

# Hakan A 6m x 5.2m Granny Flat with 44mm walls



The Hakan A model with 44mm walls is a very functional 1 bedroom/1 bathroom Granny Flat, ideal to add that much needed extra space your property. With the main building measuring 6m x 5.2m, the Hakan A bedroom measures 2m x 3.108m and bathroom 2m x 1.760m. The floorplan includes kitchenette and laundry nooks and a 4m x 1.5m terrace.

See model specifications for additional information. Handrails are an optional extra.

**3 versions of the Hakan A Granny Flat are available.** The model differences relates to the 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.





# Hakan A 6m x 5.2m Granny Flat/Home Office 44mm walls

IDEASWOOD  
SIMPLE LIVING MADE EASY



Tilt & turn window

Interlocking wall system



## Specifications

Hakan A Granny Flat/Home Office are 6m x 5.2 m plus terrace. Walls are 44mm providing superior insulation properties. 19mm internal floorboards and 28mm Terrace floorboards are included in Premium & Economy PLUS models

**Premium** Total height is 2.97m. Wall height is 2.295m. Ext wall area is 50.3, Doors measure 1.98 x 0.85

**Economy PLUS** Total height is 2.835m. Wall height is 2.16m. Doors measure 1.85 x 0.85

**Economy models** are the same Specifications as Economy PLUS but have NO floorboards included in the kit.

Description	Measurements (m)
Base Footprint	5.8 x 5
Internal House Area M <sup>2</sup>	27.6
Roof Area m <sup>2</sup>	35.6
Underlayer	40
Terrace	5.5
Door Type	2 single half glass, 2 single full wood
Threshold	External - covered with steel internal - no threshold
Window Type	2 double, 3 single
Window Measures	0.92 x 1.3, 0.39 x 0.7
Window / Door Quality	Premium
Glazing	Double glazed
Roof overhang	0.2
Roof Type	Gable
Possible to Flip plan	No

