



THE CUPCAKE

80 / 100 / 100+M / 120

The Cupcake 80

A compact single-storey house concept with an open living area and two bedrooms, as illustrated in the original floor plan.



AT A GLANCE

78.59 m²

Total area

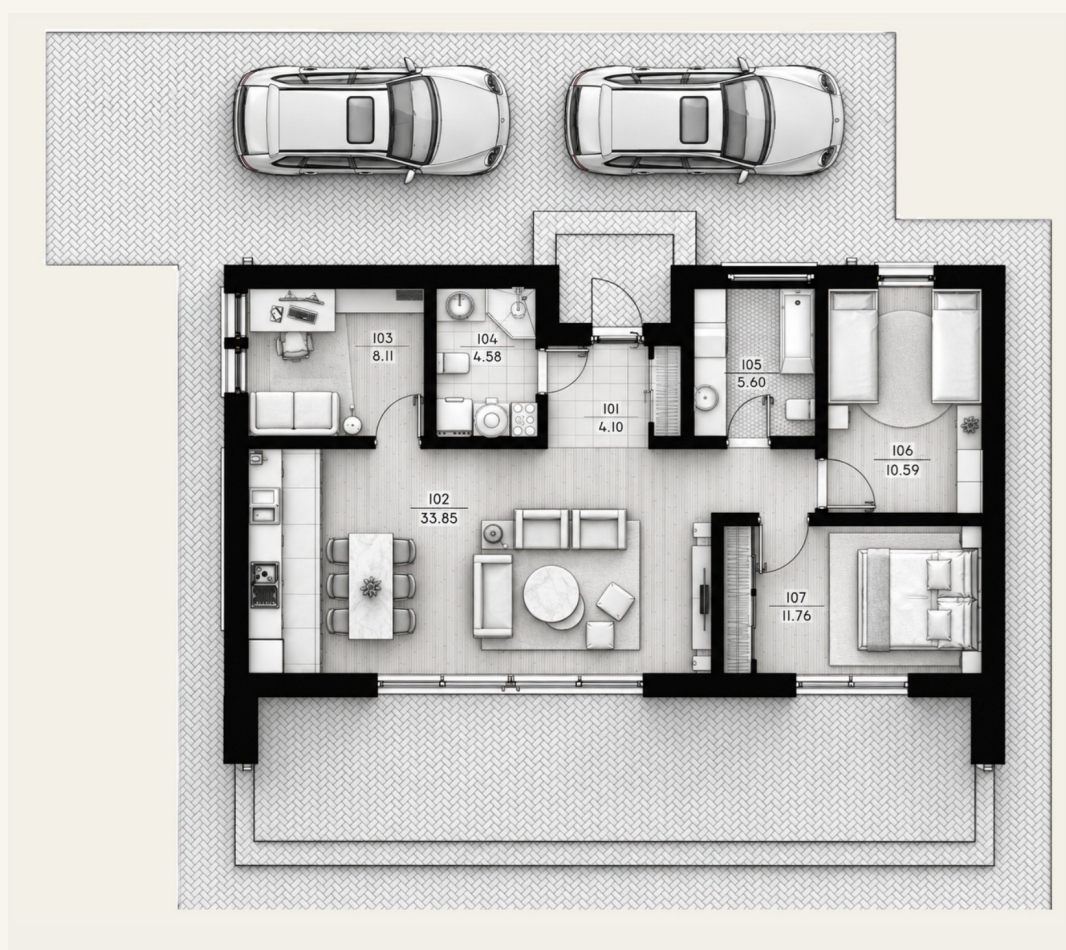
64.31 m²

Living area

1

Storey

The Cupcake 80 / Plan



REFERENCE MODEL DATA

Footprint	113 m ²	Height	5.65 m
Total area	78.59 m ²	Storeys	1
Living area	64.31 m ²	Panel system	Approx. 40
Length	13.30 m	Frame	Galvanised steel
Width	8.47 m	Energy target*	A+ / A++

*Source data / area definition and energy target require project verification.

THE CUPCAKE 80



The Cupcake 100

A single-storey house concept with an integrated garage and covered parking, as illustrated in the original plans.



AT A GLANCE

100.85 m²

House area

39 m²

Garage

51.95 m²

Carport

The Cupcake 100 / Plan



REFERENCE MODEL DATA

Footprint	227.60 m ²	Width	14.43 m
House area	100.85 m ²	Height	5.65 m
Living area	73.54 m ²	Storeys	1
Garage	39.00 m ²	Panel system	Approx. 60
Carport	51.95 m ²	Energy target*	A+ / A++
Length	16.88 m		

*Source data / area definition and energy target require project verification.

THE CUPCAKE 100



The Cupcake 100+M

A pitched-roof design with a mezzanine level. The original drawings illustrate two connected living levels.



AT A GLANCE

80.48 m²

Main floor

17.77 m²

Mezzanine

1 + M

Levels

The Cupcake 100+M / Plan



REFERENCE MODEL DATA

Footprint	97.15 m ²	Height	6.40 m
Main floor	80.48 m ²	Storeys	1 + M
Mezzanine	17.77 m ²	Frame	Galvanised steel
Living area*	98.25 m ²	Panel system	Approx. 60
Length	13.34 m	Energy target*	A+ / A++
Width	7.34 m		

*Source data / area definition and energy target require project verification.



THE CUPCAKE 100+M

The Cupcake 120

A larger pitched-roof concept with additional upper-level rooms and a generous ground-floor living space.



AT A GLANCE

121.44 m²

Total area

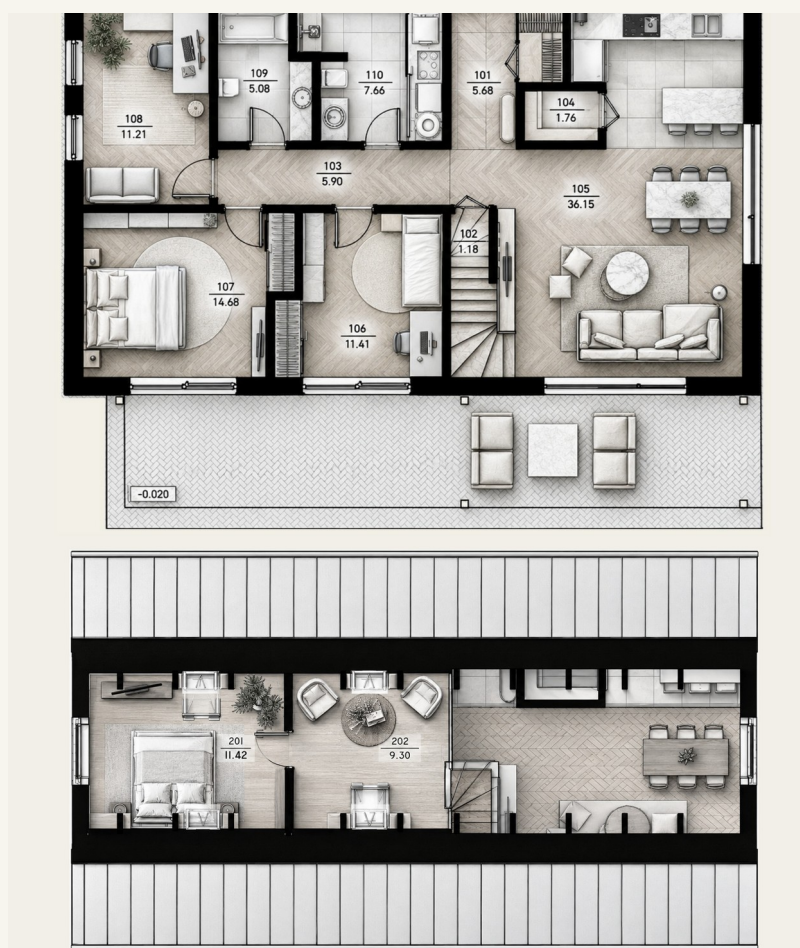
84.87 m²

Living area

1 + M

Levels

The Cupcake 120 / Plan



REFERENCE MODEL DATA

Footprint	123.87 m ²	Height	6.35 m
Total area	121.44 m ²	Storeys	1 + M
Living area	84.87 m ²	Frame	Galvanised steel
Length	14.64 m	Panel system	Approx. 50
Width	8.48 m	Energy target*	A+ / A++

*Source data / area definition and energy target require project verification.



THE CUPCAKE 120

Finishes and material choices

FACADE MATERIALS & FINISHES

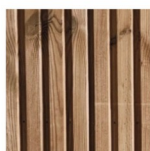
- | Facade **WPC, clinker & timber** |
- | Roof **Flat or pitched** |
- | Windows & doors **Aluminium** |



Helsinki Clinker
240 x 52 mm, 240 x 71 mm,
400 x 40 mm, 740 x 52 mm
Joints: light



Copenhagen Clinker
240 x 52 mm, 240 x 71 mm,
400 x 40 mm, 740 x 52 mm
Joints: dark



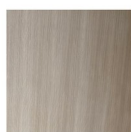
Thermally modified timber



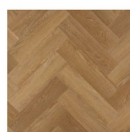
Wood-plastic composite
WPC

INTERIOR FINISH MATERIALS

- | Walls **Oak veneer panels** |
- | Floors **Vinyl** |
- | Ceilings **Decorative** |



Oak veneer panel



Vinyl flooring



Ceowood Barcode ceilings

VENTILATED FACADE

Thermally modified timber



Wood-plastic composite (WPC)



NON-VENTILATED FACADE

Clinker-look tiles

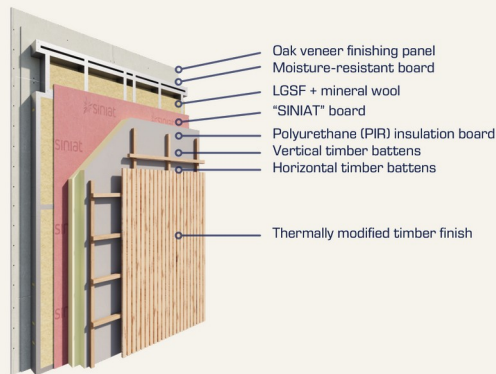


Reference finishes. Availability and approved combinations depend on the project.

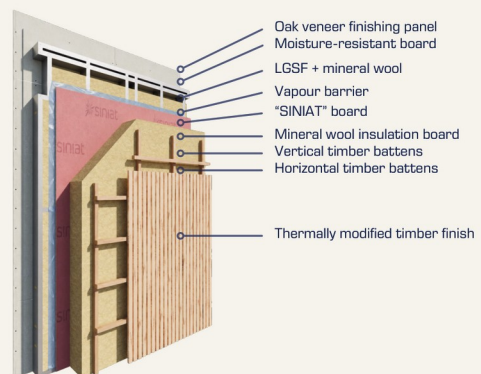
Ventilated wall options

Illustrative timber and WPC facade build-ups; final combinations require approval.

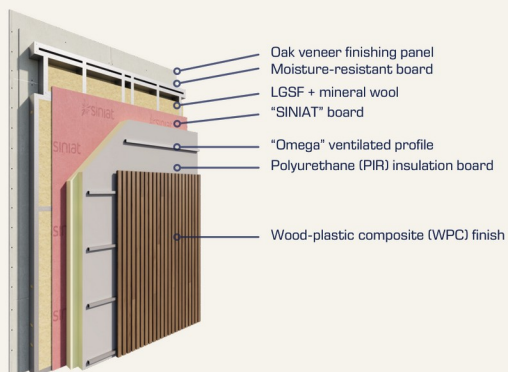
1.1 OPTION



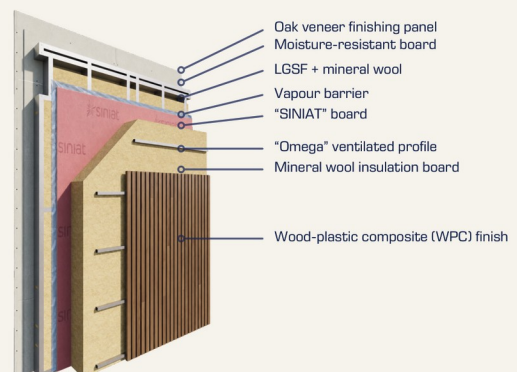
1.2 OPTION



2.1 OPTION



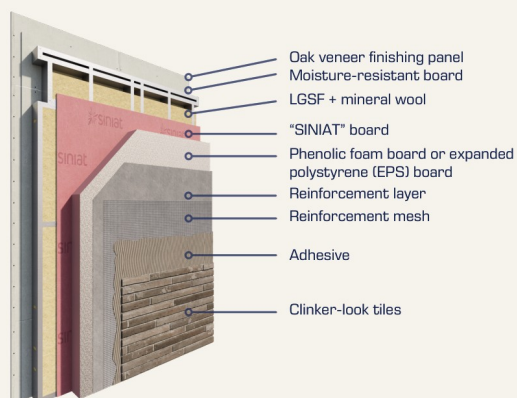
2.2 OPTION



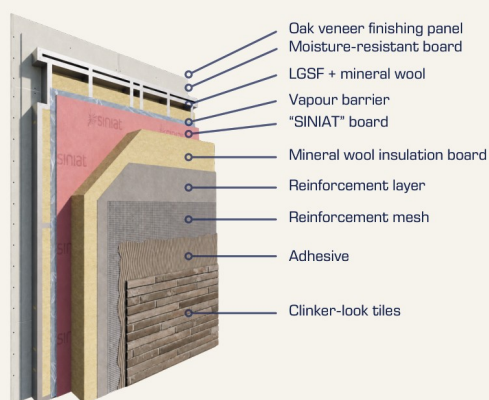
Non-ventilated wall options

Clinker-look finish alternatives shown as reference, not a blanket approval.

3.1 OPTION

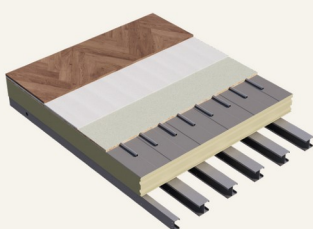


3.2 OPTION



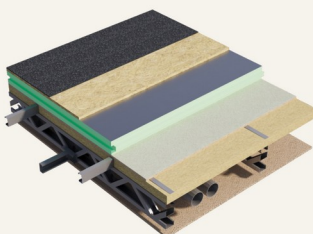
Floor and roof assemblies

FLOOR CONSTRUCTION



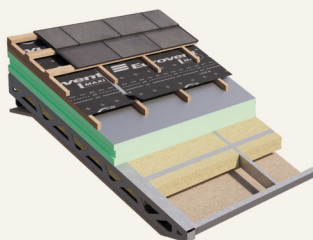
- | Durable floor finish: vinyl, carpeting, etc.
- | MFP structural board + underfloor heating
- | PIR insulation – 80-200 mm
- | Steel structural frame

FLAT ROOF CONSTRUCTION



- | EPDM or bituminous waterproofing roof membrane
- | Mineral wool insulation – 20 mm
- | PIR insulation – 100-240 mm
- | Moisture-resistant board
- | Steel structural truss + mineral wool
- | CEWOOD acoustic panels – 20 mm

PITCHED ROOF CONSTRUCTION



- | Roof covering: concrete or ceramic tiles, fibre-cement sheets or natural slate
- | Timber frame battens
- | Roof diffusion membrane
- | Timber frame battens
- | PIR insulation – 100-200 mm
- | Steel structural truss + mineral wool
- | CEWOOD acoustic panels – 20 mm

Reference build-ups. Exact layers and thicknesses are defined for each project.

Optional interior systems

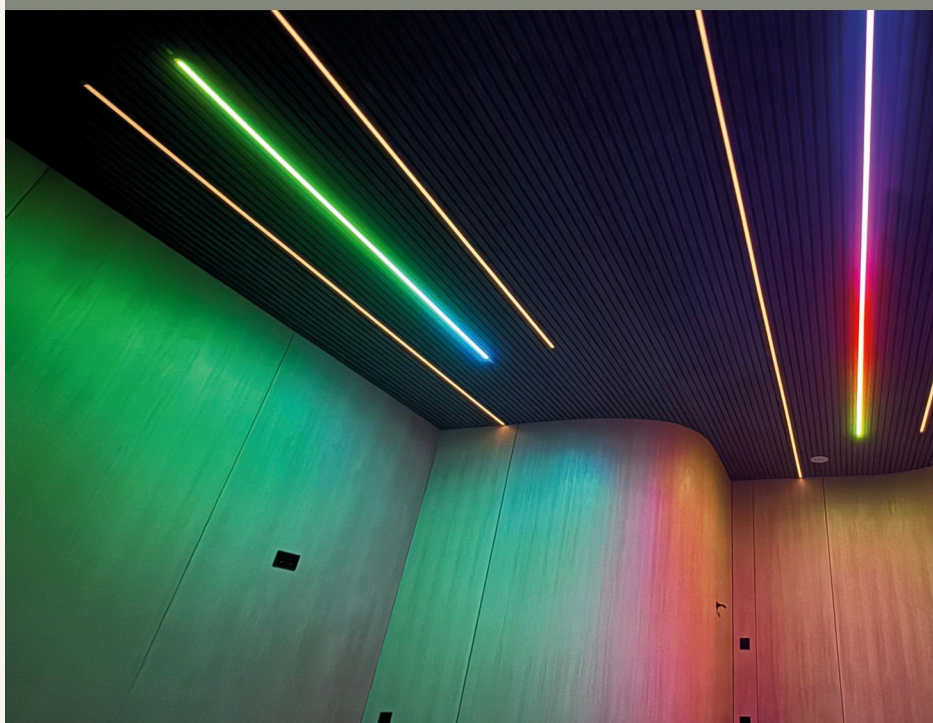
ADDITIONAL

- | "Neurocass" sound & lighting system
- | Bathroom installation
- | Heating, ventilation & cooling systems



More about
Neurocass

The integrated "Neurocass" system allows users to control sound and lighting and create individually tailored sensory scenarios that promote relaxation and help restore inner balance.



Optional equipment is subject to a separate technical specification, availability and quotation.

Let us discuss your project.

Share your drawings, preferred model and project location. We will review the scope and suggest the next step.

NP5 CONSTRUCTIONS

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PROJECT ENQUIRIES

Model / location / desired area / drawings / required supply scope / project schedule