



NORDLUXE

THE SPIRIT OF NORWAY

Nordluxe

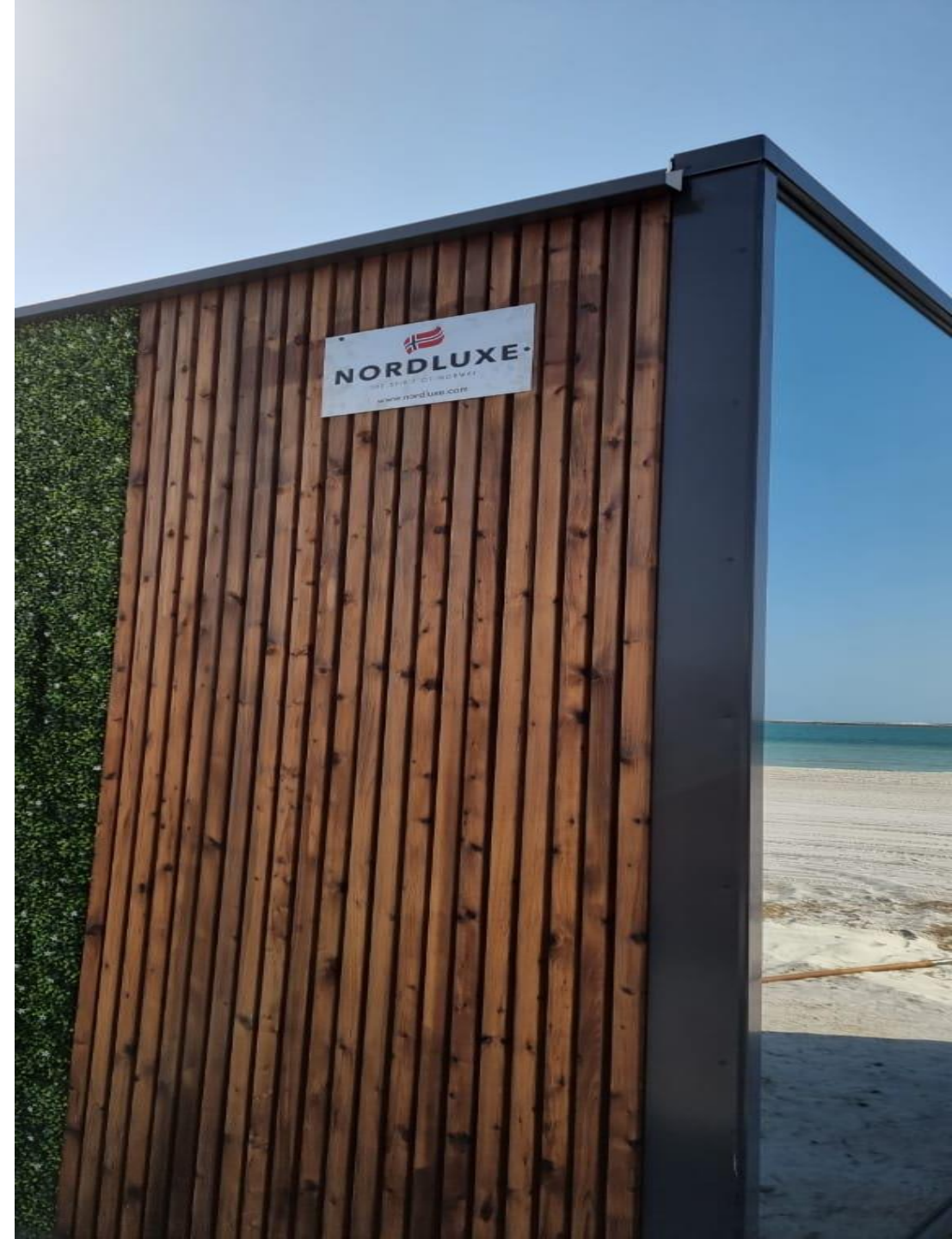
Nordluxe House is a modern living space designed and developed for accommodation purposes. Nordluxe houses are designed in a distinctive reflective style to blend in seamlessly with the surroundings. It is a form of elegance and simplicity.



STRUCTURE & EXTERIOR

Living Area Specifications

- Wardrobe cabinet and kitchenette, sink & faucet (Oras)
- Microwave oven (AEG)
- Refrigerator - Cabinet Integrated (Electrolux)
- Washroom equipment; Shower (Iflow), Geberit Toilet
- Wash Basin, extended with faucet (Oras)
- Air-source heat pump
- Smart film layer for the washroom windows with privacy mode feature
- Water heater
- 2 x mechanical ventilation
- Wood laminate interior
- 8 LED ceiling spotlights & three zones light switches
- Electric sockets Electrical Floor heating (17,7m²)



STRUCTURE & EXTERIOR

Building Specifications

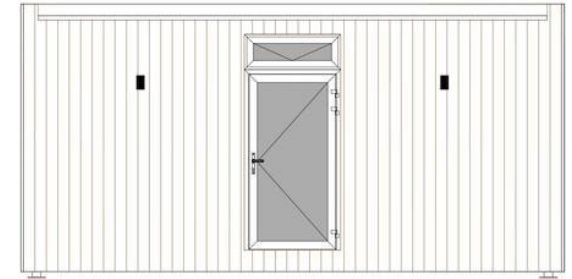
- Steel galvanised painted steel frame (including joist hangers and bolts) - anthracite
- 200mm PUR Insulation, Wooden Frame, Marine plywood & OSB boards
- Thermally Modified Ash Façade Panels
- Entrance door (with locks)
- Double layer Argon Glass (8mm x 2) insulated reflective coating fitting, UV Block
- Glass (tempered) partition wall between bathroom and living room (Tinted “frost” glass)
- U value: 1
- Electrical and plumbing works (plug & play) according to BBR and Nordlux general spec doc.

Roof & Gutter Specifications

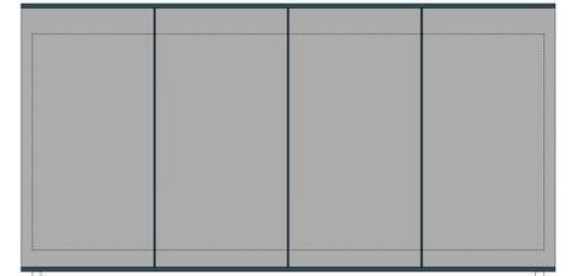
- Double-layered SBS roof-system (flat roof)
- Gutter system and roof caps

Switches and sockets

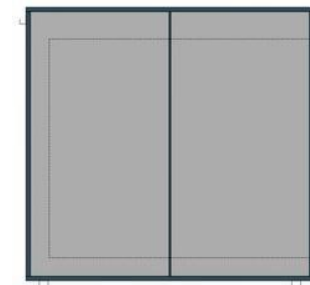
- 8 LED spotlights
- 6 Sockets
- 3 Switches
- Two exterior lights on the back wall
- Oak kitchenette
- Wall shelves
- Worktop
- Sink
- Faucet
- Integrated fridge



Back View



Front View



Side View



INTERIOR

Common Area

- Floor- Natural stone ceramic tiles (dark grey)
- Ceiling & walls - oak parquet panels (cappuccino)
Closet cabinet - black (matte)
- Separation wall with tempered glass door

**Colors can be customized by client*

Bathroom

- Shower floor- natural stone mosaic (nero)
- Toilet floor- ceramic tile (porcelain grey)
- Wall- ceramic tile (statuario mate)
- Wall cabinet- black (matte)80L water heater
- Wall-mounted toilet + flush plate
- Ceiling mounted shower with hand shower





INTERIOR

LIGHTING

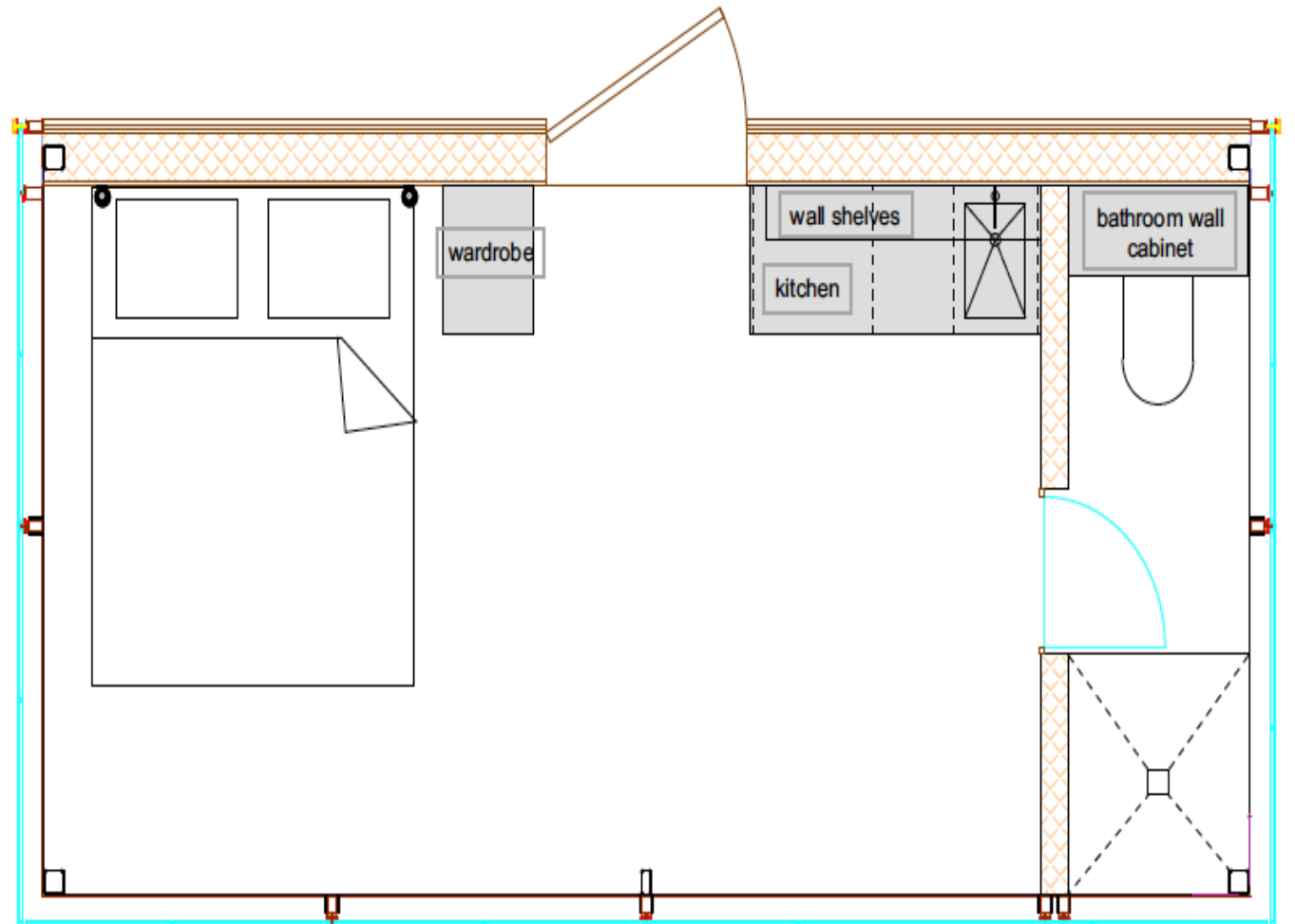
- Switches and sockets LED ceiling spotlights
- Spot-lights (LED) above the kitchenette
- Two exterior lights on the back wall

Kitchen

- Kitchenette wall shelves (color is customizable by client)
- Worktop Sink Faucet
- Integrated fridge
- Microwave included as standard

Floor plan

| | | |
|---------------|----------------------|----------------------|
| External area | 21,1 m ² | 28 m ² |
| Living area | 17,7 m ² | 23.24 m ² |
| Bathroom area | 3,7 m ² | 4 m ² |
| Length | 6,32 m | 8 m |
| Width | 3.33 m | 3.5 m |
| Height | 3.12m | 3.12 m |
| Volume | 65,87 m ³ | 87.36 m ³ |
| Weight | ~ 6,8 tons | 10 tons |



Pricing & Payment Terms

| QTY | Description | Price (SEK) |
|-----|--------------------------|---------------|
| 1 | 21.1 m ² Unit | 507,000+ VAT |
| 1 | 28 m ² Unit | 710,000 + VAT |

**Distributor Pricing*

| ADDITIONAL PROJECT RELATED COSTS | |
|----------------------------------|-----------------------|
| INSTALLATION COSTS | According to location |
| TEAMS TRAVEL COSTS | According to location |
| TRANSPORT OF THE HOUSE | Included in Price |

**To be invoiced 3 weeks before loading*

- **1st Payment 50%** on confirmation of the order
- **2nd Payment 30%** within 60 days after the confirmation of the order
- **3rd Payment 20%** within 10 days before the loading date of the Goods

**Includes 25 Year Guarantee on structure*

**Factory warranty applicable for appliances*



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Additional Terms

Dear Client

Please make sure that the following preparations and conditions at your property are met:

- The site is accessible to large trucks and a crane.
- The crane you've arranged has enough lifting capacity for unloading a house of ca 7 tons or 10 tons, depending on the size purchased.
- The foundation and plug-ins prepared by your contractor meet the actual drawings provided by Nordlux.
- The foundation is ready to be used.
- Connections to water, sewerage and electricity are ready to be used
- Your licensed plumber and electrician are able to provide their services on day 1.
- Company being responsible for the air conditioner (indoor and outdoor units) are able to provide their services on day 2.





Contact us

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