

ABC ROOMS & HOUSES



Basic Offer 2021



Content

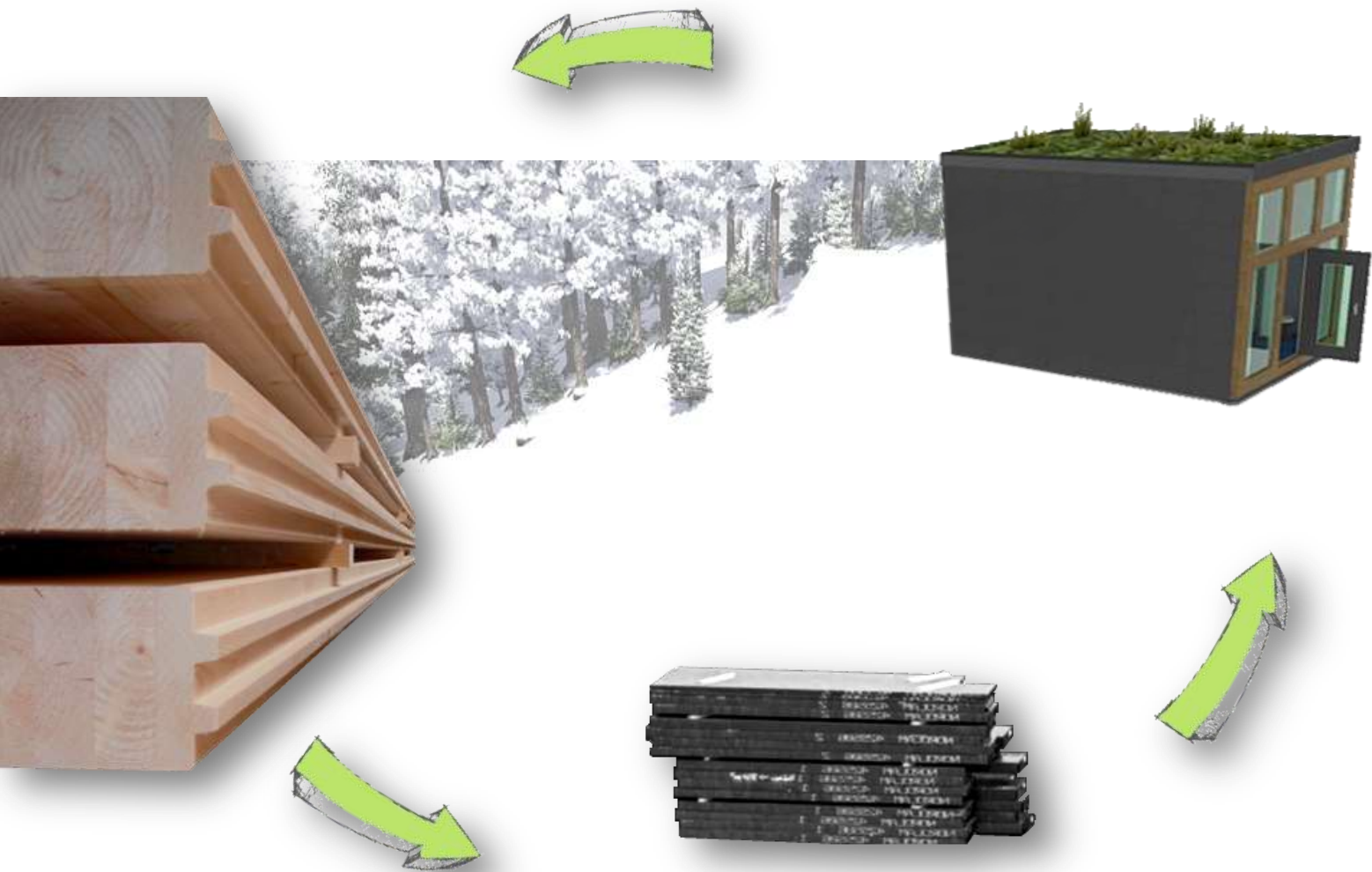
Corona-related enormous price increases
 require an update our pricing information
 on their timeliness!

Tendency: at least the enormous high flight is stopped,
 and they slowly slightly fall again.



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General information



FLIXHOUSE are houses which are assembled on-site from prefabricated mounting kits. The assembling-friendly core construction is made of solid glued-laminated timber (Norway spruce, class GL24h).

All prices are net prices in countries:

- European Union, Iceland, Norway and Liechtenstein
- USA, Canada and Mexico
- Chile, Argentina, Uruguay, Brazil, Paraguay, Bolivia, Peru, Ecuador, Colombia and Venezuela

plus transport costs (Details and other countries see page 46).

The kits require no material processing, and houses can be built conveniently through one of the numerous authorized **FLIXHOUSE-partners** or of course also by yourself.

The installation price is always and **GUARANTEED 20%** of the material price.

Basic types



The following modules are the basis of the system houses:

| | |
|-------------------|----------------------|
| Amsterdam | 4 x 4 m (B/T) |
| Berlin | 4 x 5 m (B/T) |
| Copenhagen | 4 x 6 m (B/T) |

Abbreviations:

A B C

Base height



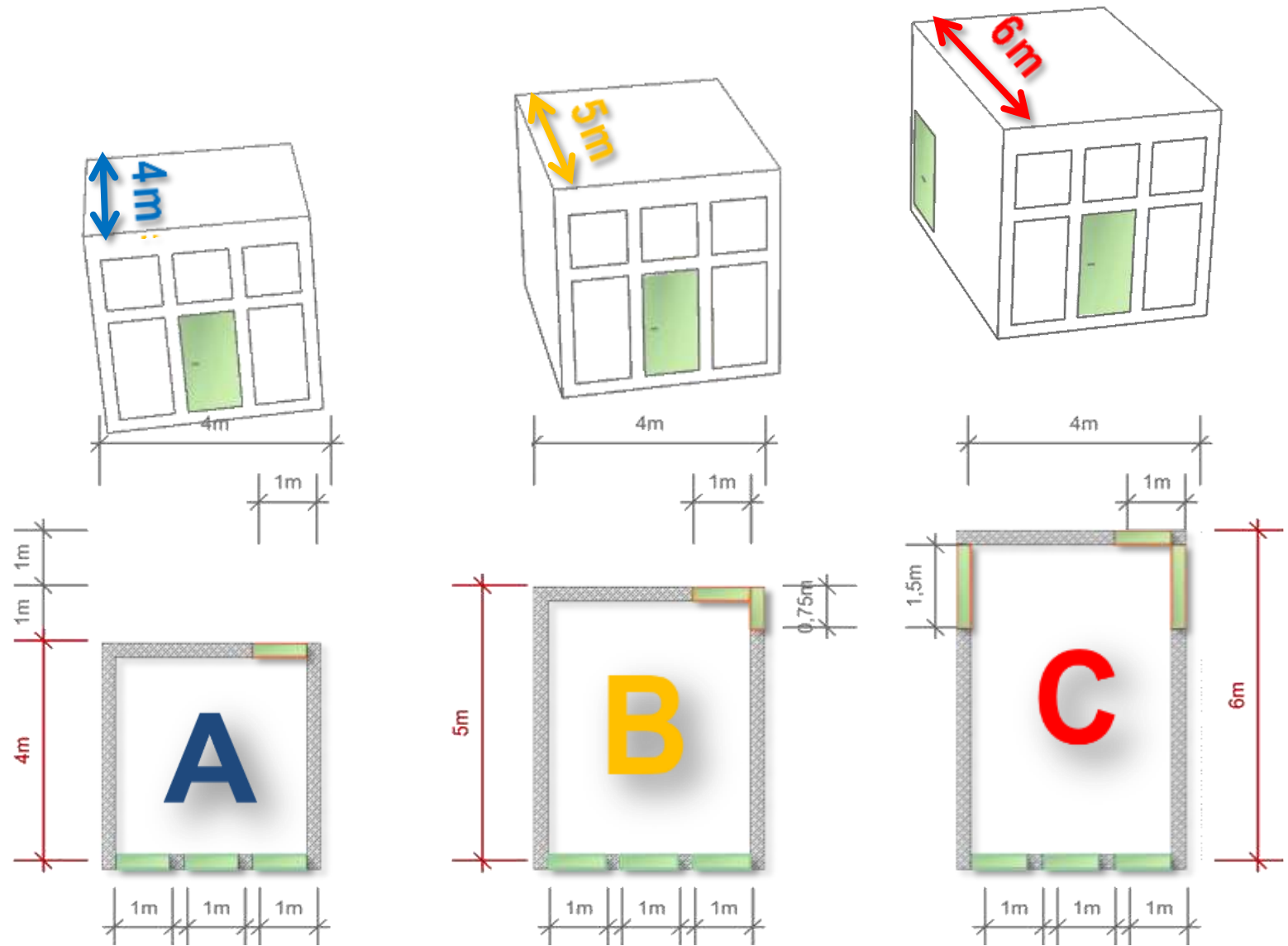
..which are offered in 2 heights:

Series L **3 m** outside height/2.5 m internal height
Series XL **4 m** outside height/3.5 m internal height

*Picture: system-object, circa 48.5 m² useable area, including bathroom, compact kitchen and porch, **together with assembling***

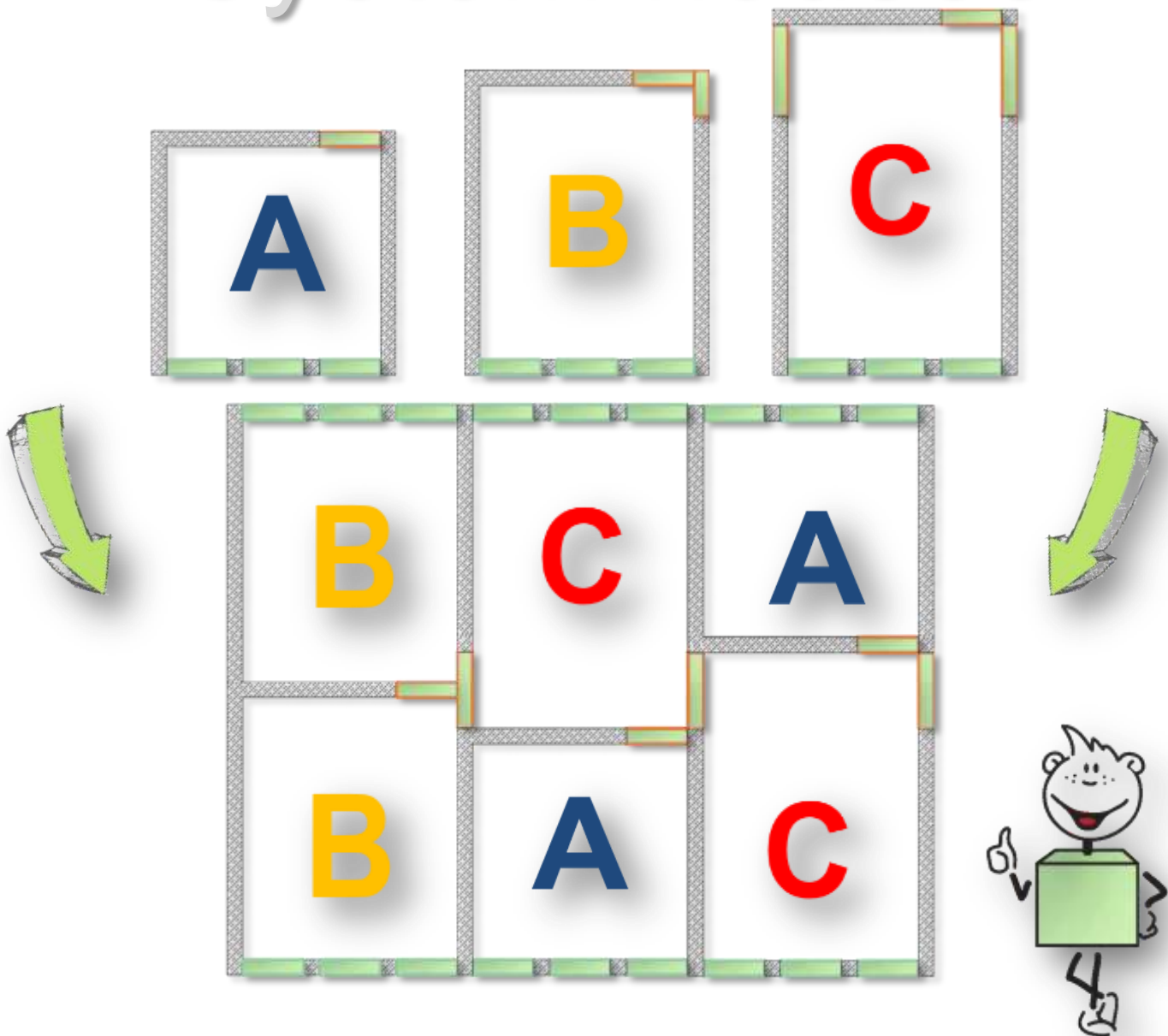
58.750 €

System rooms



The **FLIXHOUSE**-module-measures are the basis for the unique room compatibility and mobility.

FLIXHOUSE System houses



The 3 basic modules can be combined into houses of different size and shape.



FLIXHOUSE

Space mobility

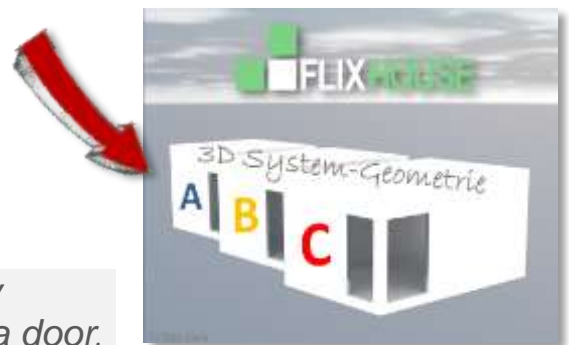


FLIXHOUSE:

- ✓ can be individually configured and upgraded or downsized later.



FH-openings are standardized, so that every opening can be used either for a window or a door.

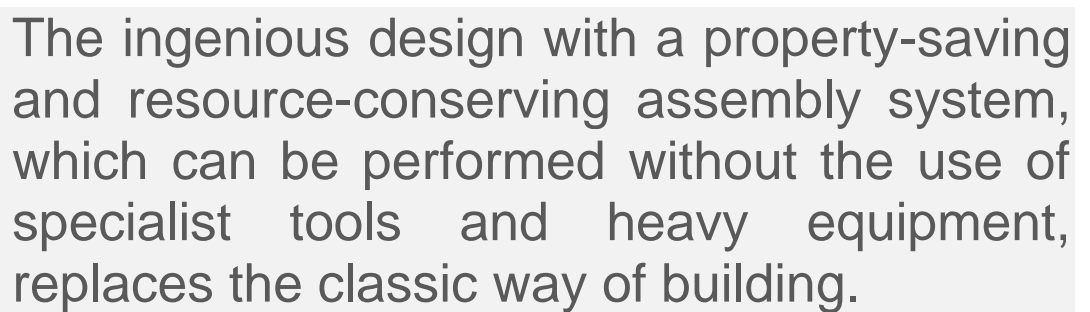


FLIXHOUSE Upgrades



FLIXHOUSE are compatible with a series of specific facade-types and protection devices, the so-called **Upgrades** - these are strengthened protection measures against environmental factors such as earthquakes, hurricanes, fire hazards, extreme heat or cold and floods.





Assembling



The interlock system allows to assemble a turnkey house within only 3 days. The excellent assembling efficiency is reflected in the favourable final price.

Reassembling



Including anything from the basic construction to the self-adhesive wall papers: **FLIX HOUSE** has a mobility of material of 100%, which enables disassembling and reassembling of the objects.

Living conveniences



The room layout is very spacious. The relaxed indoor climate is gained by solid wood panels and the large openings for daylight. All this results in a high standard of living convenience.



Low-energy standard

The table shows the required panel thickness for different materials to reach
Insulation values of about 0.15 W/(m²K) - (Low-energy standard-house)

| | W/(m ² K) thickness in m | |
|------------------------------------|--|-------|
| reinforced concrete | 2,30 | 17,30 |
| solid brick | 0,80 | 6,02 |
| perforated brick | 0,40 | 3,01 |
| coniferus wood | 0,13 | 0,98 |
| aerated concrete | 0,11 | 0,83 |
| best value aerated concrete | 0,08 | 0,60 |
| straw | 0,05 | 0,41 |
| conventional insulating materials | 0,04 | 0,30 |
| best value conventional insulating | 0,025 | 0,19 |
| nanoporous high-quality-insulato | 0,015 | 0,11 |



Due to the notch-click-technology of the solid timber panels, a natural sealing of the inner shell is produced. By help of the respective insulation and ventilation with heat recovery any **FLIXHOUSE** becomes a low-energy house.

Living conveniences



FLIXHOUSE Low-energy panels $<0.15 \text{ W}/(\text{m}^2\text{K})$, windows and other translucent construction components $< 0.8 \text{ W}/(\text{m}^2\text{K})$.

Basic facades



The basic configuration optionally includes steel or timber facades, the latter all in RAL-colours.

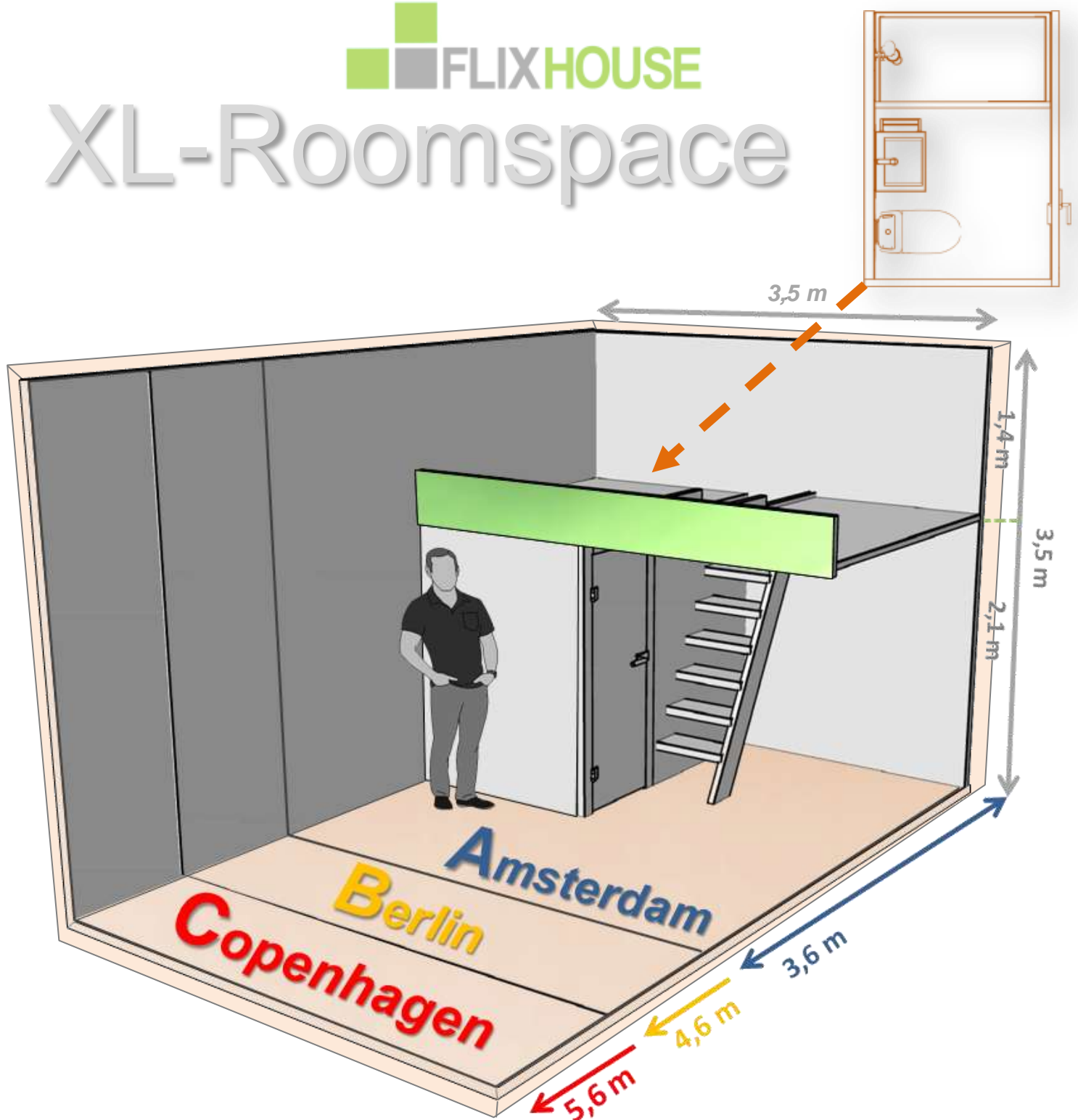
FLIXHOUSE

Basic facades



Contrivances for climbing-plant- facades are an additional alternative, which can also be obtained for basic prices.

XL-Roomspace

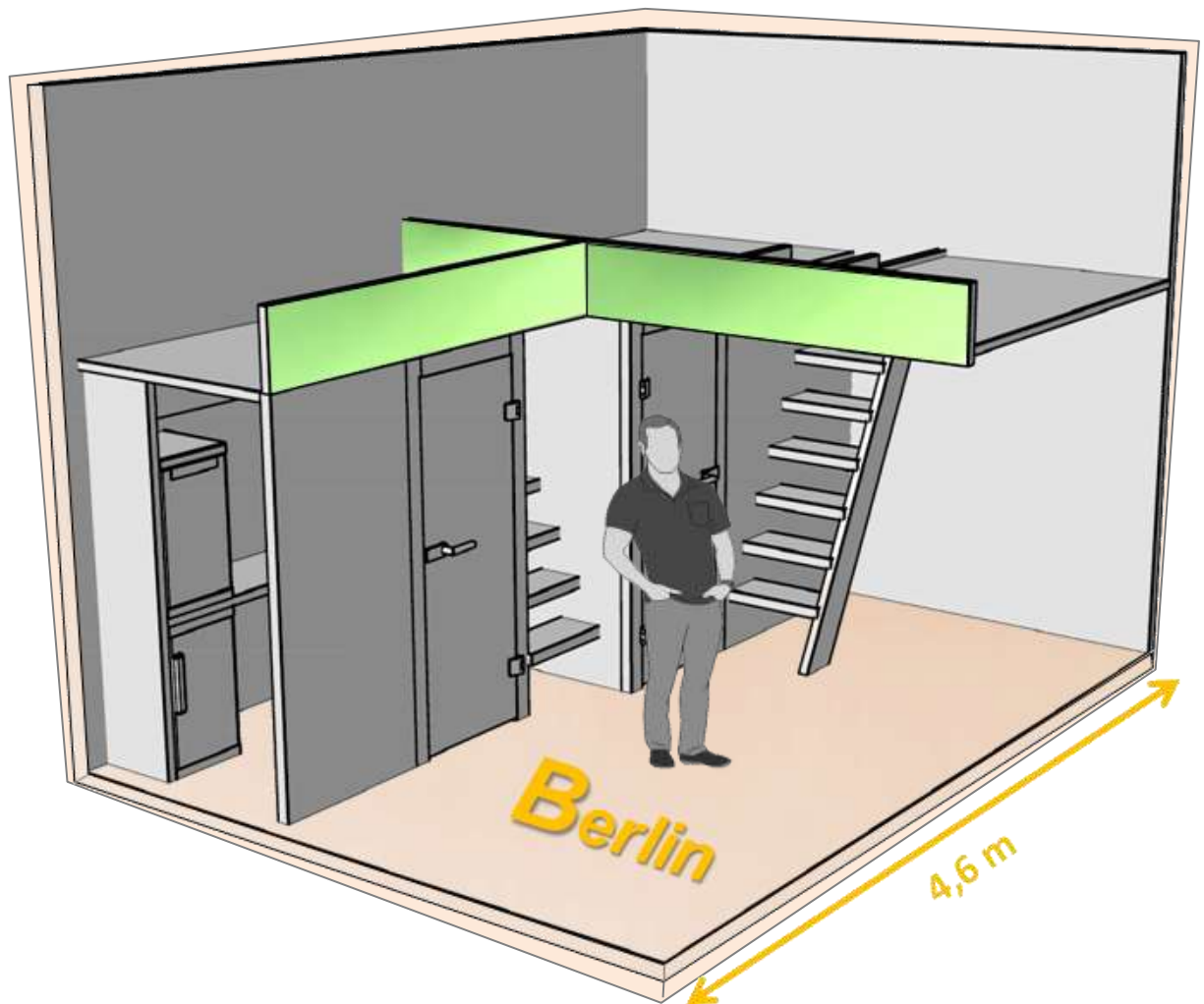


Thanks to the mezzanine-technology also the smallest house type can be fully equipped for living.

For different building objects costs of sanitary installation, kitchen equipment and service and supply connections are always similar, independently of the object size. Therefore, prices for m² should be compared only for houses with similar useable area and equipment.



Mezzanine floors



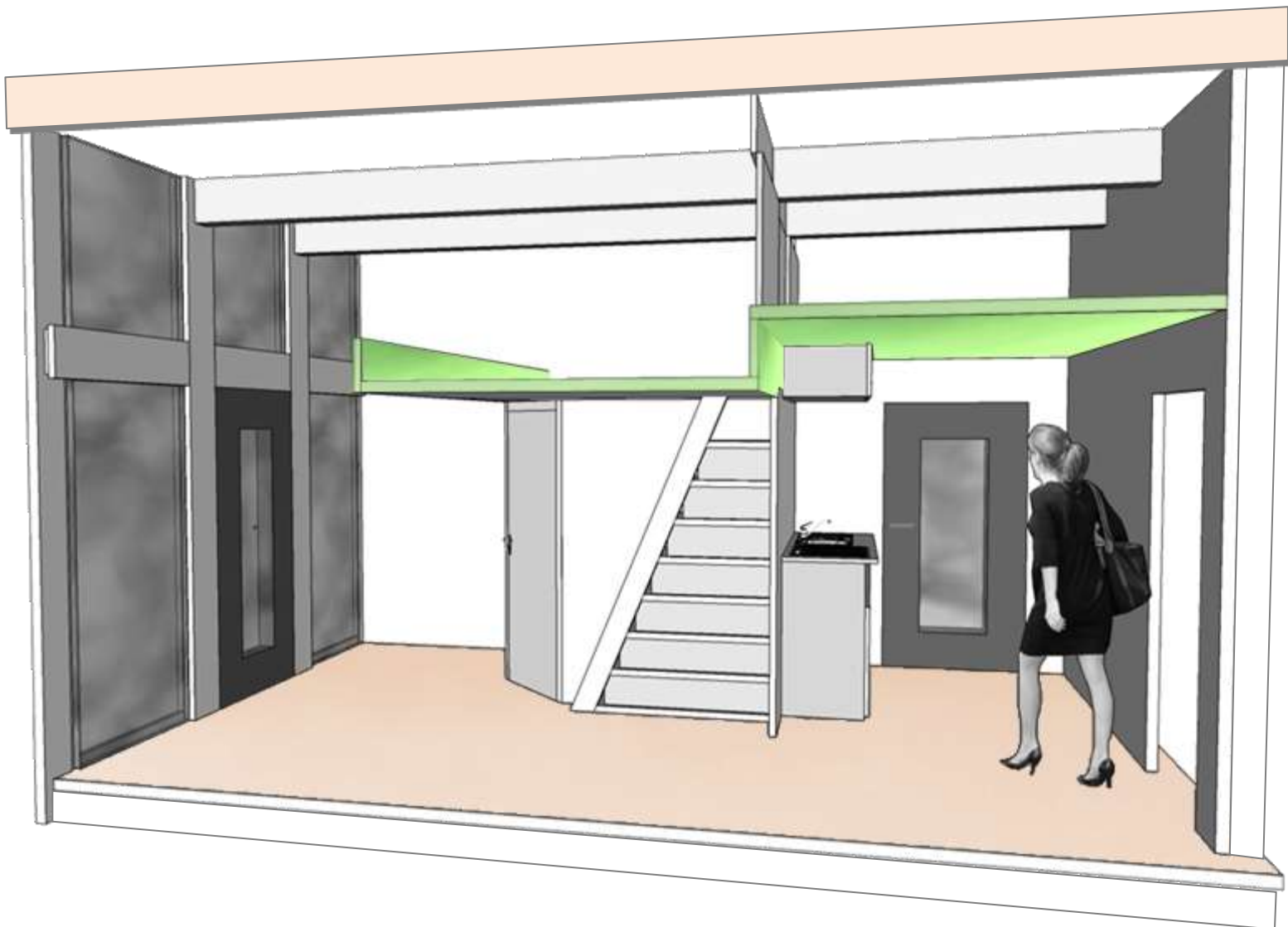
For objects with equal useable space
the mezzanine-technology saves about
20% of the material and up to
40% of the property!

Mezzanine floors



Modell **Copenhagen** with 29 m² provides high living quality also for longstays.

Mezzanine floors



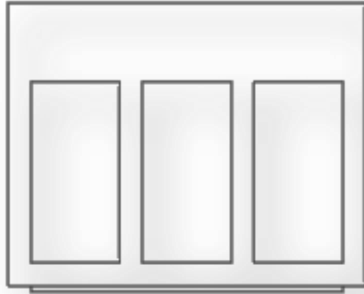
The solid timber panels and the flexible opening system enable numerous kinds of furnishing.

The smart construction enables the fastest & greenest way to own a house which grows with you needs!



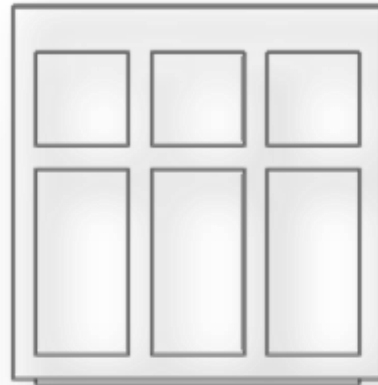
A **complete house and household** from **35.000 €**

FLIXHOUSE Amsterdam



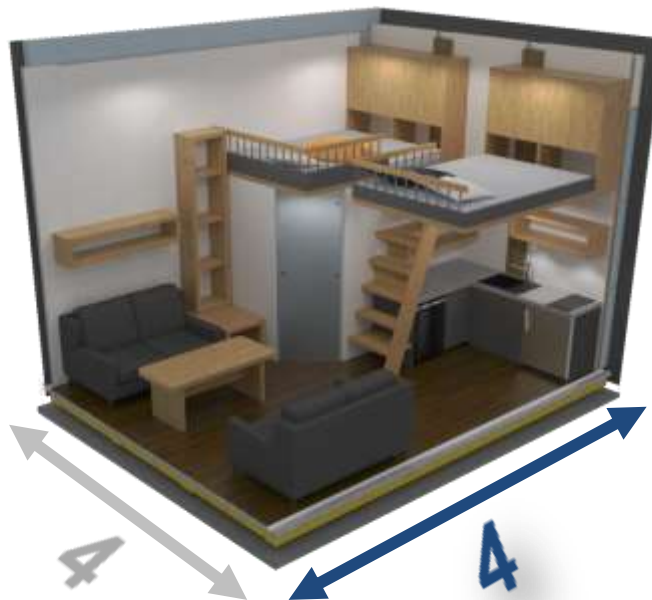
series L

outside dimensions 4 x 3 x **4 m**
 building site area 16 m²
 building volume 48 m³
 inside space 3.5 x 2.5 x 3.6 m
useable space about 12.5 m²



XL series

4 x 4 x **4 m** (B/H/D)
 16 m²
 68 m³
 3.5 x 3.5 x 3.6 m
ca. 19.0 m²

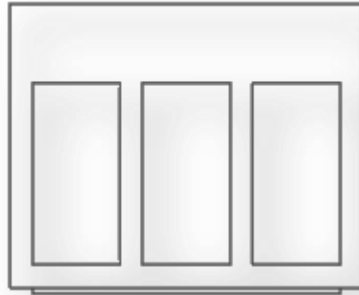


self-assembling 12.500 € 17.500 €

including assembling 15.000 € 21.000 €

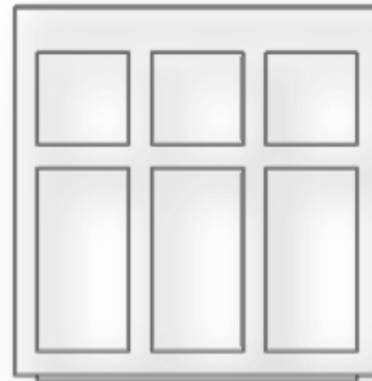
*including electrical installation,
 in- and outside lighting,
 without furnishings*

FLIXHOUSE Berlin



series L

outside dimensions 4 x 3 x **5 m**
 building site area 20 m²
 building volume 60 m³
 inside space 3.5 x 2.5 x 4.6 m
useable area ca. 16.0 m²



XL series

4 x 4 x **5 m** (B/H/T)
 20 m²
 80 m³
 3,5 x 3,5 x 4,6 m
ca. 22,5 m²

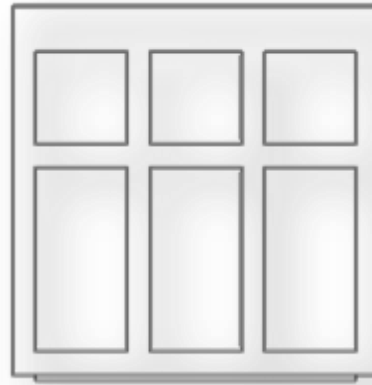
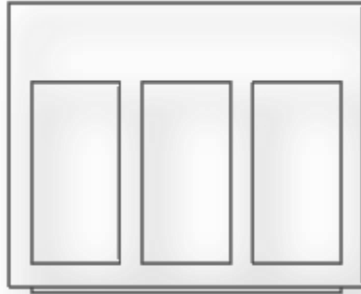


self-assembling 14.000 € 19.000 €

including assembling 16.800 € 22.800 €

*including electrical installation,
 in- and outside lighting,
 without furnishings*

FLIXHOUSE Copenhagen



series L

4 x 3 x **6 m**
24 m²
72 m³

3.5 x 2.5 x 5.6 m
ca. 19.5 m²

XL series

4 x 4 x **6 m** outside dimensions
24 m² building site area
96 m³ building volume

3,5 x 3,5 x 5,6 m inside space
useable area ca. 29,0 m²



*including electrical installation,
in- and outside lighting,
without furnishings*



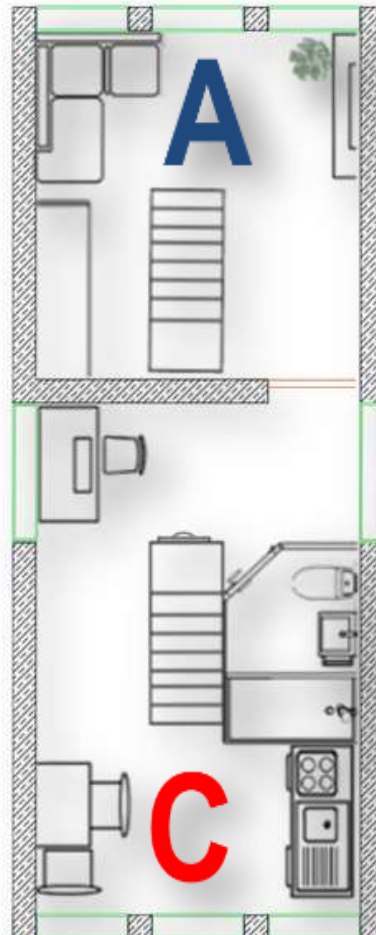
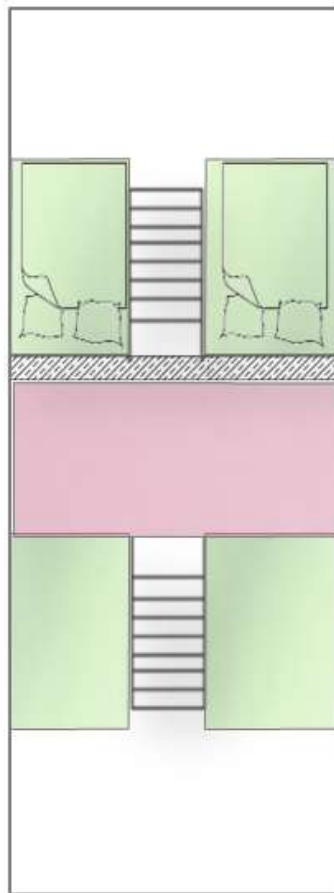
self-assembling **15.500 €** **20.500 €**

including assembling **18.600 €** **14.600 €**

SingleLife

Family Express M

Turnkey. House include bathroom and in-built kitchen - furnishing to some extent, as the two mezzanine floors are beds as well as staircase dressers with drawers, ventilators with heat recovery, second outer door, glazed canopy.



XL-height

| | |
|-----------------------------|-------------------------|
| outside dimensions | 10 m |
| building site area | 4 m |
| building volume | 40 m ² |
| <u>useable space volume</u> | 160 m ³ |
| ground floor | <u>52 m²</u> |
| mezzanine floor | 32 m ² |
| useable area efficiency | 20 m ² |
| | 1,31 |

price for self-assembling including assembling
49 450 € 61 440 €

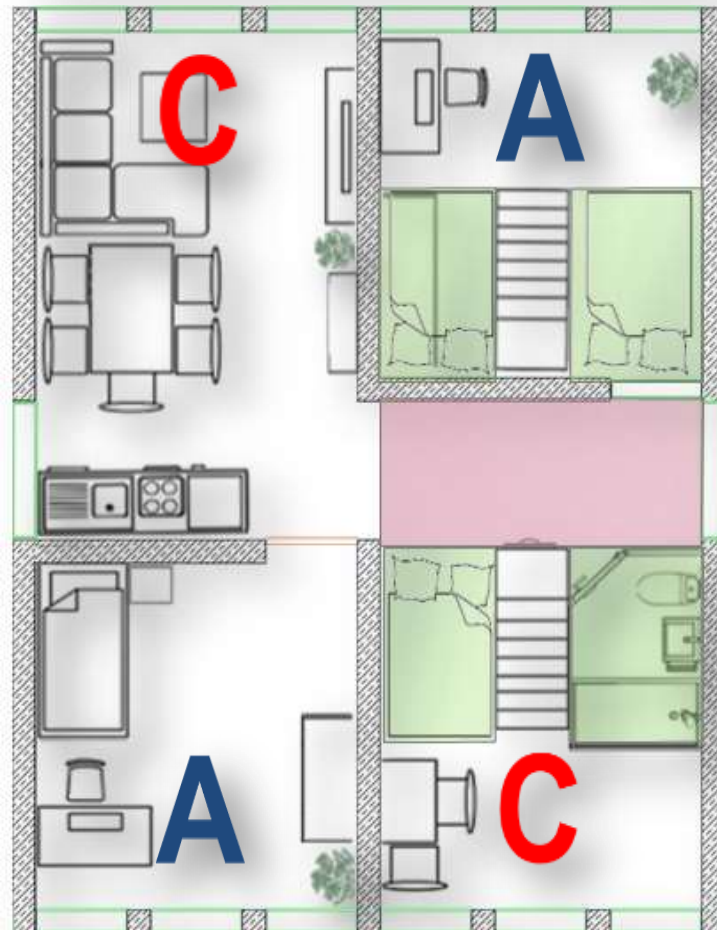


M Just Married

Family Express L

L- height

XL- height



Bathroom and in-built kitchen L, 2 mezzanine floors, ventilators with heat recovery, second outer door & glazed canopy.

| | |
|-----------------------------|-----------------------|
| outside dimensions | 10,00 m |
| building site area | 7,75 m |
| building volume | 77,50 m ² |
| <u>useable space volume</u> | 272,50 m ³ |
| ground floor L/2,5 m | 84,80 m ² |
| ground floor XL/3,5 m | 32,40 m ² |
| mezzanine floor | 32,40 m ² |
| useable area efficiency | 20,00 m ² |
| | 1,09 |

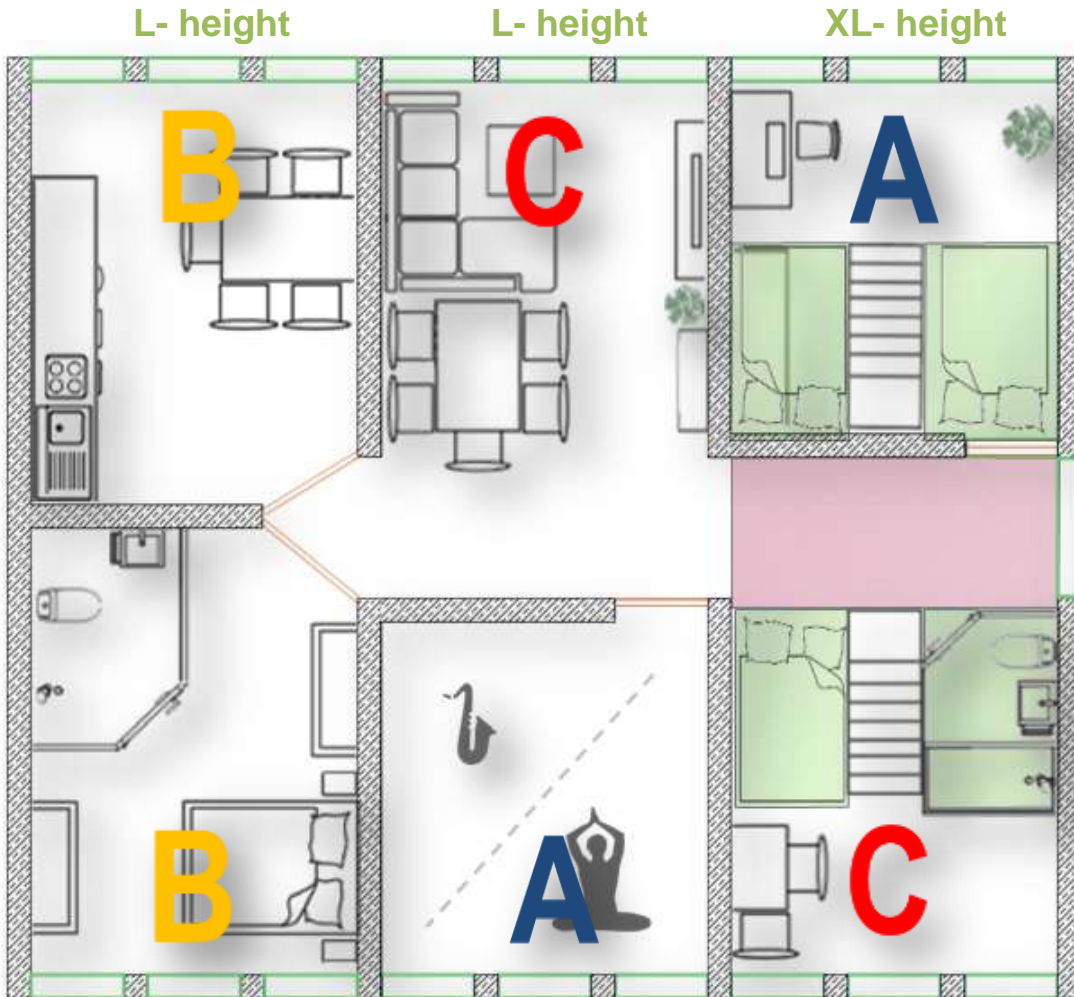
price for self-assembling including assembling

76 550 € 91 860 €



Family Luck

Family Express **XL**



2 Bathrooms and in-built kitchen XL, 2 mezzanine floors, ventilators with heat recovery, second outer door & glazed canopy.

| | |
|-----------------------------|-----------------------------|
| outside dimensions | 10,00 m |
| | 11,50 m |
| building site area | 115,00 m ² |
| building volume | 385,00 m ³ |
| <u>useable space volume</u> | <u>117,20 m²</u> |
| ground floor L/2,5 m | 64,80 m ² |
| ground floor XL/3,5 m | 32,40 m ² |
| mezzanine floor | 20,00 m ² |
| useable area efficiency | 1,02 |

price for self-assembling per 1m² useable area
110 600 € 132 720 €



XL all on board

Basic prices¹⁾

| module / room | building site area m ² | building volumen m ³ | useable area m ² | useable area efficiency | material price (net) | assembling price (net) |
|---|---|---------------------------------------|-----------------------------------|----------------------------|----------------------------|------------------------------|
| Amsterdam L | 16 | 48 | 12,6 | 0,8 | 12.500 € | 2.500 € |
| Berlin L | 20 | 60 | 16,1 | 0,8 | 14.000 € | 2.800 € |
| Copenhagen L | 24 | 72 | 19,6 | 0,8 | 15.500 € | 3.100 € |
| Amsterdam XL | 16 | 64 | 19,1 | 1,2 | 17.500 € | 3.500 € |
| Berlin XL | 20 | 80 | 22,6 | 1,1 - 1,3 | 19.000 € | 3.800 € |
| Copenhagen XL | 24 | 96 | 29,1 | 1,0 - 1,3 | 20.500 € | 4.100 € |
| bathroom compact (incl. ventilation with heat recovery) | | | | | 6.950 € | 1.390 € |
| guest WC with shower | | | | | 4.500 € | 900 € |
| guest WC | | | | | 3.250 € | 650 € |
| mezzanine with staircase shelves | | | | | 1.650 € | 330 € |
| mezzanine with independent substructure | | | | | 1.850 € | 370 € |
| compact kitchen XL (2,2 m) | | | | | 1.950 € | 390 € |
| compact kitchen L (1,6 m) | | | | | 1.650 € | 330 € |
| compact kitchen M (1,1 m) | | | | | 1.350 € | 270 € |
| compact kitchen S (0,7 m) | | | | | 1.050 € | 210 € |
| electric roller set, size L room | | | | | 1.950 € | 390 € |
| electric roller set, size XL room | | | | | 2.250 € | 450 € |
| ventilation with heat recovery | | | | | 550 € | 110 € |
| convector or marable infrared heating | | | | | 250 € | 50 € |
| porch (2,2 x 1,2 m) | | | | | 550 € | 110 € |
| second entrance door | | | | | 450 € | 90 € |
| solid wood terrace 2 x 4 m | | | | | 900 € | 180 € |
| terrace-roofing 2 x 4 m | | | | | 850 € | 170 € |
| solid wood terrace 4 x 4 m | | | | | 1.800 € | 360 € |
| terrace-roofing 4 x 4 m | | | | | 1.650 € | 330 € |

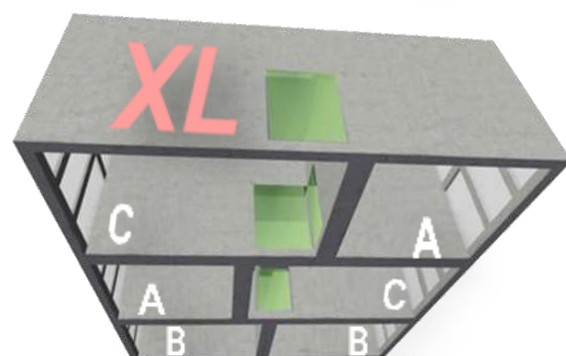
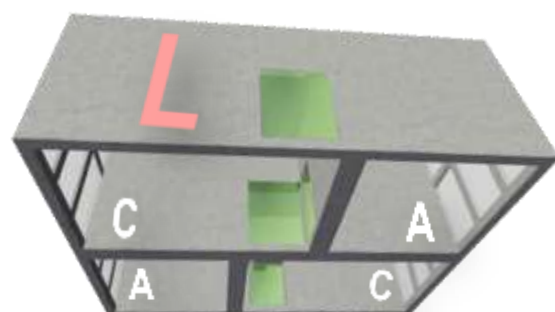
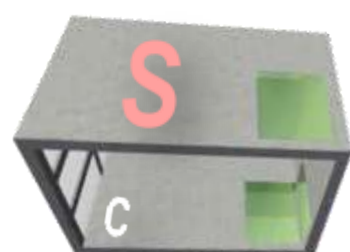


double pitch roof = 30% additional charge of basic module

¹ all objects include complete electric installations, including indoor and outdoor lighting; low-energy versions plus 5% on the basic type

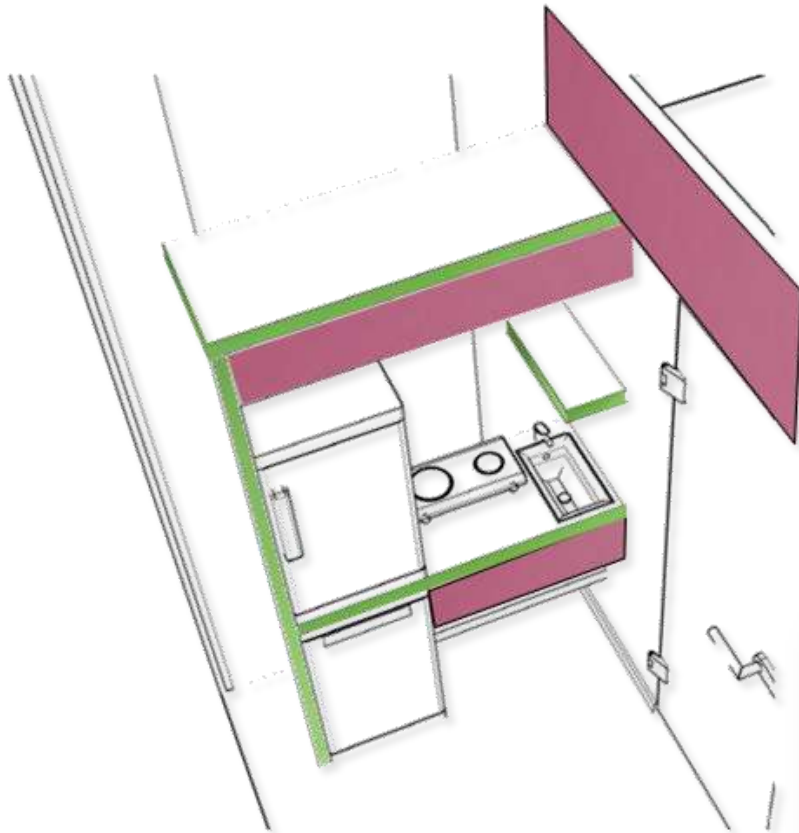
Family Express

| L-series (3 m height) | Objekt- size | building site area | building volume | material price | assembling price |
|--------------------------|-----------------|-----------------------|--------------------|-------------------|---------------------|
| model | m | m ² | m ³ | (net) | (net) |
| S | 6 x 4,00 | 24,00 | 72 | 16.175 € | 3.235 € |
| M | 10 x 4,00 | 40,00 | 120 | 28.775 € | 5.755 € |
| L | 10 x 7,50 | 77,50 | 233 | 57.373 € | 11.475 € |
| XL | 10 x 11,50 | 115,00 | 345 | 86.623 € | 17.325 € |

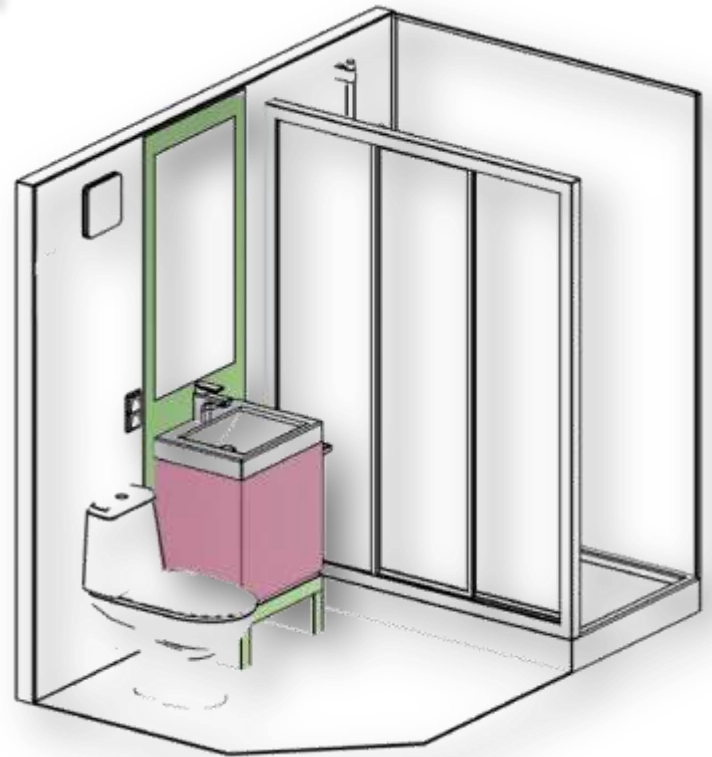


| XL-series (4 m height) | Objekt- size | building site area | building volume | material price | assembling price |
|---------------------------|-----------------|-----------------------|--------------------|-------------------|---------------------|
| model | m | m ² | m ³ | | |
| S | 6 x 4,00 | 24,00 | 96 | 21.175 € | 4.235 € |
| M | 10 x 4,00 | 40,00 | 160 | 37.600 € | 7.520 € |
| L | 10 x 7,50 | 77,50 | 310 | 73.150 € | 14.630 € |
| XL | 10 x 11,50 | 115,00 | 460 | 108.700 € | 21.740 € |

Accessories ¹⁾



In-built kitchen including equipment



Bathroom including equipment
and assembling 8.340 €

Equipment accurate to dimensions, adapted to the design, completes the offer.



All furniture made of
massive solid timber.

¹⁾ Cut of the complete offer
Net prices without assembling

FLIXHOUSE

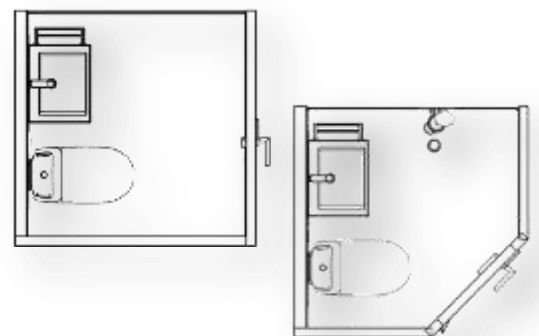
Accessories



The efficient compact bathrooms have even space for a comfort shower of 0.9 x 1.4 m.

Guest WC Basic including individual wall prints **3.250 €**

including integrated shower technology (room used as shower cubicle) **4.500 €**



FLIXHOUSE

Accessories



Massive FH-terrace 2 x 2 Meter **900 €**
2 x 4 Meter **1800 €**

Terrace-roofing
2 x 4 m **850 €**
4 x 4 m **1.650 €**



Porch with
Solar-LED light
Basic net price **550 €**



Electric roller blinds
Basic net price
Height „L“ **2.340 €**
Height „XL“ **2.700 €**

Ventilation with heat recovery
Bathroom special **575 €**

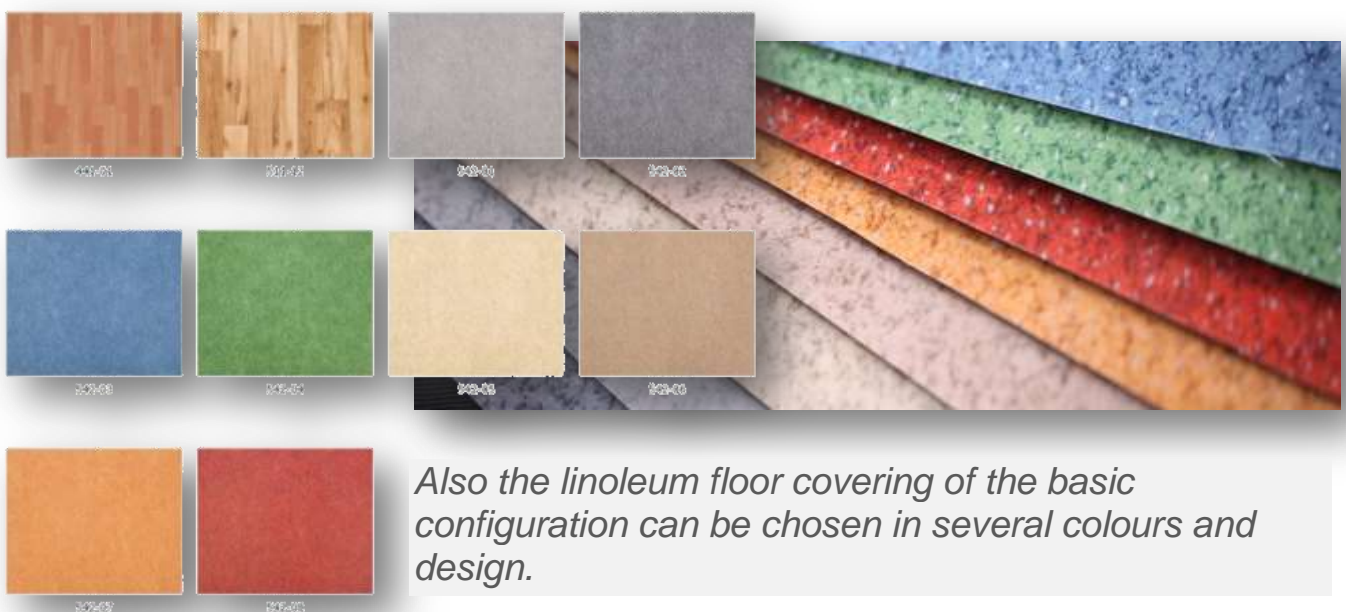
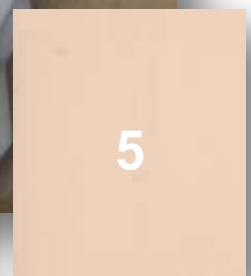
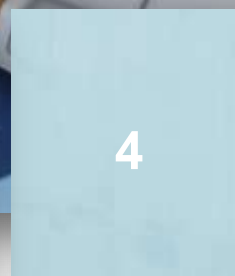
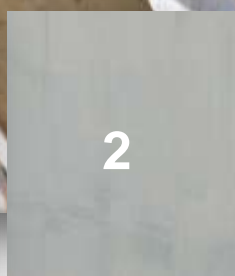
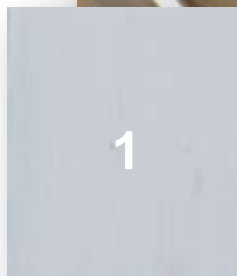
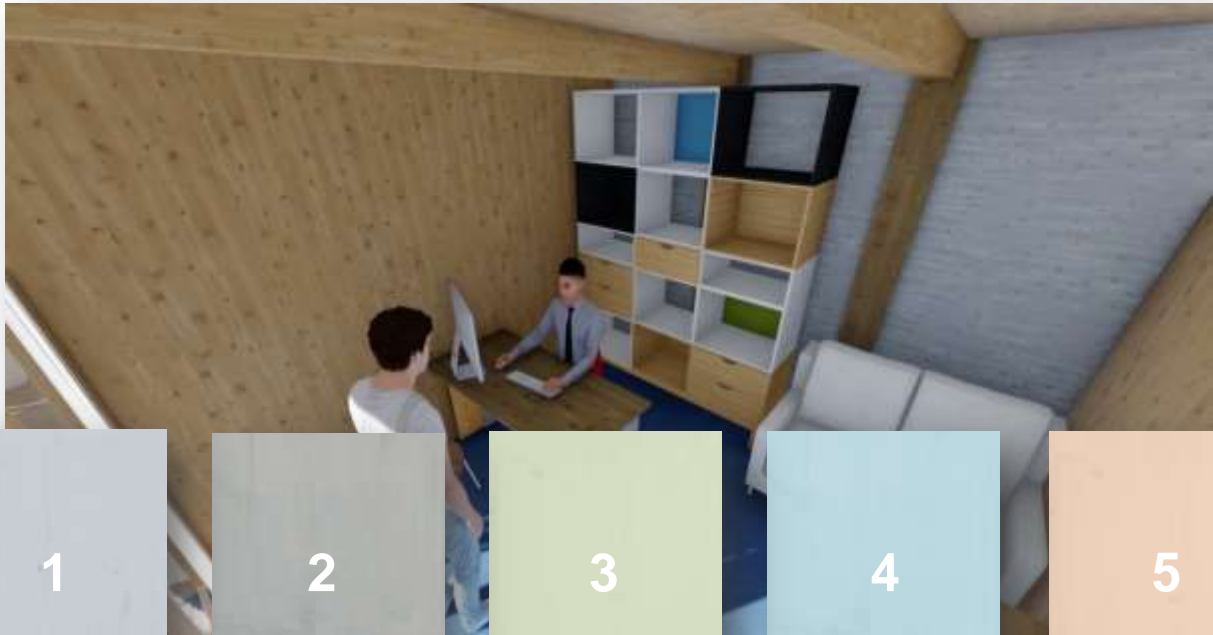


Marble infrared heating 100 cm x 40 cm
Basic net price **250 €**



FLIXHOUSE Design centre

All timber elements are professionally impregnated. The basic impregnation "Tikkurila Valtti Super Guard", with decorative impregnation, can be optionally chosen from the very large colour palette „Tikkurila Valtti Color New“



Also the linoleum floor covering of the basic configuration can be chosen in several colours and design.

Individual design



7.950 €



*The compact bathrooms can also be obtained for other external objects!
Basic price with self-standing panel system including transport*

Individual wellness oases can be created with digital prints on the shower screen and the bathroom door,

Individual design



..which can become individual 3-D artworks with artful themes.



Individual Design

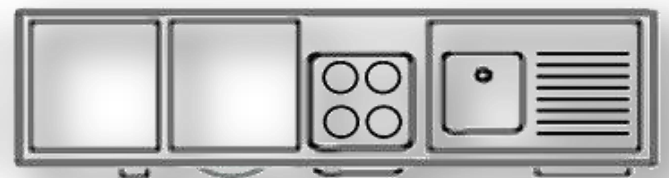


Express kitchen



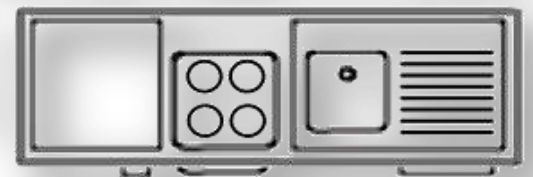
XL / 220 cm

Backofen, Spülbecken,
Kühlschrank, Geschirrspüler
Waschmaschine



L / 160 cm

Backofen, Spülbecken,
Kühlschrank, Geschirrspüler



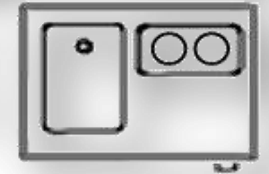
M / 110 cm

Backofen, Spülbecken,
Kühlschrank



S / 70 cm

2 Kochplatten, Spülbecken
Kühlschrank



| | material price (net) | assembling price (net) |
|-----------------------------------|-------------------------------------|---------------------------------------|
| compact kitchen XL (2,2 m) | 1.950 € | 390 € |
| compact kitchen L (1,6 m) | 1.650 € | 330 € |
| compact kitchen M (1,1 m) | 1.350 € | 270 € |
| compact kitchen S (0,7 m) | 1.050 € | 210 € |

The logo features a stylized globe on the left, composed of grey and white segments. To its right is the word "FLIXHOUSE" in a bold, sans-serif font, with "FLIX" in grey and "HOUSE" in green. Below this, the word "Sustainability" is written in a large, light grey, sans-serif font.

FLIXHOUSE Sustainability



Timber - a sustainable construction material, roof greening as well as doing without covering the soil, are “only” the visible aspects of sustainability of **FLIXHOUSE**.



FLIXHOUSE Sustainability



Moreover, sustainability is reflected in the energy-saving and environmentally-friendly build-up of the durable rooms. They can be dismantled and be built up at another place and thus are “recyclable” and reusable by 100%.

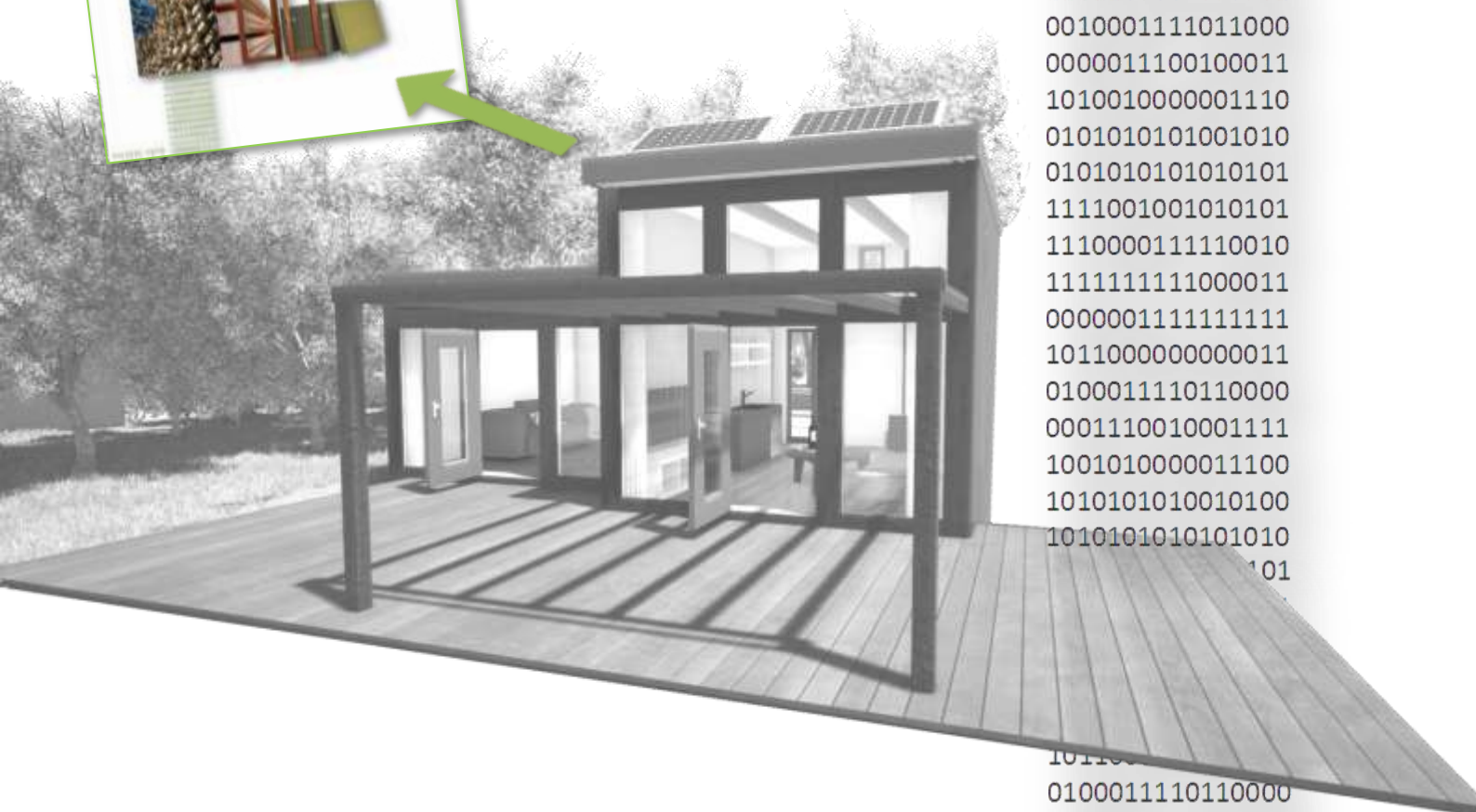
Service and supply connections are easily accessible at any time and can be reached, repaired or changed even after tens of years.



Standardized construction parts

„The assumption that industrialization of house building would uglify houses and result in monotony is not right, as long as only the components are standardized, the houses, however, built of them vary.“

Walter Gropius



```

1111000011111001
1111111111110000
0000000111111111
1101100000000001
0010001111011000
0000011100100011
1010010000001110
0101010101001010
0101010101010101
1111001001010101
1110000111110010
1111111111000011
0000001111111111
1011000000000011
0100011110110000
0001110010001111
10010100000011100
1010101010010100
1010101010101010
1010101010101010
1011000000000001
1011000000000001
0100011110110000
0001110010001111

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FLIXHOUSE

Layout examples



Description of performance

Outside panels $U=0.13 \text{ W}/(\text{m}^2\text{K})$

Glued-laminated timber (glulam) panels 60 mm
Thermal insulation polystyrene Plus 160 mm

Facade

Optional:

- a) Hot zinc dipped steel facade
Colour according to current basic offer
Timber panelling
Colour choice according to colour palette
- b) Greenwall-construction including UV-resistant Steico universal black bitumen plate 22 mm

Roof construction

Flat roof, 3° roof slope, BSH-carrier beam 120 x 275 mm Glued-laminated timber (glulam) panels 60 mm
Thermal insulation polystyrene Plus 160 mm, EPDM-sealing sheeting. The construction statics and the contrivance allow greening of the roof (doing it yourself or additional order).

Roof drainage

Downpipes, 15 cm of plastics
Below the facade

Bottom plate

Basic construction adjustable for height
BSH-carrier beams 100 x 100 mm
Hot zinc dipped steel plates
Thermal insulation Polystyrene Plus 160 mm
Glued-laminated timber (glulam) panels 60 mm

Windows

3x transparent glass, insulation glass
 $U_g=0.6 \text{ W}/(\text{m}^2\text{K})$

Outer door

Optionally steel or plastics with security fittings and multiple locking, $UD=1.1$ to $1.3 \text{ W}/(\text{m}^2\text{K})$

Large electrical appliances and electrical devices

... are model types and branded goods of discounter-price categories, which are currently offered in the respective countries and have a nation-wide service system.

Inside panels

Glued-laminated timber (glulam) panels 60 mm
Rock wool 50 mm
Glued-laminated timber (glulam) panels 60 mm
Colours of inner sides impregnated according to choice of colour

Floor covering

Lentex Flexar, thickness 2.0 mm
Anti-slip property R10 according to DIN 51130:2004-06, massive laminate, matted surface
The object floors are completely covered with floor covering in one piece without traces of cuts.

Electric installations

The objects have an extensive socket-outlet-system, so that independently of any devices in each object/room there are 3 double-sockets. At each bed, partly also directly in the furniture, there is a double-socket and, if necessary, also an in-built reading lamp, so that there is hardly the necessity for extension cables. The cabling is behind the walls or partly in the floor skirting boards. The main electric connection and voltage are conform to the respective national regulations. Basic construction: main connector CEE, voltage 400V / 5-pole / 25 A, safety switch 25 A/0.03 A 4-pole (400V), fuse box

Ventilation

Automatically ventilation system in 2 versions
(1) Basic
(2) With heat recovery
Lunos e² andego

Heating

Basic 800 watt electric heating per room, optionally:
1. Convector of ADAX Neo series
2. Marbleinfraredheating Marmony

Description of performance

Main construction material



Glued-laminated timber (glulam) is an industrially manufactured product of dried multi-layered timber, preferably planned for supporting structures. It has a load-bearing capacity which is up to 80 % higher than that of normal building timber. Due to the production process it is a building material which is very stable in shape and largely fissure- and split-minimized. The construction parts of the glued-laminated timber (glulam) correspond to all laws and regulations of building inspection and regularly undergo quality control according to EN14080 for load-bearing timber parts.

Sanitary installation

Hot- and cold-water pipes of plastics according to DIN. Basic-equipment:

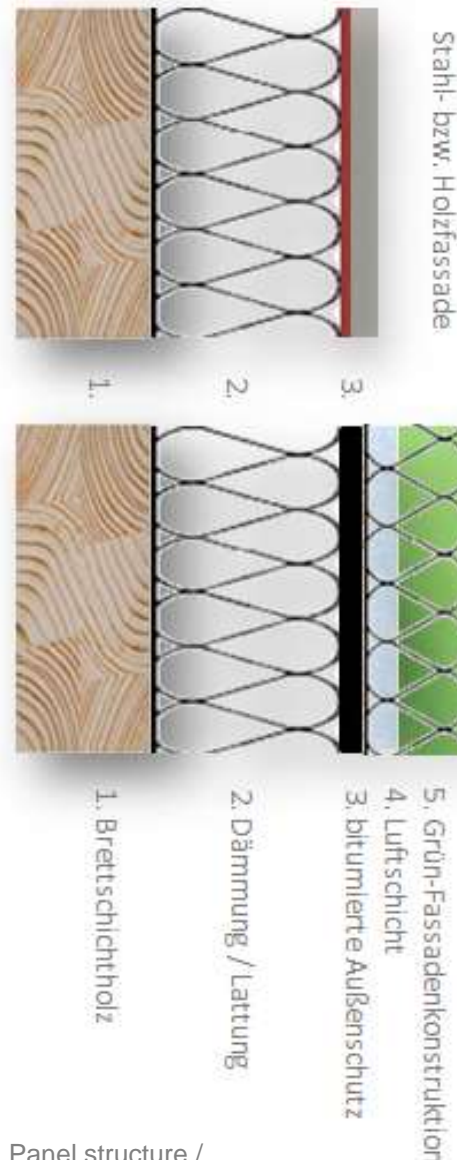
Deep-rinse-WC, 140 x 90 cm XL- shower cubicle, 50 x 40 cm hand wash basin, mirror integrated into the wall and thus easy to clean, flow heater, electric towel drier, mechanical ventilation (optionally with heat recovery), 2 power sockets and 2 USB-sockets, clothes hook, optionally with appropriate child's stool, waterproof blue-tooth-loudspeakers, which are also embedded in the panel.

Documentation

Printed form of documentation available at conclusion of contract and delivery, digitally available in the protected area at www.flix.house/service

Energy certificate

According to the specific requirements of the respective country

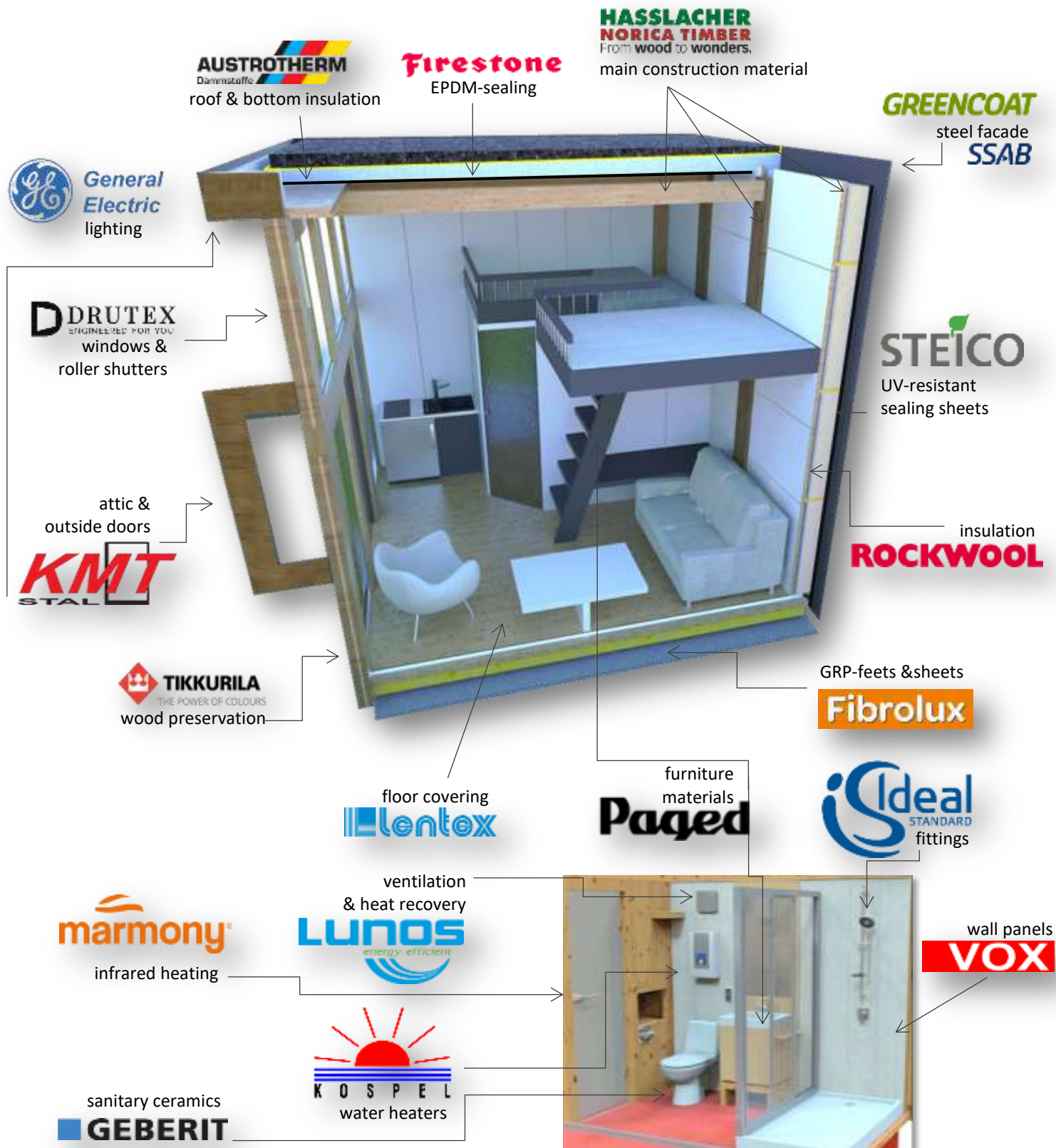


Panel structure / graphic charts



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Producer register¹⁾



¹⁾ The list only exemplary and not fully - it can vary through national and continental circumstances.

FLIXHOUSE Transport costs

Flat-rate gross transport costs including unloading. Country groups ¹⁾:

- European Union, Island, Norway und Liechtenstein
- USA, Canada und Mexico
- Chile, Argentina, Uruguay, Brazil, Paraguay, Bolivia, Peru, Ecuador, Colombia and Venezuela

| | | eco collective transport | | | single transport direct | | |
|------------------|-----------|--------------------------|-------|-------|-------------------------|-------|---------|
| module type | | A | B | C | A | B | C |
| L-height | transport | 400 € | 500 € | 600 € | 700 € | 800 € | 900 € |
| mechanical | unloading | 125 € | 135 € | 155 € | 125 € | 135 € | 155 € |
| mechanical | unloading | 145 € | 165 € | 175 € | 145 € | 165 € | 175 € |
| XL-height | transport | 550 € | 650 € | 750 € | 850 € | 950 € | 1.050 € |

Eco collective transports are collective deliveries in separate, multiple deliveries (Construction, insulation, glazing, etc.), which take place promptly within a few days.

Single transports direct are deliveries of complete object sets in one transport, mainly in sea containers.

Related models such as family EXPRESS as well as deliveries of 2 units or more to a common delivery address reduce the sum of the transport costs per model and unit by 10%.



¹⁾ the dispatch to **other countries** takes place in **single transports direct**.
In the case of shipping, there are additional shipping costs plus any customs duties.



Find soon further exciting information, photos, videos, descriptions of material, certificates and facts worth knowing concerning FLIXHOUSE at



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Standardized prices also for
multi-story properties coming soon!