1

Facade/Roof Cladding – Profiled, Certified 1mm Corten Steel /
Certified Thermo-Treated Wood / Charred Timber
- 2

Calibrated C24 Pine Structural Timber 25x100 mm
- 3

Calibrated C24 Pine Structural Timber 25x50 mm
- 4

Deep-Impregnated Structural Timber 25x50 mm
- 5

Galvanized Mesh for Pest Protection
- 6

Breathable Wood Fibre Board – Hunton Vindtett
- 7

UV-Stabilized Windproof Membrane
- 8

Calibrated C24 Pine Structural Timber 45x45 mm
- 9

Mineral Wool Panels (KNAUF)
- 9

100% Eco-Friendly Blown Cellulose Insulation
- 10

Calibrated C24 Timber Frame 45x100 mm / 45x150 mm
- 10

Cold-Rolled, Galvanized LPKT Steel Profile Frame
- 11

Structural Vapour Barrier Polyethylene Film
- 12

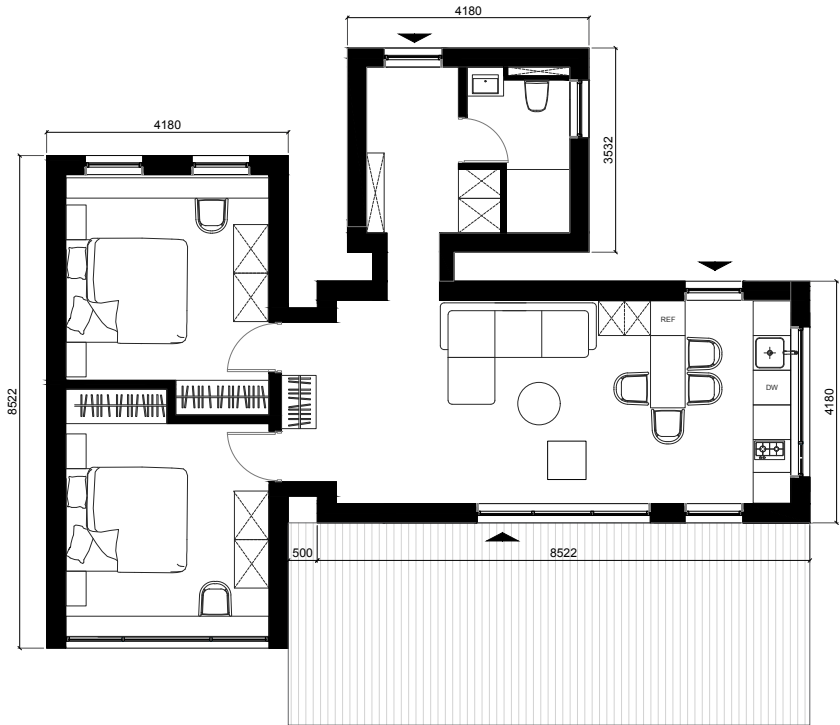
Mineral Wool Panels
- 13

OSB Wood Panels (22 mm / 12 mm)
- 14

Interior Finishes: Plywood Panels (Pine or Birch), Wood Veneer (Oak or Ash)
- 15

Infrared Three-Layer Carbon-Based Underfloor Heating Film
- 16

PVC Adhesive Vinyl Flooring
- (TIMBER FRAME)
- (STEEL FRAME)
- (TIMBER FRAME)
- (STEEL FRAME)



EXTRAS / ADD-ONS

Frost-Resistant Outdoor Tap	from 100 Eur	Furniture Package	Customizable Options Available
Audio System	from 400 Eur	Sound & Fire Alarm System	from 500 Eur
Fireplace	from 2000 Eur	Water-Based Underfloor Heating	Customizable Options Available
Folding & Sliding Terrace Door System	from 2000 Eur	Air-to-Water Heat Pump	from tilpasses
Round Window with LED Lighting	from 2000 Eur	Solar Power System	from 3000 Eur
Thermo-Treated Wood Terrace	from 130 Eur/m ²	Energy Storage Batteries	from 5000 Eur
Smart Lock for Entrance Door	from 400 Eur	Roof Window (Skylight)	from 500 Eur

FACADE

CORTEN® STEEL



"CORTEN® — A Steel That Protects Itself Over Time.

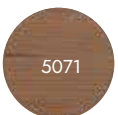
Corten® is a registered trademark of United States Steel Corporation, first introduced in the 1930s. The unique feature of this material is its ability to develop a natural protective patina when exposed to changing weather conditions and time. This patina acts as a self-protective oxidized outer layer, preventing further corrosion.

As the material ages and reacts to the climate, the process gradually stabilizes, requiring no additional maintenance, painting, or sanding. Corten® steel is highly resistant to atmospheric effects and naturally shifts in color, creating a distinctive and evolving aesthetic.

THERMO-TREATED WOOD



5051



5071



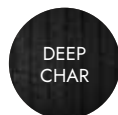
5089

Thermo-Treated Wood — A Sustainable & Durable Facade Solution. Thermo-treated wood is an eco-friendly, long-lasting, and dimensionally stable material for home facades. Treated with heat, steam, and water, this wood is highly resistant to temperature and humidity changes, making it an excellent choice for exterior cladding. It is a chemical-free material, containing no resins, formaldehyde, or harmful substances. Thermo-treated wood retains its warm caramel tone and offers UV resistance, naturally fading in a subtle and uniform manner over time. Its enhanced durability, strength, and superior thermal insulation properties ensure long-term performance and comfort in both interior and exterior applications.

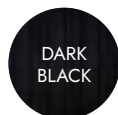
CHARRED TIMBER



LIGHT
GREY



DEEP
CHAR

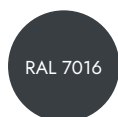


DARK
BLACK

Charred Timber — A Durable & Aesthetic Facade Solution. Charred timber, used for home facades, is treated at high temperatures, enhancing its resistance to moisture, pests, and fire. This wood stands out with its distinctive aesthetics, as the surface develops unique patterns and a natural carbon layer, which acts as a protective shield against external elements. The charring process ensures long-term durability and dimensional stability, making it an ideal choice for exterior cladding. Additionally, charred timber is naturally UV-resistant and requires minimal maintenance, retaining its strength and beauty for years to come.

WINDOWS

PVC



RAL 7016



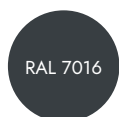
RAL 8017



RAL 9005

PVC Windows — Energy-Efficient & Low-Maintenance Solution. PVC windows provide excellent sound insulation, energy efficiency, and durability, requiring minimal maintenance. They offer a cost-effective and long-lasting solution, ensuring year-round comfort and thermal performance in any home.

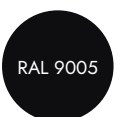
ALUMINIUM



RAL 7016



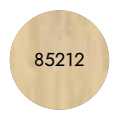
RAL 8017



RAL 9005

Aluminium Windows — Durable & Modern Design. Aluminium windows are strong, long-lasting, and corrosion-resistant, making them ideal for entrance doors and large openings. Their slim profile provides a sleek, modern aesthetic while allowing maximum natural light into the space.

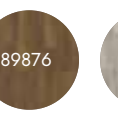
FLOORING



85212



89805



89876



89940

Vinyl Flooring — Durable & Water-Resistant. Vinyl flooring is highly durable, easy to maintain, and resistant to water and scratches, making it an excellent practical choice for pet owners. It provides a soft and quiet walking experience, ensuring comfort, aesthetics, and long-lasting performance.

INTERIOR PLYWOOD



PINE



BIRCH

Plywood Wall Panels — Durable & Natural Interior Solution. Plywood is a strong, crack-resistant, and moisture-resistant material, making it ideal for wall and ceiling structures. It offers excellent thermal and sound insulation properties, while adding a warm, natural aesthetic to the interior.

WOOD VENEER FOR INTERIORS



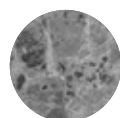
ASH



OAK

Wood Veneer Panels — Elegant & Natural Wall Finish. Wood veneer is durable, wear-resistant, and provides a rich layered texture with a three-dimensional feel. It is a low-maintenance yet sophisticated solution, offering a natural and stylish finish for interior walls.

STONEWARE TILES



Italian Stoneware Tiles — Durable & Timeless. Italian stoneware tiles are highly durable and long-lasting, making them an excellent choice for both interior and exterior finishes. They are resistant to stains, moisture, and temperature fluctuations, while also being easy to maintain, ensuring their aesthetic appeal for years to come.

A HOME AWAY FROM HOME



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