



# **Terrace – Gross 90 M<sup>2</sup>** **1+1 Modular House**

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

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# FLOOR PLAN



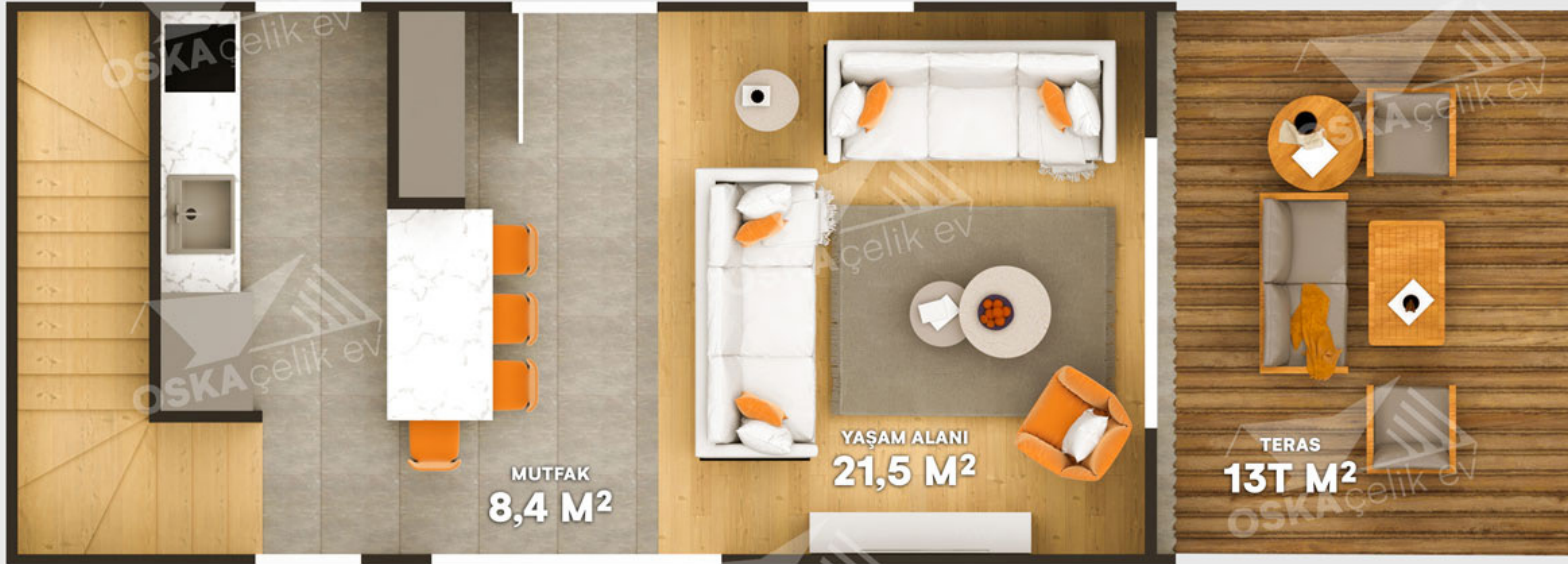
Gross Total Area: 90 M<sup>2</sup>





12 m

4,50 m



ZEMİN KAT TOPLAM : 51 M<sup>2</sup>

GENEL TOPLAM : 90 M<sup>2</sup>



4,50 m

9 m



**1. KAT TOPLAM : 39 M<sup>2</sup>**

**GENEL TOPLAM : 90 M<sup>2</sup>**



# TECHNICAL SPECIFICATIONS

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# OSKA STEEL HOUSE

TECHNICAL BUILDING SPECIFICATIONS - Modular Terrace Series 90 m2 1+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 AND MID FLOOR	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	SEAM APPLICATION	11 mm thick OSB sheet on light steel panel,
		Moisture barrier on OSB,
		10 mm thick 0.6 mm clamp sheet on the moisture barrier,
	NATURAL WOOD APPLICATION	11 mm thick OSB sheet on light steel panel,
	Moisture barrier on OSB,	
	Wooden slats are applied on the moisture barrier,	
	Wooden facade cladding will be made on wooden lath.	
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 on a steel panel,
	Layer 4	2 layers of plaster are applied on the plasterboard,
	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 plasterboard,
	Layer 5	After sanding and priming, it is painted with 2 layers of ceiling plastic paint. Suspended ceiling will be applied in wet areas.
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 pulled 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	Cloakroom	Body: White MDF-LAM, Cover: MDF-LAM, Back: 8 mm Single Faced CHIPBOARD-LAM, Mirror and Metal handle will be attached.
	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. A 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.
	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	Layer 1	15 mm thick OSB on light steel panel,
	Layer 2	Moisture barrier on OSB,
	Layer 3	M profile is applied on the moisture barrier,
	Layer 4	5 cm thick 150 kg/m <sup>3</sup> density stone wool between M profiles,
	Layer 5	0.60 mm anthracite color clamp sheet is applied on the M profile. No guttering is done, it is left to flow freely with the roof slope.
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.



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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.

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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. Oska Çelik 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.

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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.





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