



PHOENIX Granny Flat (2 bedroom)

Akay Building Group offers an affordable comfortable single-story residence designed for your everyday convenience, featuring top-notch design solutions and high-quality building materials to cater to your needs, not only are these granny flat modern and unique but they offer fast installation turn around time.

Akay Building Group truly stands out as an exceptional builder and supplier.



ELEVATION:



DIMENSIONS



Name: Phoenix House
 Size: L11560xW5200xH3060mm
 Area: 60.1m²
 Project location: Australia

External Decking (Optional) : 16m²
 Internal area: 53.93m²
 Bedroom 1: 13.03m²
 Bedroom 2: 8.96m²
 Ensuite : 3.64m²
 Bathroom: 4.35m²

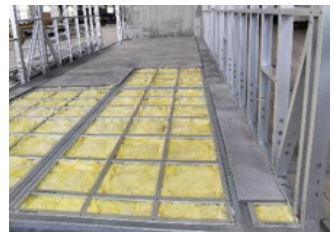
Australian Designed and Built



MATERIAL & EXTERIOR

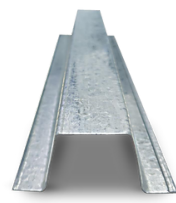
FRAME

Main Steel Structure System
 Steel Frame Wall AS1397 G550
 AZ150 0.75mm Steel Frame Roof
 truss AS1397 G550 AZ150
 0.75mm Steel Frame
 Chassis/substructure 100RHS
 with Heat Insulation and
 Accessories (screws, bearers
 etc..)



Roofing

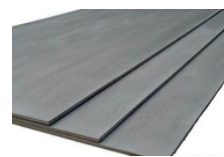
35mm Batten Normal Vapor
 Barrier 0.5mm Colorbond
 Roofing Sheet 6mm CFC Sheet
 (Middle Density) Steel Fascia
 Board Alu. Gutter With Downpipe
 (For single storey) Accessories
 (screws etc..)



35mm Batten



Normal Vapor Barrier



6mm CFC Sheet



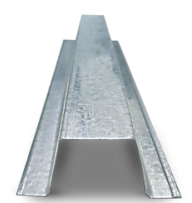
Clolor bond steel sheet

CEILING

22mm Batten 8 mm Integrated wall
 panel (Dry Area) 8 mm Integrated
 wall panel (Wet Area) Cornice line
 R2.5 Glass Wool*100mm Accessories
 (screws, glue, etc..)



Integrated wall panel



22mm Batten



R2.5 Glass Wool*100mm



Gypsum Conic

MATERIAL & EXTERIOR

EXTERNAL WALL

- 16mm Pre-Painted Pu Sandwich Wall Cladding
- 22mm Wall batten
- Normal Vapor Barrier
- R2.5 Glass Wool*100mm
- Accessories (screws, glue, etc.)



INTERIOR WALL

- Lining for dry area (8 mm Integrated wall panel)
- Lining for wet area (8 mm Integrated wall panel)
- Skirting for other area (dry area, laundry)
- Insulation R2.5 Glass Wool*100mm Accessories (screws, glue, etc..)



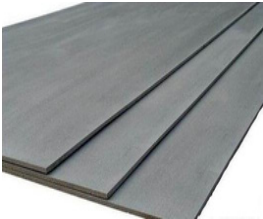
MATERIAL & EXTERIOR

FLOORING

Underneath of ground floor (wet) 15mm Fiber Cement Board;
 Underneath of ground floor (dry) 15mm OSB board
 R3.5 glasswool
 Bath: SPC flooring
 Dry area flooring: 12mm MDF flooring
 Deck:WPC Deck Flooring



SPC flooring



CFC Board



15mm OSB board



R2.5 Glass Wool*100mm



12mm MDF flooring



WPC Deck Flooring

Window & Door

Double glazed aluminum sliding windows & sliding doors



MDF casement door



Aluminum Awning Window



Aluminum Sliding door



MATERIAL & EXTERIOR

KITCHEN

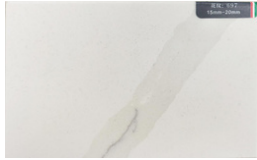
- Kitchen cupboard pullout
- counter top
- Kitchen sink



Cabinet pull



Cabinet board



Kitchen counter



kitchen faucet



Kitchen sink



MATERIAL & EXTERIOR

BATHROOM

900mm Vanity single basin
1000X1000 Shower glass With Faucet
Toilet (Water Mark) Shower head
Vanity faucet



Electrical And Plumbing

Electrical And Plumbing For Standard House

OUTDOOR RENDERINGS



Interior renderings



PRICE

AUD \$94,500 + GST
Delivery time: 40+ days

EXCLUSION

- 1. Site works - site clearing or cutting and rubbish removal.
- 2. Council fees and lodgments of plans.
- 3. External and internal stairs and balustrade.
- 4. All on site construction and labor.

PACKAGING & SHIPPING

Well packed export quality package ,shipped by 40hq.

