





latent villas

latent*

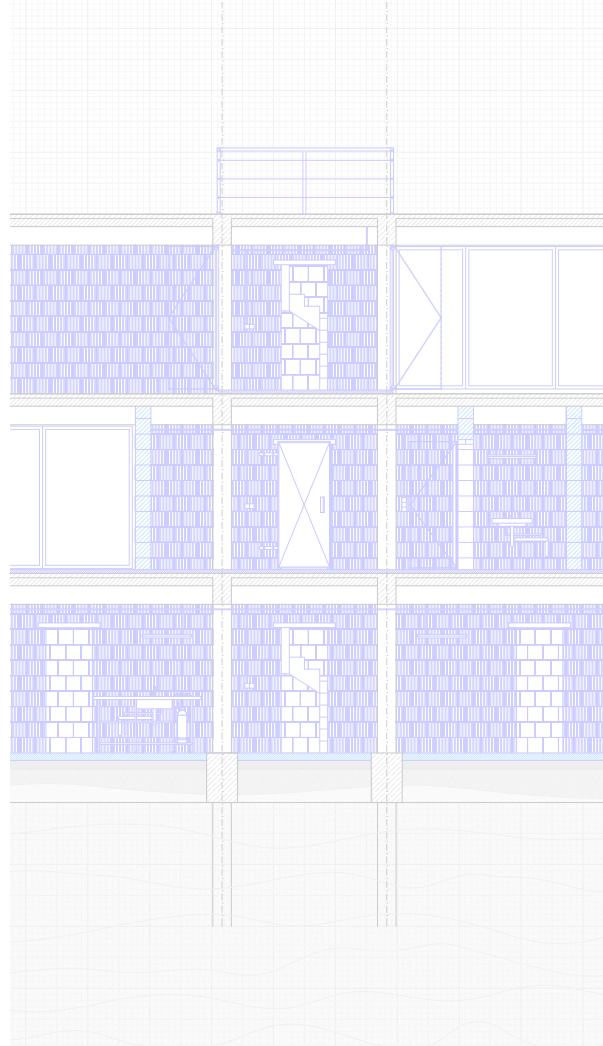
*present but not yet active, visible or apparent;
existing as potential, hidden or concealed.

latent villas

incomplete architectures and their potential.

Markus Köhler // Explore Lab 39 // 24/06/2025 // P5 Presentation

Mentors: Jorge Mejía Hernández, Elise van Dooren, Rico Heykant



01 // analysis

road trip



grand tour

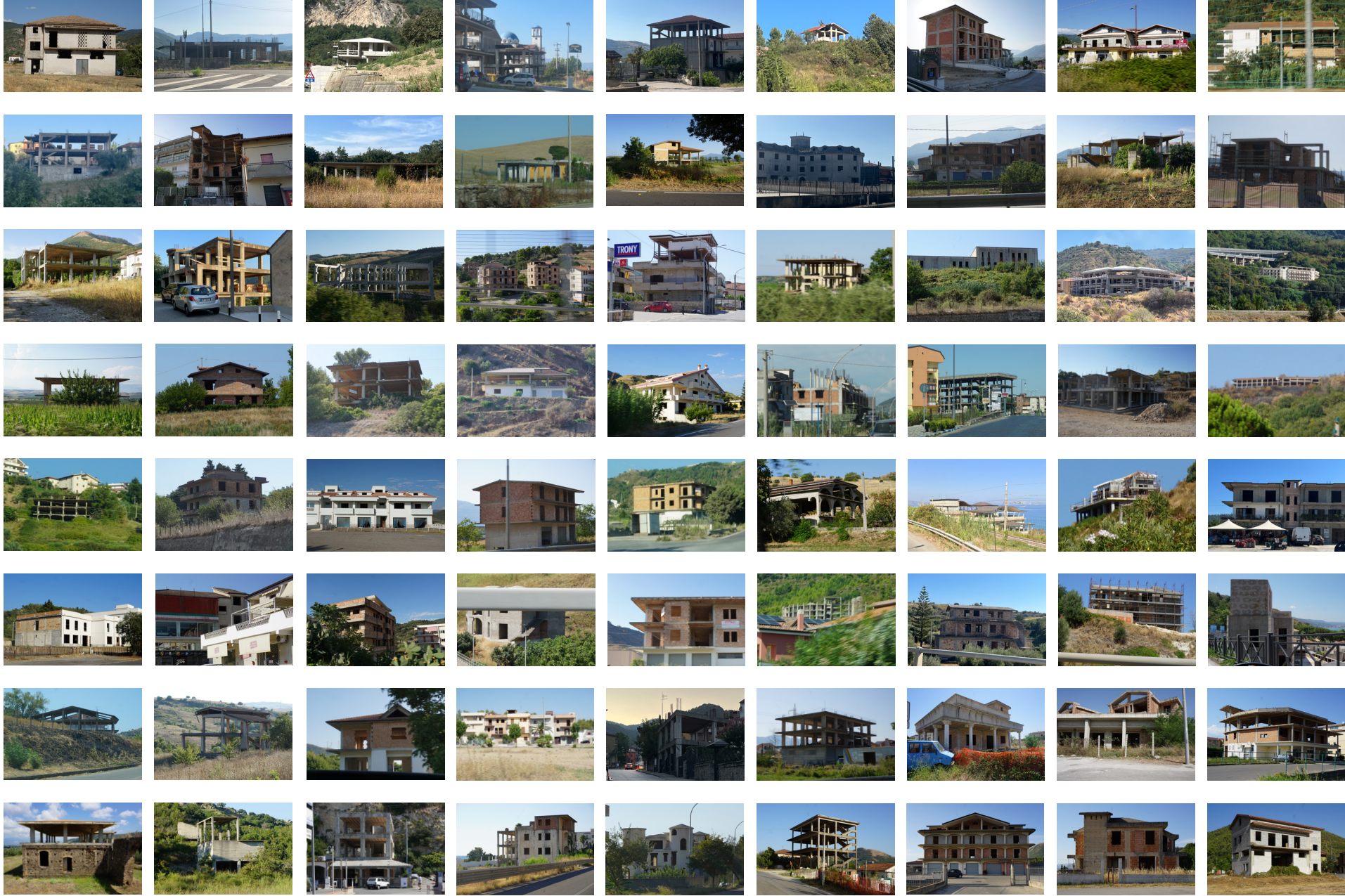


Hubert Robert
Ruins of doric Temple
1783

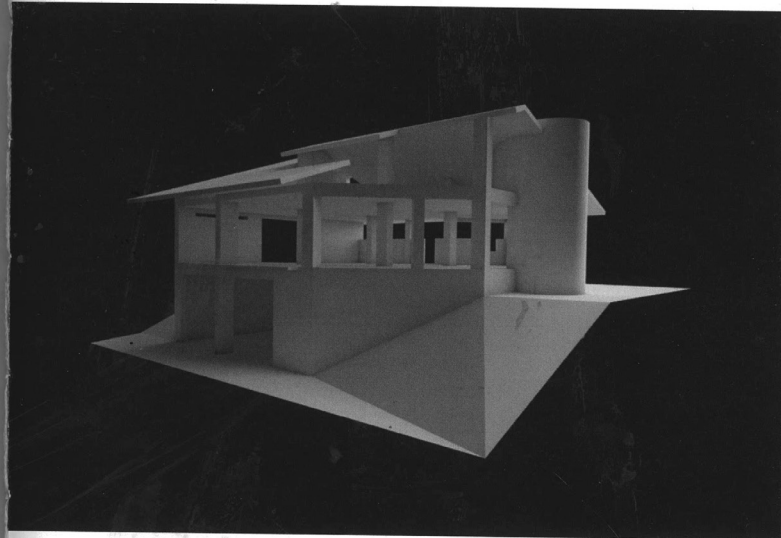
contemporary ruins



documentation



Markus Köhler

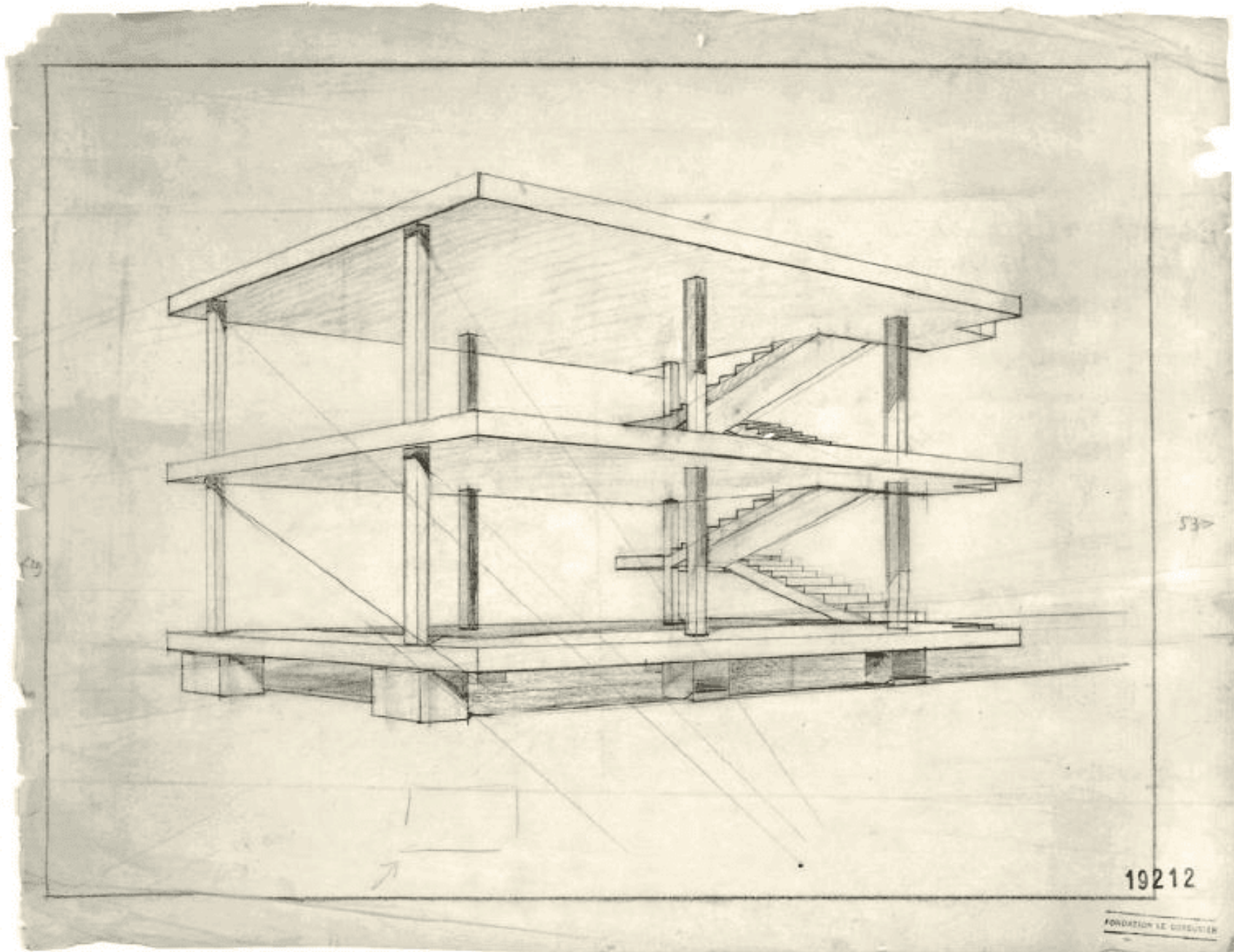


unfinished villas
case studies

reinforced concrete skeletons



based on maison dom-ino

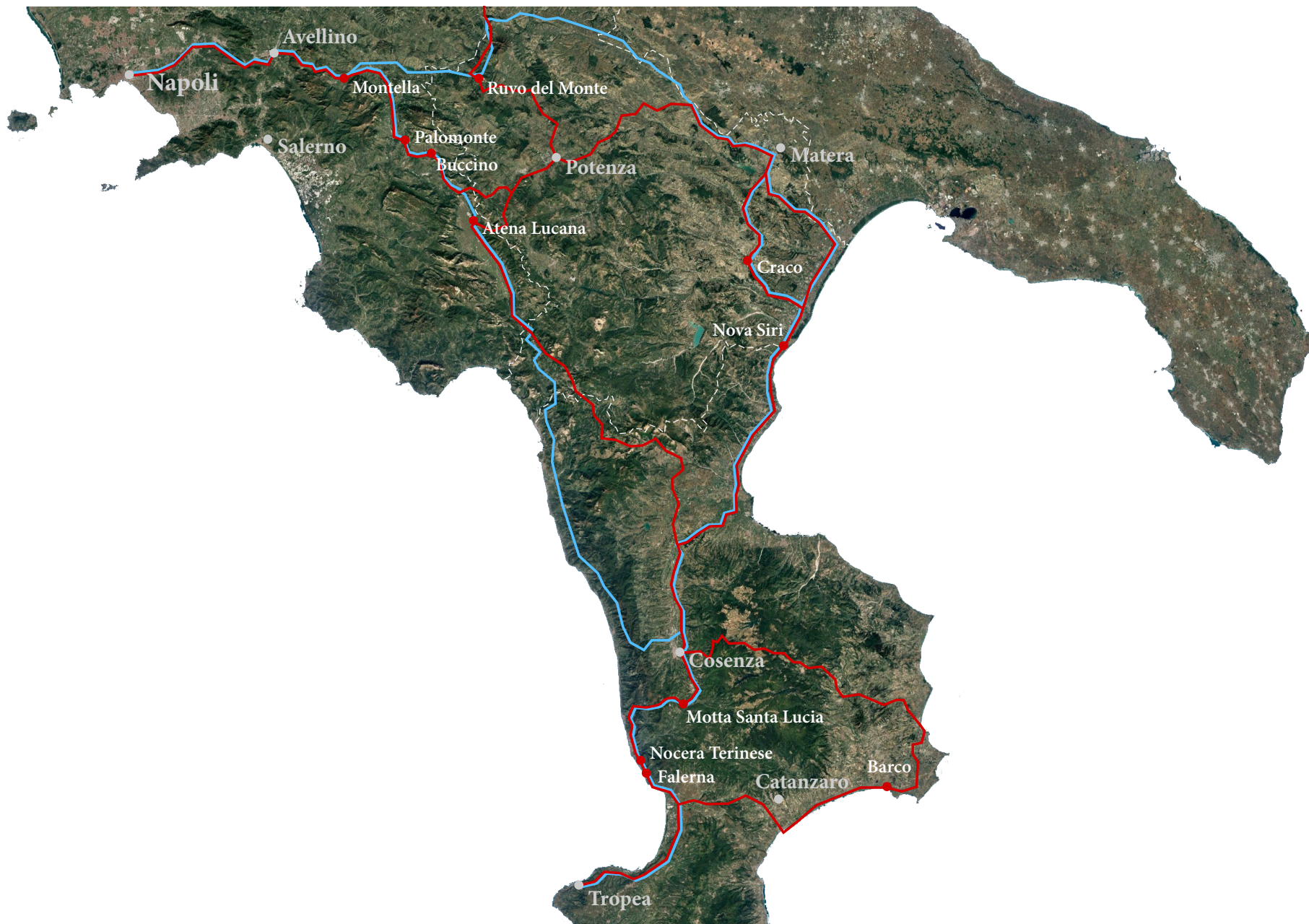


Le Corbusier
Maison Dom-Ino
1914

exaggerated in form and expression



field work



methodology



site analysis



conversations



contextualization

Markus Köhler



unfinished villas
in the wait for an uncertain future

wasteful obsolescence



land in abandonment

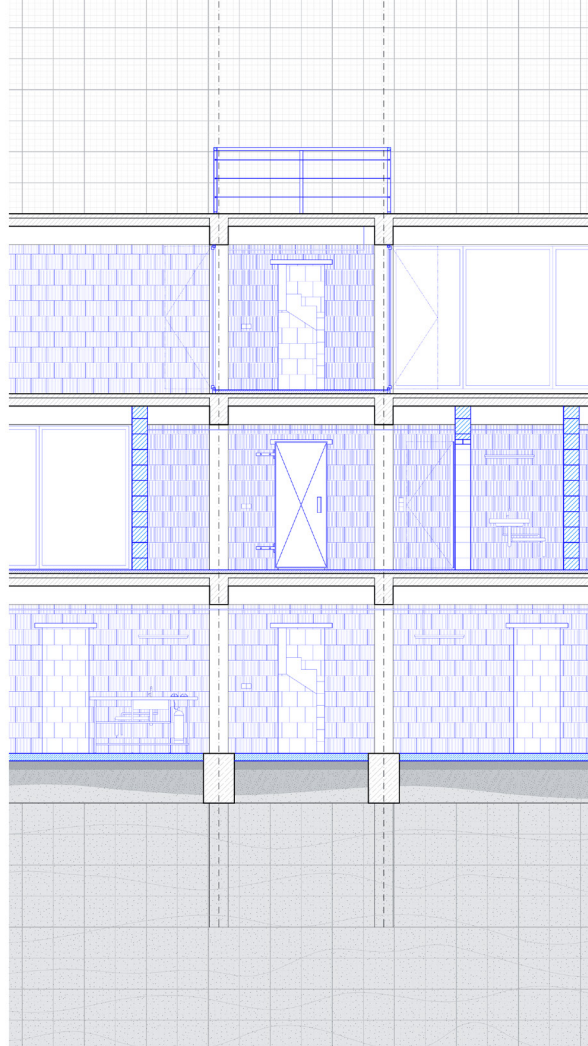


shaped by ruins



facing an uncertain future





02 // projection

appealing

feasible

applicable

south Italian villas

state of the art analysis

published

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Basilicata • Regione ×PUBBLICA♡💬MK ▼

TUTTI I FILTRI (3)Compra ▼Villa ▼



PREMIUM

1/75

€ 1.950.000

COLDWELL BANKER
MONDELLI & Co.

Villa unifamiliare via Vallina, Centro, Maratea

5 locali

277 m²

3+ bagni

No Ascensore


Cantina

Lusso

MESSAGGIO

VISITA

🗑️♡



PREMIUM

1/20

€ 320.000

Andrea
IMMOBILIARE

Villa unifamiliare Strada Provinciale 3 Tirrena 11, Maratea

4 locali

167 m²

2 bagni

No Ascensore

Balcone

Terrazzo


Parzialmente Arreda...

Cantina

MESSAGGIO

VISITA

🗑️♡



dRs
driimmobiliare.it

Villa unifamiliare via Nilde Iotti, Tinchì, Pisticci

5+ locali

192 m²

3+ bagni

No Ascensore

Terrazzo

Cantina

MESSAGGIO

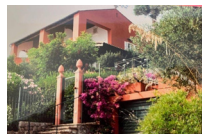
VISITA

🗑️♡

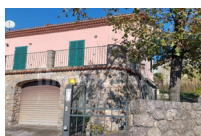
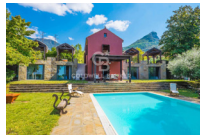
Campania



Basilicata



Calabria



analysis of the announces



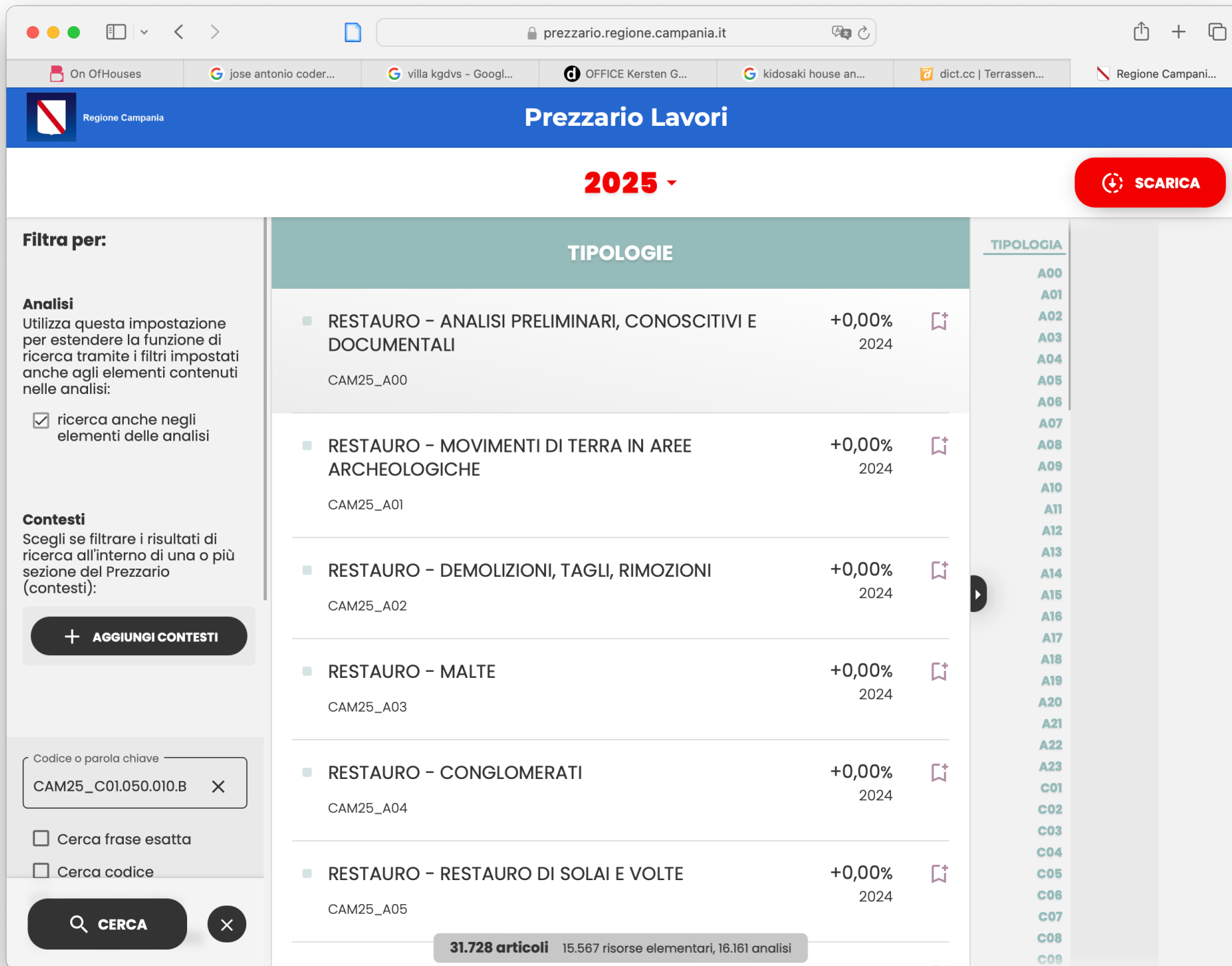
south italian villas



local building practice

state of the art analysis

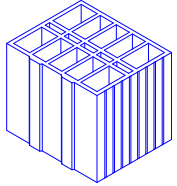
local materials and skills



framework of possibilities

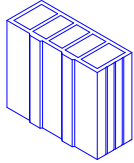
Code DIN 276	Position	Component	Measure	Product price in €	Per Unit		Construction price incl. labor in €	incl. business profits in €	Per unit	Code in Prezzario	Comments
300	Construction										
330	Exterior Walls										
332	Non structural walls										
332.1	Component A	Perforated Brick	23 x 25 x 18,5 cm	33,65	m²		56,24	72,38	m²	CAM25_E08.020.025.C	brick blocks, no load bearing function, semi-solid, perforation below 45%, thermal performance complies current regulations on energy saving, incl. mortar, compressive strength > 5 N/mm²
334	Wall openings										
334.1	Component A	PVC Window	Min. 1,5 m² accountable	580,47	m²		624,19	803,33	m²	CAM25_E18.090.013	Single wing window frame, hinged, color white, double glazing, Rw = 36 dB, UW ≤ 1.30 W/m²K
334.2	Component A'	PVC Window	Min. 1,5 m² accountable	879,05	m²		925,93	1.191,68	m²	CAM25_E18.090.013.E	Lift-and-slide window frame with 2 wings, hinged, color white, double glazing, Rw = 36 dB, UW ≤ 1.30 W/m²K
334.3	Component B	Aluminum Window	Min. 1,5 m² accountable	696,56	m²		740,29	952,75	m²	CAM25_E18.080.013.B	Single wing window frame, hinged, color white, double glazing, Rw = 36 dB, UW ≤ 1.30 W/m²K
334.3'	Component B'	Aluminum Window	Min. 1,5 m² accountable	1.054,86	m²		1.101,75	1.417,95	m²	CAM25_E18.080.013.E	Lift-and-slide window frame with 2 wings, hinged, color white, double glazing, Rw = 36 dB, UW ≤ 1.30 W/m²K
334.4	Component C	Entrance door	4,5 cm (thickness)	411,71	m²		447,11	575,44	m²	CAM25_E18.010.010	External entrance door in pine wood, frames of any span, safety lock with 3 or more turns, keys, bolt, knob and handle in brass or chromed metal
335	Cladding outside										
335.1	Component A	Compensation					1,12	1,45	m²	CAM25_E16.020.010.F	Compensation for execution on external walls (see 336.1, rough plaster)
336	Cladding inside										
336.1	Component A	Rough plaster with lime, sand and cement mortar	> 15 mm (thickness)				14,11	18,16	m²	CAM25_E16.020.010.B	first layer of roughcast spread between pre-arranged guides, second layer of the same mortar spread flat with a rustic trowel
338	Shading										
338.1	Component A	Wooden shutter	≤ 3 m²	307,95	m²		322,21	414,68	m²	CAM25_E18.040.010.B	Wooden shutter with one or two leaves, up to 3 m² in surface area. In pine or douglas wood
338.2	Component B	Roller Shutters	1,4 to 1,5 cm (thickness)	52,8	m²		59,58	76,68	m²	CAM25_E18.015.010.G	Roller blind with straight fibre slats with a thickness of 1.4 to 1.5 cm. In reinforced PVC with a metal core
340	Interior Walls										
342	Non structural walls										
342.1	Component A	Wooden frame wall	15 cm	14,07	m²		47,98	61,76	m²	CAM25_E06.030.020.G	Frame walls from laminated or jointed fir wood (8 x 14 cm), intervals of 55 to 65 cm, covered with OSB/3 panels (15 mm)
342.1'	Component A'	Wooden frame wall	15 cm	29,01	m²		62,92	80,98	m²	CAM25_E06.030.020.H	+ filled with 50kg/m³ rock wool, covered with type a plasterboard
343.2	Component B	Steel frame wall	15 cm	12,43	m²		29,33	37,75	m²	CAM25_E22.010.010.A	Partition walls covered with plasterboard (12 mm), fixed to galvanized steel sheet profiles, intervals of < 60 cm

construction materials



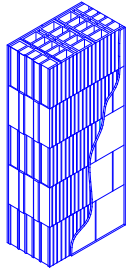
332.1 Perforated brick (300x250x250)
CAM_25_E08.020.025.D

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



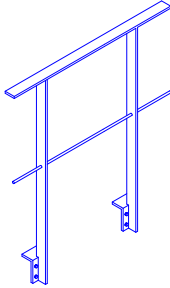
332.2 Perforated brick (115x250x250)
CAM_25_E08.020.025.B

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



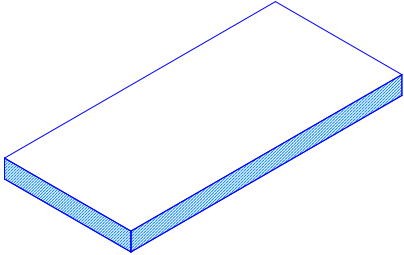
335.1/2 Diluted lime slurry (incl. preparation)
CAM_25_E21.020.010.A/010.005.A

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



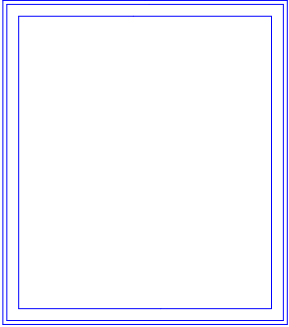
332.3 Railing
Stainless steel, wires, 4 mm

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



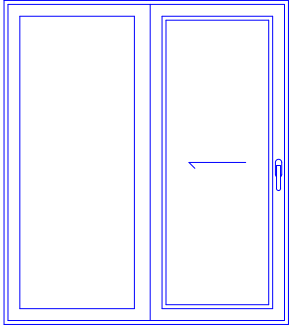
353.2 Floor cement screed, 60 mm
CAM_25_E07.010.010.A

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



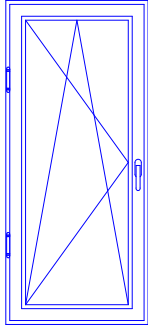
334.1 Façade fixed
CAM_25_E18.080.011.A

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



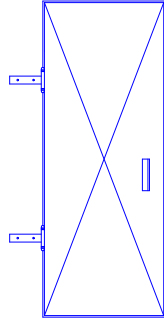
334.1* Façade sliding element
CAM_25_E18.080.011.D

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



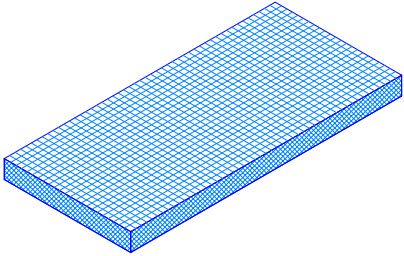
334.2 Window
CAM_25_E18.080.013.B

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



334.4 Door
Hinged metal sheet

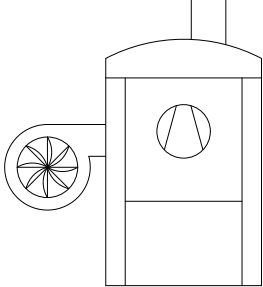
product price	incl. construction
180 €/pc.	220 €/pc.



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

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

technical installations



4211/ 2 Gas thermal group and burner

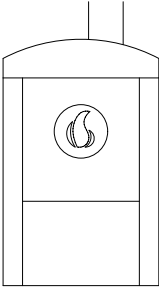
CAM25_M01.010.040.A/M03.030.020.B

product price

4.060 €/pc

incl. construction

5.970 €/m²



4211 Wood fired stove

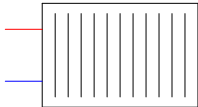
chimney masoned from brick

product price

- €/m²

incl. construction

- €/m²



422 Radiator

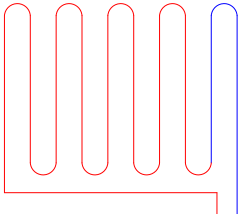
CAM25_M07.010.030.B

product price

15,98 €/pc

incl. construction

20,78 €/pc



4231 Floor heating

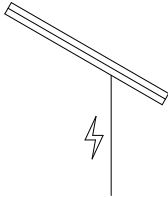
CAM25_M12.020.010.B

product price

3,53 €/m

incl. construction

10,23 €/m



442.1 Photovoltaic modules

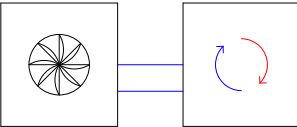
CAM25_L20.010.011.B

product price

382,77 €/pc

incl. construction

521,21 €/pc



4211 Air heat pump

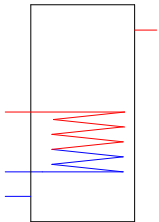
CAM25_M12.020.010.A

product price

2.566,46 €/m²

incl. construction

3.468,05 €/m²



412.2 Cavity water heater

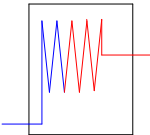
CAM25_C08.010.010.C

product price

345,75 €/pc

incl. construction

510,81 €/pc



412.6 Water heater (electric)

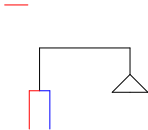
CAM25_C08.010.060.E

product price

164,76 €/m²

incl. construction

258,13 €/m²



412.7/ 8/ 9 Sanitary objects

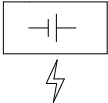
CAM25_I01.020.015.H/020.A/060.A

product price

x €/m²

incl. construction

x €/m²



442.3 Battery

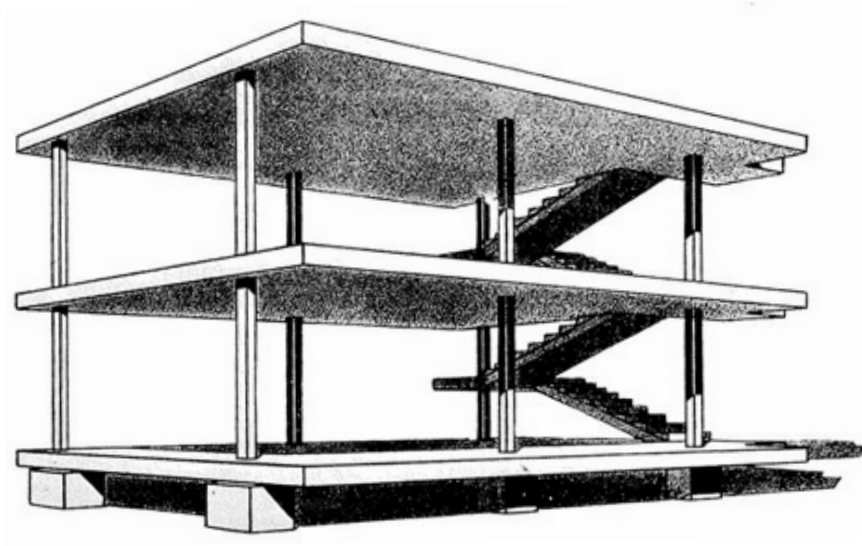
4,6 / 9,2 / 13,8 kWh

product price incl. construction

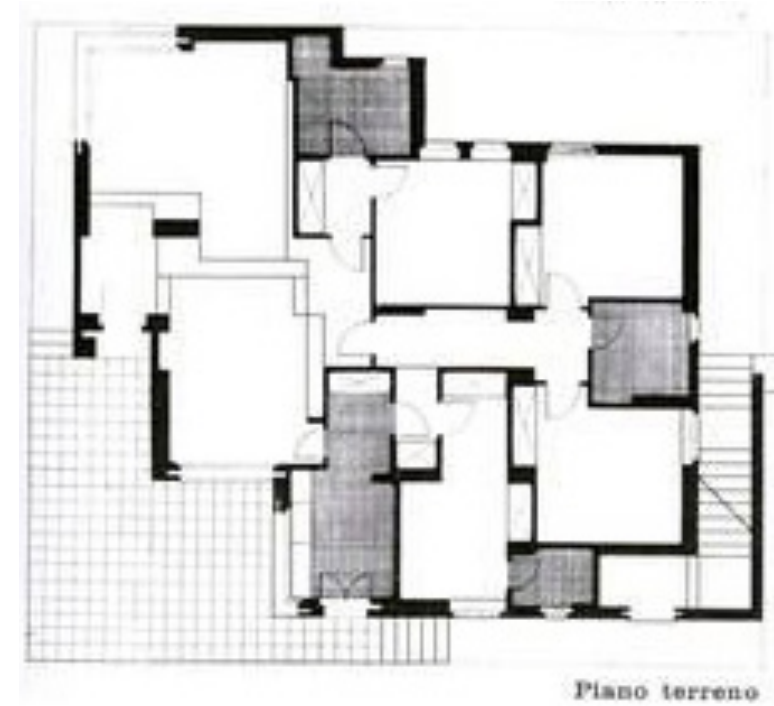
1.661 / 3.330 / 4.295 €/pc

systematic approach
typological studies

open plan vs. raumplan

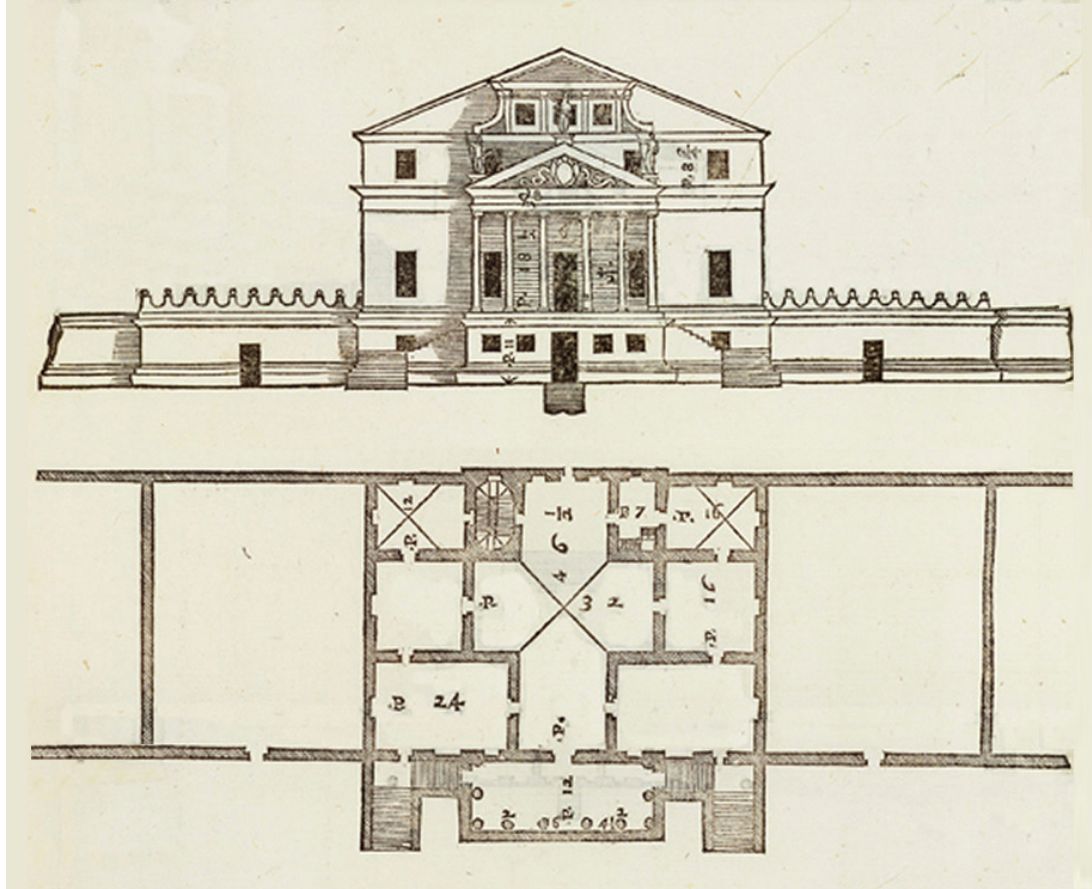


open plan



sequence of rooms

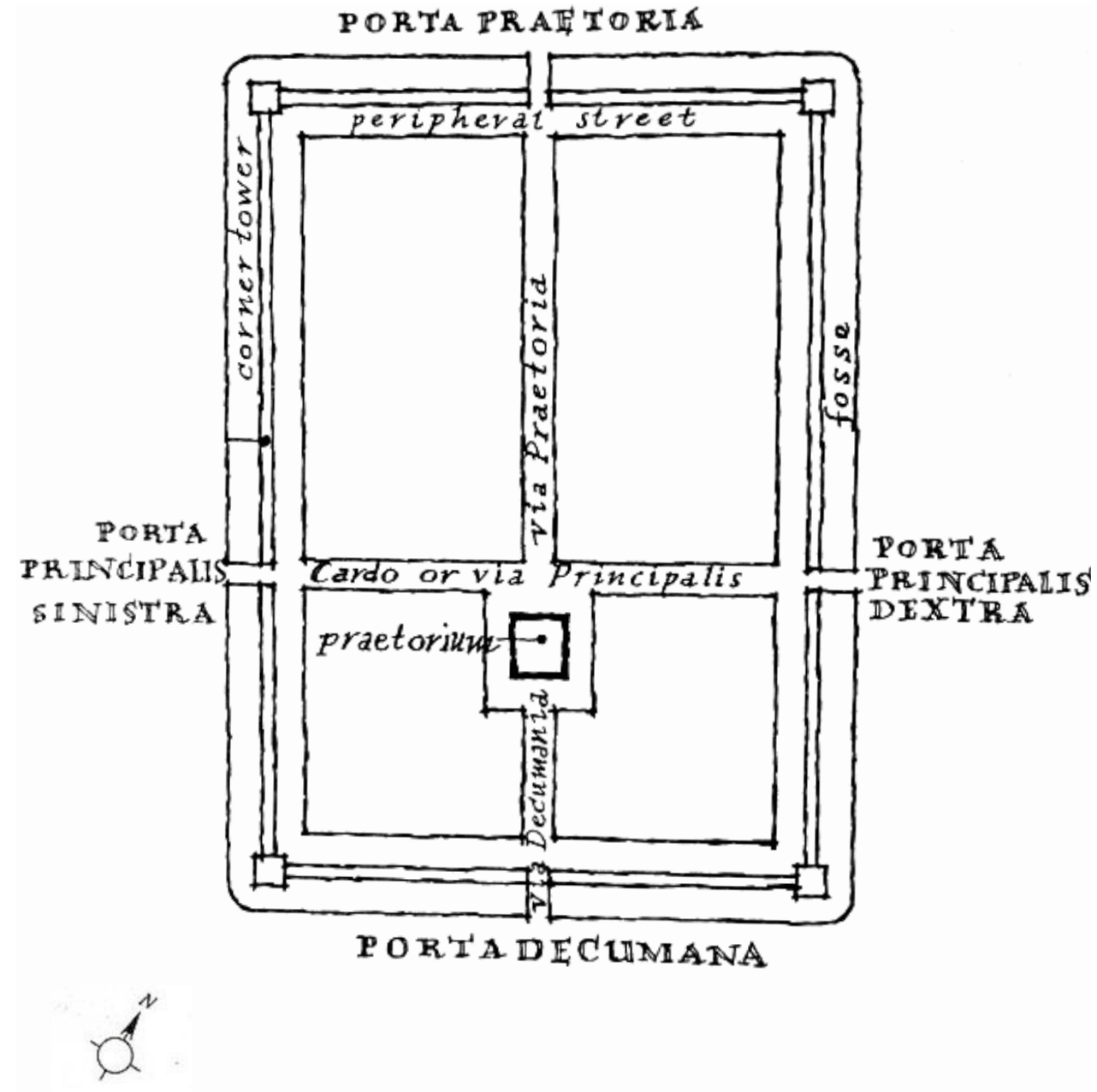
the palladian villa



NON MOLTO lungi dalle Gambarare sopra la Brenta è la seguente fabrica delli Magnifici Signori Nicolò, e Luigi de' Foscari. Questa fabrica è alzata da terra undici piedi, e sotto vi sono cucine, tinelli, e simili luoghi, & è fatta in uolto così di sopra, come di sotto. Le stanze maggiori hanno i uolti alti secondo il primo modo delle altezze de' uolti. Le quadre hanno i uolti à cupola: sopra i camerini vi sono mezzati: il uolto della Sala è à Crociera di mezzo cerchio: la sua imposta è tanto alta dal piano, quanto è larga la Sala: la quale è stata ornata di eccellentissime pitture da Messer Battista Venetiano. Messer Battista Franco grandissimo disegnatore à nostri tempi ha uca ancor esso dato principio à dipingere una delle stanze grandi, ma soprauenuto dalla morte ha lasciata l'opera imperfetta. La loggia è di ordine Ionico: La Cornice gira intorno tutta la casa, e fa frontespicio sopra la loggia, e nella parte opposta. Sotto la Gronda vi è vn'altra Cornice, che camina sopra i frontespicij: Le camere di sopra sono come mezzati per la loro ballezza, perche sono alte solo otto piedi.

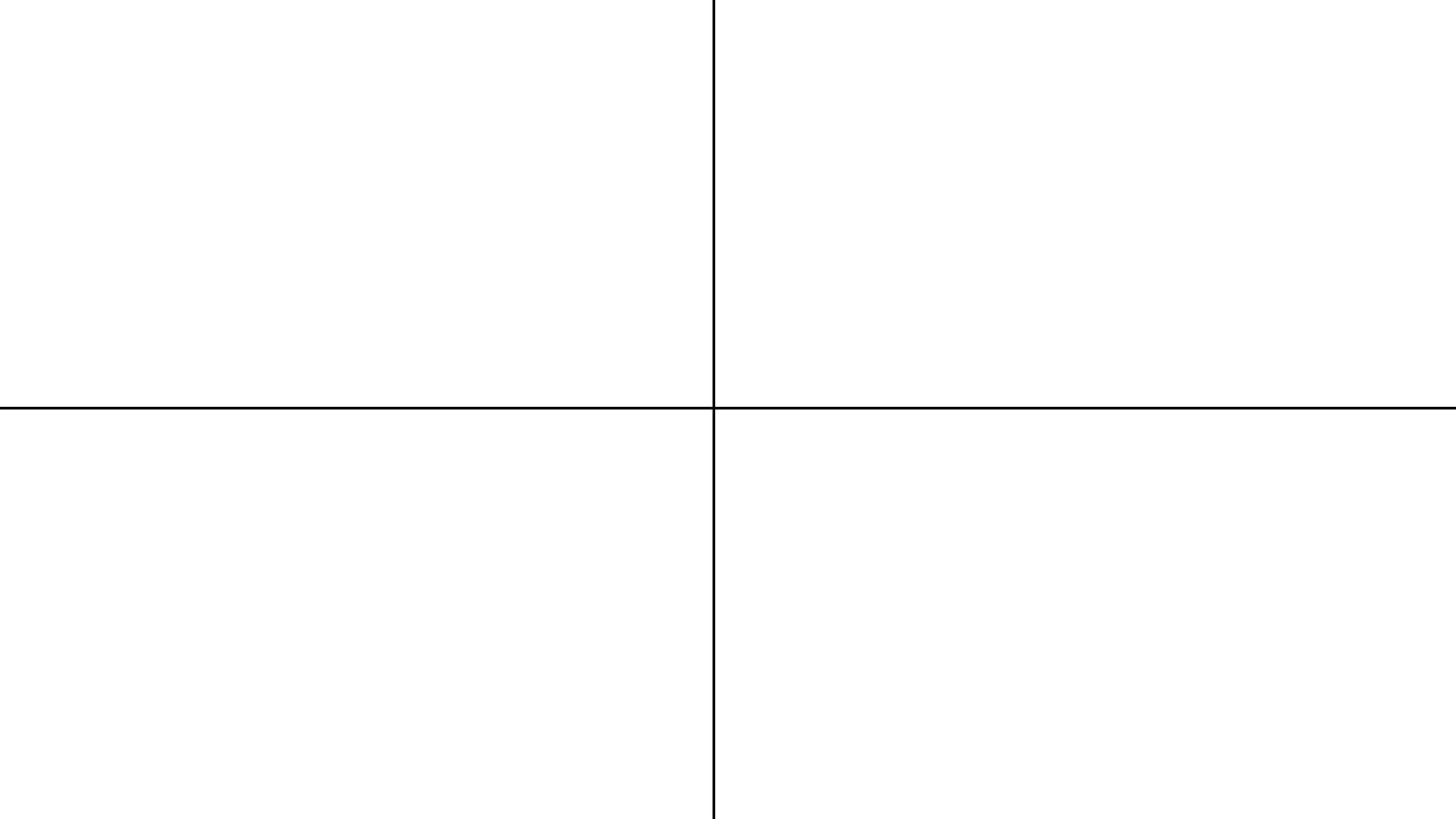
Andrea Palladio
Villa Foscari/
'La Malcontenta'
1557

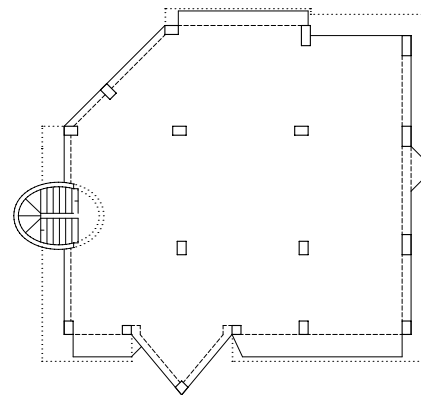
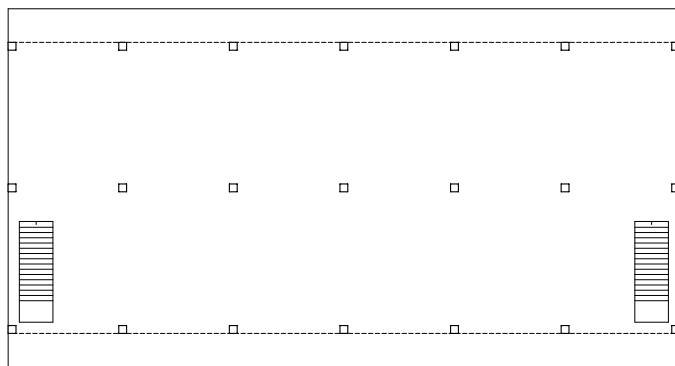
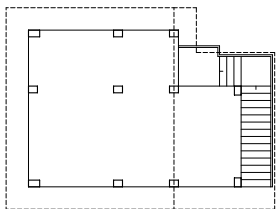
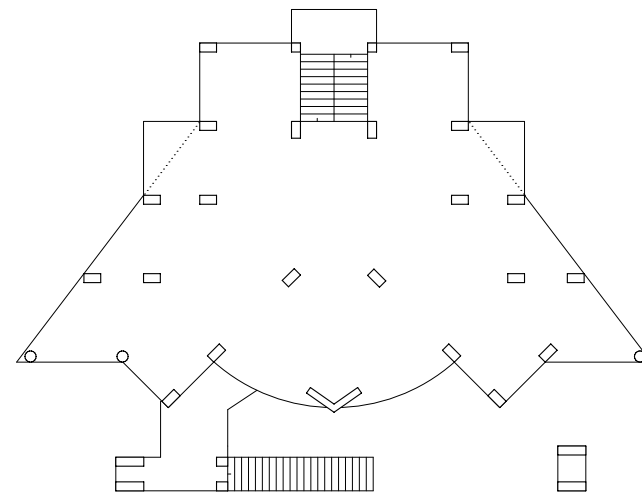
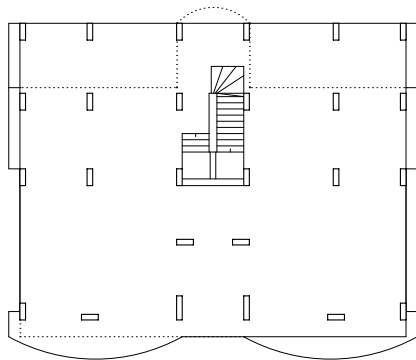
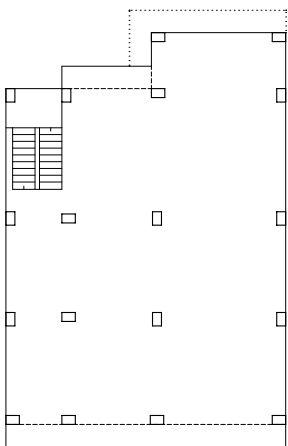
order of the roman castrum



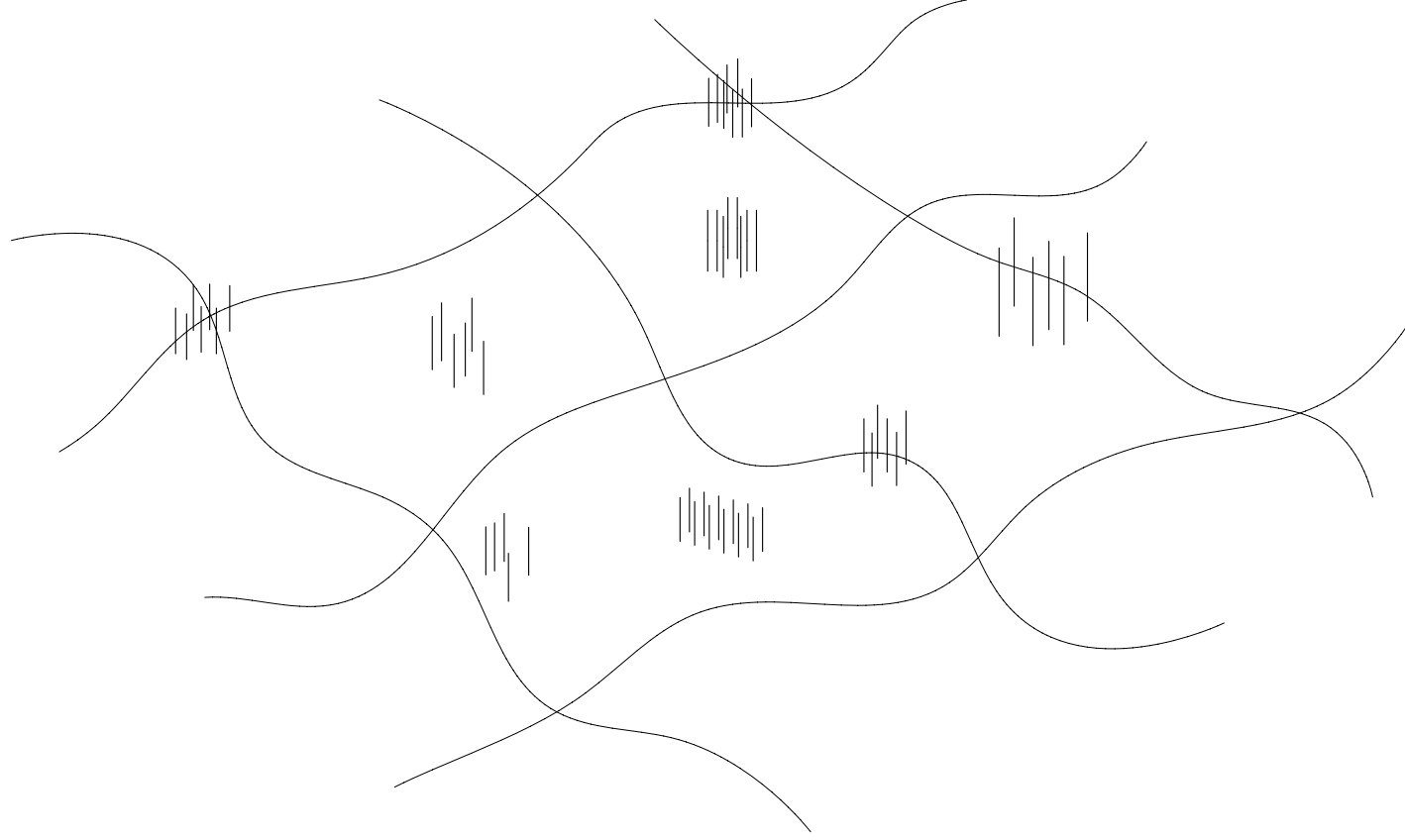
superstudio's infinite grid



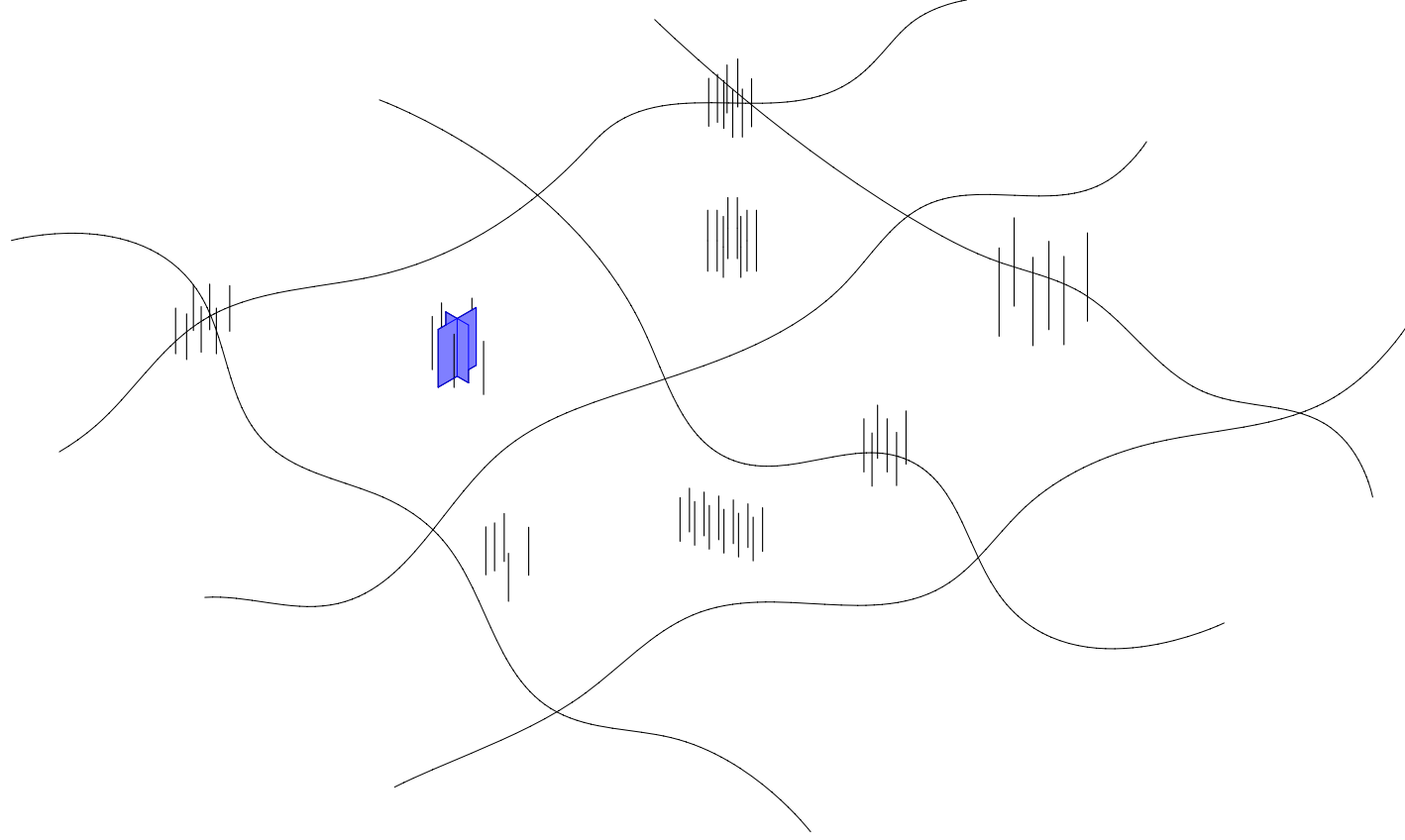




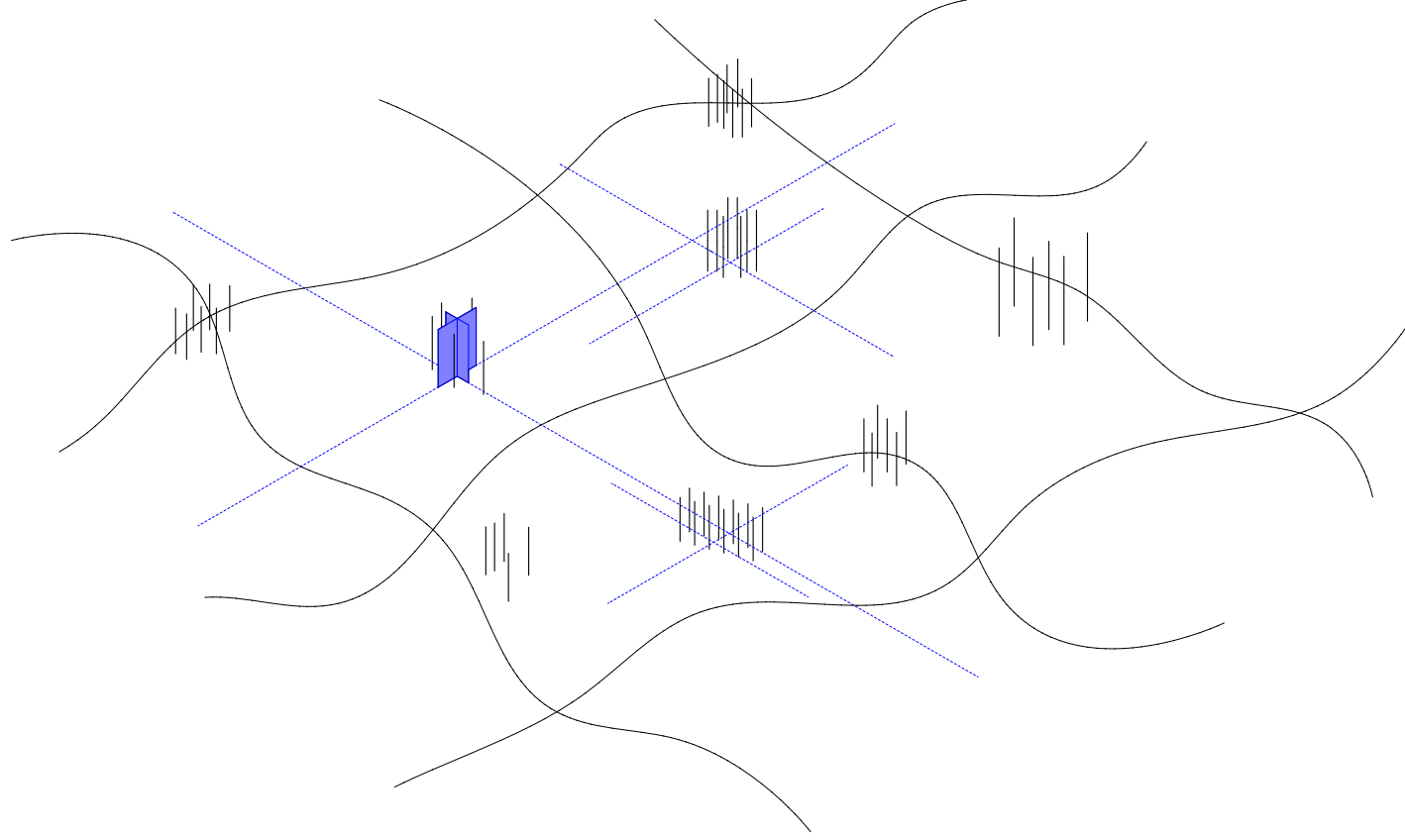
wasteful obsolescence



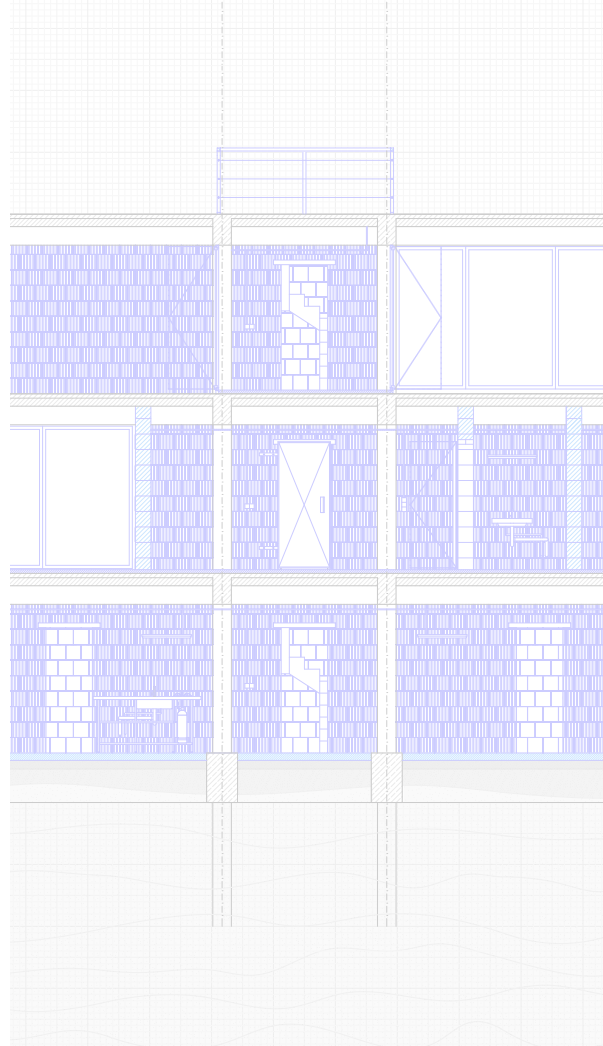
external activation



growing beyond

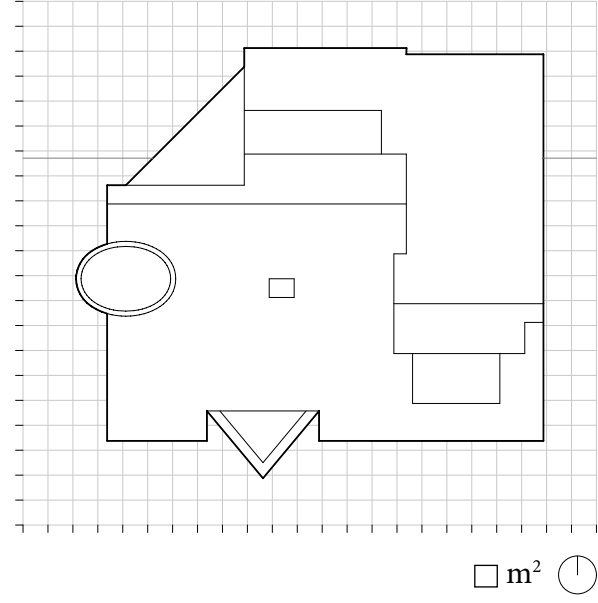
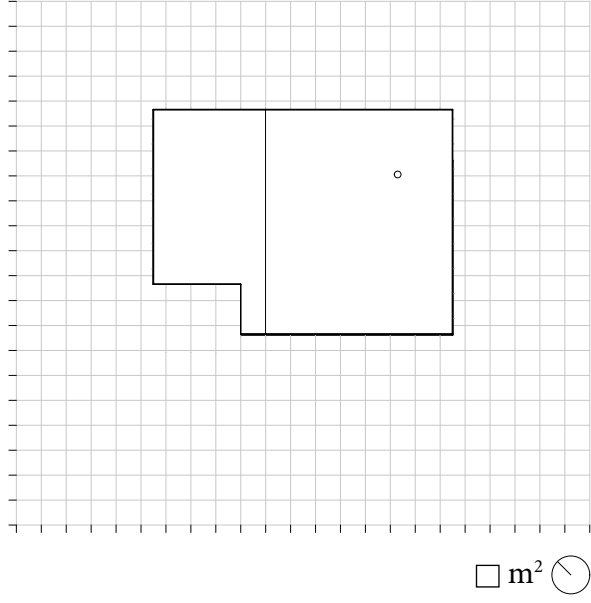
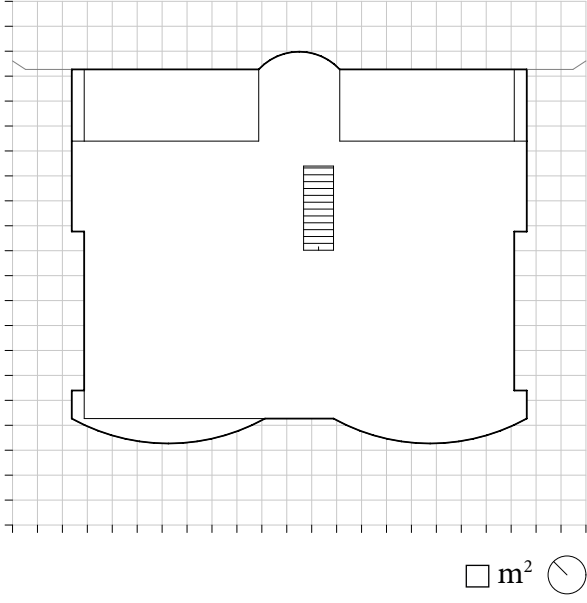


imposing an absolute order
allowing for life to take root again



03 // application

case studies



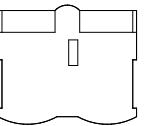
sites



Motta Santa Lucia



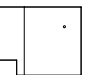
39°05'N/16°17'E



Ruvo del Monte



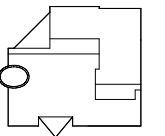
40°51'N/15°32'E



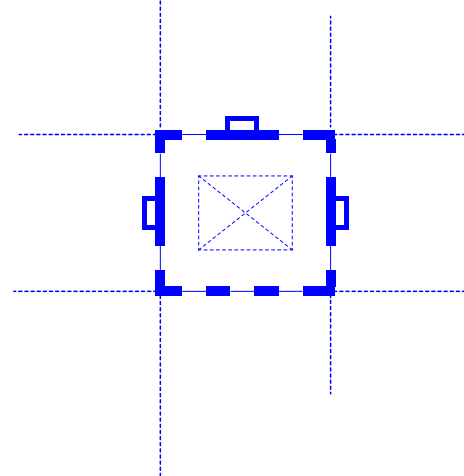
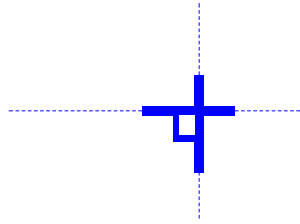
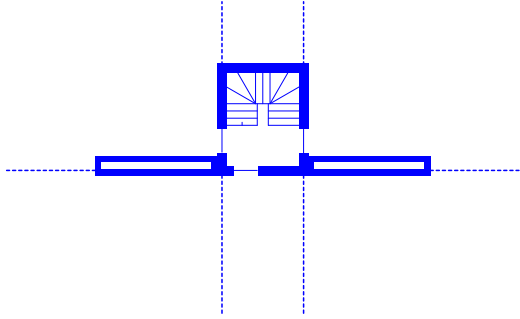
Montella

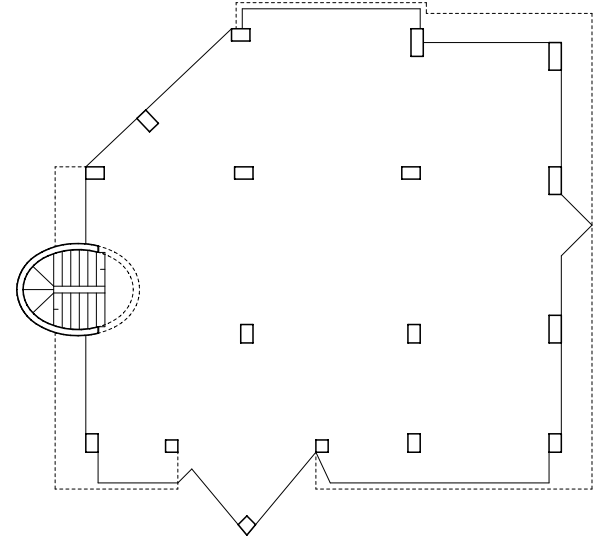
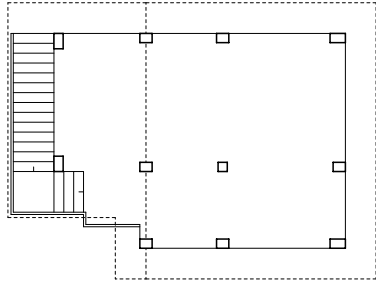
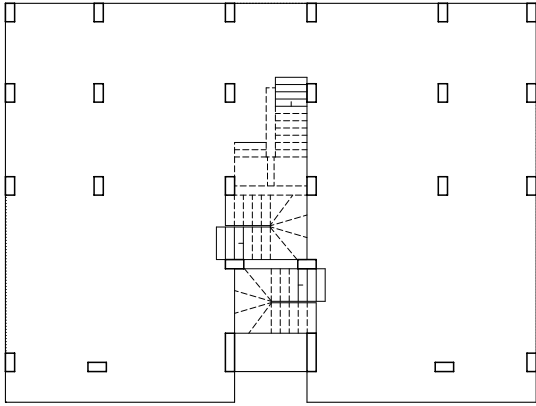


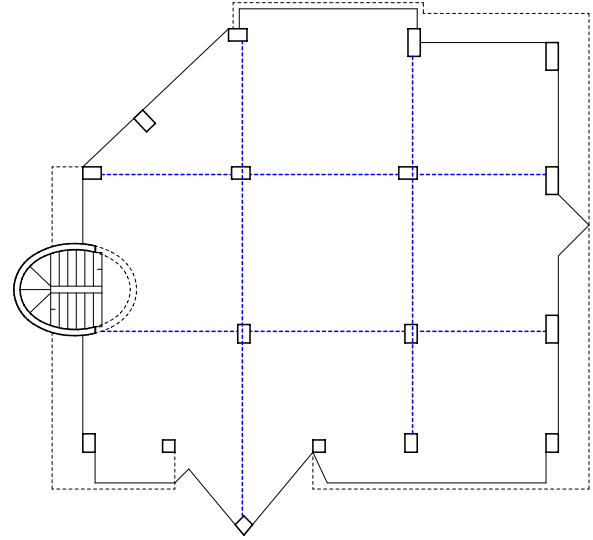
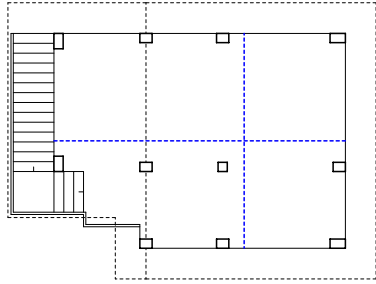
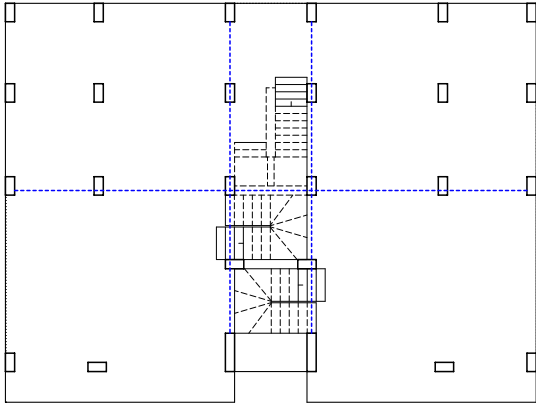
40°51'N/15° 3'E

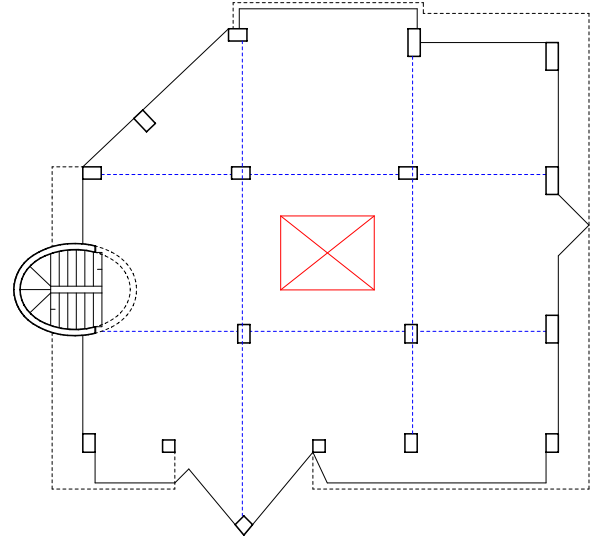
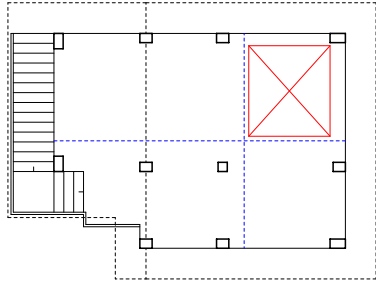
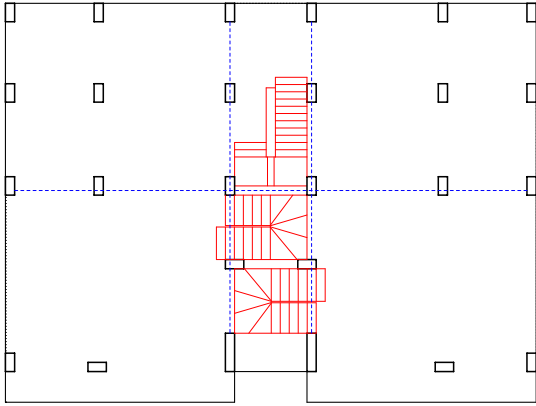


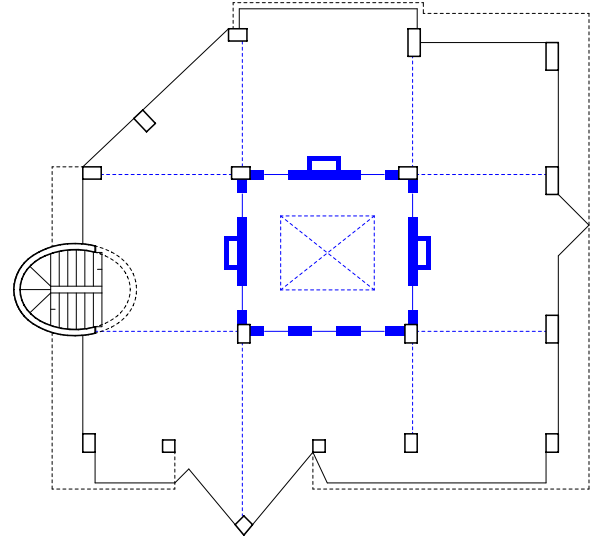
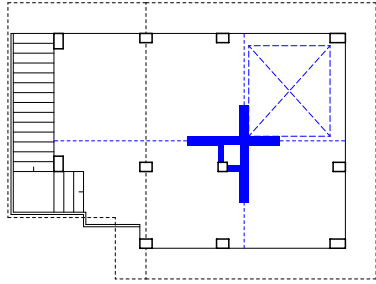
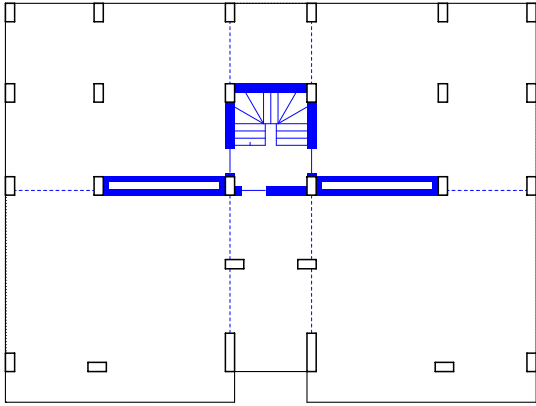
order



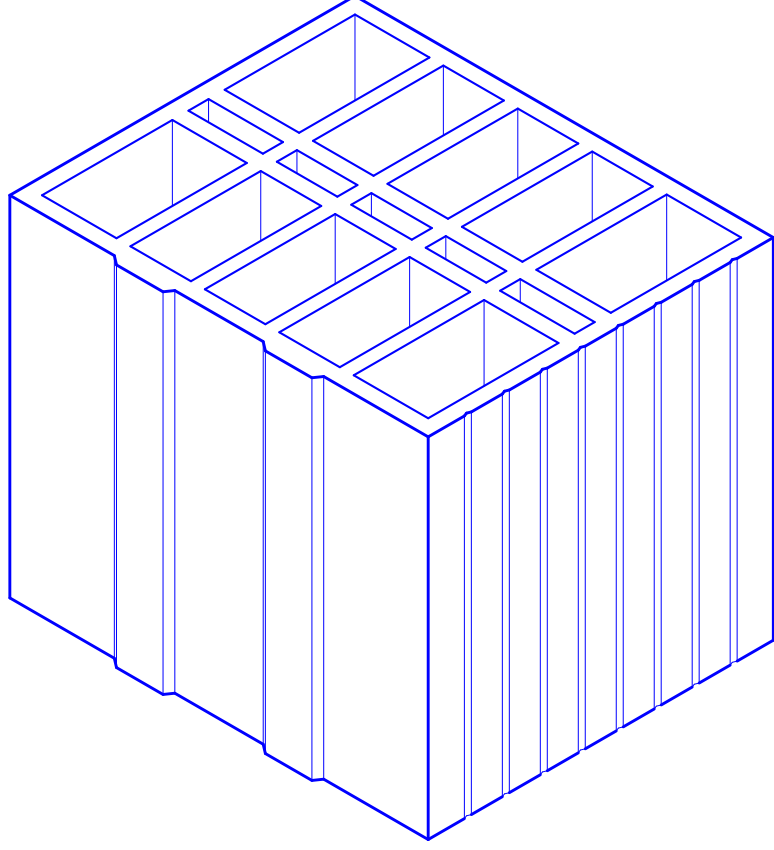




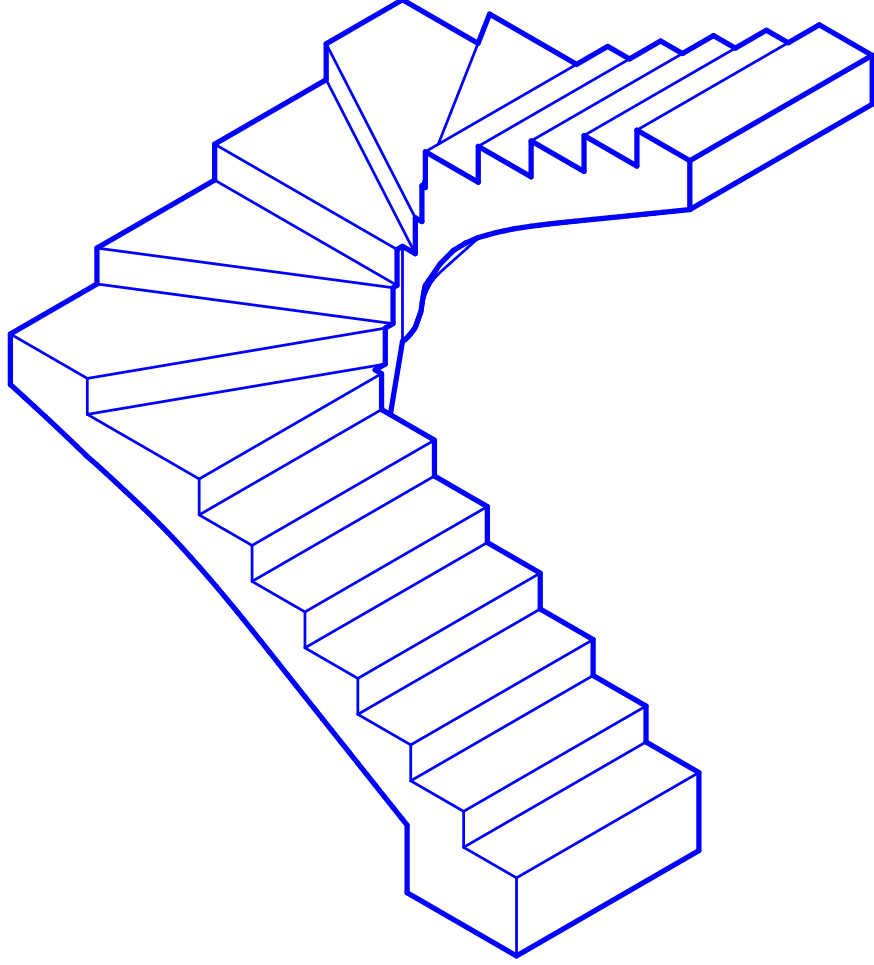




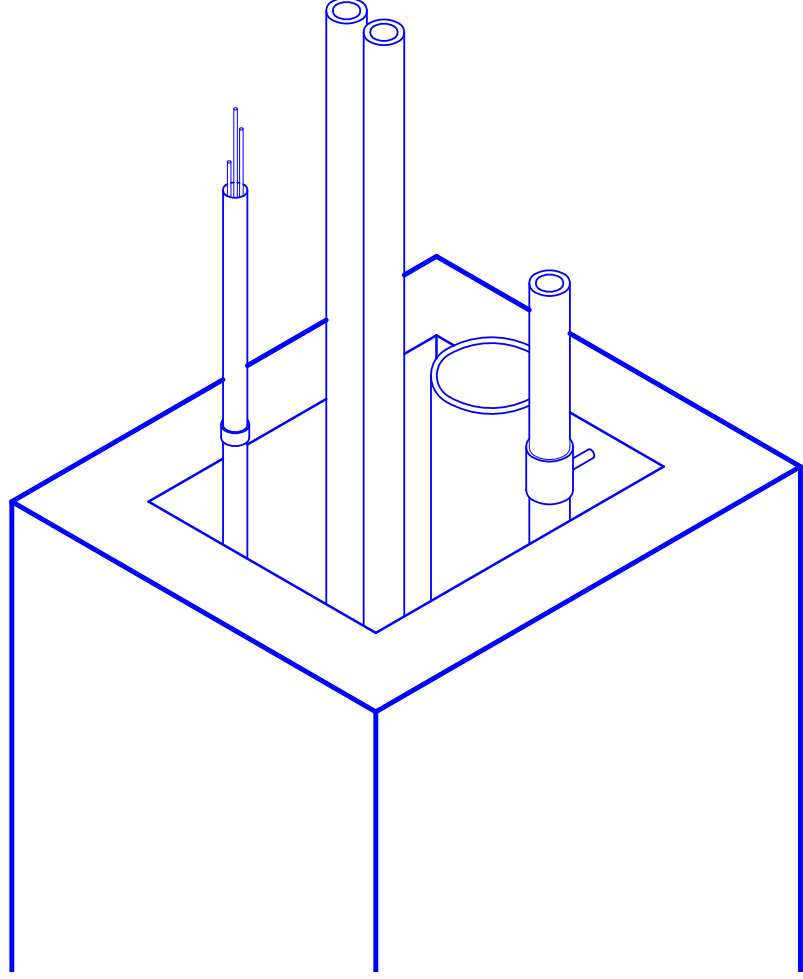
built from local materials



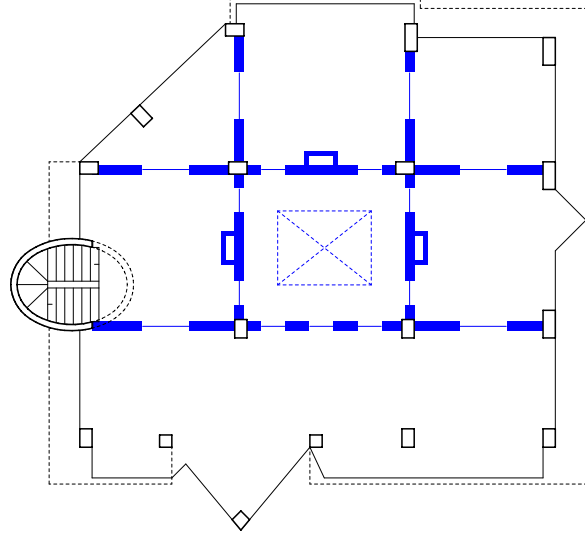
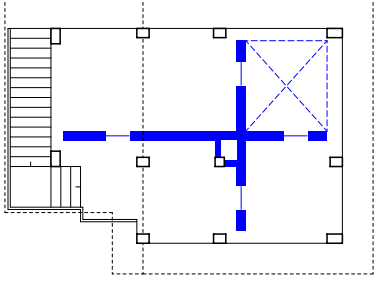
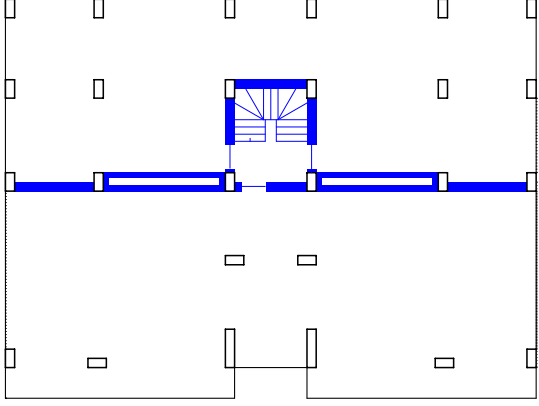
organizing circulation



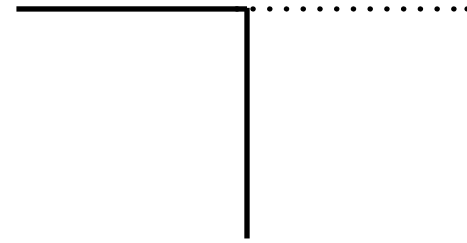
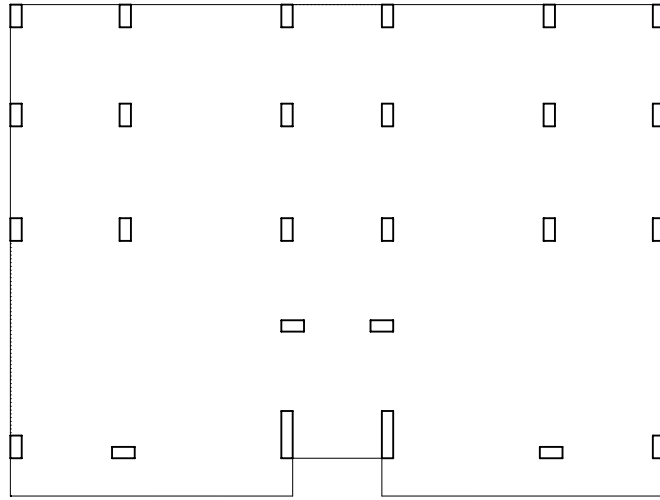
placing supply



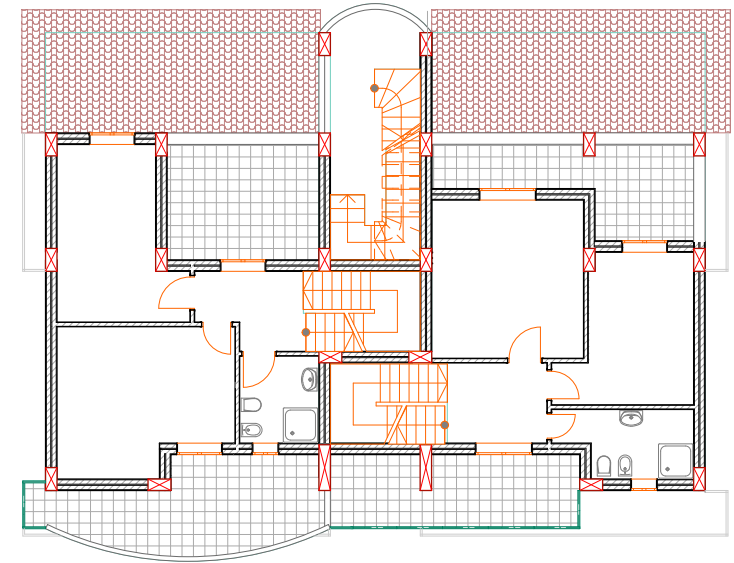
ordering the existing



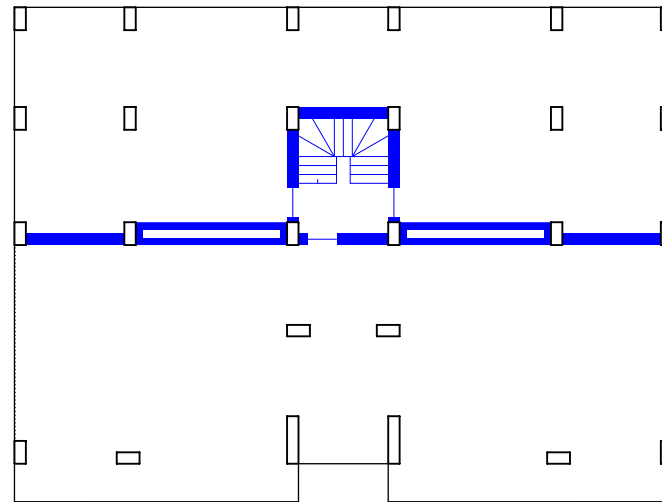
unfinished



finished

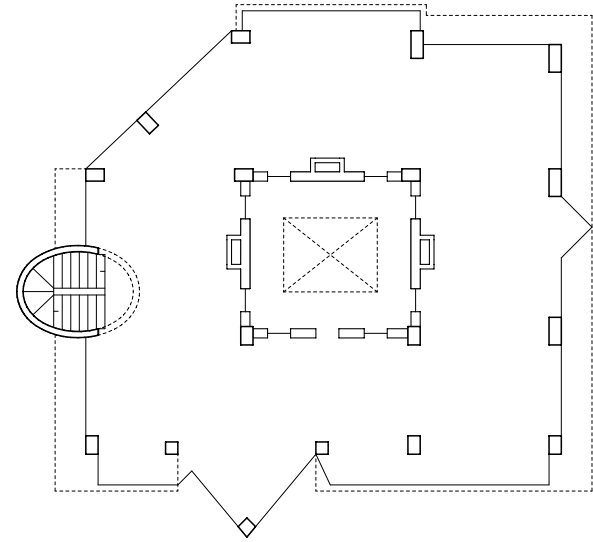
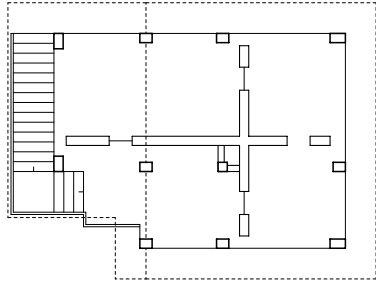
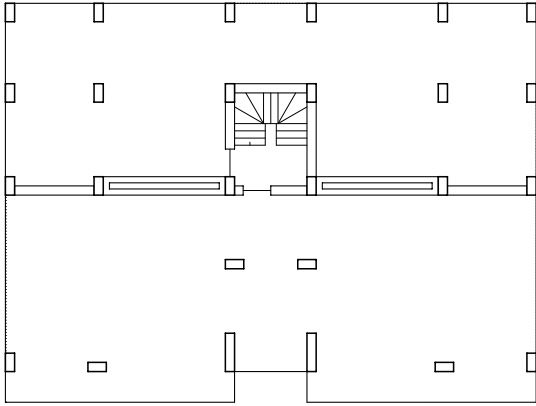


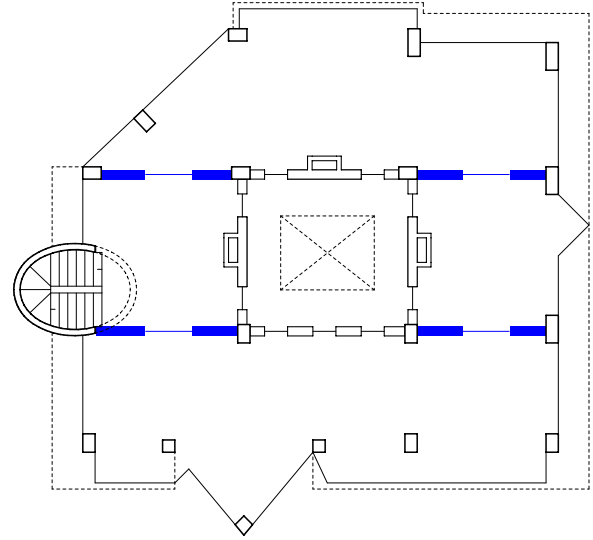
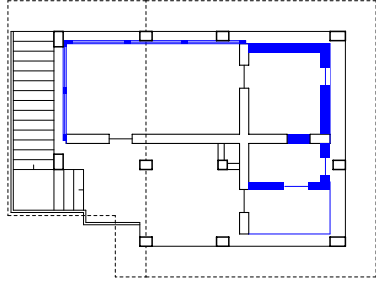
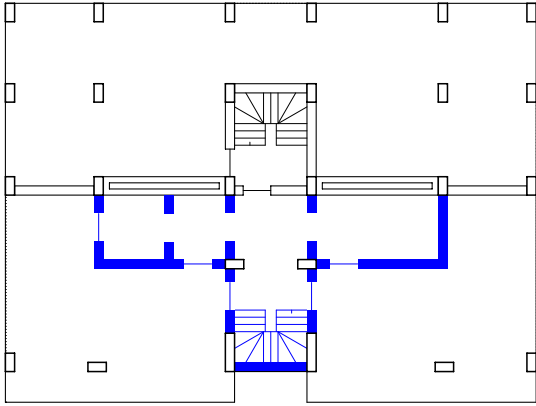
latent villa

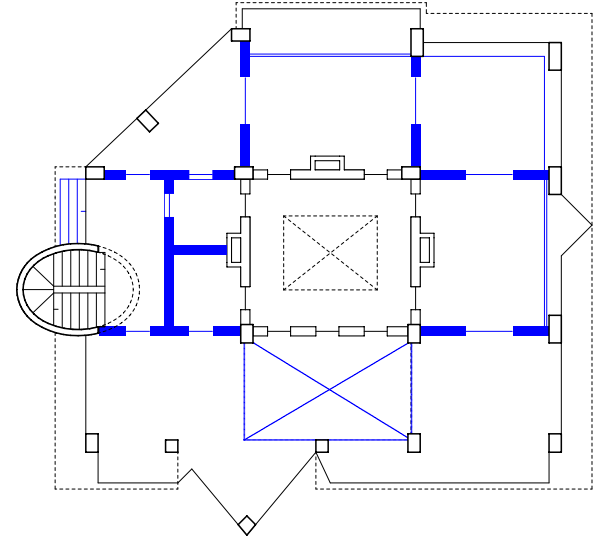
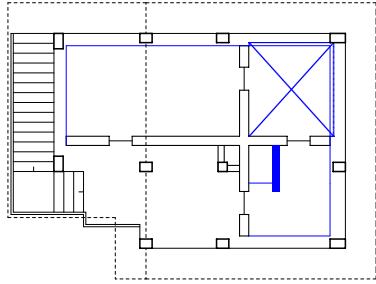
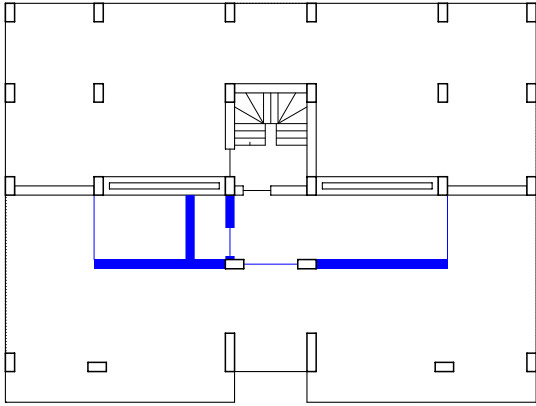




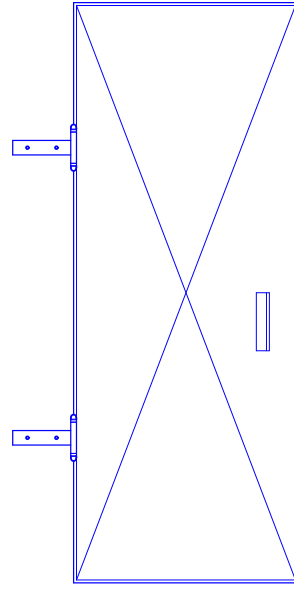
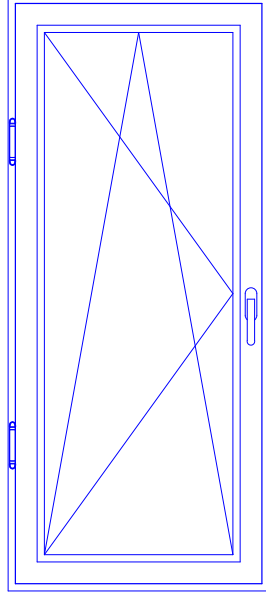
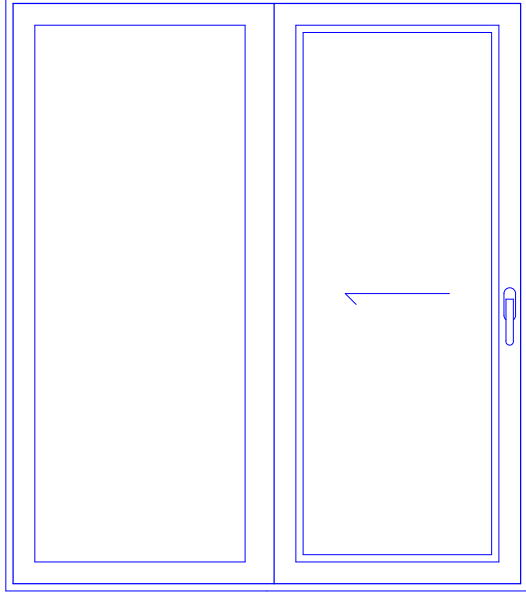
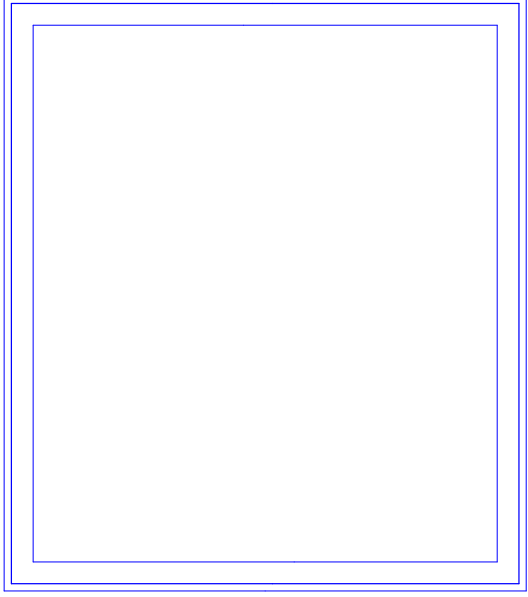
adaptation



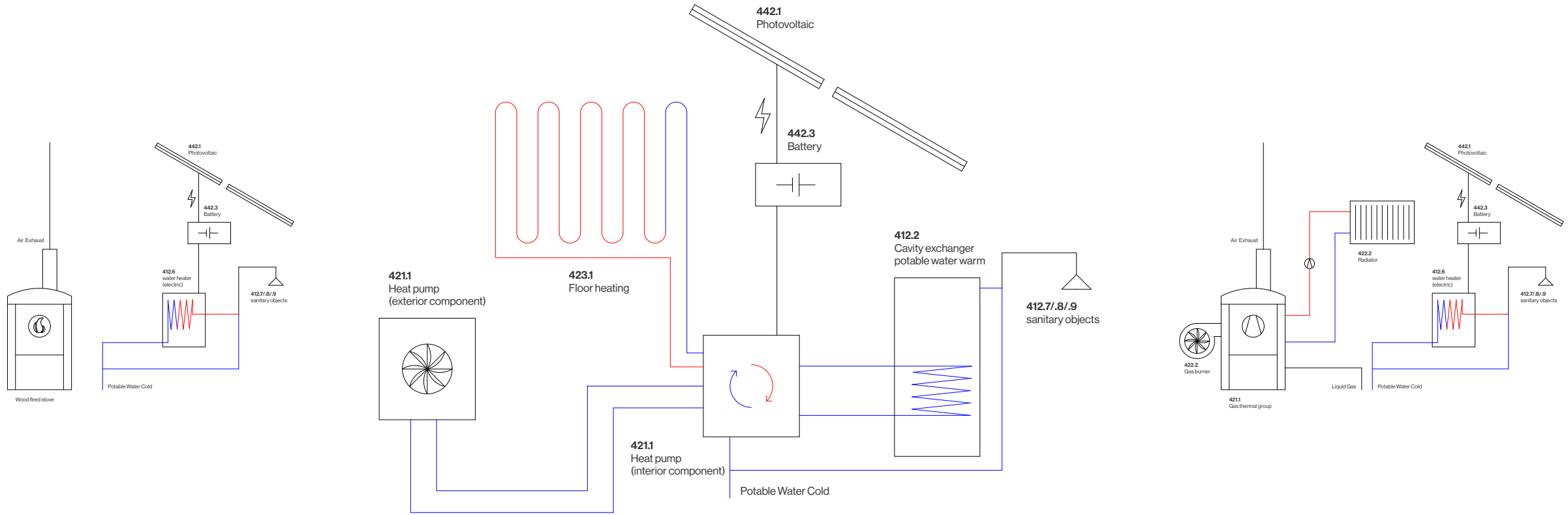




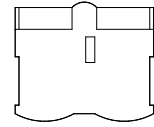
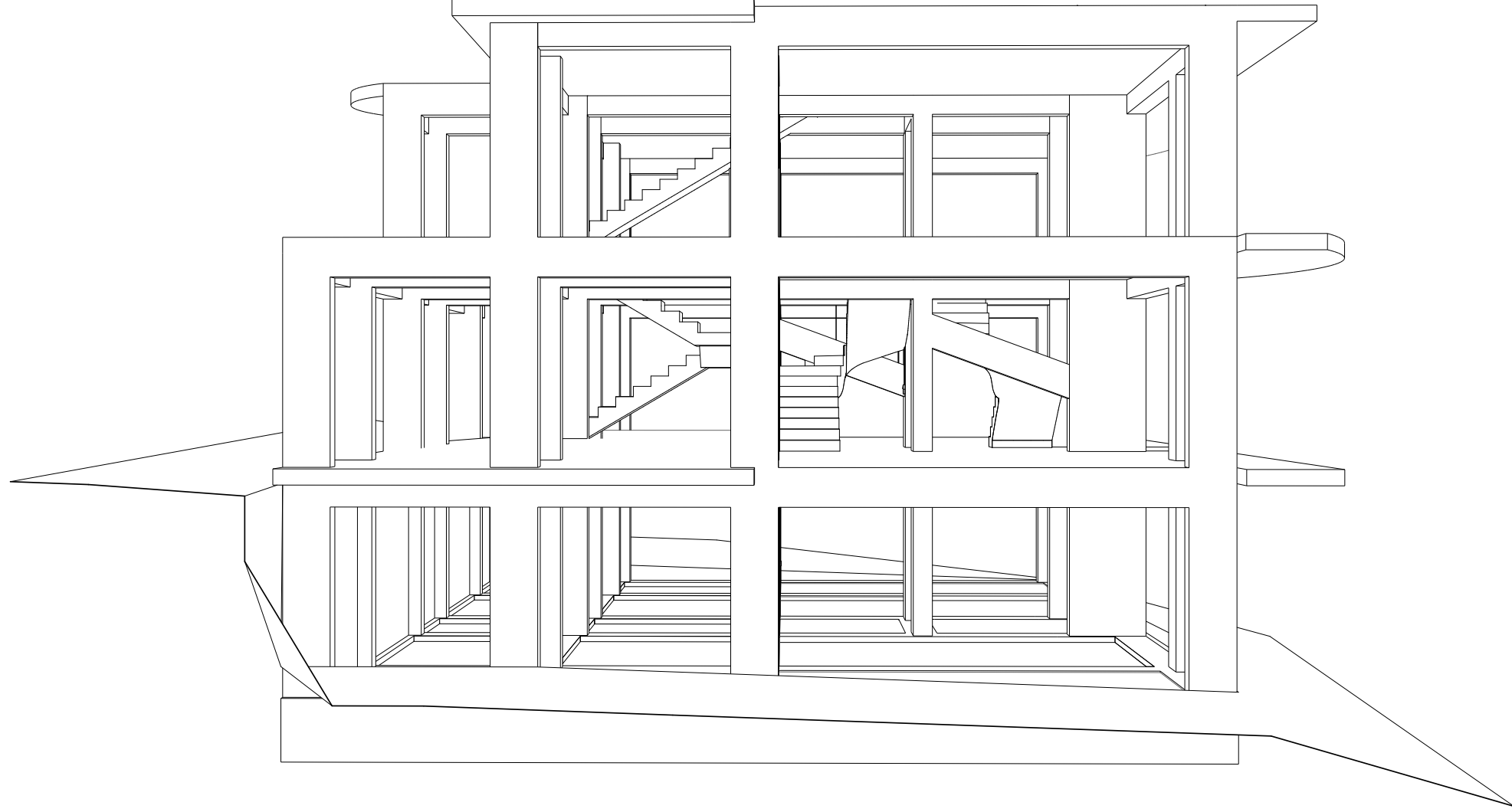
different configurations



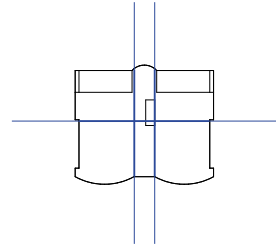
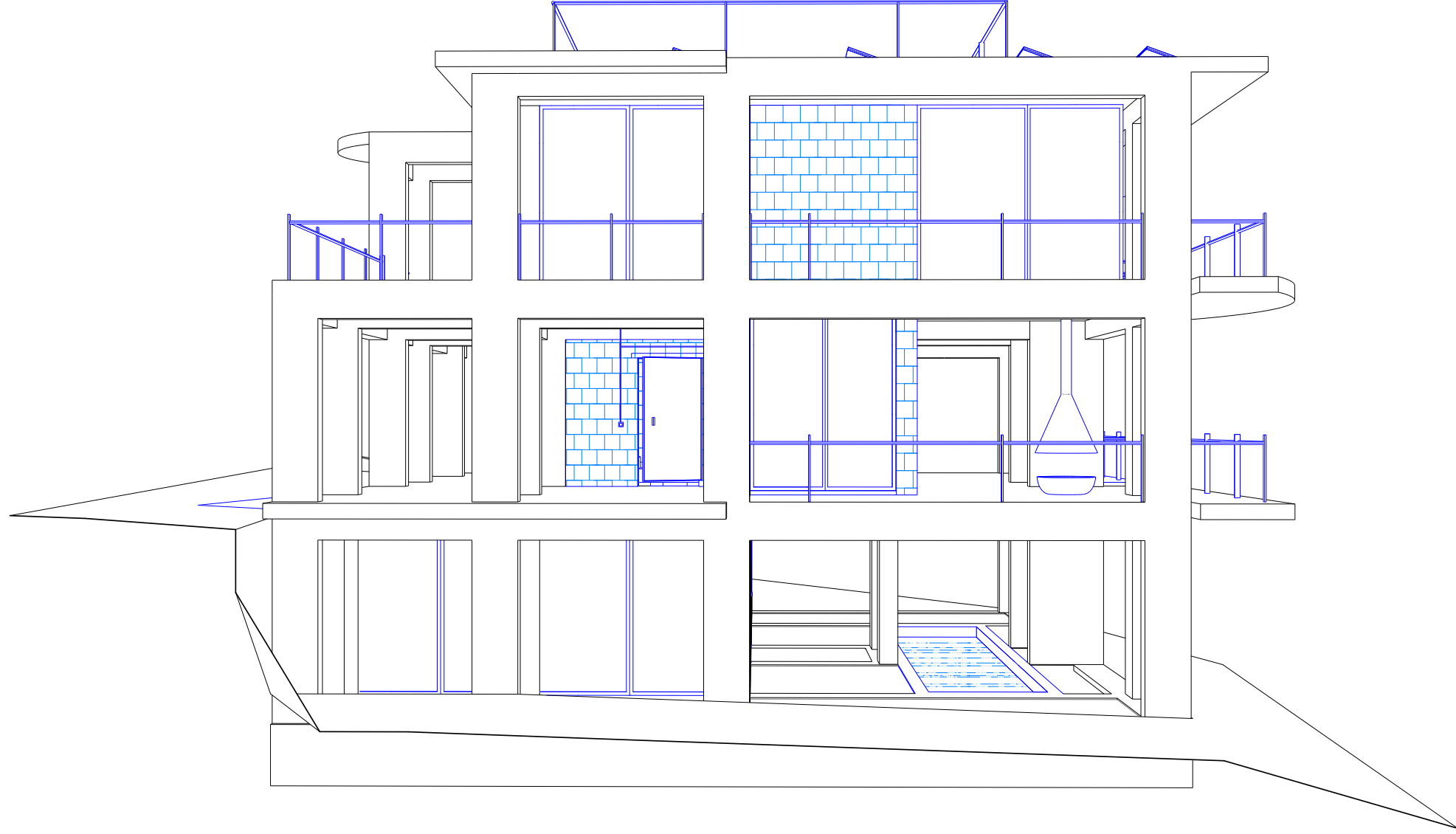
and standards



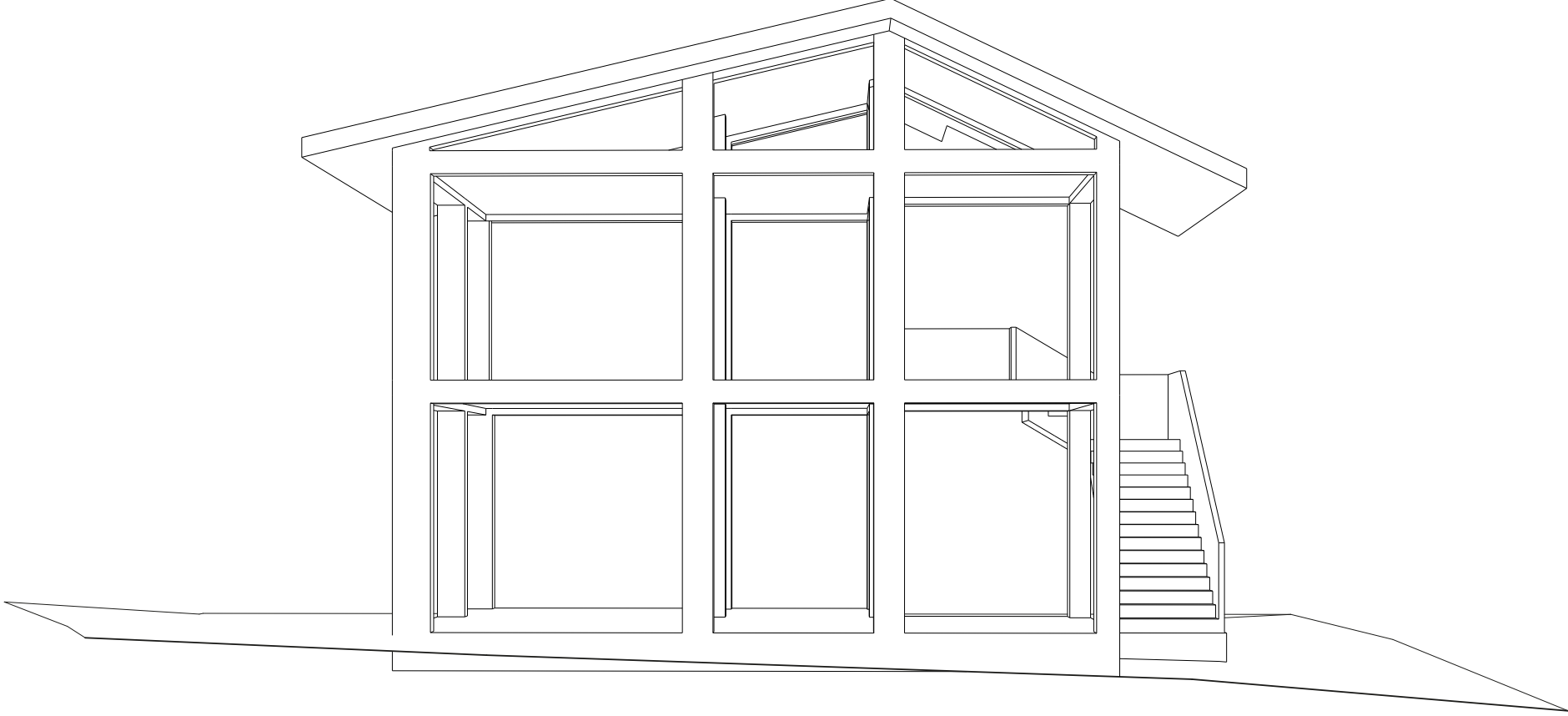
Motta Santa Lucia



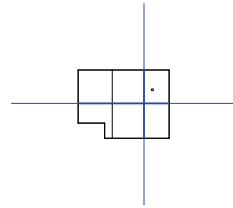
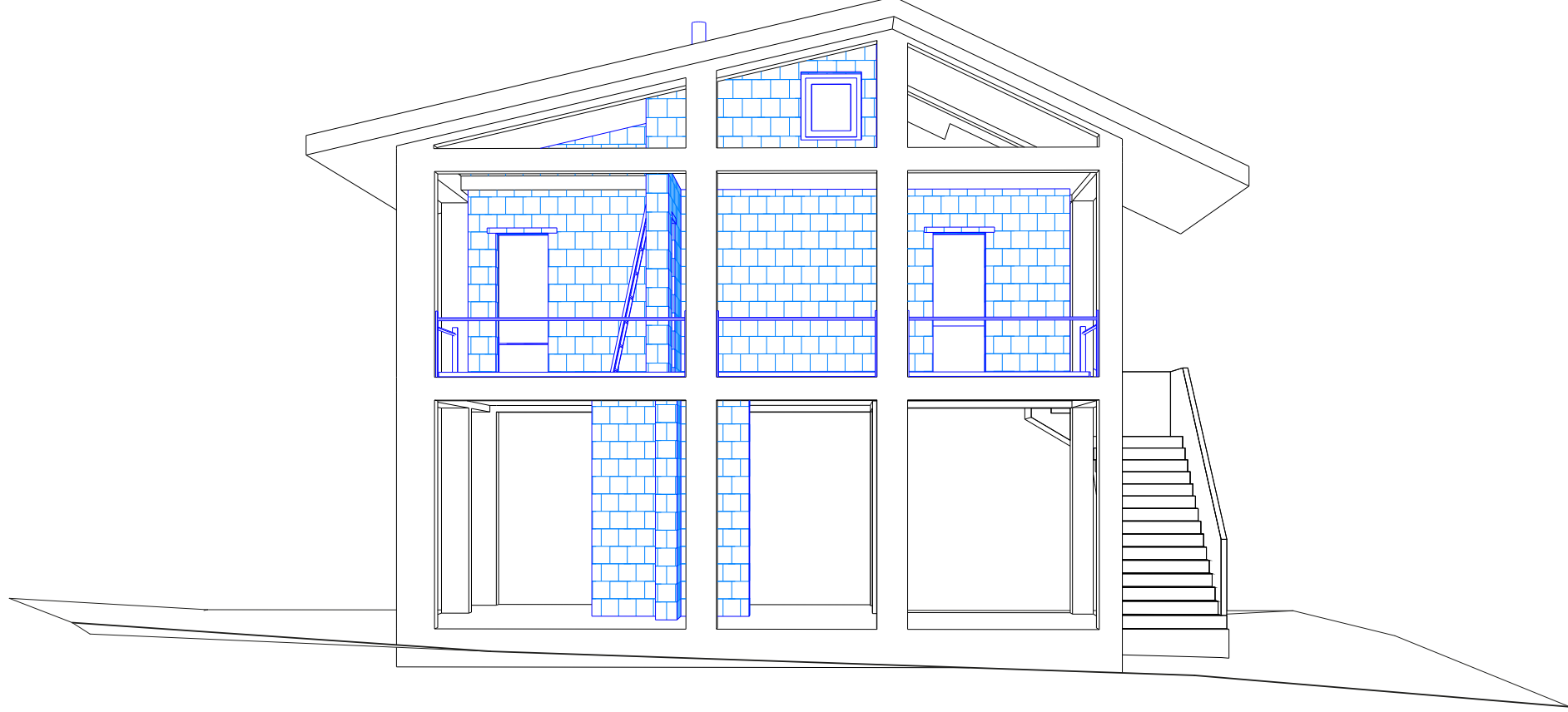
Motta Santa Lucia



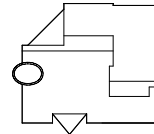
Ruvo del Monte



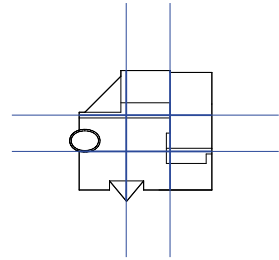
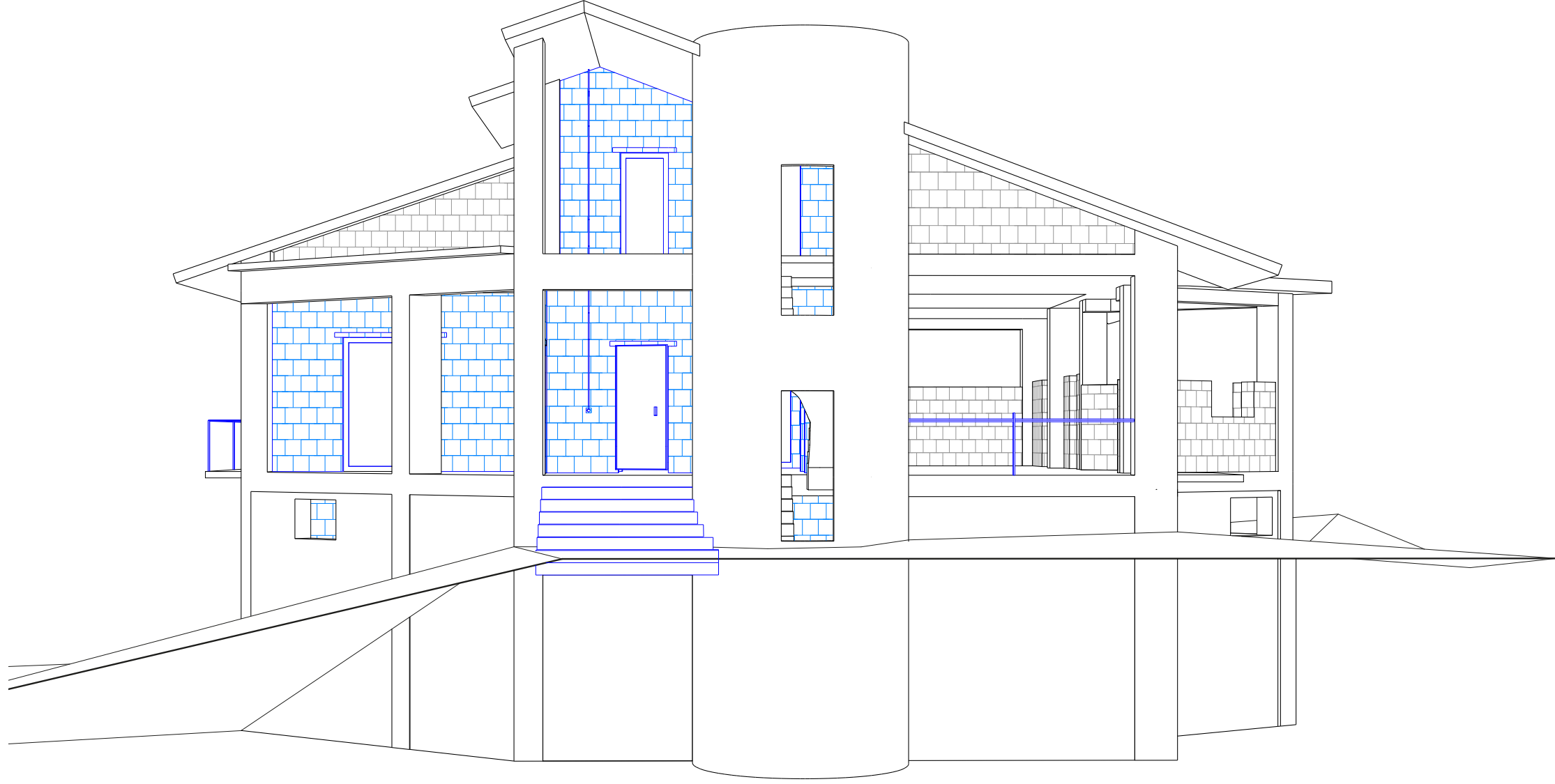
Ruvo del Monte



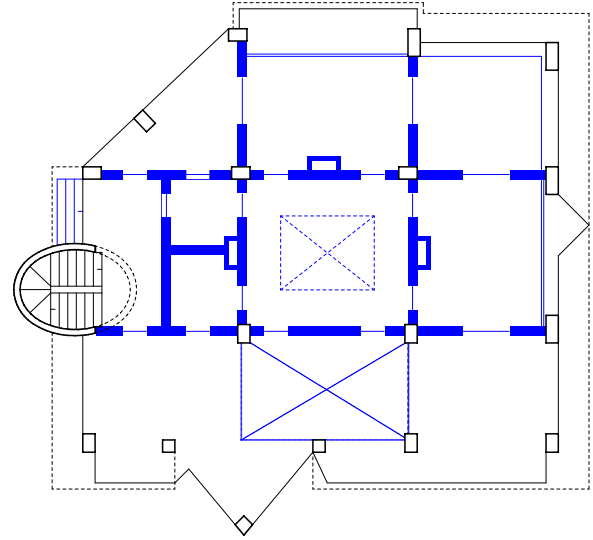
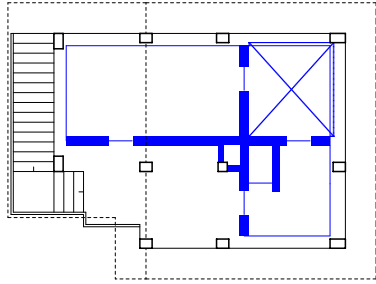
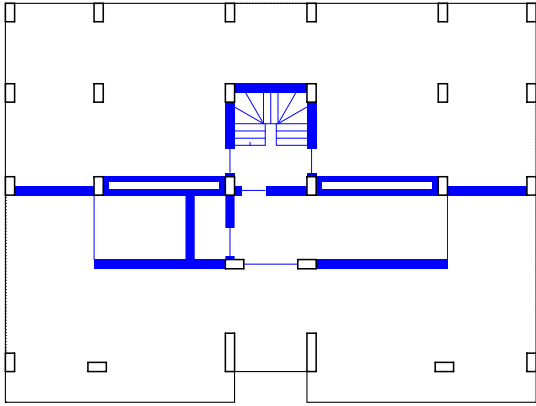
Montella

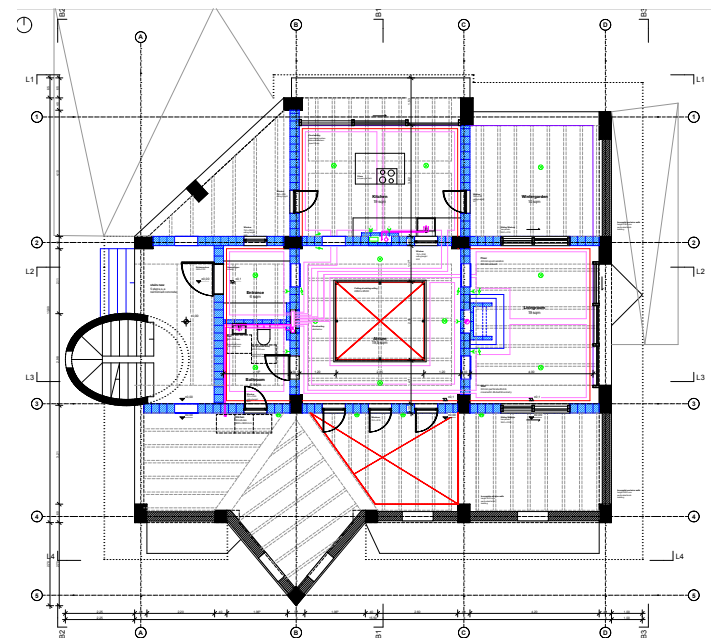
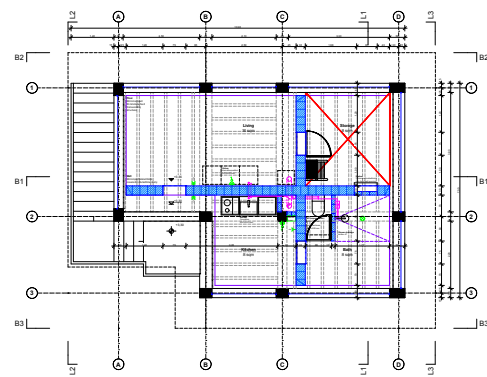
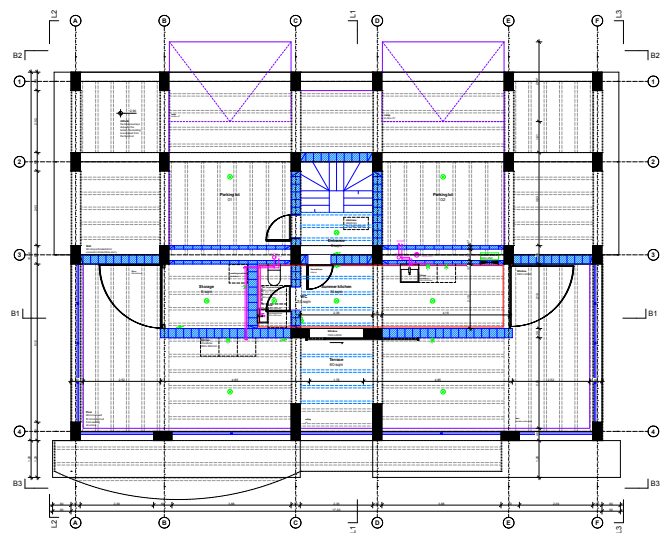


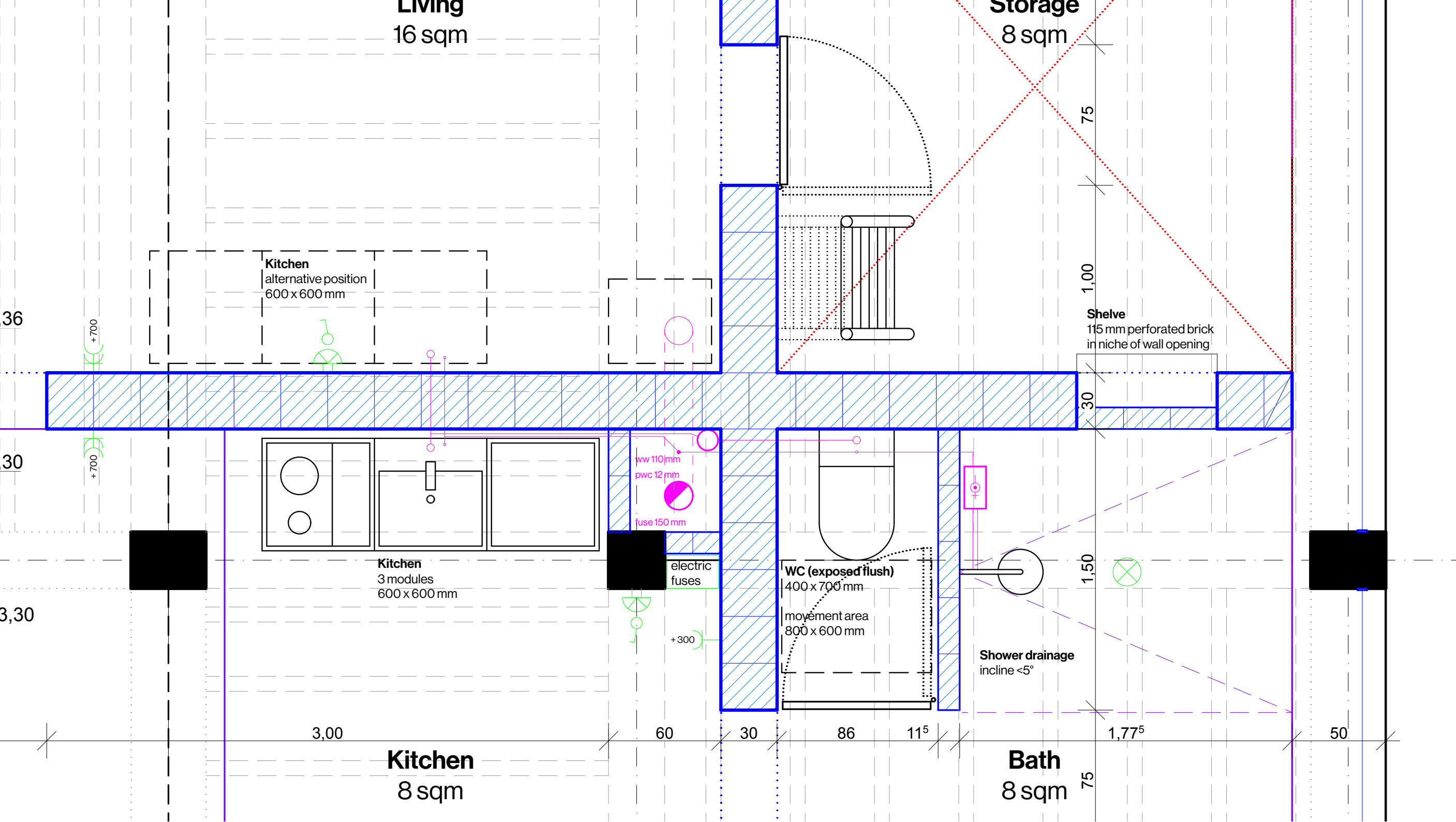
Montella

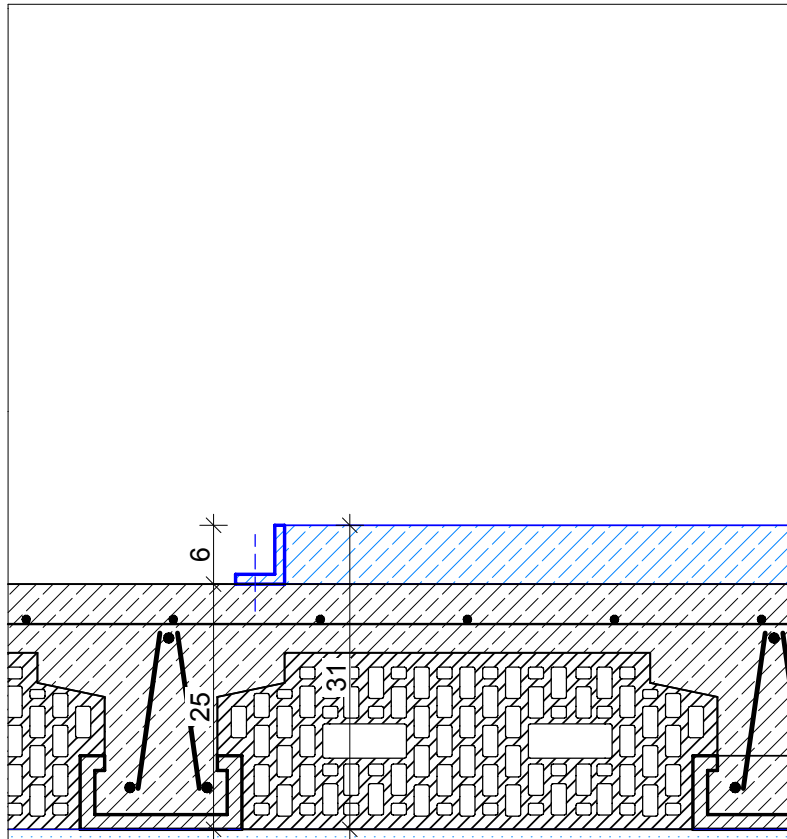


execution



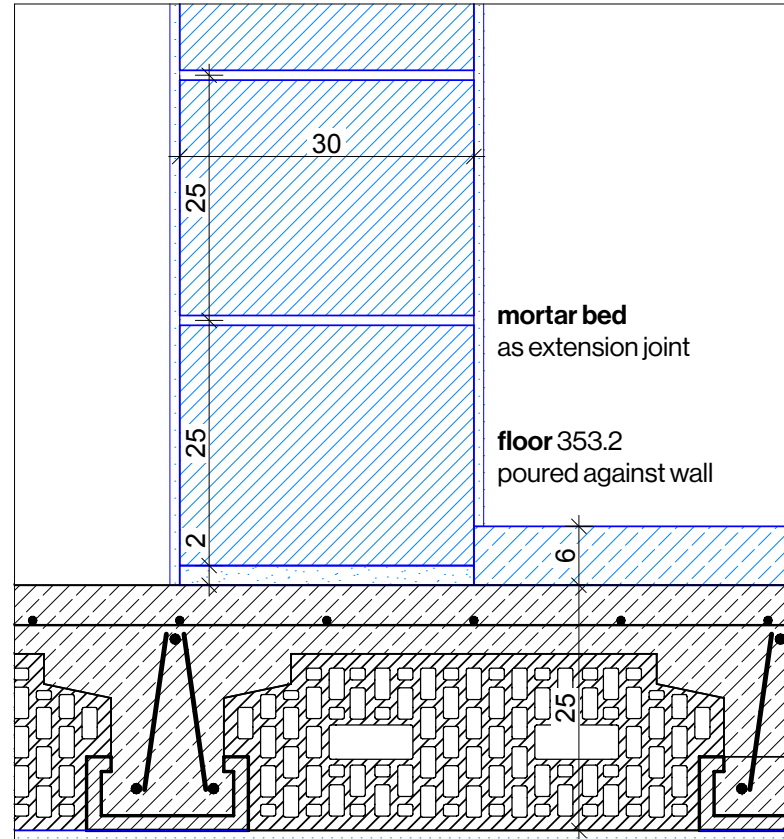






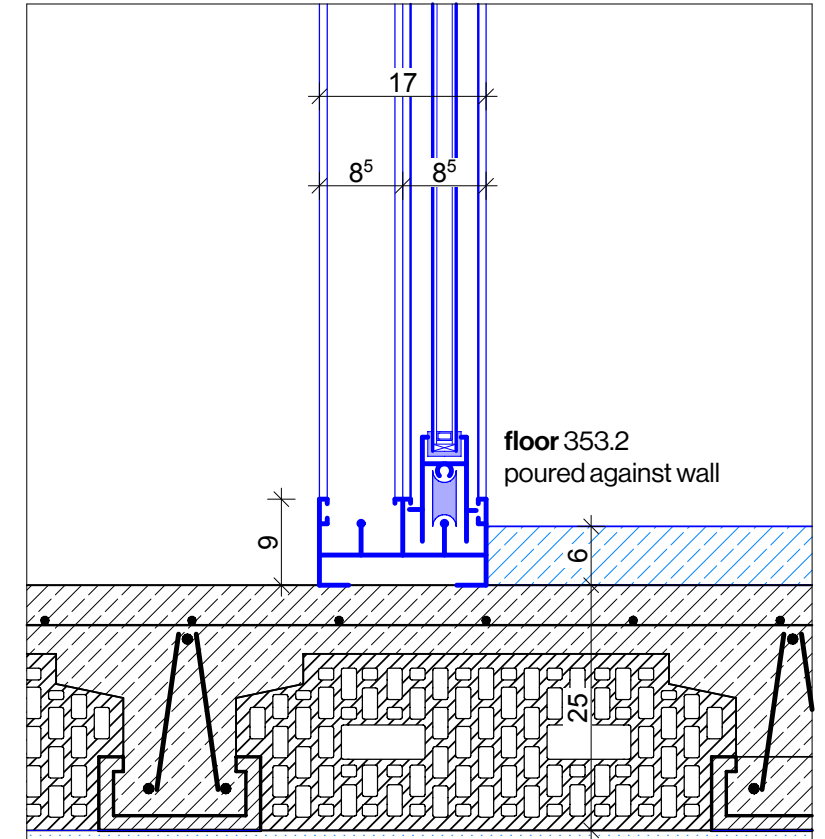
Mono-layered cement screed floor
353.2

Screed or concrete, surface polished and sealed,
casted against main walls or L-profiles.



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.

building
component

additional information
limitations/included steps/ components

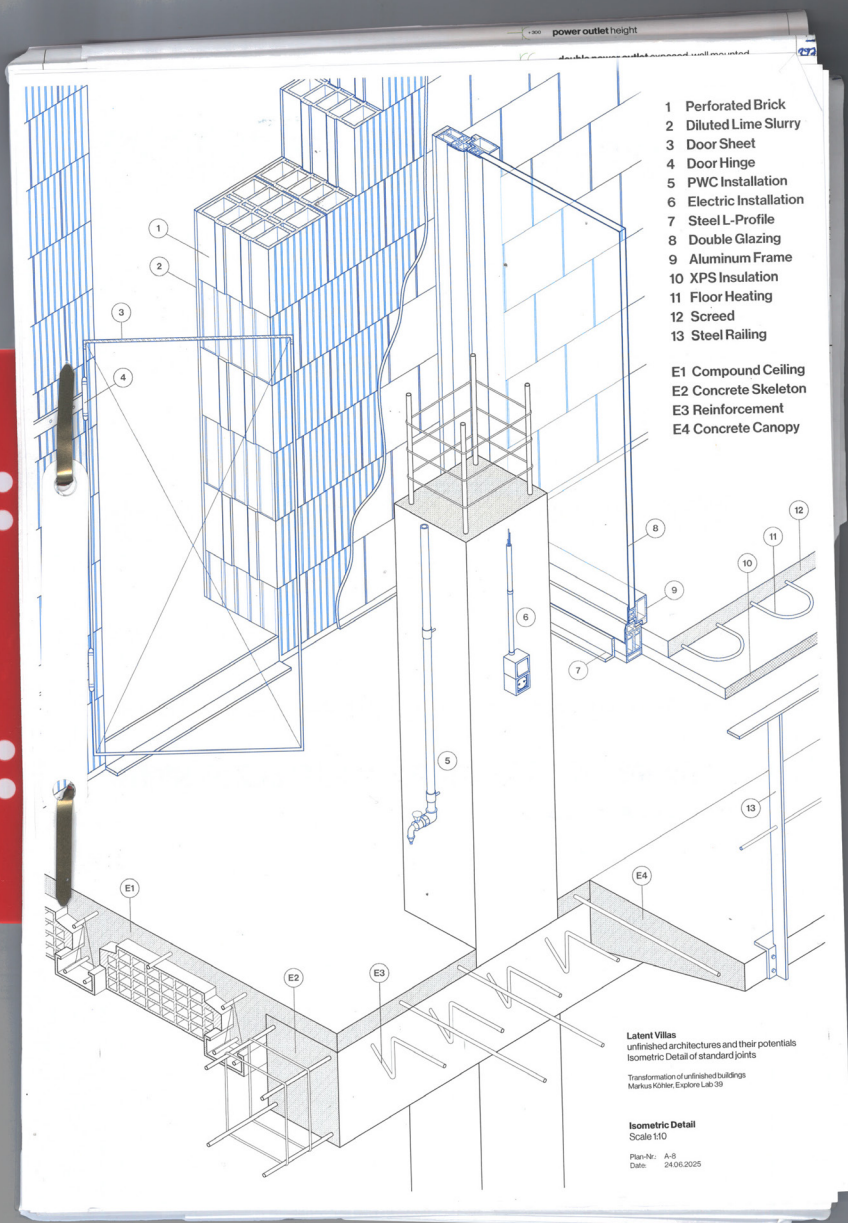
Code DIN 276	Position			Measure	Product price in €	Per Unit		Incl. constr. + profits in €	Per unit		Description	Code in Prezzario
300	Construction											
330	Walls											
332	Non structural walls											
332.1	Perforated brick			30 cm	61,98	m²		79,77	m²		Brick blocks, no load bearing function, incl. mortar, compressive strength > 5 N/mm²	CAM25_E08.020.025.D

internal
classification

relevant specs
measures/product price/construction costs

external
classification

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
332.2	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				m²	0	0
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



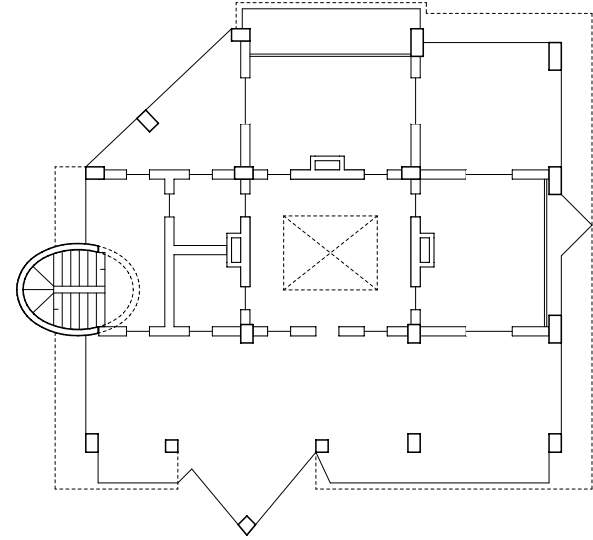
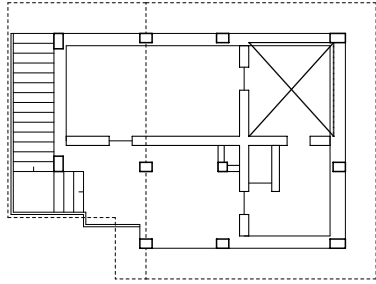
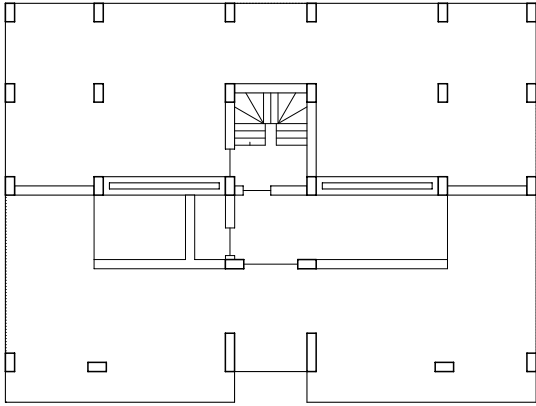
- 1 Perforated Brick
- 2 Diluted Lime Slurry
- 3 Door Sheet
- 4 Door Hinge
- 5 PWC Installation
- 6 Electric Installation
- 7 Steel L-Profile
- 8 Double Glazing
- 9 Aluminum Frame
- 10 XPS Insulation
- 11 Floor Heating
- 12 Screed
- 13 Steel Railing

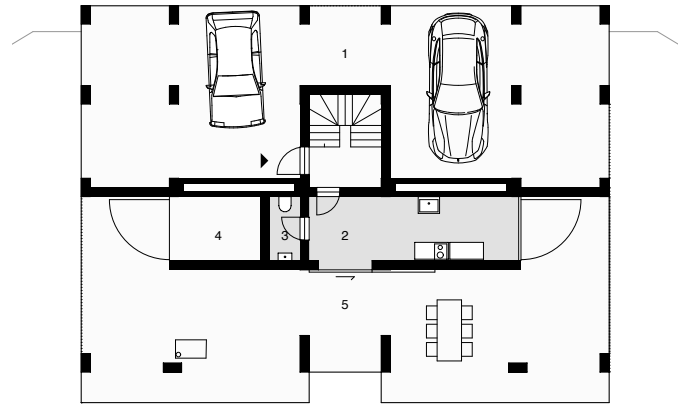
- E1 Compound Ceiling
- E2 Concrete Skeleton
- E3 Reinforcement
- E4 Concrete Canopy

Latent Villas
unfinished architectures and their potentials
Isometric Detail of standard joints
Transformation of unfinished buildings
Markus Köhler, Explore Lab 39

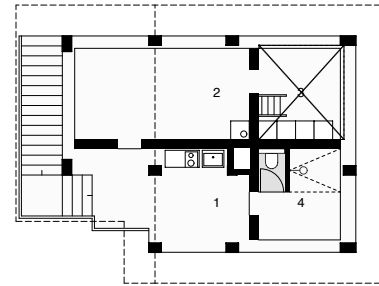
Isometric Detail
Scale 1:10
Plan-Nr.: A-8
Date: 24.01.2025

guided tour

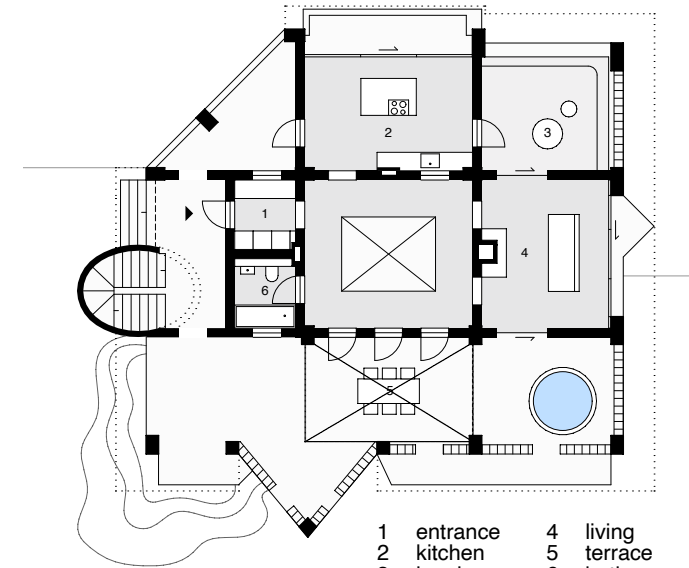




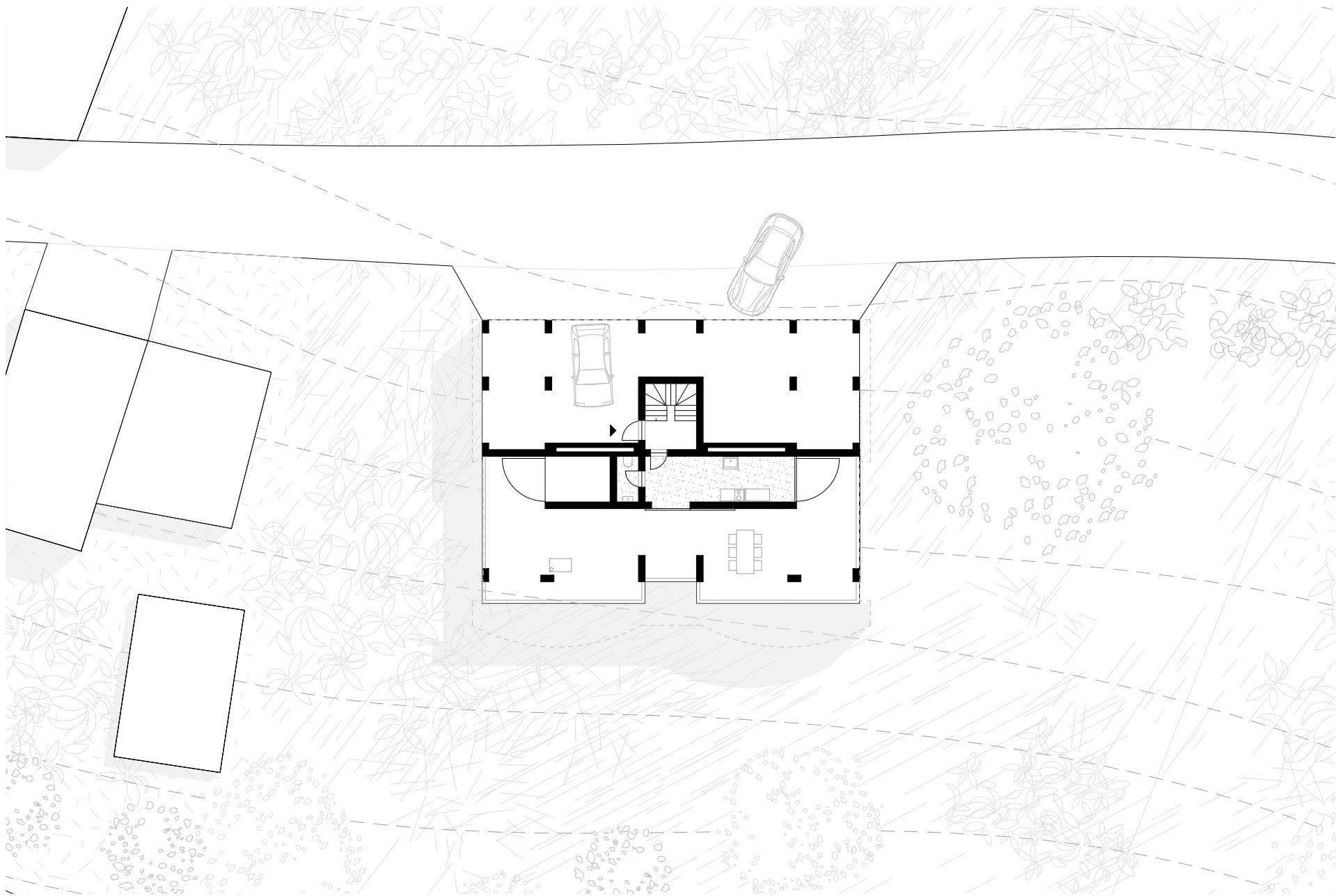
- | | | | |
|---|-------------|---|---------|
| 1 | parking lot | 4 | storage |
| 2 | kitchen | 5 | terrace |
| 3 | bath | | |



- | | |
|---|---------|
| 1 | kitchen |
| 2 | living |
| 3 | storage |
| 4 | bath |



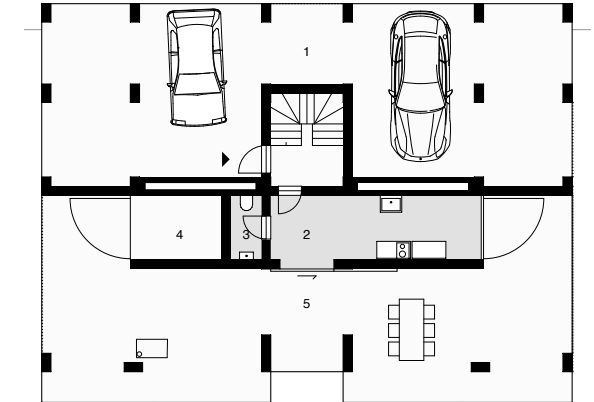
- | | | | |
|---|----------|---|---------|
| 1 | entrance | 4 | living |
| 2 | kitchen | 5 | terrace |
| 3 | loggia | 6 | bath |



married couple

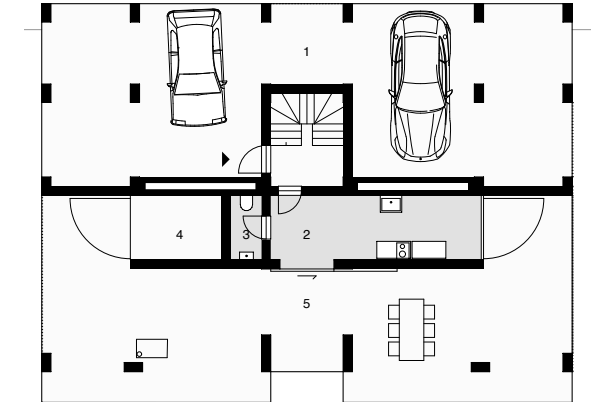
a house for them is a representative of success,
a life-long dream and the setting for their
golden days.

entrance



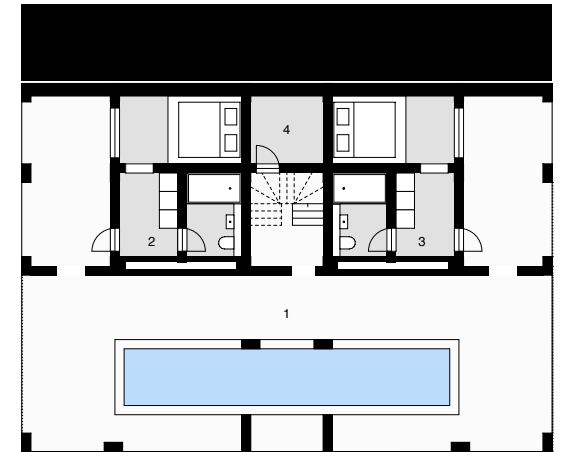
- | | | | |
|---|-------------|---|---------|
| 1 | parking lot | 4 | storage |
| 2 | kitchen | 5 | terrace |
| 3 | bath | | |

kitchen



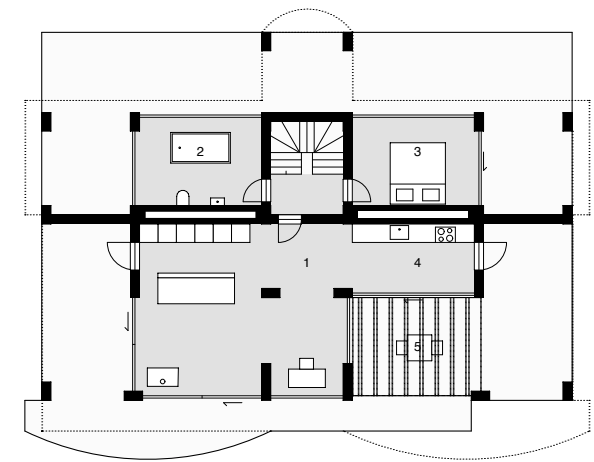
- | | | | |
|---|-------------|---|---------|
| 1 | parking lot | 4 | storage |
| 2 | kitchen | 5 | terrace |
| 3 | bath | | |

pool terrace



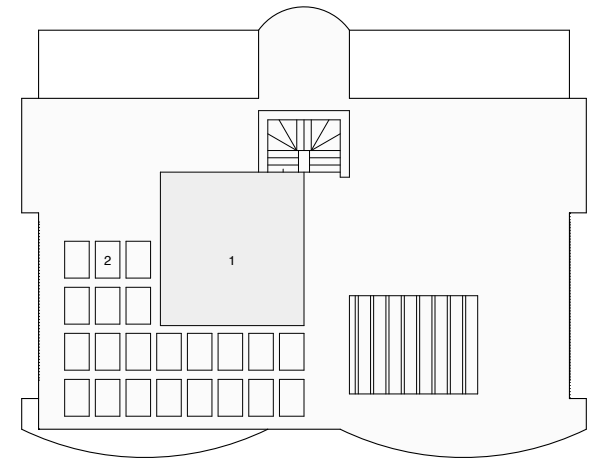
- 1 pool area
- 2 guest 1
- 3 guest 2
- 4 technic

living area



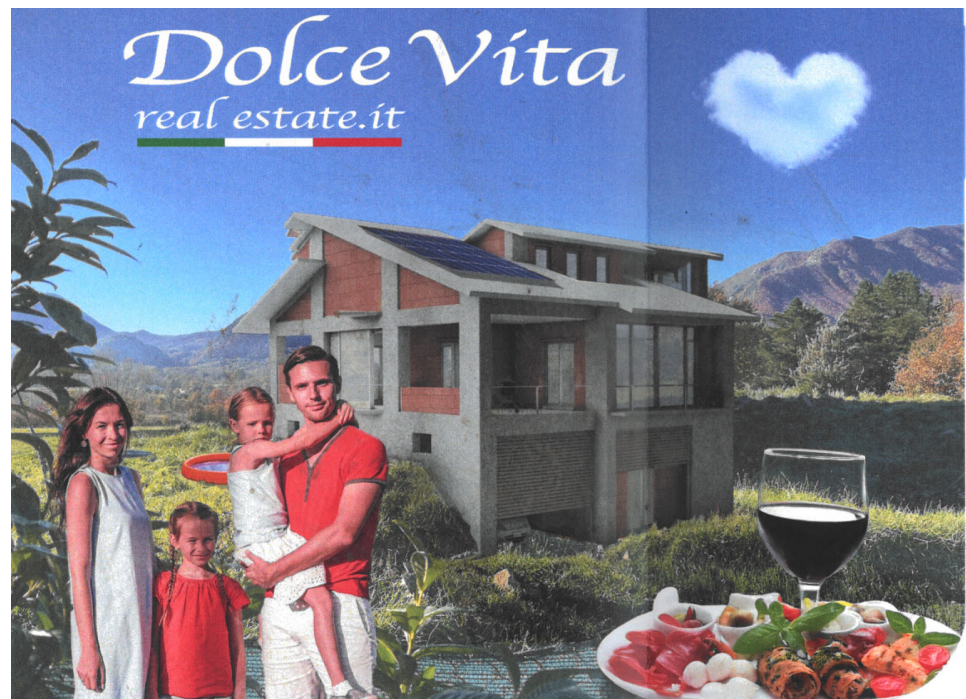
- | | | | |
|---|---------|---|---------|
| 1 | living | 4 | kitchen |
| 2 | bath | 5 | pergola |
| 3 | bedroom | | |

sun deck

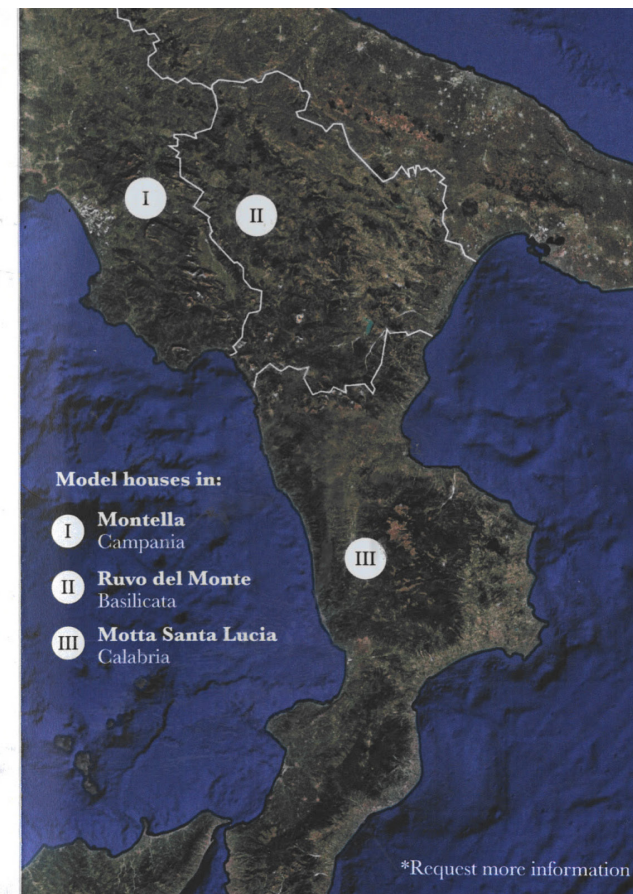


- 1 sun deck
- 2 photovoltaic

promotion



Dolce Vita
real estate.it

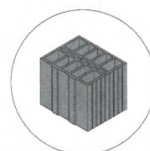


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transparent
guidance



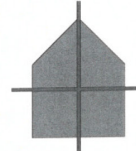
easy to build
with local materials



affordable
construction



existing
concrete skeleton



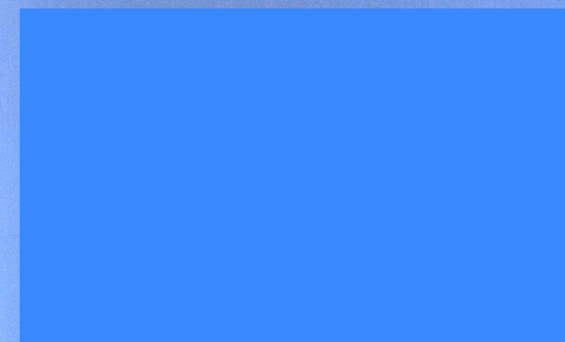
activated
through order

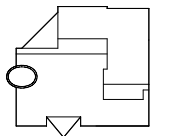


adapted
to your wishes

“
*As experts in the transformation of
existing concrete skeletons we realize their
potentials towards your dream villa.*
”

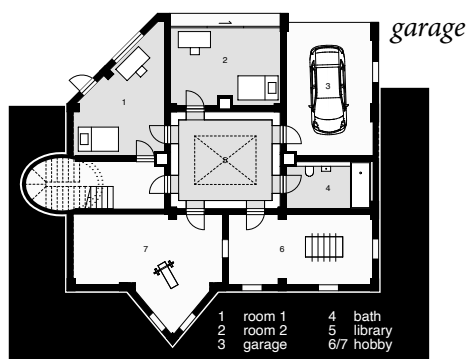
get in touch with us now:



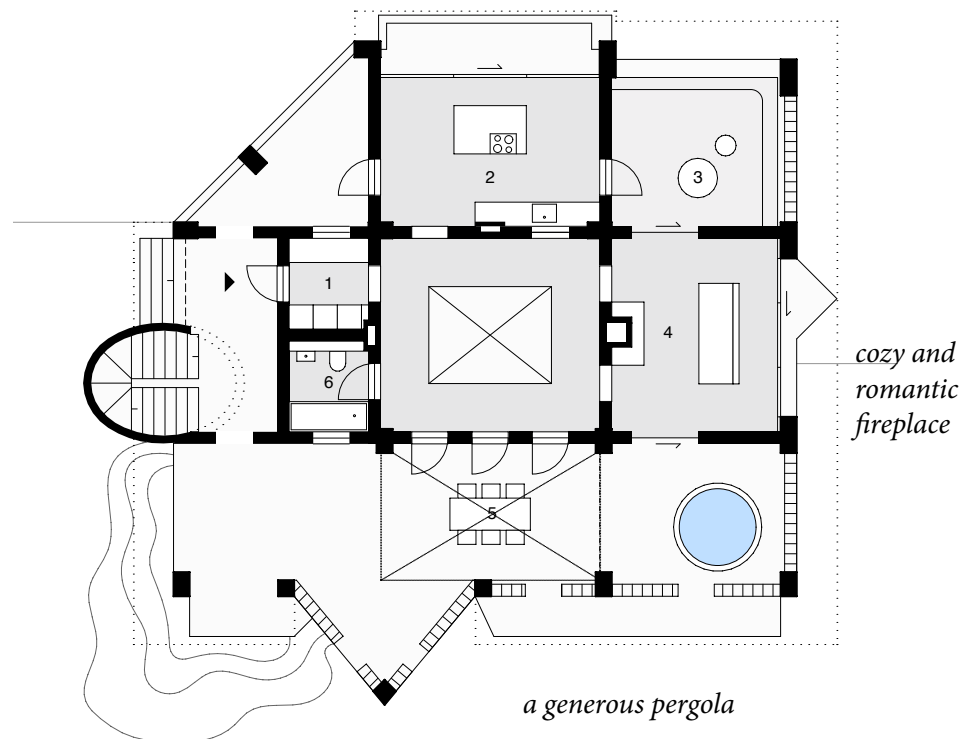


*... to unfold and make
your house your home...*

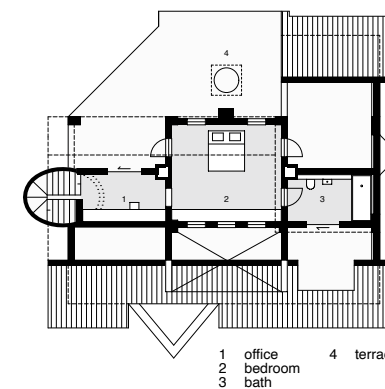
... for your kids ...



... and your hobbies.



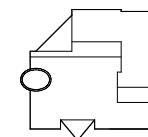
*... for the two of you in a
private master bedroom,*

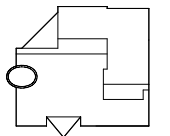


with whirlpool, closet and terrace

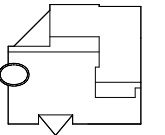
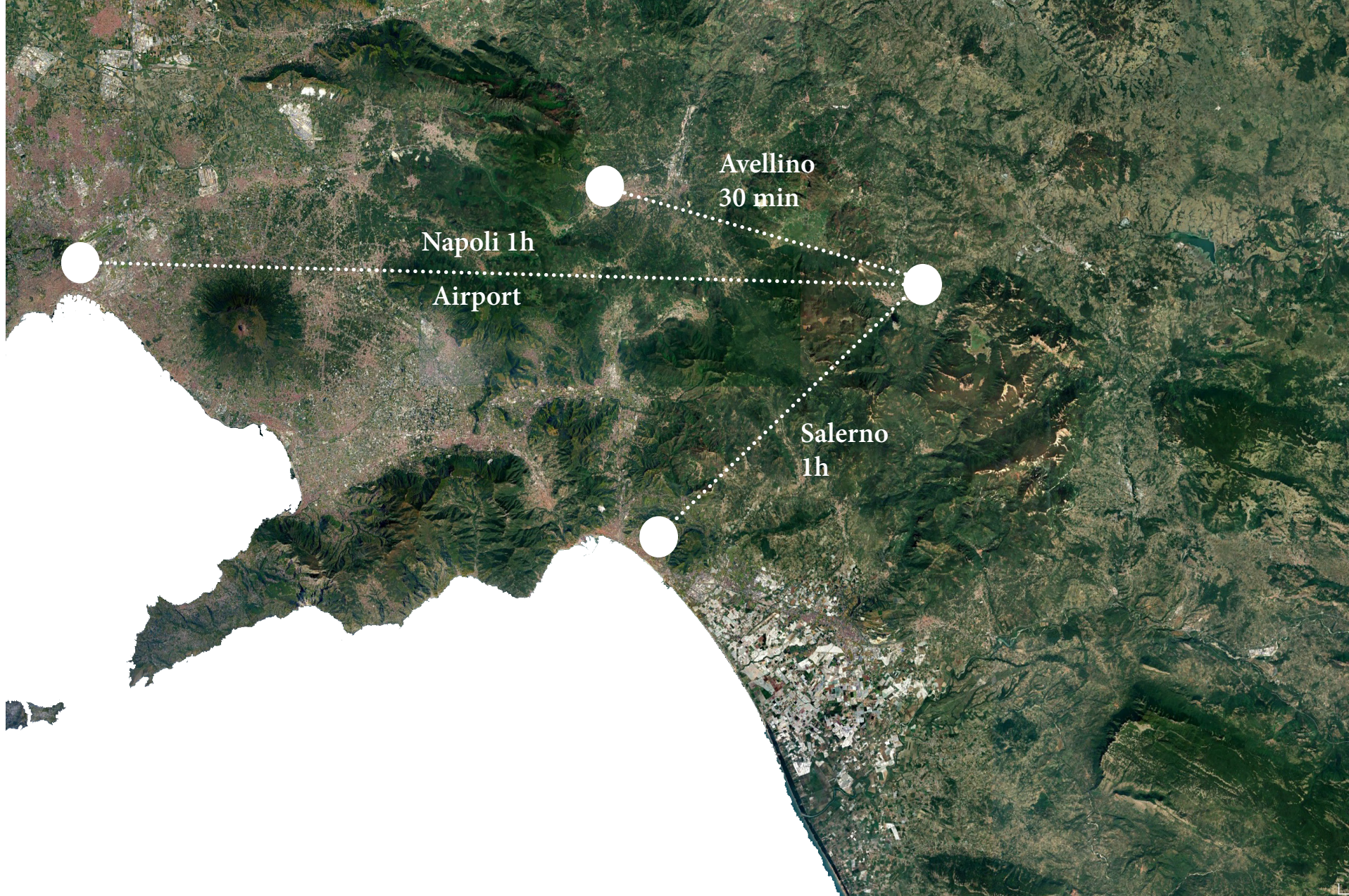
‘fit to your dreams’

*a house for a modern life style,
with space for yourself and the whole family*

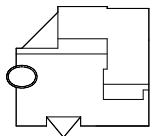
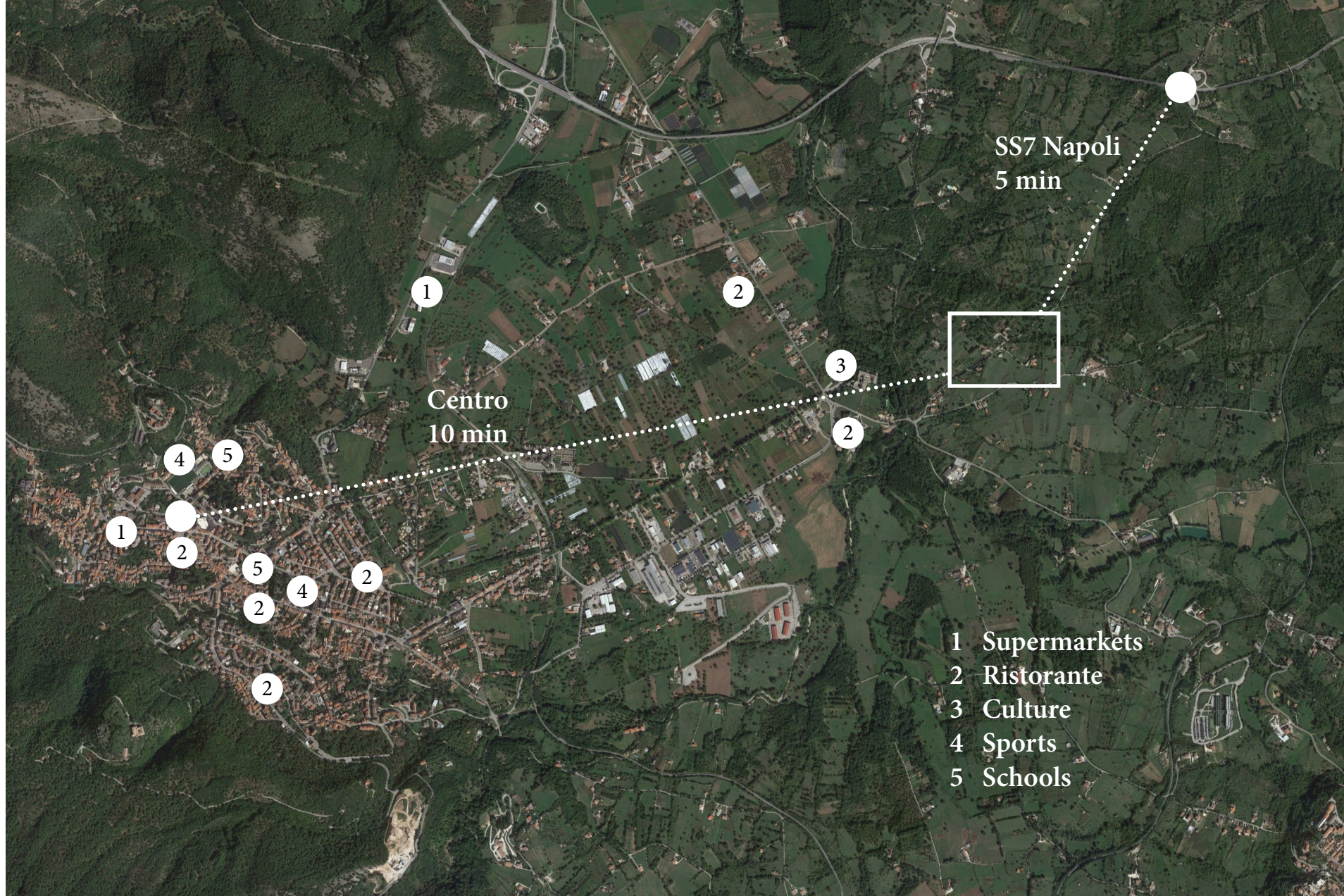




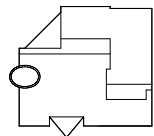
location

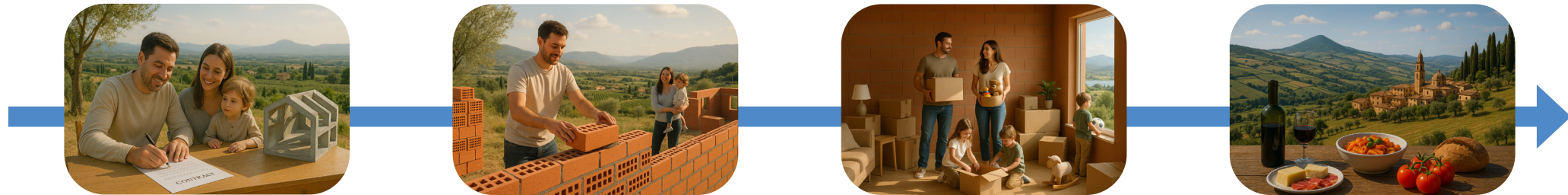


local offer and activities



beautiful views





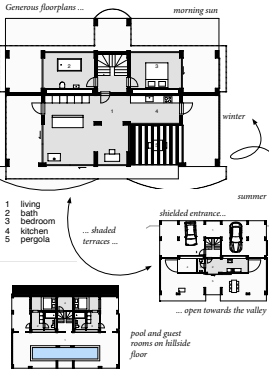
*‘The way towards your villa’
from the first conception to handing over the keys
our team will take care of it all.*



Luxurious property for sale in
Motta Santa Lucia, Catanzaro

'The Terraces'

112.000 € *



Life is good...

... when you're at the pool. Spend your days outside, an enjoy the conveniences 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 generous 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 levels offers an unique experience of the landscape and

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

Fit to your dreams:
equipped with luxury furnishing on request

surface	570 m²
interior	160 m²
bedrooms	3
bathrooms	4

technical equipment	
gas heating, radiators, PV	
price*	130.000 €

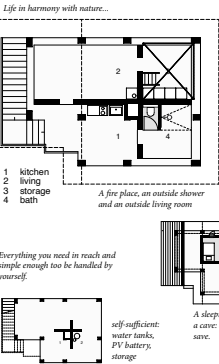
*excluding existing structure and taxes



Unique hideaway available
in Ruvo del Monte, Potenza

'The Minimalist'

17.000 € *



A simple life...

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

A house just for you: Your personal retreat, your hideaway, your sanctuary, a place in tranquility with everything you need - and nothing more. Simple and small but spaius, with rooms limited by the horizon only.

Here your life is directed by nature and the seasons. Work only to sustain yourself and find piece 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
only 8.900 € *

surface	115 m²
interior	11 m²
bedrooms	1
bathrooms	1

heating/ cooling	
Wood fired stove, PV	

price*	17.000 €
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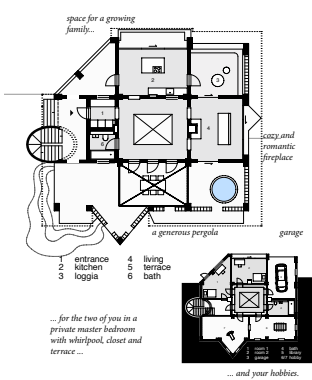
*excluding existing structure and taxes



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

'The Magnolia'

144.000 € *



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.

Live in harmony with nature, the continuous sequence of rooms makes the outsid part of the house.

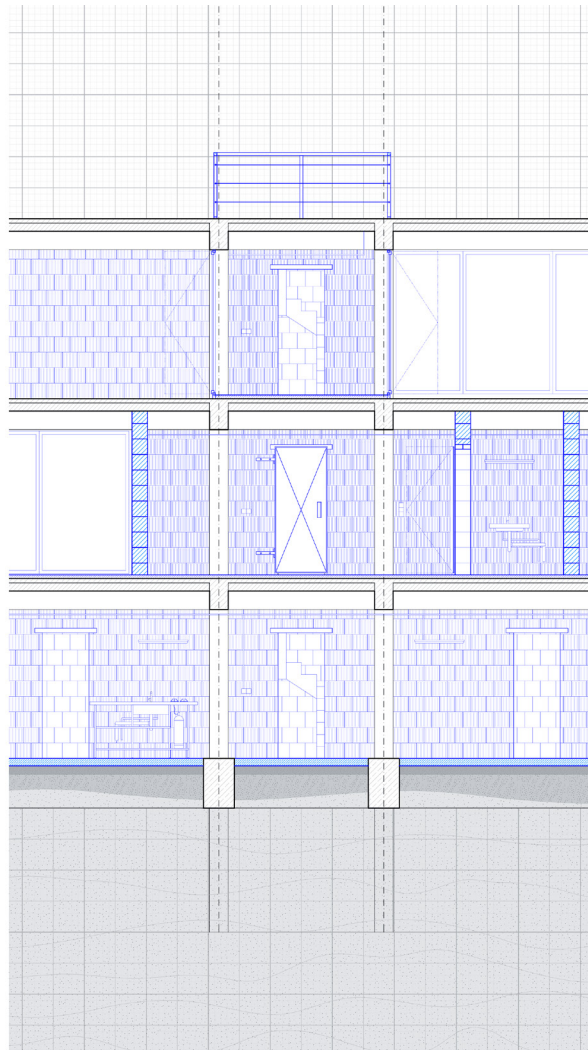
Feel this freedom, as a breeze blowing through you hair, the warm afternoon sun on your

skin or the taste of a good glas of wine on your lips. In this comfortable house you have time and space for the things you really like to do. This is your new home, Magnolia.

surface	560 m²
interior	215 m²
bedrooms	3
bathrooms	3

heating/ cooling	
heat pump, PV, floor heating	
price*	144.000 €

*excluding existing structure and taxes



thank you