

Almeria 6m x 8.87m 2 bed/1 bath Granny Flat with 68mm walls



The Almeria 6m x 8.87m Summerhouse style Granny Flat has 68mm walls and a gable roof. The 68mm solid timber walls have excellent insulation properties.

It features 2 bedrooms (each 3.280m x 2.798m), 1 bathroom (4.4 square metre) and a kitchenette nook. The half glass entry door opens onto a 1.3m verandah which is under the gable roof. Handrails are an optional extra.

2 variations are available. The model differences relates to building height, quality of the windows and whether or not Tongue & Groove (T&G) 28mm flooring is included. For additional information please see specifications table on flip side of this brochure.

Kits come complete in waterproof breathable film. All interlocking solid timber wall boards, windows, doors and ceiling boards. Detailed plans and a clear parts list as well as all nails, screw etc to complete the building structure are included.

Roof and Sub Floor systems are available to suit your site and preferences.

Please contact our team to discuss your project and onsite construction if required.





IDEASWOOD
SIMPLE LIVING MADE EASY

Almeria 6m x 8.87m 2 Bed/1 bath Granny Flat with 68mm walls



Tilt & turn window



Interlocking wall system



Specifications

Almeria 6m x 8.87m 2 Bedroom Granny Flat : Total height is 3.04m. Wall height is 2.259m. External Wall area is 70m². Doors are 1.98m x 1.6m. External area for painting and insulation is 77m².

Premium has 28mm Nordic Spruce Floorboards included. **Economy** have NO floorboards included in the kit.

Description	Measurements (m)
Base Footprint	5.8 x 8.67
Internal House Area M ²	42.3
Roof Area m2	59.1
Underlayer	66
Door Type	3 single full wood, 1 single half glass
Threshold	External covered with steel, internal no threshold
Window Type	3 double, 1 single
Window Measures	0.92 x 1.3, 0.5 x 0.52
Window / Door Quality	Premium
Glazing	Double glazed
Roof overhang	0.2
Roof Type	Gable

