

HARMONY FOR LIFE

 **SMART
HAUS**
Better homes



Today we are thinking about TOMORROW



We take care of the ENVIRONMENT. We are using the newest construction technologies and innovative solutions. We found prefabricated homes to be the best way to consistently build luxury quality homes, with little impact on the environment. Wood is an ECO-FRIENDLY building product and a responsible choice in the fight against climate change. During its growth, a tree absorbs CO2 from the atmosphere which it stores for centuries in buildings made with solid wood. Therefore not only does it make sense to use WOOD for walls, ceilings and roofs, it is also an extremely environmentally way to build.

OUR company

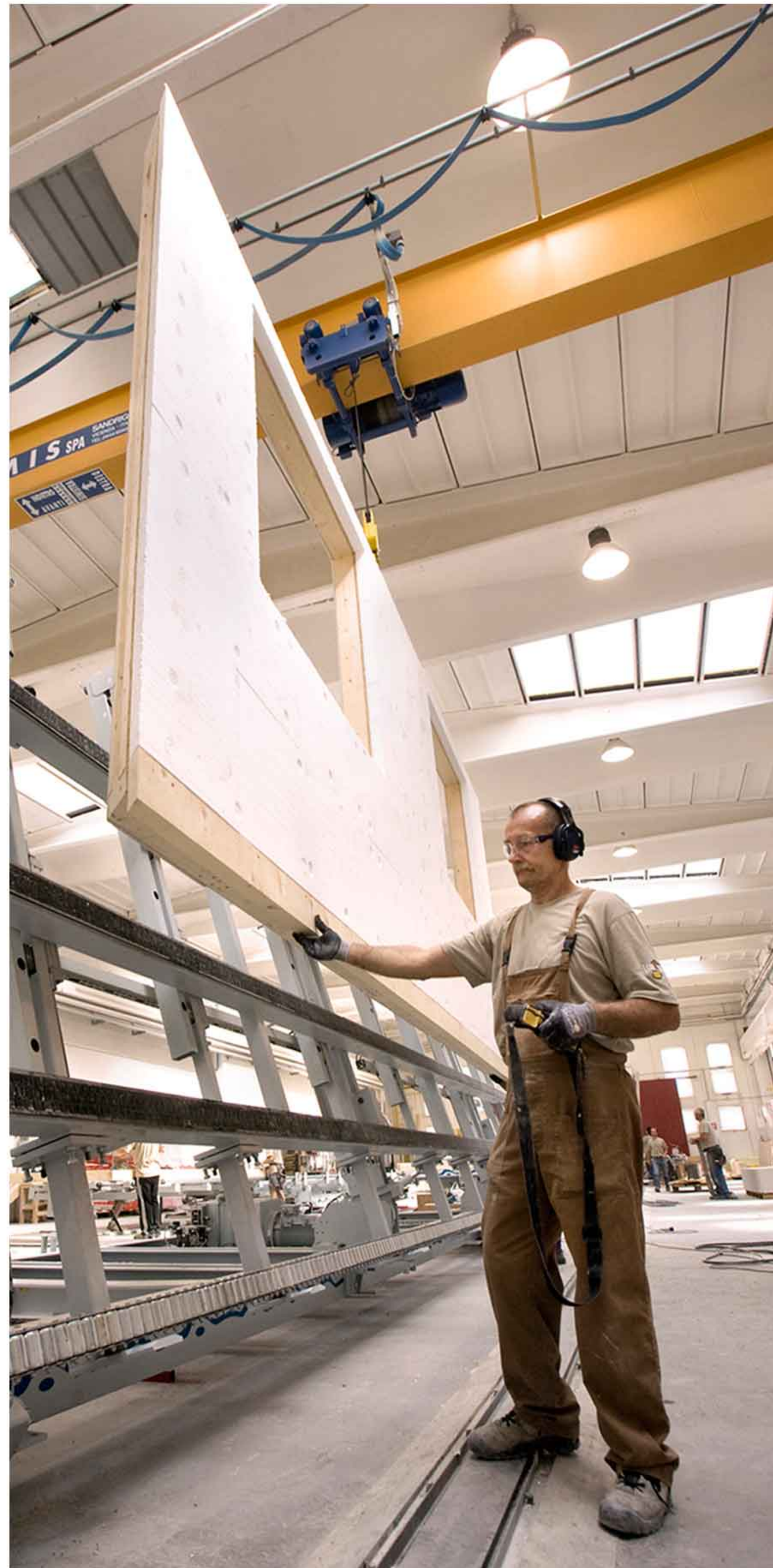
In our company we have one vision - create home that people love living in! We are always applying advanced technology to design and build highly personalized prefab homes of extraordinary quality. They must be beautiful and spacious place for your family to call HOME! Success of our houses is not only effect of the MODERN equipment. It is above all our personnel. Our workers are competent and committed to their work; every single day they take care about the 'Smarthaus' houses quality.

WOOD, the material of the future

Wood is widely available every NATURAL and sustainable raw back faster than it is used up. wood is one of the best tools architects and engineers have for reducing green house gas emissions.



where and is a
material which grows
When harvested RESPONSIBLY,





The precision and quality of houses through the PREFABRICATION

The final value of the house consists of both the manufacturing process and the construction itself. The construction's PRECISION of our houses and their constant durability gained through prefabrication technology, which means manufacture houses elements in a factory. Thanks to that, the 'Smarthaus' houses are PERFECTLY constructed and the construction time is reduced to a few weeks. The prefabricated panels are delivered to your construction site, ready for fitting. Even the openings for windows, doors and installations are already machined in the factory. Above all, this high level of prefabrication saves time and money.



SAFE, even in earthquakes

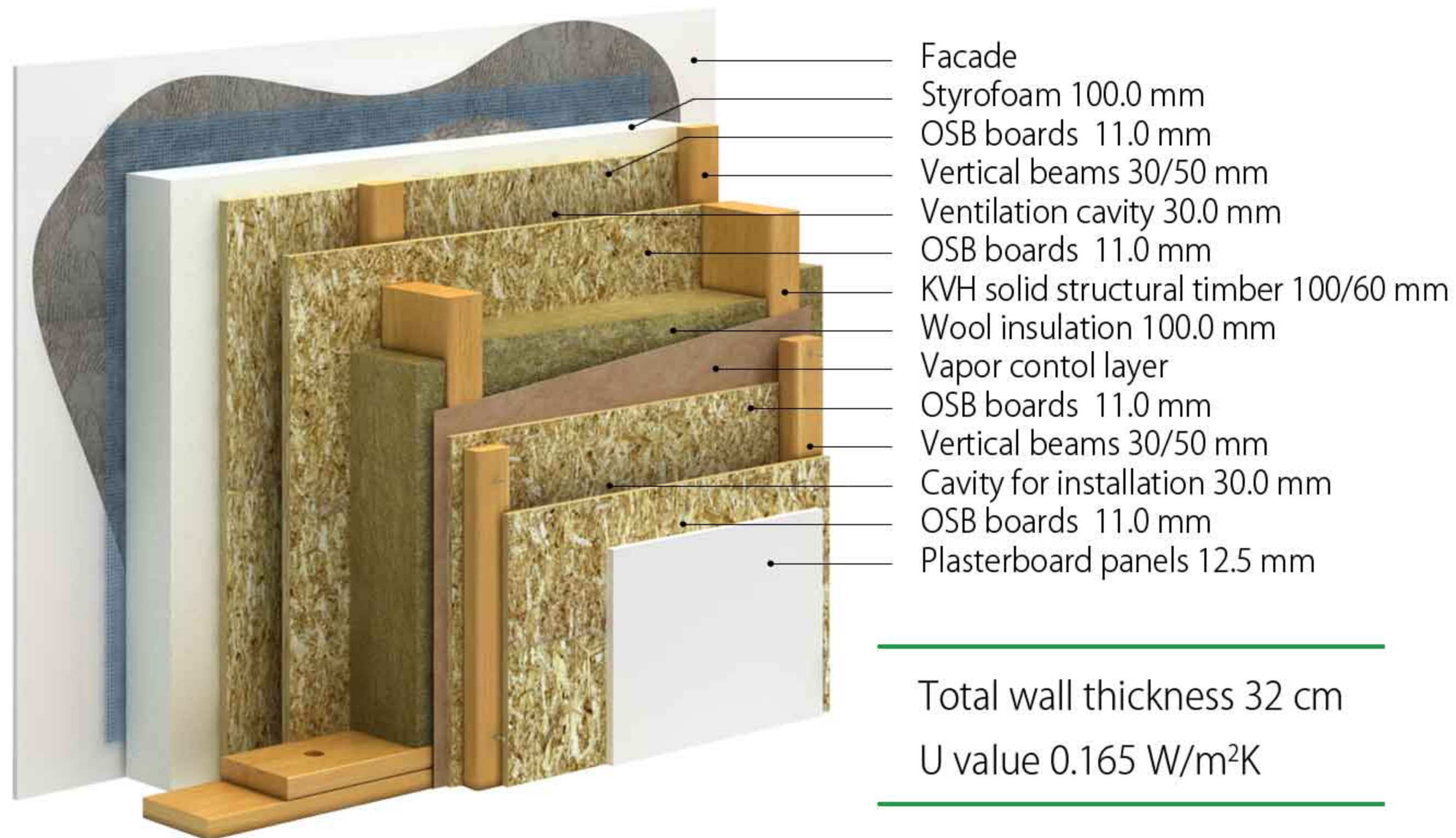
Thanks to their high static STRENGTH and FLEXIBILITY, buildings constructed with wood perform superbly in areas of seismic activity. As solid wood is LIGHTER than concrete or brick, the weight of the building is better able to withstand tremors.

Fire PROTECTION

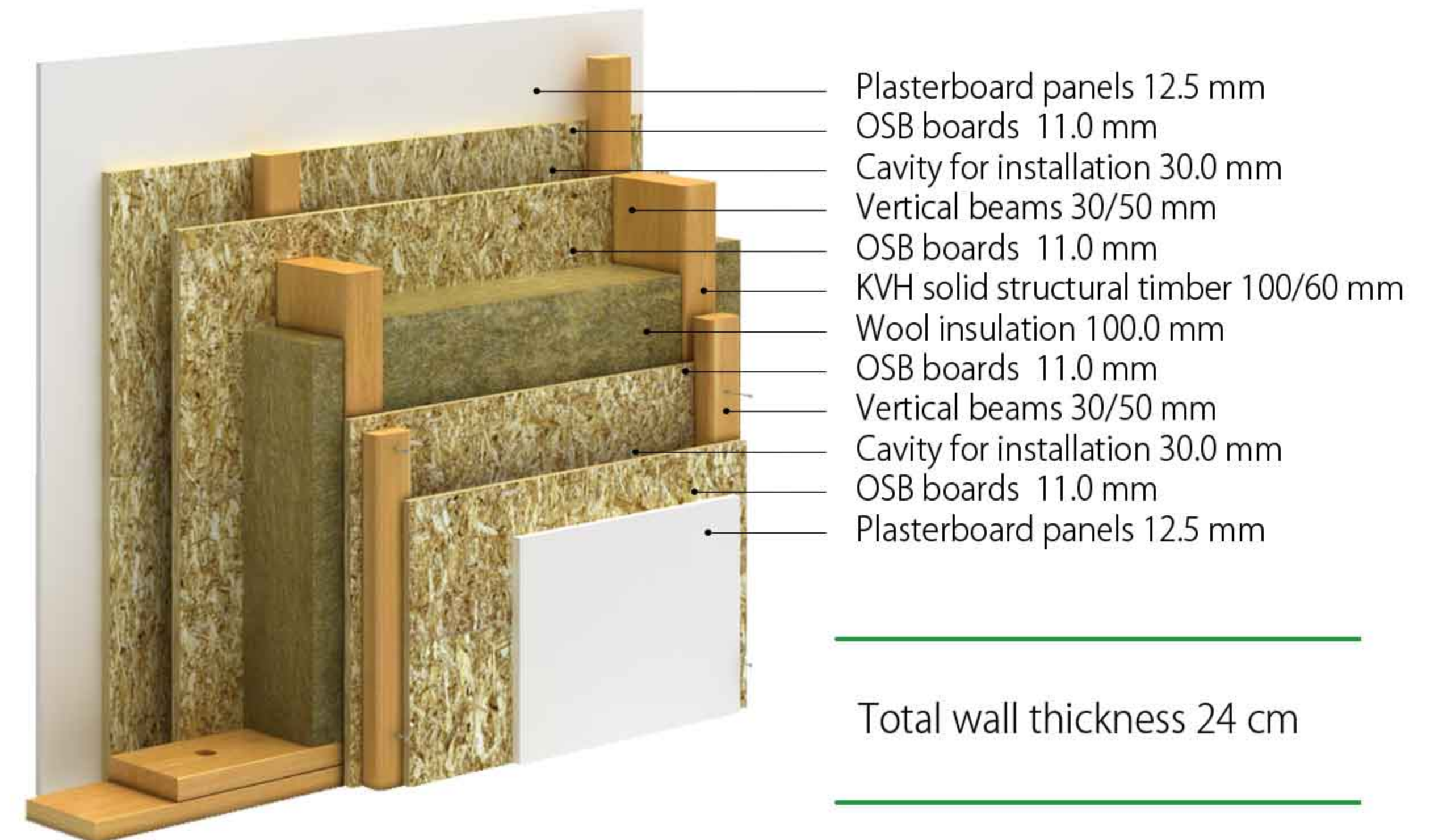
Solid wood is MORE fire-resistant than is generally assumed. It has a moisture content of approximately 12%. Before wood can catch fire, the water it contains must first evaporate. In addition, the carbonised surface PROTECTS the internal layers so that the solid wood construction does not collapse in a fire. Also, our walls are coated with plasterboard panels are completely fire resistance.

CONSTRUCTION elements

Exterior wall - exclusive option



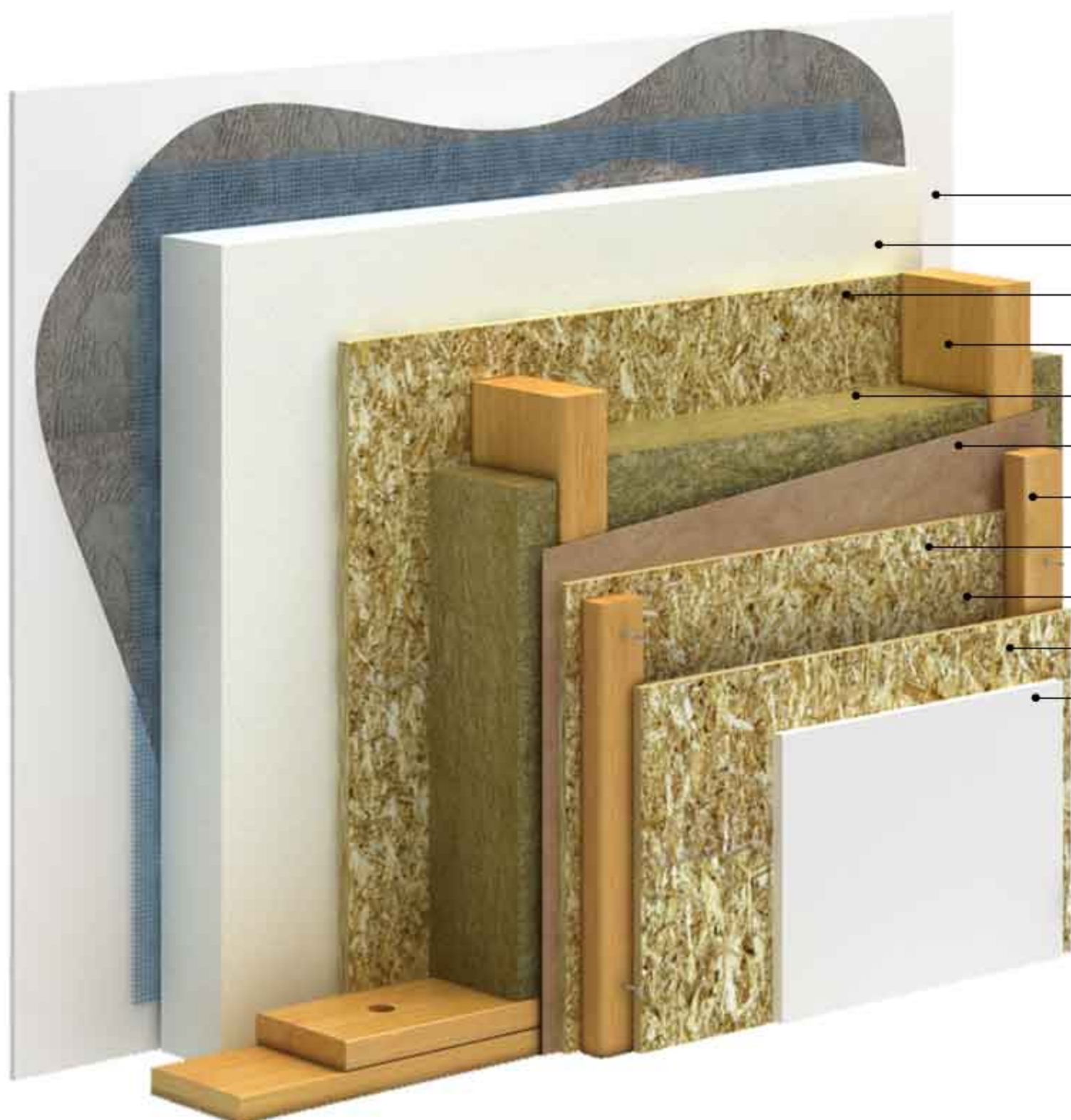
Interior wall



Did you now:

- The thickness of the exterior wall is 32 cm;
- Insulation in the exterior wall is 20 cm;
(wool insulation 10 cm and styrofoam insulation 10 cm)
- Our exterior walls have ventilated facade;
- Wool insulation in the roof is impressive 30 cm;
- Thermal transmittance of our walls is 0.165 W/m²K

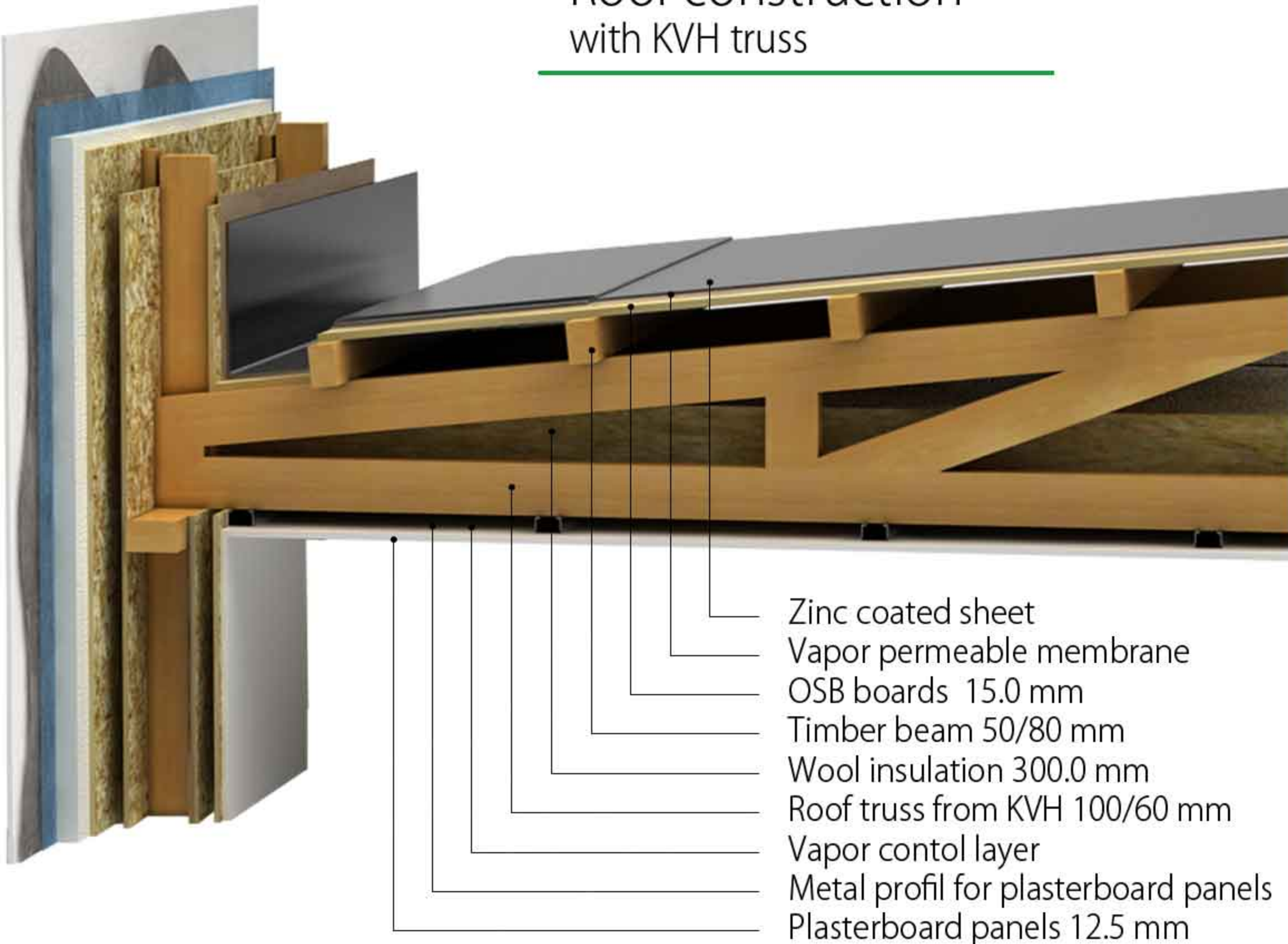
Exterior wall - economic option



- Facade
- Styrofoam 100.0 mm
- OSB boards 11.0 mm
- KVH solid structural timber 100/60 mm
- Wool insulation 100.0 mm
- Vapor control layer
- Vertical beams 30/50 mm
- OSB boards 11.0 mm
- Cavity for installation 30.0 mm
- OSB boards 11.0 mm
- Plasterboard panels 12.5 mm

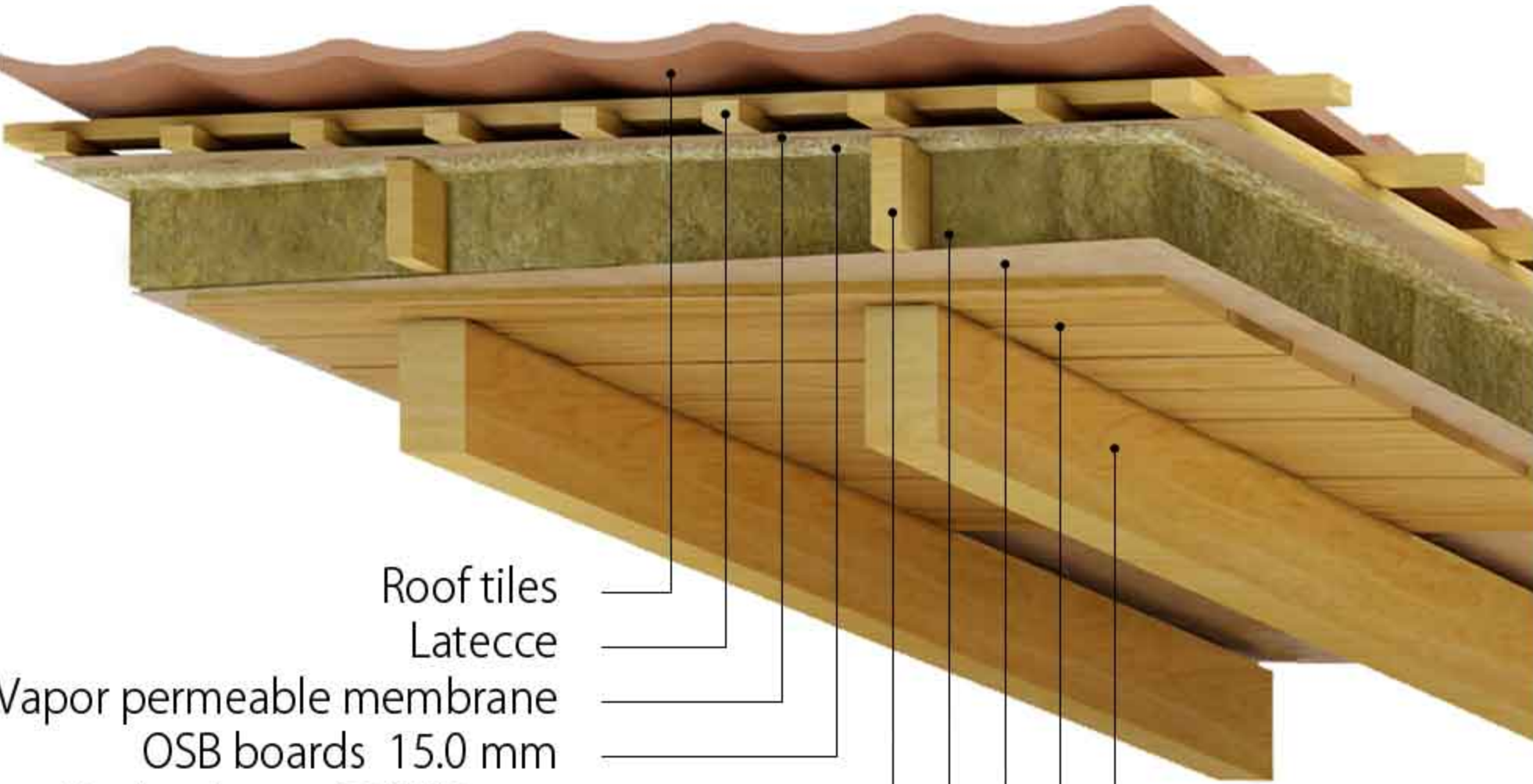
Total wall thickness 28 cm
U value 0.172 W/m²K

Roof construction with KVH truss



- Zinc coated sheet
- Vapor permeable membrane
- OSB boards 15.0 mm
- Timber beam 50/80 mm
- Wool insulation 300.0 mm
- Roof truss from KVH 100/60 mm
- Vapor control layer
- Metal profil for plasterboard panels
- Plasterboard panels 12.5 mm

Roof construction with cross laminated timber



- Roof tiles
- Laticce
- Vapor permeable membrane
- OSB boards 15.0 mm
- Timber beam 50/200 mm
- Wool insulation 200.0 mm
- Vapor control layer
- CLT solid structural timber beams
- Timber ceiling





SE_01 House

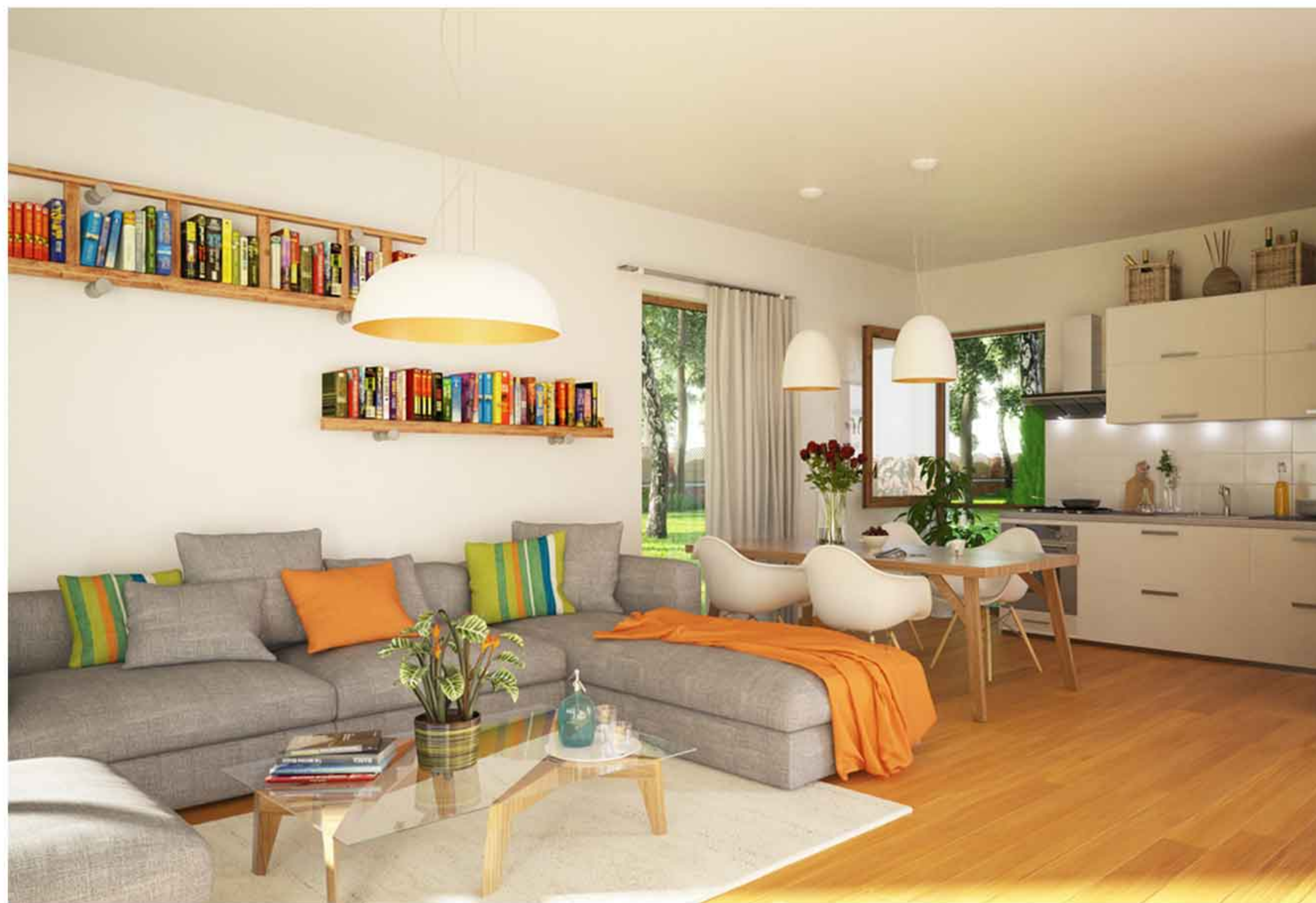
House SE_01 has gross area 93.39 m² and 10.43 m² back porch area. It combines a high quality of performance and an optimal space. It has comfortable living room with kitchen and dining room combined into one space, and two bedrooms with one bathroom.

You can choose exterior wall thickness 32 cm (with ventilated facade) for exclusive option, or 28 cm for economic option. House SE_01 fascinates with design from the first sight. Innovative, highly refined architecture. A simple form with exquisite detail.

Basic parameters:

Gross area	93.39 m ²
Porch area	10.43 m ² (back porch)
House type	1 - floor
Bedroom number	2
Bathroom number	1
House dimensions	10.29 m x 11.79 m
Min. land area	2.50 ar





Description	[m ²]
1. Entrance hall	4.17
2. Corridor	6.09
3. Living & dining room	24.58
4. Kitchen	6.92
5. Bedroom	13.49
6. Bedroom	10.61
7. Bathroom	5.86
8. Entrance porch	4.11



SE_03 House

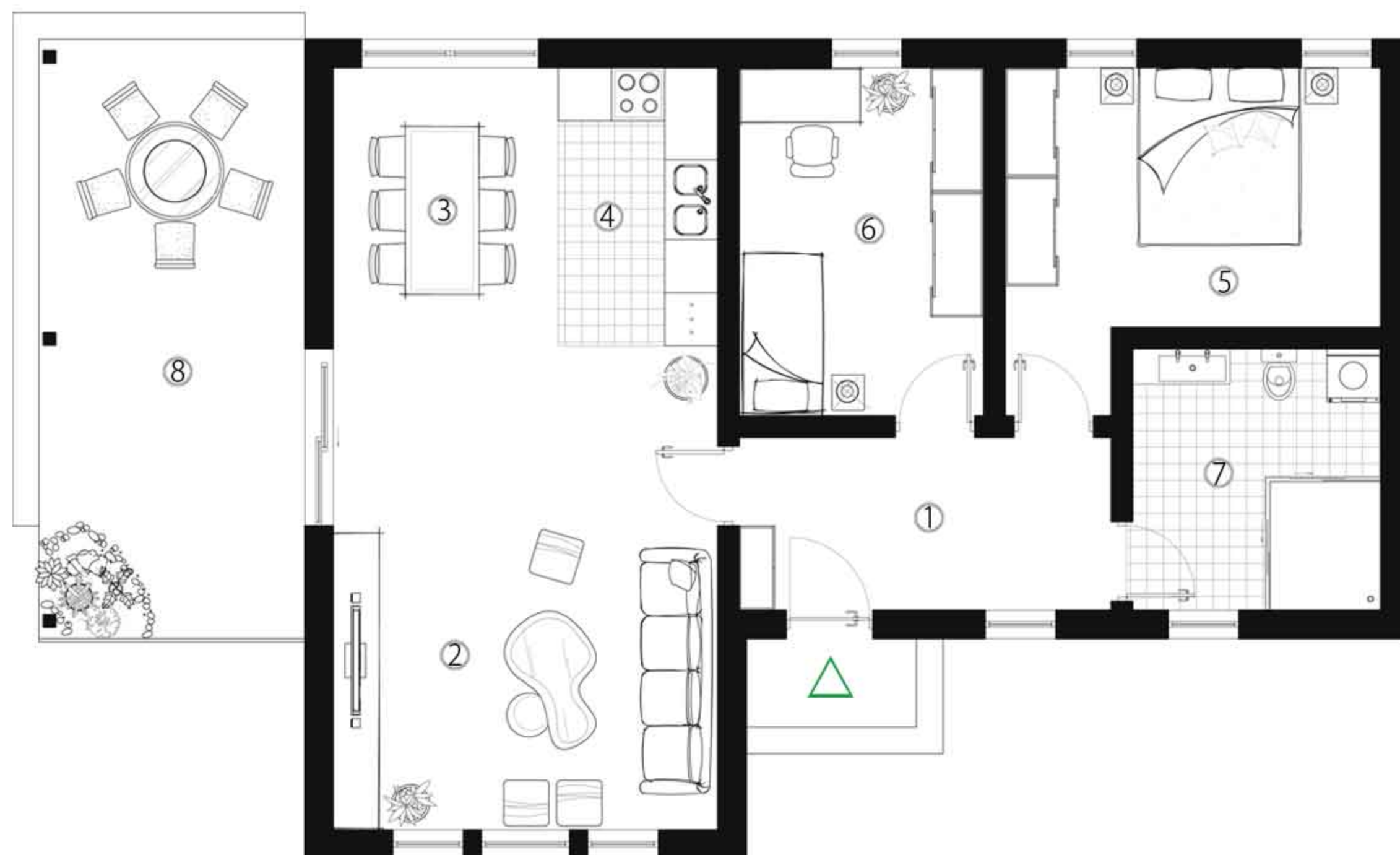
Unique roof style with cross laminated timber beams give this stylish home traditional design. It combines both timeless classics and modern details. House SE_03 has gross area 119.61 m² and 2.89 m² entrance porch area. There is also huge side porch for relaxation for you and your family.

You can choose exterior wall thickness - 32 cm (with ventilated facade) for exclusive option, or 28 cm for economic option. House SE_03, with its unique and simple exterior design catches viewer's eye on the first sight. It combines both timeless classics and exquisite details.

Basic parameters:

Gross area	119.61 m ²
Porch area	2.89 m ² (front porch)
House type	1 - floor
Bedroom number	2
Bathroom number	1
House dimensions	15.76 m x 9.54 m
Min. land area	3.00 ar





Description	[m ²]
1. Corridor	8.19
2. Living room	23.70
3. Dining room	7.89
4. Kitchen	5.65
5. Bedroom	13.62
6. Bedroom	10.85
7. Bathroom	8.26
8. Back porch	22.59



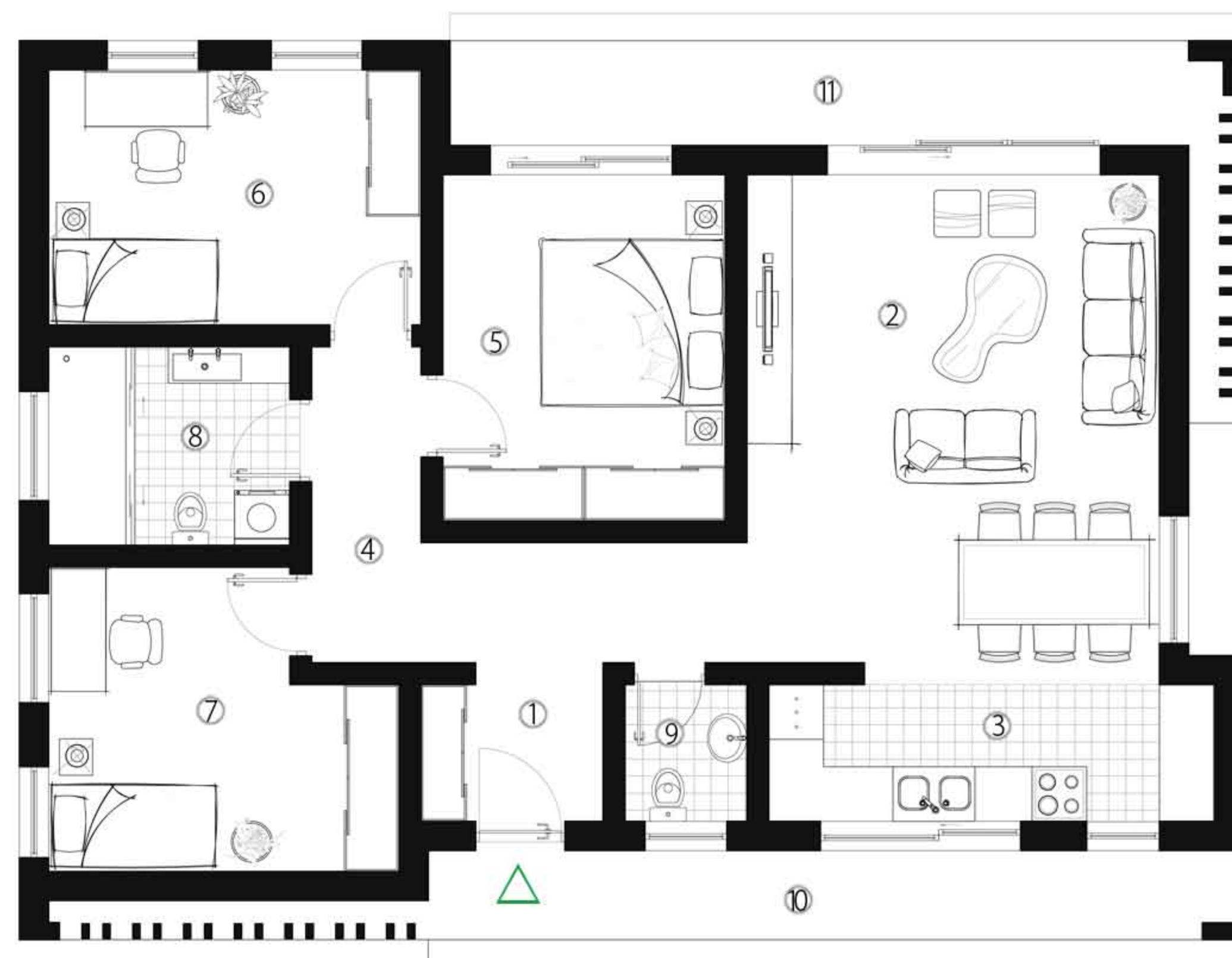
SE_05 House

House SE_05 is very comfortable and extremely functional. Innovative, highly refined architecture, with simple and sophisticated design. White facade with wooden details makes this house ideal for people who appreciate subtle elegance and minimalism. House SE_05 has gross area 137.95 m².

It also has two comfortable porches - entrance porch with its area of 13.57 m², and back porch with 14.49 m² area. It has one bathroom in the night area, and one toilet in the day area for the guests. High-quality materials used in the interior emphasizes character of this house.

Basic parameters:

Gross area	137.95 m ²
Porch area	/
House type	1 - floor
Bedroom number	3
Bathroom number	2
House dimensions	13.44 m x 10.47 m
Min. land area	3.20 ar



Description	[m ²]
1. Entrance hall	3.33
2. Living & dining room	25.06
3. Kitchen	7.33
4. Corridor	8.89
5. Bedroom	11.78
6. Bedroom	11.45
7. Bedroom	11.31
8. Bathroom	5.78
9. Toilet	2.01
10. Entrance porch	13.57
11. Back porch	14.49



SE_07 House

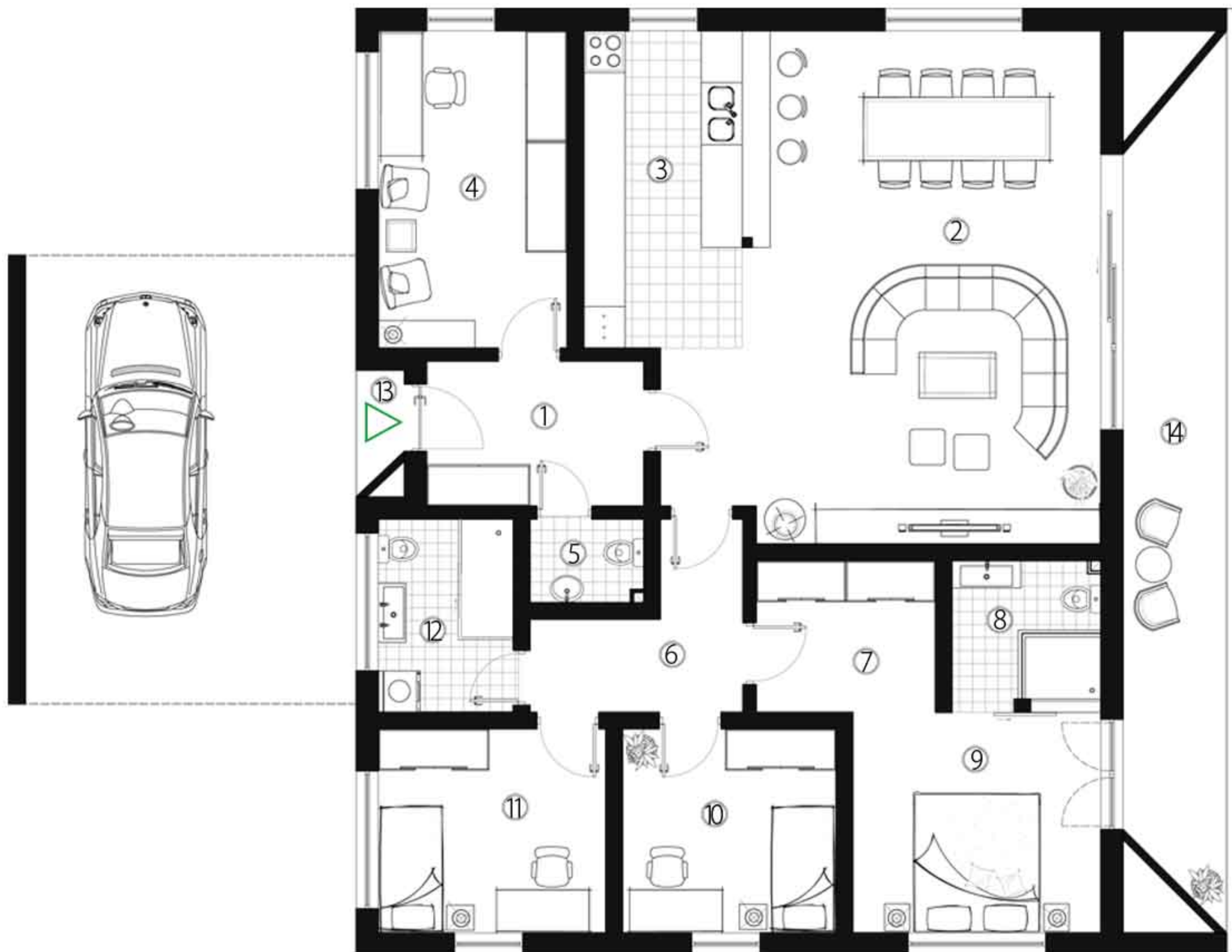
House SE_07 has sophisticated design with character. On the main entrance it has spacious car port. Living, dining and cooking space are combined into one large open space, lighted with numerous windows. House SE_07 has clear division between a day and night part. Master bedroom has its own private bathroom.

The other two bedrooms have their own common bathroom. There is also toilet in the day part for guests. House also has study room which can be used as bedroom. House SE_07 is a perfect choice for someone who wants a high comfort with a modern form.

Basic parameters:

Gross area	177.26m ²
Porch area	34.06 m ²
House type	1 - floor
Bedroom number	3 / 4
Bathroom number	3
House dimensions	18.16 m x 13.72 m
Min. land area	4.00 ar





Description	[m ²]
1. Entrance hall	6.62
2. Living & dining room	41.80
3. Kitchen	10.58
4. Study	12.60
5. Toilet	2.00
6. Corridor	5.91
7. Closet	5.46
8. Bathroom	4.13
9. Bedroom	11.52
10. Bedroom	9.18
11. Bedroom	9.77
12. Bathroom	5.49
13. Entrance porch	1.06
14. Back porch	21.27



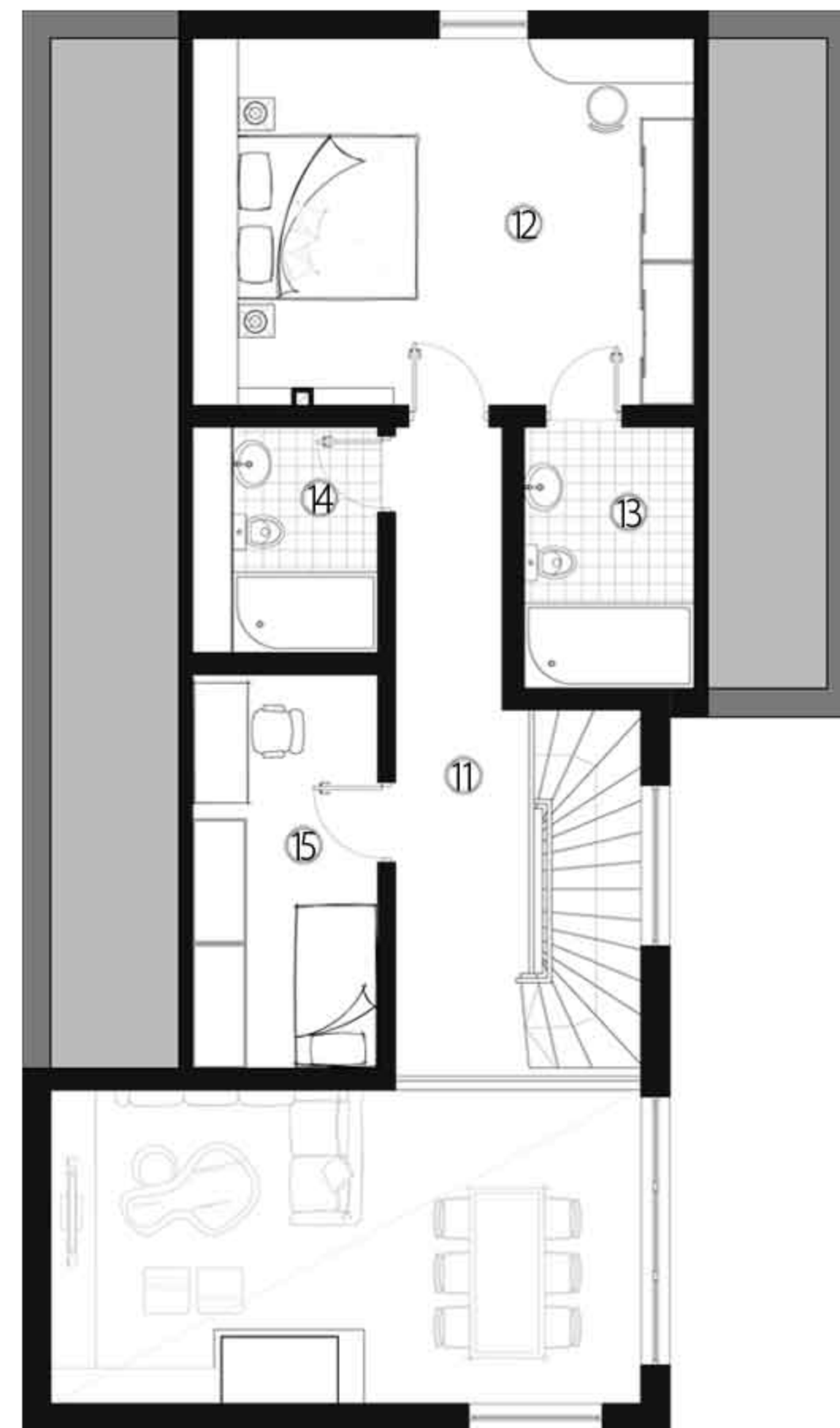
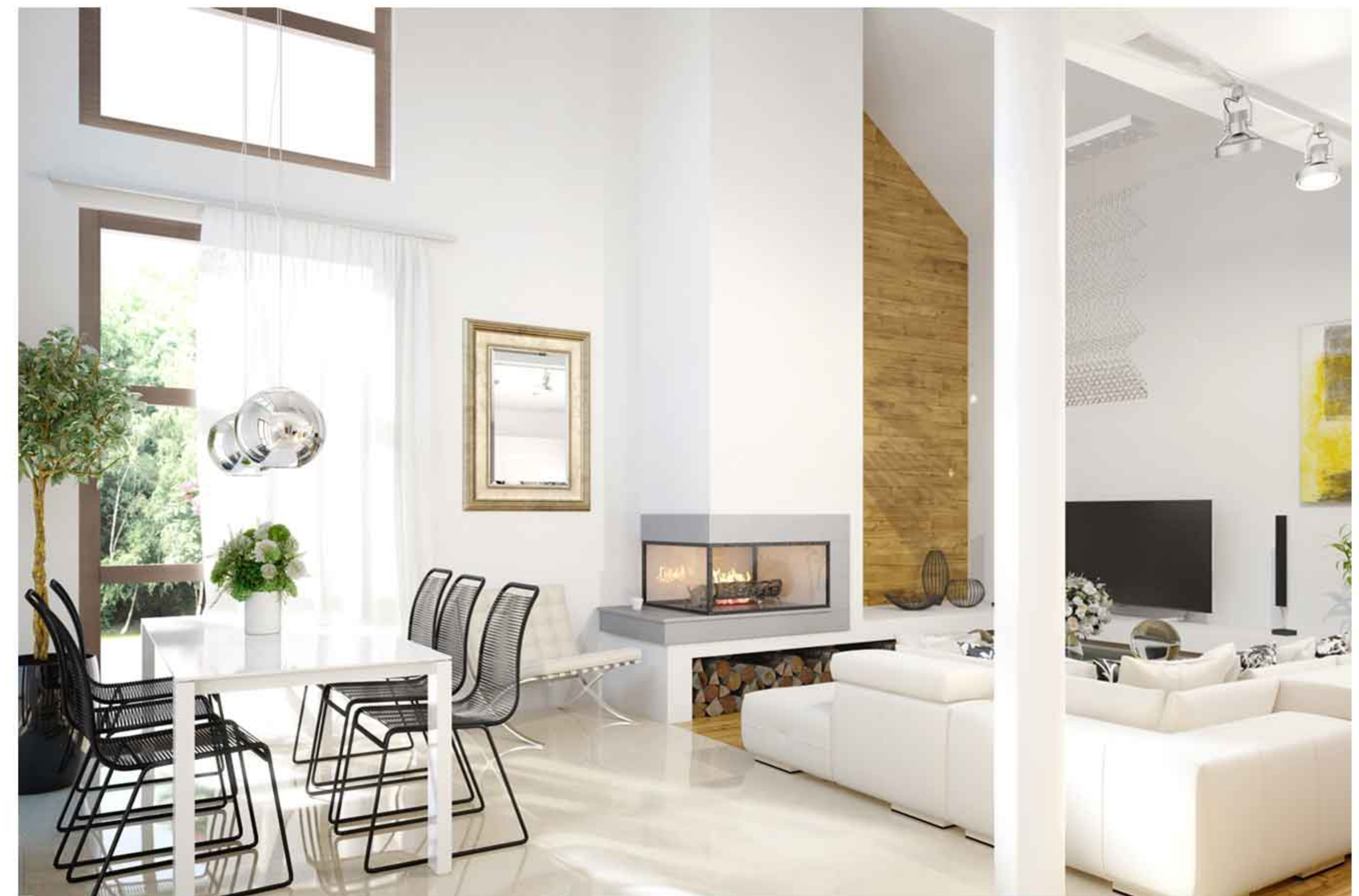
SE_09 House

House SE_09 fascinates with design from the first sight. These house is built to elucidate the distinctive character of scandinavian architecture. It combines a high quality of performance and an optimal space. Open space with elegant design stairs and gallery on the first floor make this house unique in the design and function.

High ceiling and large windows give the impression of breath and space. Four bedrooms and a study room, with two bathrooms and one toilet for the quests give this house comfortable living area. This house is ideal real estate for thouse who wants a high comfort with a modern form.

Basic parameters:

Gross area	233.75 m²
Porch area	19.01 m² (back porch)
House type	2 - floor
Bedroom number	4/5
Bathroom number	4
House dimensions	11.47 m x 15.89 m
Min. land area	3.20 ar



Description	[m ²]
1. Entrance hall	9.79
2. Living, dining room & kitchen	50.89
3. Study	8.13
4. Corridor	6.35
5. Bedroom	10.38
6. Bedroom	10.68
7. Bathroom	7.20
8. Utility room	1.84
9. Toilet	1.95
10. Entrance porch	4.63
11. Corridor	10.65
12. Bedroom	23.00
13. Bathroom	5.56
14. Bathroom	5.24
15. Guest room	9.13



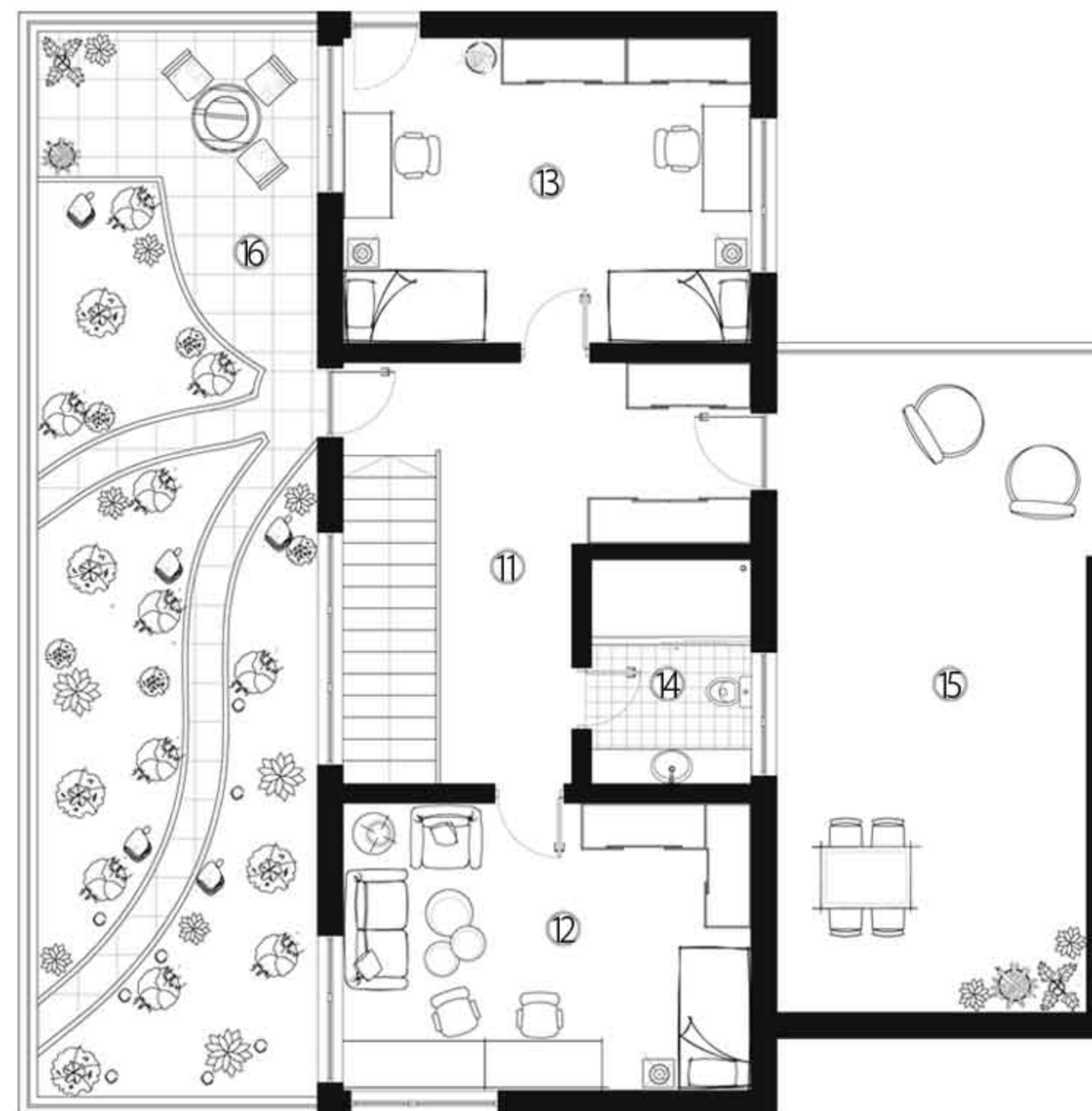
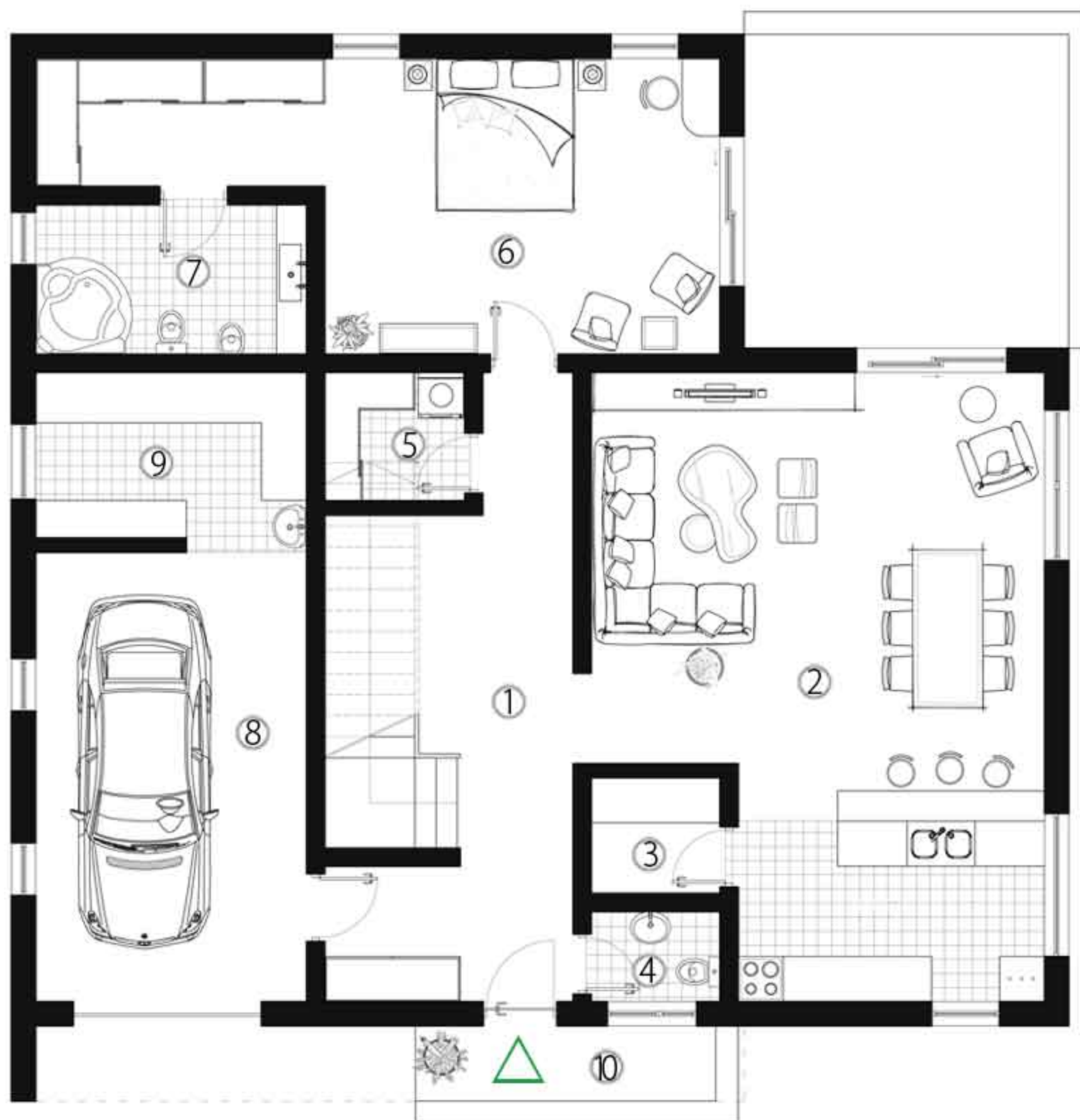
SE_13 House

This beautiful and exclusive mansion is a combination of both traditional and natural materials with modern architectural design. In the ground floor there is a living room with the direct link with the backyard through porch, and together with kitchen and dining room makes unique open space.

One spacious bedroom with its own bathroom occupies ground floor. Two more comfortable bedrooms are on the first floor. There are also two spacious terraces, of which one is green oasis with grass and low vegetation. This house is a perfect choice for someone who wants a high comfort.

Basic parameters:

Gross area	350.87 m ²
Porch area	20.61 m ² (back porch)
House type	2 - floor
Bedroom number	3 / 4
Bathroom number	3
House dimensions	14.04 m x 14.77 m
Min. land area	4.00 ar



Description	[m ²]
1. Entrance hall with stairs	23.24
2. Living, dining room	44.45
3. Pantry	2.62
4. Toilet	2.05
5. Utility room	3.17
6. Bedroom	27.16
7. Bathroom	7.16
8. Garage	21.49
9. Pantry	8.22
10. Front porch	7.67
11. Corridor	16.10
12. Bedroom	19.43
13. Bedroom	20.63
14. Bathroom	5.95
15. Terrace	38.49
16. Terrace	50.57



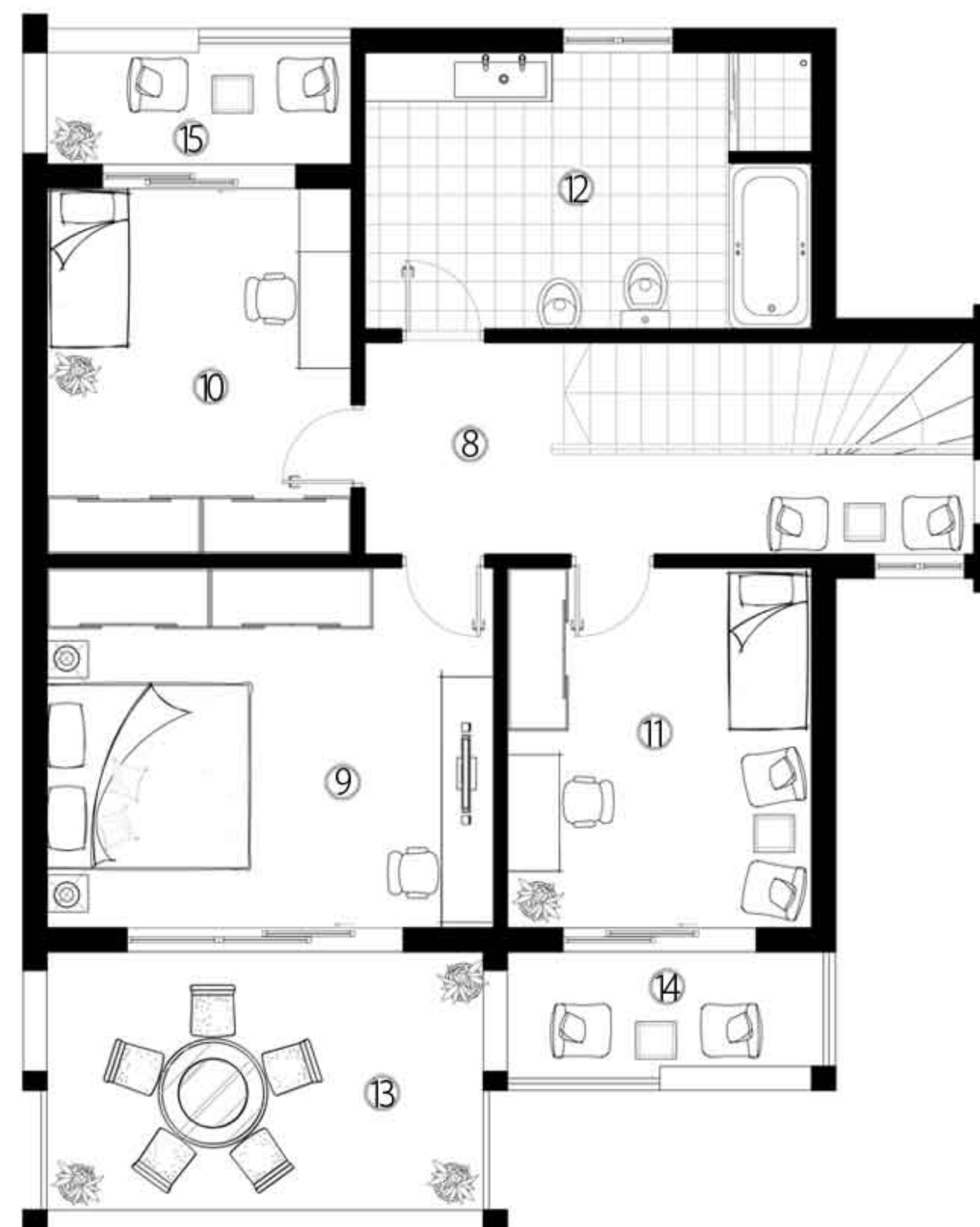
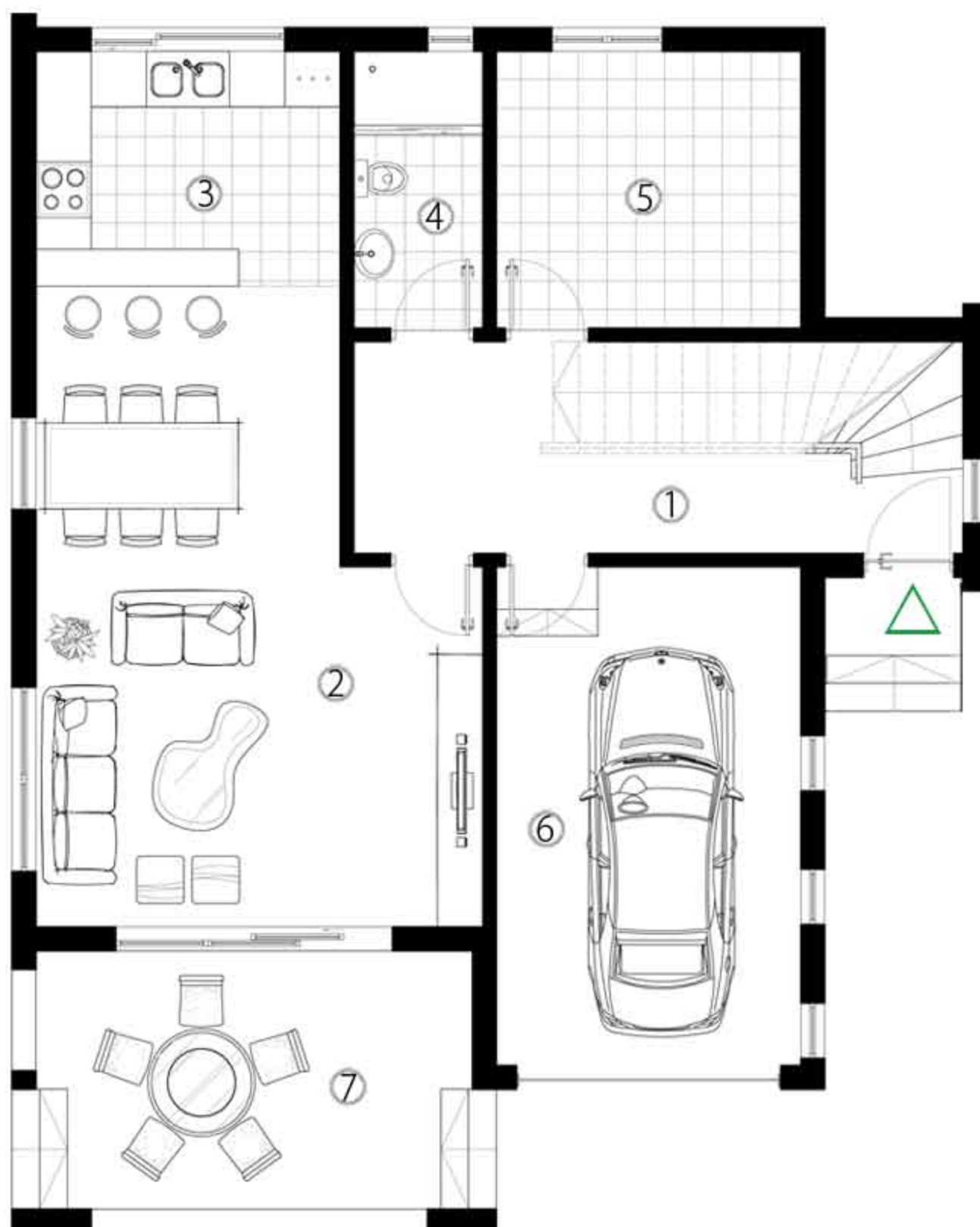
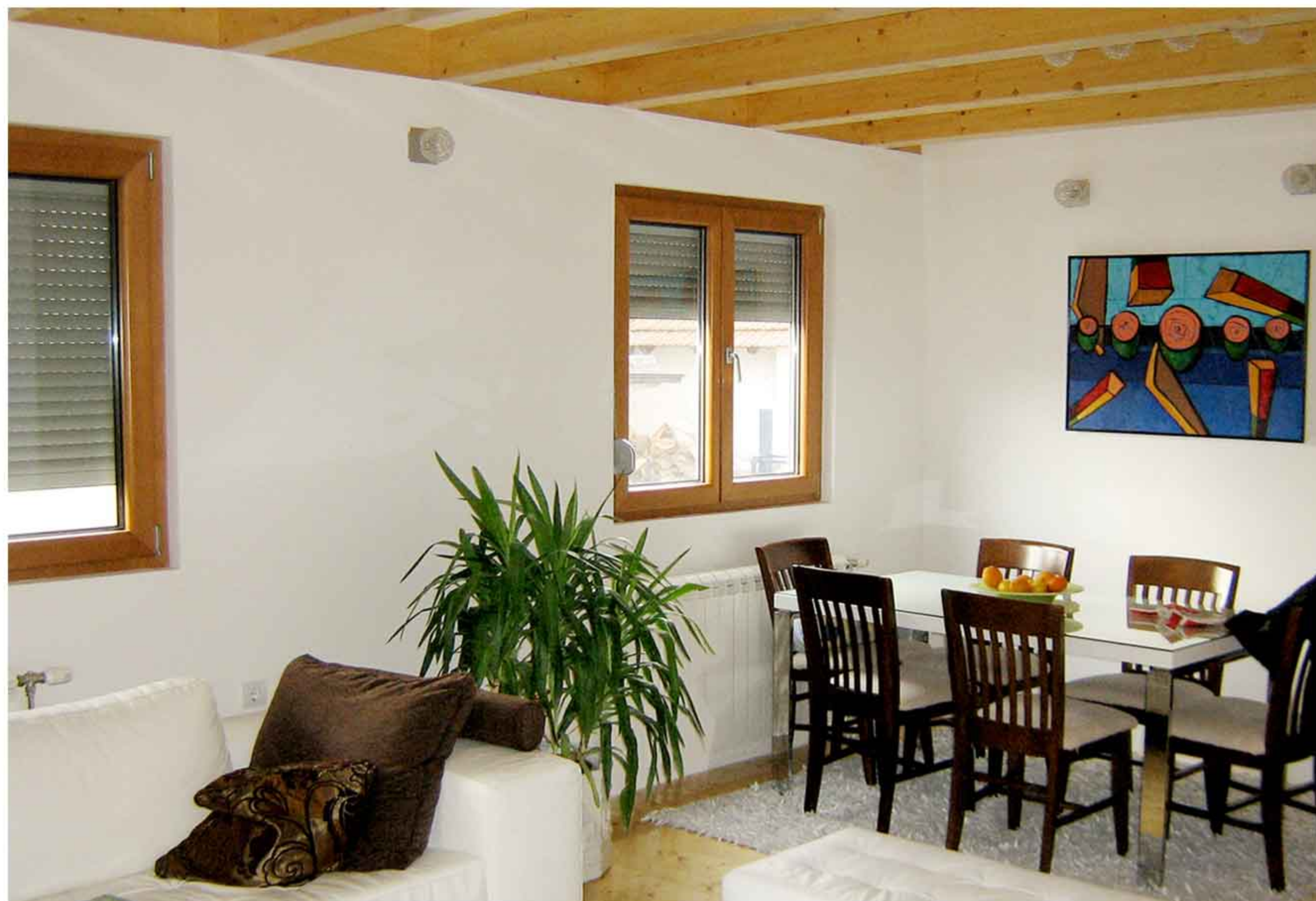
SE_15 House

House SE_15 is a classic expression of the perfect release. The two-storey house is traditional functionality of a modern interior. It combines both timeless classics and exquisite details. House SE_15 has gross area 114.53 m² ground floor and 114.02 m² first floor, with numerous terraces.

There is a division between day and night part, where night part occupied first floor. In the ground floor is comfortable living and dining room with kitchen. There is also spacious garage, utility room and bathroom for guests. This house is for people who are looking space and non-standard solutions.

Basic parameters:

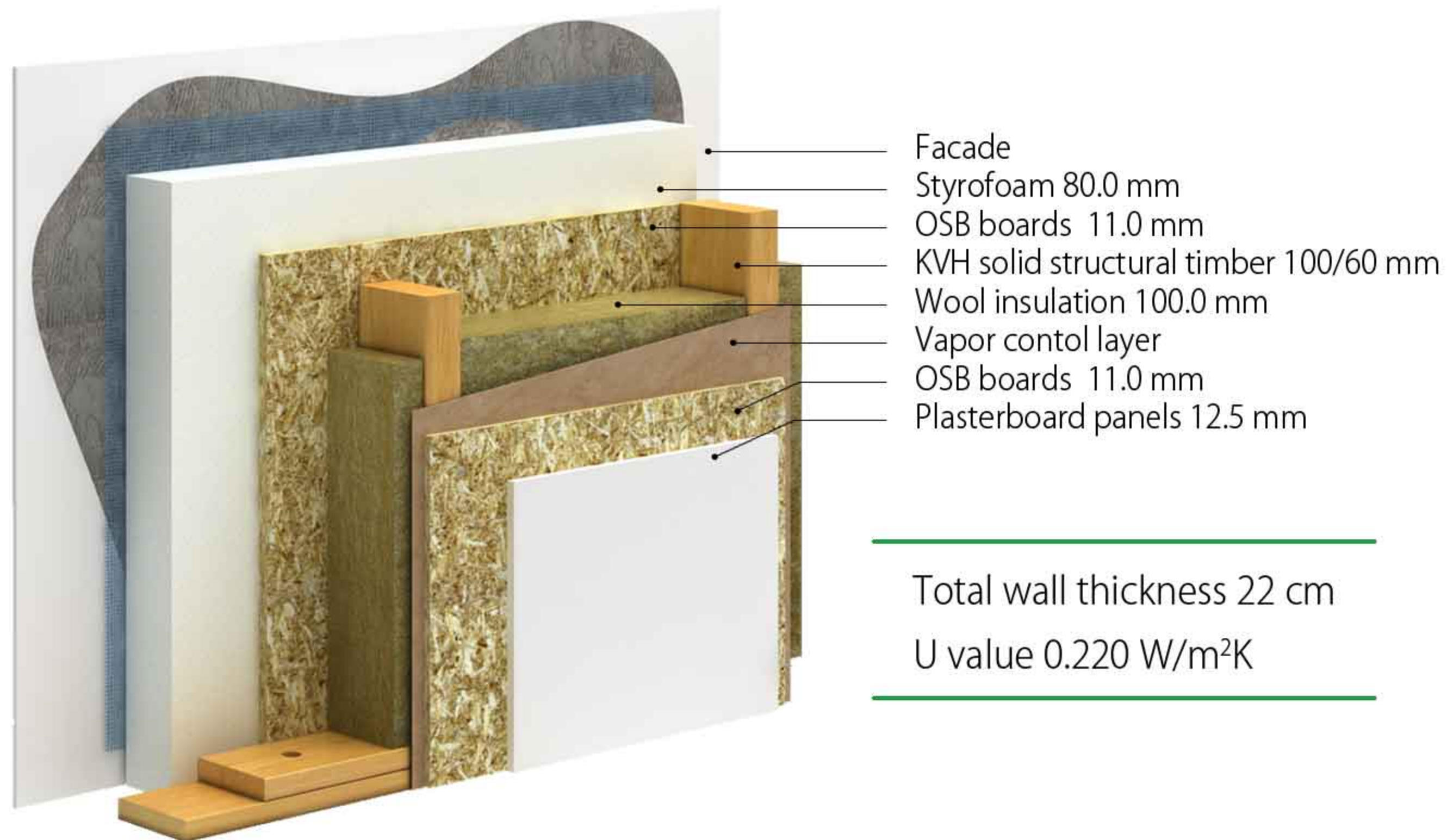
Gross area	228.55 m ²
Porch area	2.57 m ²
House type	2 - floor
Bedroom number	3
Bathroom number	2
House dimensions	10.56 m x 13.06 m
Min. land area	2.80 ar



Description	[m ²]
1. Entrance hall	9.52
2. Living & dining room	28.95
3. Kitchen	8.39
4. Bathroom	4.20
5. Utility room	9.89
6. Garage	18.29
7. Front porch	13.92
8. Corridor with stairs	15.16
9. Bedroom	18.91
10. Bedroom	12.88
11. Bedroom	13.09
12. Bathroom	14.43
13. Terrace	13.41
14. Terrace	4.51
15. Terrace	4.62

BEST BUY houses

Exterior wall - best buy option



Interior wall





SB_14 House

House SB_14, with its 56.95 m² gross area and comfortable back porch, is ideal solution for your countryside house. It has simple form with traditional details like timber beams and timber ceiling. It has spacious living room and one bedroom for sleeping over.



Description	[m ²]
1. Corridor	3.60
2. Living room	13.41
3. Dining room	5.04
4. Kitchen	3.78
5. Bedroom	9.00
6. Bathroom	3.78
7. Back porch	10.56



Basic parameters:	
Gross area	56.95 m ²
Porch area	1.95 m ²
House type	1 - floor
Bedroom number	1
Bathroom number	1
House dimensions	7.04 m x 8.09 m
Min. land area	2.00 ar

SB_16 House

House SB_16 has living area 55.37 m² and 5.55 m² back porch area. It has comfortable living room with kitchen and dining room, two bedrooms and one bathroom. It has simple form with CLT beams and timber ceiling.



Basic parameters:

Gross area	64.80 m ²
Porch area	1.95 m ²
House type	1 - floor
Bedroom number	2
Bathroom number	1
House dimensions	9.99 m x 8.24 m
Min. land area	2.00 ar



Description	[m ²]
1. Corridor	5.34
2. Living room	13.88
3. Dining room with kitchen	8.40
4. Bedroom	9.90
5. Bedroom	8.52
6. Bathroom	3.78
7. Back porch	5.55

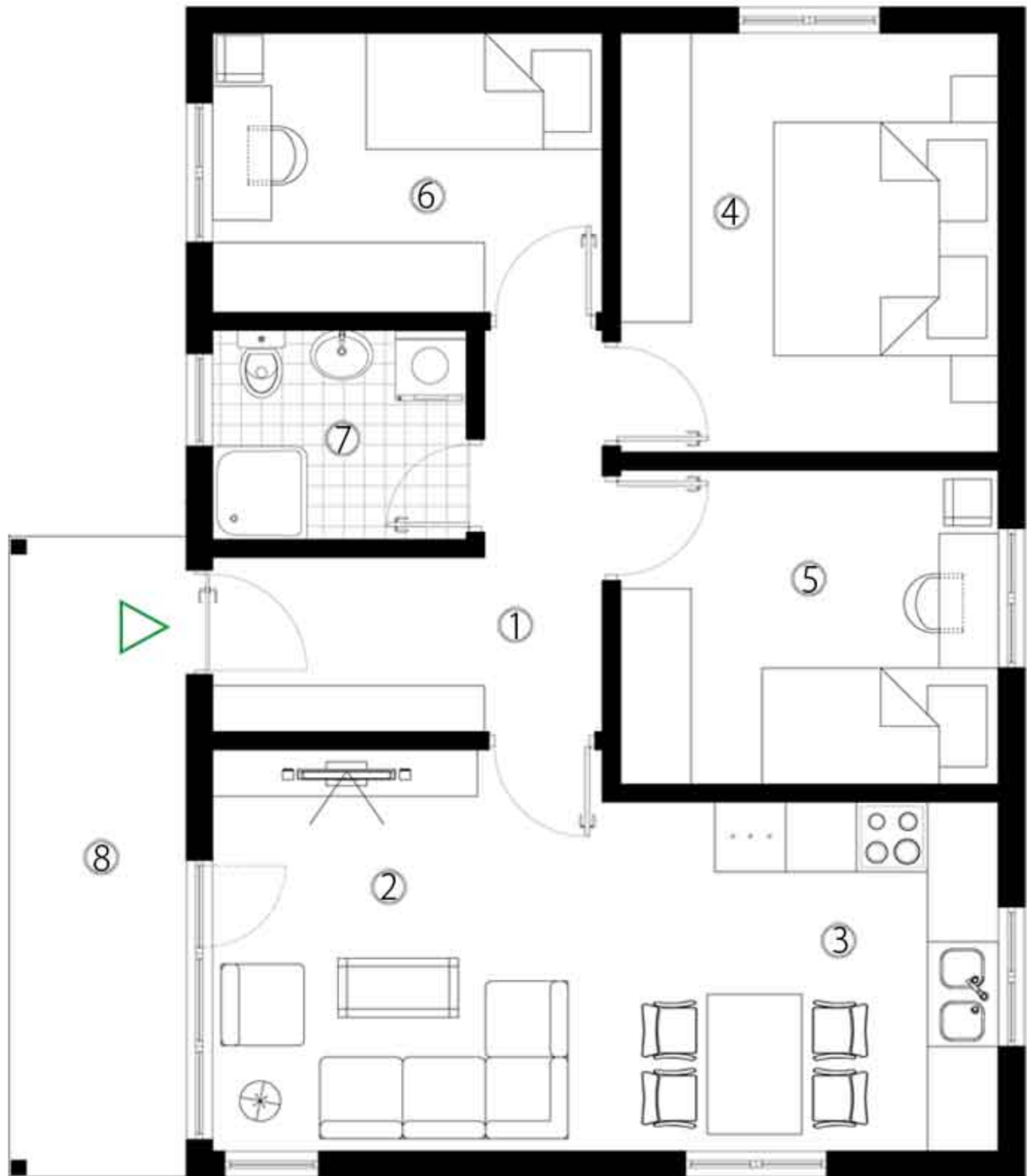


SB_18 House

House SB_18 has gross area 79.80 m² and 8.70 m² entrance porch area. It combines a high quality of performance and an optimal space. It has 3 bedrooms with comfortable bathroom. It has living room with kitchen and dining room combined into one space.



Description	[m ²]
1. Corridor	6.90
2. Living room	13.39
3. Dining room with kitchen	10.05
4. Bedroom	11.52
5. Bedroom	7.92
6. Bedroom	8.64
7. Bathroom	3.87
8. Back porch	8.70



Basic parameters:	
Gross area	79.80 m ²
Porch area	/
House type	1 - floor
Bedroom number	3
Bathroom number	1
House dimensions	8.59 m x 10.04 m
Min. land area	2.50 ar

HARMONY FOR LIFE



green SMARHAUS doo
+ 38165 447 5003

Koste Stamenkovica 6
18 000 Nis, Serbia

www.smarthaus.rs
projekt@smarthaus.rs