

- 1 Perforated Brick
- 2 Diluted Lime Slurry
- 3 Door Sheet
- 4 Door Hinge
- 5 PWC Installation
- 6 Electric Installation
- 7 Steel L-Profile
- 8 Double Glazing
- 9 Aluminum Frame
- 10 XPS Insulation
- 11 Floor Heating
- 12 Screed
- 13 Steel Railing

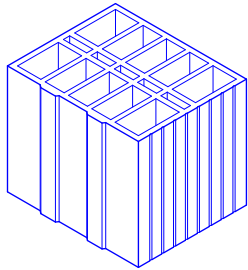
- E1 Compound Ceiling
- E2 Concrete Skeleton
- E3 Reinforcement
- E4 Concrete Canopy

Latent Villas
unfinished architectures and their potentials
Isometric detail of standard joints

Transformation of unfinished buildings
Markus Köhler, Explore Lab 39

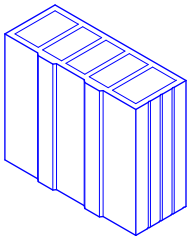
P5
Isometric Detail
Scale 1:10

Plan-Nr.: A-21
Date: 24.06.2025



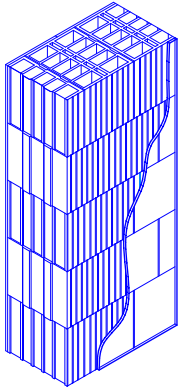
332.1 Perforated brick (300x250x250)
CAM_25_E08.020.025.D

product price	incl. construction
61,98 €/m ²	79,77 €/m²



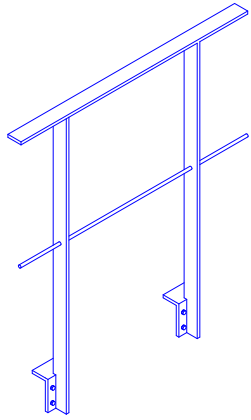
332.2 Perforated brick (115x250x250)
CAM_25_E08.020.025.B

product price	incl. construction
41,25 €/m ²	53,09 €/m²



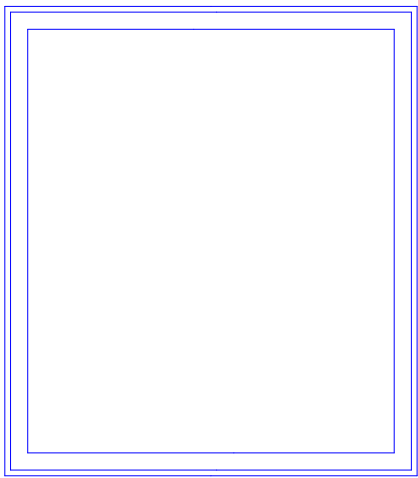
335.1/2 Diluted lime slurry (incl. preparation)
CAM_25_E21.020.010.A/010.005.A

product price	incl. construction
0,16 €/m ²	14,3 €/m²



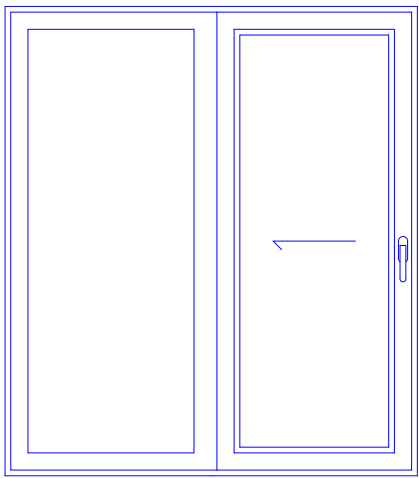
332.3 Railing
Stainless steel, wires, 4 mm

product price	incl. construction
0,16 €/m ²	14,3 €/m²



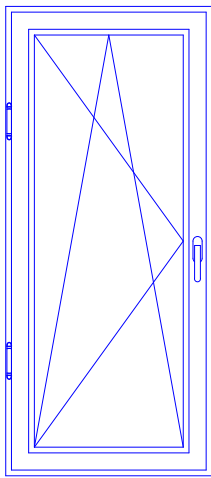
334.1 Façade fixed
CAM_25_E18.080.011.A

product price	incl. construction
397,9 €/m ²	473,49 €/m²



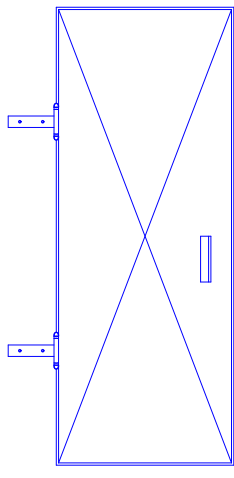
334.1' Façade sliding element
CAM_25_E18.080.011.D

product price	incl. construction
700,18 €/m ²	901,13 €/m²



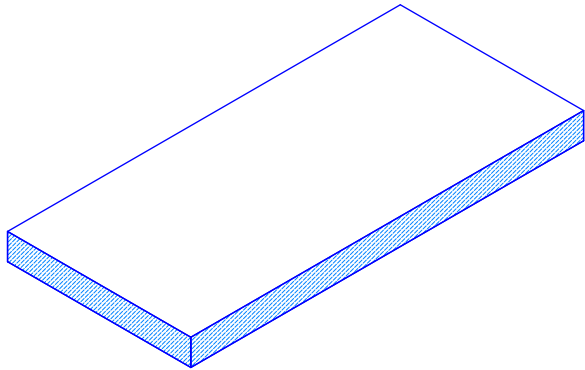
334.2 Window
CAM_25_E18.080.013.B

product price	incl. construction
659,59 €/m ²	952,75 €/m²



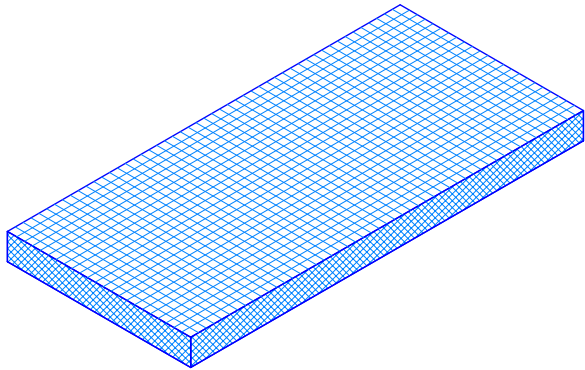
334.4 Door
Hinged metal sheet

product price	incl. construction
180 €/pc.	220 €/pc.



353.2 Floor cement screed, 60 mm
CAM_25_E07.010.010.A

product price	incl. construction
3,74 €/m ²	17,3 €/m²



363.1 Insulation, foam panels, xps (80 mm)
CAM_25_E10.020.020.C

product price	incl. construction
42,33 €/m ²	61,74 €/m²

Disclaimer

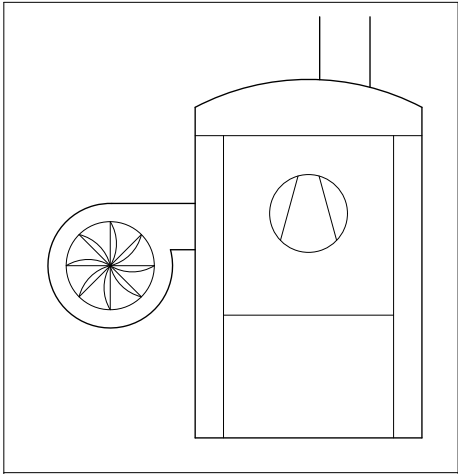
The construction elements listed only include a base set for non structural works within an existing concrete skeleton. Products and finishing may be adapted due to the specific desires of the client or/and differing conditions found on site.

Latent Villas
unfinished architectures and their potentials
Non structural construction elements

Transformation of unfinished buildings
Markus Köhler, Explore Lab 39

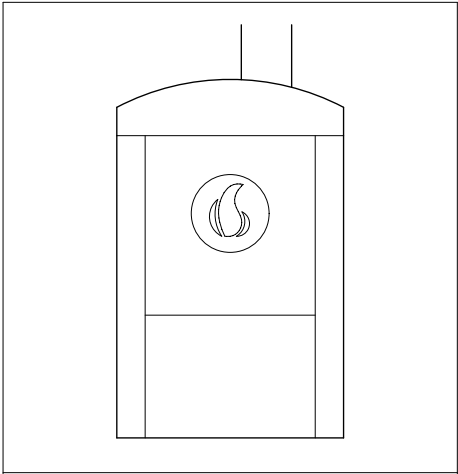
P5
Construction catalogue
Scale 1:20

Plan-Nr.: A-2.5
Date: 24.06.2025



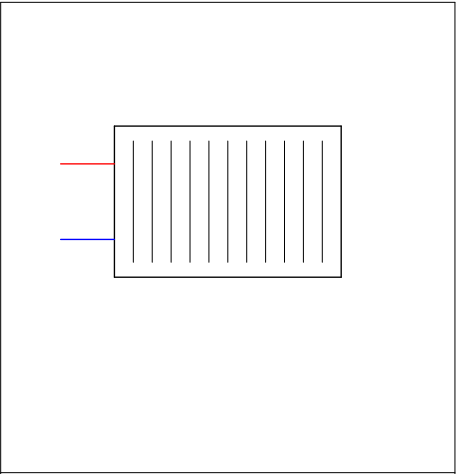
4211/.2 Gas thermal group and burner
CAM25_M01.010.040.A/M03.030.020.B

product price	incl. construction
4.060 €/pc	5.970 €/m²



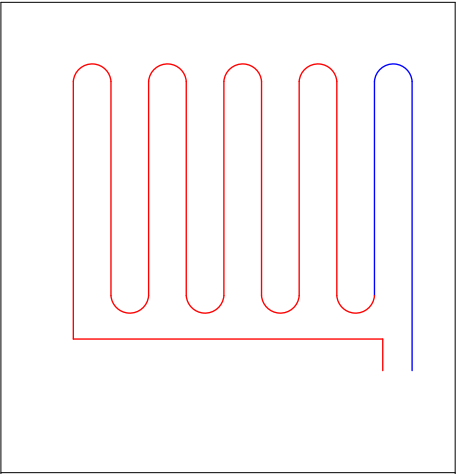
421.1 Wood fired stove
chimney masoned from brick

product price	incl. construction
- €/m²	- €/m²



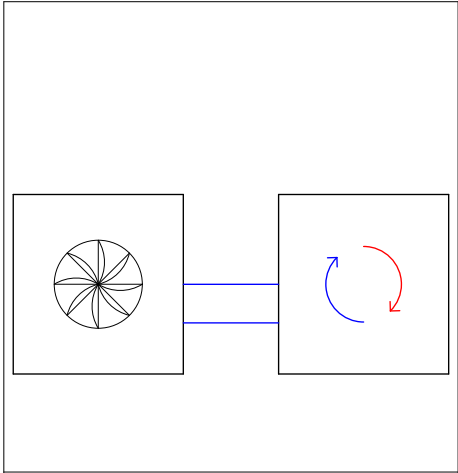
422 Radiator
CAM25_M07.010.030.B

product price	incl. construction
15,98 €/pc	20,78 €/pc



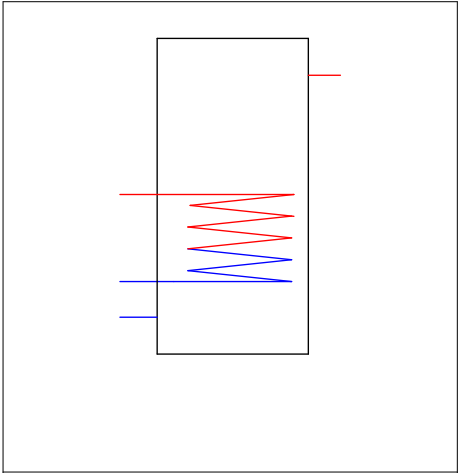
423.1 Floor heating
CAM25_M12.020.010.B

product price	incl. construction
3,53 €/m	10,23 €/m



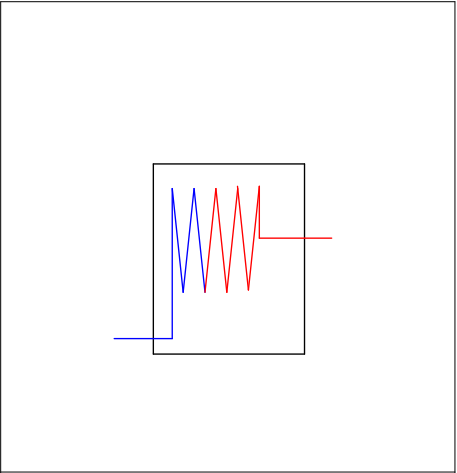
421.1 Air heat pump
CAM25_M12.020.010.A

product price	incl. construction
2.566,46 €/m²	3.468,05 €/m²



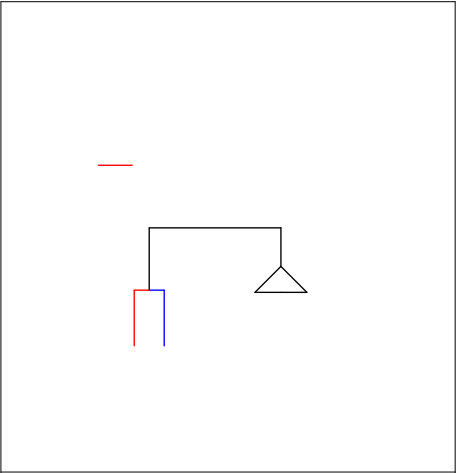
412.2 Cavity water heater
CAM25_C08.010.010.C

product price	incl. construction
345,75 €/pc	510,81 €/pc



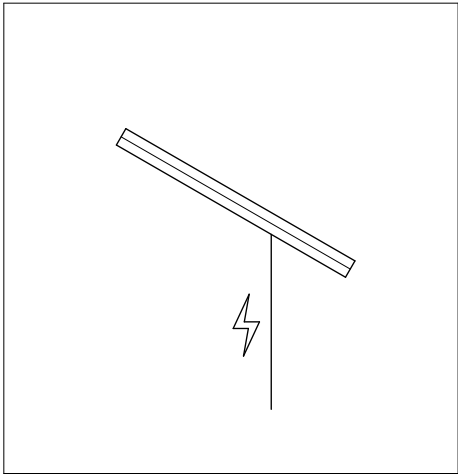
412.6 Water heater (electric)
CAM25_C08.010.060.E

product price	incl. construction
164,76 €/m²	258,13 €/m²



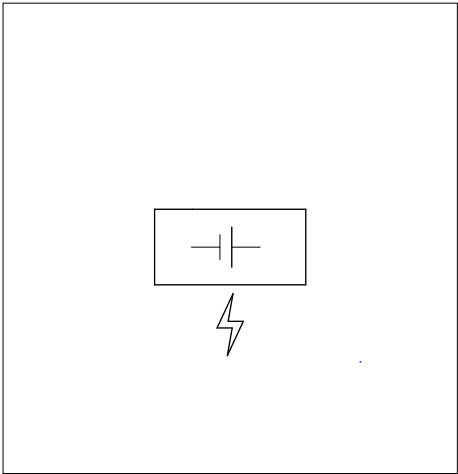
412.7/.8/.9 Sanitary objects
CAM25_I01.020.015.H/020.A/060.A

product price	incl. construction
x €/m²	x €/m²



442.1 Photovoltaic modules
CAM25_L20.010.011.B

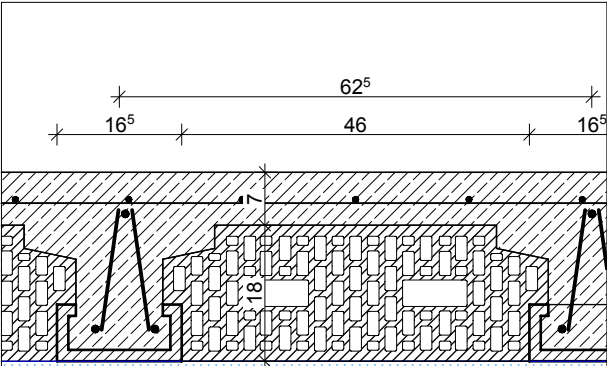
product price	incl. construction
382,77 €/pc	521,21 €/pc



442.3 Battery
4,6 / 9,2 / 13,8 kWh

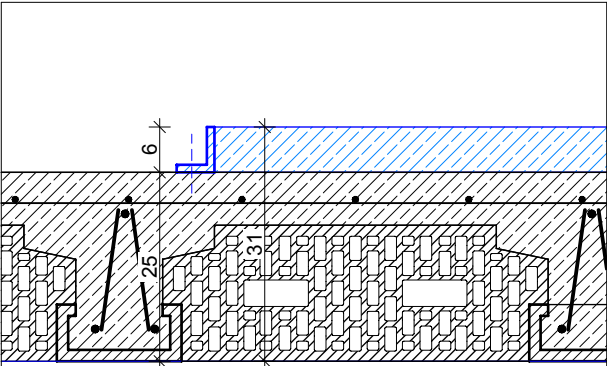
product price incl. construction
1.661 / 3.330 / 4.295 €/pc

Disclaimer
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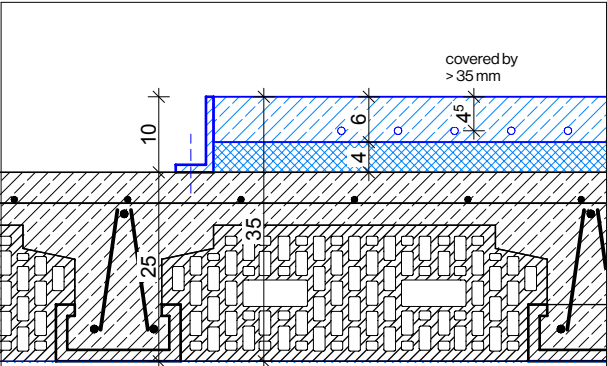


Existing brick-concrete compound (*)
351.1
Joint with 7 cm layer of in-situ concrete, reinforced, surface below painted white, above polished and sealed.

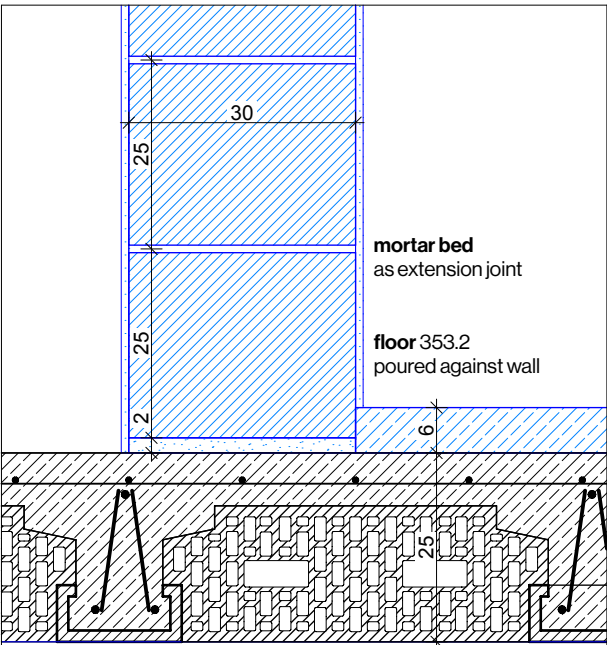
(*) sizes, quality and execution may differ from site to site.



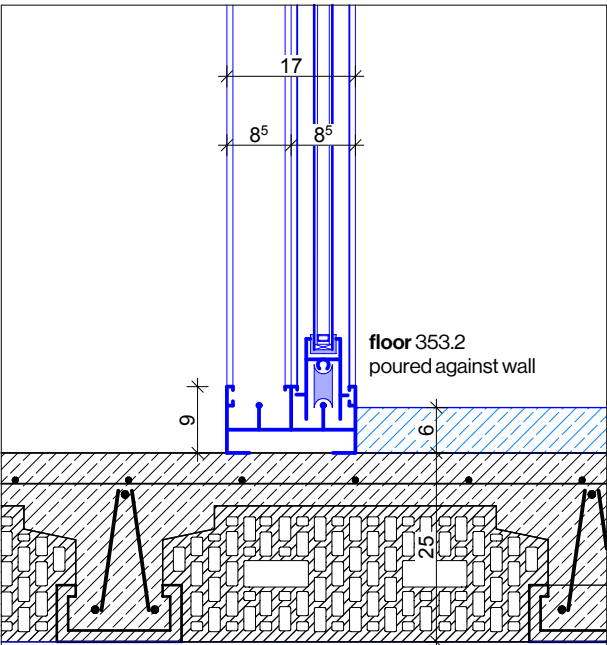
Mono-layered cement screed floor
353.2
Screed or concrete, surface polished and sealed, casted against main walls or L-profiles.



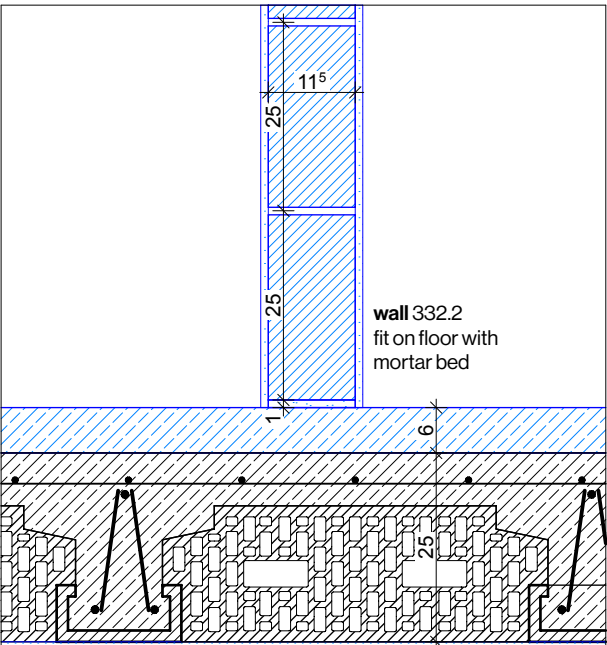
Cement screed floor with floor heating
353.2, 423.1
thermal insulation XPS (hard), screed (pipes in meandered shape), surface polished and sealed.



Main Wall
332.1
Perforated brick 300x249x247 (*)
Covered both-sides in diluted lime slurry, diffusion open.



Facade Panel
334.1/334.2
Aluminum profiles, double glazed, both fixed and sliding elements.

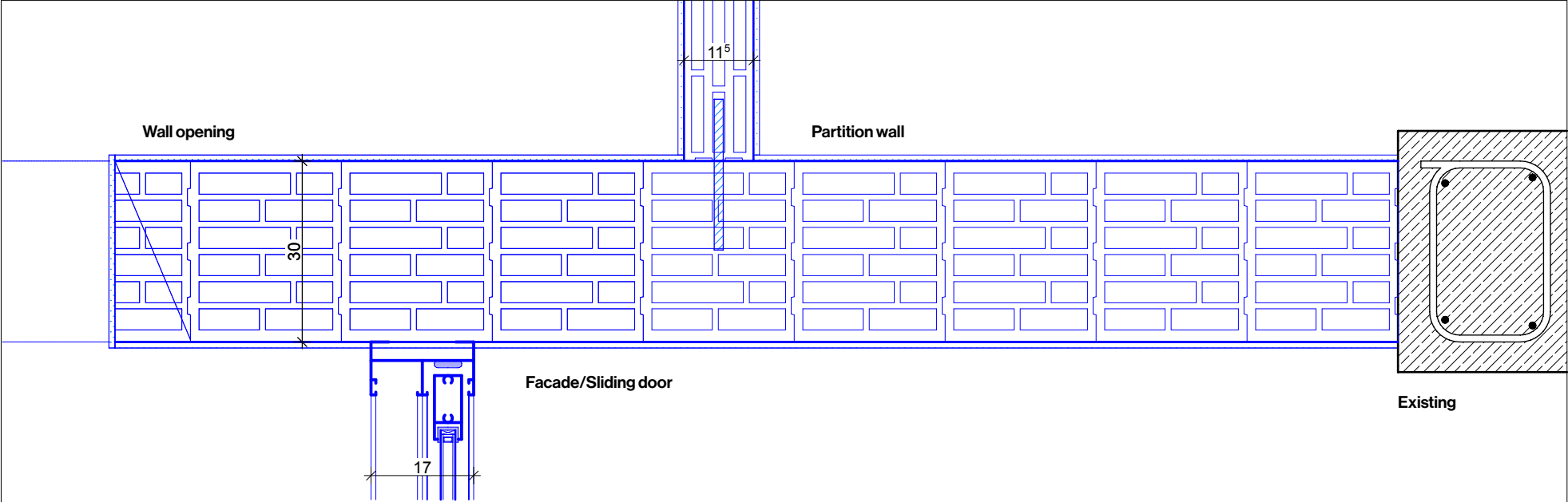


Partition Wall
332.2
Perforated brick 300x115x115 (*)
Covered both-sides in diluted lime slurry, diffusion open.

(*) sizes may differ due to regional standards and availability.

Exemplary Joints

Main wall with: wall opening, window, facade, partition wall



Disclaimer

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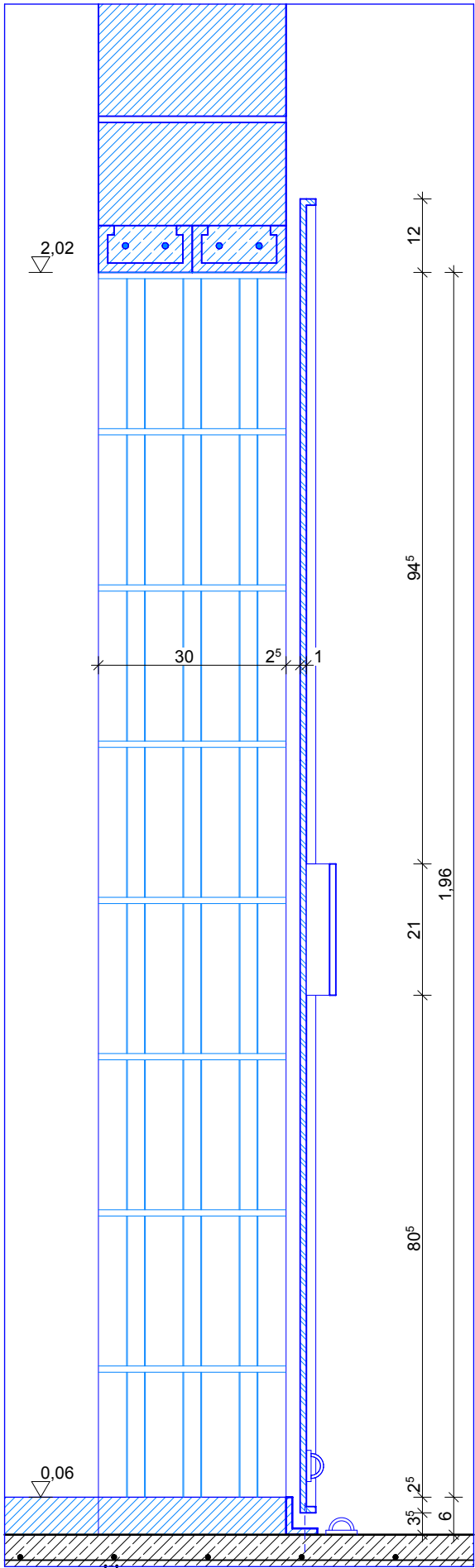
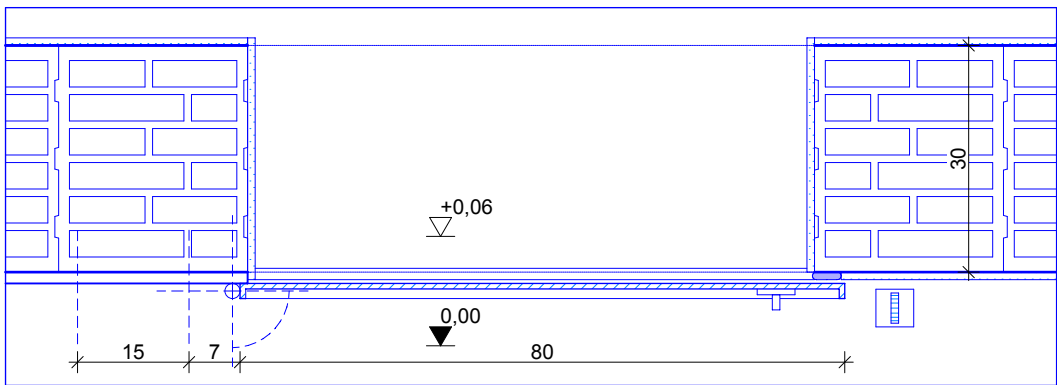
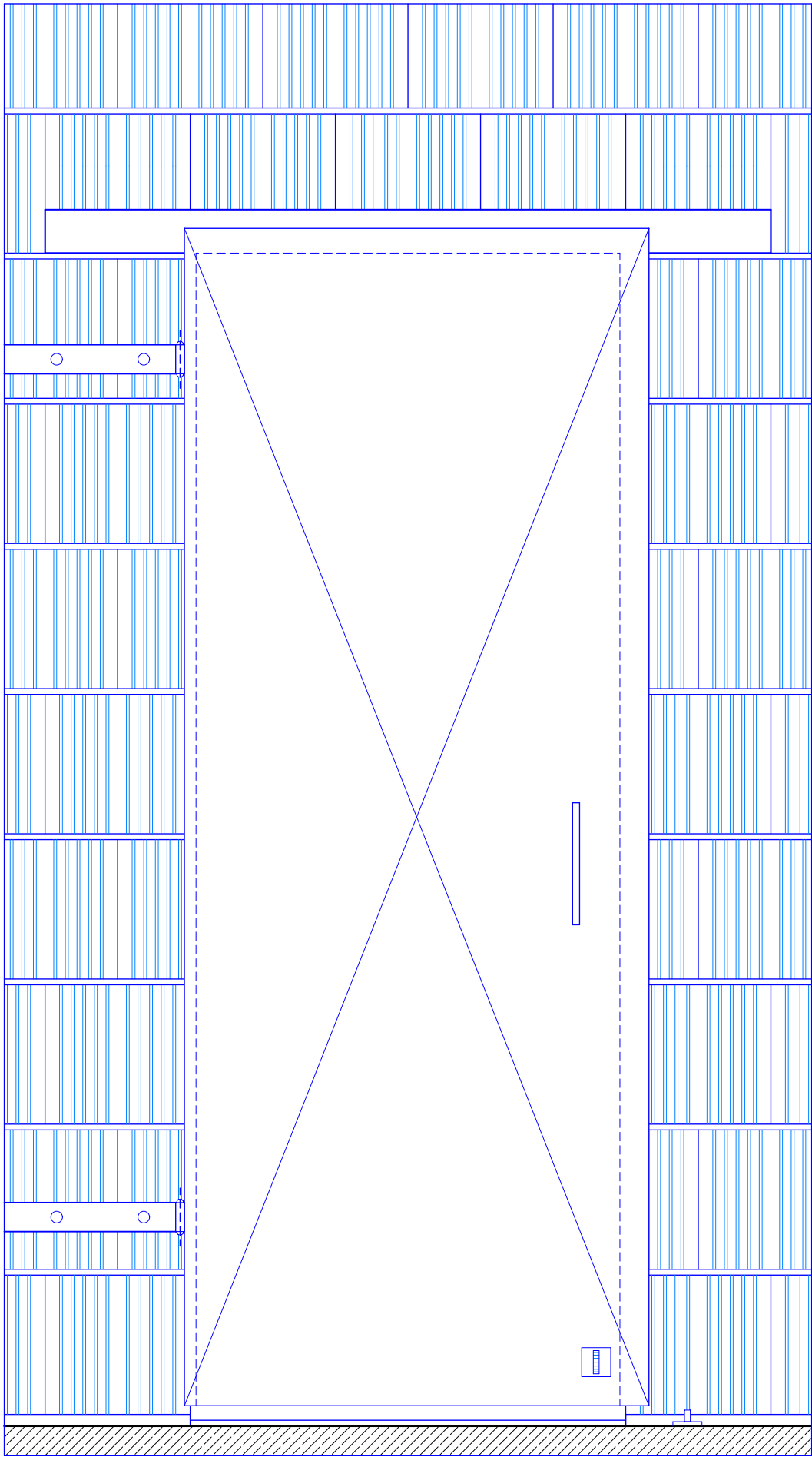
	existing		load bearing structure
	demolition		perforated brick
	absolute order		aluminum profile
	floor		screed
	installation		installation XPS
	electric		installation fibre
	furniture		

Latent Villas
unfinished architectures and their potentials
Standard Set of Details

Transformation of unfinished buildings
Markus Köhler, Explore Lab 39

P5
Joints
Scale 1:10

Plan-Nr.: A-2.2
Date: 24.06.2025



Wall openings/ doors

334.3

Walls with no thermal properties are executed without a door frame and attached outside on the brick wall. The door leaf is a folded metal sheet.

The hinges are held by a steel sword, anchoring the door in the brick wall.

The door handle is realized by a welded metal grip. Optionally a lock can be attached with a chain.

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	existing		load bearing structure
	demolition		perforated brick
	absolute order		aluminum profile
	floor		screed
	installation		installation XPS
	electric		installation fibre
	furniture		

Latent Villas

unfinished architectures and their potentials
Standard Set of Details

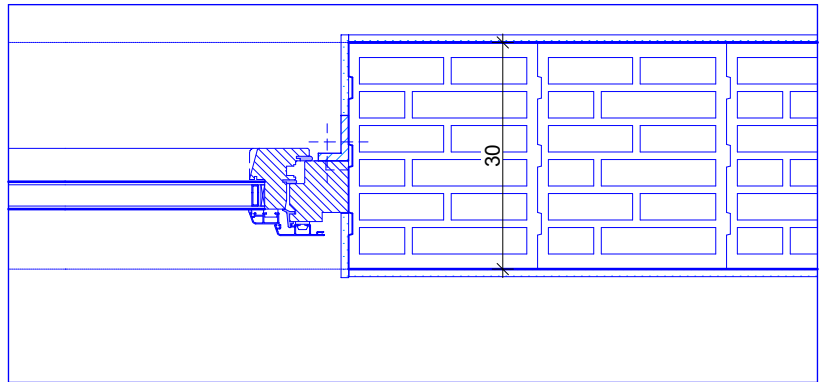
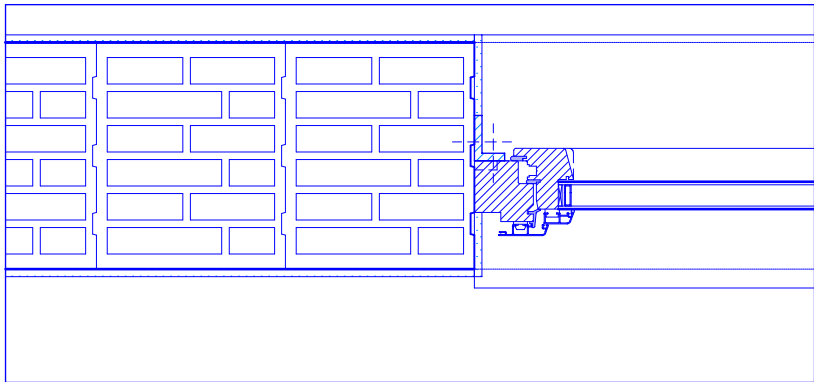
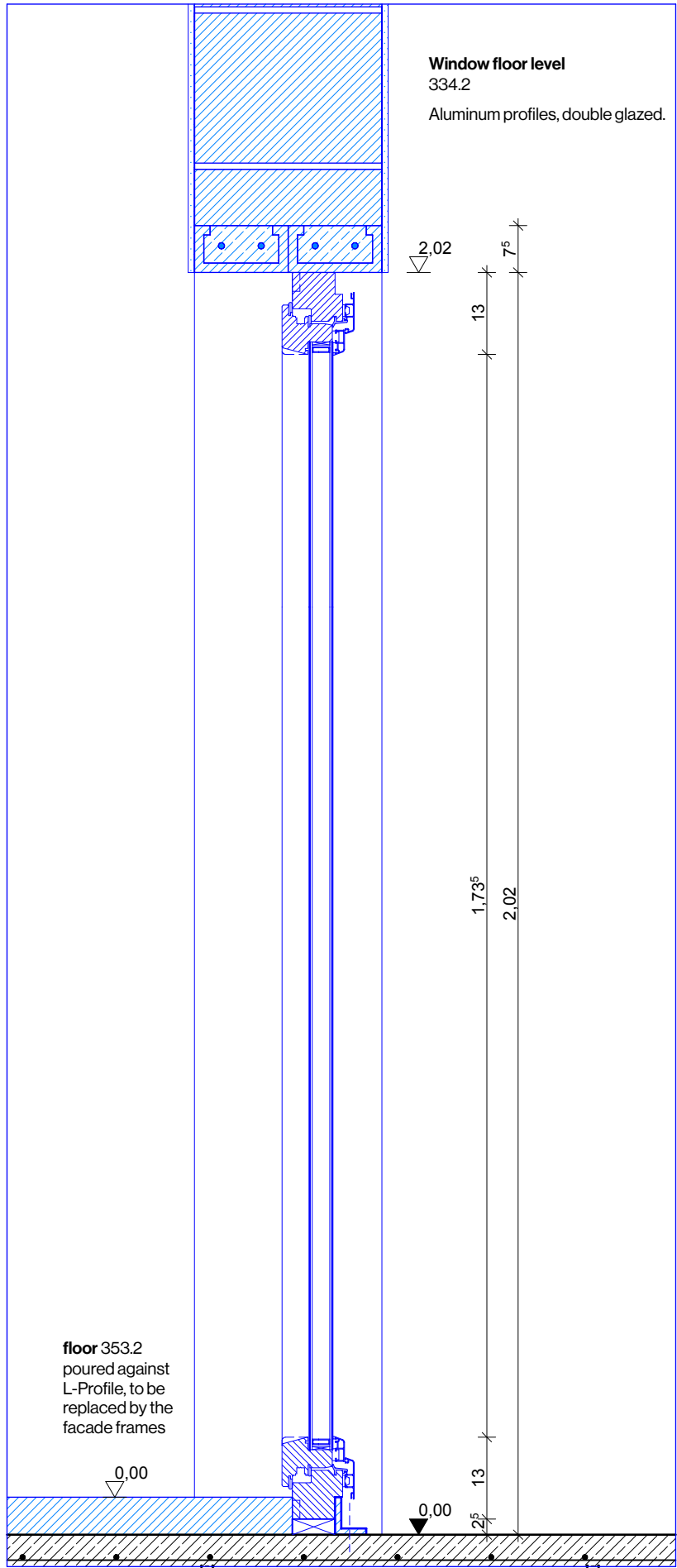
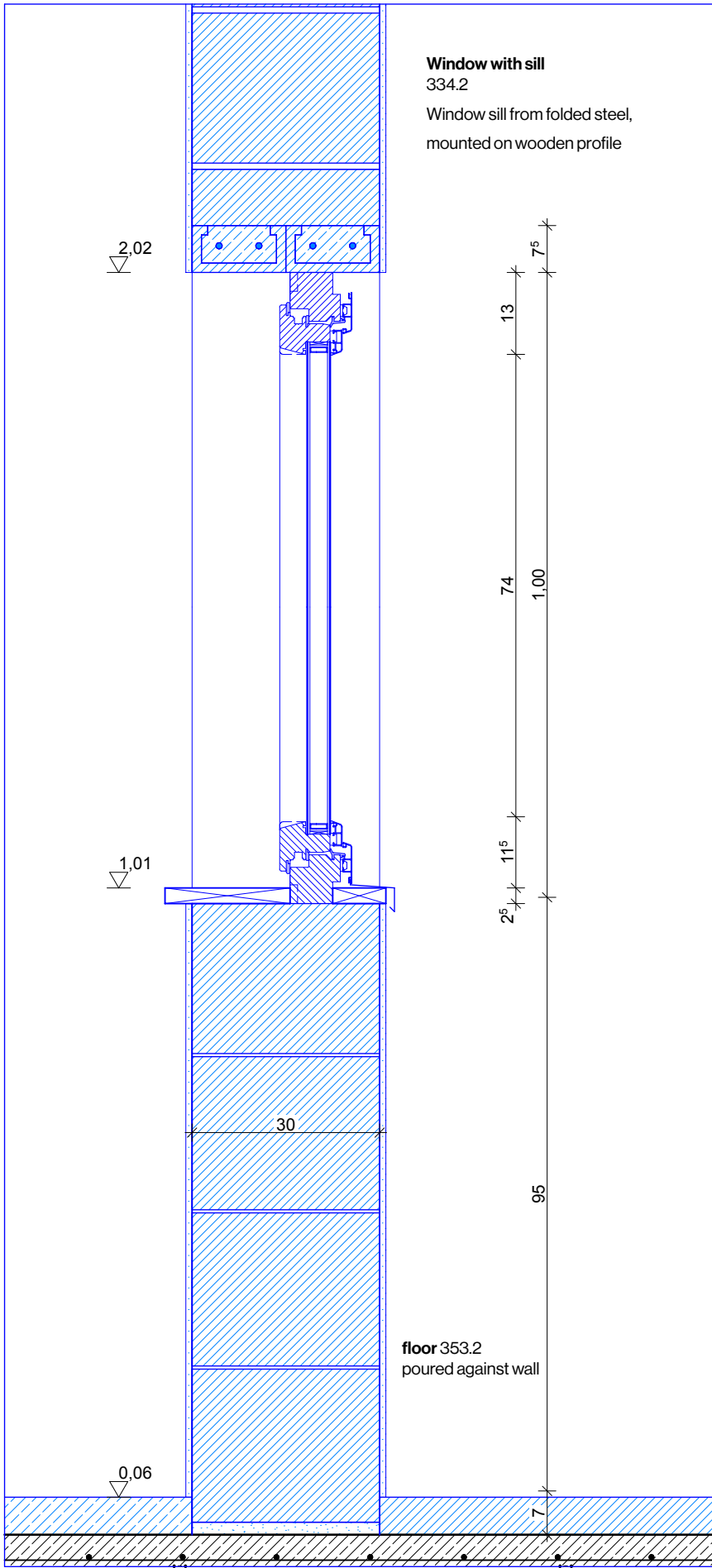
Transformation of unfinished buildings
Markus Köhler, Explore Lab 39

P5

Door

Scale 1:10

Plan-Nr.: A-24
Date: 24.06.2025



Disclaimer

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Dimensions to be verified with the existing structure on site.
Constructions may be adapted due to the specific desires of
the client or/and differing conditions as found on site.



existing



demolition



absolute order



floor



installation



electric



furniture



load bearing structure



perforated brick



aluminum profile



screed



installation XPS



installation fibre

Latent Villas

unfinished architectures and their potentials
Standard Set of Details

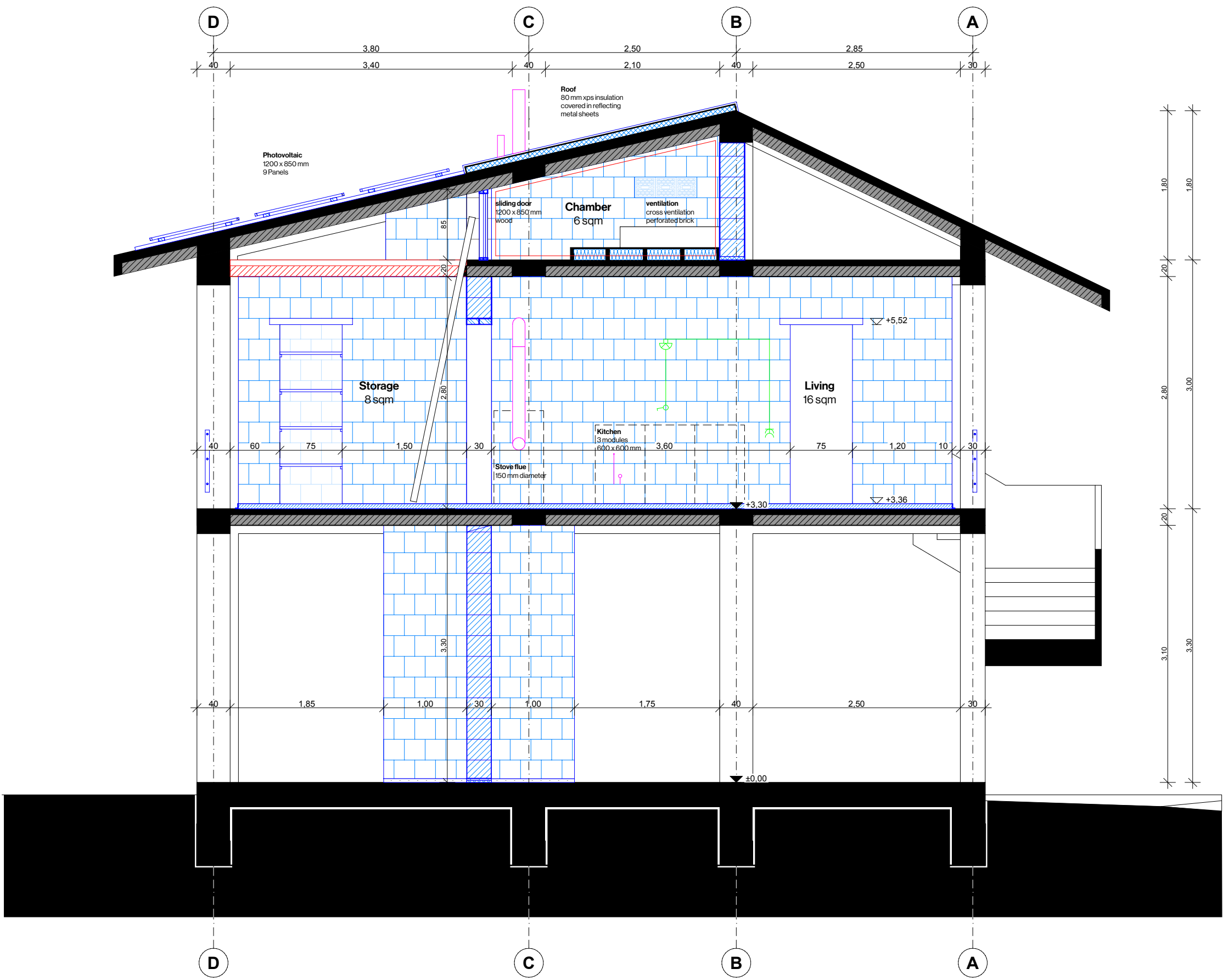
Transformation of unfinished buildings
Markus Köhler, Explore Lab 39

P5

Window

Scale 1:10

Plan-Nr.: A-2.3
Date: 24.06.2025



plan graphics symbols and abbreviations

- axis related to existing structure
- section
- height marker raw surface
- height marker finished surface
- altitude marker
- aperture in wall
- shaft
- finishes ceiling, floor, walls

electrical installation all lines to be installed exposed

- power outlet exposed, wall mounted
- power outlet height
- double power outlet exposed, wall mounted
- single switch exposed, wall mounted
- changeover switch exposed, wall mounted
- light source wall mounted
- light source ceiling mounted
- verteiler/ fusebox ceiling mounted
- battery lithium-ionen (pv-energy storage)

water/ heating all lines to be installed exposed

- pwc potable water cold
- pwh potable water hot
- ww waste water
- line
- junction
- electric water heater Stiebel Eltron DHB-E LCD
- chimney/ flue pipe

- existing
- demolition
- absolute order
- floor
- installation
- electric
- furniture
- load bearing structure
- perforated brick
- aluminum profile
- screed
- installation XPS
- installation fibre

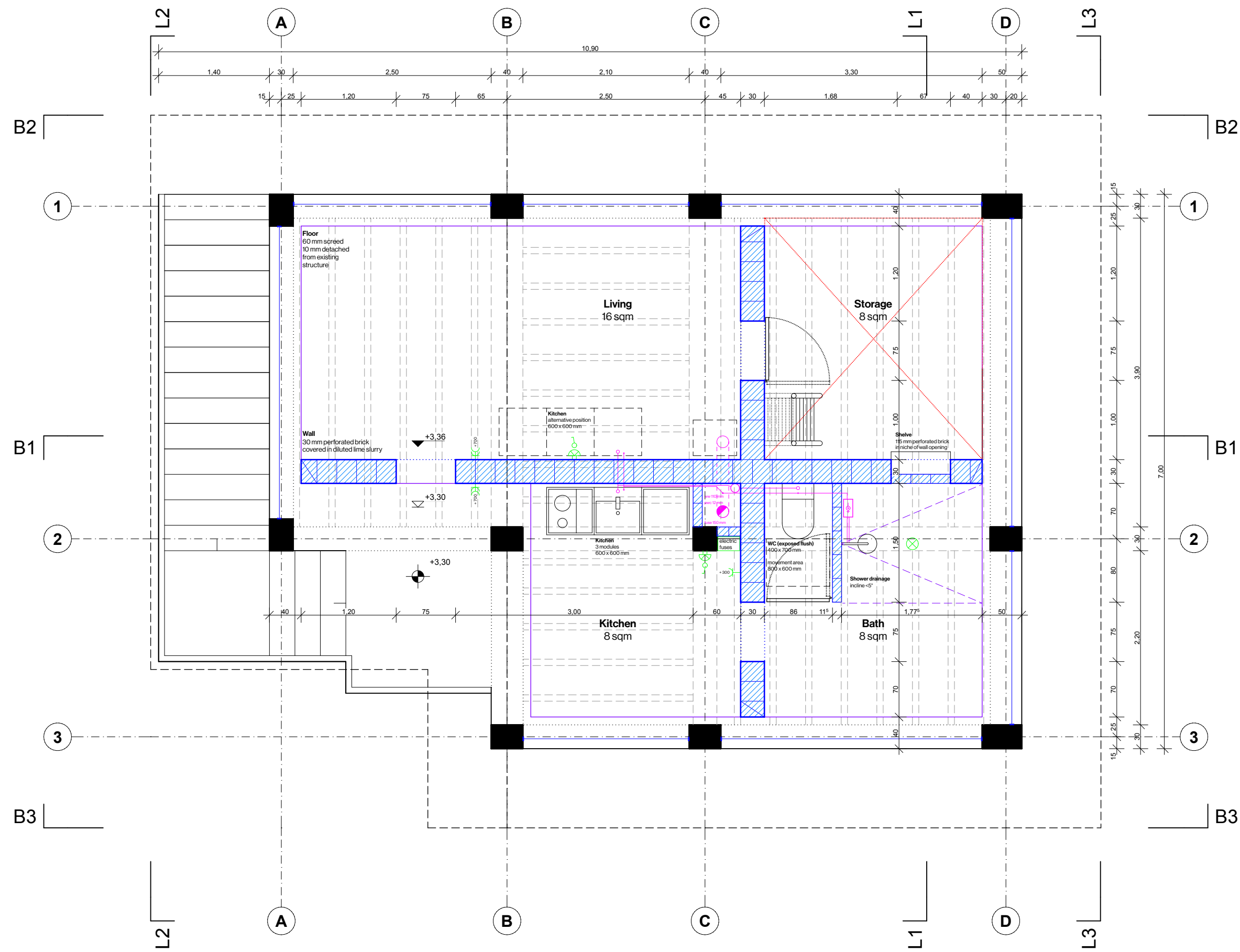
Disclaimer
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Dimensions to be verified with the existing structure on site.
Please refer to the attached set of Details.

01 // Ruvo del Monte
Transformation of an
unfinished building

Plot: 40°51'06.1" / N 15°32'26.4"E
Markus Köhler, Explore Lab 39

P5
Section 1
Scale 1:50

Plan-Nr.: A-211
Date: 24.06.2025



plan graphics symbols and abbreviations

- axis related to existing structure
- section
- height marker raw surface
- height marker finished surface
- altitude marker
- aperture in wall
- shaft
- finishes ceiling, floor, walls

electrical installation all lines to be installed exposed

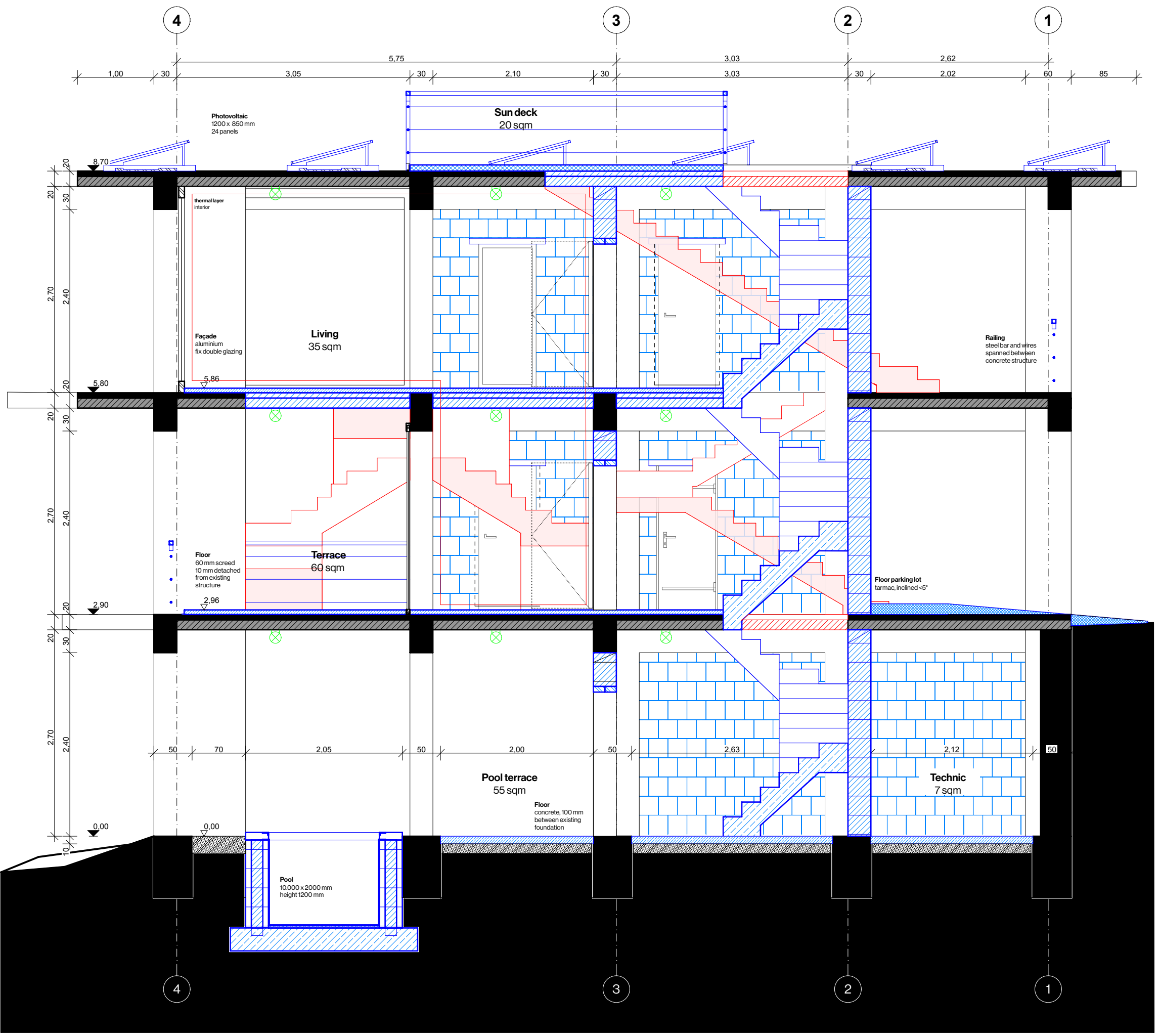
- power outlet exposed, wall mounted
- power outlet height
- double power outlet exposed, wall mounted
- single switch exposed, wall mounted
- changeover switch exposed, wall mounted
- light source wall mounted
- light source ceiling mounted
- verteiler/ fusebox ceiling mounted
- battery lithium-ionen (pv-energy storage)

water/ heating all lines to be installed exposed

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- pwh potable water hot
- ww waste water
- line
- junction
- electric water heater Stiebel Eltron DHB-E LCD
- chimney/ flue pipe

- | | |
|----------------|------------------------|
| existing | load bearing structure |
| demolition | perforated brick |
| absolute order | aluminum profile |
| floor | screed |
| installation | installation XPS |
| electric | installation fibre |
| furniture | |

Disclaimer
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Dimensions to be verified with the existing structure on site.
Please refer to the attached set of Details.



- plan graphics symbols and abbreviations
- axis related to existing structure
 - section
 - height marker raw surface
 - height marker finished surface
 - altitude marker
 - aperture in wall
 - shaft
 - finishes ceiling, floor, walls

- electrical installation all lines to be installed exposed
- power outlet exposed, wall mounted
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 - changeover switch exposed, wall mounted
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 - light source ceiling mounted
 - verteiler/ fusebox ceiling mounted
 - battery lithium-ionen (pv-energy storage)

- water/ heating all lines to be installed exposed
- pwc potable water cold
 - pwh potable water hot
 - ww waste water
 - line
 - junction
 - electric water heater Stiebel Eltron DHB-E LCD
 - chimney/ flue pipe

- | | |
|----------------|------------------------|
| existing | load bearing structure |
| demolition | perforated brick |
| absolute order | aluminum profile |
| floor | screed |
| installation | installation XPS |
| electric | installation fibre |
| furniture | |

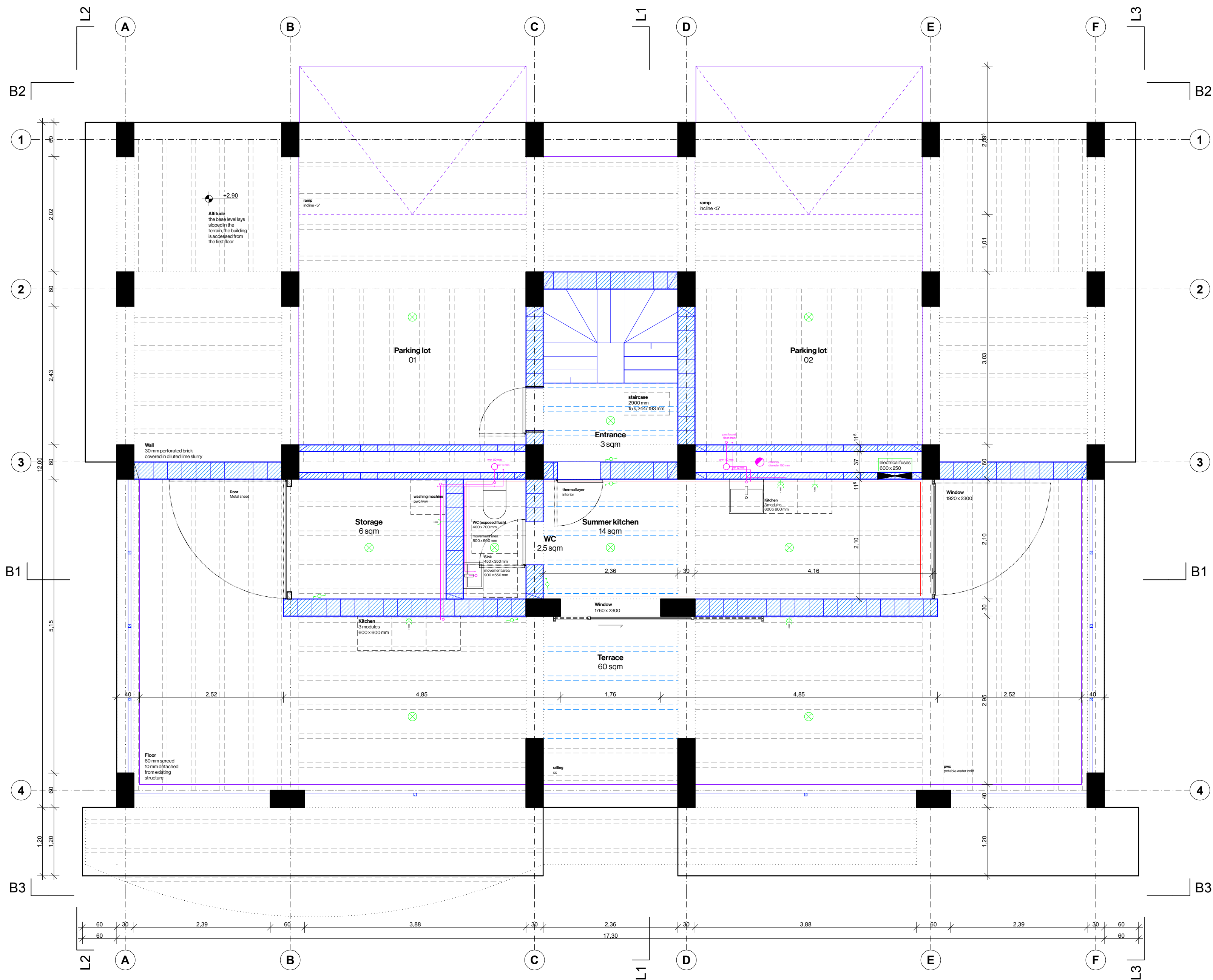
Disclaimer
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Dimensions to be verified with the existing structure on site.
Please refer to the attached set of Details.

02 // Motta Santa Lucia
Transformation of an unfinished building

Plot: 39°05'23.7" / N 16°17'46.5"E
Markus Köhler, Explore Lab 39

P5
Section 1
Scale 1:50

Plan-Nr.: A-212
Date: 24.06.2025



plan graphics symbols and abbreviations

- axis related to existing structure
- section
- height marker raw surface
- height marker finished surface
- altitude marker
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- shaft
- finishes ceiling, floor, walls

electrical installation all lines to be installed exposed

- power outlet exposed, wall mounted
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- junction
- electric water heater Stiebel Eltron DHB-E LCD
- chimney/ flue pipe

- | | |
|----------------|------------------------|
| existing | load bearing structure |
| demolition | perforated brick |
| absolute order | aluminum profile |
| floor | screed |
| installation | installation XPS |
| electric | installation fibre |
| furniture | |

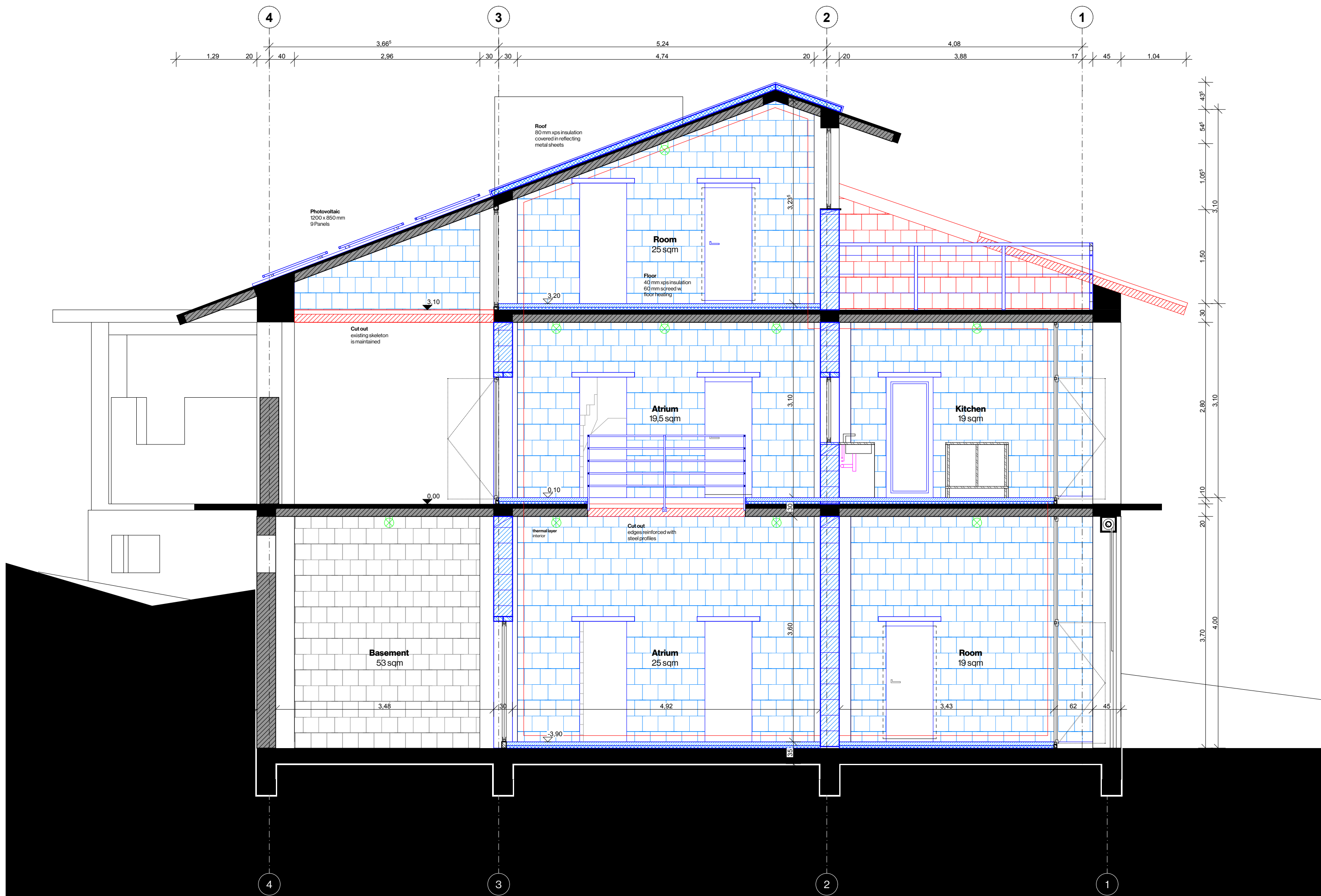
Disclaimer
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Please refer to the attached set of Details.

02 // Motta Santa Lucia
Transformation of an
unfinished building

Plot: 39°05'23.7" / N 16°17'46.5"E
Markus Köhler, Explore Lab 39

P5
Ground floor
Scale 1:50

Plan-Nr.: A-211
Date: 24.06.2025



plan graphics symbols and abbreviations

- axis related to existing structure
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- height marker finished surface
- altitude marker
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- line
- junction
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- chimney/ flue pipe

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- demolition
- absolute order
- floor
- installation
- electric
- furniture
- load bearing structure
- perforated brick
- aluminum profile
- screed
- installation XPS
- installation fibre

Disclaimer
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Dimensions to be verified with the existing structure on site.
Please refer to the attached set of Details.

03 // Montella
Transformation of an unfinished building

Plot: 40°51'00.6"N / 15°03'18.3"E
Markus Köhler, Explore Lab 39

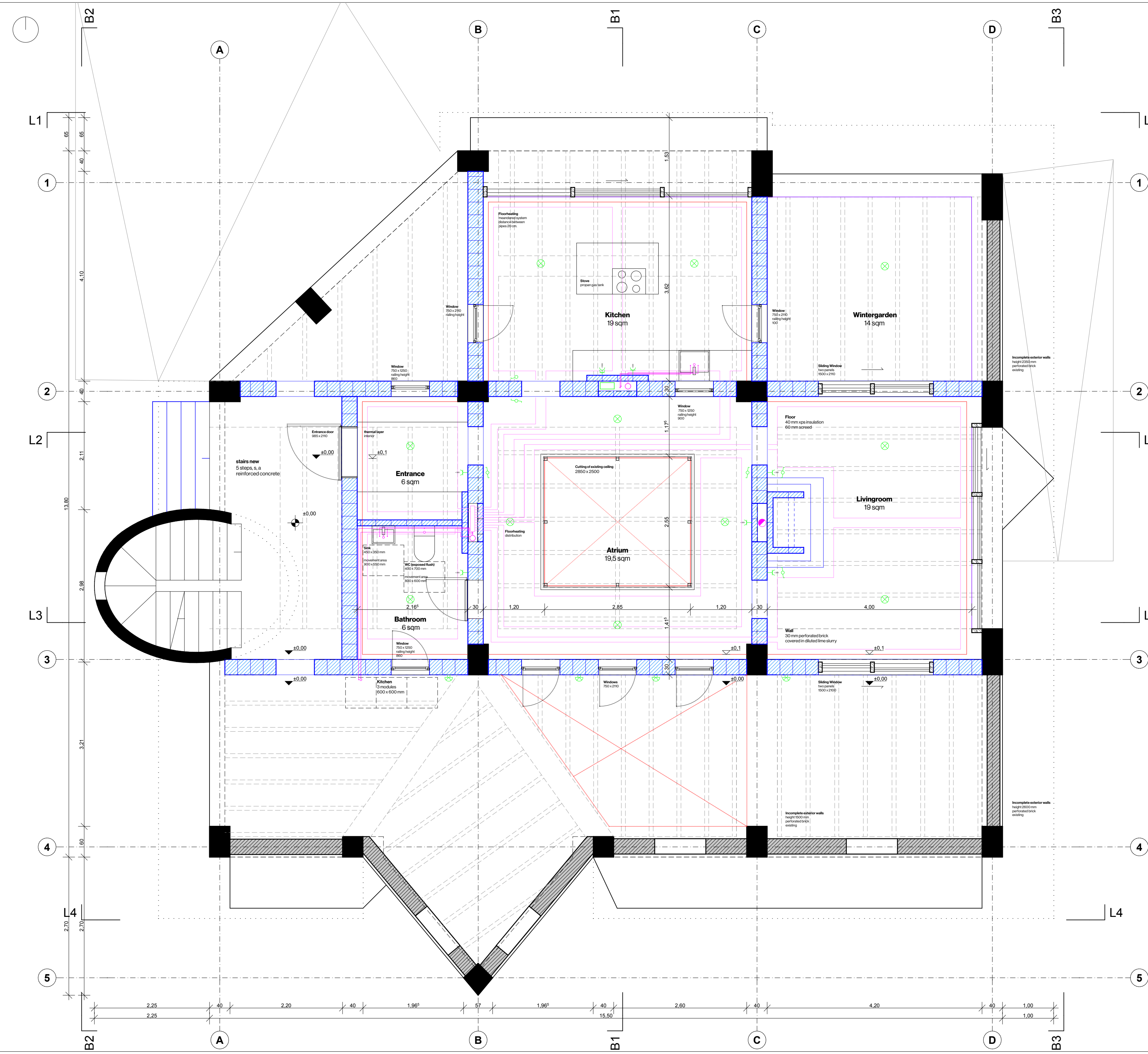
P5

Section 1

Scale 1:50

Plan-Nr.: A-212

Date: 24.06.2025



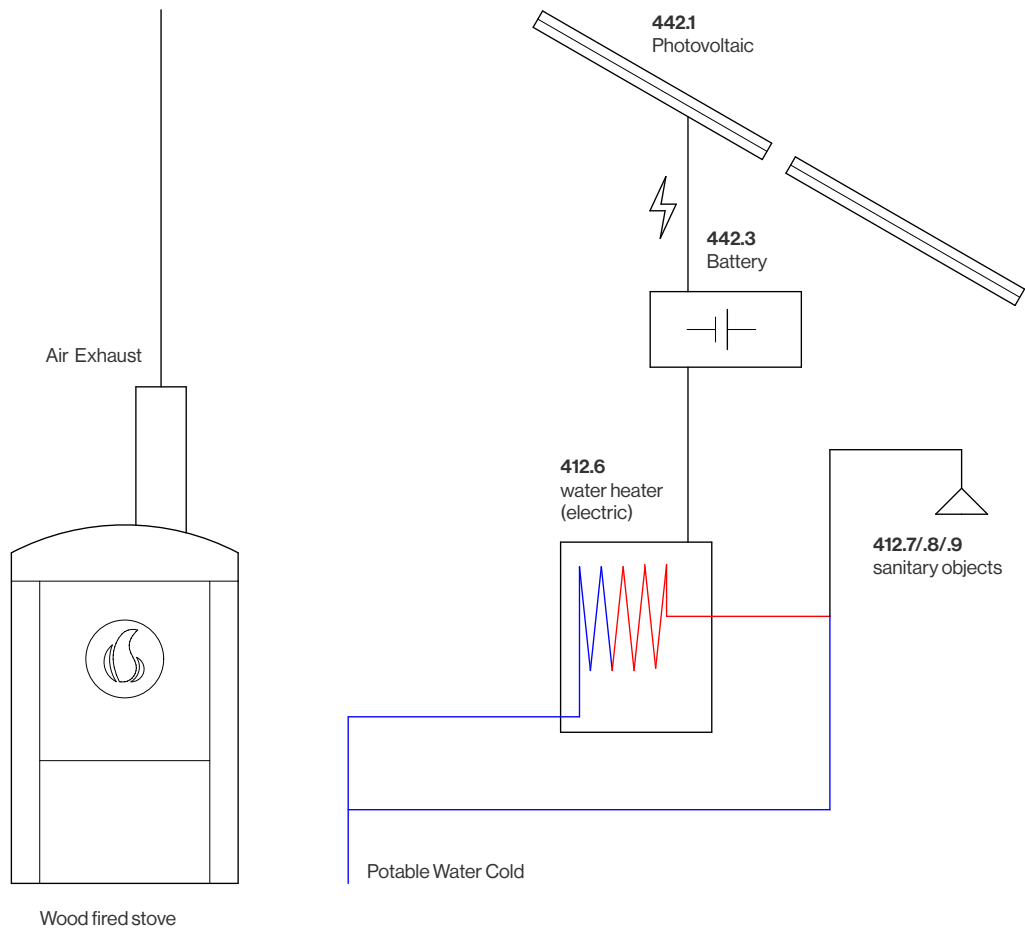
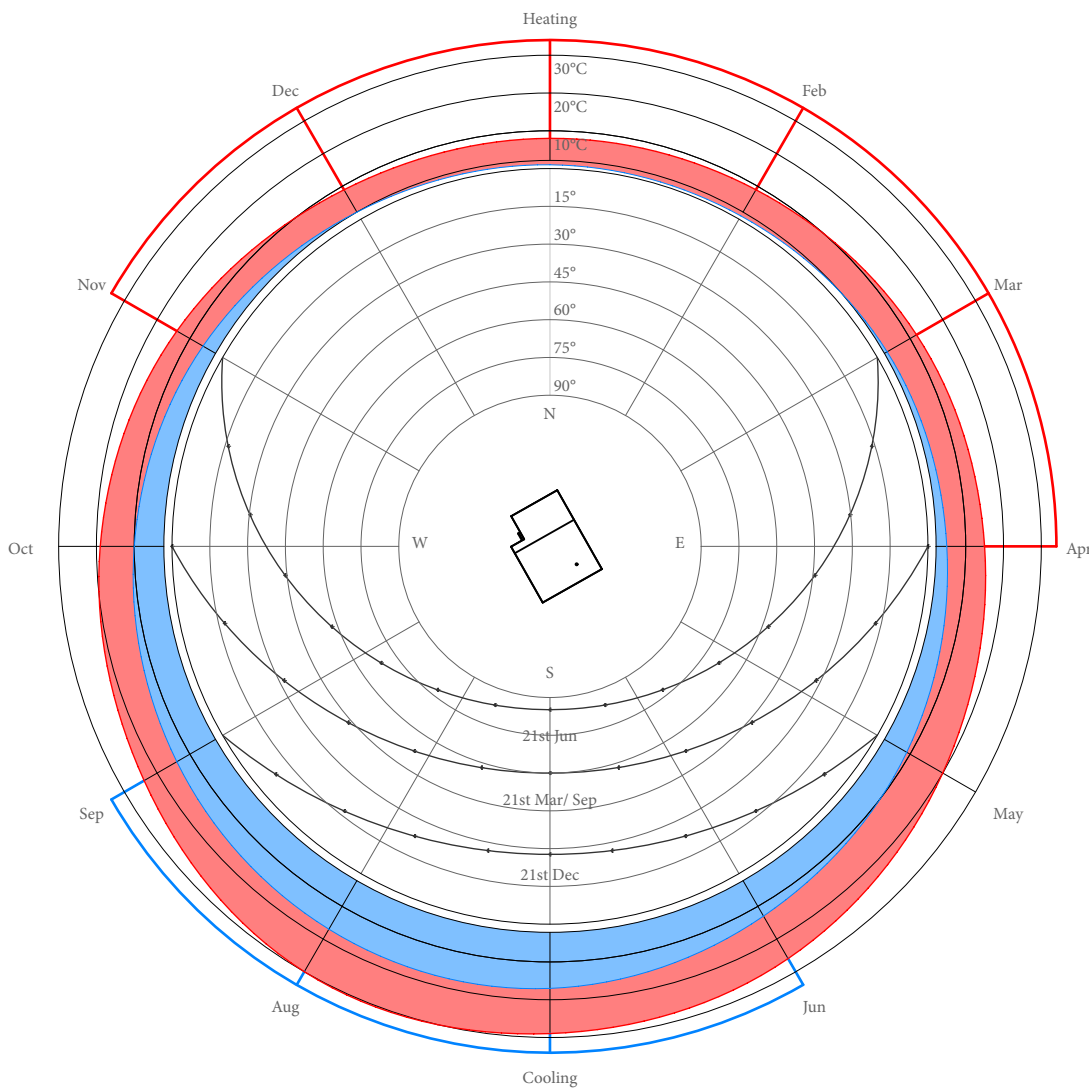
- plan graphics symbols and abbreviations
- axis related to existing structure
 - section
 - height marker raw surface
 - height marker finished surface
 - altitude marker
 - aperture in wall
 - shaft
 - finishes ceiling, floor, walls
- electrical installation all lines to be installed exposed
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 - power outlet height
 - double power outlet exposed, wall mounted
 - single switch exposed, wall mounted
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- line
- junction
- electric water heater Stiebel Eltron DHB-E LCD
- chimney/ flue pipe

- | | |
|----------------|------------------------|
| existing | load bearing structure |
| demolition | perforated brick |
| absolute order | aluminum profile |
| floor | screed |
| installation | installation XPS |
| electric | installation fibre |
| furniture | |

Disclaimer
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Dimensions to be verified with the existing structure on site.
Please refer to the attached set of Details.

01 low standard
The Minimalist



Climate design

The climate in Ruvo del Monte is moderate and warm. Almost all year round temperatures stay above 0°C. In the hot and dry summer months temperatures rise up to 30°C in average, in winter temperatures stay between -3 - 8°C.

The building is oriented towards south-west, in summer the overhanging roof protects the living spaces against the high standing sun and provides shaded interior and exterior spaces. The exposed thermal mass of the concrete structure buffers the temperatures from day to night. The open spaces allow for a life with nature, sheltered by the elements. The only enclosed space is a small chamber under the roof which can be cross ventilated.

Installation (for low standard)

Heating, water and energy supply

The wood stove is the centre of this design and can be manually regulated. Warm water is provided by an electric instant heater which is operated with PV power.

This minimal equipped house is designed for a radical simple way of life. The resident will face exposure to the local climate throughout the year but has possibilities to directly heat in a small zone around the stove.

Disclaimer
This is a proposed operation model in order to showcase different degrees of comfort that can be realized within the systematic approach. This model may be adapted to the specific desires of the client or/and differing conditions as found on site.

Latent Villas
unfinished architectures and their potentials
Installation and climate design

Transformation of unfinished buildings
Markus Köhler, Explore Lab 39

P5
Ruvo del Monte Climate Design

Plan-Nr.: A-26
Date: 24.06.2025

The Minimalist

Cost estimation for low standard.
Latent villa in Ruvo del Monte, Basilicata

Code DIN 276	Position		Measure	Product price in €	Per Unit	incl. constr. + profits in €	Per unit	Description	Code in Prezzario		Amount	Unit	Materials Price in €	Total Price in €
300	Construction													
330	Walls													
332	Non structural walls													
332.1	Perforated brick		30 cm	33,65	m²	72,38	m²	Brick blocks, no load bearing function, incl. mortar, compressive strength > 5 N/mm²	CAM25_E08.020.025.D		60	m	2.019	4.342,8
332.3	Stainless steel railing		4 mm (thickness)	17,4	m	30	m	estimation on base of material prices, 4 mm stainless steel AISI 316, 3.2 mm			23	m	400,2	690
334	Wall openings													
334.1	Window		Min. 1,5 m² accountable	696,56	m²	952,75	m²	Single wing window frame, extruded aluminum, color white, hinged, double glazing, Rw = 36 dB, UW ≤ 1.30 W/m²K	CAM25_E18.080.013.B		1,5		1.044,84	1.429,125
334.3	Room doors			180	pc	220	pc	Estimation on base of an offer by a German firm for hinged metal sheet, folded, non thermal			4	pc	720	880
335	Wall coverings													
345.1	Preparation					10,46	m²	Filling and smoothing of plasters with emulsion stucco, preparation for painting and covering	CAM25_E21.010.005.A		105	m²	0	1.098,3
345.2	Diluted Lime Slurry			0,16	m²	3,84	m²	Diluted lime painting, white, on walls, ceilings and vaults including priming with lime milk	CAM25_E21.020.010.A		105	m²	16,8	403,2
350	Ceilings													
353	Floor (above)													
353.2	Cement mortar screed		> 3 cm	3,74	m²	17,30	m²	Cement mortar screed with 400 kg of cement with a thickness of no less than 3 cm for laying flooring, laid well rammed and levelled	CAM25_E07.010.010.A		46	m²	172,04	795,8
354	Cladding (below)													
345.1	Preparation					10,46	m²	Filling and smoothing of plasters with emulsion stucco, preparation for painting and covering	CAM25_E21.010.005.A		80	m²	0	836,8
354.2	Diluted Lime Slurry			0,16	m²	3,84	m²	Diluted lime painting, white, on walls, ceilings and vaults including priming with lime milk	CAM25_E21.020.010.A		80	m²	12,8	307,2
360	Roof													
363	Roof coverings													
363.1	Insulation with foam panels		8 cm (thickness)	42,33	m²	61,74	m²	Thermal insulation of roofs with extruded polystyrene foam panels - Thickness 8 cm	CAM25_E10.020.020.C		8	m²	338,64	493,92
400	Installation													
410	Gas/ Water Installation													
411	Waste Water													
411.1	PVC pipe		40 mm (diameter)	2,93	m	9,57	m	Rigid PVC piping, socket joints, including related special pieces	CAM25_I03.010.010.B		2	m	5,86	19,14
411.2	Cast Iron pipe		75 mm (diameter)	38,79	m	62,95	m	Lightweight centrifugal cast iron pipe, for vertical and horizontal waste water discharge.	CAM25_I03.020.010.B		11	m	426,69	692,45
412	Fresh Water													
412.1	Polypropylene pipe		25 mm (diameter)	3,40	m	18,01	m	Polypropylene, for hot and cold sanitary water distribution, welded joints, thickness 4.2 mm	CAM25_C01.040.010.B		15	m	51	270,15
412.2	Water heater (cavity exchanger)		200 l	345,75	pc	510,81	pc	Water heater in galvanized steel, boiler, 6.0 bar, cavity exchanger	CAM25_C08.010.010.C		1	pc	345,75	510,81
	Sanitary objects													
412.7	Shower		80 x 80 cm	236,46	pc	362,25	pc	80x80 cm shower tray with single-lever mixer	CAM25_I01.020.015.H				0	0
412.8	WC			162,61	pc	268,7	pc	White vitreous china porcelain seat toilet, with wall-mounted cistern, silent float, polyethylene, PVC pipe, push-button control plate	CAM25_I01.020.020.A		1	pc	162,61	268,7
412.9	Sink		65 x 48 cm	177,10	pc	300,32	pc	Rectangular column washbasin in white vitreous china porcelain complete with dispensing group, drain, fittings and filter	CAM25_I01.020.060.A		1	pc	177,1	300,32
440	Energy													
442	Power generation													
442.1	PV module		160 x 110 x 5 cm	328,77	pc	512,21	pc	photovoltaic module in monocrystalline silicon, peak power 245 W,	CAM25_L20.010.011.B		4	pc	1.315,08	2.048,84
442.3	Battery		54 x 50 x 24 cm	1661	pc	1661	pc	Estimation on base of reference product: SolarEdge Home Battery 4,6 kWh			1	pc	1.661	1.661
	Disclaimer								Sum					
<div><div>* This is not a complete estimate but an exemplary list of main non-structural components and technical installations, indicating a price range for the transformation of an existing concrete skeleton, in relation to regional construction and material prices.</div><div>The list is based on the Prezzario 2025 (price index) of the Campania region and structured according to the German DIN 276, using its order for cost group 300 and 400.</div><div>** Missing Positions: Chimney, Electrical installations</div></div>										Construction			4.724	11.277
										Installation			4.145	5.771
										Total			8.869	17.049



More is less!

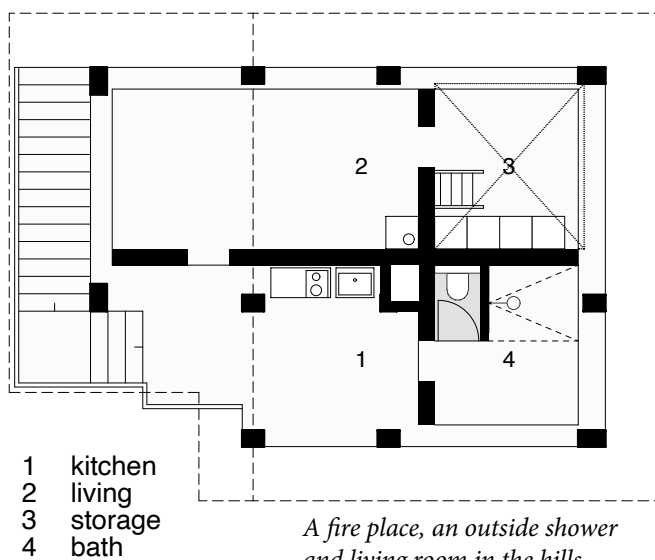
*A house for those who
have seen it all.*

'The Minimalist'

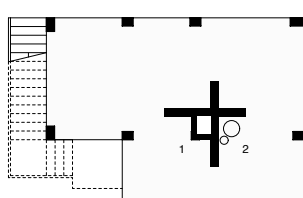
17.000 € *

**Unique hideaway available
in Ruvo del Monte, Potenza**

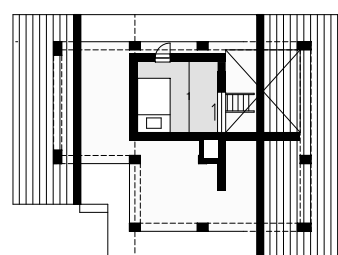
Life in harmony with nature...



*Everything you need in reach and
simple enough too be handled by
yourself.*



*self-sufficient:
water tanks,
PV battery,
storage*



*A sleeping chamber like
a cave: cozy, warm and
save.*

A simple life...

... might be the highest good.
If you ever feel sick of
the fast moving world
around you - this is for you.

A house tailored to your
needs: A retreat, hideaway,
and sanctuary, a place in
tranquillity equipped with
nothing more then the es-
sentials. Simple and small
yet spacious, with rooms
limited only by the horizon.

Here, your life is directed by
nature and the seasons. Sus-
tain your own life and find
peace at the warming bonfire.
Cherish the beauty of

your land and the taste of
the fruits it gifts! Move to
Ruvo and discover yourself.

Special offer:
price for self-builders
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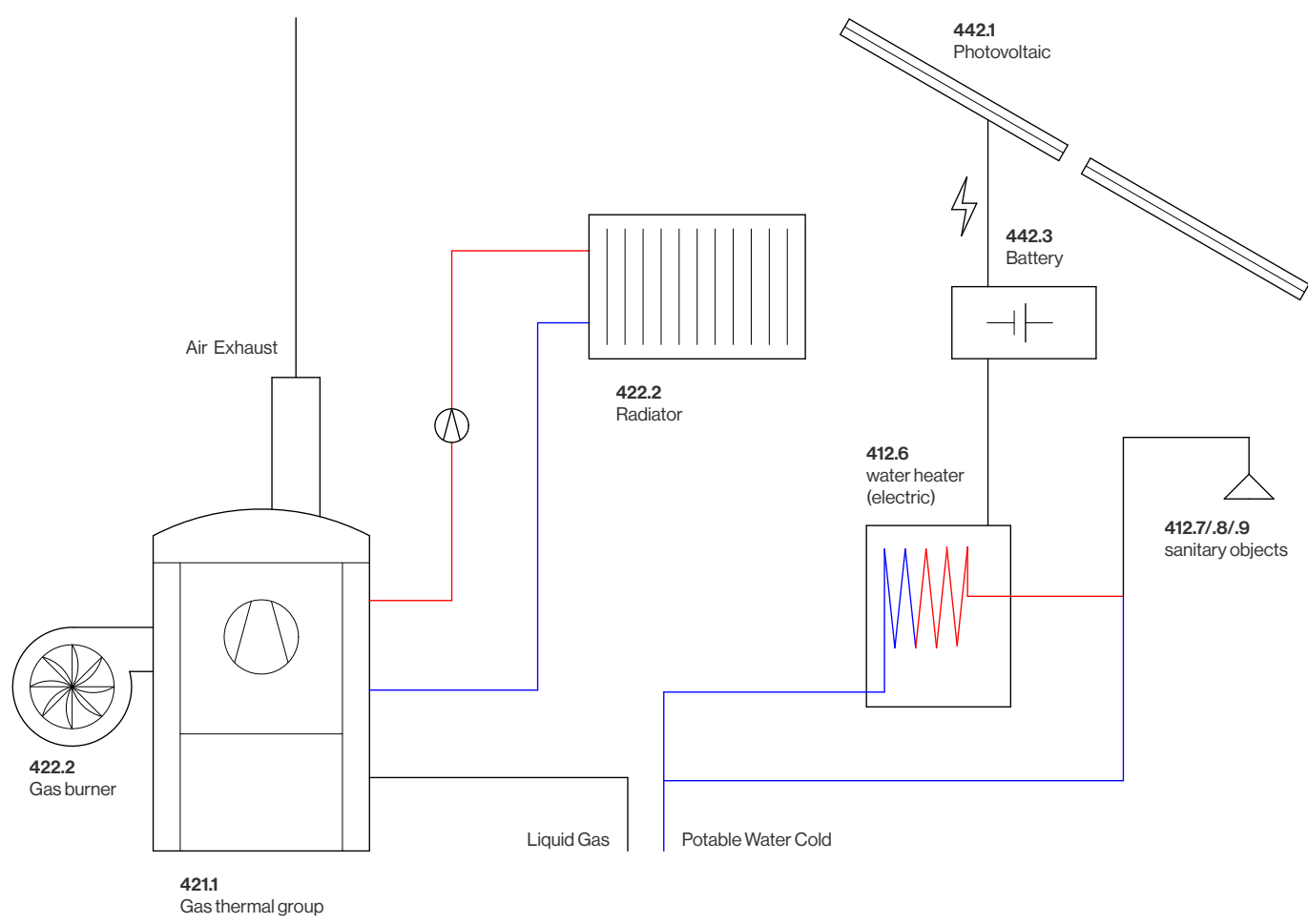
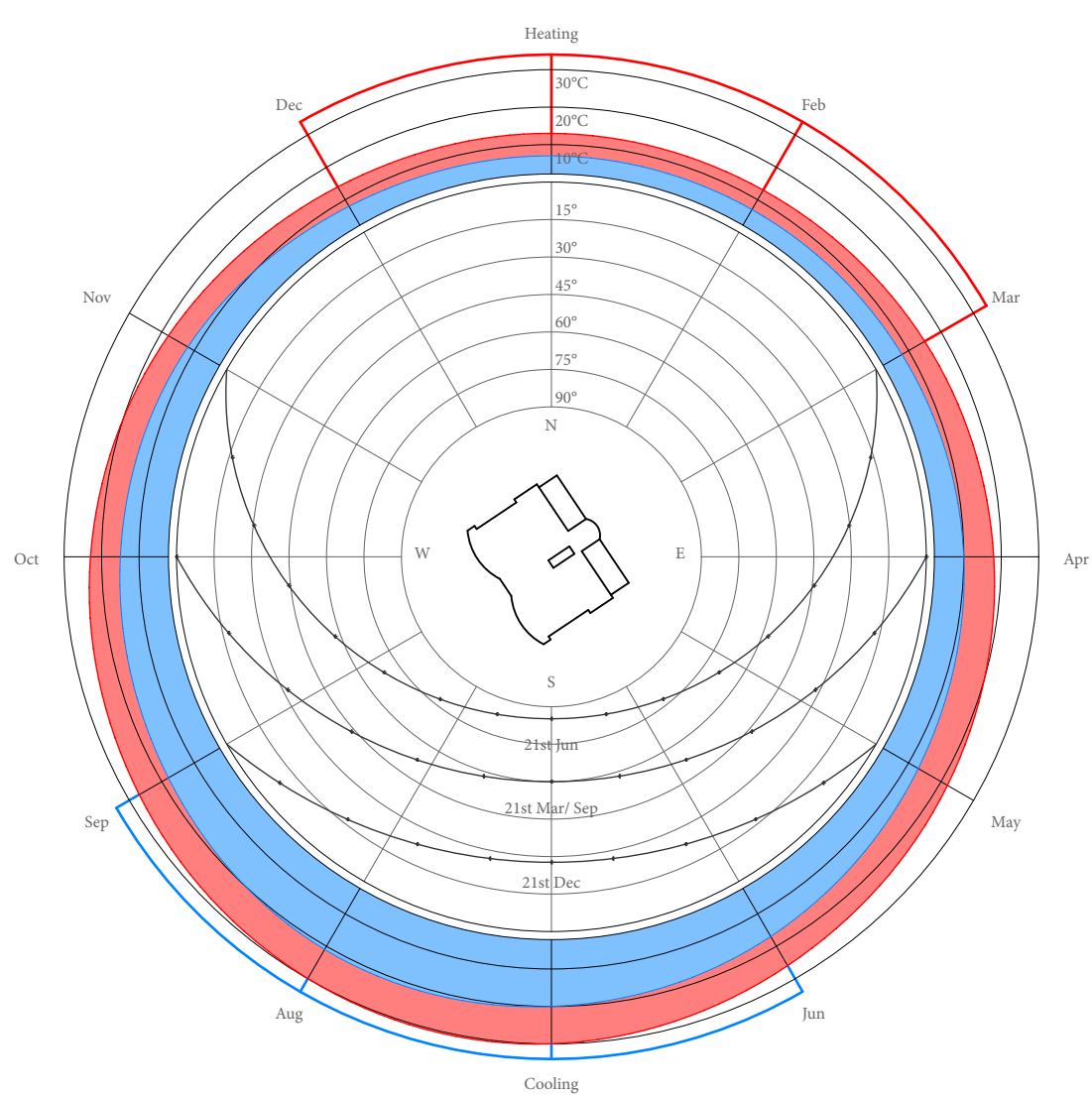
surface	115 m ²
interior	11 m ²
bedrooms	1
bathrooms	1

heating/ cooling
Wood fired stove, PV

price* **17.000 €**

*excluding existing structure and taxes

02 medium standard
The Terraces



Climate design
The climate in Motta Santa Lucia is moderate and warm. All year round temperatures stay above 0°C. In the hot and dry summer months temperatures rise up to 30°C in average, in winter temperatures stay between 0 - 20°C.

The building is oriented towards south-west, in summer the horizontal slabs protect the living spaces against the high standing sun and provide shaded interior and exterior spaces. The exposed thermal mass of the concrete structure buffers the temperatures from day to night. The open design allows for cross ventilation throughout the building.

Installation (for medium standard)
Heating, water and energy supply
A compact gas thermal group is the central part of the technical concept. It is operated with liquid gas and used for heating with radiators. Warm water is provided by electric instant heaters which are operated with PV power.

This concept allows for a huge variety of individual thermal preferences. With different thermal groups and amount/positions of radiators this system can be easily adapted to changing demands in heating and water generation.

Disclaimer
This is a proposed operation model in order to showcase different degrees of comfort that can be realized within the systematic approach. This model may be adapted to the specific desires of the client or/and differing conditions as found on site.

Latent Villas
unfinished architectures and their potentials
Installation and climate design

Transformation of unfinished buildings
Markus Köhler, Explore Lab 39

P5
Motta Santa Lucia Climate Design

Plan-Nr.: A-2.7
Date: 24.06.2025

The Terraces

Cost estimation for medium standard.
Latent villa in Motta Santa Lucia, Calabria

Code DIN 276	Position		Measure	Product price in €	Per Unit	incl. constr. + profits in €	Per unit	Description	Code in Prezzario		Amount	Unit	Material Price in €	Total Price in €
300	Construction													
330	Walls													
332	Non structural walls													
332.1	Perforated brick		30 cm	33,65	m²	72,38	m²	Brick blocks, no load bearing function, incl. mortar, compressive strength > 5 N/mm²	CAM25_E08.020.025.C		136	m²	4.576,4	9.843,68
332.2	Perforated brick		11,5 - 13 cm	41,25	m²	53,09	m²	Brick blocks, no load bearing function, incl. mortar, compressive strength > 5 N/mm²	CAM25_E08.020.025.B		145	m²	5.981,25	7.698,05
332.3	Stainless steel railing		4 mm (thickness)	17,4	m	30	m	estimation on base of material prices, 4 mm stainless steel AISI 316, 3.2 mm			80	M	1.392	2.400
334	Wall openings													
334.1	Façade fixed		Min. 1,5 m² accountable	367,9	m²	473,49	m²	Fixed frame window frame, extruded aluminum, color white, double glazing, RW = 36 dB, UW ≤ 2,60 W/m²K	CAM25_E18.080.011.A		45	m²	16.555,5	21.307,05
334.1'	Façade sliding element		Min. 1,5 m² accountable	700,18	m²	901,13	m²	Iteration of 334.1: Tilt and slide - coplanar iteration	CAM25_E18.080.011.D		10	m²	7.001,8	9.011,3
334.2	Entrance door		4,5 cm (thickness)	411,71	m²	575,44	m²	External entrance door in pine wood, frames of any span, safety lock with 3 or more turns, keys, bolt, knob and handle	CAM25_E18.010.010		2	m²	823,42	1.150,88
334.3	Room doors			180	pc	220	pc	Estimation on base of an offer by a German firm for hinged metal sheet, folded, non thermal			9	pc	1.620	1.980
335	Wall coverings													
335.1	Preparation					10,46	m²	Filling and smoothing of plasters with emulsion stucco, preparation for painting and covering	CAM25_E21.010.005.A		272		0	2.845,12
335.2	Diluted Lime Slurry			0,16	m²	3,84	m²	Diluted lime painting, white, on walls, ceilings and vaults including priming with lime milk	CAM25_E21.020.010.A		272		43,52	1.044,48
350	Ceilings													
351	Structural ceilings													
351.1	Ceiling		21 cm	72,16	m²	92,87	m²	Brick/concrete compound, bricks between ribs, covered in reinforced concrete, > 5 cm	CAM25_E04.010.010.A		14	m²	1.010,24	1.300,18
352	Ceiling openings													
352.1	Stairs			2500	pc	3000	pc	Estimation on base of material and working hour prices for stairs in reinforced concrete, poured and casted on site.			3	pc	7.500	9.000
353	Floor (above)													
353.1	Insulation with foam panels		5 cm (thickness)	25,91	m²	40,61	m²	Thermal insulation of inter-storey floors with extruded polystyrene foam panels, thermal conductivity < 0.033 W/mK, applied dry with point gluing	CAM25_E10.030.010.C		35	m²	906,85	1.421,35
353.2	Cement mortar screed		> 3 cm	3,74	m²	17,30	m²	Cement mortar screed with 400 kg of cement with a thickness of no less than 3 cm for laying flooring, laid well rammed and levelled	CAM25_E07.010.010.A		255	m²	953,7	4.411,5
354	Cladding (below)													
345.1	Preparation					10,46	m²	Filling and smoothing of plasters with emulsion stucco, preparation for painting and covering	CAM25_E21.010.005.A		300	m²	0	3.138
354.2	Diluted Lime Slurry			0,16	m²	3,84	m²	Diluted lime painting, white, on walls, ceilings and vaults including priming with lime milk	CAM25_E21.020.010.A		300	m²	48	1.152
360	Roof													
363	Roof coverings													
363.1	Insulation with foam panels		8 cm (thickness)	42,33	m²	61,74	m²	Thermal insulation of roofs with extruded polystyrene foam panels - Thickness 8 cm	CAM25_E10.020.020.C		35	m²	1.481,55	2.160,9
400	Installation													
410	Gas/ Water Installation													
411	Waste Water													
411.1	PVC pipe		40 mm (diameter)	2,93	m	9,57	m	Rigid PVC piping, socket joints, including related special pieces	CAM25_I03.010.010.B		12	m	35,16	114,84
411.2	Cast Iron pipe		75 mm (diameter)	38,79	m	62,95	m	Lightweight centrifugal cast iron pipe, for vertical and horizontal waste water discharge.	CAM25_I03.020.010.B		20	m	775,8	1.259
412	Fresh Water													
412.1	Polypropylene pipe		25 mm (diameter)	3,40	m	18,01	m	Polypropylene, for hot and cold sanitary water distribution, welded joints, thickness 4.2 mm	CAM25_C01.040.010.B		40	m	136	720,4
412.6	Water heater (electric)		80 l	164,76	pc	258,13	pc	Electric water heater, 80 l, 1,40 kW, 8.0 bar, installed exposedly	CAM25_C08.010.060.E		1	pc	164,76	258,13
	Sanitary objects													
412.7	Shower		80 x 80 cm	236,46	pc	362,25	pc	80x80 cm shower tray with single-lever mixer	CAM25_I01.020.015.H		3	pc	709,38	1.086,75
412.8	WC			162,61	pc	268,7	pc	White vitreous china porcelain seat toilet, with wall-mounted cistern, silent float, polyethylene, PVC pipe, push-button control plate	CAM25_I01.020.020.A		4	pc	650,44	1.074,8
412.9	Sink		65 x 48 cm	177,10	pc	300,32	pc	Rectangular column washbasin in white vitreous china porcelain complete with dispensing group, drain, fittings and filter	CAM25_I01.020.060.A		4	pc	708,4	1.201,28
420	Heat													
421	Heating System													
421.1	Gas thermal group		23,3 kW	1.337,36	pc	1.879,17	pc	Gas heating group for heating and hot water production, sealed circuit. Thermal power: heating 23.3kW; hot water 13 l/min	CAM25_M01.010.040.A		1	pc	1.337,36	1.879,17
422.2	Gas burner		1760 kW	3.023,13	pc	4.088,25	pc	Two-stage blown air gas burner for max power 1760kW	CAM25_M03.030.020.B		1	pc	3.023,13	4.088,25
422.1	Copper pipe		14 mm (diameter)	6,21	m	7,99	m	Pre-insulated copper pipe, tubular coating, welded fitting joints 14 mm, thickness 1.0 mm	CAM25_C01.010.060.C		50	m	310,5	399,5
422.2	Radiator		< 500 mm (height)	15,98	pc	20,78	pc	Radiators with aluminum elements. Maximum element height 500 mm	CAM25_M07.010.030.B		4	pc	63,92	83,12
440	Energy													
442	Power generation													
442.1	PV module		160 x 110 x 5 cm	328,77	pc	512,21	pc	photovoltaic module in monocrystalline silicon, peak power 245 W,	CAM25_L20.010.011.B		9	pc	2.958,93	4.609,89
442.3	Battery		108 x 50 x 24 cm	3330	pc	3330	pc	Estimation on base of reference product: SolarEdge Home Battery 9,2 kWh			1	pc	3.330	3.330
	Extras													
	Pool			7500	pc	9000	pc	Excavation, concrete slab, drilled brick side walls, surface coating and compaction			1	pc	7.500	9.000
	Pool technic			2500	pc	3000	pc	Estimation on base of product references			1	pc	2.500	3.000
	Disclaimer								Sum					
								Construction					49.894	79.864
								Installation					24.204	32.105
								Total					74.098	111.970

* This is not a complete estimate but an exemplary list of main non-structural components and technical installations, indicating a price range for the transformation of an existing concrete skeleton, in relation to regional construction and material prices.

The list is based on the Prezzario 2025 (price index) of the Campania region and structured according to the German DIN 276, using its order for cost group 300 and 400.

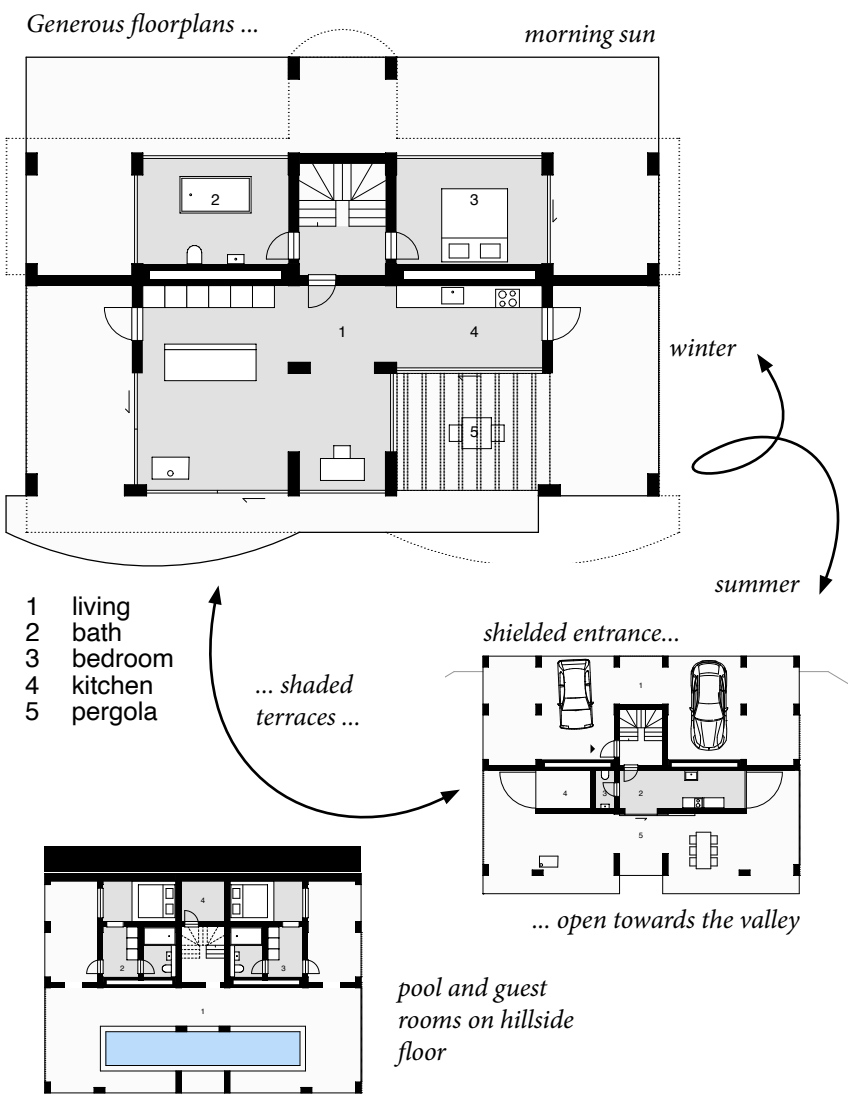
** Missing Positions: Chimney, Electrical installations

Once in a life time chance!
Time and space for sports, wellness
and long evenings with your dearest.



‘The Terraces’ 112.000 € *

Luxurious property for sale in
Motta Santa Lucia, Catanzaro



Life is good...
... when you're at the pool.
Spend your days outside,
an enjoy the conveni-
ences of a luxurious house
that adapts to the seasons.

In winter life takes place in a
comfortable bungalow, while
it extends to the two lower
floors in summer. With gen-
erous terraces, a pool area
and 2 guest rooms the house
offers plenty place for the
whole family to come over.

Concepted as a villa in the
hills each of the three lev-
els offers an unique experi-
ence of the landscape and

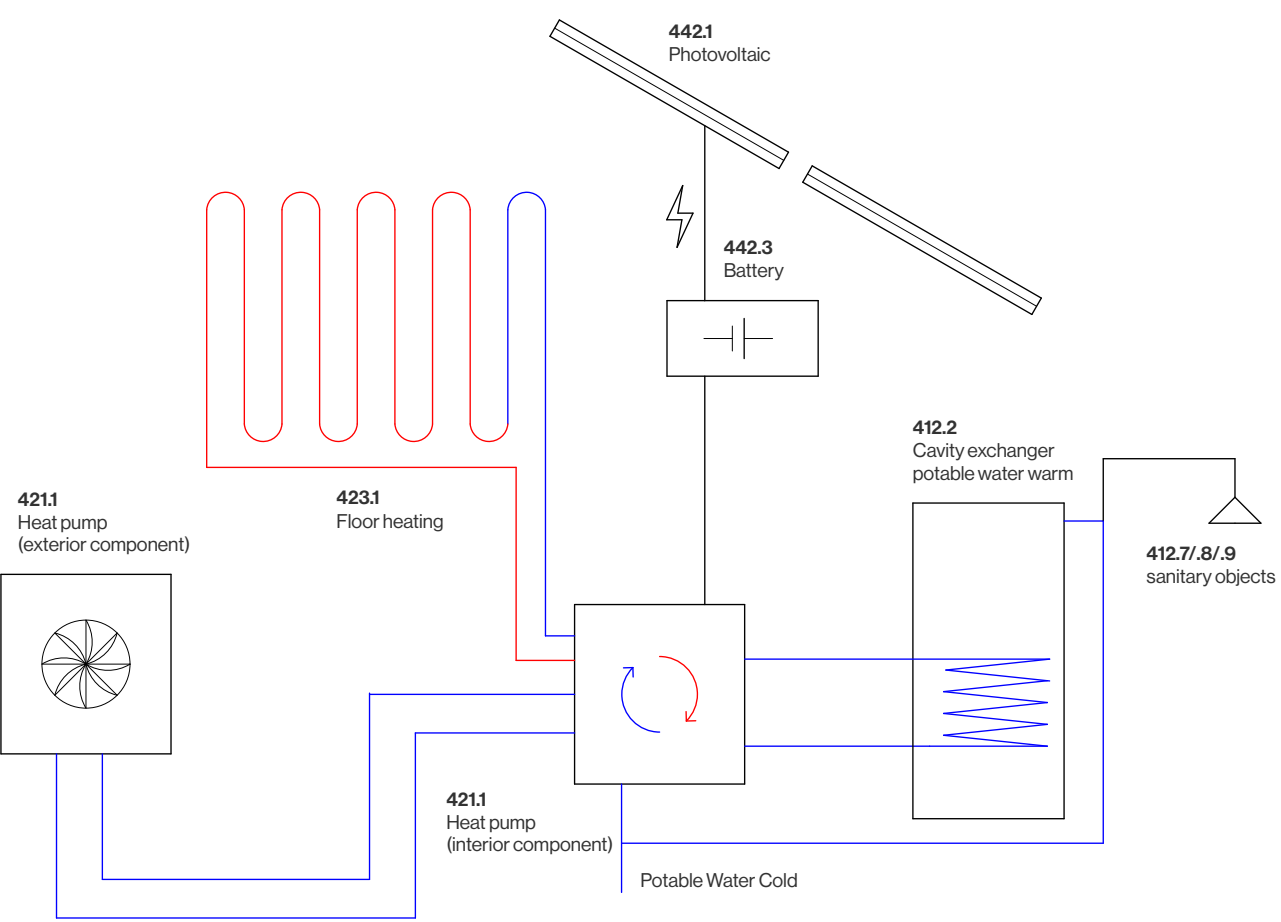
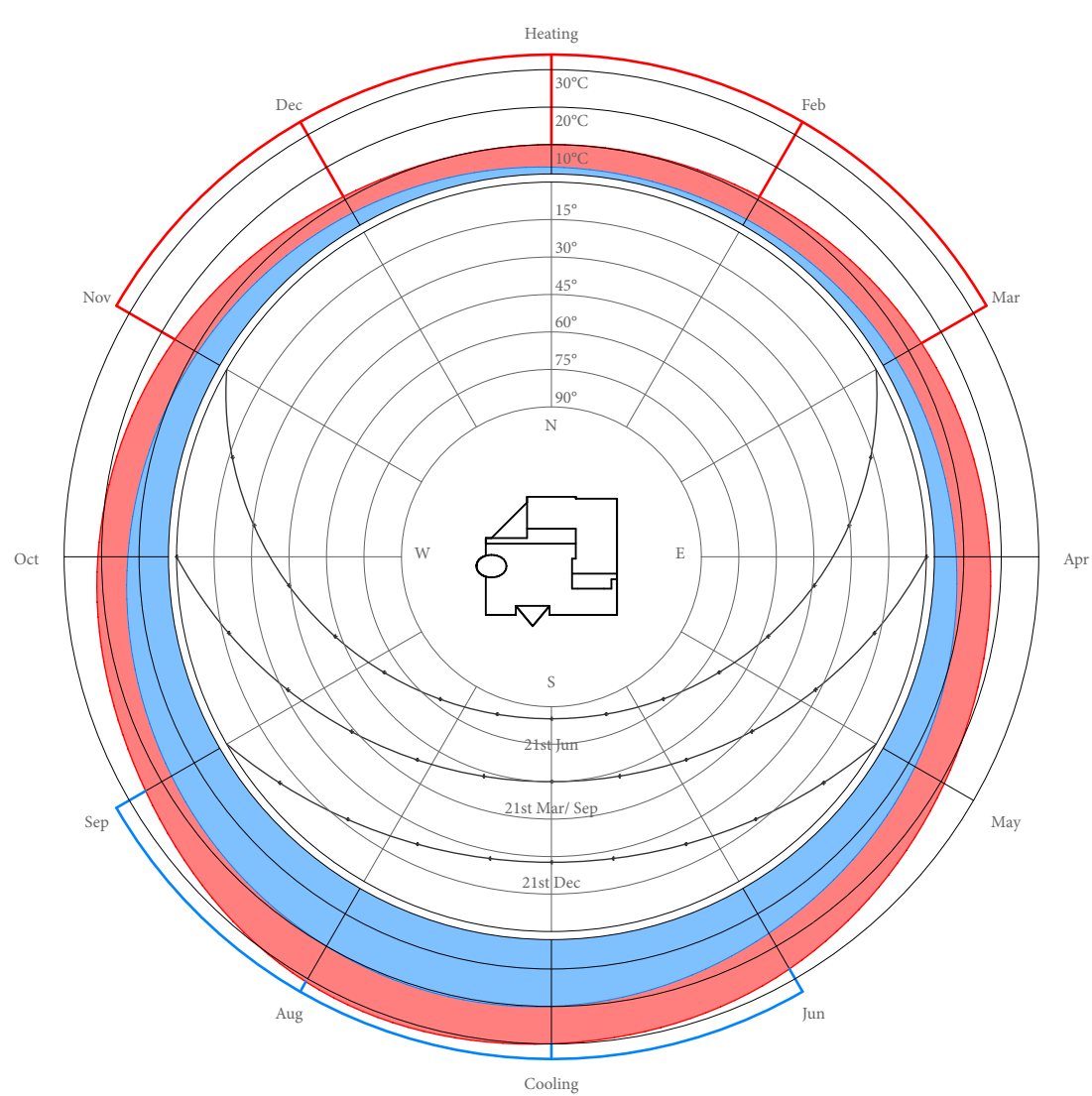
builds up a realm of privacy.
The raw materials under-
line this aesthetics and allow
for an irresistibly low price.

Fit to your dreams:
equipped with luxury
furnishing on request

surface	570 m ²
interior	160 m ²
bedrooms	3
bathrooms	4
technical equipment	
gas heating, radiators, PV	
price*	130.000 €

*excluding existing structure and taxes

03 high standard
The Magnolia



Climate design

The climate in Montella is moderate and warm. All year round temperatures stay above 0°C. In the hot and dry summer months temperatures rise up to 32°C in average, in winter temperatures stay between 0 - 15°C.

The building is oriented on a north-south axis, in summer the overhanging roof protects the living spaces against the high standing sun and provides shaded interior and exterior spaces. The exposed thermal mass of the concrete structure buffers the temperatures from day to night. The open design and big window surfaces allow for cross ventilation throughout the building.

Installation (for high standard)

Heating/cooling, water and energy supply

An air heat pump is the central part of this technical concept. It is operated with PV power and used for warm water generation and floor heating/cooling.

This concept allows for maximal regulation of the interior temperatures throughout the year and meets highest demands in thermal comfort.

Disclaimer
This is a proposed operation model in order to showcase different degrees of comfort that can be realized within the systematic approach. This model may be adapted to the specific desires of the client or/and differing conditions as found on site.

Latent Villas
unfinished architectures and their potentials
Installation and climate design

Transformation of unfinished buildings
Markus Köhler, Explore Lab 39

P5
Montella Climate Design

Plan-Nr.: A-2.8
Date: 24.06.2025

The Magnolia

Cost estimation for high standard.
Latent villa in Montella, Campania

Code DIN 276	Position		Measure	Product price in €	Per Unit		Incl. constr. + profits in €	Per unit	Description	Code in Prezzario			Amount	Unit	Material Price in €	Total Price in €	
300	Construction																
330	Walls																
332	Non structural walls																
332.1	Perforated brick		30 cm	61,98	m²		79,77	m²	Brick blocks, no load bearing function, incl. mortar, compressive strength > 5 N/mm²	CAM25_E08.020.025.D			310	m²	19.213,8	24.728,7	
332.3	Stainless steel railing		4 mm (thickness)	17,4	m		30	m	estimation on base of material prices, 4 mm stainless steel AISI 316, 3.2 mm				58	m	1.009,2	1.740	
334	Wall openings																
334.1	Façade fixed		Min. 1,5 m² accountable	367,9	m²		473,49	m²	Fixed frame window frame, extruded aluminum, color white, double glazing, RW = 36 dB, UW ≤ 2,60 W/m²K	CAM25_E18.080.011.A			16	m²	5.886,4	7.575,84	
334.1'	Façade sliding element		Min. 1,5 m² accountable	700,18	m²		901,13	m²	Iteration of 334.1: Tilt and slide - coplanar iteration	CAM25_E18.080.011.D			18	m²	12.603,24	16.220,34	
334.2	Window		Min. 1,5 m² accountable	696,56	m²		952,75	m²	Single wing window frame, extruded aluminum, color white, hinged, double glazing, Rw = 36 dB, UW ≤ 1.30 W/m²K	CAM25_E18.080.013.B			28	m²	19.503,68	26.677	
334.2'	Sliding door		Min. 1,5 m² accountable	1.054,86	m²		1.417,95	m²	Iteration of 334.2: Lift-and-slide window frame with 2 wings	CAM25_E18.080.013.E			6	m²	6.329,16	8.507,7	
334.3	Entrance door		4,5 cm (thickness)	411,71	m²		575,44	m²	External entrance door in pine wood, frames of any span, safety lock with 3 or more turns, keys, bolt, knob and handle	CAM25_E18.010.010			2	m²	823,42	1.150,88	
334.4	Room doors			180	pc		220,00	pc	Estimation on base of an offer by a German firm for hinged metal sheet, folded, non thermal				9	pc	1.620	1.980	
335	Wall coverings																
335.1	Preparation						10,46	m²	Filling and smoothing of plasters with emulsion stucco, preparation for painting and covering	CAM25_E21.010.005.A			790		0	8.263,4	
335.2	Diluted Lime Slurry			0,16	m²		3,84	m²	Diluted lime painting, white, on walls, ceilings and vaults including priming with lime milk	CAM25_E21.020.010.A			790		126,4	3.033,6	
350	Ceilings																
353	Floor (above)																
353.2	Cement mortar screed		> 3 cm	3,74	m²		17,30	m²	Cement mortar screed with 400 kg of cement with a thickness of no less than 3 cm for laying flooring, laid well rammed and levelled	CAM25_E07.010.010.A			215		804,1	3.719,5	
354	Cladding (below)																
345.1	Preparation						10,46	m²	Filling and smoothing of plasters with emulsion stucco, preparation for painting and covering	CAM25_E21.010.005.A			630		0	6.589,8	
354.2	Diluted Lime Slurry			0,16	m²		3,84	m²	Diluted lime painting, white, on walls, ceilings and vaults including priming with lime milk	CAM25_E21.020.010.A			630		100,8	2.419,2	
360	Roof																
363	Roof coverings																
363.1	Insulation with foam panels		8 cm (thickness)	42,33	m²		61,74	m²	Thermal insulation of roofs with extruded polystyrene foam panels - Thickness 8 cm	CAM25_E10.020.020.C			33	m²	1.396,89	2.037,42	
400	Installation																
410	Gas/ Water Installation																
411	Waste Water																
411.1	PVC pipe		40 mm (diameter)	2,93	m		9,57	m	Rigid PVC piping, socket joints, including related special pieces	CAM25_I03.010.010.B			11	m	32,23	105,27	
411.2	Cast Iron pipe		75 mm (diameter)	38,79	m		62,95	m	Lightweight centrifugal cast iron pipe, for vertical and horizontal waste water discharge.	CAM25_I03.020.010.B			20	m	775,8	1.259	
412	Fresh Water																
412.1	Polypropylene pipe		25 mm (diameter)	3,40	m		18,01	m	Polypropylene, for hot and cold sanitary water distribution, welded joints, thickness 4.2 mm	CAM25_C01.040.010.B			42	m	142,8	756,42	
412.2	Water heater (cavity exchanger)		200 l	345,75	pc		510,81	pc	Water heater in galvanized steel, boiler, 6.0 bar, cavity exchagnger	CAM25_C08.010.010.C			1	pc	345,75	510,81	
	Sanitary objects																
412.7	Shower		80 x 80 cm	236,46	pc		362,25	pc	80x80 cm shower tray with single-lever mixer	CAM25_I01.020.015.H			3	pc	709,38	1.086,75	
412.8	WC			162,61	pc		268,7	pc	White vitreous china porcelain seat toilet, with wall-mounted cistern, silent float, polyethylene, PVC pipe, push-button control plate	CAM25_I01.020.020.A			3	pc	487,83	806,1	
412.9	Sink		65 x 48 cm	177,10	pc		300,32	pc	Rectangular column washbasin in white vitreous china porcelain complete with dispensing group, drain, fittings and filter	CAM25_I01.020.060.A			3	pc	531,3	900,96	
420	Heat																
421	Heating System																
421.1	Heatpump (air)		14,2 kW	2.566,46	pc		3.468,05	pc	External condensing unit with variable refrigerant volume (flow) R410A with air-cooled heat pump	CAM25_M12.020.010.A			1	pc	2.566,46	3.468,05	
423	Surface Heating																
423.1	Floor heating		15 mm (diameter)	3,53	m		10,23	m	High Density Cross-Linked Polyethylene Pipe for Lines - Diameter 15mm, Thickness 2.5mm, excluding inside technical rooms and bathrooms	CAM25_C01.060.010.B			968	m	3.417,04	9.902,64	
440	Energy																
442	Power generation																
442.1	PV module		160 x 110 x 5 cm	328,77	pc		512,21	pc	photovoltaic module in monocrystalline silicon, peak power 245 W,	CAM25_L20.010.011.B			12	pc	3.945,24	6.146,52	
442.3	Battery		162 x 50 x 24 cm	4295	pc		4295	pc	Estimation on base of reference product: SolarEdge Home Battery 13,8 kWh				1	pc	4.295	4.295	
	Disclaimer									Sum							
* This is not a complete estimate but an exemplary list of main non-structural components and technical installations, indicating a price range for the transformation of an existing concrete skeleton, in relation to regional construction and material prices.										Construction					69.417	114.643	
The list is based on the Prezzario 2025 (price index) of the Campania region and structured according to the German DIN 276, using its order for cost group 300 and 400.										Installation					17.249	29.238	
** Missing Positions: Chimney, Electrical installations																	
										Total						86.666	143.881

an unfinished dream home waiting for you!

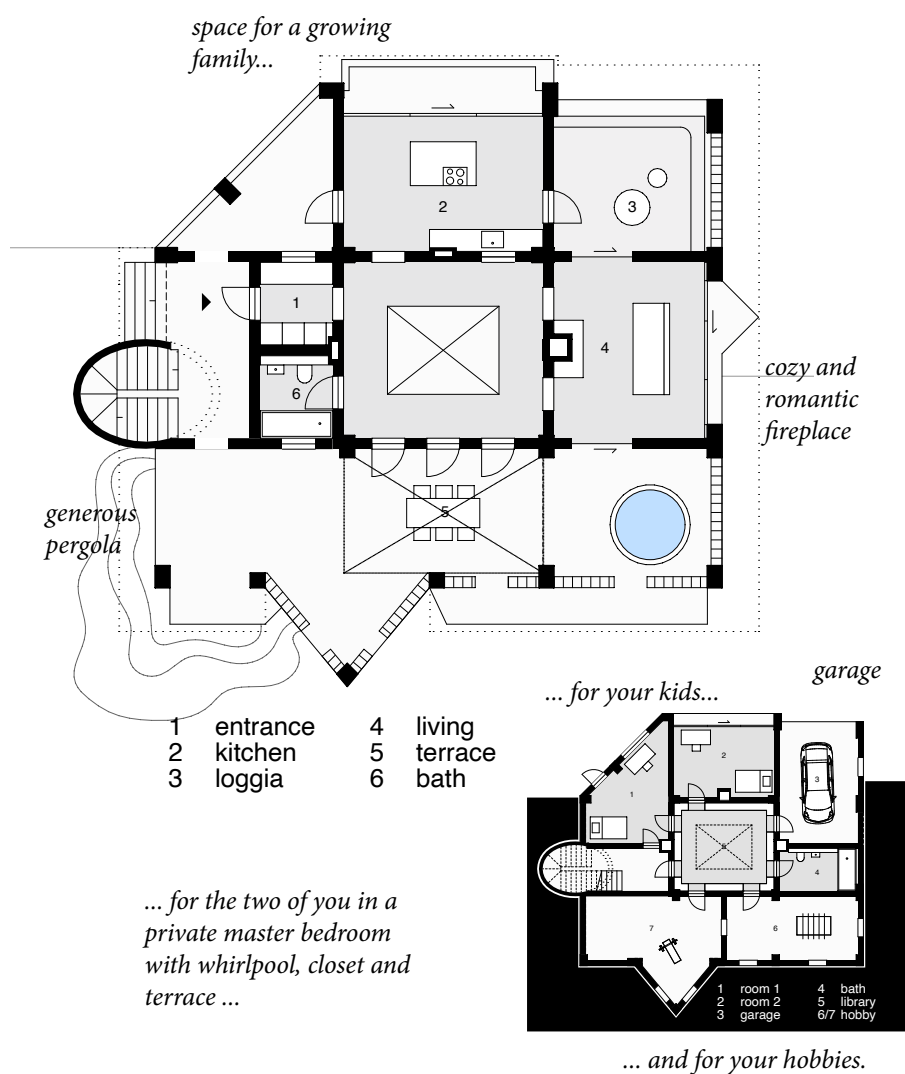
This unique property in a beautiful mountain settings waits to be filled with life by a young family, in need of space to grow together.



'The Magnolia'

144.000 € *

**Spacious, 3 storey family villa
for sale in Montella, Avellino**



Fantastic, open, free:

A house for the whole family, with space to grow together and a layout that also allows for privacy in two. Work, play, relax and create - on three consecutive levels the house offers more than enough space and stays open to the changing needs of a young family.

'The Magnolia' makes the beautiful surrounding part of the house and allows for a life in harmony with nature.

Feel this freedom! As a breeze blowing through your hair, the warm afternoon sun

on your skin or the taste of a good glass of wine on your lips. Enjoy the pleasure of south Italian dolce vita throughout the year! This is your new home - Magnolia.

surface	560 m ²
interior	215 m ²
bedrooms	3
bathrooms	3
heating/ cooling heat pump, PV, floor heating	
price*	144.000 €

*excluding existing structure and taxes