

DARK SHADOW

Modular living in harmony with nature.

An L-shaped modular home with two bedrooms, an open-plan living room and two bathrooms, featuring expansive glazing that connects indoor and outdoor spaces.

GROSS FLOOR AREA
60.60 m²

LAYOUT
2 bedrooms · 2 bathrooms

PROPOSED VERANDA
29.00 m²

€30,500 + VAT



Images show a completed project. The veranda, stove, loose furniture and decorative accessories are not included in the standard price. Final scope is defined in the written quotation.

Project Overview and Floor Plan

Two bedrooms, two bathrooms and an open-plan living area. Gross enclosed floor area: 60.60 m².

MODULES 1-2
3.00 × 7.50 m

MODULE 3
3.00 × 5.20 m

GROSS ENCLOSED
60.60 m²

VERANDA
29.00 m²*



ROOM AREAS

Living room 22.00 m² · Bedrooms 14.50 and 12.00 m² · Bathrooms 5.00 and 3.60 m².
The proposed veranda is excluded from the gross enclosed floor area.

* The veranda is a proposed option and is not included in the standard price. The illustration is indicative; technical drawings govern all construction dimensions.

Interiors and Living Spaces

Natural wood textures, dark window frames and wide openings create a calm atmosphere.



LIVING AREA · Large windows open to nature



KITCHEN · Open plan



BEDROOM



SECOND BEDROOM



BATHROOM

Interior character: Natural wood finishes, a balanced layout and a visual connection to the garden. Loose furniture, appliances and decorative items in the photos are not part of the standard scope.

Technical Specifications and Materials

Overview of standard modular home construction. Final brands, colors and finishes will be confirmed in the contract specifications.



STANDARD FEATURES INCLUDED IN PRICE

- Galvanized steel frame engineered to structural design
- 2 × 5 cm rock wool in exterior walls and roof
- Vapor control layers and moisture barrier
- Standing-seam metal roof and Thermowood facade
- Double-glazed PVC windows and interior doors
- Laminate flooring and interior wall/ceiling finishes
- Electrical wiring and water/wastewater plumbing
- Kitchen and bathroom fixtures shown in the design

STRUCTURE & INSULATION

Galvanized steel structure, rock wool insulation to external walls and roof, and vapor control layers.

BUILDING ENVELOPE

Standing-seam metal roof, Thermowood cladding, PVC windows and double glazing.

INTERIOR FINISHES

Laminate floors, specified timber/other interior finishes, tiles, cabinets and countertops.

BUILDING SERVICES

Electrical distribution board, protective devices, socket/lighting circuits and plumbing infrastructure.

Trailers and O2 equipment apply only to caravan products and are not included with Dark Shadow. The veranda and stove pictured are priced separately.

Pricing and Scope Summary

Product and price information for Dark Shadow, as published on the website.

PRODUCT DETAILS

Product	DARK SHADOW
Building type	Modular home
Gross enclosed	60.60 m²
Modules	2 × 3.00 × 7.50 m + 1 × 3.00 × 5.20 m

PRODUCT PRICE

€30,500
+ VAT

VAT is excluded. Taxes and payment totals will be stated under the invoice/quotation terms applicable on the sale date.

WHAT IS INCLUDED IN THE PRICE?

Galvanized steel frame; roof and exterior-wall insulation; standing-seam metal roof and Thermowood facade; double-glazed PVC windows and interior doors; standard floor, wall and ceiling finishes; electrical and plumbing infrastructure; kitchen and bathroom works shown on the plan.

Brands, models, colors and installation details will be specified in the order-specific technical specification and contract.

ITEMS TO BE QUOTED SEPARATELY

- Veranda and veranda railings
 - Stove/flue, appliances and loose furniture
 - Custom countertops, lacquered cabinets, glazing
- Terrace, roof terrace and outdoor stairs
 - Underfloor heating and custom MEP requests
 - Transport, crane unloading and installation terms

COMMERCIAL NOTES

This brochure presents the standard product and price. Production lead time, payment schedule, delivery location, transport distance, crane requirements and installation conditions will be defined in the order-specific quotation. Photos show a completed example; not every visible accessory is included.