

WOODSONS

2023/2024



Designing for the future,
building for today

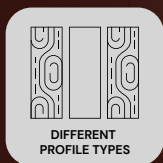
Eco-houses made from quality WXP cross timber panels



Vilsandi

Vilsandi is an outdoor terrace with a unique design that can be installed in your backyard, next to your cottage, or in any suitable area.

The building consists of a rear wall and a roof detail made from 5-layer WXP panels. The front of the building and load-bearing beams are made of durable glulam wood. The visible surfaces of the building are painted with weather-resistant exterior paint. The roof's slope directs rainwater behind the building.



MATERIALS USED IN VILSANDI:

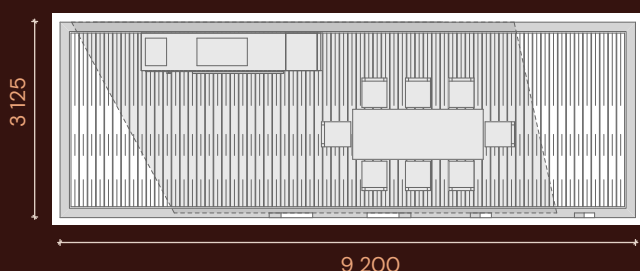
- **Wall panel:** WXP 5-layered doubleside painted cross timber panel
- **Ceiling panel:** WXP 5-layered single-side painted cross timber panel
- **Glulam beams** – 150 x 100 mm, coated with weather-resistant exterior paint
- **Roofing material:** High-quality SBS roll material

The building has **multiple** uses, from an outdoor kitchen to a children's play area.

Electrical wire and outlet channels are already hidden inside the Vilsandi back wall panel, allowing you to install these for kitchen appliances or other electrical devices to the power grid.

The installation of the building requires a strong base on the terrace to ensure that the building does not sink over time. Suitable installation locations include paved areas with compacted subbases or terraces built on post foundations.

** The terrace under the building is not included in the standard package.*



TECHNICAL SPECIFICATIONS:

- Building footprint including the terrace: 28.75 m²
- Roofed area: 21.5 m²
- Building length x width: 9.2 x 3.12 m
- Building height from ground to roof peak: 2.5 m
- Building ceiling height from terrace surface: 2.2 m
- Recommended terrace height from the ground: 15 cm
- Weight of the building wooden parts without the terrace: 1500 kg

Price for Vilsandi: 4 990 EUR + VAT

** The kitchen furniture, wires, LED strips, sockets, gym equipment and hot tub shown in the pictures are not included in the building's sale price.*

** Additional costs for transportation to the destination and installation apply. Prices depend on the location.*





Kotlandi

The Kotlandi building, with its eye-catching design, is a standout addition to your yard. Its usage is versatile, ranging from an open-air kitchen with seating to a spacious summer house with sliding glass doors.

The building's wall and ceiling details are made from durable 3-layer WXP panels. The exterior layers of the panels are treated with weather-resistant wood paint.



MATERIALS USED IN KOTLANDI:

- **Wall panels:** WXP 3-layered double-sided painted cross timber panel
- **Ceiling panels:** WXP 3-layered single-sided painted cross timber panel
- **Roofing material:** High-quality SBS roll material
- **Concealed electrical wires within the wall**

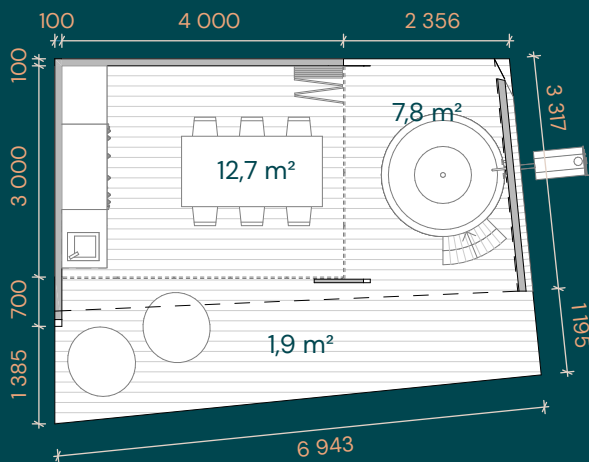
The building is divided into **two parts**: a larger space with sliding glass doors for wind protection and a smaller open and passable area.

The sliding glass doors are made of high-quality tempered glass attached to metal rails. You can easily slide them together or apart to provide refreshment from the heat or shelter from the wind.

Electrical wiring is cleverly concealed within the Kotlandi wall and ceiling panels, making it easy to connect kitchen appliances or other electrical devices to the power grid. Innovative LED lighting strips are installed in the ceiling.

In the terrace-facing part of the building, stylish planters are attached to the wall, where you can plant both decorative and culinary herbs. The installation of the building requires a strong base on the terrace to ensure that the building does not sink over time. Suitable installation locations include paved areas with compacted subbases or terraces built on post foundations.

** The terrace under the building is not included in the standard package.*



TECHNICAL SPECIFICATIONS:

- Building footprint including the terrace: **35.5 m²**
- Roofed area: **23.4 m²**
- Building length x width including the terrace: **6.9 x 5.2 m**
- Building length x width with walls: **6.9 x 3.8 m**
- Building height from ground to roof peak: **2.9 m**
- Building ceiling height from terrace surface: varying height from **2.45 to 2.75 m**
- Recommended terrace height from the ground: **15 cm**
- Weight of the building wooden parts without the terrace: **2700 kg**

Price for Kotlandi basic : 13 325 EUR + VAT

Price covers assembled wooden modular building with roof material installed and interior walls painted. Inside part floor covered with SPC (Stone-Plastic-Composite) panels. All additional elements are excluded!

Kotlandi finished with additional elements: 18 325 EUR + VAT

Electricity sockets, LED strips for lighting, plumbing and water system connected, windows and doors from glass installed, terrace for outside part.

** The kitchen furniture, hot tub, and dining table set shown in the pictures are not included in the price.*

** Additional costs for transportation to the destination and installation apply. Prices depend on the location.*





Upa

UPA is a first and largest year-round residential house designed for indoor living in the Woodsons series. The building's wall and ceiling panels are made from durable 5-layer WXP panels, insulated from the outside. The building features an open ceiling, adding spaciousness and roominess to the interior.

The well-thought-out interior design provides everything needed for a small family on nearly 60 square meters of living space. The building consists of an open kitchen with a living room, two separate bedrooms, and a bathroom with a sauna. The project includes a wooden terrace around the house.



TECHNICAL SPECIFICATIONS:

- Building footprint including the terrace: **88 m²**
- Roofed area: **59 m²**
- Building length x width: **9.8 x 6.0 m**
- Building ceiling height from floor: **2.3 – 3.16 m**
- Building roof peak height from ground: **3.46 m**
- Weight of the building wooden parts without the terrace: **12,000 kg**



EXTERIOR WALL LAYERS FROM OUTSIDE TO INSIDE:

- 19 mm – Painted cladding boards
- 100 mm – PIR insulation material or 100mm wood fiber insulation
- 90 mm – 5-layered WXP cross timber panel
- Inner layer of WXP panel painted with interior paint

Electrical wires are installed within the wall structure, so they are not visible in the interior.

INTERIOR WALLS:

- 90mm – 3- or 5-layered WXP cross timber panel
- Bathroom walls are constructed with a frame and plasterboard
- Sauna walls are made of thermo wood

ROOF AND CEILING FROM OUTSIDE TO INSIDE:

- Classic-style metal roof
- 150 mm – XPS insulation material
- 90 mm – 5-layered WXP cross timber panel
- Inner layer of WXP ceiling panel painted with interior paint





FURNITURE AND INTERIOR:

- Interior walls painted in color Y456 Coconut Tikkurila
- High-quality Hörmann interior doors
- Exterior door Jedlwen Basic 1400x 2100 mm

HEATING SYSTEM, WINDOWS AND OTHER EQUIPMENT:

- The building is equipped with an economical remote-controlled air-to-air heat pump for heating.
- Heat recovery ventilation valve PRANA 150
- 3x double-glazed plastic windows in dark gray
- Modern electric sauna heater
- Wooden-framed sauna window
- Water tap for gardening at the back of the house
- The house includes an electric car charging point



FLOOR LAYERS:

- **5 mm** – SPC vinyl floor covering (Stone-Plastic Composite) – Oak decor
- **3 mm** – Underlayment material
- **22 mm** – OSB board
- **200 mm** – Wooden floor structure with mineral wool insulation
- **22 mm** – OSB board

Sanitary pipes and electrical wires are installed within the floor to hide them from view in the interior.



UPA HOUSE PACKAGES:

UPA basic with Sauna

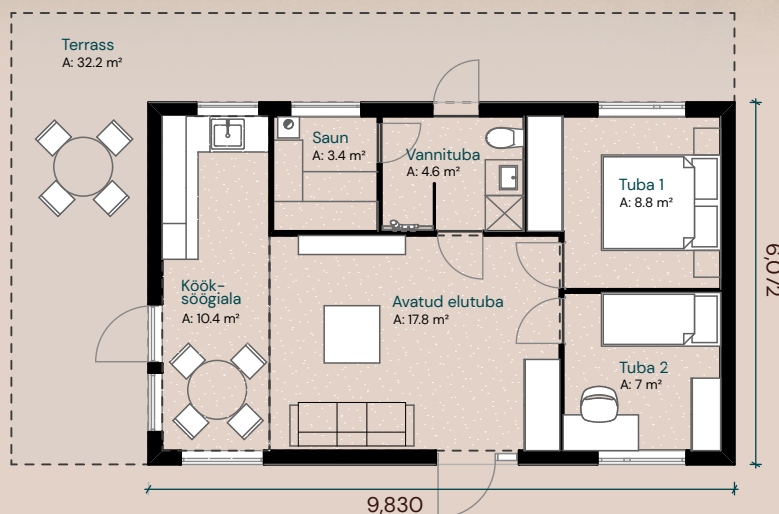
Price: 36 000 EUR + VAT

Includes: Assembled wooden panel modular of wall, floor and roof panels. Only floor frame with mineral insulation. Windows and front door added separately. All the other details and elements are excluded!

UPA finished with Sauna

Price: 82 900 EUR + VAT

Includes: Ready made house module for immediate living – insulation for walls and roof panels, facade lining board attached, treated and colored. Bathroom finished and equipped with WC and all sauna equipment. Electricity, plumbing, lightning – all installed and attached.



UPA basic without Sauna

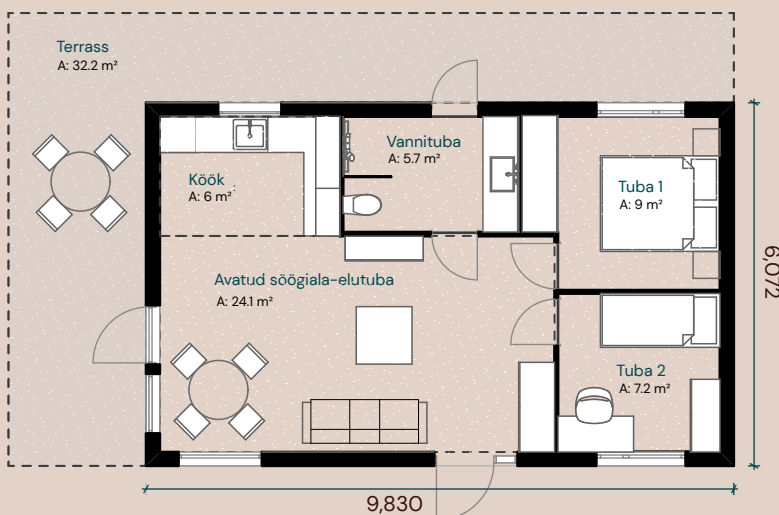
Price: 35 600 + VAT

Includes: Assembled wooden modular of wall, floor and roof panels. Floor frame with mineral insulation. Windows and front door added separately. All the other details and elements are excluded!

UPA finished without Sauna

Price: 80 000 EUR + VAT

Includes: Ready made house module for immediate living – insulation for walls and roof panels, facade lining board attached, treated and colored. Bathroom finished and equipped with WC and shower equipment. Electricity, plumbing, lightning – all installed and attached.



* The packages does not include building installation services, foundation, terrace, rainwater systems, awnings, and furniture

