

# Hakan B 7m x 7.19m Granny Flat with 44mm walls



**Hakan B with 44mm walls is a larger very functional 1 bedroom/1 bathroom Granny Flat/ Home Office or multi purpose building providing that much needed extra space your property.**

Measuring 7m x 7.19m overall, the Hakan B bedroom measures 2.668m x 4.456m and bathroom 2.688m x 2.400m. The floorplan includes kitchenette and laundry nooks and a 5.8m x 1.5m terrace. Handrails are an optional extra.

**3 versions of the Hakan B Granny Flat are available.** The model differences relates to the wall thickness, 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.





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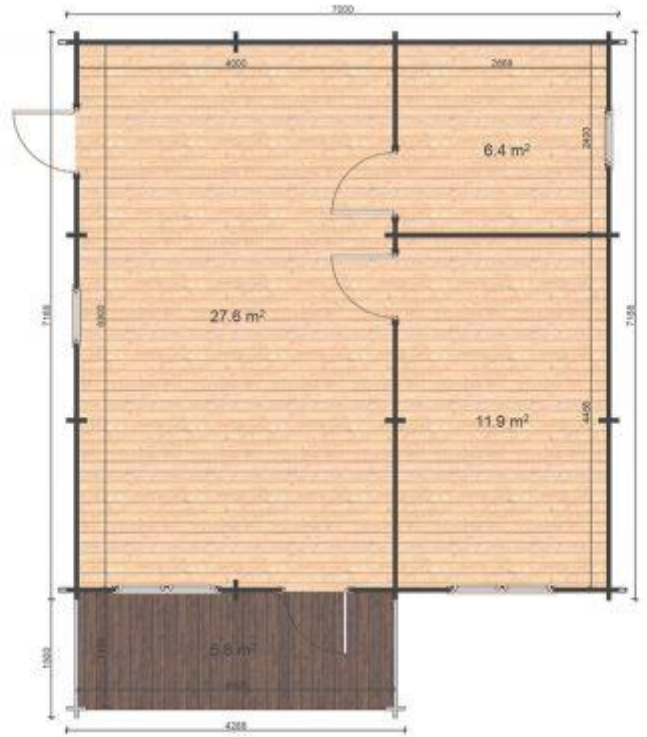
IDEASWOOD  
SIMPLE LIVING MADE EASY



Tilt & turn window



Interlocking wall system



## Specifications

**Hakan B Granny Flat/Home Office** are 7m x 7.19m plus terrace. Walls are 44mm providing superior insulation. 19mm internal floorboards and 28mm Terrace floorboards are included in Premium & Economy PLUS models

**Premium** Total height is 3.038m. Wall height is 2.295m.

**Economy PLUS** Total height is 2.903m. Wall height is 2.16m.

**Economy models** have NO floorboards.

Description	Measurements (m)
Base Footprint	5.8 x 6.99
Internal House Area M <sup>2</sup>	45.9
Roof Area m <sup>2</sup>	55.2
Underlayer	61
Terrace	5.8 m <sup>2</sup>
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

