



# WOODSONS

PRICE OFFER | PÄRNI





## Pärni - a compact and thoughtfully designed home

The Sepa home is designed for people who value a nature-inspired living environment and high-quality construction.

The building is constructed from cross-laminated timber panels (WXP), ensuring structural stability and long service life.

The solid wood structure helps maintain a balanced and healthy indoor climate while offering excellent thermal and sound insulation. The use of chemical materials has been minimized.

Main advantages:

- Chemical-free construction
- Healthy and stable indoor climate
- Durable and long-lasting solution



## A thoughtfully designed layout

Pärni is a compact and functional home with a net internal area of 86.1 m<sup>2</sup>. At the heart of the home is an open-plan kitchen and dining area (18.2 m<sup>2</sup>), connected to a cozy living room (14.1 m<sup>2</sup>). Large windows bring in natural light, creating a bright and comfortable living environment.

### **Layout includes:**

2 bedrooms (12.1 m<sup>2</sup> / 12.2 m<sup>2</sup>)

Entrance hall (7.0 m<sup>2</sup>)

Walk-in wardrobe (4.2 m<sup>2</sup>)

Bathroom (6.3 m<sup>2</sup>)

Pantry (4.7 m<sup>2</sup>)

A spacious terrace (46.5 m<sup>2</sup>) connects indoor and outdoor living areas.

## Technical data

Net internal area: 86,1 m<sup>2</sup>

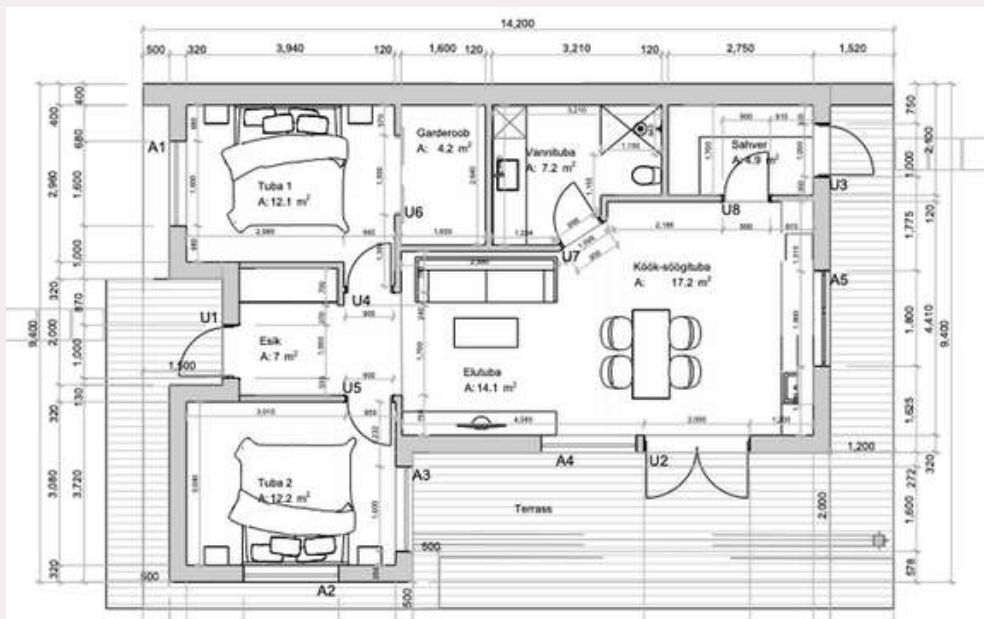
Terraces: 46.5 m<sup>2</sup>

Gross internal area: 97.1 m<sup>2</sup>

Building footprint: 143.6 m<sup>2</sup>

## Illustrative floor plan

*Elements shown in the floor plan are not part of the offer.*



## External construction

### Roof

EPDM roofing, insulation 200 mm PIR

### External wall (from outside to inside)

Painted cladding boards 19/21 mm

Wind barrier

Insulation (100 mm PIR or 150 mm cellulose)

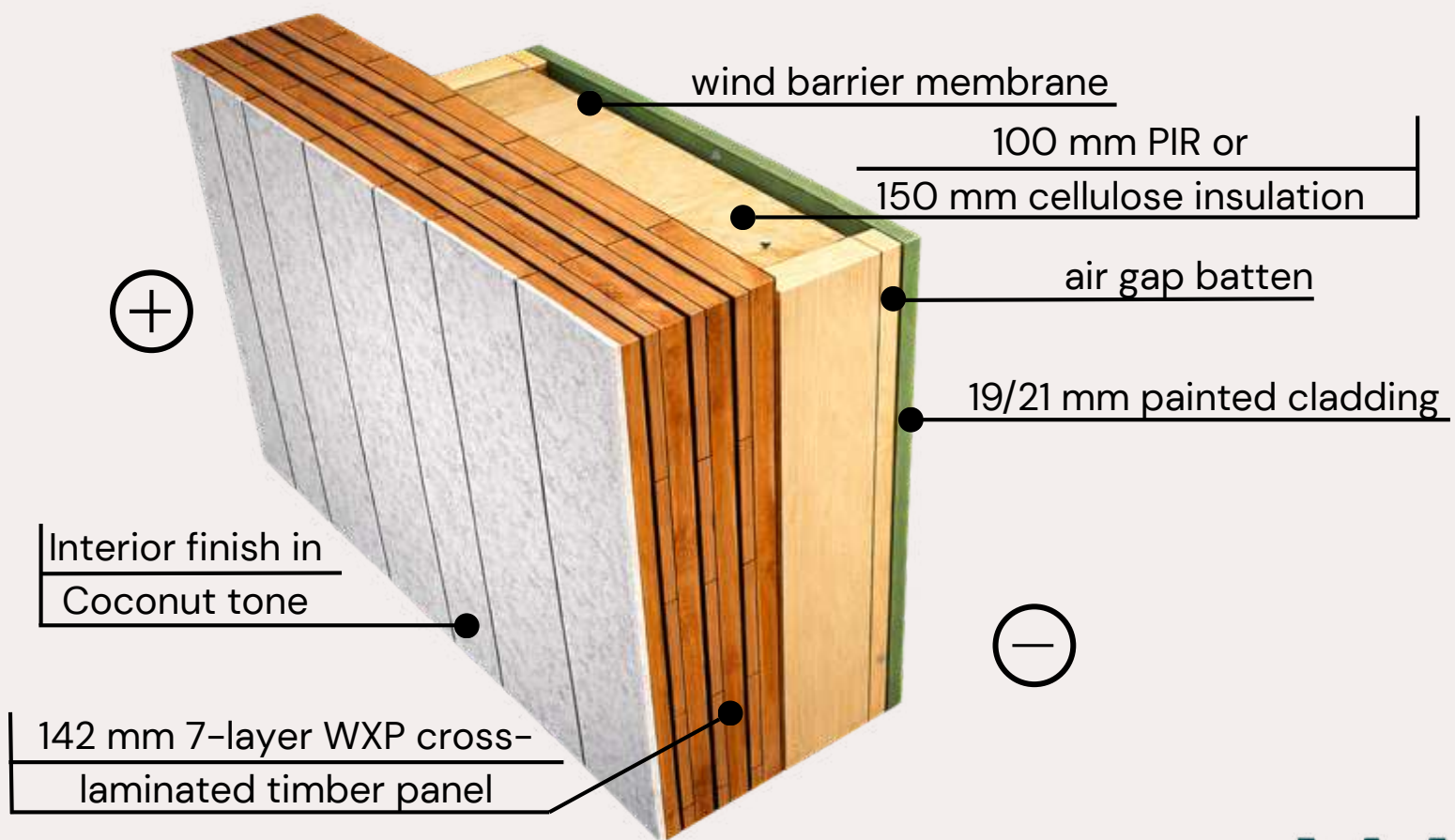
142 mm 7-layer WXP cross-laminated timber panel

### Floor

Reinforced concrete slab with underfloor heating

### External door

Swedoor or equivalent





## Interior finishes

A natural selection of materials and a calm color palette create a timeless and comfortable living environment.

### Walls

Partition walls on a gypsum frame, finished in Y456 Coconut tone

Bathroom walls partially tiled or painted

### Interior doors

High-quality interior doors from Hörmann or equivalent

### Floors

Natural oak parquet or vinyl flooring

# Heating, windows and technical systems

The solution is designed to ensure a comfortable indoor climate and low energy consumption throughout the year.

## Heating and cooling

Air-to-air heat pump in the living room

Heat recovery ventilation system

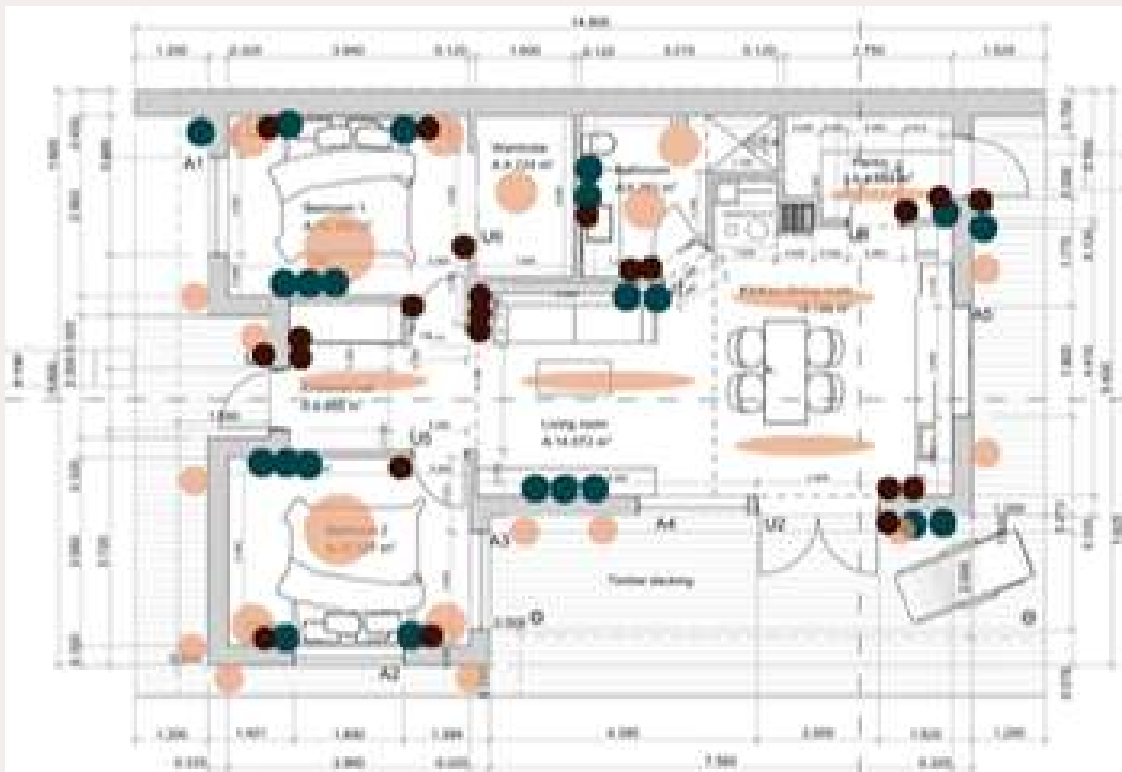
Electric underfloor heating in the bathroom

Triple-glazed PVC windows

## Well-planned electrical system

Lighting, switches and sockets are positioned according to the function of each space and everyday usability.

Final solutions will be specified during the project development phase.



- Switch
- Lighting
- Socket



Find out more on our  
YouTube channel:



## WXP Cross Timber Technology

Woodsonsi cross timber panel (WXP) consists of profiled cladding boards that are connected with nails. The boards are arranged in cross layers, ensuring the strength and durability of the panels while preventing warping and twisting.

This technology provides stability to the wood, maintaining the dimensions of the elements over time, even as the material dries. Woodsons panels are manufactured industrially, and through controlled production processes, consistent quality is ensured.

## EKOISO Cellulose Insulation Wall System



# Why choose WXP cross-laminated timber panels?



## No glue or chemicals

Layers are mechanically fixed without adhesives.  
No harmful substances.  
Suitable for allergy-sensitive environments.  
Lower CO<sub>2</sub> footprint compared to glued timber or concrete.



## Healthy indoor climate

Wood naturally regulates humidity.  
Does not emit harmful substances when heated.



## Fire resistance

Solid wood chars slowly and predictably.  
Structure retains load-bearing capacity longer.  
Does not release toxic gases when burning.



## Strong and stable structure

Reduced warping and cracking.  
Durable and long-lasting construction.



## Acoustic comfort

Solid wood absorbs sound effectively.  
Less echo and more comfortable spatial experience.



## Natural finish

Natural wood surface creates a warm atmosphere.  
No additional finishing always required.



## Building your new home together

We help you create a home that combines natural materials, modern construction, and long-lasting quality.

Get in touch:

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