

# Rico 4.04m x 7.8m Granny Flat with 44mm Walls



Rico is ideal as a Granny Flat, home office or guest accommodation. This 4.04 x 7.8 studio style Granny Flat /Home Office has a flat roof. This studio style open plan design has 1 bathroom/storeroom that measures 1.700m x 2.100m. A pair of French doors at the front opens to a 1.8m under roof verandah. One side features 2 large fixed panel windows and a full glass door. The Rico Walls are 44mm solid Nordic Spruce providing superior insulation.

**3 versions of the Rico Granny Flat 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.





# Rico 4.04m x 7.8m Granny Flat/Home Office with 44mm walls

IDEASWOOD  
SIMPLE LIVING MADE EASY



Tilt & turn window

Interlocking wall system



## Specifications

**Rico 6m x 4.5m Premium** Total height is 2.835m. Wall height is 2.093m. External Wall area is 43.3m<sup>2</sup>. Doors are 1.98 x 1.6 and 1.95 x 0.85. External area for painting and insulation is 49m<sup>2</sup>.

**Economy PLUS** and **Economy** models are 2.7m high with wall height of 1.958. External wall area is 40.5m<sup>2</sup>. Doors measures 1.85m x 1.6m and 1.85 x 0.85. External area for painting is 46m<sup>2</sup>.

**Economy models** have NO floorboards. Included with the kit.

Description	Measurements (m)
Base Footprint	5.8 x 4.3
Internal House Area M <sup>2</sup>	23.8
Roof Area m <sup>2</sup>	38.9
Underlayer	43
Terrace	8.3 m <sup>2</sup>
Door Type	1 double full glass, 2 single full wood
Threshold	Covered with steel
Window Type	1 double, 4 single
Window Measures	0.92 x 1.3, 0.92 x 0.7, 1.98 x 0.5
Window / Door Quality	Premium
Glazing	Double glazed
Roof overhang	1.58
Roof Type	Gable
Possible to Flip plan	No

