



**Gross 105 M<sup>2</sup>**  
**2+1 Modular House**

**Instant Home Comfort: Installation in 24 Hours**

[www.oskacelikev.com](http://www.oskacelikev.com)



Single Storey Standard Modular House

Delivery in 1 Day









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# FLOOR PLAN



Gross Total Area: 105 M<sup>2</sup>





# TECHNICAL SPECIFICATIONS





# OSKA STEEL HOUSE

- TECHNICAL BUILDING SPECIFICATIONS - Modular Deluxe Series 105 m2 2+1

SYSTEM	Layer 1	The main carriers of the building consist of galvanized 100*100*3 mm box profile,
	Layer 2	The building's floor carriers consist of galvanized 50*100*3 mm box profiles,
	Layer 3	The partition walls of the building consist of S280 steel class 90 galvanized light steel panels.
GROUND	Layer 1	The building's floor carriers consist of galvanized 50*100*3 mm box profiles,
	Layer 2	1.00 mm rolled trapezoidal sheet metal is applied on the box profile,
	Layer 3	Q188/188 steel mesh reinforcement is applied on the trapezoidal sheet,
	Layer 4	C30 class ready-mixed concrete is applied at a height of 6-7 cm,
	Layer 5	Ceramics are applied on the bathroom floor and walls (up to the ceiling),
	Layer 6	Class 32 laminate flooring and wooden skirting boards are used in the rooms.
EXTERIOR WALLS	COMPOSITE APPLICATION	11 mm thick OSB sheet on light steel panel,
		Moisture barrier on OSB,
		Composite panel application on the moisture barrier is done according to the design.
	NATURAL WOOD APPLICATION	11 mm thick OSB sheet on light steel panel,
		Moisture barrier on OSB,
		Thermowood wood application is done on wooden slats.
INTERIOR WALLS	Layer 1	10 cm thick 50 kg/m <sup>3</sup> density double layer (5+5) mineral wool board is used between the light steel panel.
	Layer 2	Double layer 12.5 mm thick white gypsum board on light steel panel,
	Layer 3	In bathrooms, a single layer of 12.5 mm thick green plasterboard is placed on a steel panel.
	Layer 4	2 layers of plaster are applied on the drywall,
	Layer 5	After sanding and priming, it is painted with 2 layers of silicone interior paint.
CEILING	Layer 1	10 cm thick 50 kg/m <sup>3</sup> density double layer mineral wool sheet between light steel panel,
	Layer 2	11 mm OSB sheet is applied on light steel panel.
	Layer 3	12.5 mm single layer white plasterboard is applied on OSB,
	Layer 4	2 layers of plaster are applied on the drywall,
	Layer 5	After sanding and priming, it is painted with 2 layers of ceiling plastic paint.
WINDOW	Dimensions	Window dimensions and openings are made according to the project,
	PVC Profiles	WINER brand ER 70 Super series Anthracite color PVC is used,
	Swatter	All windows will be fitted with fly screens that are appropriate to their size.
	Glasses	4+12+4 tempered double glass is used
	Sill	Window sills are made around the exterior facade
ELECTRICAL INSTALLATIONS	A	Electrical installation is drawn from under the plaster in accordance with the electrical project.
	B	HES brand flare cable is used
	C	SIEMENS brand fuse and SIEMENS brand residual current relay
	D	2 sockets and 1 satellite line in the rooms, sufficient sockets in the kitchen, 1 socket in the bathroom, 1 socket on the
	TO	Wall sconces, corridor and bathroom lighting will be made by the MANUFACTURER.
	F	Ceiling chandeliers belong to the customer
SANITARY SYSTEM	A	The plumbing is installed under the plaster in accordance with the mechanical project.
	B	HAKAN or FIRAT brand plastic pvc and pprc pipes will be used.
	C	Sink tap, Kitchen tap, Sink, Shower tap, Shower system, Shower strainer, Hilton cabinet compatible sink and WC will be made by the MANUFACTURER. (CUSTOMER can make a selection within price limits.)
	D	The shower cabin will be made by the MANUFACTURER,
	TO	Kitchen countertop and counter back porcelain will be made by the MANUFACTURER.
FURNITURE AND DOORS	Kitchen Cabinet	Body: White MDF-LAM, Cover: MDF-LAM, Back 8 mm White CHIPBOARD-LAM, Rails HAFELE brand and medallion from the bottom, Opening: Single rail, Handle will be installed. Brake system is used on drawer and cabinet doors. In our standard application, 4 drawers and cabinet doors open to the right and left.
	Bathroom Cabinet	Body: White MDF-LAM, Cover: MDF-LAM, Mirror and Metal handle will be attached.
	Cloakroom	Body: White MDF-LAM, Cover: MDF-LAM, Back: 8 mm Single Faced CHIPBOARD-LAM, Mirror and Metal handle will be attached.
	Glassless Door	Door dimensions: 209*90*12, Frame: 35 mm thick, Side sills: 10 cm wide and 12 mm thick, Top sills: Interlocking 21 cm wide and 10 mm thick, Lock: Kale brand, Hinge: Baydoor brand Lacquered painted door
ROOF		In SANDWICH PANEL applications; Anthracite colored sandwich panel is used on steel construction. Polyurethane/Polyisocyanurate Density (EN 1602) 40 (±2) kg / m <sup>3</sup> / 41 (±2) kg/m <sup>3</sup> . Polyurethane thickness 40 mm.
		Hidden groove application is made with 0.6 mm galvanized sheet metal.
OUTSIDE DOOR		Steel Door
AIR CONDITIONING SYSTEM		In line with customer demand, a concealed installation is made for air conditioning with additional pricing. Copper pipe, waste water line and electrical terminal are installed as installation. The CUSTOMER will provide the air conditioning and its engine.
BUILDING EXTERIOR CONNECTIONS	A	The MANUFACTURER is responsible for the house to be built on the foundation. The MANUFACTURER will take the interior installation outlets of the house out from a suitable point. The electricity, water, canal (septic tank in areas without canals), natural gas, telecom connections and subscriptions related to these to be connected to the building are the responsibility of the CUSTOMER.



# Light Steel Systems

## Combined with OSKA Experience!

*As Oskacelik Ev, we want to be a company that opens up to the world from Gaziantep.*

Since our establishment in 1989, OSKA İNŞAAT A.Ş. has built millions of square meters of construction area and over 10,000 houses. We have set the goal of building thousands of houses with OSKA STEEL HOUSE.

We provide professional solutions to your special housing projects with our experienced teams, and we guarantee your needs and satisfaction. As a leading company in the sector, we adopt a comprehensive approach to provide a wide range of services in the areas we work.

Special housing construction is a difficult process. When you work with companies that are inexperienced in the sector, it is inevitable that you will experience serious problems. Oskacelik Ev strictly complies with the delivery time and with our principle of never compromising on quality, we guarantee that you will have your dream house. Do not neglect your work and do not get stressed.

*The Land is Young, the Construction is Ours!*



[www.oskacelik.com](http://www.oskacelik.com)

**OSKA**  
GRUP

# THE DESIGN MIRACLE OF THE FUTURE

## Choose your model and start living now!

Module houses are our passion.

Modular houses are structures that are completely made of high quality materials in the factory and delivered to the land on a truck, ready for use in 1 day.

Module houses are manufactured using a steel carrier system and galvanized light steel technology that is durable for 100 years.

For this reason, our module houses are much more solid and aesthetic than classic wooden houses, containers or prefabricated houses.

Please do not compare our module houses with different productions.

Single-storey module houses become compatible with the land thanks to their legs that lengthen and shorten.

While trying to meet the expectations of our customers, we try to make our projects compatible with modern architectural criteria.

As a company that has built thousands of houses for 37 years, we try to offer a solid product and create a modular housing brand.

Just like buying a car, buy it and start using it, sell it whenever you want.



**HEAD OFFICE AND FACTORY**  
**GAZIANTEP**

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**BURSA**  
**SHOWROOM**

İrfaniye Mah. İzmir Yolu Cad. (has tavuk  
karşısı) Nilüfer / Bursa



**KAHRAMANMARAŞ**  
**SHOWROOM**

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Questions!*

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