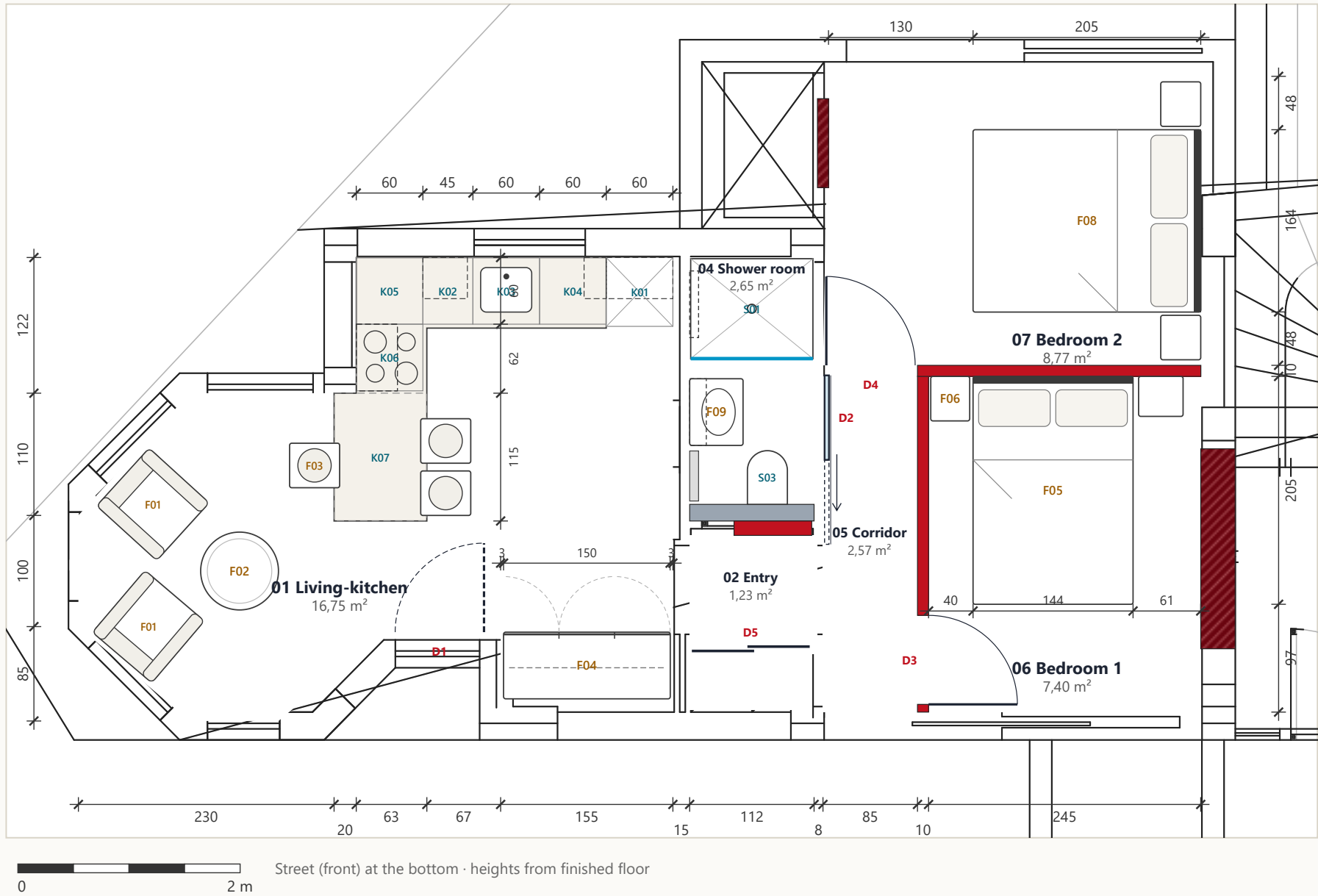


A1 / B1 Garden apartment — Furnished plan & dimensions

Ground floor West · 2 bedrooms · 4 guests · IKEA furniture (ikea.gr) and METOD kitchen at real size



ROOM SCHEDULE

No	Room	m ²	Floor	Ceiling
01	Living-kitchen	16,75	F1	C0 · ≈2,95
02	Entry	1,23	F1	C1 · 2,50
03	Closet / tech.	0,55	F1	C1 · 2,50
04	Shower room	2,65	F2	C2 · 2,40
05	Corridor	2,57	F1	C1 · 2,50
06	Bedroom 1	7,40	F3	C0 · ≈2,95
07	Bedroom 2	8,77	F3	C0 · ≈2,95
Total net (ground floor)		39,93		

FURNITURE & EQUIPMENT KEY (see A1-06)

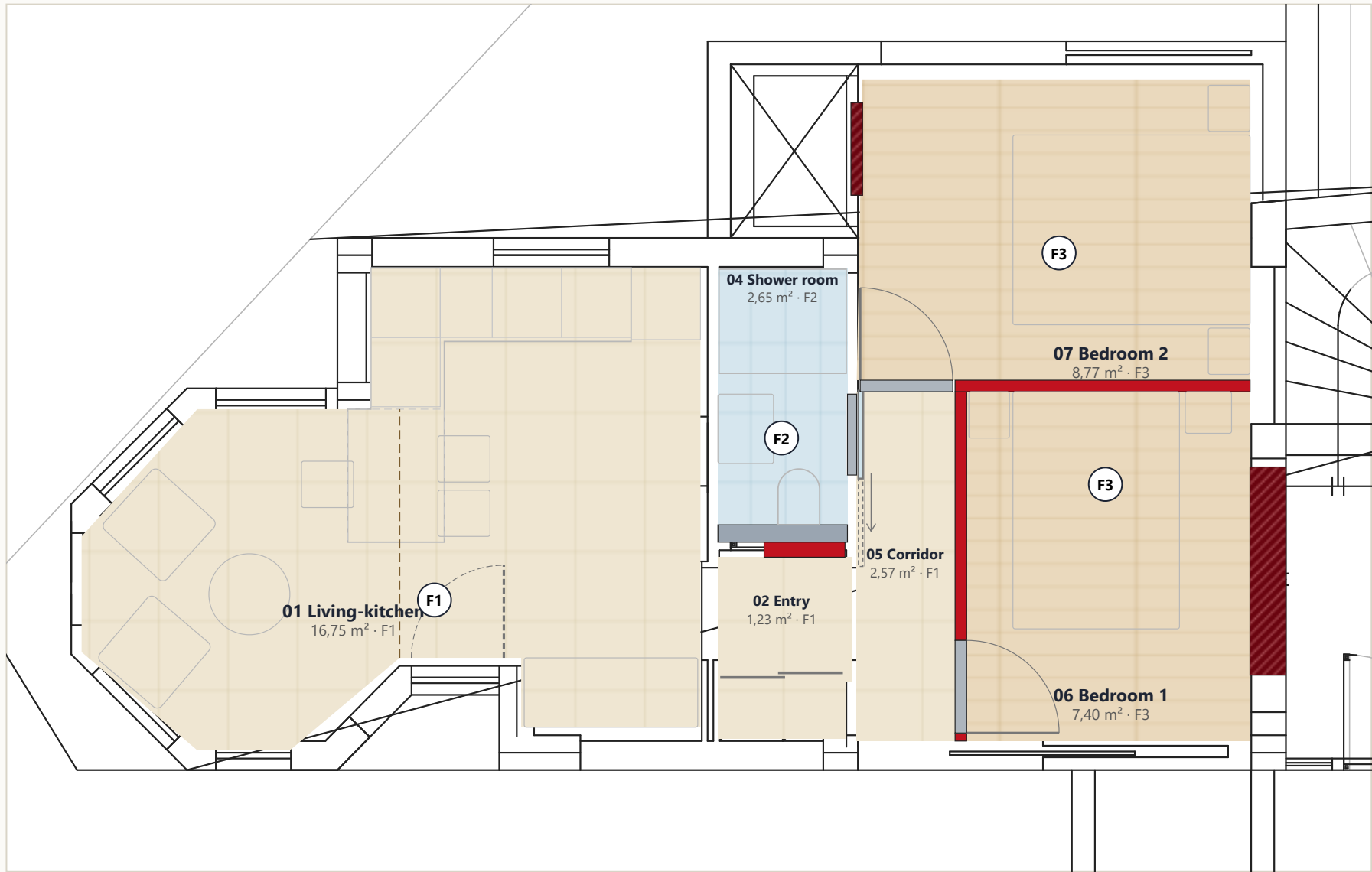
- F01 EKERÖ — Armchair · 70×73×75 · ×2
- F02 BORGEBY — Coffee table Ø70 · Ø70×42
- F03 INGOLF — Bar stool, seat h 63 · 40×45×91 · ×3
- F04 PAX / FORSAND — Wardrobe 150 in entrance recess · 150×60×236
- F05 NEIDEN — Bed frame 140×200 · 144×205×65
- F06 KULLEN — Chest, 2 drawers (bedside) · 35×40×49
- F07 HAUGA — Bedside table · 40×36×63 · ×3
- F08 NEIDEN — Bed frame 160×200 · 164×205×65
- F09 TÄNNFORSEN — Wash-basin cabinet + basin 60 · 60×48×63
- F10 TÄNNFORSEN — Mirror cabinet (above basin) · 60×15×95
- K01–12 METOD kitchen + appliances (dishwasher, washer-dryer) — see A1-05
- S01–08 Shower room — see A1-04

NOTES

- Dimensions in cm, internal faces of finished walls, from legalization CAD — verify by site survey before ordering joinery.
- Clearances: bed sides ≥ 60 cm, in front of wardrobe ≥ 80 cm, kitchen aisle ≥ 95 cm.
- Structure untouched: only partitions, finishes and MEP. EI60 to the entrance hall (W1) and at the lift door (W3).
- Kitchen: back run 2.25 m + tall fridge, with dishwasher 45 and washer-dryer 60 (both integrated); L-return with the hob on the annex wall, continued as a breakfast bar 115×80 with 3 stools — no dining table.
- Living: 2 armchairs + round coffee table in the bay (no sofa, no TV). Clothes storage in the 155×60 recess beside the entrance door (F04); bedrooms get wall hooks + a luggage rack.
- Shower room entered from the corridor through a sliding door with a mirror face (D2): basin facing the door, shower on the right, WC on the left.

A1 / B1 Garden apartment — Floor & wall finishes

Floor finishes F1–F3, thresholds, wall finishes



0 2 m Street (front) at the bottom · heights from finished floor

FLOOR FINISHES

- F1** Porcelain tile 60×60, matt, R9, grey-beige, on adhesive (or keep existing if sound — verify)
- F2** Porcelain 30×60, matt R10 (R11 in shower), waterproofing membrane + upstands 15 cm
- F3** Laminate / SPC click 8 mm AC4, oak, on 2 mm underlay; aluminium thresholds at D3, D4
- Aluminium / marble threshold (change of floor)
- Tile setting-out line (axis of garden opening)

WALL FINISHES

- Shower room: porcelain 30×60 full height in shower, to 1.20 elsewhere; paint above (moisture-resistant)
- Kitchen: splashback tile / glass between worktop and wall cabinets (h 0.90–1.45)
- All other walls: repair, primer + 2 coats washable emulsion, off-white
- Skirting: tile 8 cm in F1/F2, MDF painted 6 cm in F3

NEW WALLS

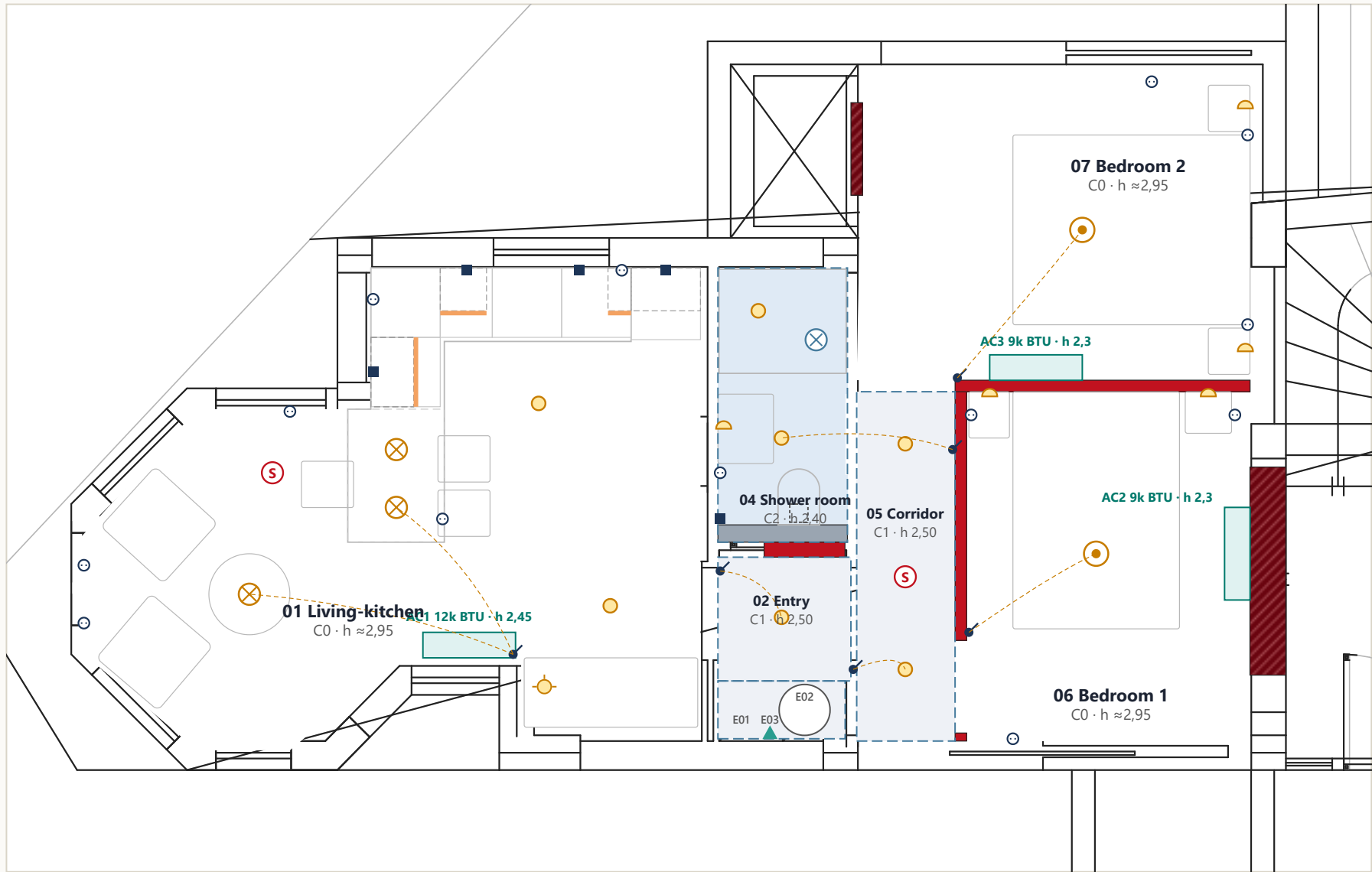
- W1 infill to entrance hall: 2×(2×12.5 mm fire board) on 75 mm studs + 50 mm mineral wool, EI60, $R_w \geq 52$ dB
- W2 partition: 2×12.5 mm gypsum each side on 50 mm studs + 50 mm mineral wool (100 mm total)
- W3 lift landing door sealed (EI60 lining), lift stop locked out
- W4 pre-wall along the south wall, h 1.20 m, depth 15 cm: concealed WC frame (Geberit Duofix type), moisture-resistant board, tiled; top = shelf
- W5 infill of the former WC door from the entry (masonry or 2×12.5 mm gypsum each side, 10 cm)

DOORS

- D1 existing garden door (entrance), new lock + weather seal
- D2 shower room: surface-mounted SLIDING door on the corridor face, leaf 76×215 (opening O1 70 clear), full-height MIRROR on the corridor side (6 mm, safety-backed), wall-fixed top track with soft-close both ends, floor guide, privacy hook-lock + flush pulls; parks to the south over the corridor wall
- D3 bedroom 1, 80×210, laminated flush door
- D4 bedroom 2, 80×210, laminated flush door
- D5 closet, 2 sliding leaves 2×57 cm, h 2.40 (to false ceiling)

A1 / B1 Garden apartment — Reflected ceiling & electrical plan

Ceilings C0–C2 and heights, lighting, sockets, switches, A/C, smoke detection, extract



CEILING

- C0** Existing slab, repair + 2 coats emulsion; clear height ≈2.95 (verify)
- C1** Gypsum board false ceiling 12.5 mm at 2.50 m (houses A/C lines + fan duct)
- C2** Moisture-resistant gypsum (H2) false ceiling at 2.40 m, access hatch 40×40

SYMBOLS

- Pendant / ceiling point (living, table)
- Ceiling light (bedrooms)
- LED downlight Ø8, 3000 K (IP44 in shower room)
- Wall light (bedside / mirror)
- Outdoor wall light IP54 at entrance, with sensor
- Socket 16 A (h 0.30; worktop h 1.10; bedside h 0.60)
- Dedicated circuit: fridge, washer-dryer, DW, oven/hob 32 A, towel rail
- Data point / router (no TV)
- Switch h 1.10 (dashed = switching)
- Smoke detector, battery 10 yr (Airbnb requirement)
- Extract fan S08, ducted Ø100 to outside (route to verify)
- Access hatch 40×40 in false ceiling
- LED strip under wall cabinets
- Wall-mounted inverter A/C (outdoor units in back garden)

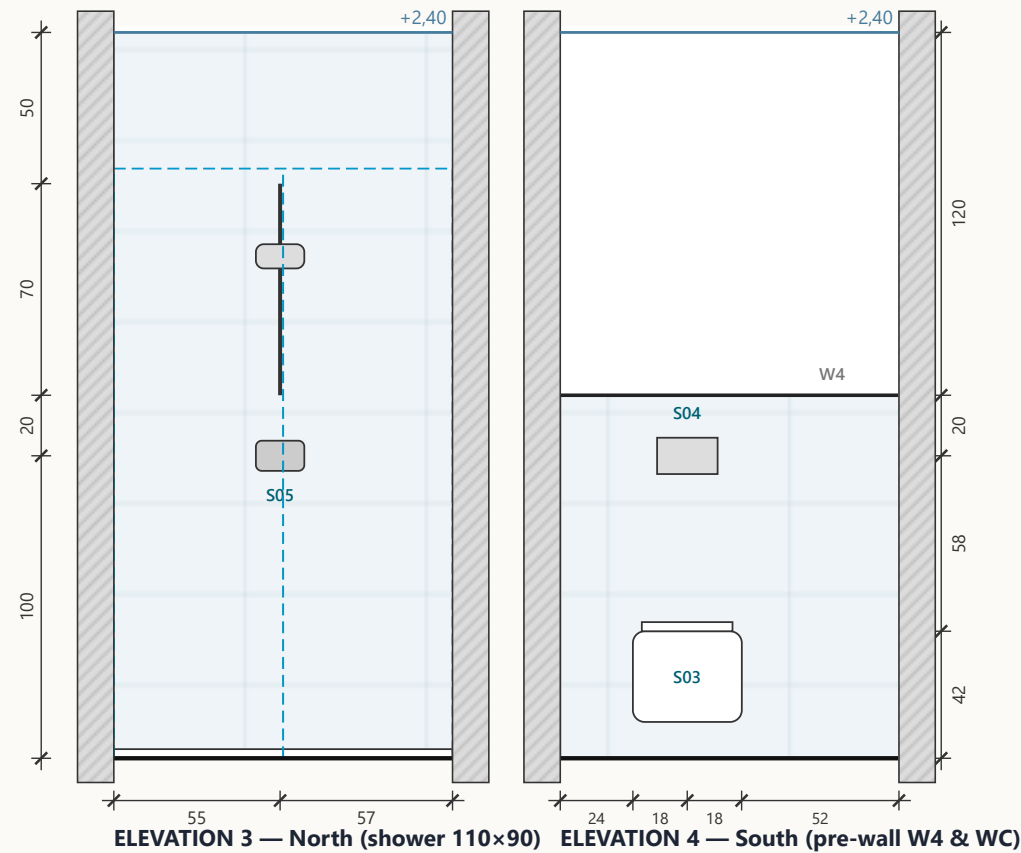
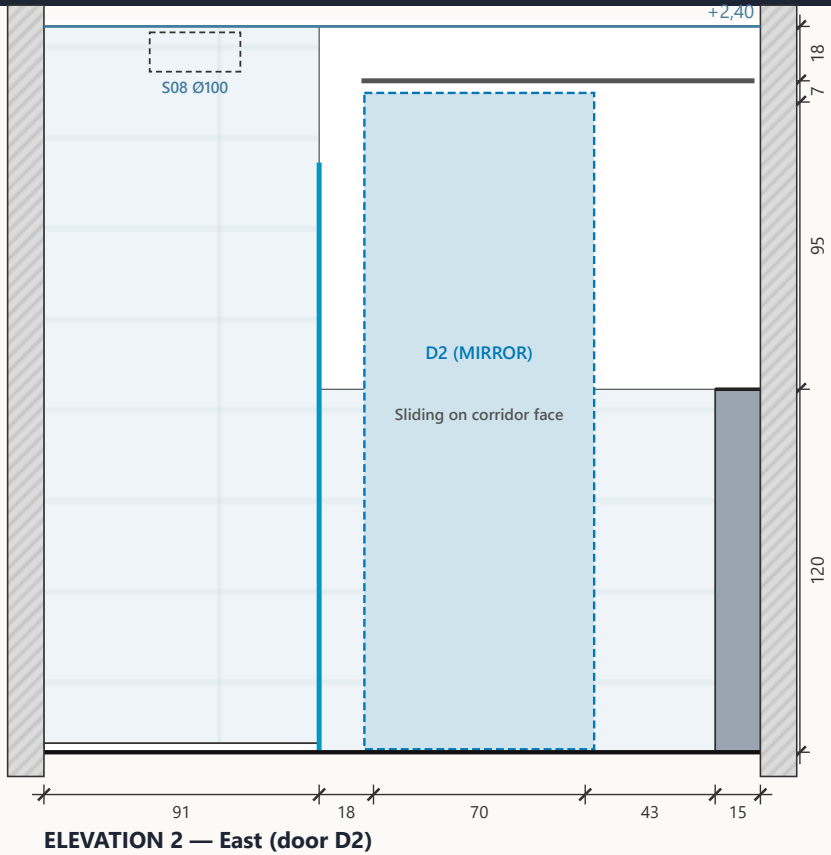
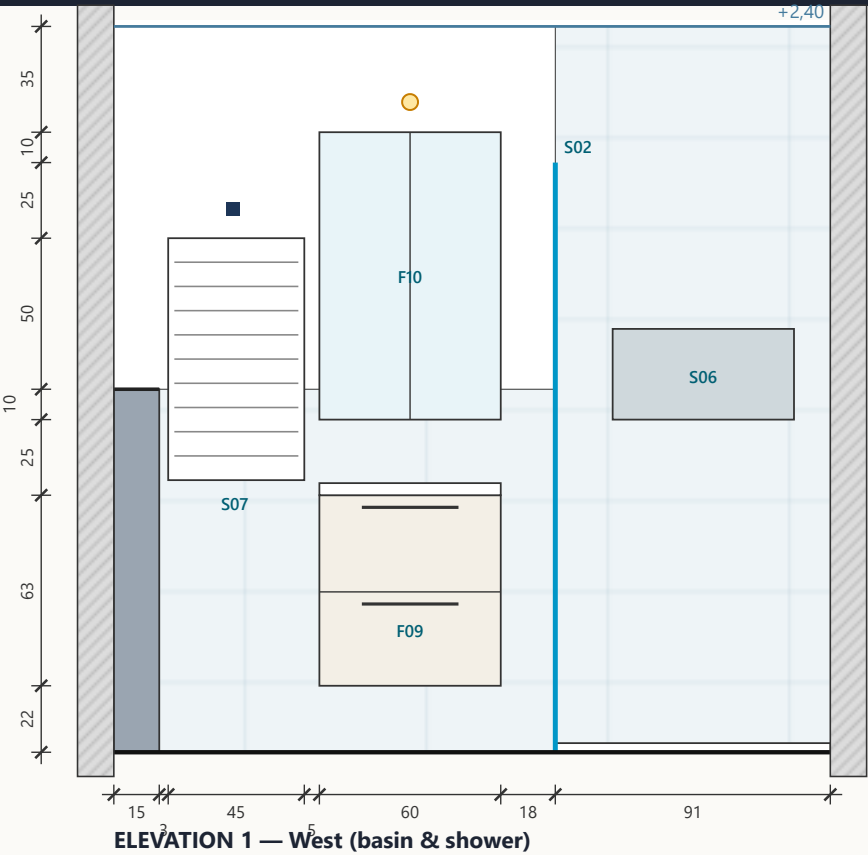
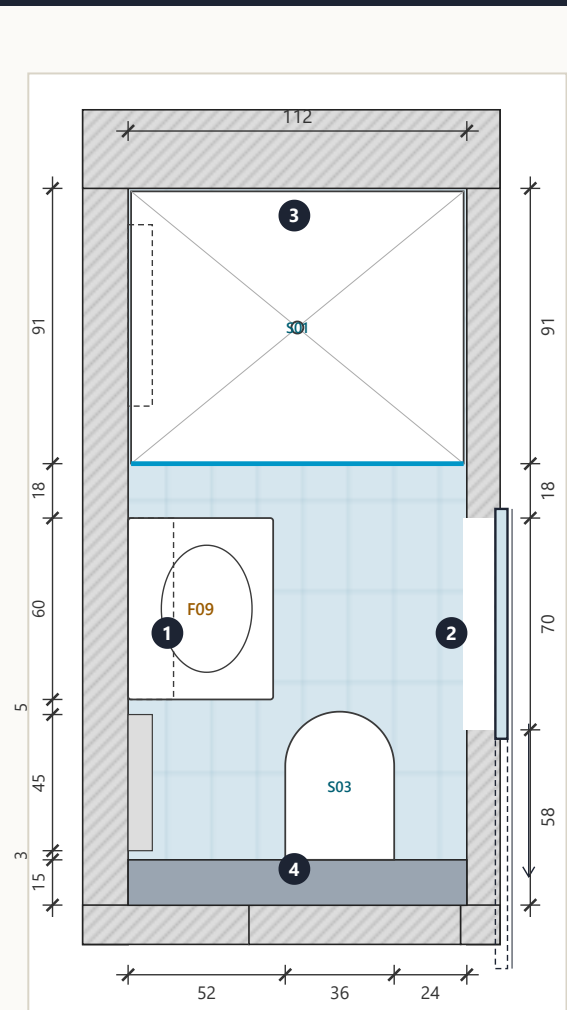
NOTES

- E01 A1 electrical sub-board (new), 18 modules, RCD 30 mA
- E02 Electric water heater 60 L, Ø45 wall-hung (or heat-pump unit outside)
- E03 Router / data point, Wi-Fi access
- Separate supply / sub-metering for A1 optional (Airbnb: shared meter acceptable).

0 2 m Street (front) at the bottom · heights from finished floor

A1 / B1 — Shower room: plan & elevations

Room 04 · internal 112 × 237 cm · wall-hung WC on south pre-wall, basin cabinet, 110×90 shower, sliding mirror door from corridor · false ceiling +2,40

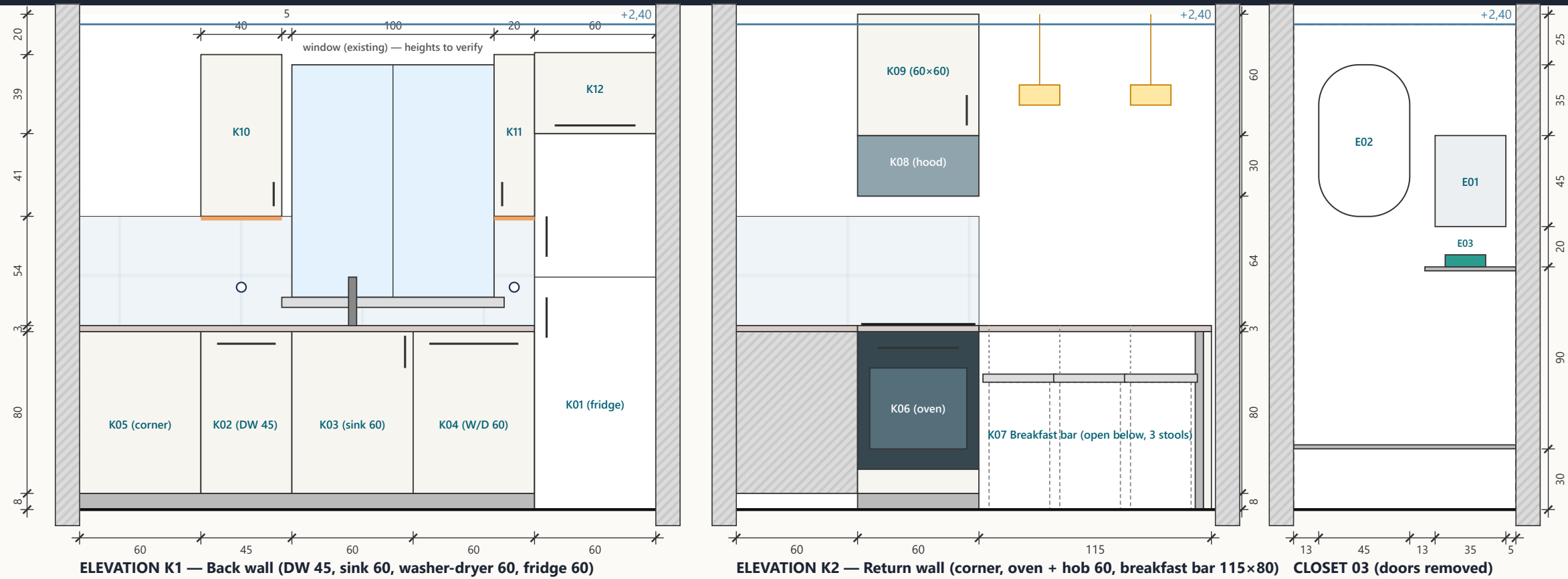


- NOTES**
- Waterproofing: liquid membrane on floor + walls to 20 cm, shower walls to 2.40, tape at all corners and penetrations.
 - Slim shower tray 110×90 laid on levelled screed; waste Ø40 with trap to existing stack. Sliding glass screen 110 (6 mm safety glass).
 - South pre-wall W4 (depth 15 cm, h 1.20 m): concealed WC frame (Geberit Duofix type), moisture-resistant board, tiled; shelf on top.
 - Wall-hung WC 36×49 (short projection) + soft-close seat. Flush plate centre at h 1.00.
 - Basin cabinet 60 (F09) on west wall, basin top at h 0.85; mirror cabinet (F10) 60×15×95 (h 1.10–2.05); towel rail 45×80 (h 0.90–1.70).
 - Door D2: surface-mounted sliding door on corridor side, full-height safety mirror face; top track with soft-close, privacy hook lock.
 - Electrical (zones per HD 60364-7-701): IP44 downlights, towel rail via fused spur outside zone 1, shaver socket by mirror.
 - Extract fan Ø100 (S08) in false ceiling at +2.40, ducted to outside; access hatch 40×40.

- ELEMENTS**
- S01** Shower tray 110×90, slim 3 cm, white, centre waste
 - S02** Sliding glass screen 110, 6 mm safety glass, h 1.95
 - S03** Wall-hung WC 36×49 (short projection) + soft-close seat, on the south pre-wall
 - S04** Flush plate on pre-wall W4 (h 1.00)
 - S05** Thermostatic shower mixer + rail kit 70 cm
 - S06** Recessed niche 60×30 (w×h), h 1.10–1.40 (west wall)
 - S07** Electric towel rail 45×80, h 0.90–1.70 (west wall, beside the WC)
 - S08** Extract fan Ø100, 90 m³/h, humidistat + timer, ducted in ceiling
 - F09** TÄNNFORSEN — Wash-basin cabinet + basin 60 60×48×63
 - F10** TÄNNFORSEN — Mirror cabinet (above basin) 60×15×95
 - D2** surface-mounted SLIDING door on the corridor face, leaf 76×215 (opening O1 70 clear), full-height MIRROR on the corridor side (6 mm, safety-backed), wall-fixed top track with soft-close both ends, floor guide, privacy hook-lock + flush pulls; parks to the south over the corridor wall
 - W4** pre-wall along the south wall, h 1.20 m, depth 15 cm: concealed WC frame (Geberit Duofix type), moisture-resistant board, tiled; top = shelf

A1 / B1 — Kitchen, closet & wardrobe elevations

IKEA METOD kitchen (L-shape 2,85 + 2,37 m) with breakfast bar · closet 03 · F04 PAX wardrobe 150 · heights from finished floor

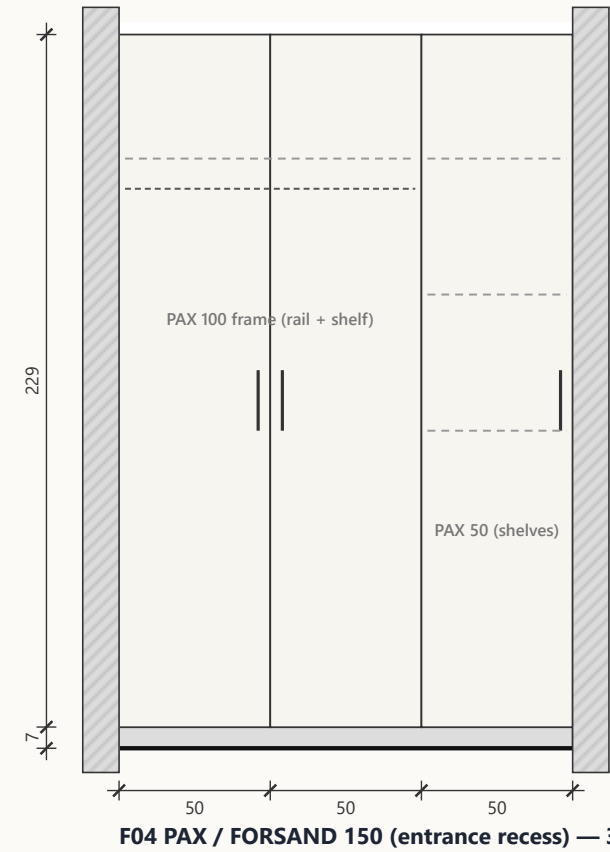


KITCHEN MODULES

- K01** Fridge-freezer, freestanding 60 (tall), door hinged on the wall side · 60×62×186
- K02** Dishwasher 45, fully integrated, behind a METOD door · 45×55×82
- K03** METOD sink base 60 + 1-bowl sink + mixer (under the window) · 60×60×80
- K04** Washer-dryer 60 (8/5 kg), integrated behind METOD door; shares sink waste · 60×55×82
- K05** Corner 60×60, blind (water stop-valves, access panel) · 60×60×80
- K06** METOD oven base 60 + oven + induction hob 60 (on the return, facing east) · 60×60×80
- K07** Breakfast bar: worktop extension 115×80, open below + end panel, 3 stools · 115×80×91
- K08** Extractor hood 60, recirculating (carbon filter), integrated (annex wall) · 60×37×30
- K09** METOD wall cabinet 60×60 above hood · 60×37×60
- K10** METOD wall cabinet 40×80 · 40×37×80
- K11** METOD wall cabinet 20×80 (detergents) · 20×37×80
- K12** METOD wall cabinet 60×40 above fridge · 60×37×40

NOTES

- METOD frames 60 deep × 80 high on 8 cm legs; worktop 63.5 deep → worktop height ≈ 0.91. Check every code and size in the IKEA kitchen planner before ordering.
- Fronts: matt white / light grey (e.g. VEDDINGE or VOXTORP); handles: slim bar. Choice stays open.
- Appliances on the back wall: Dishwasher 45 (K02) + Washer-dryer 60 (K04) both fully integrated behind matching fronts. Shared Ø50 waste with anti-siphon trap under sink (K03).
- Tall fridge-freezer 60 (K01) at the east end with wall cabinet K12 above (h 1.86–2.26).
- Hob & oven (K06) on the annex wall facing east, with recirculating hood (K08) + wall cabinet (K09) above.
- Breakfast bar (K07): worktop extension 115×80 at h 0.91, open below for 3 INGOLF bar stools (seat h 63); end cover panel + support leg.
- F04 PAX wardrobe 150×58×236 in the entrance recess: 100+50 frames, 3 FORSAND hinged doors 50×229, clothes rail + shelves; fixed to wall (anti-tip).
- Closet 03: 18 mm melamine shelves, Airbnb cleaning store (vacuum, ironing board) under the water heater.



A1 / B1 — Furniture, kitchen & sanitary schedule

IKEA products from ikea.gr with catalogue dimensions (W × D × H, cm) · quantities for one apartment

Code	Product	Description	W × D × H (cm)	Qty	Room	Source / status
FURNITURE (IKEA)						
F01	EKERÖ	Armchair	70 × 73 × 75	2	01 Living-kitchen	ikea.gr — dimensions checked
F02	BORGEBY	Coffee table Ø70	Ø70 × 42	1	01 Living-kitchen	ikea.gr — dimensions checked
F03	INGOLF	Bar stool, seat h 63	40 × 45 × 91	3	01 Living-kitchen	ikea.gr — dimensions checked
F04	PAX / FORSAND	Wardrobe 150 in entrance recess: 100+50 frames, 3 FORSAND doors, rail + shelves	150 × 60 × 236	1	01 Living-kitchen	ikea.gr — dimensions checked
F05	NEIDEN	Bed frame 140×200	144 × 205 × 65	1	06 Bedroom 1	ikea.gr — dimensions checked
F06	KULLEN	Chest, 2 drawers (bedside)	35 × 40 × 49	1	06 Bedroom 1	ikea.gr — dimensions checked
F07	HAUGA	Bedside table	40 × 36 × 63	3	06 Bedroom 1 / 07 Bedroom 2	ikea.gr — dimensions checked
F08	NEIDEN	Bed frame 160×200	164 × 205 × 65	1	07 Bedroom 2	ikea.gr — dimensions checked
F09	TÄNNFORSEN	Wash-basin cabinet + basin 60	60 × 48 × 63	1	04 Shower room	ikea.gr — dimensions checked
F10	TÄNNFORSEN	Mirror cabinet (above basin)	60 × 15 × 95	1	04 Shower room	ikea.gr — dimensions checked
F11	—	Mattress 140×200 / 160×200 (IKEA range, e.g. VALEVÅG)	—	2	06 Bedroom 1 / 07 Bedroom 2	choose model on ikea.gr
KITCHEN (IKEA METOD + appliances)						
K01	—	Fridge-freezer, freestanding 60 (tall), door hinged on the wall side	60 × 62 × 186	1	01 Living-kitchen	appliance size class, any brand
K02	METOD	Dishwasher 45, fully integrated, behind a METOD door	45 × 55 × 82	1	01 Living-kitchen	METOD standard — verify in planner
K03	METOD	METOD sink base 60 + 1-bowl sink + mixer (under the window)	60 × 60 × 80	1	01 Living-kitchen	METOD standard — verify in planner
K04	METOD	Washer-dryer 60 (8/5 kg), integrated behind METOD door; shares sink waste	60 × 55 × 82	1	01 Living-kitchen	METOD standard — verify in planner
K05	—	Corner 60×60, blind (water stop-valves, access panel)	60 × 60 × 80	1	01 Living-kitchen	appliance size class, any brand
K06	METOD	METOD oven base 60 + oven + induction hob 60 (on the return, facing east)	60 × 60 × 80	1	01 Living-kitchen	METOD standard — verify in planner
K07	—	Breakfast bar: worktop extension 115×80, open below + end panel, 3 stools	115 × 80 × 91	1	01 Living-kitchen	appliance size class, any brand
K08	—	Extractor hood 60, recirculating (carbon filter), integrated (annex wall)	60 × 37 × 30	1	01 Living-kitchen	appliance size class, any brand
K09	METOD	METOD wall cabinet 60×60 above hood	60 × 37 × 60	1	01 Living-kitchen	METOD standard — verify in planner
K10	METOD	METOD wall cabinet 40×80	40 × 37 × 80	1	01 Living-kitchen	METOD standard — verify in planner
K11	METOD	METOD wall cabinet 20×80 (detergents)	20 × 37 × 80	1	01 Living-kitchen	METOD standard — verify in planner
K12	METOD	METOD wall cabinet 60×40 above fridge	60 × 37 × 40	1	01 Living-kitchen	METOD standard — verify in planner
SHOWER ROOM						
S01	—	Shower tray 110×90, slim 3 cm, white, centre waste		1	04 Shower room	sanitary supplier (spec. by size)
S02	—	Sliding glass screen 110, 6 mm safety glass, h 1.95		1	04 Shower room	sanitary supplier (spec. by size)
S03	—	Wall-hung WC 36×49 (short projection) + soft-close seat, on the south pre-wall		1	04 Shower room	sanitary supplier (spec. by size)
S04	—	Flush plate on pre-wall W4 (h 1.00)		1	04 Shower room	sanitary supplier (spec. by size)
S05	—	Thermostatic shower mixer + rail kit 70 cm		1	04 Shower room	sanitary supplier (spec. by size)
S06	—	Recessed niche 60×30 (w×h), h 1.10–1.40 (west wall)		1	04 Shower room	sanitary supplier (spec. by size)
S07	—	Electric towel rail 45×80, h 0.90–1.70 (west wall, beside the WC)		1	04 Shower room	sanitary supplier (spec. by size)
S08	—	Extract fan Ø100, 90 m³/h, humidistat + timer, ducted in ceiling		1	04 Shower room	sanitary supplier (spec. by size)
TECHNICAL						
E01	—	A1 electrical sub-board (new), 18 modules, RCD 30 mA		1	03 Closet / tech.	electrician / plumber
E02	—	Electric water heater 60 L, Ø45 wall-hung (or heat-pump unit outside)		1	03 Closet / tech.	electrician / plumber
E03	—	Router / data point, Wi-Fi access		1	03 Closet / tech.	electrician / plumber

• Prices are not included: take them from ikea.gr at ordering time (prices and stock change). Find each item on ikea.gr by its product name. Bedding, towels and kitchenware for Airbnb are in the budget lump sum (see the Budget tab).