

**NFS**

# THE SWEET CUPCAKE LOFT II (CLASSIC)

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LIVING AREA	47.94
TOTAL AREA	75.82
NUMBER OF FLOORS	2
ROOF SLOPE	49,3
BUILDING AREA	94,63
LENGTH	10,94
WIDTH	8,36
HEIGHT	8,49

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PRICE FROM

€ 33.300

**ADVANTAGES**

THE SWEET CUPCAKE LOFT II (CLASSIC)



Small yet exceptionally cozy, evoking nostalgia - the words that best describe this modular home. The two-story building covers an area of 75.82 square meters, and its layout is thoughtfully designed to integrate spaces for leisure and recreation. The upper floor features a small relaxation area, a bedroom with a wardrobe, and a bathroom. The rooms on the lower floor are tailored for active living - they comprise a living room combined with a kitchen, a designated workspace, a guest or children's room, a wardrobe, and other utility rooms. Additionally, there's always space for your car - next to the house, there's a carport that can accommodate several family vehicles.

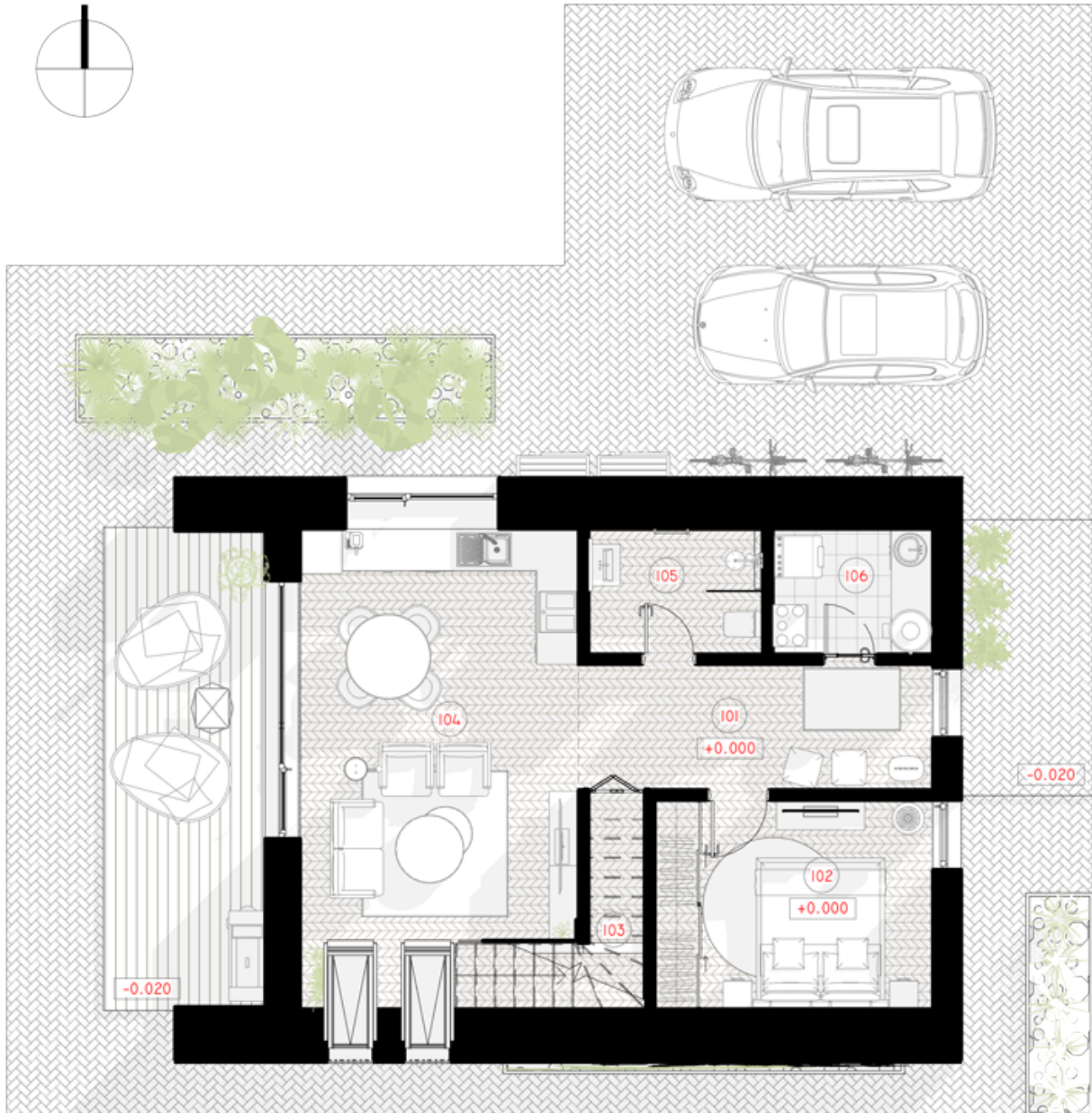
The modular house is crafted from the highest quality 350-550 MPa density structural steel, known for its lightweight and robust nature. The steel frame ensures the longevity of the house structure - it withstands impacts, compression, chemical exposure, and other external factors, retaining its form even after many years. Thin-wall frame technology, coupled with modern engineering and structural solutions, enables achieving an A++ energy efficiency rating.

Small frame houses are in demand as they seamlessly blend into various urban, suburban, or rural landscapes. They easily integrate into the surroundings due to their aesthetic form and subtle exterior facade. Facade solutions can be adjusted according to the client's needs. Additionally, construction materials can be individually chosen, allowing for adjustments in the layout of the modular house.

Let's create together the house you've seen in your dreams!





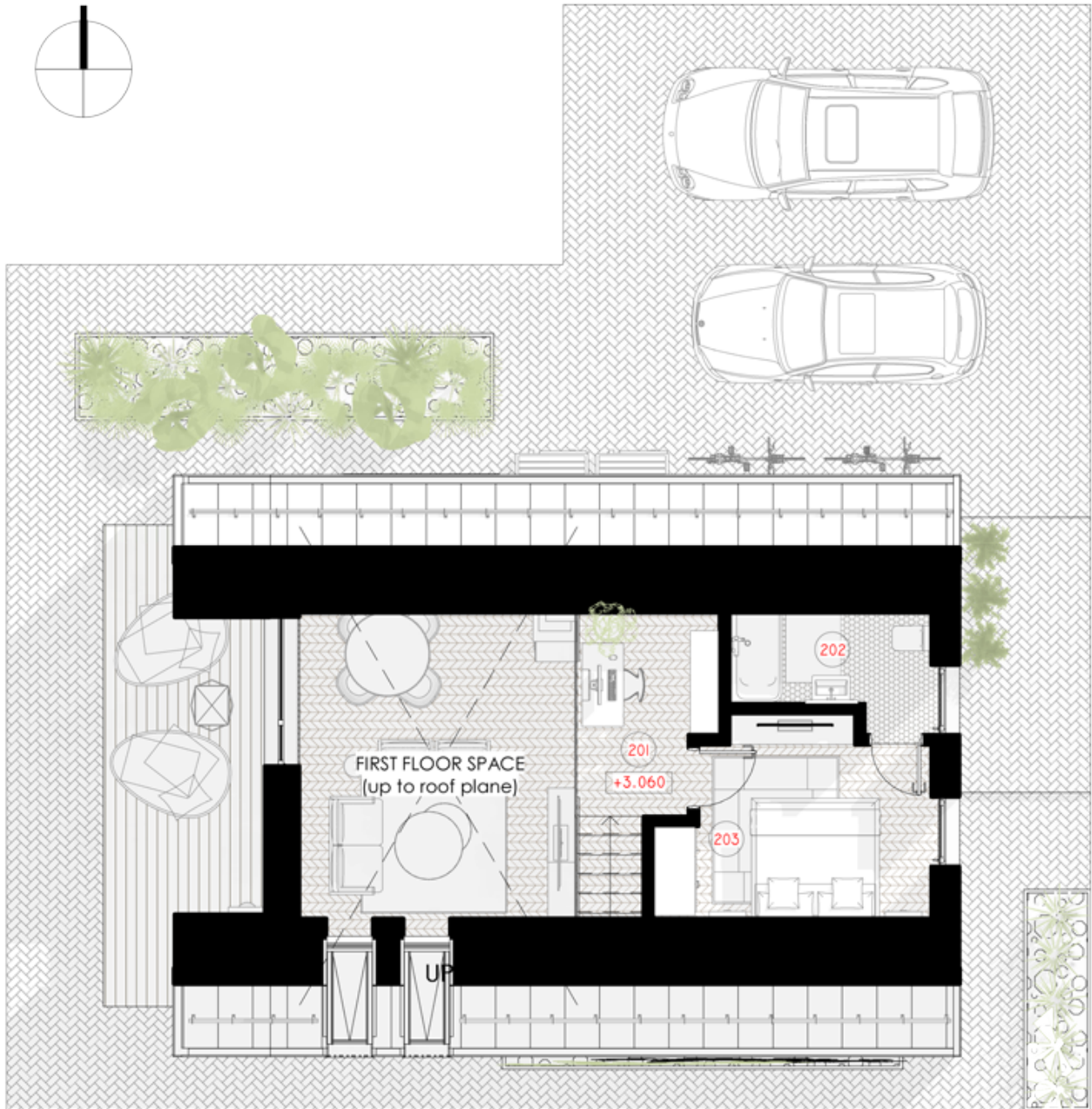


# 1ST FLOOR PLAN

101 TAMBUR	9.18 m <sup>2</sup>
102 BEDROOM	12.00m <sup>2</sup>
103 WARDROBE	0.38m <sup>2</sup>

104 LIVING - KITCHEN - DINING	25.89 m <sup>2</sup>
105 BATHROOM	4.50 m <sup>2</sup>
106 BOILER / MECH. ROOM	4.14 m <sup>2</sup>
<b>TOTAL:</b>	<b>56.09m<sup>2</sup></b>





# 2ND FLOOR PLAN

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201 HALL	5.48 m <sup>2</sup>
202 BATHROOM	4.20 m <sup>2</sup>

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203 BEDROOM	10.05 m <sup>2</sup>
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<b>TOTAL:</b>	19.73m <sup>2</sup>
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