

Serena Bay – Mobile home 11,48 m x 4.40 m (50,5 m2)

External Dimensions	11.48 x 4.40 m (50.5) m2
Weight	12 tons
Room Height	Up to 3.27 m at ridge, 2.40 m in rooms with flat ceilings
Usable Area	41.07 m ² (Living room with kitchenette and hallway: 22,3 m ² , Bathroom: 3,7 m ² , Bedroom: 9,71 m ² , Room: 5,36 m ²)
Structure	Steel frame with wooden elements. Flat floor construction designed for foundation mounting. 25° pitched roof. 4 lifting eye bolts in the roof for crane placement. No wheels, flat undercarriage.
Floor	Steel frame + trapezoidal sheet underneath, 18 cm open-cell PUR foam, wooden substructure, OSB board, vinyl panel
Roof/Ceiling	Steel frame + wooden substructure, 18 cm open-cell PUR foam, high-permeability membrane, OSB board, standing seam metal roof. Raised ceiling in living room (MDF panels), bathroom ceiling in PVC panels
Exterior Walls	Vinyplus shadow toffee facade panels (vertical + horizontal). Ventilated facade with rodent protection. Steel frame + wooden substructure, OSB, 18 cm PUR insulation, wind and vapor barriers
Interior Walls	Wooden frame + OSB + MDF panels. Partition walls optionally insulated with 5 cm mineral wool. Interior cladding: MDF panels, FIBO system in bathroom
Doors	Entrance: 90/200 cm single-wing high-quality PVC door with exterior veneer and triple-glazed glass. Interior: 70/200 cm white MDF doors
Windows	5-chamber PVC, 7 cm installation depth, white color, triple-glazed
Electrical Installation	Distribution box, 3-phase system. Cables in protective conduit. 3x2.5 mm ² for sockets, 3x1.5 mm ² for lighting. Electrical outlets, antenna outlet (x1), light switches. Outdoor outlet included.
Plumbing Installation	ALU-PEX and PVC pipes in kitchen and bathroom, concealed in walls, outlets under the home for external connection
Ventilation	Heat recovery unit in each room. Sanitary venting. Continuous dual-speed exhaust fan in bathroom.

Lighting	Interior: LED ceiling spots in each room, linear LED strip over kitchen counter. Exterior: 2x wall sconces
Heating	Ribbed electric radiator in bathroom. Underfloor heating in rooms, living room and hallway (heating foil under panels), with Wi-Fi thermostats. Air conditioning with heating function
Bathroom	Corner square shower 110x90 cm with sliding doors, round 60 cm mirror, countertop sink with cabinet, 55 L electric water heater. Washing machine hookup under the heater. Floor-standing toilet
Kitchen	Kitchen furniture made of 18 mm laminated chipboard panels. Inset composite sink. Built-in kitchen appliances include a dishwasher, electric oven, large refrigerator, telescopic hood, and a 4-burner electric hob. The kitchen countertop is made of laminated chipboard, and the kitchen walls are finished with FIBO panels.
Living Room	Sofa bed, 2 coffee tables, wall-mounted TV cabinet, TV/antenna socket, dining table with 4 chairs, and a Sinclair 3.5 KW air conditioning indoor unit.
Bedroom	160/200 cm double bed with storage and two bedside tables. Full built-in furniture above the bed, a wardrobe with hinged doors including some mirrored fronts. Sinclair 2.7 KW air conditioning.
Room	80/200 cm single bed. Full built-in furniture above the bed, a wardrobe with hinged doors including a mirrored front, and a desk. Sinclair 2.7 KW air conditioning.

