



DROPHOUSE
AFFORDABILITY & DESIGN

Innovative, Modular & Bespoke houses



CONTACT INFO

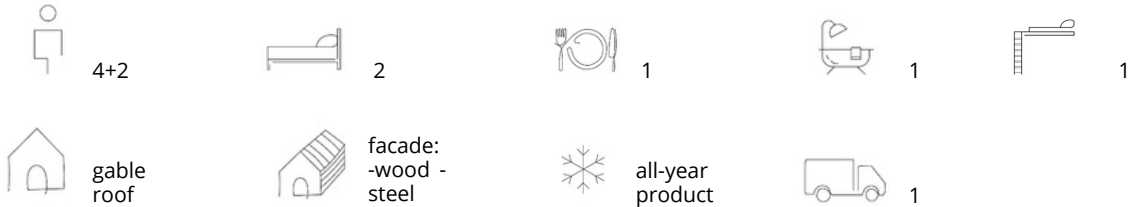
Hogeweg 64A, 2042GJ Zandvoort
+31 6 83 83 55 83
hello@drophouse.nl
<http://www.drophouse.nl>

MALMÖ

Dimensions
3.60 x 9.60 x 3.90 m

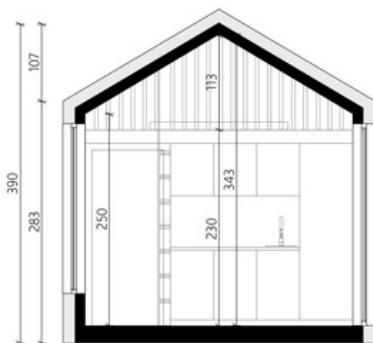
Building area
34.56 m²

Interna area
32.12 m²



Malmö houses are year-round houses, designed in modular technology on one steel frame and with a gable roof. The Malmö comes in 2 variants. 1 variant has the bathroom and kitchen situated in the middle, separating the bedroom from the living space by a corridor to allow more privacy. The other variant has the bathroom and kitchen situated on one side allowing the bedroom to directly connect with the living room. The variant will provide a bigger living and more usable m². Both variants come with an additional zone/mezzanine above the bathroom & storage area to provide comfortable accommodation for two people.

LAYOUT 1



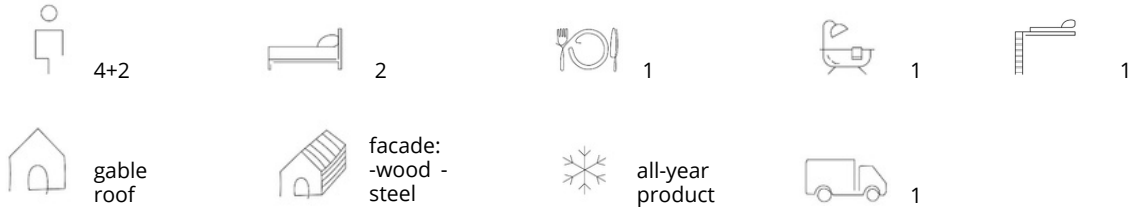
Room	area m ²
Living room + kitchenette	13.52 m ²
Bathroom	2.76 m ²
Bedroom	6.48 m ²
Usable area	25.11 m ²
+ mezzanine	6.36 m ²
+ technical room	0.65 m ²
Internal area	32.12 m ²

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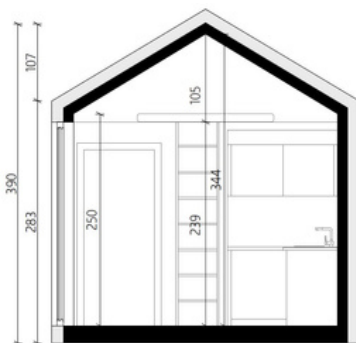
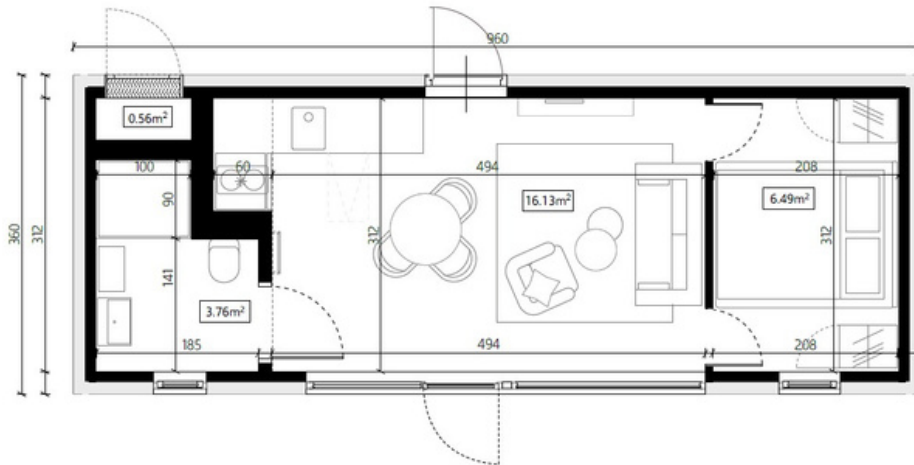
Dimensions
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Building area
34.56 m²

Interna area
32.12 m²

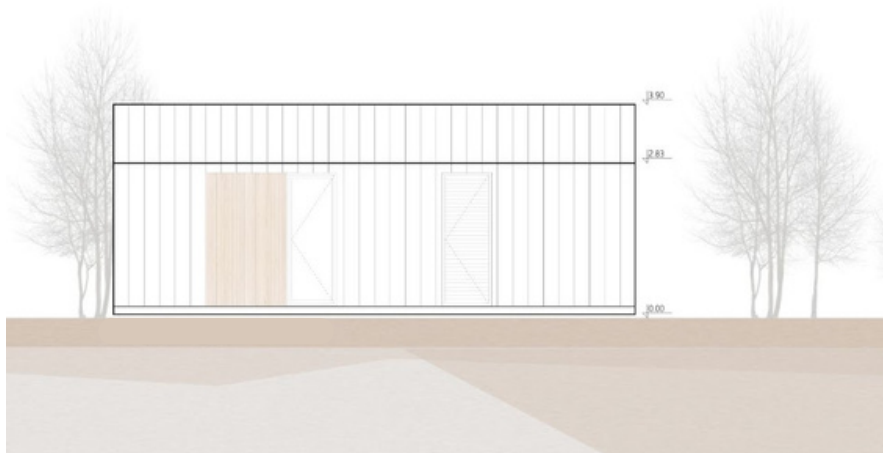
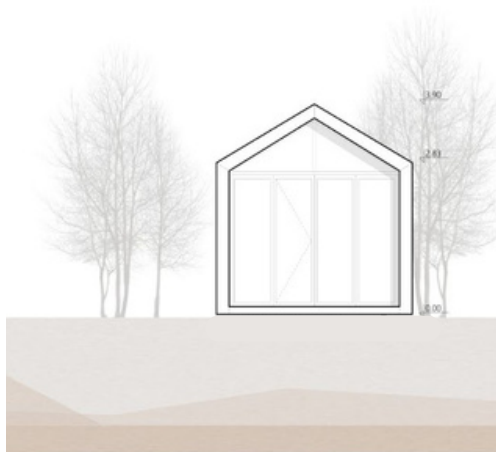
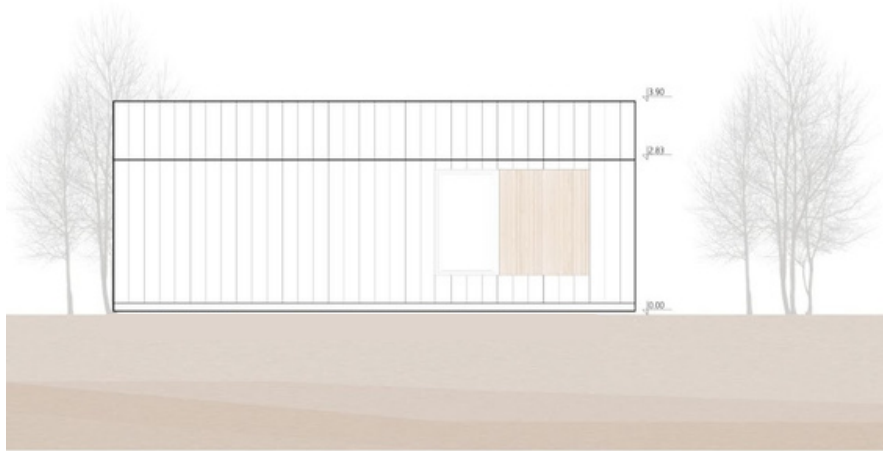


LAYOUT 2



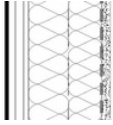
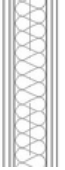
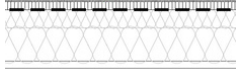
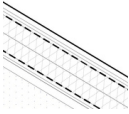

Room	area m ²
Living room + kitchenette	16.13 m ²
Bathroom	3.76 m ²
Bedroom	6.49 m ²
Usable area	26.38 m ²
+ mezzanine	5.74 m ²
+ technical room	0.65 m ²
Internal area	32.68 m ²


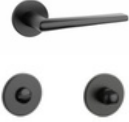

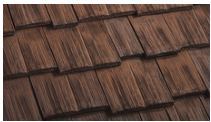

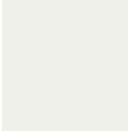



MALMÖ FACADE







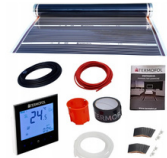








MALMÖ









SPECIFICATIONS

MAIN BUILDING PARAMETERS		
Building structure		
STEEL CONSTRUCTION	The structure of the house is a rigid steel frame, protected by anti-corrosion paint based on resin for environment C3, steel type S355 and S235 (certified steel)	
Structure of partitions		
WALLS	<p>External walls made in Drophouse technology; from inside: 2x 12,5mm Rigips plasterboard, ISOVER vapour-barrier foil, steel construction with mineral wool, thermal insulation made of PIR thermal insulation panels with high coefficient, membrane, sub construction and finishing of elevation made of panel metal sheet or wood.</p> <p>Internal walls: partition walls in the Rigips "drywall" system made of plasterboards on 50-100 mm profiles with atwo-layer lining made of 12.5 mm boards of an appropriate structure (waterproof Hydro or standard). Internal walls filled with Isover acoustic wool.</p>	 
FLOOR	Floor in Drophouse technology; finished with vinyl panels, using non-flammable and moisture-resistant cement particle boards, mineral wool as thermal insulation. Full trapezoidal sheet metal protection underneath the floor	
ROOF	Roof in Drophouse technology with layering as the external wall, with an additional layer of waterproofing. Surface drainage of the roof. Finish: interlocking panel sheets.	
Thermal insulation / U value		
Inside doors		U=1.20 W/m2K
Windows		U=0,90 W/m 2 K
Roof		U=0,15 W/m2K
Foor		U=0,26 W/m 2K
Walls		U=0,15 W/m 2K
External and internal doors / windows		
WINDOWS	Triple glazed PVC (2 chamber packets of warm glass with $U_g = 0.5$ W/m2K thermal insulation coefficient) graphite profiles on the outside, white on the inside. Aluplast Intertec 85 profile (85 mm depth); sound insulation: about 34dB, additional ribs to stiffen frame and sash profiles; Warm assembly in the thermal insulation line.	

INSIDE DOORS	Interior bathroom and room door without rebate, concealed hinges, door lacquered in white matt color, with ventilation cut-out. Adjustable door frame, 80cm wide door leaf.		
INTERNAL DOOR HANDLE / LOCK	Handle of high quality brand STILE, model SALTA, rosette R slim 7mm, black satin. Rod of STILE model R SLIM, 7mm WC option 4x4, black matt. Handles equipped with double metal springs self-leveling for comfort of use.		
Surface finish			
FACADE FINISHING	309 mm wide seam sheet, finished panel thickness 0.5 mm, thyssenkrupp steel charge with Pladur Wrinkle Mat Pro coating 35 [µm] in graphite color (sand texture). Western cedar shingles are sustainable, have a long lifespan and provide a unique look and feel.	77% of façade area On request only	 
	Siberian larch elevation boards with TIGA elevation profile and invisible clip assembly. The board is impregnated and protected with OSMO oil. Country of origin: Western, central and southern Siberia	23% of the façade area	
WALL FINISHES	Walls in the drywall system, finished with plasterboard, filled and smoothed; painted with latex matte washable paints, e.g. Flügger paint	finishing of walls, ceilings, bevels and window ledges	
	Ceiling finished with plasterboard, mudded, smoothed; painted with KABE Prolatex or Flügger latex white washable matte paint.	bathroom ceiling	
	FIBO panel, waterproof with a 15-year warranty, dedicated to bathrooms and kitchens, gloss white color with light gray grout, Marcato collection, made of wood fibers compressed at high temperature, decorative layer made of HPL.	bathroom walls	
FLOOR FINISHES	Multicontract vinyl panels on click, SPC Luxor by Multicontract, pattern imitating concrete; material resistant to abrasion, deformation. Panels with integrated underlay with high acoustic parameters.	floors in all rooms	
	Döllken skirting board Cubu Flex, with a hard HDF core, covered with chlorine-free polymer PP/TPE, grey h=4 cm	room, bedroom	




Electrical Installation			
SWITCHES, SOCKETS	Installation carried out under plaster, in cable trays. Receiving circuits made in TN-S system; Fittings series: Legrand NILOE schuko, white color on white walls, black color on dark walls.	54 points	 
ELECTRICAL SWITCHGEAR	Exposed electrical switchgear by Legrand; weather-resistant hermetic, IP65; 3-row, 54-module, rated voltage 400V AC, 50/60Hz; compliance with standards: PN-EN 60439-3, IEC 60695-2-11, IEC 62262	1psc.	
LIGHTING	Cable outlets for ceiling pendant lamps.	1psc. bedroom 1psc. room	
	Cable outlet for lighting above table, dedicated for surface mounted lamp.	1psc. room	
	Cable outlets for sconces.	1psc. mezzanine 1psc. bedroom	
	Cable outlet for LED lighting under kitchen cabinets	1psc.	
	Bathroom ceiling lamp- LED flush mounted luminaire, with light color warm white 3000K, declaration of conformity with: CE, EMC, ROHS	2psc. bathroom 1psc. hall	
	Decorative lamp / lighting next to the mirror, wall sconce, activated from the switch at the mirror, GU10 bulb with light color warm white 3000K.	1psc.	
	Cable entries for external lamps	1psc. entrance area by the terrace 1psc. window	
	LED lighting for technical room, IP 65, 10W, color of light warm white 2800K, luminaire in black.	1psc. technical room	
ELECTRIC FLOOR HEATING	Infrared floor heating /80W/m2 heating foil; electronic controller in white or black; possibility to expand the controller with Wi-Fi module	1set	

ELECTRIC HEATING	Black LEDA LD-910X400-EL-B electric decorative ladder heater, matte finish, textured coating, factory built-in 300W heater.	1pcs.	
Sanitary installations			
HOT WATER	ARISTON VELIS EVO 80L water heater with 65 liters storage tank. ABS 2.0 protection system in case of power failure, tanks covered with titanium enamel, copper heater, anti-legionella function, self-diagnosis, anti-freeze system. Heater placed in bathroom cabinet.	1psc. bathroom	
AIR CONDITIONING	Preparing the installation for the room installation of selected air conditioning equipment.	1psc. room	
VENTILATION	Mechanical ventilation with heat recovery / compact w all-mounted recuperator AWENTA HRV100P, remote control. Capacity: 35/50 m ³ /h, Volume: 32/36 dB, Power: 1,5/2 W	1psc. room	
	Exhaust fan, AWENTA ESCUDO W EB100H; moisture sensor and timer, Capacity: 95m ³ /h; Max noise level: 37dB(A)	1psc. bathroom	
Bathroom furnishings			
SHOWER TRAY	Radaway Doros C square shower tray 80x80cm, white, h=4,5cm; low siphon with cleaning from above.	1set	
SHOWER DOOR	Radaway Nes 8 Black DWJ II 80 cm recessed right hand shower door; safety glass according to PN:EN 2150:1 standard; black profiles; 6 mm clear tempered glass with EasyClean® coating, hinges flush with the glass, magnetic strip to ensure cabinet air-tightness, elastomer seal	1psc.	


<p>SHOWER MIXER</p>	<p>Omnires Yshower set for concealed installation, matte black: shower mixer with switch and ceramic overhead shower, brass rainshower ø25 cm with Easy Clean System, 1-function handshower with Easy Clean System, brass shower hose 150cm long, brass shower arm, brass angle connector with handle.</p>	<p>1set</p>	
<p>PRE-WALL INSTALLATION SYSTEM + FLUSH BUTTON</p>	<p>GROHE RAPID SL 82cm upright basic frame +flush actuation button Alpine White GROHE SKATE AIR, plastic, white</p>	<p>1set</p>	
<p>TOILET</p>	<p>Connect Wall hung toilet Ideal Standard, ceramic short length: 48cm; E804601, white. Including a free falling seat and soundproofing gasket.</p>	<p>1set</p>	
<p>WASH BASIN + WASH BASIN BASEMENT</p>	<p>Ceramic washbasin Ideal Standard Strada, white, dimensions: 60x42x13 cm; Under-stand for washbasin made of steel, powder-coated, customized -with integrated railing and openwork shelf for towels; black, sand structure.</p>	<p>1set</p>	
<p>WASH BASIN MIXER, SANITARY FIXTURES</p>	<p>Upright washbasin tap Omnires Yblack matt; Black click-clack tap with overflow, Wash-basin half-siphon brass, round, decorative black matte, Angle valves black matt</p>	<p>1set</p>	
<p>MIRROR</p>	<p>Round mirror hanging in a black frame with a diameter of 60cm, metal frame construction.</p>	<p>1psc.</p>	
<p>TOILET PAPER HOLDER</p>	<p>Stella Classic Toilet paper holder, matt black</p>	<p>1psc.</p>	
<p>GEBERIT / BATHROOM CABINET</p>	<p>Cabinet made of furniture board; wood-like decor, designed to measure. Lower panel permanently mounted - geberit housing, upper part -cabinet with water heater); Next to the open shelves without front. The housing on the full height of the room. Installation dimension 110x220cm</p>	<p>1psc.</p>	











POSSIBLE ADDITIONAL OPTIONS (AT EXTRA CHARGE)



1. Bedroom furnishings









BED	Upholstered bed on a steel construction powder painted black; fabric grey, size 160x200cm; Top and side of bed: steel, felt insert, polyurethane foam 20kg/m ³	1psc.	
MATTRESS	Mattress 160x200, medium hard, core made of pocket springs with seven differentiated hardness zones, both sides were covered with polyurethane foam with a thickness of 3 cm.	1psc.	
CABINET	Cabinet size 45x50x214cm, openwork construction, steel, powder coated in matt white. In the lower part, there is a cabinet with a drawer made of wood-like furniture board, in the upper part there is a bar and a shelf made of steel mesh	2psc.	



2. furnishings for the room / living area

TABLE	Square table with top size 80x80cm made of high quality materials -beech wood top 4cm thick; metal powder coated legs black, according to individual project.	1psc.	
CHAIR	Simple in form chair SK Design model UFO KR022; made of high quality polypropylene, light grey color; maximum weight 130 kg	2psc.	
SEAT CUSHIONS IN THE WINDOW	Seat cushion 40x40cm cotton color beige, cushion with organic weave recycled polyester filling.	2psc.	
SOFA	Sofa bed with beige linen upholstery by Karup Design Roots, frame made of solid wood. Sofa width: 140cm, maximum weight capacity: 250kg	1psc.	
COFFEE TABLE	Tables Ø55 cm and Ø40 cm in diameter; top made of beech wood, 4cm thick; metal legs powder coated black, according to individual project.	1set	
TV CABINET	TV cabinet, body made of furniture board in white, fronts lacquered in white; without shelves inside the cabinet. Opening of the cabinet with tip-ON, Dimensions: 60x65x20 cm.	2psc.	

TV	32" TV; Smart TV, wide viewing angle, HDMI.	1psc.	
TV HOLDER	Adjustable wall mount with outrigger dedicated for 32" TV.	1psc.	
CARPET	Melange braided rug, made of jute and cotton; dimensions of the carpet: 150x200 cm	1psc.	
DECORATIVE FRAMES	Wall Decoration: wooden frames black 60x40cm, natural 21x30cm	1psc.	
WALL MIRROR	Hanging mirror in white Nissedal frame, protective film reduces damage in case of glass breakage; size 65x150 cm;		
CURTAINS + CURTAINS RODS	Curtain made of dimout fabric, grey color, joined from two pieces, sewn on flex, size 320x316cm; rail curtain rod, aluminum single track mounted to the wall under the ceiling, white color; length 635 cm	1set	
3. mezzanine furnishings			
MATTRESS	Mattress made of T25 foam, air-conditioning fiber, sheepskin (150g/1m), medium hard; hypoallergenic, antiallergenic cover Dimensions: 140x200cm	1psc.	
LADDER	Steel ladder, powder coated mat black; mounted to the wall, made to measure, wooden steps 8cm deep, varnished, possibility to fold the ladder flush with the wall.	1psc.	
WALL SHELF	Metal shelf, powder coated in black, mounted to the side of the cabinet. Dimensions: 25x25x9cm.	2psc.	
4. kitchen equipment			
FURNITURE	Cabinets designed and made to measure. Lower and upper cabinets, fronts of furniture board in gray and white, matte finish, black steel handles, laminated	1set	

	Worktop (stone imitation), hinges and mechanical equipment Blum		
BUILT-IN UNDER-COUNTER FRIDGE	Undercounter refrigerator, Electrolux ERN1300FOW, Refrigerator/freezer capacity 112l/14l; Sound level 38 dB; Energy class: A+	1psc.	
INDUCTION HOB	Electrolux induction hob EHH3320NVK 2 POLA 230V, ceramic glass, 1-phase, Power: 3.6kW, additional features: pause, pot detection, increasing the heating power of the field, display, timer, parental lock, automatic shutdown,	1psc.	
SINK	Built-in 1-bowl sink made of stainless steel, Dimensions: 37x44 cm; depth 19 cm; low rim	1psc.	
KITCHEN MIXER	Kitchen faucet made of stainless steel,; faucet body made of : zinc, metallized, spout made of brass, Faucet can be used in high pressure installations	1psc.	
DISHWASHER	Electrolux EEM62310L built-in dishwasher, Dimensions: 45x82x55 cm, eco mode, class A+, AirDry system, Beam on Floor function, cutlery drawer; noise level: 47 dB, energy consumption per cycle: 0.83kWh, water consumption per cycle: 9.9 liters	1psc.	
HOOD	Inspiration grill with charcoal filter TEKA GFG2 B 40446752 white glass; canopy assembly, 3 speed turbine, LED lighting; maximum output: 388m3/h, recirculation option, energy efficiency class E	1psc.	
WASHING MACHINE	Built-in washing machine Electrolux EWC1350, dimensions (HxWxD) 52x50x67 cm, power consumption (cycle) 0.57 kWh, water consumption (cycle) 39 liters, noise level 53-74 dB *Note: if you choose a built-in washing machine, the furniture in your kitchen will change; a built-in washing machine means that you will not need a kitchen unit with a drawer at the end of the cooking range.	1psc.	

5. bathroom furnishings			
TOWEL RAILS	Single hook STELLA Classic in black matt.	3psc.	
6. decorative lighting			
LAMPS	Pendant lamp, spider with cord in white.	1psc. room 1psc. bedroom	
	Wall lamp by Nowodvorski Lighting, with GU10 bulb light color warm white 3000K	1psc. room	
	Lamp, wall lamp, GU10 bulb with a color of light warm white 3000K. Wall lamp is made of steel and chrome.	1psc. mezzanine	
	Lamp, Zenith wall sconce; equipped with aUSB port, and shelf; LED light source of 4W power with 4000K neutral white color. The lamp has its own switch on the body. Body made of white powder coated metal, milky shade made of acrylic.	2psc. bedroom	
	BERYL ALDEX table hanging lamp; Lampshade material: metal, color: matt black, Dimensions: 86x52/15 cm. Light sources: 2xE27 LED; 230V; max. 60W; Degree of protection: IP20	1psc. room	
	LED strip lighting under the wall cabinets in the kitchen.	1psc. kitchen	
	Outdoor, façade lights, ingress protection IP65, shining top down, metal housing, graphite	2psc.	

7. interior blinds		
ADDITIONAL WINDOWS EQUIPMENT	Roller blind in acassette with spatial 1 set : guides made of aluminum; Manual control bedroom window size: by ahead, Fabric MADAGASKAR SILVER 80x220cm color 054 light grey, Composition: 100% window in the living polyester Weight: 220g/m2, Blackout room fix, fabric (100% blackout), covered with silver coating on the outside which reflects light size: 110x200cm and prevents heating of the surface. size: 50x240cm. The fabric has hygienic certificate. size: 150x240cm .Cassette and guides mounted to the balcony window frame. 80x240cm / entrance door: size: 80x240cm	
8. external blinds		
ADDITIONAL WINDOWS EQUIPMENT	Set of roller shutters with motors with obstacle detection, with protection against lifting, in woodwork color, RAL 7016	1set : bedroom window size: 100x220cm window in the living room size: 120x200cm balcony doors 2 pcs. size: 160x240cm entrance door: size: 90x240cm
9. handle with code for front door		
FRONT DOOR HANDLE	Electronic handle, electronic lock with code and proximity card Apartlock P1; Possibility to generate time codes, one-time, permanent and cyclic, Lock control via app, Opening via smartphone, card, key ring or code, Weather resistant, Backlit, easy to read keypad	1psc. 

NOTE: Specific products may vary in final product based on current availability. If a product is not available, it will be replaced by an equivalent product.

changes in the project
Drophouse permits changes to the project. The cost of changes will be determined after determining the extent of the changes and the degree of interference with the building structure and systems.
transport and assembly of the building
Transport is valued individually - the price is affected not only by the distance but also the availability of public roads, turning radii, preparation of the surface of the driveway, etc.

MALMÖ PHOTOS



Presented photos are for illustrative purposes only. Due to the final offer, products selected by you, the technique technology and conditions of taking pictures, the actual appearance of products may vary from those presented in the specifications.

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