

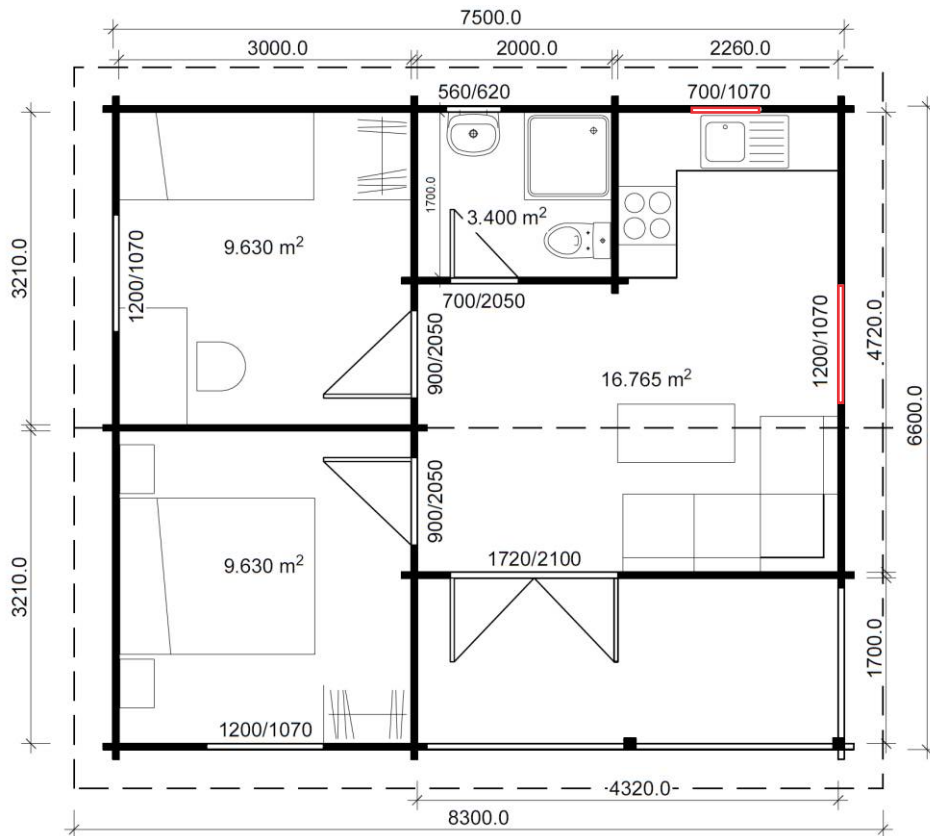



MALTA, 40m<sup>2</sup>





# FLOOR PLAN



 - customizable placement of 2 windows marked red

## FEATURES AND INCLUSIONS

Malta is our 2 bedroom studio designed for people looking for a cabin with an extra room for guests. Also, the second bedroom may be used for a hobbies like arts and crafts or an office. Malta is perfect for a holiday property, granny flat or a rental room. Precut flat packed kits come conveniently on pallets and a studio may be assembled in 3 days saving your money and time in building process. Natural timber and double glazing will provide comfort and a piece of mind for Health and Sustainably-minded people.

### PREMIUM INCLUSIONS

- External & internal walls, kiln-dried laminated 60mm Nordic Spruce
- 7 rafters thickness 60mm, h = 140mm
- 3 internal timber doors
- 19mm T&G roof boards
- Fascia boards
- 2 laminated timber posts 115x115mm with adjustable legs
- Door and window boxes for external door and windows installation
- Timber architraves for all windows and doors
- Timber cladding for all corners
- 14 steel rods, 10mm Ø
- 11 pre-drilled holes for electricity, 12mm Ø
- System for lining or cladding for the back wall: sliding battens 50x100mm
- All hardware
- Drawings for assembly with all boards being marked
- External doors and windows sourced locally, can be customized:
  - External double doors (1720 x 2100mm, safety DG 4/16/4mm)
  - 3 windows (1200 x 1070mm, DG 4/16/4mm)
  - 1 window (700 x 1070mm, DG 4/16/4mm)
  - 1 window (560 x 620mm, safety DG 4/16/4mm)

### FLEXIBLE OPTIONS

- Custom size veranda/decking
- Timber or steel sub-floor or a slab base
- Various flooring like timber, laminate or carpet
- Custom roofing like Colorbond or other
- Gutters and down pipes
- Electrical, plumbing
- Kitchen and bathroom fit outs

**ENGINEERED**  
TO HIGH WIND LOADS

**LAMINATED**  
**TIMBER**

**DOUBLE**  
**GLAZING**



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