



## All inclusive prefab smart **design** houses

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- introduction: concept & brand story
- models
- specifications
- delivery and installation
- payment terms
- warranty and quality
- for developers

# The first Smart Design House in the World



It is a **fully equipped** design house with smart solutions and You can have it with reasonable price and immediately



It is the first time when four important requirements have been combined to get a perfect house

**Design** - It is made by award winning top architects and designers

**Smart solutions** - house is energy efficient, with smart room plan, intelligent technologies and extension possibilities

**Reasonable price** - You can get fully equipped design house and furniture with a price of traditional unfurnished one

**Fast Installation** - Installation of Smart Design House takes one week



fully equipped design house with smart room planning



## Passion M series houses

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Design of Passion **M series** is inspired from passion fruit. As a protective peel wraps around its sweet inner fruit, Passion M series roof line embraces its delicate interior spaces. Smooth and glossy outlook and bitter-sweet fruity taste inside make Passion M series houses unique and desirable.

**Modern design and timeless architecture make Passion M Series houses to stand out on every landscape.** Low horizontal lines and large panoramic windows emphasize simplicity and open minded approach towards living. Elegant roof line is engineered to use sunlight smartly - to gain maximum heat in winter times and keep it off in summer.

Passion M Series **houses include ready made interiors with furniture.** The interior is perfectly tailored to your needs. Everything is particularly inhabitant orientated. Challenges to get a comfort home have been solved intelligently and with care. Clever storage spaces, improved lighting solutions, optimally-placed home appliances are other well thought-out details bring a touch of metropolitan modern living.

Passion M Series houses are pre built indoor to achieve high quality standards. **Houses are assembled onto landscape in 2 weeks.** This helps to achieve minimal environmental impact to nature and keeps neighborhood happy with minimum disturbance.

Models

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PASSION M series

PASSION M series XL

PASSION VILLA

*Passion*

SMART DESIGN HOUSES

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**Models**

50 m<sup>2</sup> - Passion M1s

84 m<sup>2</sup> - Passion M1

181 m<sup>2</sup> - Passion M3

223 m<sup>2</sup> - Passion M5

PASSION M series







## choose Your package

### Heating & ventilation

- energy certificate - A/B
- ventilation - energy return ratio of 95%
- heating and cooling unit
- air to air heat pump - COP 5,33
- insulation according to Nordic standards
- solar collector readiness

### Exterior package includes

- natural stone looking ceramic cladding
- triple pane windows
- entrance door
- shallow foundation
- finalized roof - snow load up to 2 kN
- terrace
- wall storage

### Finishing

- wooden parquet floors
- bedroom carpet
- varnished cross-laminated timber walls
- ceramic tile floors & walls in bathroom

### Interior All-Inclusive package

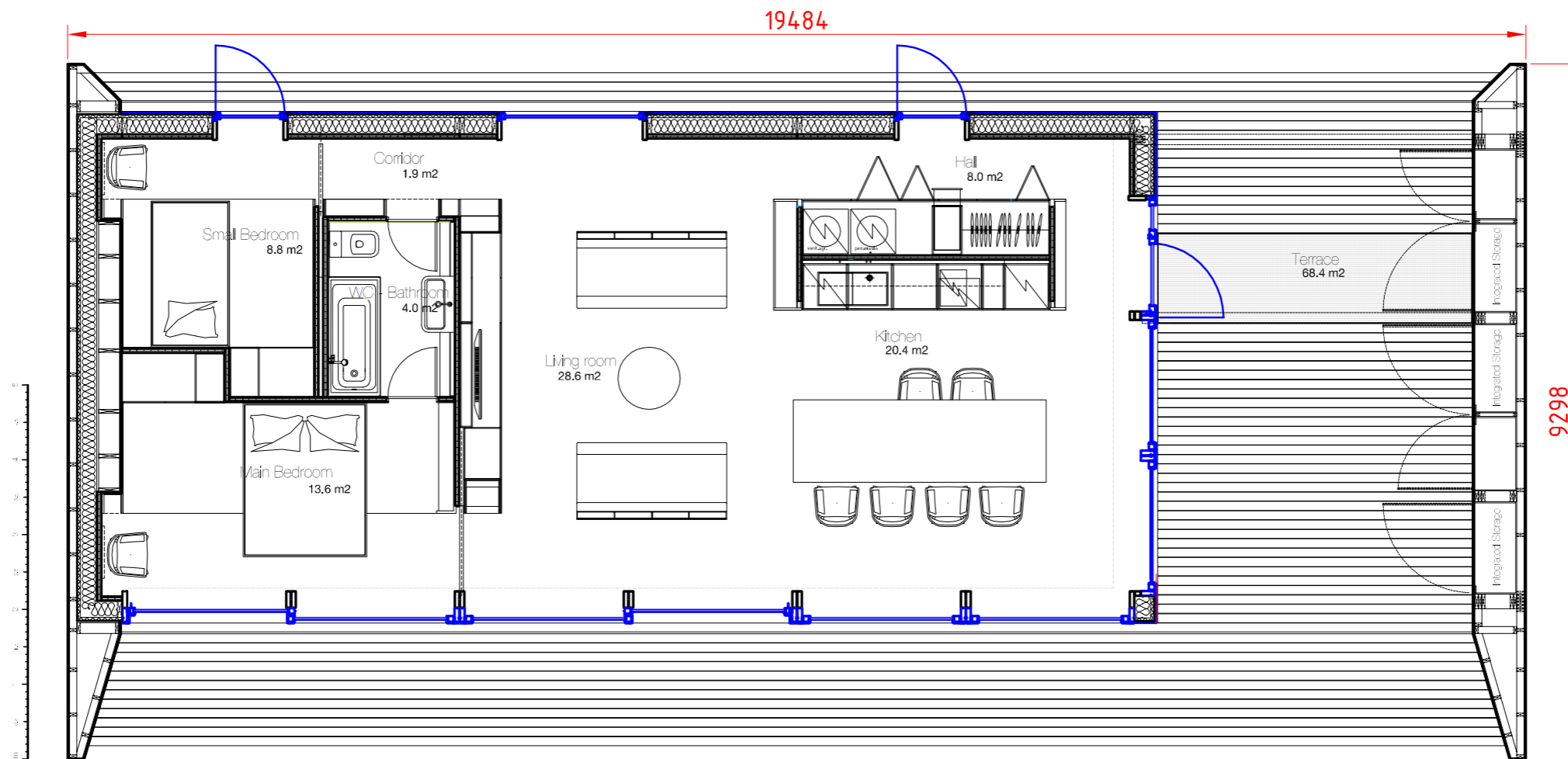
#### specialy designed furniture

- kitchen furniture
- big dinner table with chairs
- entrance hall wardrobe
- living room sofas
- library shelves
- TV wall with cupboards
- sofa table
- double bed
- single bed
- bathroom furniture & sink
- bathtub or shower
- toilet
- maintenance room shelves
- sauna

#### home appliances

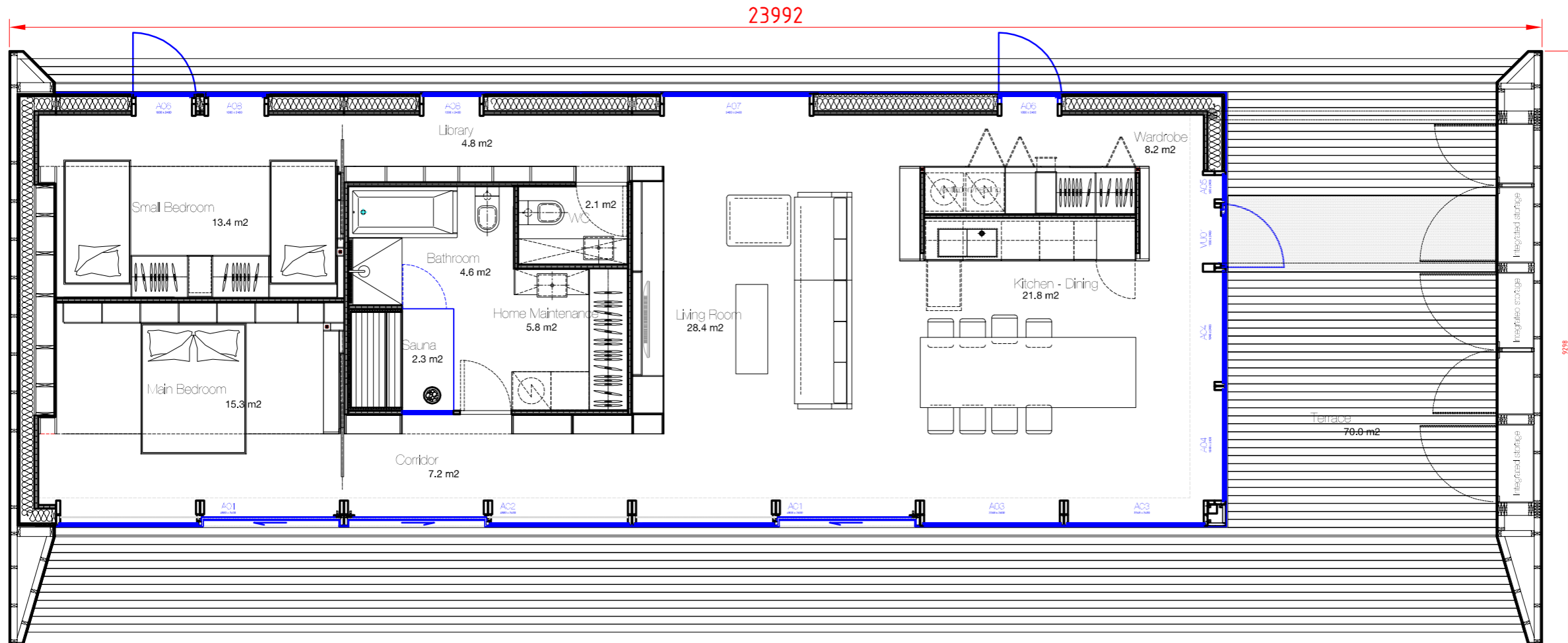
- indoor and outdoor LED-lighting
- design kitchen lamp
- bedroom reading lamps
- fridge
- stove with oven
- kitchen exhaust
- dishwasher
- washing machine





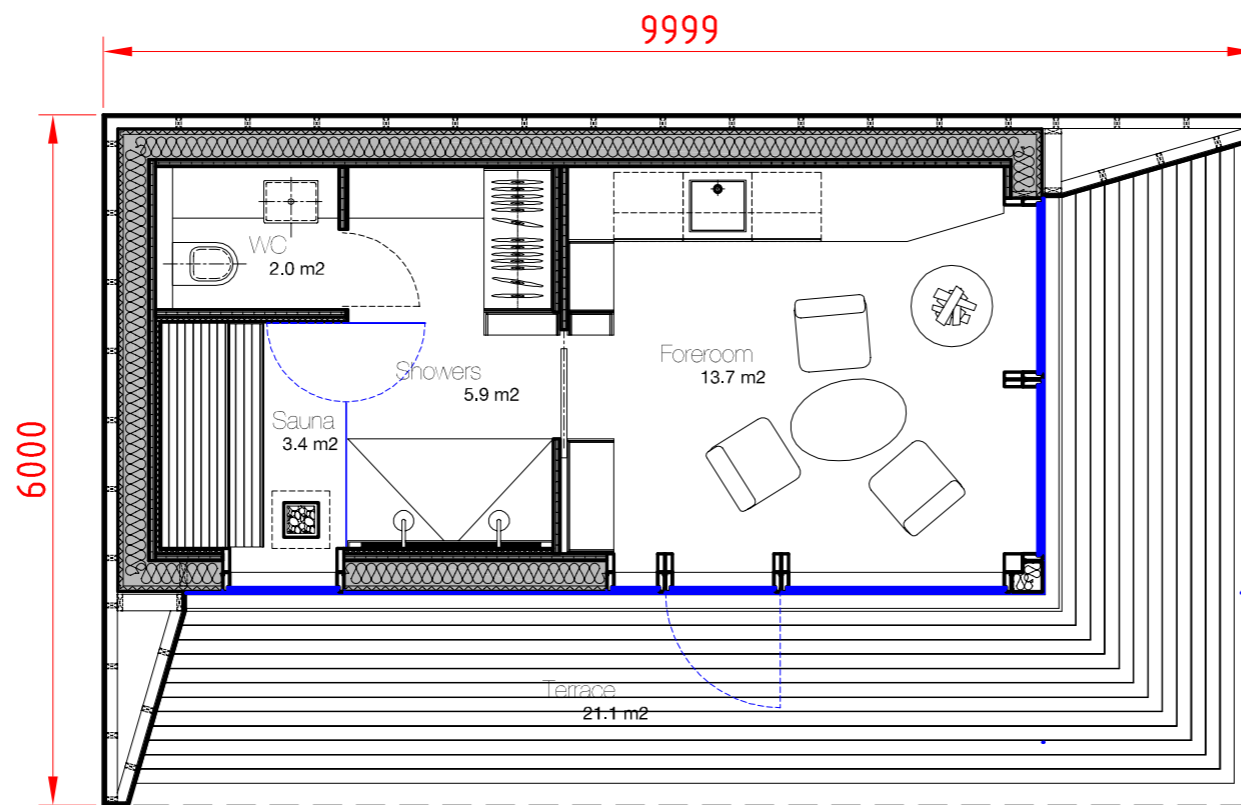
- Floor plan
- Kitchen - Dining - 20,4 m<sup>2</sup>
- Living room - 28,6 m<sup>2</sup>
- Master Bedroom - 13,6 m<sup>2</sup>
- Second Bedroom/Study - 8,8 m<sup>2</sup>
- Bathroom - 4 m<sup>2</sup>
- Corridor - 1,9 m<sup>2</sup>
- Hall - 8 m<sup>2</sup>
- Terrace - 68,4 m<sup>2</sup>

All furniture and home appliances included  
 Specially designed interior items and carefully picked furniture pieces make Passion interior spaces complete and ready for living. Houses are equipped with all needed home appliances, lighting, heating and ventilation systems.



- Floor plan
- Kitchen - Dining - 21,8 m<sup>2</sup>
- Living room - 28,4 m<sup>2</sup>
- Master Bedroom - 15,3 m<sup>2</sup>
- Second Bedroom/Study - 13,4 m<sup>2</sup>
- Bathroom - 4,6 m<sup>2</sup>
- Sauna - 2,3 m<sup>2</sup>
- Home maintenance - 5,8 m<sup>2</sup>
- Corridor - 7,2 m<sup>2</sup>
- Library - 4,8 m<sup>2</sup>
- Wardrobe - 8,2 m<sup>2</sup>
- Terrace - 70 m<sup>2</sup>

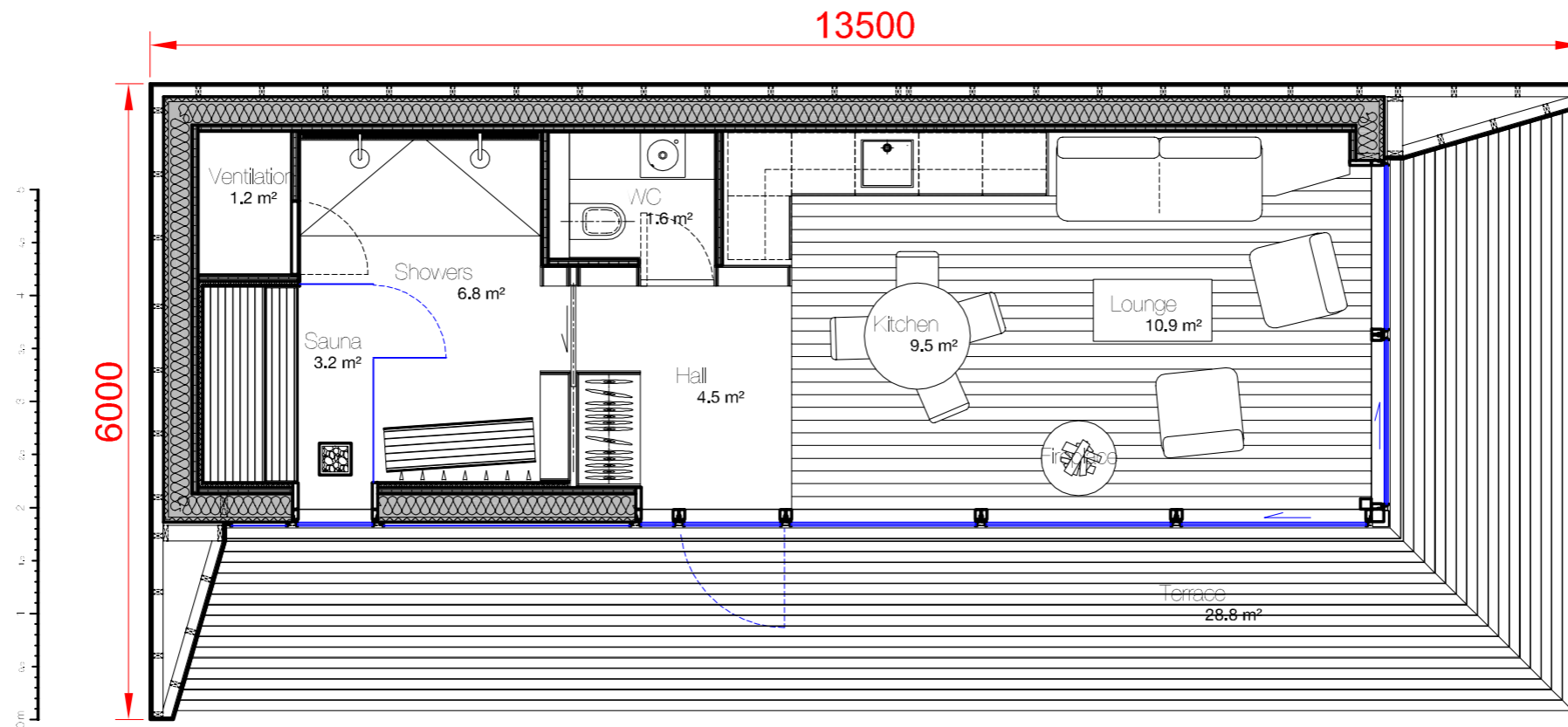
All furniture and home appliances included  
 Specially designed interior items and carefully picked furniture pieces make Passion interior spaces complete and ready for living. Houses are equipped with all needed home appliances, lighting, heating and ventilation systems.



- Floor plan
- Fore-room - 13,7 m<sup>2</sup>
- Showers/wardrobe - 5,9 m<sup>2</sup>
- Sauna - 3,4 m<sup>2</sup>
- WC - 2,0 m<sup>2</sup>
- Terrace - 21,1 m<sup>2</sup>

All furniture and home appliances included  
 Specially designed interior items and carefully picked furniture pieces make Passion interior spaces complete and ready for living. Houses are equipped with all needed home appliances, lighting, heating and ventilation systems.

**DEMO HOUSE**  
is NOW ready to discover



- Floor plan
- Hall - 4,5 m<sup>2</sup>
- Kitchen - 9,5 m<sup>2</sup>
- Lounge - 10,9 m<sup>2</sup>
- Showers/wardrobe - 6,8 m<sup>2</sup>
- Sauna - 3,2 m<sup>2</sup>
- WC - 1,6 m<sup>2</sup>
- Terrace - 28,8 m<sup>2</sup>

All furniture and home appliances included  
Specially designed interior items and carefully picked furniture pieces make Passion interior spaces complete and ready for living. Houses are equipped with all needed home appliances, lighting, heating and ventilation systems.

*Passion*

SMART DESIGN HOUSES

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**Models**

294 m2 - Passion M7

292 m2 - Passion M7G

PASSION M seiries XL









## choose Your package

### Heating & ventilation

- energy certificate - A/B
- ventilation - energy return ratio of 95%
- heating and cooling unit
- ground source heat pump & gas heating
- insulation according to Nordic standards
- solar collector readiness

### Exterior package includes

- natural stone looking ceramic cladding
- triple pane windows
- entrance door
- shallow foundation
- finalized roof - snow load up to 2 kN
- terrace
- wall storage

### Finishing

- wooden parquet floors
- bedroom carpet
- varnished cross-laminated timber walls
- ceramic tile floors & walls in bathroom

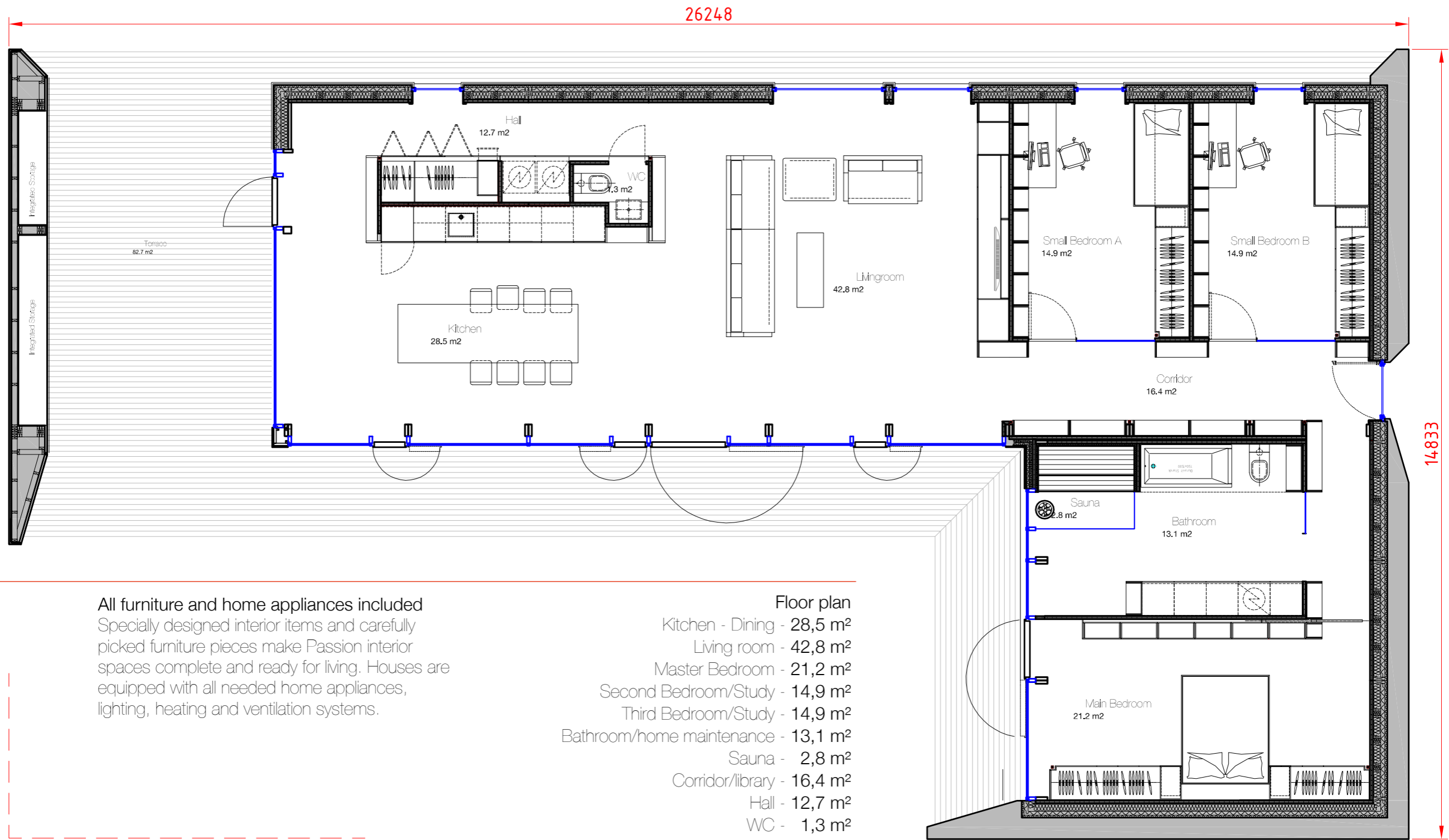
### Interior All-Inclusive package

#### specialy designed furniture

- kitchen furniture
- big dinner table with chairs
- entrance hall wardrobe
- living room sofas
- library shelves
- TV wall with cupboards
- sofa table
- double bed
- single bed
- bathroom furniture & sink
- bathtub or shower
- toilet
- maintenance room shelves
- sauna
- cabinet
- garage

#### home appliances

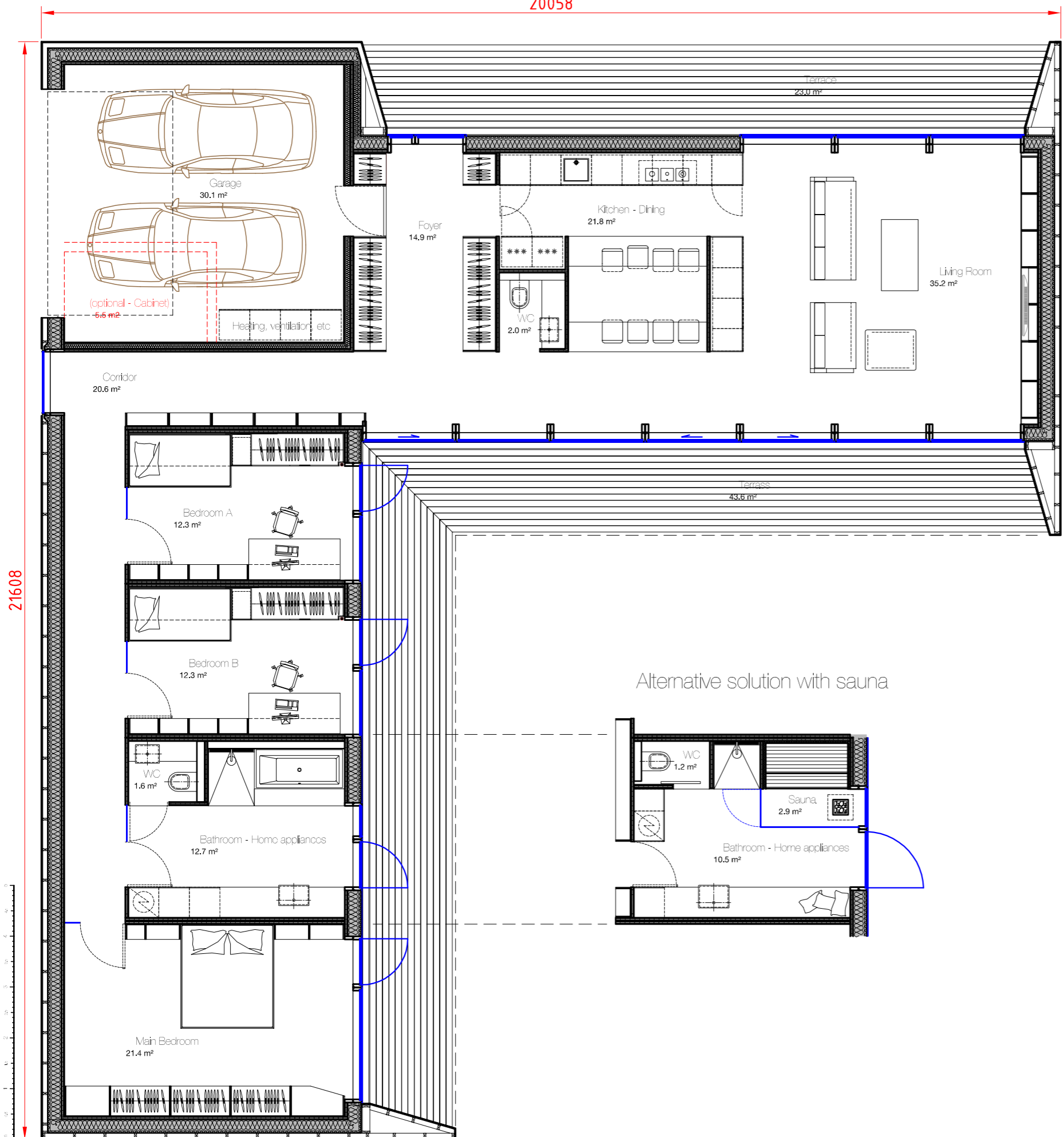
- indoor and outdoor LED-lighting
- design kitchen lamp
- bedroom reading lamps
- fridge
- stove with oven
- kitchen exhaust
- dishwasher
- washing machine



All furniture and home appliances included  
 Specially designed interior items and carefully picked furniture pieces make Passion interior spaces complete and ready for living. Houses are equipped with all needed home appliances, lighting, heating and ventilation systems.

Floor plan	
Kitchen - Dining	- 28,5 m <sup>2</sup>
Living room	- 42,8 m <sup>2</sup>
Master Bedroom	- 21,2 m <sup>2</sup>
Second Bedroom/Study	- 14,9 m <sup>2</sup>
Third Bedroom/Study	- 14,9 m <sup>2</sup>
Bathroom/home maintenance	- 13,1 m <sup>2</sup>
Sauna	- 2,8 m <sup>2</sup>
Corridor/library	- 16,4 m <sup>2</sup>
Hall	- 12,7 m <sup>2</sup>
WC	- 1,3 m <sup>2</sup>
Terrace	- 82,7 m <sup>2</sup>

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21608

- Floor plan
- Foyer - 14,9 m<sup>2</sup>
  - Kitchen - Dining - 21,8 m<sup>2</sup>
  - Living room - 35,2 m<sup>2</sup>
  - Master Bedroom - 21,4 m<sup>2</sup>
  - Second Bedroom/Study - 12,3 m<sup>2</sup>
  - Third Bedroom/Study - 12,3 m<sup>2</sup>
  - Bathroom/home maintenance - 12,7 m<sup>2</sup>
  - Bathroom/home maintenance/sauna\* - 13,4 m<sup>2</sup>
  - Corridor - 20,6 m<sup>2</sup>
  - Cabinet - 5,5 m<sup>2</sup>
  - Hall - 12,7 m<sup>2</sup>
  - WC - 2,0 m<sup>2</sup>
  - WC 2 - 1,6 m<sup>2</sup>
  - Garage - 30,1 m<sup>2</sup>
  - Terrace - 66,6 m<sup>2</sup>
- Optional \*

All furniture and home appliances included  
 Specially designed interior items and carefully  
 picked furniture pieces make Passion interior  
 spaces complete and ready for living. Houses  
 are equipped with all needed home appliances,  
 lighting, heating and ventilation systems.

*Passion*

SMART DESIGN HOUSES

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Models

382 m2 - Passion VILLA 3G

498 m2 - Passion VILLA 4G

PASSION VILLA











## choose Your package

### Heating & ventilation

- energy certificate - A/B
- ventilation - energy return ratio of 95%
- heating and cooling unit
- ground source heat pump & gas heating
- insulation according to Nordic standards
- solar collector readiness

### Exterior package includes

- natural stone looking ceramic cladding
- triple pane windows
- entrance door
- shallow foundation
- finalized roof - snow load up to 2 kN
- terrace
- wall storage

### Finishing

- wooden parquet floors
- bedroom carpet
- varnished cross-laminated timber walls
- ceramic tile floors & walls in bathroom
- stairs

### Interior All-Inclusive package

#### specialy designed furniture

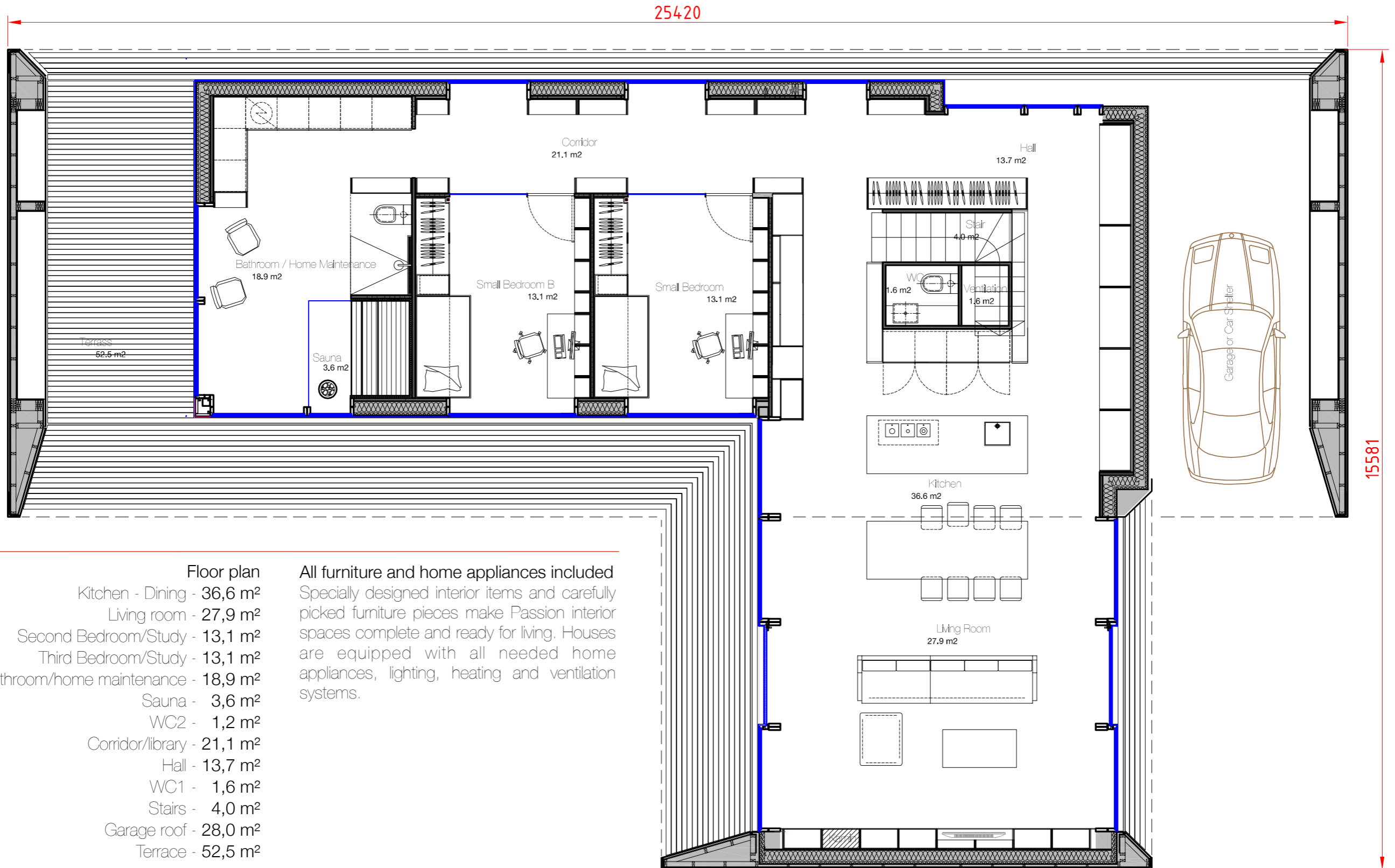
- kitchen furniture
- big dinner table with chairs
- entrance hall wardrobe
- living room sofas
- library shelves
- TV wall with cupboards
- sofa table
- double bed
- single bed
- bathroom furniture & sink
- bathtub or shower
- toilet
- maintenance room shelves
- sauna
- cabinet
- garage

#### home appliances

- indoor and outdoor LED-lighting
- design kitchen lamp
- bedroom reading lamps
- fridge
- stove with oven
- kitchen exhaust
- dishwasher
- washing machine

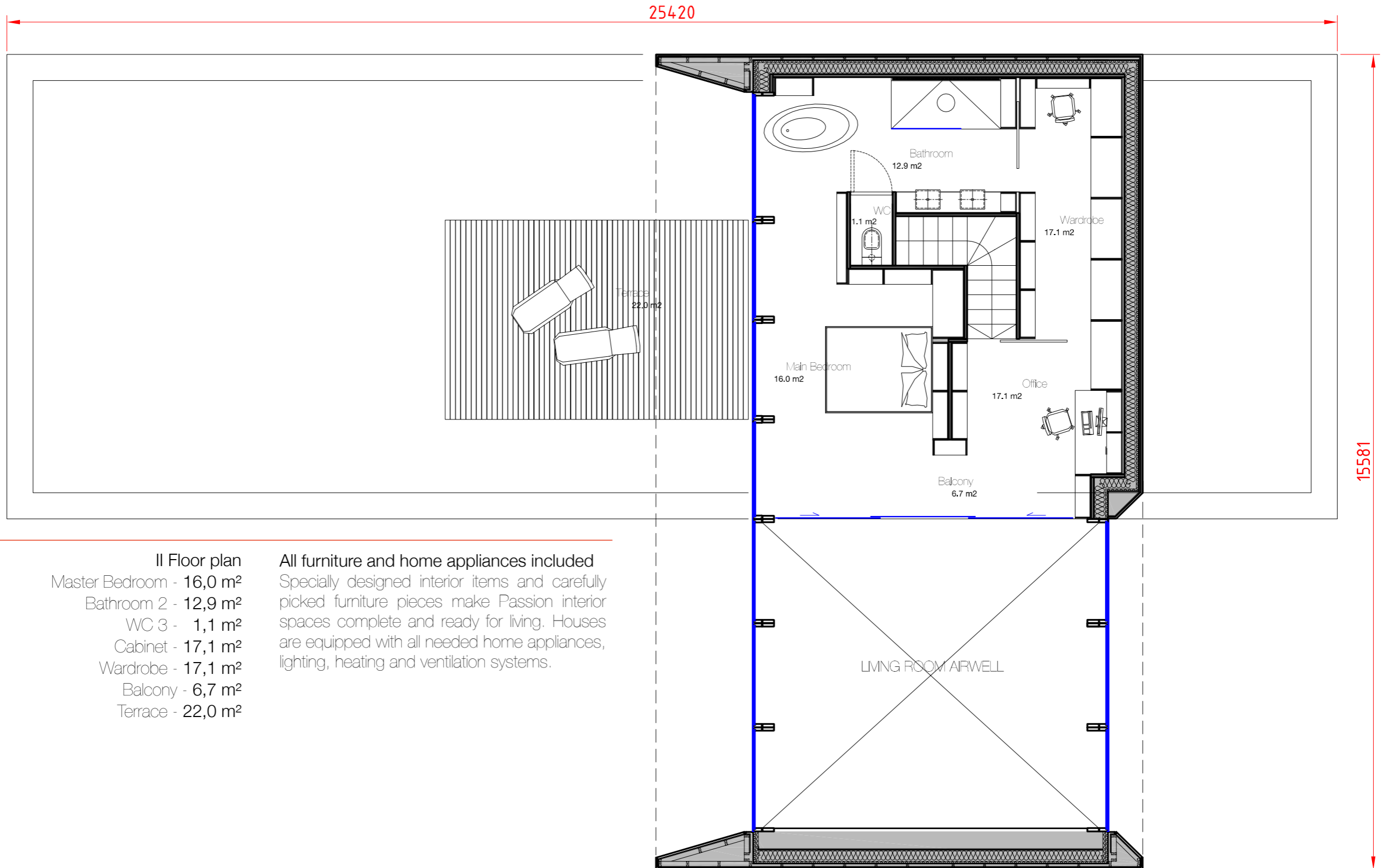






- Floor plan**
- Kitchen - Dining - 36,6 m<sup>2</sup>
  - Living room - 27,9 m<sup>2</sup>
  - Second Bedroom/Study - 13,1 m<sup>2</sup>
  - Third Bedroom/Study - 13,1 m<sup>2</sup>
  - Bathroom/home maintenance - 18,9 m<sup>2</sup>
  - Sauna - 3,6 m<sup>2</sup>
  - WC2 - 1,2 m<sup>2</sup>
  - Corridor/library - 21,1 m<sup>2</sup>
  - Hall - 13,7 m<sup>2</sup>
  - WC1 - 1,6 m<sup>2</sup>
  - Stairs - 4,0 m<sup>2</sup>
  - Garage roof - 28,0 m<sup>2</sup>
  - Terrace - 52,5 m<sup>2</sup>

All furniture and home appliances included. Specially designed interior items and carefully picked furniture pieces make Passion interior spaces complete and ready for living. Houses are equipped with all needed home appliances, lighting, heating and ventilation systems.



**II Floor plan**

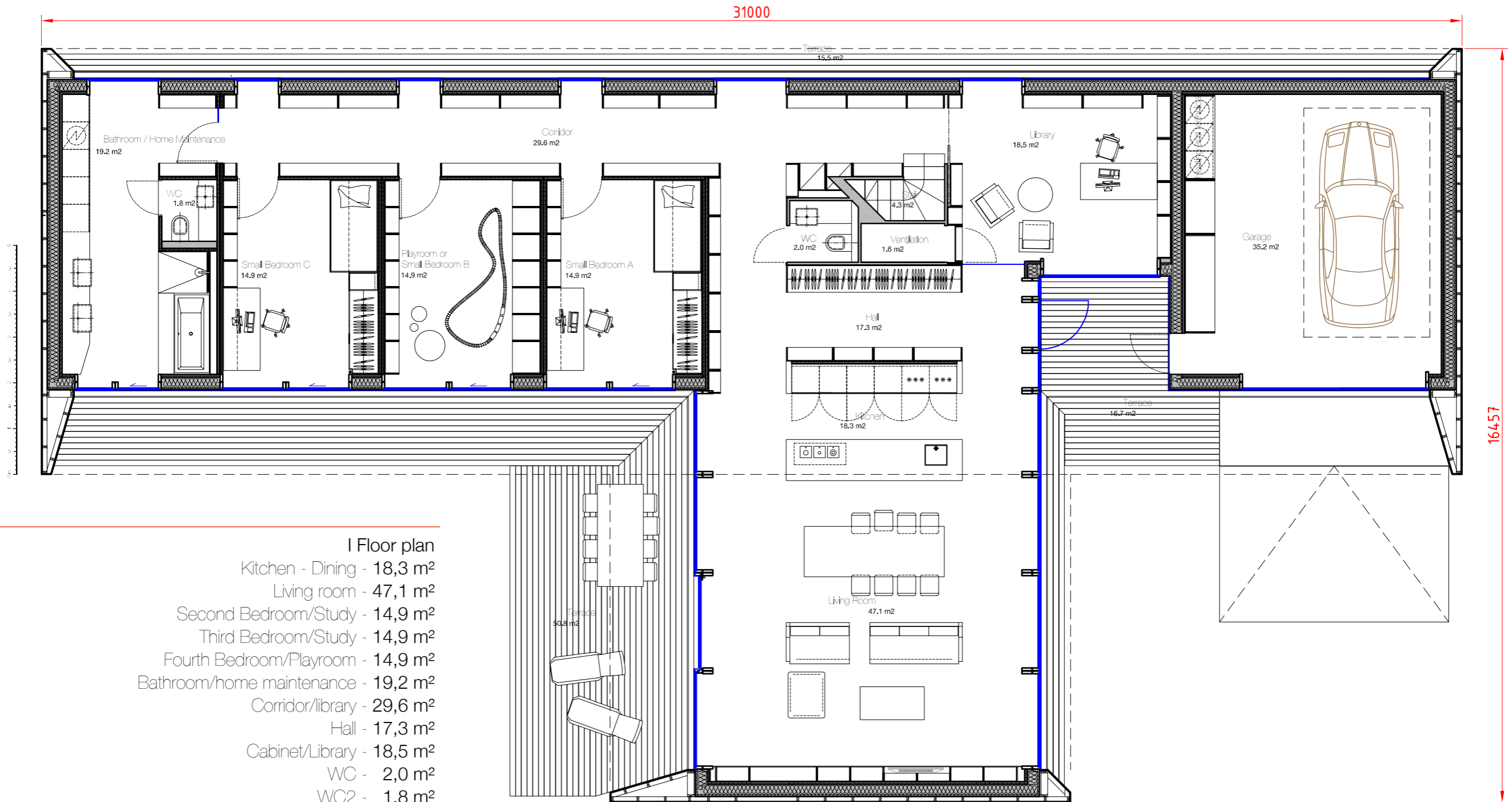
- Master Bedroom - 16,0 m<sup>2</sup>
- Bathroom 2 - 12,9 m<sup>2</sup>
- WC 3 - 1,1 m<sup>2</sup>
- Cabinet - 17,1 m<sup>2</sup>
- Wardrobe - 17,1 m<sup>2</sup>
- Balcony - 6,7 m<sup>2</sup>
- Terrace - 22,0 m<sup>2</sup>

**All furniture and home appliances included**

Specially designed interior items and carefully picked furniture pieces make Passion interior spaces complete and ready for living. Houses are equipped with all needed home appliances, lighting, heating and ventilation systems.

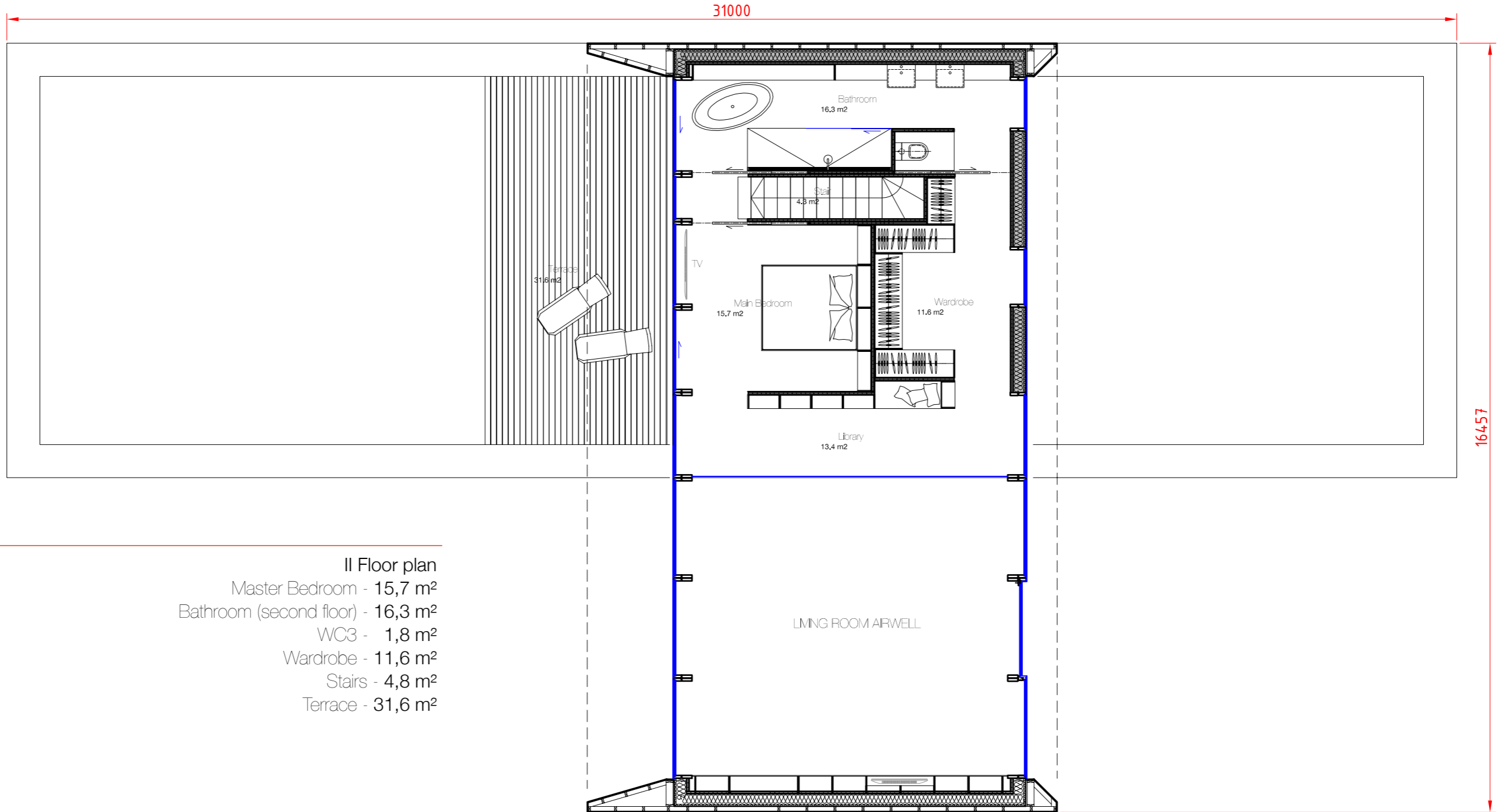
LIVING ROOM AIRWELL





- I Floor plan
- Kitchen - Dining - 18,3 m<sup>2</sup>
  - Living room - 47,1 m<sup>2</sup>
  - Second Bedroom/Study - 14,9 m<sup>2</sup>
  - Third Bedroom/Study - 14,9 m<sup>2</sup>
  - Fourth Bedroom/Playroom - 14,9 m<sup>2</sup>
  - Bathroom/home maintenance - 19,2 m<sup>2</sup>
  - Corridor/library - 29,6 m<sup>2</sup>
  - Hall - 17,3 m<sup>2</sup>
  - Cabinet/Library - 18,5 m<sup>2</sup>
  - WC - 2,0 m<sup>2</sup>
  - WC2 - 1,8 m<sup>2</sup>
  - Garage - 35,2 m<sup>2</sup>
  - Terrace - 67,5 m<sup>2</sup>

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 Specially designed interior items and carefully picked furniture pieces make Passion interior spaces complete and ready for living. Houses are equipped with all needed home appliances, lighting, heating and ventilation systems.



- II Floor plan
- Master Bedroom - 15,7 m<sup>2</sup>
  - Bathroom (second floor) - 16,3 m<sup>2</sup>
  - WC3 - 1,8 m<sup>2</sup>
  - Wardrobe - 11,6 m<sup>2</sup>
  - Stairs - 4,8 m<sup>2</sup>
  - Terrace - 31,6 m<sup>2</sup>

**All furniture and home appliances included**

Specially designed interior items and carefully picked furniture pieces make Passion interior spaces complete and ready for living. Houses are equipped with all needed home appliances, lighting, heating and ventilation systems.



Passion Series is Extremely energy efficient-  
estimated M1 **heating cost 350 € per year**

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Heating load calculation has been done according to Passive House Institute (Austria) calculation method (PHPP) – in Northern Europe this house will receive Energy Efficiency classification A or B depending from location and available sunshine.

# General specification of Passion Houses

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**Building Construction** – wooden frame structure and cross-laminated timber panels

**Insulation** – Mineral wool ( $\lambda=0,034$ ): walls 250 mm, floor 250 mm, ceiling 300 mm

**Windows** – triple class with U value 0,6

**Facade** – natural stone patterned ceramic tile

**Roof** – 2 layer SBS with PVC

**Ventilation** – high efficient ventilation system with heat return ratio of 95%

**Heating** – air to air heat pump with COP 5,33 or ground source heat pump & gas heating

**Interior finishing** – furniture walls with laminated MDF, other walls are made of solid cross laminated timber and finish with paint or varnish, floors covered with natural wood parquet

**Furniture** - kitchen furniture, dinner table, 6 chairs, sofa, media wall (furniture), entry hall wardrobe, master bed, single bed, bedroom wardrobes, bathroom furniture,

**Sanitary** – sinks, toilet, taps, bathtub,

**Lights** – ceiling lighting, reading lights in bed room

**Energy Class** – A or B depending on location. Estimated heat load in Finland and in Estonia approximately 54 kW/m<sup>2</sup> in year.

## Partners

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Viabizzuno



AEG



Electrolux



ZUCCHETTI.



+ *Passion*  
SMART DESIGN HOUSES



Estonian Golf & Country Club is the finest golf resort in Estonia, and one of only eight European PGA Tour Courses in Europe



different models with same design-line

custom offer for real-estate developers





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