

# Price list



## Sommarnöjen's prices include

- Turnkey assembled and winter-insulated homes in natural materials.
- Complete interior and exterior painting.
- Sliding glass sections in solid wood with tempered insulating glass.
- Exterior lighting and exterior electrical outlet.
- Solid wood floors treated with hard wax oil.
- Bespoke kitchen in a Sommarnöjen design with complete and integrated Electrolux appliances (models with kitchen).
- Bathroom with underfloor heating, natural granite ceramics, wall-hung toilet, washer-dryer (models with kitchen) and hidden connections.
- Internal electrics, water, and wastewater with quick connection to the plot (models with bathroom).
- Two-year warranty for manufacturing defects according to the EU directive on consumer protection and a further year according to the Swedish Consumer Purchase Act.

## Please note

- The prices are for Europe, excluding Sweden, and are stated in Euro (€) and include VAT.
- The cost of trailer transport from Sommarnöjen to the customer depends on delivery address and chosen house model. Sommarnöjen's proposals always state trailer transport at a fixed price.
- The cost for lifting the house from the trailer to the construction site by crane (and any reloading required) depends on the site and is calculated by a local contractor at the request of Sommarnöjen.
- The cost of groundworks depends on the construction site and is calculated by a local contractor, at the request of the customer.

## Terms of delivery

- See pages 10 to 12.

## Turnkey prices

	<b>Original</b>	<b>Klassisk</b>	<b>Modern</b>	
	<i>Gable roof</i> <i>No roof overhang</i>	<i>Gable roof</i> <i>Roof overhang</i> <i>Viennese mutin bars</i>	<i>Shed roof</i> <i>No roof overhang</i>	
	<i>Height 390</i>	<i>Height 390</i>	<i>Height 390</i>	<i>Height 320</i>
Sommar 50	146,000	152,000		142,000
Sommar 40	128,000	134,000		124,000
Sommar 30	115,000	119,000	117,000	108,000
Gästhus 30	97,000	99,000	98,000	89,000
Sauna 30	105,000	110,000	106,000	98,000

# General

## Basic design

Dimensions	50 sqm: 398 x 1256 cm
	40 sqm: 398 x 1005 cm
	30 sqm Wide: 398 x 753 cm
	30 sqm Narrow: 330 x 909 cm
Roof construction	<p>External roof.</p> <p>Underlayer.</p> <p>Plywood.</p> <p>Ventilation gap.</p> <p>Wind protection.</p> <p>Steel structure.</p> <p>Cross beams.</p> <p>Organic mineral fibre 195 mm.</p> <p>Vapour barrier.</p> <p>Wooden cross beams.</p> <p>Ceiling.</p>
Wall construction	<p>Exterior panel.</p> <p>Nail batten.</p> <p>Ventilation gap.</p> <p>Wind protection.</p> <p>Steel structure.</p> <p>Cross beams.</p> <p>Organic mineral fibre 165 mm.</p> <p>Vapour barrier.</p> <p>OSB board.</p> <p>Interior wall.</p>
Floor construction	<p>Galvanised sheet steel.</p> <p>Steel structure.</p> <p>Floor beams.</p> <p>Organic mineral fibre 245 mm.</p> <p>Subfloor in water-resistant plywood.</p> <p>Interior floor.</p>

## Exteriors

### Basic design

Exterior roof layer	Bitumen mat with outer layer in black slate granule.
Exterior panel	Vertical wood panel treated with traditional matt Falu Rödfärg Original (black, grey, falu red, or light falu red).
Outer glass sections	Wood, with frame and fastenings in white.
Glass	Triple-layer energy-efficient glass, toughened in doors and low-location windows.
Exterior lighting	Chios 150 from Astro.
Exterior electr. outlet	Exxact from Schneider Electric, double.

### Options

Exterior roof layer	Sheet metal – black, grey, silver-metallic, falu red (40-50 sqm).	3,500
	Sheet metal – black, grey, silver-metallic, falu red (30 sqm).	2,000
	Core pine with greying tar vitriol or other tar paint (40-50 sqm).	9,000
	Core pine with greying tar vitriol or other tar paint (30 sqm).	6,000
Exterior panel	Panel treated with individual NCS colour.	1,000
	Panel treated with greying tar vitriol or other tar paint from Auson (black, black-brown, green, or red).	2,000
Outer glass sections	Exterior frame and fixtures adapted to the colour of the panel.	2,000
	Exterior frame and fixtures in natural lacquered wood.	2,000
	Exterior in maintenance-free aluminium in any RAL colour.	8,000
Skylight	Various sizes. Price from	3,000
Special design	Mirrored house.	0
	Downpipe instead of chain.	1,500
Water outlet	Gustavsberg.	1,000
Hot outdoor shower	316 Marine Grade från Ingarden for year-round use.	3,500

## Interiors

### Basic design Natur 0

Interior floor	Solid turned pine boards treated with white pigmented hard wax oil.
Interior walls & ceiling	Solid fine-sawn wood panel treated in matt white.
Interior doors	MDF core clad in wood treated with white pigmented hard wax oil.
Windows, interior	Wood treated with transparent white pigmented matt lacquer.
Switches & sockets	Renova from Schneider Electric, white.
Heating	Remote thermostat-controlled radiators Neo Wifi from Adax, white.

### Basic design Rå 5,000

Interior floor	Solid turned pine boards treated with natural hard wax oil.
Interior walls & ceiling	Birch plywood treated with natural oil.
Interior doors	Birch plywood treated with natural oil.
Windows, interior	Wood treated in matt iron oxide black.
Switches & sockets	Renova from Schneider Electric, black.
Heating	Remote thermostat-controlled radiators Neo Wifi from Adax, black.

### Basic design Varm 10,000

Interior floor	Solid turned spruce boards treated with natural hard wax oil.
Interior walls & ceiling	Solid spruce treated with natural hard wax oil.
Interior doors	MDF core clad in wood treated with natural hard wax oil.
Windows, interior	Wood treated with transparent natural matt lacquer.
Switches & sockets	Renova from Schneider Electric, black.
Heating	Remote thermostat-controlled radiators Neo from Adax, black.

### Options

Alternative floor	Granite ceramics including comfort underfloor heating. Per sqm.	400
Spotlights in all rooms	Ascoli from Astro. White (Natur). Matt black (Rå/Varm).	2,500
Fiber connection	Connects directly to fiber. Contains space for fiber box, box for fiber cable, two power sockets and two interconnected network sockets.	900
Internet outlet	Can be connected to an existing network in another house. Renova from Schneider Electric. White (Natur). Black (Rå /Varm).	300
Multimedia box		700
Stove	Wood-fired cast iron stove TT60 from TermaTech, with chimney and anti-slip protection for ladder. Includes installation. Excluding chimney sweep certificate.	8,000

## Kitchens

### Natur

Frame	Bespoke solid wood treated with white pigmented hard wax oil.
Doors and drawer fronts	MDF core clad in wood treated in matt white.
Handles	Milled grips in white waxed wood.
Countertop	Solid white waxed pine.

### Rå

Frame	Birch plywood treated with natural oil.
Doors and drawer fronts	Birch plywood treated with natural oil.
Handles	Chrome fittings with black leather details from Stilbeslag.
Countertop	Iron oxide black laminated plywood.

### Varm

Frame	Bespoke in solid wood treated with natural hard wax oil.
Doors and drawer fronts	MDF core clad in wood treated with matt anthracite grey paint.
Handles	Milled grips in natural wood.
Countertop	Solid natural waxed pine.

### All kitchens

Sink	Franke, stainless steel.
Mixer tap	INXX II sharp from Mora. Chrome (Natur). Matt black (Rå/Varm).
Splash guard	Tempered glass over hob.
Fridge	Electrolux, tall fridge/freezer integrated in high cabinets (in floor cabinets in Sommar 30 Narrow).
Hob	Electrolux, induction, four zones (two zones in Sommar 30).
Dishwasher	Electrolux, integrated in floor cabinet.
Built-in oven	Electrolux, integrated in floor cabinet.

### Options

Combi oven/microwave	Electrolux, integrated in floor cabinet. Instead of integrated oven.	600
Extractor fan	Replaces circulating extractor.	1,500
Composite countertop	Silestone, selected shades. Replaces wooden countertop.	2,000
Stainless countertop	Straight edges. Replaces wooden countertop.	2,500

## Bathrooms

### Natur

Floor	Light-grey granite ceramic Runö Grey from Bricmate.
Walls	Vertical fine-sawn panel treated in matt white. Light-grey granite ceramic Runö Grey from Bricmate by shower.

### Rå

Floor	Grey granite ceramic K Cement from Bricmate.
Walls	Fully tiled high-gloss tile in brickwork, White Gloss from Bricmate.

### Varm

Floor	Dark granite ceramic Azul Olive from Bricmate.
Walls	Vertical panel in spruce treated with natural hard wax oil. Dark granite ceramic Azul Olive from Bricmate by shower.

### All bathrooms

Shower wall	Clear glass, double.
Shower/mixer	Shower system kit INXX II from Mora. Chrome (Natur). Matt black (Rå/Varm).
Washbasin mixer	INXX II Soft from Mora. Chrome (Natur). Matt black (Rå/Varm).
Sink	Vero from Duravit. Includes towel holder.
Mirror shelf	Bespoke design from Sommarnöjen, according to interior style.
Wall-hung toilet	Duravit Starck ME Rimless from Duravit for built-in cistern.
Flush button	Pneumatic from Gustavsberg.
Hooks & toilet roll holders	INXX II from Mora. Chrome (Natur). Matt black (Rå/Varm).
Washer-dryer	Electrolux, in cabinet.
Water heater	Integrated and hidden in cabinet.
Floor drain	Malmö Lux from Tebo.
Switches & sockets	Exxact IP44 from Schneider Electric. White (Natur). Anthracite (Rå/Varm).
Lighting	Opus 100/100 LED. White (Natur). Dark-grey (Rå/Varm).
Ventilation	Bathroom extractor from PAX.
Heating	Comfort underfloor heating.

### Options

Towel dryer	Eldo 1 from TVS. Stainless steel (Natur). Black (Rå/Varm).	500
Washstand	Washstand under washbasin in Sommarnöjen design.	2,000
Environmental toilet	Water-saving toilet from Wostman.	1,000
Environmental toilet	Combustion toilet Cinderella Comfort.	7,000

## Fixed furnishings

### Natur

Scope	Hall storage (in models with separate hall).
Frame	Bespoke in solid wood treated with white pigmented hard wax oil.
Doors and drawer fronts	MDF core clad in wood treated in matt white.
Handles	Loops in natural leather from Stilbeslag.

### Rå

Scope	Hall storage (in models with separate hall).
Frame	Birch plywood treated with natural oil.
Doors and drawer fronts	Birch plywood treated with natural oil.
Handles	Chrome fittings with black leather details from Stilbeslag.

### Varm

Scope	Hall storage (in models with separate hall).
Frame	Bespoke in solid wood treated with natural hard wax oil.
Doors and drawer fronts	MDF core clad in wood treated with matt anthracite grey paint.
Handles	Chrome fittings with black leather details from Stilbeslag.

### Options

Sleeping loft	Sleeping loft over part of the house. Complete with open railing, ladder, and two adjustable reading lamps with dimmer. Per sqm of loft space.	700
Fixed bed frames	Bespoke frame for double bed with storage at the bottom and integrated adjustable reading lamps with dimmer.	3,000
	Bespoke frame for bunk bed (90+90 cm) with storage at the bottom, railing, ladder, and two integrated adjustable reading lamps with dimmer.	3,500
	Bespoke frame for family bunk bed (120+90 cm) with storage at the bottom, railing, ladder, and two integrated adjustable reading lamps with dimmer.	4,000
Fixed storage	Combination of integrated wardrobe and desk with shelves for smaller rooms, up to 200 cm wide.	4,500
	Combination of integrated wardrobe and desk with shelves for larger rooms, up to 300 cm wide.	7,500
	Integrated wardrobes for smaller rooms, up to 200 cm wide.	6,000
	Integrated wardrobes for larger rooms, up to 300 cm wide.	9,000



## Sauna

### Basic design

Door	In clear glass and aspen.
Floor	Granite ceramic from Bricmate according to interior style.
Unit	Cilindro from Harvia.
Lighting	Opus 100/100 white from Ifö.
Inner panel	Light aspen.
Ceiling	Light aspen.
Benches	Double aspen benches.
Ventilation	Supply air at the bottom of the unit, exhaust air diagonally at the top.
Heating	Comfort underfloor heating.

### Options for sauna

Wood-fired unit	Linear 22 from Harvia, including protection, stones, and pipes.	6,000
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## Architecture

### Options

Individual adjustment	Adaptation of floor plan, window settings or other changes within the framework of a model's outer dimensions and water and wastewater location. New architectural and construction drawings.	9,500
Individual design	New design based on the customer's wishes and site conditions. New architectural and construction drawings.	15,000

# Terms of delivery

## Agreement

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Contracting parties	The customer's contracting party is the Swedish limited liability company Sommaröjen Scandinavia AB with corporate identity number 556966-3072.
Form of agreement	Upon approval of the quote, a conditional purchase agreement is signed for a pre-assembled house with a fixed price that is guaranteed for six months after the customer makes a first payment of 10 EUR. The customer may cancel the purchase after the payment has been made, until production of the house has started.
Accessibility	When the first payment has been made, Sommaröjen is responsible for checking that the road to the construction site is passable and that the selected house can be lifted by crane. If the inspection shows that the house cannot be delivered, the customer's total payment equals the first payment, 10 EUR.
Building permit	When accessibility is confirmed, Sommaröjen will send the customer drawings and documentation of the house to use for building permit application. Sommaröjen will also hand over drawings (not related to the plot, such as situationplans, landlines etc.) to be used by the local contractor who builds the foundations and makes electricity, water, and sewage connections.

## Times

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Start of production	Production commences when the customer has decided to go ahead and order the house. This can occur when a building permit has been granted or earlier, if the customer wishes. The date of the start of production is the date when the customer's payment of the initial invoice is made to Sommaröjen's account (30% of the contracted amount).
Delivery	The house is to be completed and ready for delivery no later than ten months counted from the start of production. No later than ten days after such completion Sommaröjen will inform the customer about scheduled delivery date.
Manufacturing	Sommaröjen's homes are hand-crafted indoors under controlled conditions. Windows, kitchens, and interior details are made by carpenters for each individual house. When the house is ready and has passed its inspection, it is transported to the customer completely finished and is lifted onto the site with a mobile crane onto a foundation prepared by the customer.
Changes	Changes to the exterior design, surface layers, options, or locations can be made up until the start of production. After that, no changes can be made.
Moving in	When the house is delivered, the electricity, water, and plumbing must be connected.
Delay	In the event of a delay related to the house, the Swedish Consumer Purchase Act applies. This means that the customer is entitled to compensation for necessary and documented additional costs that have been caused by Sommaröjen's delay.
Cancellation	After signing the purchase agreement, the customer can cancel the purchase without further costs than the first payment, 10 EUR. After the customer has proceeded, ordered the house, and paid the invoice at the start of production (30%), the customer is responsible for the entire contract amount. Each house is manufactured in accordance with the customer's specification, and the right of withdrawal does not apply.

### Payment plan

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10 EUR	First payment upon signing a conditional purchase agreement.
30% (less 10 Euro).	At start of production.
70%	Upon delivery.

### Safety and security

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Self-inspection	Sommaröjen's self-inspections at the factory are carried out partly by the work teams responsible for the individual steps in the manufacturing process and partly by a general inspector who inspects all parts of the house. The report from the internal inspection is evaluated by the customer's project manager, who approves the house before it leaves the factory.
Liability	According to the EU directive on consumer protection, Sommaröjen is liable for remedying, free of charge, errors that existed at the time of delivery of the house and that are discovered within a period of two years thereafter. We also apply the Swedish Consumer Purchase Act, which provides an additional one-year warranty.
Insurance	Liability insurance is included.

### Drawings

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Architecture	Sommaröjen's houses are created by Sommaröjen's design team and have been further developed and refined over several generations.
Design	When quote is given for a basic model, principle drawings for floor plans and facades are attached. These drawings form the basis of the quotation.  If the quote refers to a house with Individual Design, Individual Adjustment, or other changes, the final design of the house takes place according to a signed agreement and in consultation with Sommaröjen's architect.
Drawings for building permits	Sommaröjen provides reasonable and sufficient documentation about the house such as drawings (not related to the plot, such as situation plans, landlines etc.), for the purpose of customer being able to make a building permit application.

### Transport

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Trailer transport	The cost of trailer transport from Sommaröjen's factory to the customer depends on where the house is to be delivered and the chosen house model. Sommaröjen's proposals always state trailer transport as a fixed price.
Crane lift	The cost of lifting the house from the trailer to the construction site by crane (and possibly reloading to a smaller truck if the trailer cannot reach the crane's parking space) depends on the construction site and is added to the actual cost.  The cost depends on the construction site and the chosen house model and is calculated by the crane contractor on site.  Sommaröjen assists the customer in finding a suitable crane contractor and providing them with the documentation for their work. The crane contractor will invoice for their work and be responsible directly to the customer.

### **Groundworks**

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#### Liability

Sommaröjen's fixed price refers to a pre-assembled house above ground. The cost of groundworks (possible ground preparation, foundations, and connection of electricity, water, and wastewater) depends on the construction site and is added to the actual cost.

The customer selects and hires a local contractor for these works and they will invoice for their work and be directly responsible to the customer.

Sommaröjen provides a basic drawing with dimensions and loads according to which the foundation is to be designed, as well as general recommendations for the foundation. The contractor is responsible for ensuring that the foundation is dimensioned correctly based on Sommaröjen's documentation, the location of the construction site, ground conditions, and legal requirements. Design and drawings for ground planning are not included.

### **Other costs**

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#### Local costs

The customer's costs for new construction may include, for example, fees for building permits, inspections, and site insurance. The costs vary according to the size of the house and local legislation and are not included in the price.