

**HANSE  
HAUS**

**Genau mein Zuhause.**

**UNIQUE HOMES, BUILT WITH PRECISION**



**Unique homes. Built with precision.**

## THE FAIREST PACKAGE BUILDERS IN GERMANY

In 2021, the well-known financial magazine Focus Money asked ServiceValue GmbH to investigate how fairly German package builders treated their clients, after having conducted similar surveys since 2012.

They canvassed more than 1,700 people who have had a property built over the last months to find out how fairly the companies dealt with their clients and how closely they collaborated. So how did we do?

*For nine years in a row Hanse Haus has been among the top three. Each test was passed with the highest ratings.*

We're happy to say that Hanse Haus has received top marks – for the nine time running. You can find the study online at [www.focus.de](http://www.focus.de), and we've also put the latest results up on our website, [www.hanse-haus.uk](http://www.hanse-haus.uk).



## WINNER: GRAND PRIZE FOR SMALL AND MEDIUM-SIZED BUSINESSES 2016

In 2015, Hanse Haus received its first-ever nomination for the Bad Kissingen region's Grand Prize for Small and Medium-Sized Businesses. Just one year later, in 2016, Hanse Haus was declared the winner.

The five criteria used by the judges were:

1. The overall development of the company
2. The creation and security of jobs and traineeships
3. Modernisation and innovation
4. Commitment to the region
5. Customer service and marketing

*More than 5,000 companies nationwide took part in the competition. In the first year we entered we were among the finalists. Just one year later we won.*



## CERTIFIED CREDITWORTHINESS

In 2021, Creditreform, a well-known German credit bureau, awarded the CrefoZert certificate to Hanse Haus. It is a testament to good business practice and a good projection of business development.

*Merely 2.0 per cent of German companies were awarded this extraordinary creditworthiness – Hanse Haus is one of them.*



# CONTENTS

|                                  | Page    |
|----------------------------------|---------|
| Foreword                         | 3       |
| What makes a Hanse Haus special? | 4 - 7   |
| Seals of quality                 | 8 - 9   |
| Your route to your new home      | 10 - 11 |
| Interiors to suit you            | 12 - 15 |
| A house in eight hours           | 16 - 17 |
| Optimal thermal performance      | 18 - 19 |
| Plus-Energy Houses               | 20 - 21 |

|                         | Page    |
|-------------------------|---------|
| House plan overview     | 22 - 23 |
| Variant 25              | 24 - 31 |
| Variant 35              | 32 - 39 |
| Variant 45              | 40 - 49 |
| Variant                 | 50 - 53 |
| Villa                   | 54 - 57 |
| Vita                    | 58 - 63 |
| Cubus                   | 64 - 67 |
| Bungalow                | 68 - 75 |
| Doppelhaus              | 76 - 83 |
| Duo                     | 84 - 89 |
| Greater comfort in life | 90 - 91 |
| Our client's homes      | 92 - 99 |





Hello, Prospective Homeowners!

**If you dream of building your own home, Hanse Haus is the ideal partner to help you make that dream a reality. Looking for one good reason to help you make up your mind? We've got thirteen. Here's why more than 34,000 satisfied clients have chosen us:**

**We're committed to quality.** We're always on the lookout for ways to improve on what we do, whether that's the materials we use, the services we offer or the way we build our homes. Our attention to detail is what makes us unique. Don't believe us? Come and see for yourself! If you pay us a visit at Oberleichtersbach and then decide to opt for a Hanse Haus, we'll refund your flight and hotel expenses.

**Our houses are tailored to you.** Every Hanse Haus is a one-off – we don't do cookie cutter. So whether you want your new home in the shape of an ear or you fancy a built-in Irish pub, we've got you covered – in fact, we've already built both of those. Whatever you're looking for, we're certain we can create the home you've always wanted.

**We love efficiency.** With Hanse Haus you don't have to compromise when it comes to walls: our thermo-efficient walls combine high-strength construction with exceptional insulation as standard. That way you'll save on heating costs, looking after your wallet and the environment.

**We're future-proof.** All our houses are fitted with a reliable gas boiler or an air-to-water heat pump as standard. Both are tried-and-tested systems that offer plenty of flexibility, so if in the future you decide to switch to a different method – innovative fuel-cell technology, for instance – you'll be all set. With Hanse Haus, you don't have to commit to just one heating system – you can keep your options open. We'll also kit you out with an air-circulation system that automatically takes care of ventilating your home: old air is sucked out and fresh air streams in.

**We're problem-solvers.** Everything in your house will be carefully constructed by master craftsmen, engineers, architects and structural experts. You'll choose your fittings at our Sample Centre, which means you can call on specialist knowledge at any time. We're maximally flexible, offering more than just one-size-fits-all solutions.

**We're experienced.** Hanse Haus has been around since 1929. The average age of employees working in production, assembly and client services is 38,7, and on average they stay with us for 8,1 years. Our employees have been doing their jobs for a long time and they know what they're doing.

**We train our people.** We train industrial management assistants, data-processing management assistants and craftspeople specialising in all sorts of areas right across the company. At the moment, we employ more than 844 people, including around 61 trainees. One of our trainee mechanics was awarded third place in a national competition, while another painting and decorating trainee took second place at guild level. We make sure all our trainees love their jobs and we aspire to retain all of them upon completion of training.

**We're fully checked and certified.** We invite external regulatory bodies to carry out regular checks of the ambient air in our finished homes to ensure that the materials we and our suppliers use not only meet but exceed legally mandated standards of hygiene. We're also committed to the safety of our employees, going above and beyond to obtain ISO 45001 certification, which guarantees that our construction sites and production processes meet the requirements of the Occupational Health and Safety Management System.

**We've got nothing to hide.** All of our designs, calculations, floor plans and production documents are stored electronically, so if you ever want to convert, sell or renovate your home – even long after the warranty has expired – we make it easy.

**We're sustainable.** A recent research project carried out by Munich's University of Applied Sciences in collaboration with the

German Federal Ministry for the Environment, Nature Conservation, Nuclear Safety came up with 18 sustainability criteria for new-builds. We wanted to know how our houses measured up, so we looked at a lived-in family home that corresponded almost exactly to our standard specifications. How did we do? Well, our client's house received an overall mark of 1.4 (on a scale of 1 to 6, with 1 being the highest). Our most outstanding categories related to how future-proof the building was, the overall healthiness of the living space, environmental sustainability, client experience and the quality of our construction work.

**We're there for you.** Most construction companies don't have an in-house client team with service teams and a dedicated after-sales department. Contact us by email or phone and we'll get someone round. No ifs, no buts.

**We go the extra mile.** When it comes to our clients, we pride ourselves in going above and beyond the basic legal requirements, carrying out regular surveys to find out what you really think. Several external reviews, most recently those carried out by Focus Money since 2012, have also confirmed how satisfied our clients are. But don't take our word for it – why not find out for yourself?

**We're personal.** All our employees can vouch for the quality of our houses. Why not give us a try? Maybe we'll bump into each other on a visit to our factory or Sample Centre, or during your fittings consultation – I hope so!



Marco Hammer  
CEO





**Practical training** Our trainees build garden benches made out of solid larch. Hanse Haus clients can buy these unique pieces of furniture at cost.

## What makes (a) Hanse Haus special?

*A few good reasons to leave your home in our hands*

### **OUR HOUSES ARE TAILORED TO YOU**

Passive houses? Energy-plus houses? No problem. Like many other firms, we're happy to build those. But what else do we do? We work closely with our clients and take their individual wishes seriously, whether it's in terms of architectural style, layout or fittings. In 2004, for instance, in collaboration with the designer Luigi Colani, we not only designed a home that epitomised the idea of 'living in the future' but built it, too. You're welcome to come and see the result for yourself at our factory. For another client, a musician, we built a house whose architecture is inspired by the human ear. Working with an Irish client, we incorporated a genuine Irish pub brought all the way over from Ireland (with a little help

from our Irish colleagues). So when we say *Our Houses, Your Home*, we really mean it. Let's build your new home.

### **OUR EMPLOYEES ARE HIGHLY EXPERIENCED**

We're not the only construction company out there. But we have been in the housing business since 1929, and we like to build on that tradition and experience. All our key staff are drawn from our own ranks. Our chief engineer? He's been building and developing houses for Hanse Haus since 1992. Our factory foreman? He finished his carpentry traineeship with us in 1978, then spent 11 years in assembly and five years heading up our construction team. Our head of construction has stuck with us for

more than 30 years. Our head of procurement originally trained with us in 1974. Our head of sampling has been advising clients for 19 years on everything from flooring to roof tiles. Our lead architect has been with Hanse Haus since 1999. We've also been working with many of our sales partners for ages – ten years isn't unusual for us, but it's much higher than the industry average. Through these long-standing relationships with our staff we've developed the kind of practical experience that's virtually unique in our sector. Many of our employees are third-generation members of the Hanse Haus team, and we remain committed to continuity and reliability, developing the next generation of trainees across a wide range of disciplines. Those studying a craft



**This is what winners look like** Hanse Haus trainee Maximilian Martin is among Germany's best installation mechanics, while Dominik Hertel received second place at guild level for painting and decorating.



**Our Houses, Your Home** Whether it's a Luigi Colani design (top left), an ear-shaped house (top right) or a genuine Irish pub (below), we make creative-living ideas a reality.

will transfer onto the assembly team in the third year of their traineeship, and after finishing their training will form the core of the Hanse Haus team for the next 20 years. So maybe the jokes they tell are getting old, but when it comes to houses, they really know their stuff.

### **OUR CLIENTS ARE OUR PRIORITY**

We offer homebuilders a dedicated hotline to call in emergencies, so you can reach our client services team during the week, meaning you'll be able to speak to someone in person. Whatever the issue – if the heating fails, a door jams or the electrics go out – we'll be there. We employ our own heating engineers, plumbers, master electricians, civil engineers and structural

engineers, so there's virtually no problem we can't solve. We like our service technicians to be long-serving employees from our own in-house construction team because that way we can offer our clients skilled craftspeople who understand the kind of issues that crop up around the house from time to time. What's more, the head of our client services department is a former head of construction, and has been with Hanse Haus since 1993.

### **WE'RE FAIR**

In 2019, the well-known financial magazine Focus Money took a close look at the German housebuilding market, conducting a huge study of more than 1,500 homeowners which enquired into their experiences with

package builders. Hanse Haus emerged as the only firm to receive top marks in every single category as well as in the overall assessment. This is the seventh time running we've been rated outstanding in the overall category, so we must be doing something right.

### **THE QUALITY OF OUR CONSTRUCTION**

You'll find our homes everywhere. In Germany, in London, near skiing resorts in the mountains of Switzerland and Austria, and the beaches of Cornwall and the Scottish Highlands, on Guernsey and Jersey – they're all over the place. This means our houses withstand all sorts of diverse environmental conditions, including heavy snow, storms, earthquakes and extreme



heat, all while being maximally energy efficient. We've also got to comply with various national and international standards and undergo lots of different inspections. We were one of the first package builders to apply for and obtain European approval from the German Institute of Structural Engineering.

**Our commitment to quality is reflected in the meticulous attention to detail that characterises all our homes. Let's take a look at a few examples of what makes a Hanse Haus special:**

### **CREDITWORTHINESS**

Choosing a building partner goes hand in hand with faith in the product, the people who create it and the health of the company behind it.

Since 2017, Creditreform, a well-known German credit bureau, awarded the CrefoZert certificate to Hanse Haus. This puts Hanse Haus among the top 2.0 per cent of German companies with an extraordinary creditworthiness, outstanding business practices and competent business development.

### **ENERGY EFFICIENCY**

The exterior walls, together with the roof, windows and doors, form the shell of your home. To ensure minimal energy loss, we put special emphasis on insulation, and the energy efficiency of a standard Hanse Haus far exceeds current German and European standards.

### **INSULATION**

As with many other manufacturers, our walls are fully insulated with mineral wool insulation. However, unlike many other companies, we glue this insulation inside the wall to prevent any sinking or slippage and stop thermal bridges forming.

### **STABILITY**

We construct load-bearing and non-load-bearing walls to the same standard, which



**Come and give us a try!** If you arrange a visit to our Sample Centre in Oberleichtersbach, you can test your skills as a burglar by trying to break in through one of our windows. If you can open the window using housebreaking tools in five minutes, you can keep your reward – a €500 note. Don't celebrate too soon, though – so far even we haven't managed it.

keeps storage costs down and reduces machine set-up times. The benefit for our clients is that a non-load-bearing wall meets the same high structural requirements as a load-bearing one, so an interior wall can bear exactly the same structural load as an exterior one. All our walls – both interior and exterior – are panelled with OSB board on both sides. As a result, shelving or cupboards with up to 250 kg can be simply screwed on – anywhere on the wall, in any room in the house. With many other manufacturers, multiple expansion plugs may be required, or adding extra weight may only be possible with additional fixings or in particular places.

### **PROTECTION AGAINST THEFT**

We use anti-theft components in all our windows and exterior doors, which conform to the DIN EN 1627 standard. Hanse Haus is one of the few housebuilders of its kind to produce all windows in-house, and we welcome the inspection of our window production and fitting processes by an accredited certification body. We've also been recommended by the police (for details, see the supplier directory on the German-language website of the Bavarian police at [www.polizei.bayern.de](http://www.polizei.bayern.de), under Schützen und Vorbeugen/Beratung/Technische Beratung).



**Well-trained apprentices** Our Head of Carpentry Andreas Heilmann passes on his experience to trainee carpenters in person. He's pictured here with Philipp Neun.

### **LOOKING TO THE FUTURE**

At Hanse Haus, we employ in-house staff with appropriate technical training in all the areas relevant to our work (including architects, electricians, heating engineers, plumbers, locksmiths, structural engineers and civil engineers). This is how we make sure that during your fittings consultation at our Sample Centre, when you're fine-tuning all the little details for your new home, it's quick and easy to consult a specialist. And because we only employ experts, we can ensure that the facilities and product ranges at our Sample Centre are truly state of the art. The show homes at our factory site allow us to show clients actual examples

of what we can offer. For instance, in addition to the Colani home mentioned above, we have a passive house certified by the German Passivehaus Institute in Darmstadt, an accessible bungalow designed in conjunction with two wheelchair users, and a house built using the winning design from a national architectural competition. We make sure we're always at the cutting edge: recently we've been working with graduate students at the Rosenheim University of Applied Sciences to test various smart home systems in terms of practicality and potential applications. When one system clearly came out on top, we installed it in one of our show homes.

**PROTECTING YOUR HEALTH** Protecting the health of our clients and employees is very important to us, so we bring in external inspectors to put us through our paces. We comply with various standards, including the Occupational Health and Safety Management System's OHSAS 18001. We also regularly invite an independent body to assess the ambient air in our finished homes. This ensures that the materials we and our suppliers use meet the standards of hygiene required by the Quality Association of German Prefabrication, which are more stringent than the legal baseline.



# QUALITY SEALS

## CERTIFICATES FOR QUALITY AND SUSTAINABILITY

### QUALITY AND RELIABILITY



Since 1989, Germany's leading prefabricated house manufacturer has been committed to above-average performance in house construction. This is put to the test with regular quality control checks in their factories and on their building sites. The QDF seal of approval from the Quality Association of German Prefabricated Building Manufacturers is the most comprehensive seal of quality in German prefabricated house construction.

As a well-respected member of the Association of German Prefabricated Building Manufacturers (BDF), Hanse Haus is also affiliated with the QDF, undertaking to meet the highest technological standards and requirements for energy efficiency, environmental protection and contractual commitments, which go far beyond the minimum statutory requirements.



The mission of the German Sustainable Building Council (DGNB) is to develop and support methods and solutions for sustainable building.

From the "almost finished" stage, all Hanse Haus houses, including the Hanse Haus floor slab/cellar, receive the DGNB gold certificate.



The Sustainable Small Housing Rating System (BNK) was introduced by the Federal Ministry for the Environment, Nature Conservation, Building and Nuclear Safety.

The system evaluates the sustainability of residential buildings in order to increase transparency for builders.



The RAL stamp of quality guarantees that our manufacturing and assembly procedures are regularly monitored and checked against the relevant building criteria.

Further Information:  
<http://www.guetesicherung-bau.de/leistungen/ral-guetesicherung/>



Hanse Haus was one of the first package builders to receive European certification from the German Institute for Construction Technology.



Creditreform, the German credit bureau, confirmed Hanse Haus an extraordinary creditworthiness, with outstanding business practices and competent business development.

### ENVIRONMENTAL RESPONSIBILITY



We only use wood from PEFC-certified suppliers for our houses, ensuring that forests, as spaces for living and recreation, are handled in a responsible and sustainable way.



The mineral-fibre insulation we use has been awarded the German Blue Angel eco-label for low emissions. The material causes minimal pollution during manufacture and is safe for use in the home.



In recognition of its high degree of operational environmental protection and its responsible handling of resources, Hanse Haus has been certified under Bavaria's environmental agreement Umweltpakt Bayern.



Hanse Haus is committed to annual monitoring by independent experts from TÜV Rheinland.

The following standards are certified:

- **ISO 14001 Environmental Management**  
 The aim is to avoid negative environmental influences. Examples of this are the avoidance of waste and the increase of the recycling rate or the use of sustainable raw materials.
- **ISO 45001 Occupational Health and Safety Management**  
 The promotion of health protection and prevention of occupational accidents through modern work processes in house production and assembly.

### ENERGY AND THE FUTURE



Hanse Haus builds subsidised efficiency houses (BEG 55 or 40 as well as NH, EE or 40 Plus)<sup>1)</sup> in accordance with the specifications of the Credit Institution for Reconstruction (KfW). Builders and developers are entitled to low-interest loans and a repayment subsidy.



On request, Hanse Haus can build homes that meet the Swiss MINERGIE® standards.

These prioritise minimal energy consumption, the use of alternative energies and quality of life.



As a member of the German Passivhaus Information Community, Hanse Haus supports the promotion and dissemination of the passive-house concept. On request, we can obtain certification for our passive houses from the German Passivhaus Institute in Darmstadt.

<sup>1)</sup> Only applicable to German construction projects



## Your route to your new home

It's wonderful to have a building partner who coordinates everything from the initial plans to moving in, with the skills to produce everything in-house. This is precisely what makes building with Hanse Haus such a stress-free experience. You receive

all services from a single source and can be rest assured that the work is undertaken by competent professionals. And we will still be there for you after you move in; our customer service is available round the clock to provide speedy, uncomplicated assistance.

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### 1 | SITE INSPECTIONS

Our advisers can inspect your building plot with you, enabling consideration to be given to design aspects such as the eventual orientation of the house or topographical factors.

### 2 | NEEDS ANALYSIS WITH A SPECIALIST CONSULTANT

Our specialist adviser will guide you through a comprehensive analysis of your ideas and requirements. The greater the detail in which your wishes are discussed in advance, the more accurately the plans of your house can be tailor-made for you.

### 3 | ARCHITECTURAL PLANS

On the basis of the requirements analysis we can advise on the architectural design and give you a detailed quotation with a transparent and itemised breakdown of all house construction packages.

### 4 | FACTORY VISIT

We gladly invite you to take a tour of our factory and our Sample Centre in advance of your project. This can give a comprehensive overview of our company and enable you to see for yourself the high quality of our building methods and fixtures and fittings. Why not combine your visit to our premises with a weekend of R & R at the nearby spa town of Bad Brückenau?



**Experience makes us strong** Regardless of whether during house planning, in production, on the construction site or during furnishing advice - your satisfaction is a top priority for our trained employees who have many years of professional experience.

Our detailed building schedule, available at contract closure, details the precise phase of your building project at any given time and what the next steps will be. It is a valuable guide, providing tips and suggestions in advance making required decision. You always have a comprehensive overview, as well as the opportunity to get to know the relevant contact at our company.

Our detailed building and fitting-out specifications keep you informed of the scope of supply and services for the various stages and the schedule of installation for the various trades. Of course you can get a comprehensive overview of our range of services as soon as you begin making plans. Your personal Hanse Haus adviser will always be happy to help.

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## 5 | SPECIFYING FIXTURES AND FITTINGS

After signing the contract we will invite you to our Sample Centre where you decide on the finishing touches to your house, ably assisted by our advisers. From floor coverings to wall finishes, from bathrooms to energy-saving technology, we offer you a vast choice of the latest branded products to make your house special and individual.

## 6 | HOUSE DELIVERY

The time has come. Early morning, our trucks arrive. Over the following days, experienced fitters and a Site Supervisor ensure the smooth assembly of your house. After around two days the shell is complete and it's time for the topping-out ceremony.

## 7 | HANDING OVER KEYS

After we have completed all the agreed fitting-out works, we will officially hand you the keys to your new home.

## 8 | CUSTOMER SERVICE

Of course our customer service team is happy to help you after you have moved in. If any input is needed at a later date you have a single contact to coordinate works. Wherever possible, our customer service technicians are employees with many years' experience in our fitting teams. They are skilled tradesmen who are in the best position to know your house and any problems that may arise.





**Choosing home fixtures with all senses** no brochure or catalogue can give you the feeling of space and living that you get from us on more than 1,800 square meters of exhibition space.

## The personal touch

*Interiors to suit you*

Interiors make a house a home. It's not enough to just see floor coverings, bathroom fittings and doors; one must also experience them.

We therefore invite you to our Sample Centre where you can touch and feel the materials. Here, you have the opportunity to compare textures and colours, try out combinations and develop your own design scheme. You can see immediately whether the

new carpet matches the wallpaper, or ensure that the colour of the roof tiles goes with that of the external render. You will be delighted with the high standards of fixtures and fittings at Hanse Haus and the excellent products we offer at no extra cost. Our fixtures and fittings advisers can give valuable tips on interior design, styles and the trends. Surround yourself with beauty in your new home.



**Living the way you like** With us you design your home to suit you perfectly. Everything you need can be found in our Sample Centre.





**Where dream homes become reality** No brochure or catalogue can convey the experience of a future living space like our 1,800 m<sup>2</sup> Sample Centre.

## Only the best will do

*High-quality fixtures and fittings using branded products*

We place great emphasis on high-quality branded products in our building and fitting-out work, to ensure that your new home gives you lasting pleasure. All products we use satisfy our high requirements for quality, practicality and reliability. Before we adopt a product into our range it has to pass a range of internal quality tests so that we can be sure we are giving you the best for your home.









## **A home built before your eyes**

*A passive house is built in eight hours*

The big day has arrived. No sooner have the first visitors arrived for this Hanse Haus open day than the first wall element of the new show home is swung into the air. The Hanse Haus fitters began their final preparations early in the morning. The fully-loaded trucks are positioned so that the individual elements can be unloaded in the right sequence; tools have been unloaded and placed where they will be needed. A crane rises more than 20 metres above the ground.

The aim is to build a complete show home in just eight hours, and the clock is ticking. The first wall has hardly been fixed to the

slab when the crane retrieves the next element. A wall like this weighs several tonnes, and must be set down in its precise position on the floor slab. The Hanse Haus worker uses hand signals to direct the crane driver and the wall is slowly lowered into its required position. A perfect fit.

The works progress at impressive speed. Each worker knows exactly what must be done, and every move counts.

A team of workers erect up to 20 houses a year amounting to a substantial body of experience; many have been with Hanse Haus since their initial training and learned their trade with us.





**Certified passive house** The show home at the company's headquarters in Oberleichtersbach was erected in just eight hours, live, before the eyes of a crowd of onlookers, and was officially certified as a passive house by the Passivhaus Institut in Darmstadt.

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### ALWAYS THERE FOR YOU IN YOUR HOME

Every day Hanse Haus fitters, site managers, carpenters, electricians, domestic service engineers, installers, painters and decorators, joiners and planners work for our clients on building sites and in our works at Oberleichtersbach. With dedication and a wealth of specialist expertise we build more than 50,000 m<sup>2</sup> of new living space every year.

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The ground floor walls are now complete, and the floor plan can be seen from the air. The plasterboard has already been fitted to the walls in the Hanse factory and the holes for the electrical installations have been pre-drilled. This offers greater precision in site work and saves time in fitting-out.

The crane moves again, lifting the first element of the upper floor/ground floor ceiling from the truck, and the ground floor is soon closed in. All the elements are carefully aligned and screwed together firmly. The ground floor is now complete. The spectators can now look around the building to get an idea of what it would be like to live here.

Now the fitters begin with the walls of the top floor; first the gable walls, then the eaves external wall and finally the interior walls. New visitors arrive and are amazed by progress. Yesterday only the empty floor slab was to be seen and now the top floor is almost complete. As the crane begins to lift the final roof elements through the air towards the house, the preparations for the topping-out ceremony begin at ground level. At 4 pm, almost exactly eight hours from the start of the construction works, the carpenter, clad in the time-honoured garb of his guild, stands on the scaffolding with a glass of wine and declares the structure of the house complete.



## Your personal contribution to the energy revolution

*The sustainable use of valuable resources*

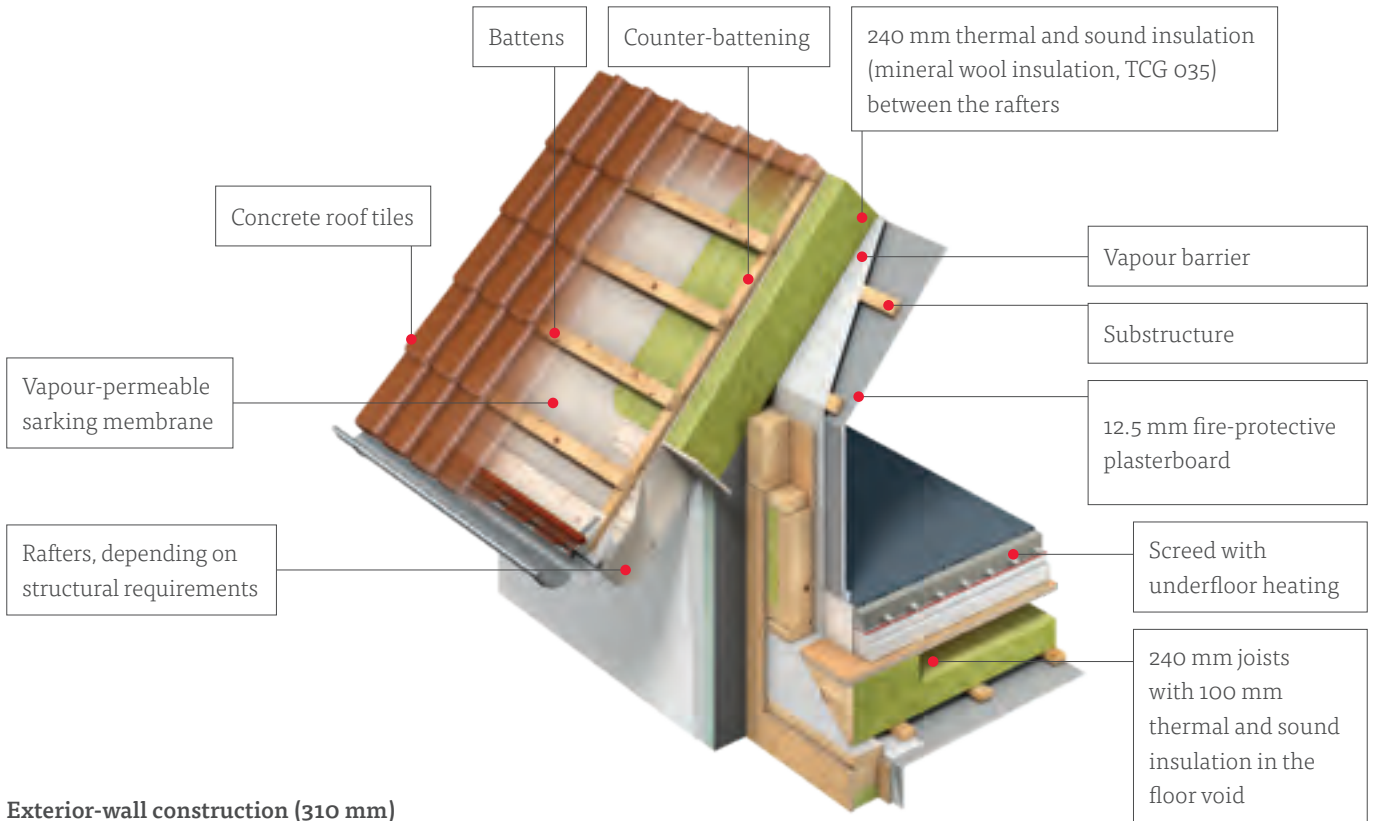
Everywhere we read and hear that we must use alternative energy sources and should be insisting on energy-saving heating technologies. We at Hanse Haus consider this at an earlier stage than usual. Before we think about how energy can be used most efficiently in the house, we take care to ensure that you need as little valuable energy as possible, as the most efficient energy is that which is not used at all. The thicker the thermal insulation of a house, the better the heat will be retained and less energy is needed for heating. In order to minimise thermal losses, we use continuous thermal insulation in outer walls, roofs, windows and doors, as well as basement, if the house has one, and floor slab.

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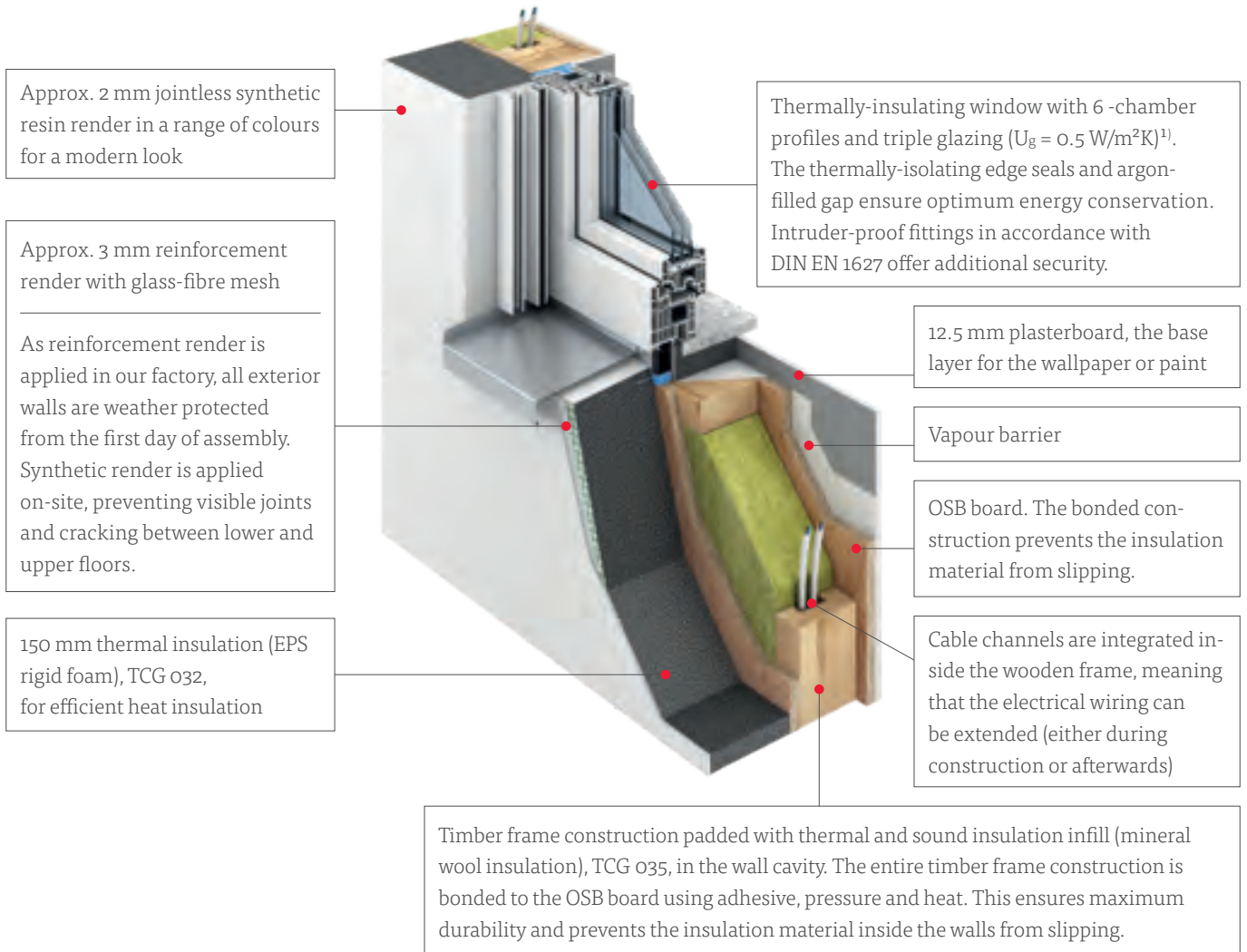
### ALL-ROUND INSULATION FOR YOUR HANSE HOUSE

- ✓ Thermal efficiency wall with thermal insulation in the void and an additional 150 mm external insulation, U value only 0.131 W/m<sup>2</sup>K (in the void area only 0.116 W/m<sup>2</sup>K)
  - ✓ Roof structure with 240 mm insulation between the rafters, standard U value 0.16 W/m<sup>2</sup>K
  - ✓ Windows with insulating 6-chamber plastic profiles and triple-glazed thermally insulating panels with thermally-isolating edge seals. U<sub>g</sub> value only 0.5 W/m<sup>2</sup>K
  - ✓ Blower door test to check the air tightness of the building
-

**THE INSULATION OF OUR BUILDING SHELLS**



**Exterior-wall construction (310 mm)**



1) As far as is technically possible





**Planned for the future** Our show home in Europe's most modern prefabricated house display area in Wuppertal not only saves energy, but also generates some. More than it needs itself, in fact.

## Become your own energy supplier

*The Plus-Energy House generates more energy than it uses*

“Generating more energy than you use”; this is the concept of the Plus-Energy House. With our show home in Wuppertal we show how this concept works in practice. A photovoltaic system uses sunlight to generate electricity, which in turn is controlled by an energy management system.

On sunny days, when more electricity is produced than is needed, the intelligent home management system diverts unused energy into a central storage facility. When the evening electricity requirement is no longer covered by the photovoltaic system, the house draws on energy from the storage system. Only once this is empty does the house switch over and draw from the public electricity grid.

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### INTERESTING FACTS

- ✓ A Plus-Energy House offers greater independence from energy price rises by using its own free solar energy.
  - ✓ Reductions in feed-in tariffs for home-produced electricity makes using your own energy increasingly attractive.
  - ✓ Smart control technologies ensure that priority is given to using the electricity produced by the house itself.  
This can be achieved, for example, by automatically activating appliances such as washing machines, dishwashers or water heating as soon as sufficient energy is generated.
  - ✓ Surplus electricity can be stored, fed into the public grid for payment or used, for example, to power electric vehicles.
-



## THREE STEPS TOWARDS A PLUS-ENERGY HOUSE

### 1 MAXIMISING ENERGY EFFICIENCY

**Aim:** Minimise thermal losses so that little energy is used for heating. The less heat lost, the less must be generated.



A basic requirement for a Plus-Energy House is an energy-efficient shell that has optimum thermal insulation and is airtight. We use components for our walls, windows and roofs that have been tried and tested in the construction of our passive houses.

When planning the house it is important to choose a compact design with appropriately-aligned roof space for a photovoltaic system. While the south elevation should include a large window area to catch the warmth from the sun, the north elevation should be more enclosed. The house should not be shaded by neighbouring houses, large trees or other obstructions.

### 2 MINIMISING ENERGY CONSUMPTION

**Aim:** Reduce the household's energy requirement so that the remaining needs can be met by self-generated energy.



As the Plus-Energy House should be considered as an overall concept, the energy consumption from household appliances and lighting, as well as for room heating, should be minimised.

Suitable heating systems include heat pump systems such as air-to-water heat pumps or Hanse Haus's own fresh-air heating, which use self-generated electricity.

A controlled ventilation system is integrated into the system to harvest the residual heat from the extracted air. Household appliances of the highest efficiency class, lighting with LEDs or low-energy bulbs and energy management systems are also used to lower electricity consumption.

### 3 CAPTURING SOLAR ENERGY

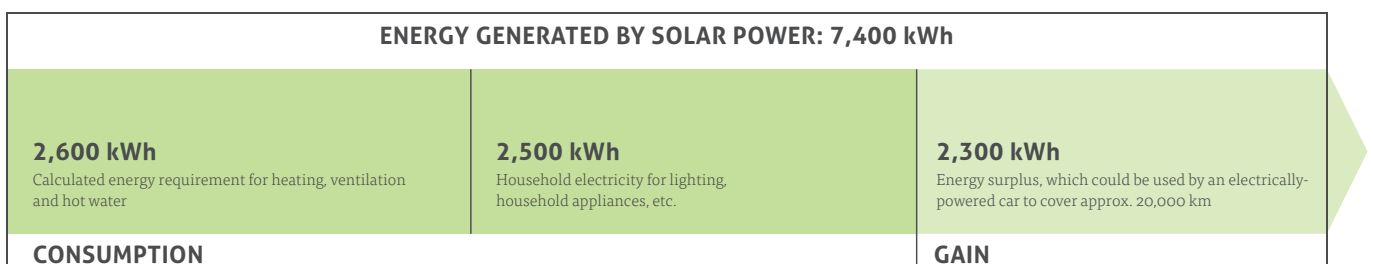
**Aim:** Generate more energy from solar power in the hotter months than the household uses.



Solar energy required by the house is provided every day, free of charge. A photovoltaic system on the roof uses sunlight to generate electricity, which should preferably be used by the household itself. Surplus electricity can be fed into the public grid for payment.

A single family house should have a south-facing roof area of around 60 m<sup>2</sup> with a pitch of 30-40° to accommodate the photovoltaic panels. We calculate the output required in each case.

## ENERGY BALANCE OF A HANSE HAUS PLUS-ENERGY HOUSE PER ANNUM<sup>1)</sup>



<sup>1)</sup> Example of a calculation for a single family house of approx. 120 m<sup>2</sup> with a photovoltaic system of approx. 60 m<sup>2</sup>, heated by an air/water heat pump, including ventilation system and solar heating system. Actual consumption figures and surpluses may vary according to use patterns.

# HOUSE CONCEPTS

## OVERVIEW PRE-PLANNED HOUSE DESIGNS

What makes our houses so unique and distinctive? The people who live in them.

Our pre-planned concepts for living are an ideal basis for planning your home. While the passion and experience behind the designs ensure maximum comfort, the concepts are intended as suggestions which can be adapted to suit individual circumstances. Let our range of different alternative plans inspire you.



### "VARIANT" PITCHED ROOF HOUSES

The pitched roof is the classic roof design. Our Variant houses are designed with pitches of 25 - 45° and eaves external wall heights of 50 - 200 cm. See how modern a classic design can be.



### "VILLA" URBAN HOUSES

With a stylish urban feel, our two-storey villa designs with hipped or pavilion roofs are not limited to the city. Compact architecture, timeless style and space for ideas.



### "VITA" PENT ROOF HOUSES

Pent roofs are in. Promising modern living space on two full storeys, Vita homes are designed with a 5° pent or offset pent roofs.





## "CUBUS" FLAT-ROOFED HOUSES

More than just functional cubes, Cubus homes represent a strong sense of design. Taking from the Bauhaus movement, life beneath a flat roof is characterised by style and functionality.



## "BUNGALOW" SINGLE-STOREY LIVING

Our Bungalow designs show how varied single-storey living can be. From the classic L-shaped bungalow to Mediterranean styles or flat-roofed bungalows, we have something for every taste.



## "DUO" TWO-FAMILY HOUSES

Two families under one roof; a Duo makes it possible. Homes where multiple generations live together or homes with separate rental units.



## BUILD TOGETHER IN A "DOPPELHAUS"

Today's semi-detached houses offer much variety. Our range of designs feature pitched, pent, hipped and flat roof options. Here's to good neighbours.



## VARIANT 25-183

25



### Reflecting individualism

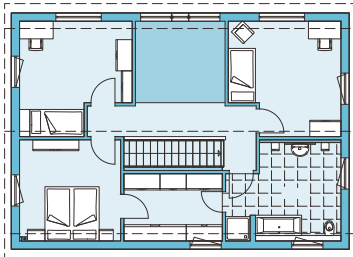
Whether you see it as a chic urban home with or as a modern interpretation of an Upper Bavarian country house, a Variant 25 can be what you wish. With a two-metre high eaves external wall and a shallow roof pitch of 25°, these houses have a truly spacious feel. These designs have been optimised by our architects to suit the requirements of young families.



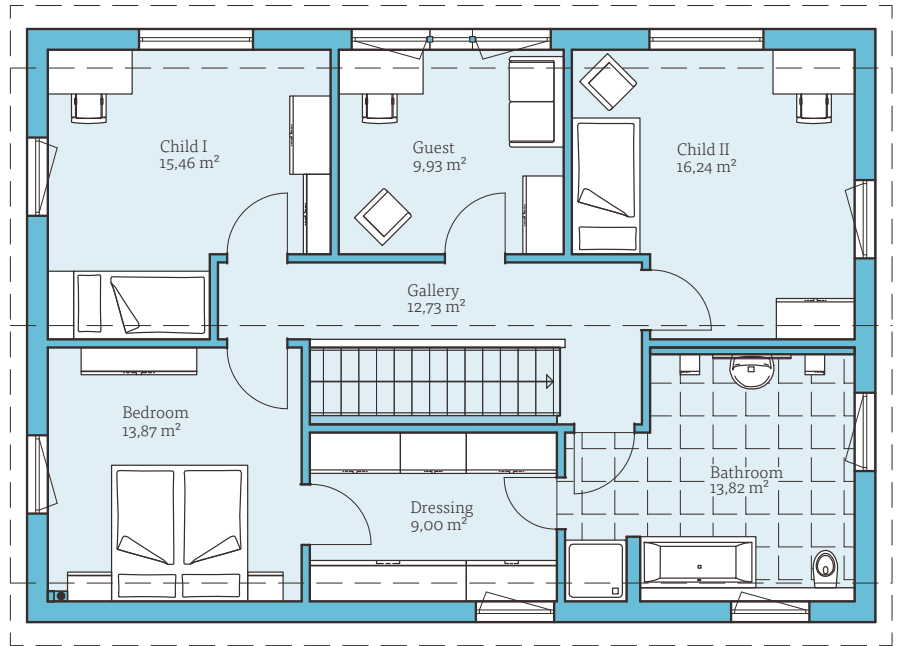


### OPTIONAL ALTERNATIVE PLAN

Replacing the guest room with an open space above the dining room creates a new, spacious feel and allows for communication between storeys.



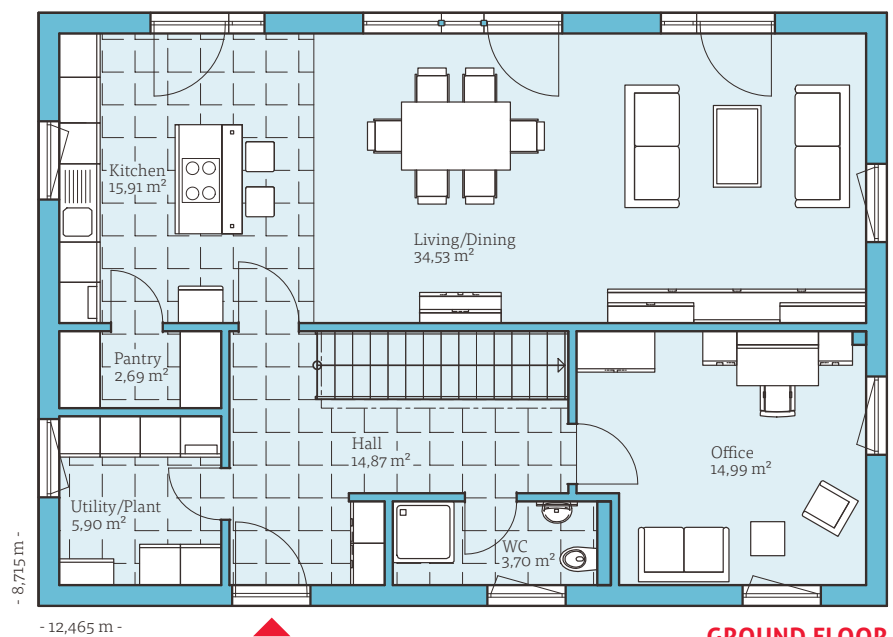
TOP FLOOR



TOP FLOOR

### SPECIFICATIONS

|   |                       |
|---|-----------------------|
| Roof pitch:   | Pitched roof, 25°     |
| Eaves external wall:  | 200 cm                |
| Ground floor:   | 92.59 m <sup>2</sup>  |
| Top floor:  | 91.05 m <sup>2</sup>  |
| Net floor area<br>according to DIN:   | 183.64 m <sup>2</sup> |
| Total living space<br>according to WoFlV<br>(German living<br>space ordinance): | 175.01 m <sup>2</sup> |



GROUND FLOOR



## VARIANT 25-165

25



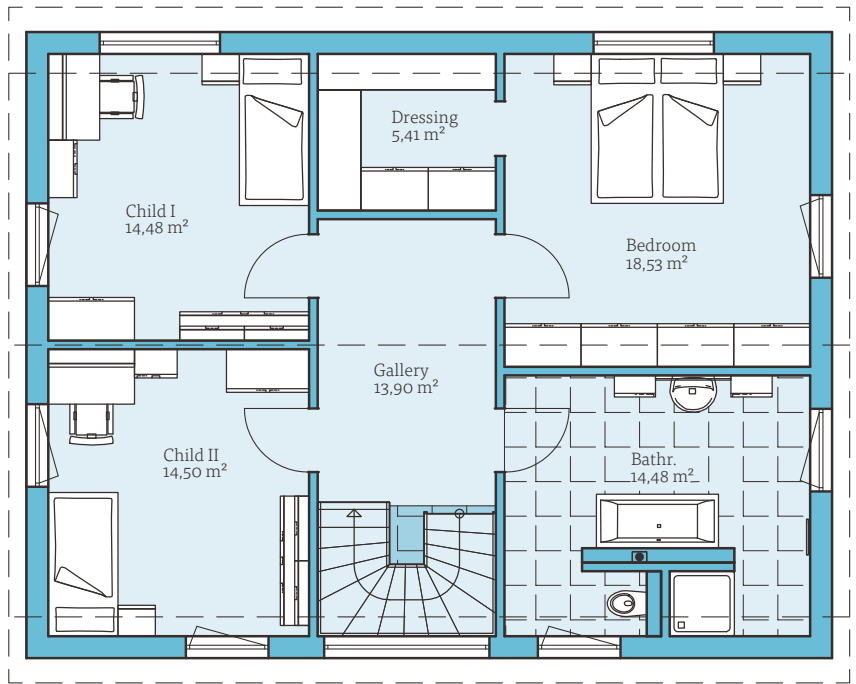
Photo: Kährs Parkett

### Bringing colour into play

In Europe, the preference used to be for subdued, understated colours for houses but nowadays vibrant, striking colours are in demand. Pure white combined with contrasting colours such as red or grey gives a Variant 25 a modern look to make it an eye-catching feature of your neighbourhood.

Indulge your love of colour indoors too. In our Sample Centre, we can show you the effects of different colours and how they can be used to create your own distinct ambience.

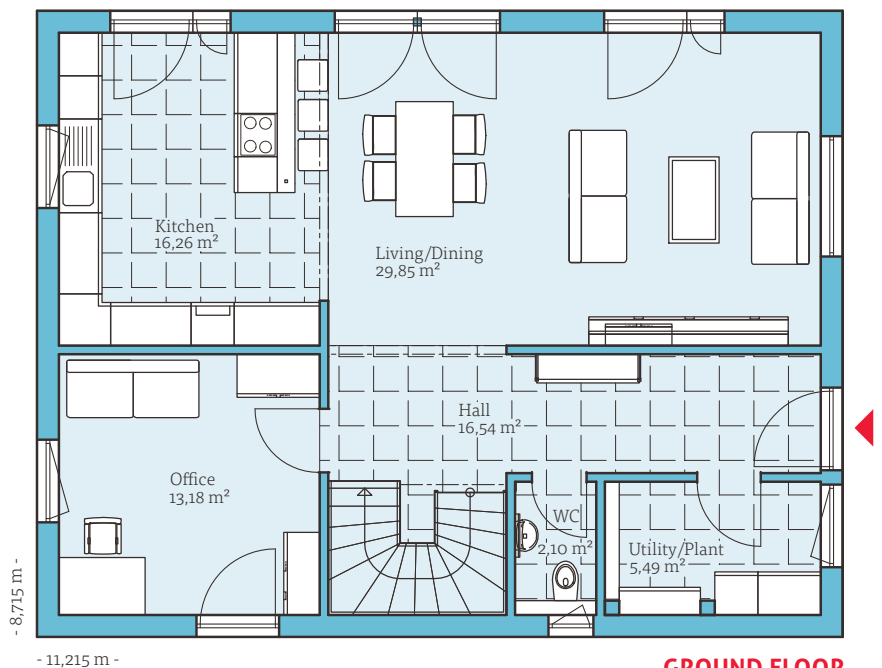




**TOP FLOOR**

**SPECIFICATIONS**

- Roof pitch: Pitched roof, 25°
- Eaves external wall: 200 cm
- Ground floor: 83.42 m<sup>2</sup>
- Top floor: 81.30 m<sup>2</sup>
- Net floor area according to DIN: 164.72 m<sup>2</sup>
- Total living space according to WoFlV: 156.28 m<sup>2</sup>

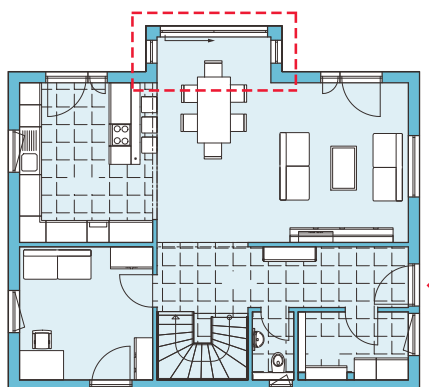


**GROUND FLOOR**



**OPTIONAL ALTERNATIVE PLAN**

A bay window on the eaves wall of the house extends the living room on the ground floor by around 4 m<sup>2</sup>. This brings new possibilities, for example in the arrangement of the dining area.



**GROUND FLOOR**

# VARIANT 25-150



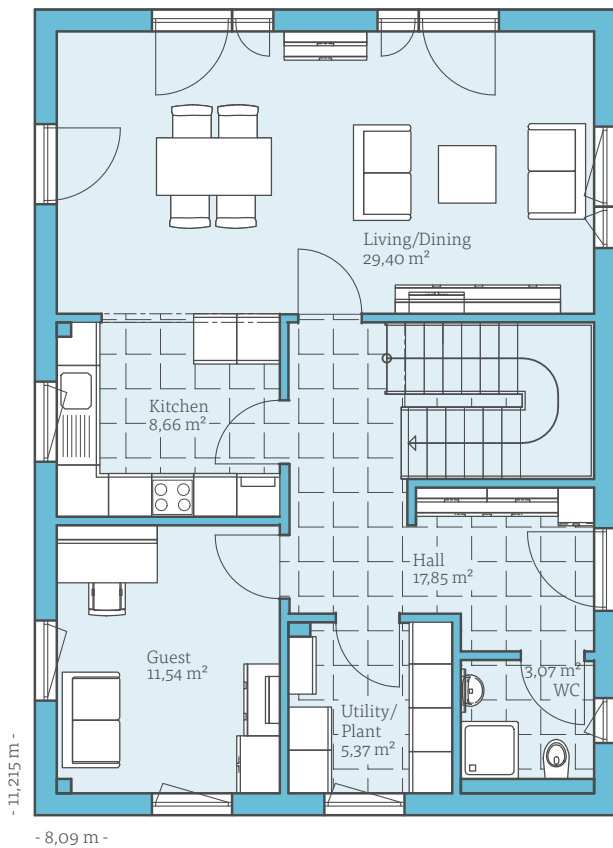
## Let the sun in

It's Sunday morning, the smell of fresh coffee drifts through the house and the warm rays of the morning sun flood through the large glass frontage of the wintergarden onto the breakfast table. The ideal place to start a relaxing day by reading your favourite paper.

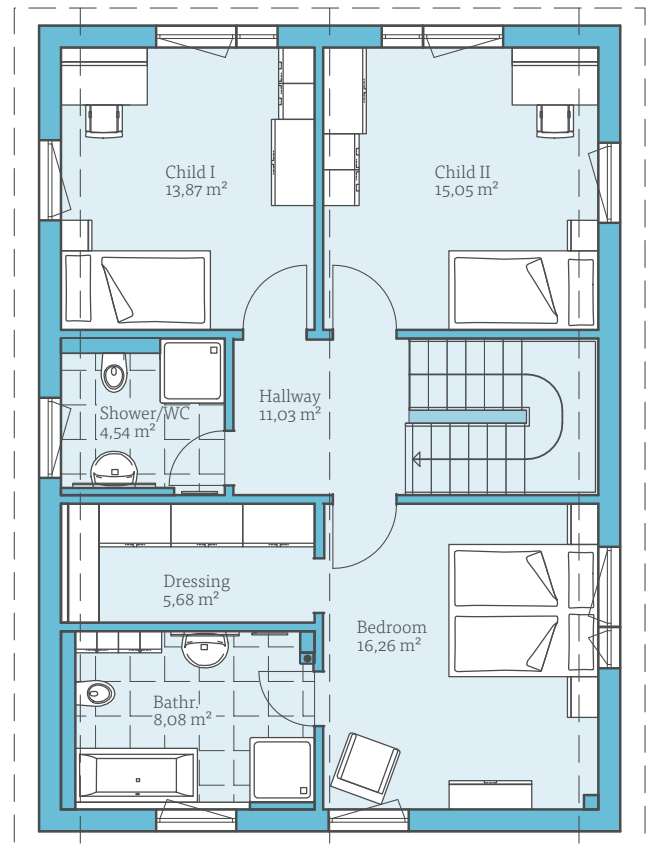
Sound good? We think so too, and so we have developed a range of different wintergardens for the Variant 25 series houses, which match the style and the layouts. And to make sure the sun stays out when you want it to, we also offer appropriate shading systems on request.

### SPECIFICATIONS

|  |                       |
|--|-----------------------|
| Roof pitch:                            | Pitched roof, 25°     |
| Eaves external wall:                   | 200 cm                |
| Ground floor:                          | 75.89 m <sup>2</sup>  |
| Top floor:                             | 74.51 m <sup>2</sup>  |
| Net floor area according to DIN:       | 150.40 m <sup>2</sup> |
| Total living space according to WoFIV: | 140.78 m <sup>2</sup> |



GROUND FLOOR



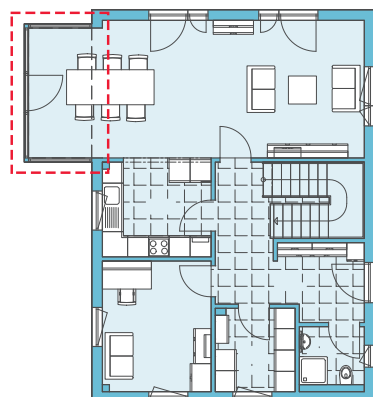
TOP FLOOR



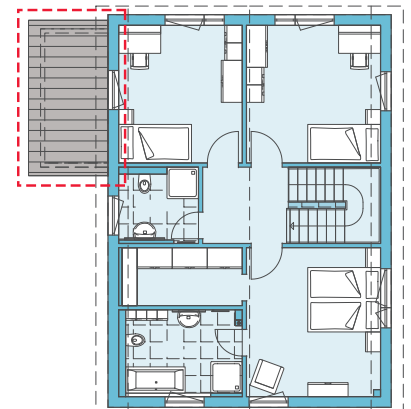
### OPTIONAL ALTERNATIVE PLAN

A wintergarden on the eaves wall of the house extends the living room on the ground floor by around 8 m<sup>2</sup>.

This gives a whole range of new possibilities, for example in the arrangement of the dining area.



GROUND FLOOR



TOP FLOOR



## VARIANT 25-135

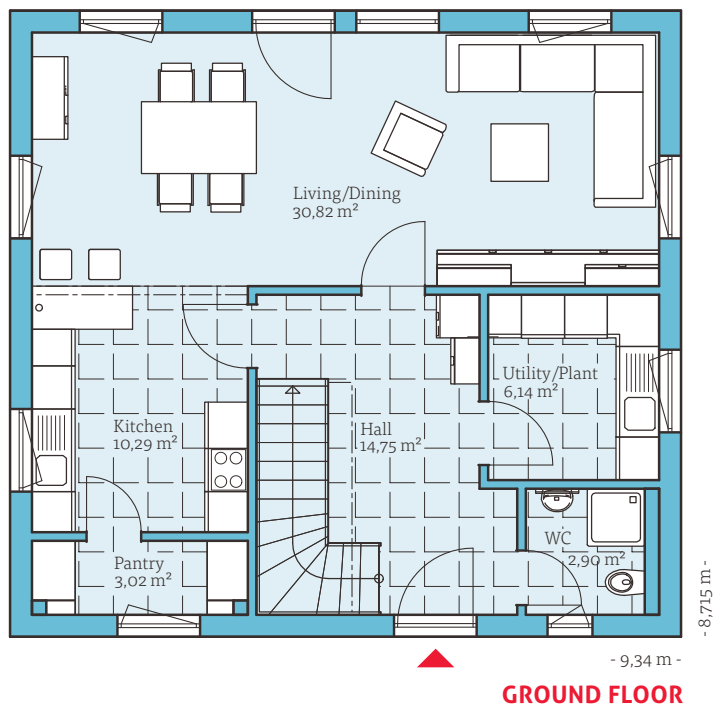
25



### Deceptively spacious

The Variant 25-135 is an impressive example of how real feelings of spaciousness can be achieved even on smaller plots. Ingenious planning ensures that these houses are great fun to live in.

The light and airy living, dining and kitchen areas, a separate pantry and the large bathroom on the top floor offer all the comforts and make this a lovely home for a family of up to four. A utility/plant room on the ground floor means that this design can be built without a basement, saving on building costs.



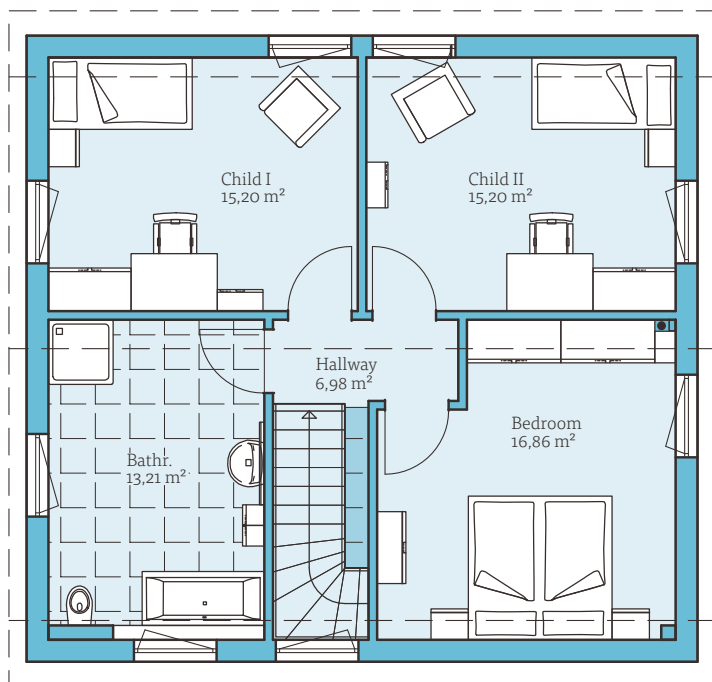
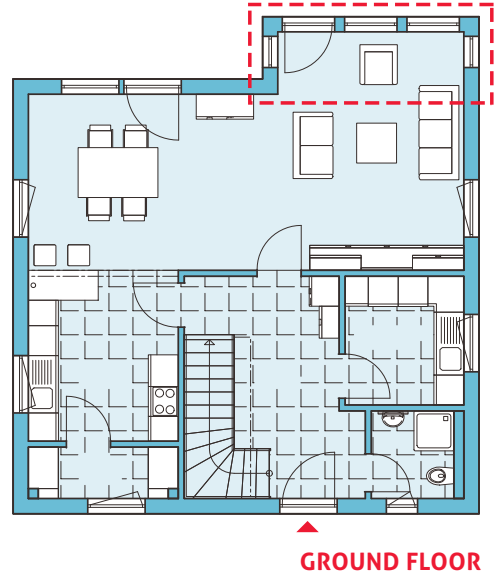


© Duravit AG



## OPTIONAL ALTERNATIVE PLAN

A bay window on the eaves wall of the house extends the living room on the ground floor by around 4 m<sup>2</sup> and brings in additional natural light.



**TOP FLOOR**

## SPECIFICATIONS

|  |                       |
|--|-----------------------|
| Roof pitch:                            | Pitched roof, 25°     |
| Eaves external wall:                   | 200 cm                |
| Ground floor:                          | 67.92 m <sup>2</sup>  |
| Top floor:                             | 67.45 m <sup>2</sup>  |
| Net floor area according to DIN:       | 135.37 m <sup>2</sup> |
| Total living space according to WoFIV: | 127.31 m <sup>2</sup> |



## VARIANT 35-235



### One house, many possibilities

We have added many possible variant plans to our show home in Wuppertal. Why so many? Because we believe that a house should not only be stylish, but should be able to function well under a wide variety of criteria. Whether the focus is on living and working under a single roof, two families living together, a single family home with an annex, or a home with four children's bedrooms, here we show you the options this house can offer.



**View this house** Fertighauswelt 1, Plot 14 | 42279 Wuppertal | Telephone +49 (0) 202 8970548

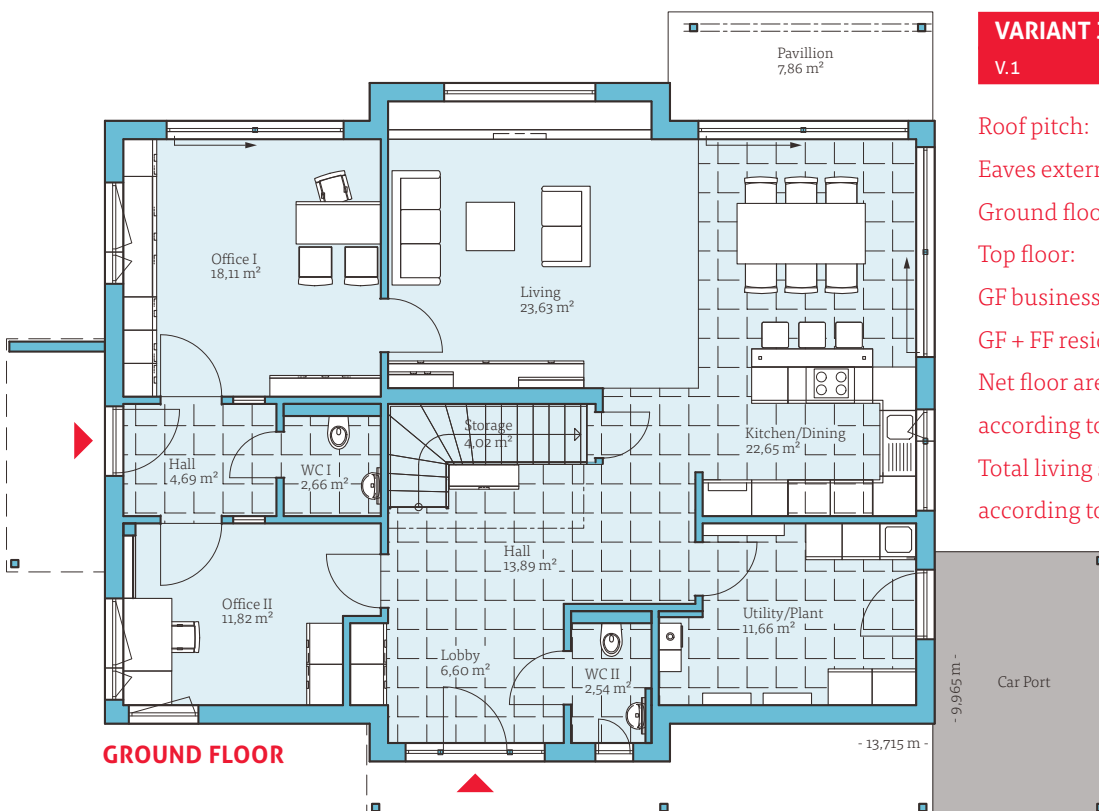
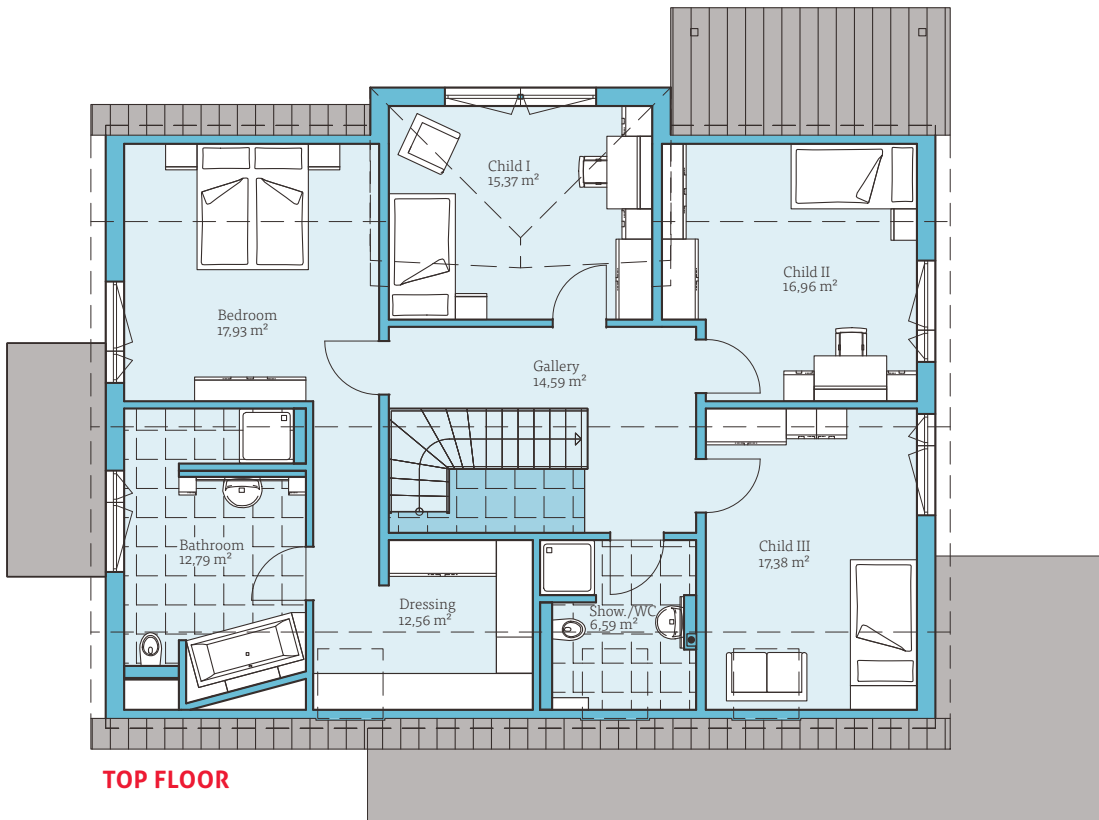


# Live and work in comfort

Homes are ever more frequently being used not only for living, but also for working. The plan variant shown below includes a home workspace with separate entrance and WC, offering the ideal premises for all kinds of home businesses, such as a design studio, physiotherapy practice or beauty salon. There is a direct

connection between the working area and living space, enabling easy movement between private and professional life enabling an overview of everything at all times.

One thing is guaranteed: no more rush-hour traffic at the end of a working day!



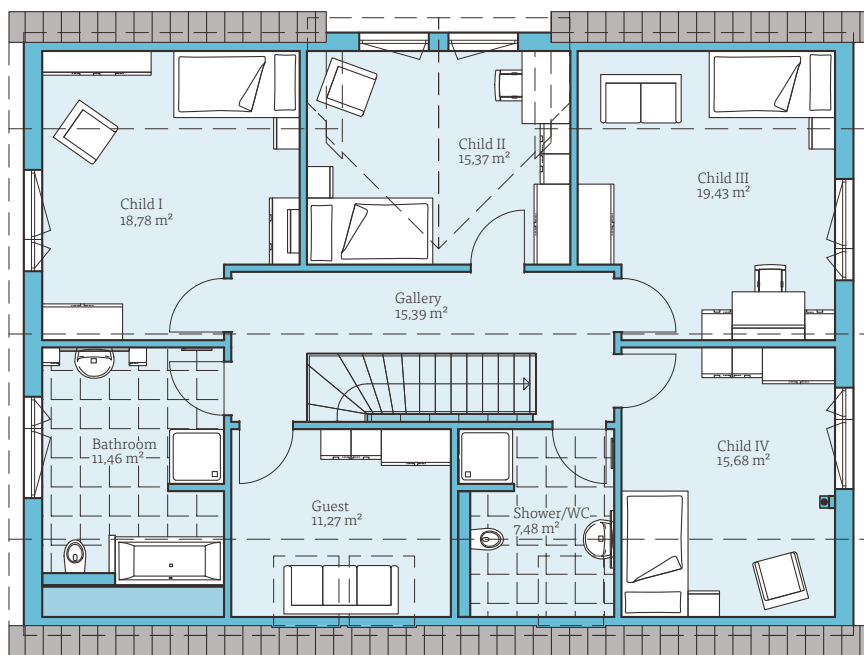
## VARIANT 35-235 SPECIFICATIONS V.1

|  |                       |
|--|-----------------------|
| Roof pitch:                            | Pitched roof, 35°     |
| Eaves external wall:                   | 120 cm                |
| Ground floor:                          | 130.13 m <sup>2</sup> |
| Top floor:                             | 114.17 m <sup>2</sup> |
| GF business area:                      | 37.28 m <sup>2</sup>  |
| GF + FF residential space:             | 207.02 m <sup>2</sup> |
| Net floor area according to DIN:       | 244.30 m <sup>2</sup> |
| Total living space according to WoFIV: | 221.74 m <sup>2</sup> |

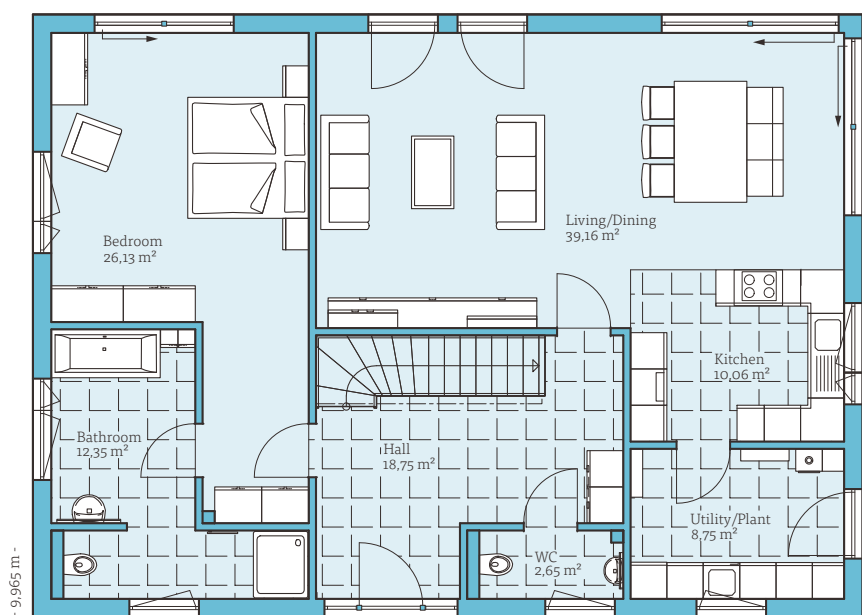
## Room for large families

This layout offers plenty of space for everyone. In this option, the master bedroom with ensuite including a spa bath is on the ground floor and the first floor becomes the children's domain.

In addition to the four children's rooms there is room for a guest bedroom. And to minimise congestion during the morning rush-hour, the children have the use of two bathrooms. The perfect solution for families who want space.



**TOP FLOOR**



**GROUND FLOOR**

### VARIANT 35-235 SPECIFICATIONS v.4

|  |                   |
|--|-------------------|
| Roof pitch:                            | Pitched roof, 35° |
| Eaves external wall:                   | 120 cm            |
| Ground floor:                          | 117.85 m²         |
| Top floor:                             | 114.86 m²         |
| Net floor area according to DIN:       | 232.71 m²         |
| Total living space according to WoFIV: | 213.32 m²         |





## VARIANT 35-184

35

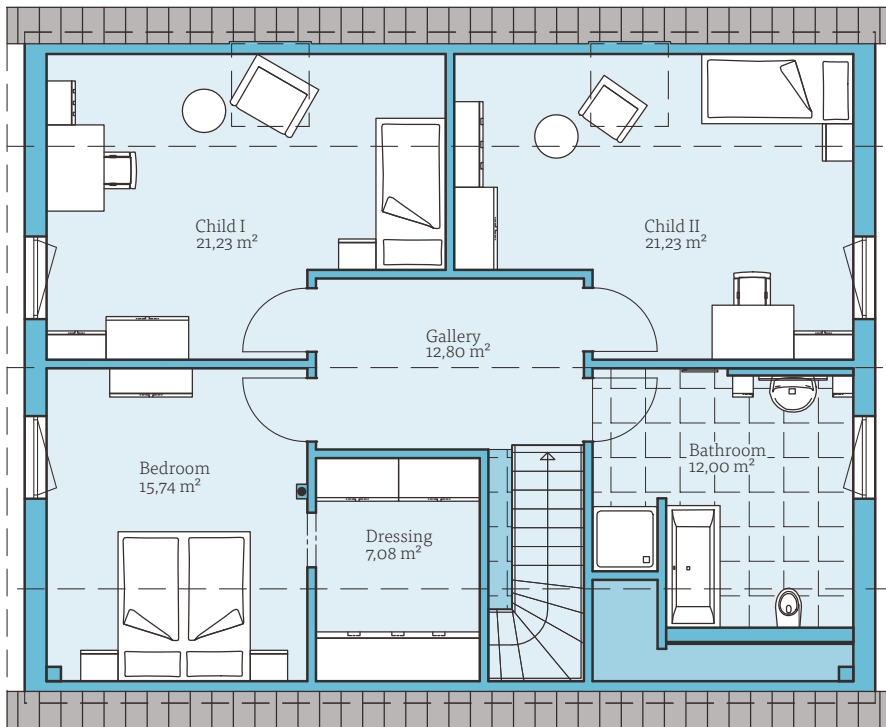


### Living with room for ideas

With 184 m<sup>2</sup> floor area this Variant 35 also offers plenty of space for the family. At ground floor the bright, homely design of the open-plan living, dining and kitchen areas creates a wonderful atmosphere.

The house is also ideal for entertaining with its additional guest room (which could also act as an office) and ground floor WC with optional shower. And if you need even more space, the plans can easily be extended with a gable annexe, which even gives room for a third children's bedroom.



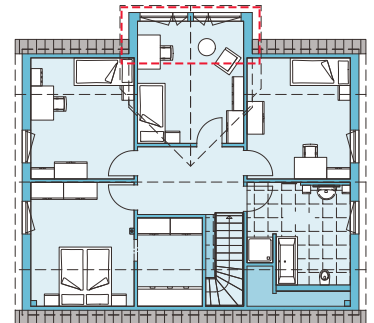


**TOP FLOOR**

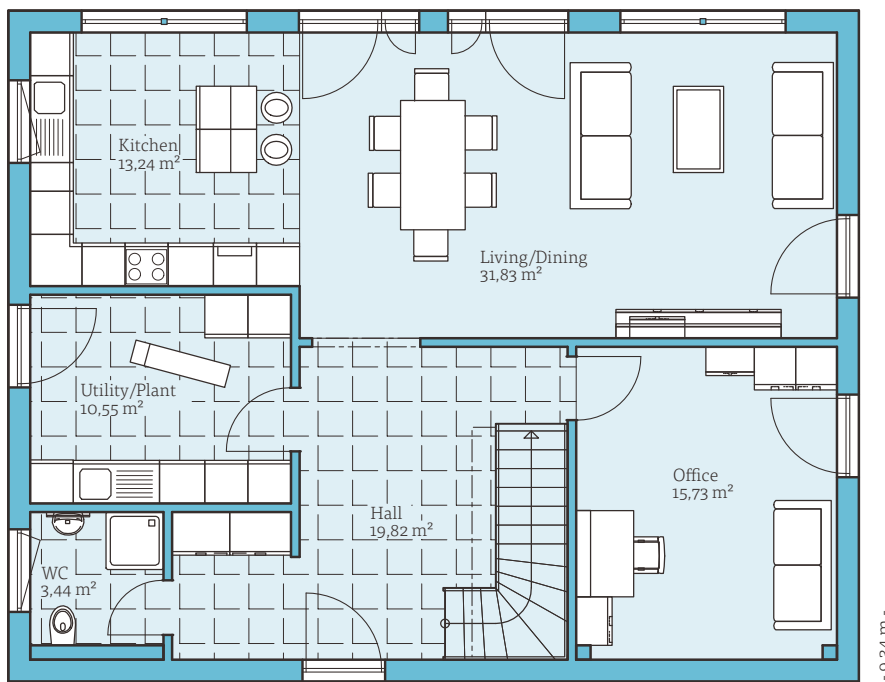


**OPTIONAL  
ALTERNATIVE PLAN**

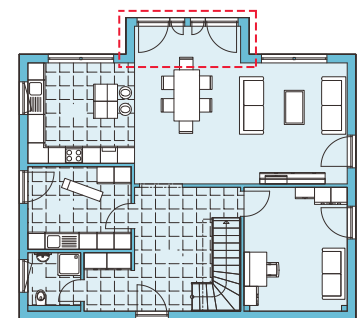
The optional gable annexe enables the ground floor to be extended by almost 5 m<sup>2</sup> while the top floor gains space for a third children's bedroom.



**TOP FLOOR**



**GROUND FLOOR**



**GROUND FLOOR**

**SPECIFICATIONS**

|  |                       |
|--|-----------------------|
| Roof pitch:                            | Pitched roof, 35°     |
| Eaves external wall:                   | 120 cm                |
| Ground floor:                          | 94.61 m <sup>2</sup>  |
| Top floor:                             | 90.08 m <sup>2</sup>  |
| Net floor area according to DIN:       | 184.69 m <sup>2</sup> |
| Total living space according to WoFIV: | 167.01 m <sup>2</sup> |



## VARIANT 35-137

35



### Maximise the plot

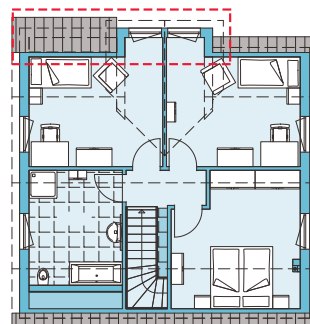
The compact exterior dimensions of the Variant 35-137 make it ideal for smaller building plots. A cleverly thought-out floor plan makes it feel more spacious than it first seems. While practical division of the ground floor gives an open-plan living, dining and kitchen area, roomy entrance hall, ground floor WC and utility room. If the house is built with a basement, the utility room can be used as an office or a guest room. The 120 cm high eaves external wall also means a comfortable usable height in the top floor rooms, which house, in addition to the two children's rooms, a master bedroom and bathroom.



### OPTIONAL ALTERNATIVE PLAN

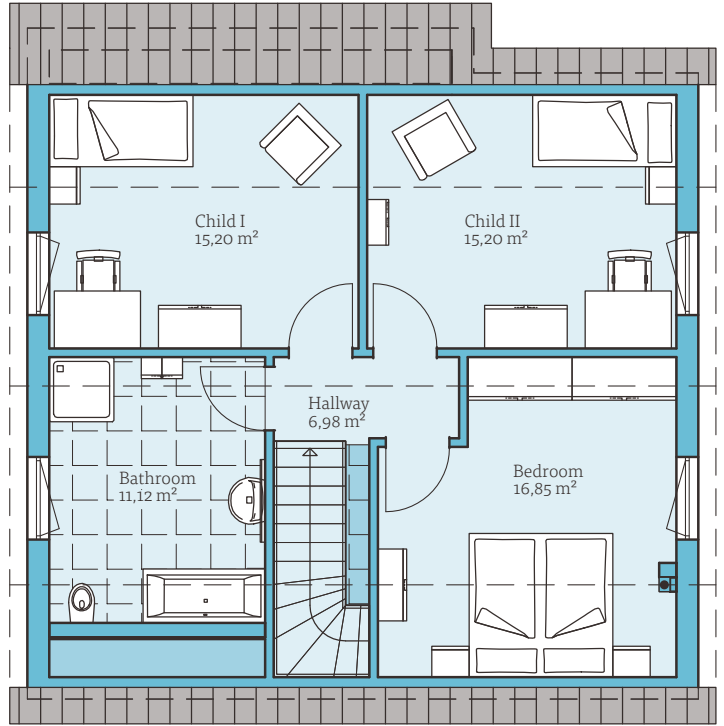
The optional gable annexe with its large windows allows light into the children's rooms and creates extra space.

You decide whether a traditional pitched roof or a modern barrel roof suits the gable best.

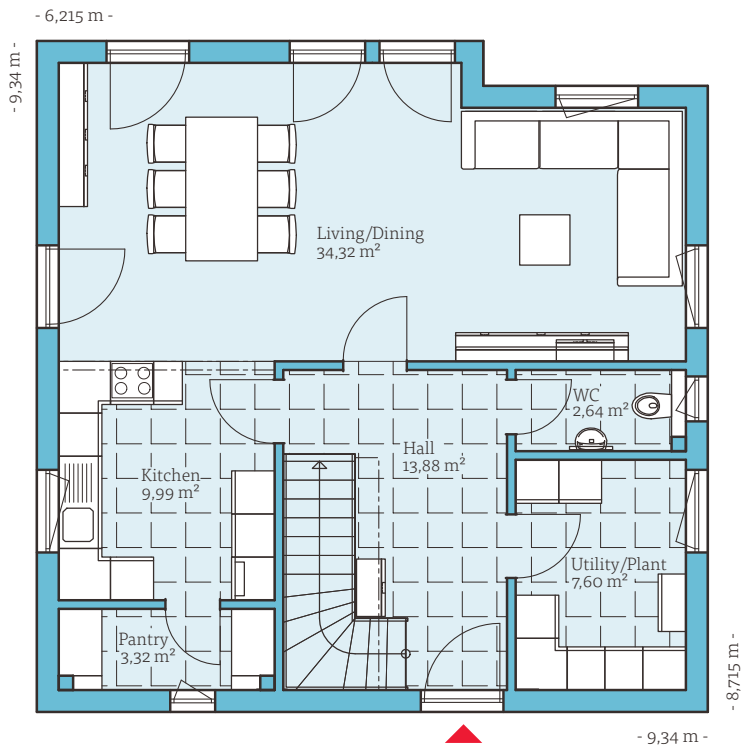


TOP FLOOR





**TOP FLOOR**



**GROUND FLOOR**

**SPECIFICATIONS**

|  |                       |
|--|-----------------------|
| Roof pitch:                            | Pitched roof, 35°     |
| Eaves external wall:                   | 120 cm                |
| Ground floor:                          | 71.75 m <sup>2</sup>  |
| Top floor:                             | 65.35 m <sup>2</sup>  |
| Net floor area according to DIN:       | 137.10 m <sup>2</sup> |
| Total living space according to WoFIV: | 122.04 m <sup>2</sup> |

VARIANT 45-192 



[View this house](#) Buchstrasse 1-3 | 97789 Oberleichtersbach | Telephone +49 (0) 9741 808-409

## Spacious living under a pitched roof

The open-plan living, kitchen and dining area on the ground floor of the Variant 45-192 is the focal point of family life and the ideal place for entertaining friends, playing with the children or cosy evenings relaxing with a tipple.

Each family member has their own space at top floor; two large children's rooms can easily be adapted to the

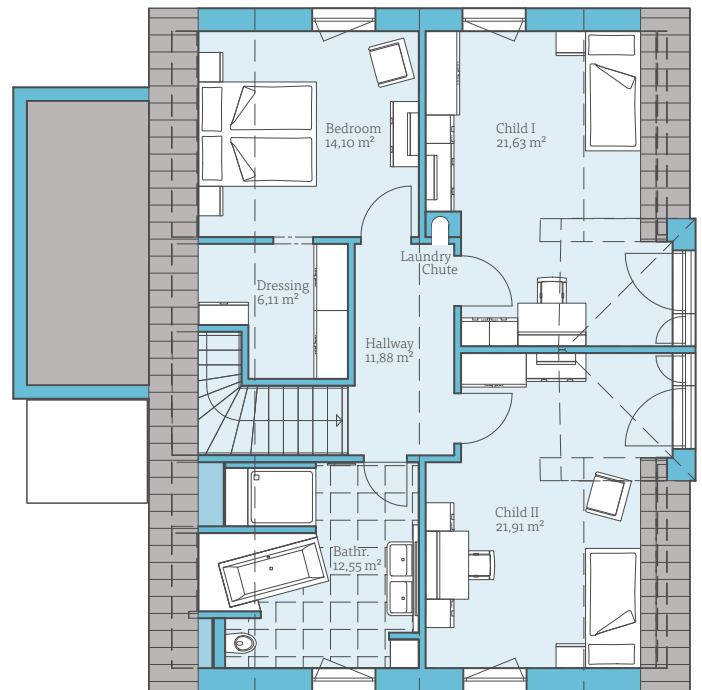
changing requirements of their growing occupants, transforming over time from children's to teenagers' rooms. The master bedroom has an adjacent walk-in wardrobe providing valuable storage.

The large spa bath and wet room-style shower is a wonderful place to relax and unwind after a stressful day.

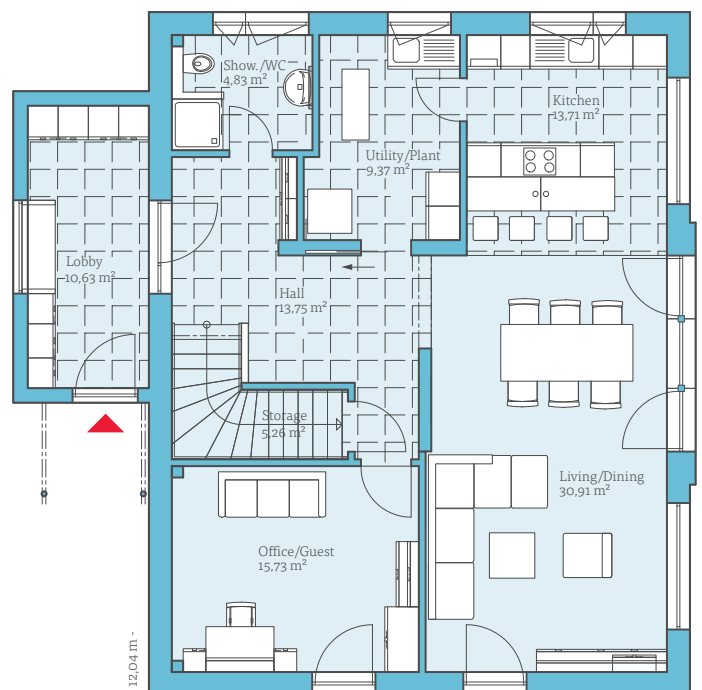


### CERTIFIED PASSIVE HOUSE

The Variant 45-192 was officially certified by the Passivhaus Institut in Darmstadt. You can view this house for yourself in our show house park in Oberleichtersbach.



TOP FLOOR



GROUND FLOOR

### SPECIFICATIONS

|  |                       |
|--|-----------------------|
| Roof pitch:                            | Pitched roof, 45°     |
| Eaves external wall:                   | 85 cm                 |
| Ground floor:                          | 104.19 m <sup>2</sup> |
| Top floor:                             | 88.18 m <sup>2</sup>  |
| Net floor area according to DIN:       | 192.38 m <sup>2</sup> |
| Total living space according to WoFIV: | 174.55 m <sup>2</sup> |



## VARIANT 45-175

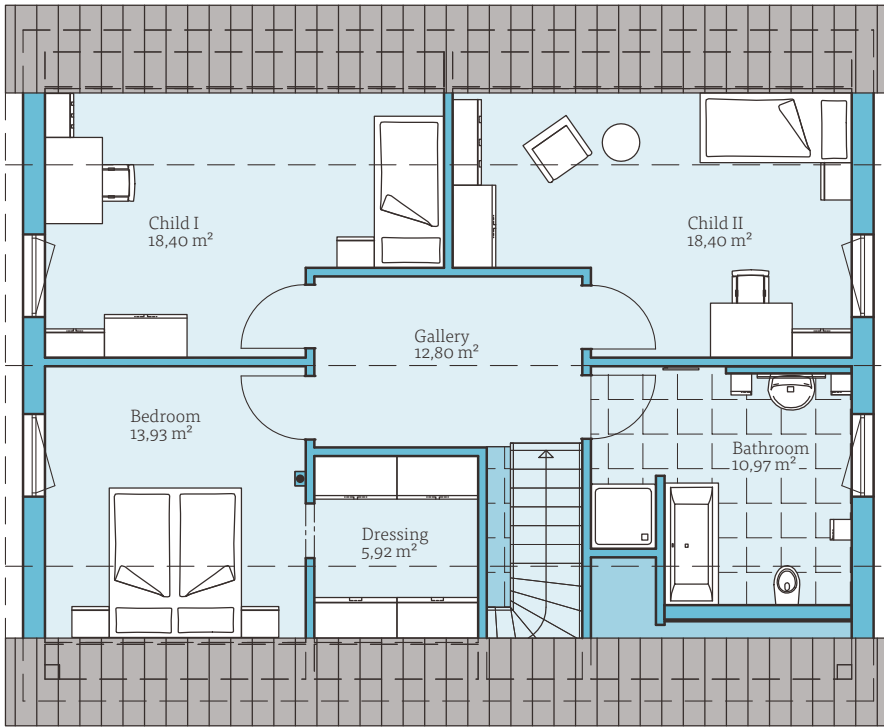


### Pitched-roof architecture with room for living

Offering more than 175 m<sup>2</sup> of space and a flexible layout, the Variant 45-175 is an excellent all-rounder. An optional gable annexe provides room for three children's bedrooms on the top floor. If the office on the ground floor is alternatively used as a bedroom, the house can become a home for a family of six. Plenty of storage space, a separate dressing room, spacious circulation areas and the optional second shower in the ground-floor cloakroom ensure that life can be enjoyed in comfort.



**View this house** Ludwig-Erhard-Strasse 27 | 61118 Bad Vilbel | Telephone +49 (0) 6101 3477506

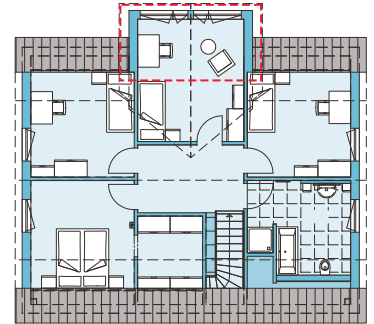


**TOP FLOOR**

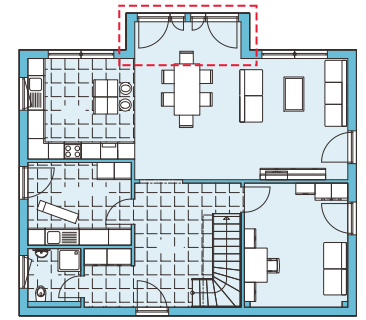


**OPTIONAL  
ALTERNATIVE PLAN**

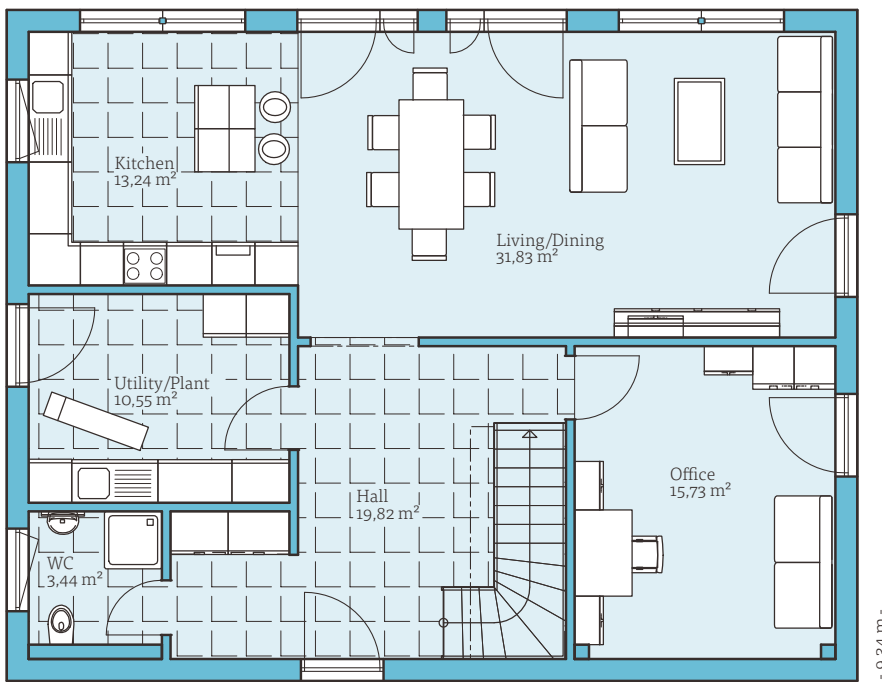
The plans can be extended by adding a gable annexe to create a third children's bedroom.



**TOP FLOOR**



**GROUND FLOOR**



**GROUND FLOOR**

**SPECIFICATIONS**

|  |                       |
|--|-----------------------|
| Roof pitch:                            | Pitched roof, 45°     |
| Eaves external wall:                   | 50 cm                 |
| Ground floor:                          | 94.61 m <sup>2</sup>  |
| Top floor:                             | 80.42 m <sup>2</sup>  |
| Net floor area according to DIN:       | 175.03 m <sup>2</sup> |
| Total living space according to WoFIV: | 158.75 m <sup>2</sup> |



KfW-40

**Effizienzhaus**

A superior energy-saving concept and outstanding thermal insulation ensure that the show home in Bad Vilbel satisfies the KfW 40 Efficiency House standard.



VARIANT 45-154

45



## Colour your life

Make the Variant 45-154 as colourful and varied as your life. You can design the façade from an endless range of different shades and combine as you wish; your house is bound to catch the eye. Colours can also be used when designing the interior to give each room a unique atmosphere. For example, fresh green in the bathroom can get the day off to a lively start, while warm Mediterranean colours in the living areas radiate southern warmth and cool colours in the bedrooms have a calming effect. Our fit-out advisers can give further tips to help you develop the perfect colour scheme.



## SPECIFICATIONS

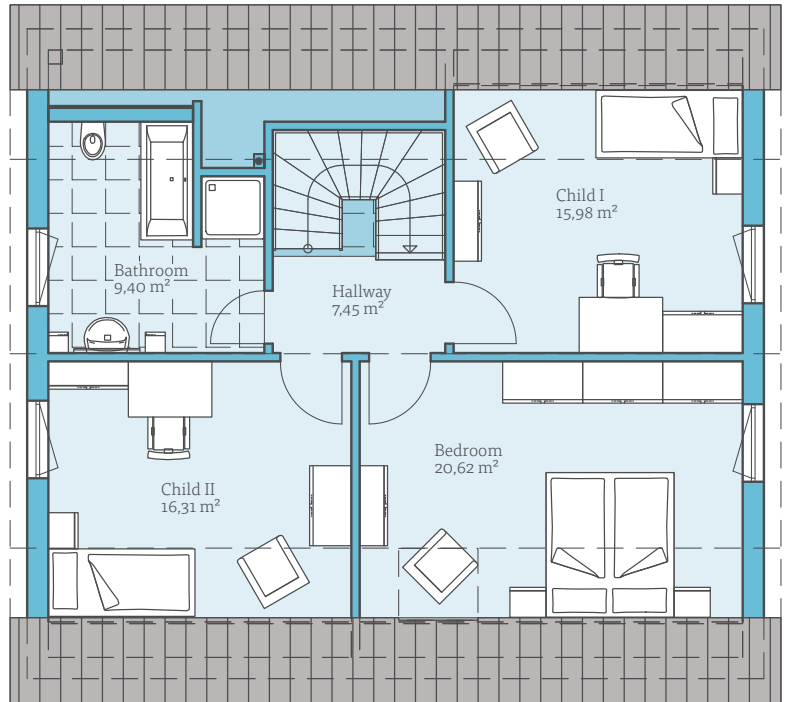
|  |                       |
|--|-----------------------|
| Roof pitch:                            | Pitched roof, 45°     |
| Eaves external wall:                   | 50 cm                 |
| Ground floor:                          | 83.91 m <sup>2</sup>  |
| Top floor:                             | 69.76 m <sup>2</sup>  |
| Net floor area according to DIN:       | 153.67 m <sup>2</sup> |
| Total living space according to WoFIV: | 139.22 m <sup>2</sup> |



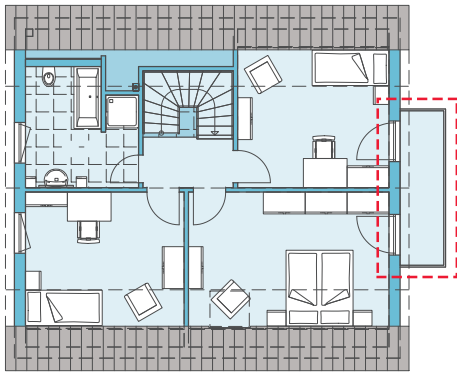
## OPTIONAL ALTERNATIVE PLAN

A bay window on the gable wall of the house extends the living room on the ground floor by around 4.5 m<sup>2</sup>. This gives a whole range of new possibilities, for example in the arrangement of the dining area.

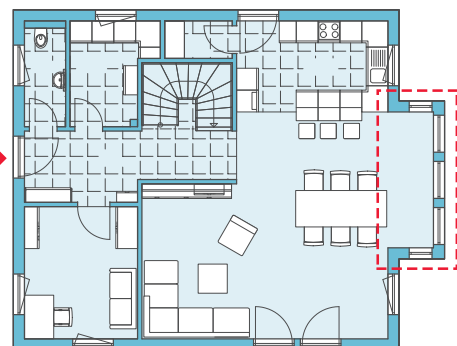
The top of the bay window can be accessed from the first floor to form a balcony where you can relax in peace and sunbathe in privacy.



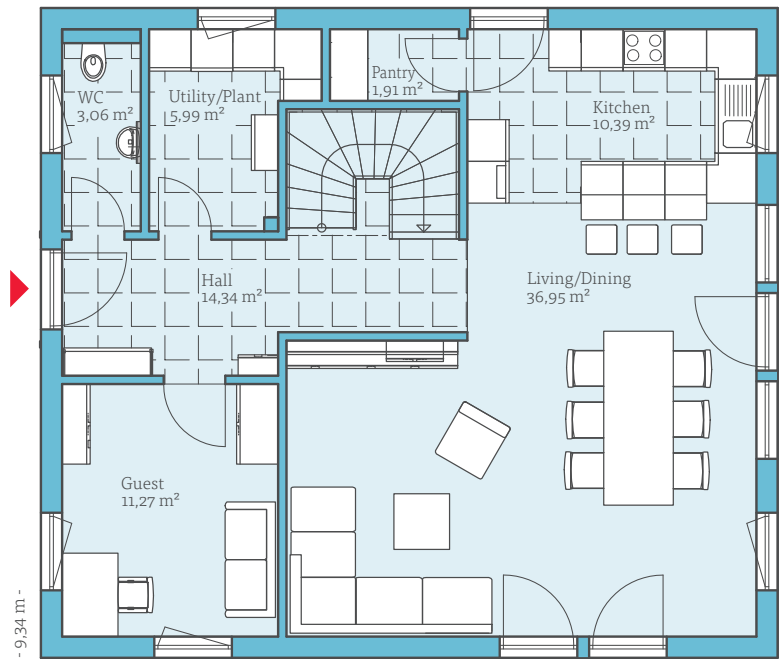
TOP FLOOR



TOP FLOOR



GROUND FLOOR



GROUND FLOOR

## VARIANT 45-145

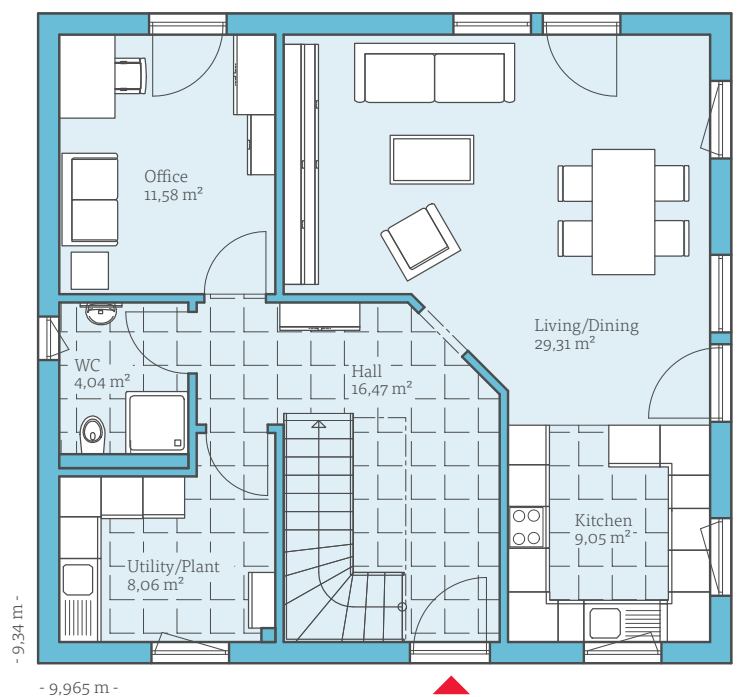
45



### Your style

Elegant, modern or classic. You can design the 45-145 to suit you, using combinations of colours and materials. Not only aesthetically versatile, it is also flexible when it comes to the room layout.

The additional office/guest room on the ground floor can be used as a third children's bedroom if required. Furthermore the adjacent ground floor WC is big enough for an optional shower to be installed; ideal for teenagers who like to take their time in the bathroom.



GROUND FLOOR

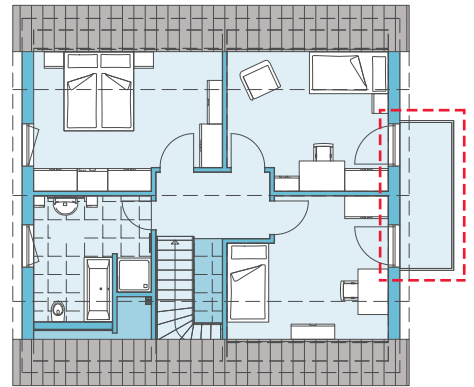


Photo: Villeroy & Boch

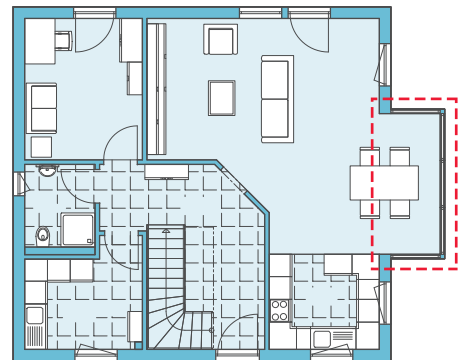


### OPTIONAL ALTERNATIVE PLAN

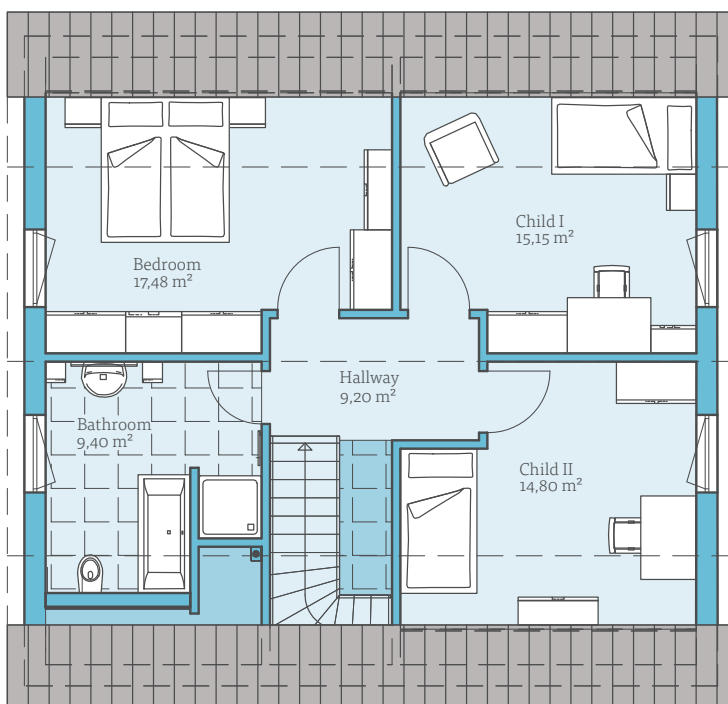
A wintergarden on the gable wall of the house extends the living room on the ground floor by around 6 m<sup>2</sup>. This gives new possibilities, for example in the arrangement of the dining area. The top of the wintergarden can be accessed from the first floor to form a balcony where you can relax in peace and sunbathe in privacy.



**TOP FLOOR**



**GROUND FLOOR**



**TOP FLOOR**

### SPECIFICATIONS

|  |                       |
|--|-----------------------|
| Roof pitch:                            | Pitched roof, 45°     |
| Eaves external wall:                   | 50 cm                 |
| Ground floor:                          | 78.51 m <sup>2</sup>  |
| Top floor:                             | 66.03 m <sup>2</sup>  |
| Net floor area according to DIN:       | 144.54 m <sup>2</sup> |
| Total living space according to WoFIV: | 130.36 m <sup>2</sup> |



## VARIANT 45-130

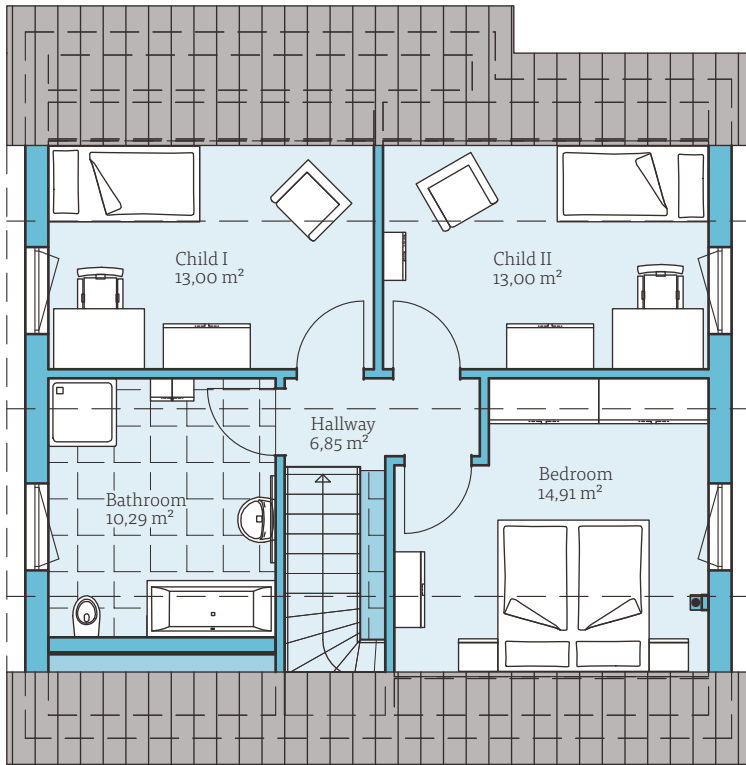
45



### Spacious living on small plots

You don't always need a large building plot to see your dream home come to life. Plans for a house such as the Variant 45-130 are ideal for the optimum use of small infill sites or shared plots. The open-plan layout of the ground floor gives a feeling of space despite the compact external dimensions. You even have a practical utility room and a separate ground floor WC. The house is planned to be economically built on a foundation slab.



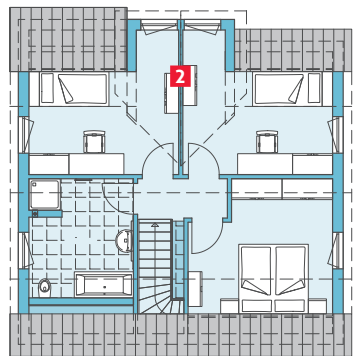


**TOP FLOOR**

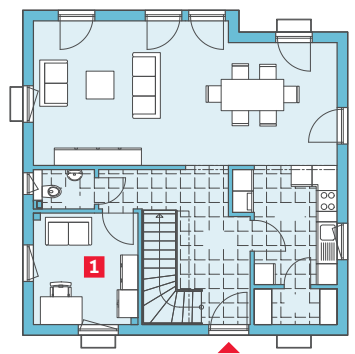


**OPTIONAL  
ALTERNATIVE  
PLAN**

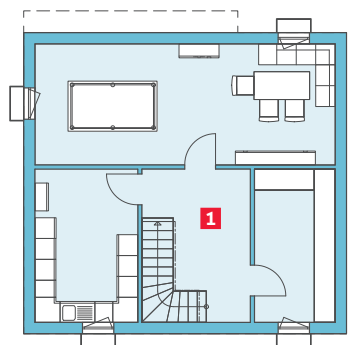
- 1** If you decide to incorporate a basement, the utility room can be relocated to leave the ground-floor room free for an office or guest bedroom. The basement rooms can be used for utility, hobby, storage or a workshop.
- 2** The optional gable annex/dormer allows plenty of light in the children's bedrooms incorporating large windows and giving more space. Here you also have the choice between a traditional pitched roof with gable or a modern flat roof.



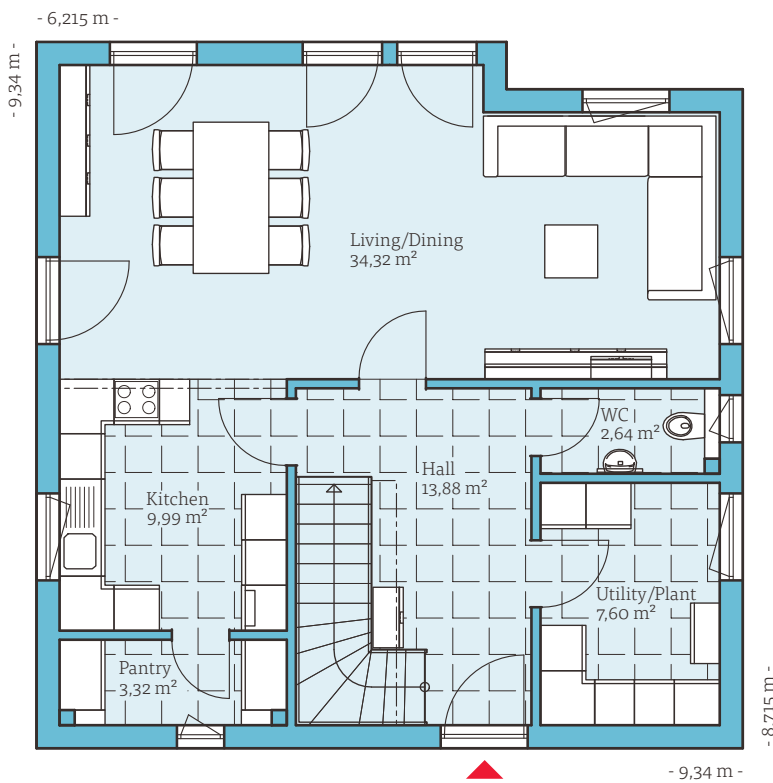
**TOP FLOOR**



**GROUND FLOOR**



**BASEMENT PLAN**



**GROUND FLOOR**

**SPECIFICATIONS**

|  |                       |
|--|-----------------------|
| Roof pitch:                            | Pitched roof, 45°     |
| Eaves external wall:                   | 50 cm                 |
| Ground floor:                          | 71.75 m <sup>2</sup>  |
| Top floor:                             | 58.05 m <sup>2</sup>  |
| Net floor area according to DIN:       | 129.80 m <sup>2</sup> |
| Total living space according to WoFIV: | 115.79 m <sup>2</sup> |

## VARIANT 275

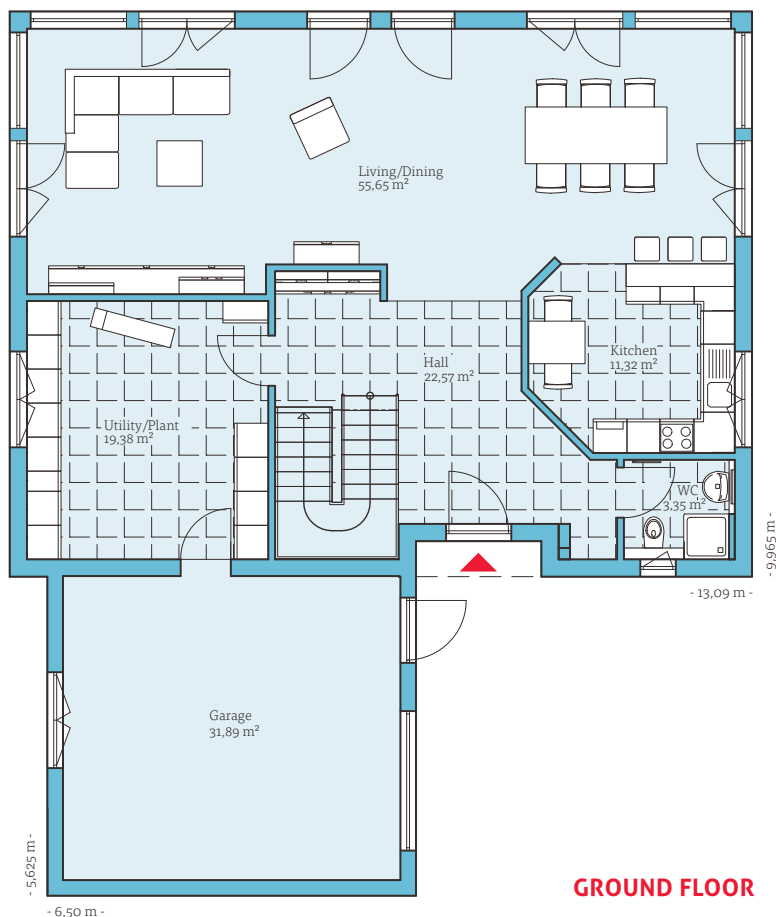


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### Space for the whole family

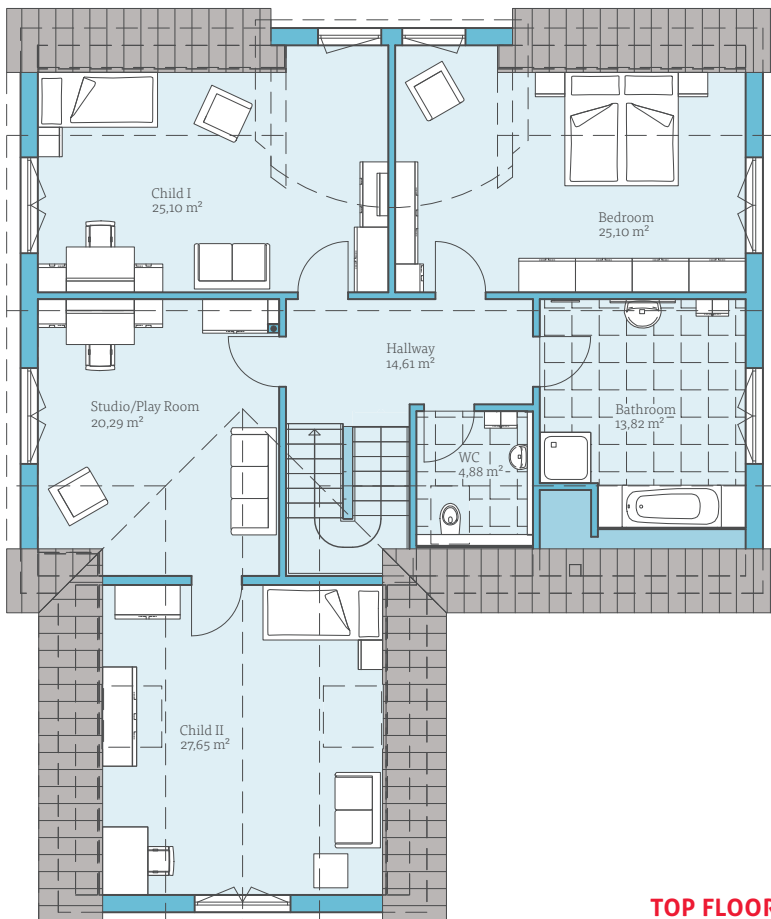
Young families with children need a home that offers space for growth and development. Plenty of space for exuberant play and laughter, with space to withdraw, to relax and recharge batteries. The Variant 275 is equipped for these exciting times and offers freedom to enjoy life to the full. As soon as you enter you'll be struck by the roominess of the design.

The 67 m<sup>2</sup> living, dining and kitchen area is bathed in bright, friendly light flooding through floor-to-ceiling windows; a perfect spot for a leisurely breakfast. Direct access is given from the garage to the utility room, meaning the hassle of carrying the weekly shopping from the front door is a thing of the past. The top floor, accessed by a staircase with half-landing, houses the master bedroom and two large children's rooms, a playroom and a bathroom with spa bath.



**GROUND FLOOR**





**TOP FLOOR**

**VARIANT 275 SPECIFICATIONS**

|  |                       |
|--|-----------------------|
| Roof pitch:                            | Pitched roof, 42°     |
| Eaves external wall:                   | 65 cm                 |
| Ground floor:                          | 144.16 m <sup>2</sup> |
| Top floor:                             | 131.47 m <sup>2</sup> |
| Net floor area according to DIN:       | 275.63 m <sup>2</sup> |
| Total living space according to WoFIV: | 220.38 m <sup>2</sup> |

VARIANT 172 

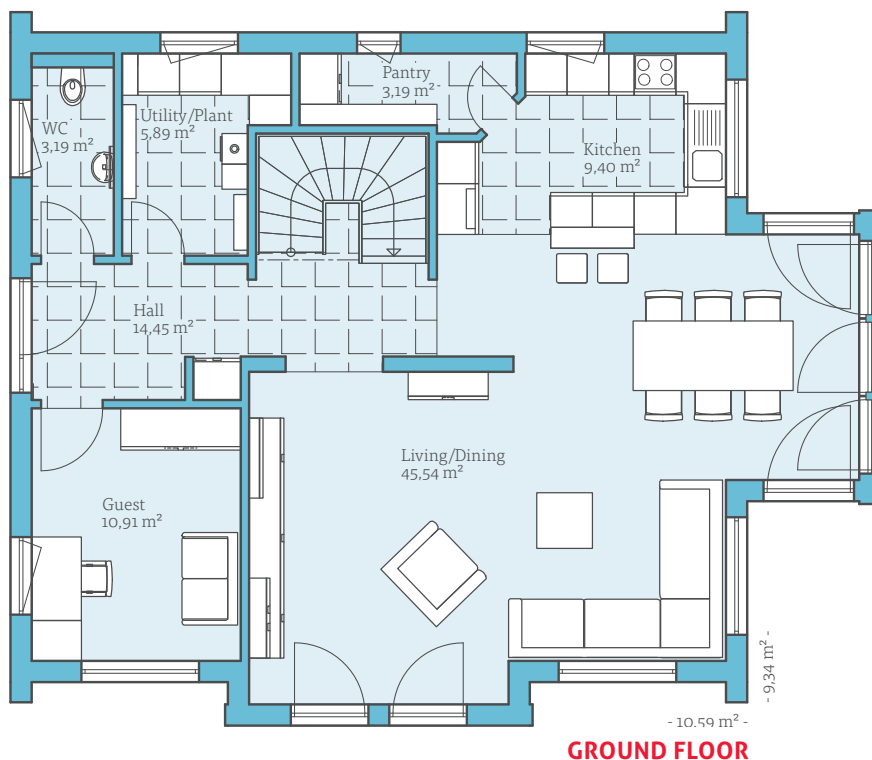
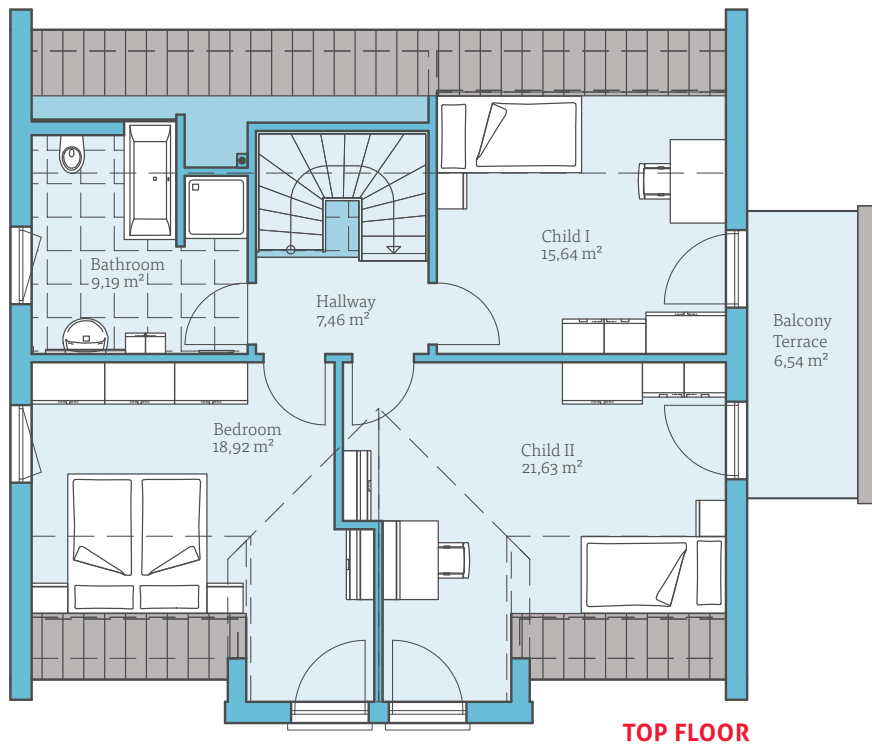


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## Practical and cosy

Modern practicality and clear lines are what characterise the Variant 172 house. Architectural features include the metal-clad projections of the gable walls above the roof level and the use of contrasting colours. Additional fun in the façade design is provided by interplay of large glass panels with narrow horizontal panes, all with their distinctive roller blinds.

The room layout on the ground floor is both practical and cosy. In addition to the spacious and bright living and dining area with direct access to the open-plan kitchen, there is also a utility room, a pantry, a guest bedroom or office and a ground floor WC. The top floor houses two children's bedrooms with access to the balcony, the master bedroom and the bathroom.



### SPECIFICATIONS

|                     |                       |
|---------------------|-----------------------|
| Roof pitch:         | Pitched roof, 42°     |
| Eaves external wall | 50 cm                 |
| Ground floor:       | 92,57 m <sup>2</sup>  |
| Top floor:          | 79,55 m <sup>2</sup>  |
| Net floor area      |                       |
| according to DIN:   | 172,12 m <sup>2</sup> |
| Total living space  |                       |
| according to WoFIV: | 155,66 m <sup>2</sup> |



## VILLA 183



### SAME PLAN – DIFFERENT ROOF



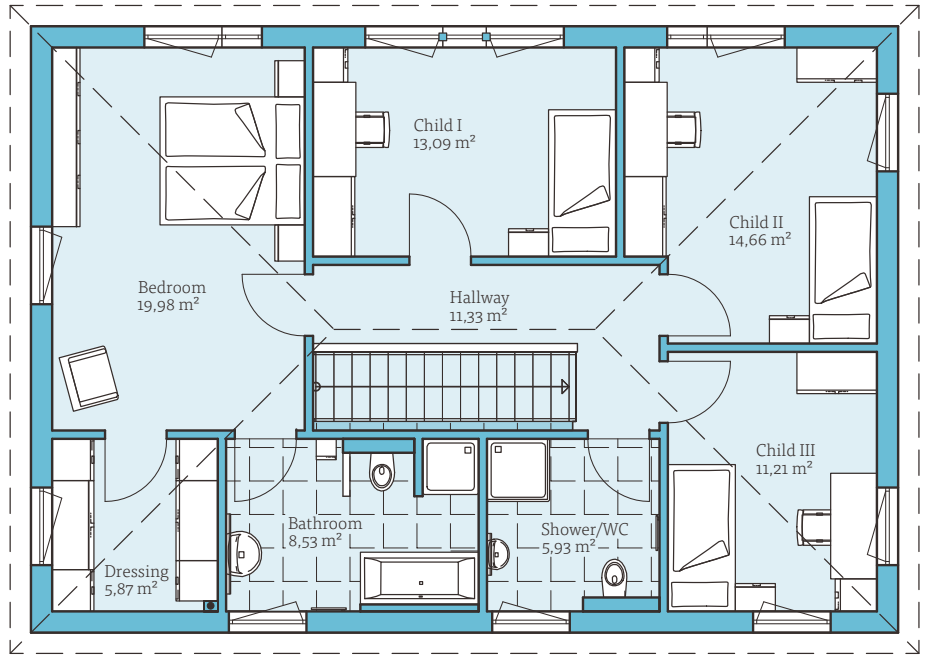
## Bright and grand

This 183 m<sup>2</sup> villa provides a wonderfully roomy home for every family member. Its south-facing elevation with large glazed panels lets light into the open-plan living and dining area creating a homely atmosphere. Four bedrooms, a guest room or office, two shower rooms and a spacious family bathroom make for bright grandeur.

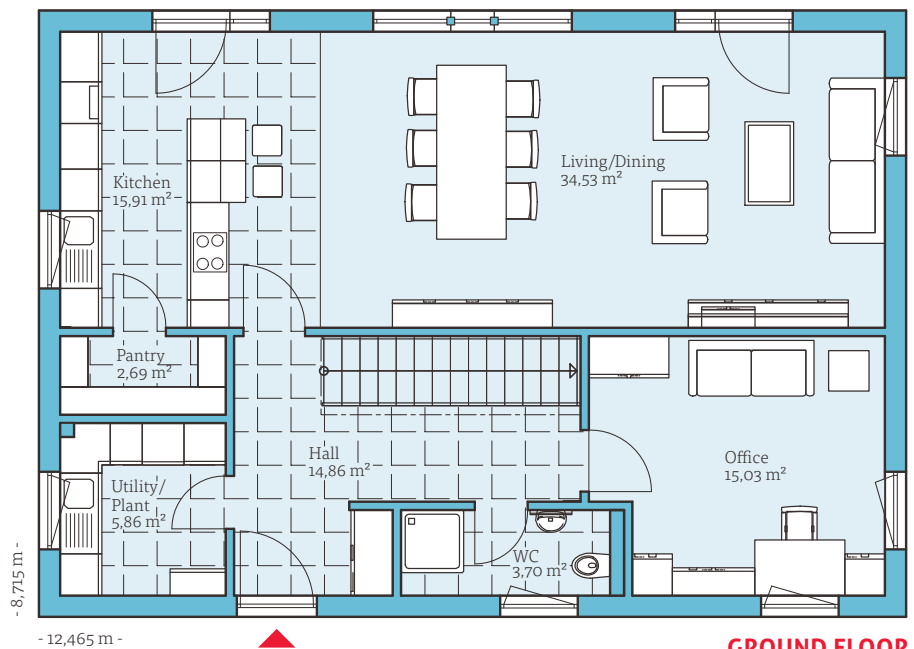
Instead of the third children's bedroom above the dining room, an open space above the dining area can be incorporated to give an feeling of extra spaciousness.

### SPECIFICATIONS

|  |                       |
|--|-----------------------|
| Roof pitch:                            | Hipped roof, 25°      |
| Ground floor:                          | 92.58 m <sup>2</sup>  |
| First floor:                           | 90.60 m <sup>2</sup>  |
| Net floor area according to DIN:       | 183.18 m <sup>2</sup> |
| Total living space according to WoFIV: | 177.63 m <sup>2</sup> |



**FIRST FLOOR**

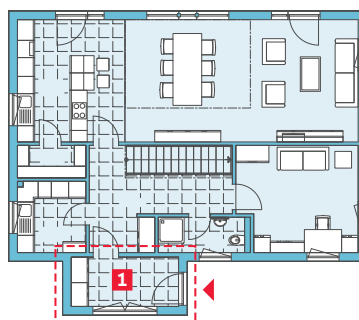


**GROUND FLOOR**

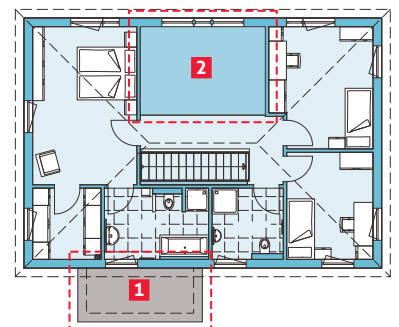
**OPTIONAL ALTERNATIVE PLAN**



- 1** The optional porch gives space to incorporate a cupboard for coats, shoes and children's toys. Area gained: more than 6 m<sup>2</sup>.
- 2** Replacing the third children's bedroom with an open space above the dining room creates a new feeling of space on the ground floor and allows for communication between storeys.



**GROUND FLOOR**



**FIRST FLOOR**



VILLA 142 





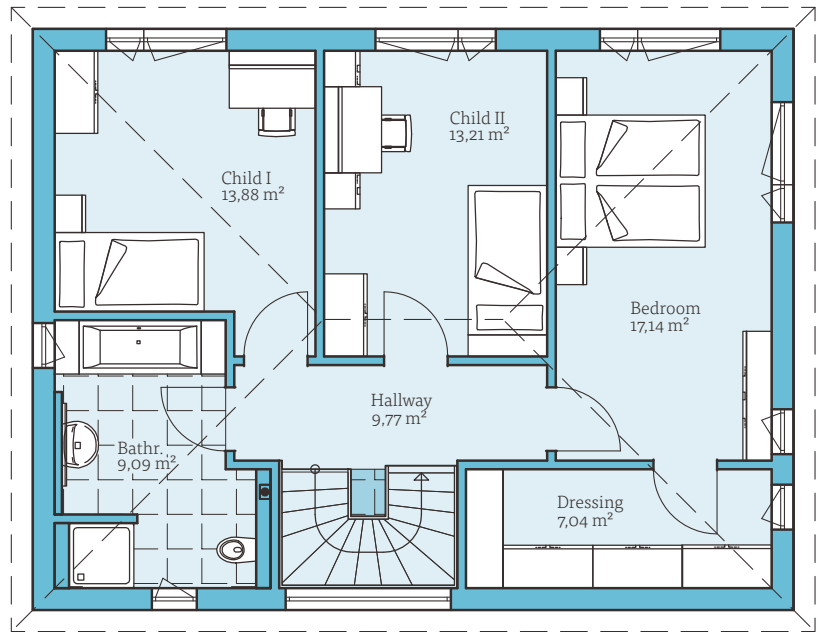
## Planned for more comfort

The ingenious plan of the 142 m<sup>2</sup> Villa 142 makes it possible not only to offer comfortable living space and a bedroom for each family member, but also a spacious dressing room for the master bedroom and an office or guest bedroom.

Shown here is a range of suggested alternative plans. Speak to your Hanse Haus adviser who can show you the numerous possibilities in detail. Find the layout that suits you.

### SPECIFICATIONS

|  |                       |
|--|-----------------------|
| Roof pitch:                            | Hipped roof, 25°      |
| Ground floor:                          | 71.91 m <sup>2</sup>  |
| First floor:                           | 70.13 m <sup>2</sup>  |
| Net floor area according to DIN:       | 142.04 m <sup>2</sup> |
| Total living space according to WoFIV: | 136.48 m <sup>2</sup> |

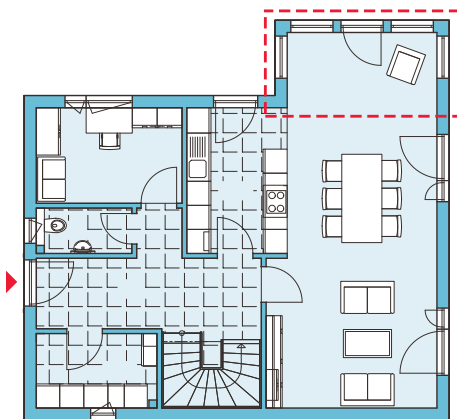


FIRST FLOOR

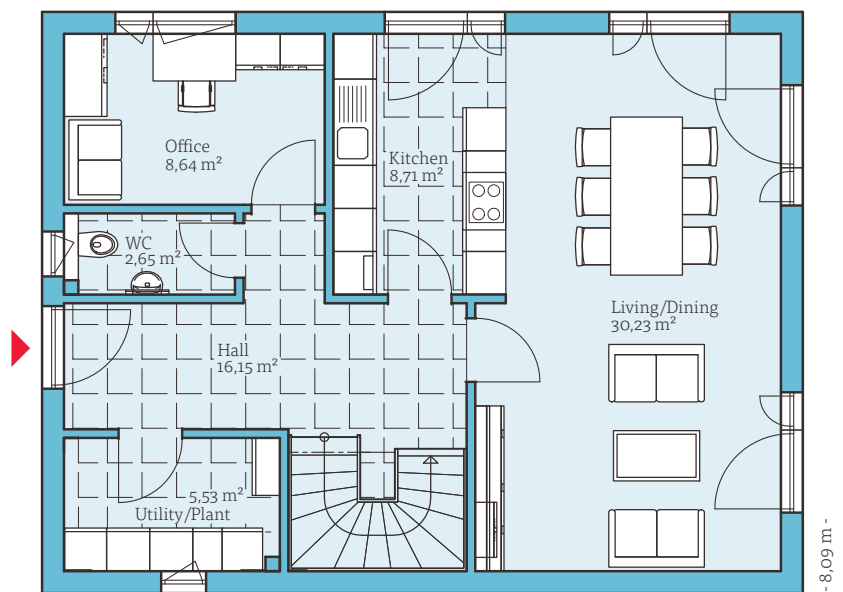


### OPTIONAL ALTERNATIVE PLAN

A bay window with a flat roof and large windows can increase the living space by around 7 m<sup>2</sup> and can let more natural light into the living area.



GROUND FLOOR



GROUND FLOOR



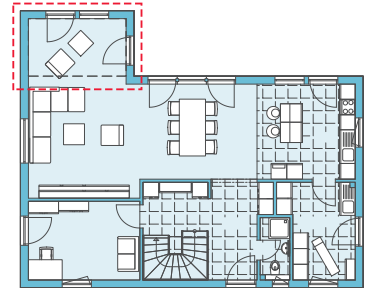
# Realise your ideas

The largest version of the Vita pent roof series offers an amazing amount of space for putting your home ideas into practice. In addition to the airy living, dining and kitchen area, a utility room and the ground floor WC, there is an extra ground floor room to use as an office or guest bedroom. Work from home by using the first floor gallery landing as a bright workspace.

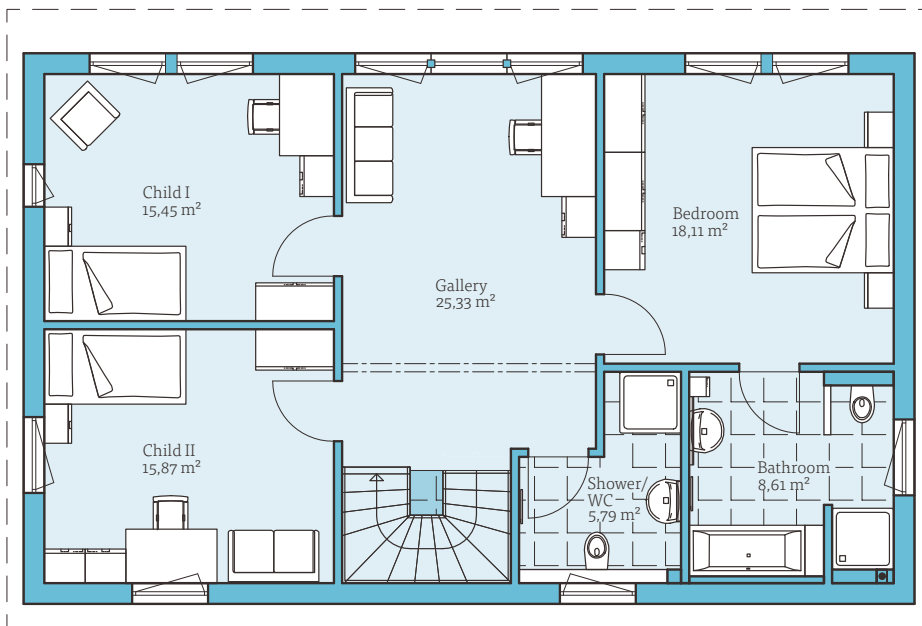


## OPTIONAL ALTERNATIVE PLAN

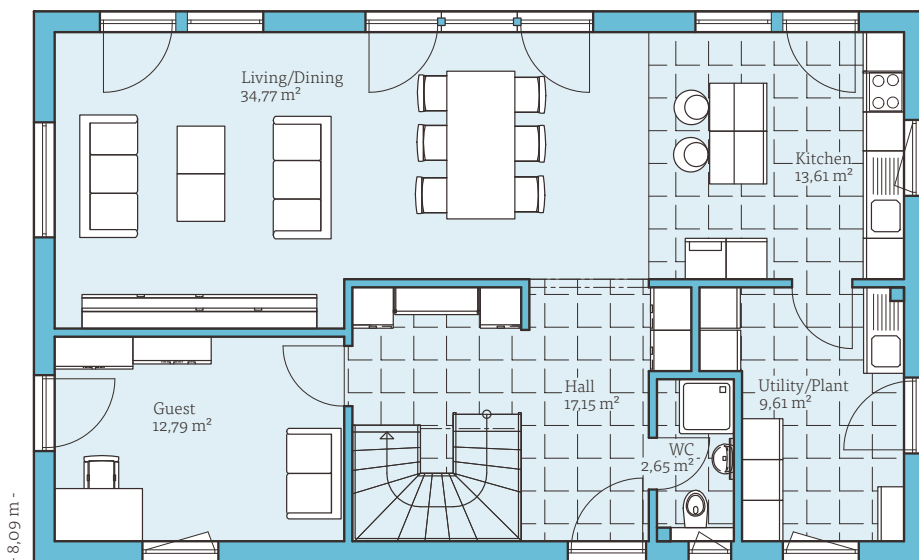
An pent-roof area can be added to extend the living area by approx. 9 m<sup>2</sup>. Designed to harmonise with the house form, this option articulates the rectilinear external geometry.



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

## SPECIFICATIONS

|  |                       |
|--|-----------------------|
| Roof pitch:                            | Pent roof, 5°         |
| Ground floor:                          | 90.58 m <sup>2</sup>  |
| First floor:                           | 89.16 m <sup>2</sup>  |
| Net floor area according to DIN:       | 179.74 m <sup>2</sup> |
| Total living space according to WoFIV: | 173.71 m <sup>2</sup> |



## VITA 165

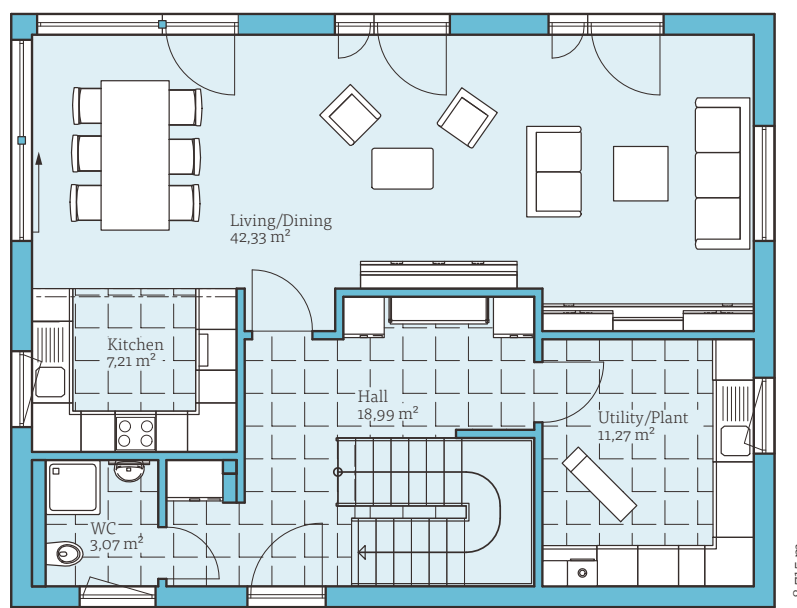


### Build as you wish

One design, many possible variations. The floor plan of the Vita 165 is based on that of the Villa 165, the Hanse show home in Frechen, near Cologne and is an example of the individuality offered by Hanse Haus.

Perhaps you like a layout but you would prefer a pent, flat or hipped roof? Redesigning a two-storey house with a different roof type can give a house a new character.

Inspire yourself with different designs and styles and plan your perfect home.

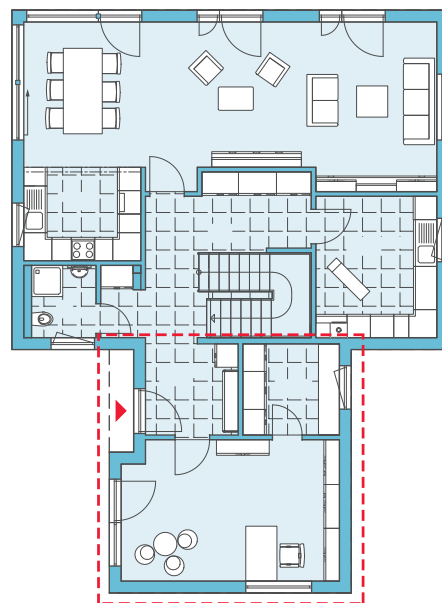


- 11,215 m -  
**GROUND FLOOR**

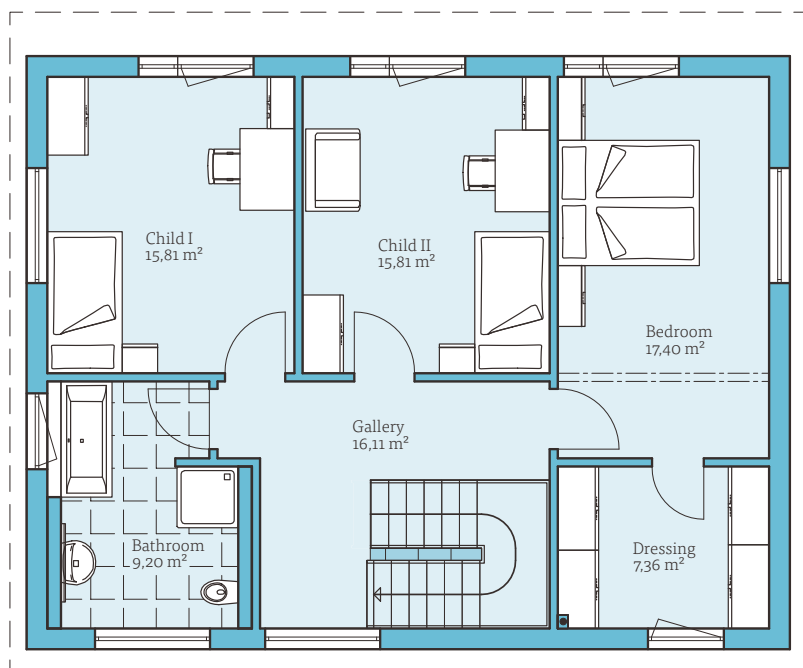


### OPTIONAL ALTERNATIVE PLAN

The house can be extended by the optional addition of a pent-roofed annexe which can house, for example, a separate home office or study room, providing an additional 32 m<sup>2</sup>.



**GROUND FLOOR**



**FIRST FLOOR**

### SPECIFICATIONS

|  |                       |
|--|-----------------------|
| Roof pitch:                            | Pent roof, 5°         |
| Ground floor:                          | 82.87 m <sup>2</sup>  |
| First floor:                           | 81.69 m <sup>2</sup>  |
| Net floor area according to DIN:       | 164.56 m <sup>2</sup> |
| Total living space according to WoFIV: | 156.99 m <sup>2</sup> |



## VITA 147



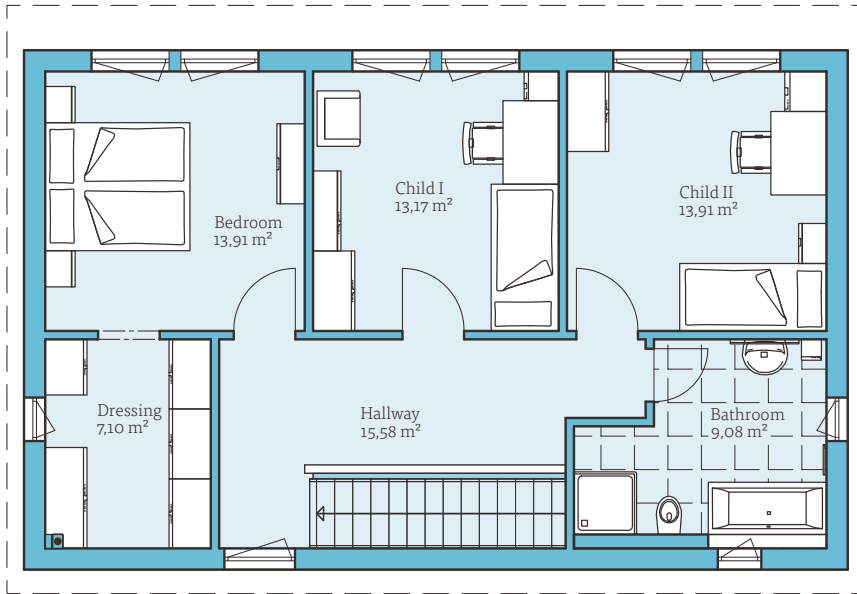
### Sunny living

The design of the living area to maximise light is a central feature of the Vita 147. Floor-to-ceiling windows in the living, dining and kitchen area make a sunny and light space at ground floor. The south elevation of the house has generous windows to ensure a lovely atmosphere in the children's bedrooms, too.

With a floor area of 147 m<sup>2</sup>, the house offers every family member the room they need. Well resolved details such as the dressing room to the master bedroom and the pantry offer further comfort.

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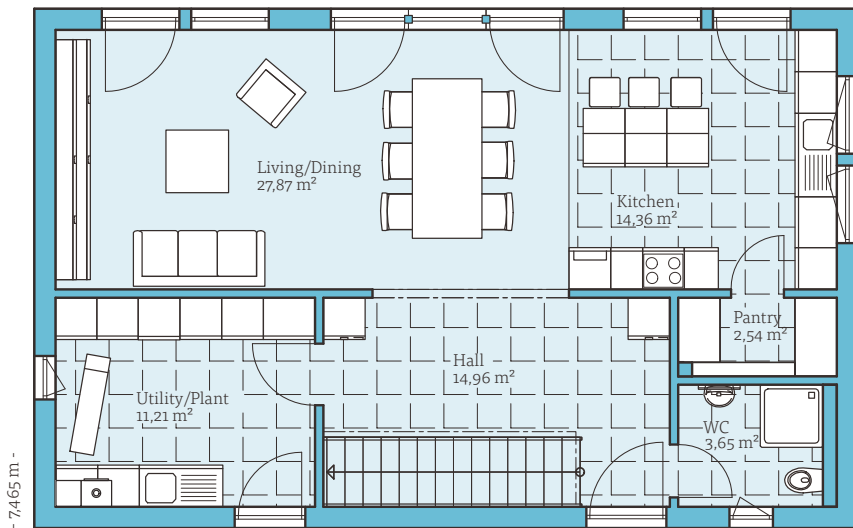




**FIRST FLOOR**

**SPECIFICATIONS**

|  |                       |
|--|-----------------------|
| Roof pitch:                            | Pent roof, 5°         |
| Ground floor:                          | 74.59 m <sup>2</sup>  |
| First floor:                           | 72.75 m <sup>2</sup>  |
| Net floor area according to DIN:       | 147.34 m <sup>2</sup> |
| Total living space according to WoFIV: | 141.80 m <sup>2</sup> |

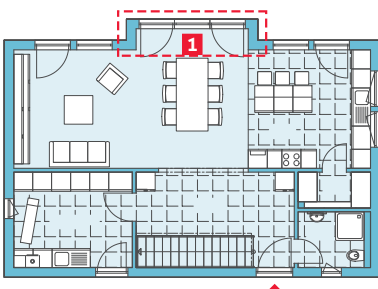


**GROUND FLOOR**

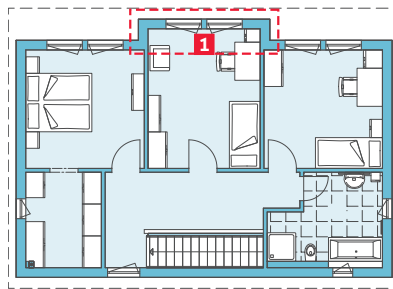
**OPTIONAL ALTERNATIVE PLAN**



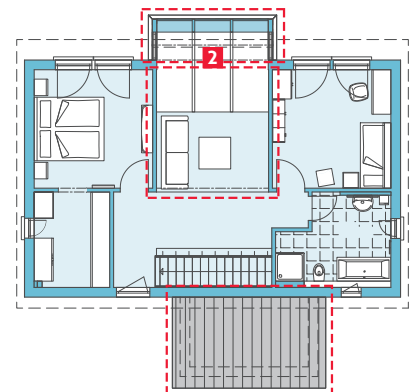
- 1** A two storey annex softens the look of the house and allows more space in both the living room and one child's room by approx 2 m<sup>2</sup> each.
- 2** On request, the house design can incorporate a fully glazed two storey wintergarden as displayed on our show house in Oberleichtersbach (see photo left). In combination with the void above the dining room, an open, lightflooded gallery is created on the first floor.



**FIRST FLOOR**



**GROUND FLOOR**



**TOP FLOOR**

## CUBUS 162



### Clear lines, cool look

Clear lines and functionally subdivided architecture characterise the Cubus 162. Measuring 162 m<sup>2</sup>, it provides a crisp backdrop to realise your design and lifestyle dreams. Highlights such as the half-landing staircase are augmented by useful features such as the porch and cloaks recess.

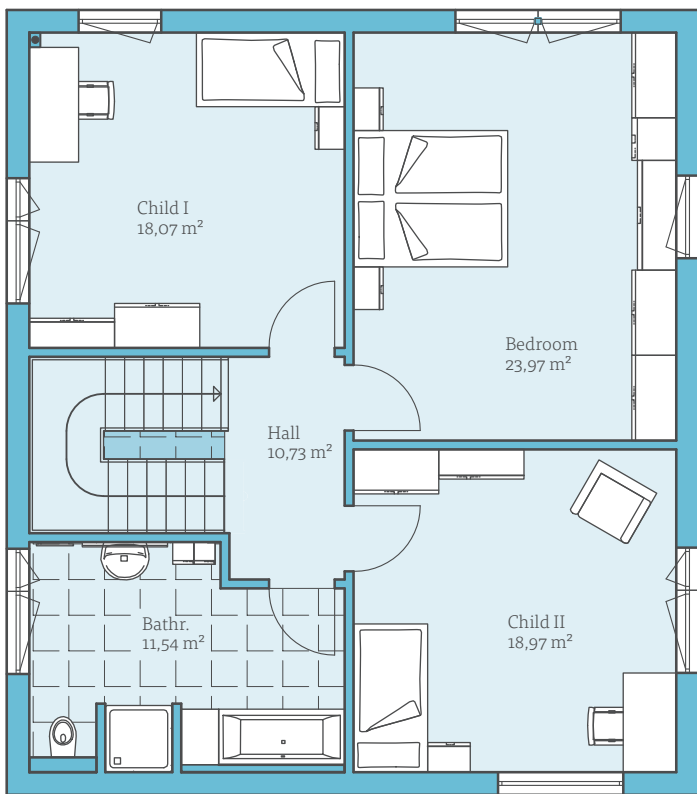
A bay window can be added to the kitchen of the Cubus 162 or balcony to the first floor. Protected from wind and view, relax on the balcony on warm summer evenings, as a couple or with friends.



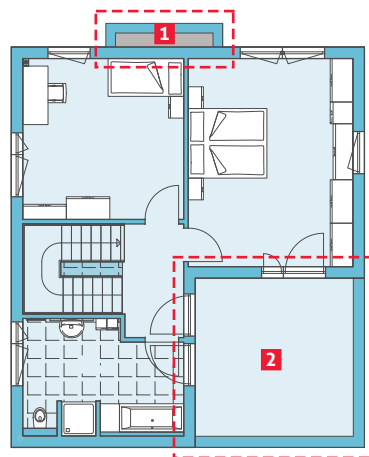


### OPTIONAL ALTERNATIVE PLAN

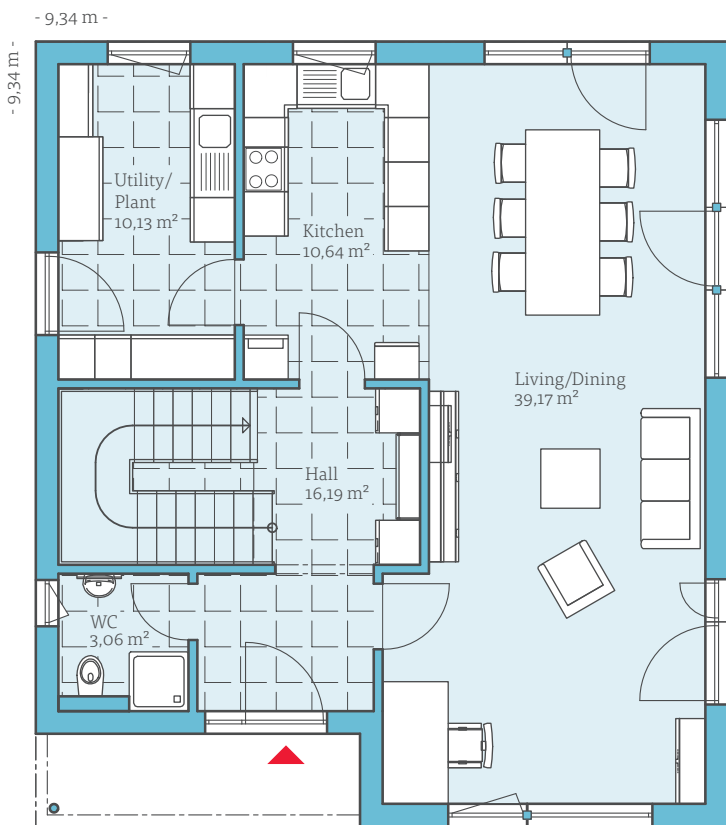
- 1** A flat-roofed bay window opens up new possibilities in kitchen planning. The extension is precisely in line with the work surface depth; perfect for incorporating a sink or for creating additional preparation space. It extends house area by more than 1.5 m<sup>2</sup>.
- 2** Relax on the balcony. At more than 17 m<sup>2</sup>, it offers plenty of space for entertaining.



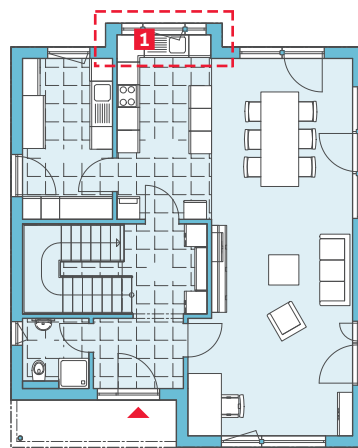
FIRST FLOOR



FIRST FLOOR



GROUND FLOOR



GROUND FLOOR

### SPECIFICATIONS

|  |                       |
|--|-----------------------|
| Roof pitch:                            | Flat roof, 0°         |
| Ground floor                           | 79.19 m <sup>2</sup>  |
| First floor:                           | 83.28 m <sup>2</sup>  |
| Net floor area according to DIN:       | 162.47 m <sup>2</sup> |
| Total living space according to WoFIV: | 154.68 m <sup>2</sup> |



## CUBUS 148

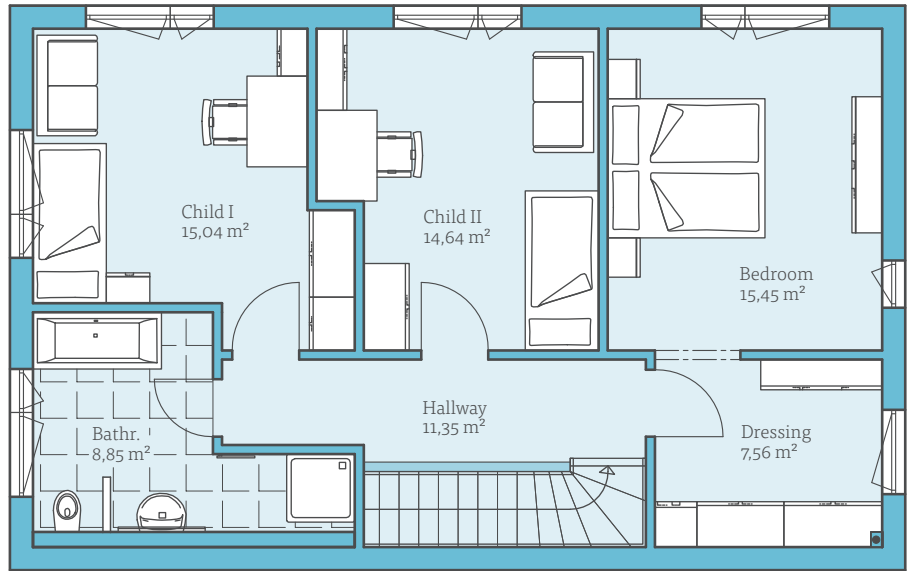


### Timeless design

The Cubus 148 design is the expression of a modern way of life. Clear lines and functional architecture, with a nod to the Bauhaus movement, give it a distinguished yet understated character.

The basic design can be grown by addition of a flat-roofed extension with a balcony above. Perhaps highlight the extension in a strong contrasting colour or by using a different material such as timber cladding.

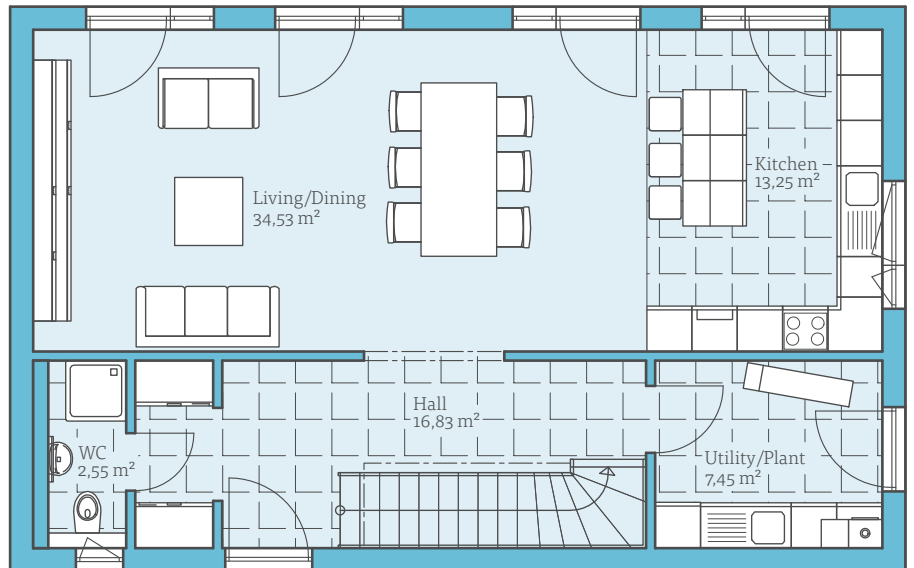
The ground floor has a huge, spacious open-plan living and kitchen area extending to an impressive 50 m<sup>2</sup>. Large windows allow health-giving sun into the house, even in winter, bathing the room in light. Bedrooms are on first floor; the master bedroom benefits from an adjacent dressing room.



**FIRST FLOOR**

**SPECIFICATIONS**

|  |                       |
|--|-----------------------|
| Roof pitch:                            | Flat roof, 0°         |
| Ground floor:                          | 74.61 m <sup>2</sup>  |
| First floor:                           | 72.89 m <sup>2</sup>  |
| Net floor area according to DIN:       | 147.50 m <sup>2</sup> |
| Total living space according to WoFIV: | 141.42 m <sup>2</sup> |



- 11,84 m -

- 7,465 m -

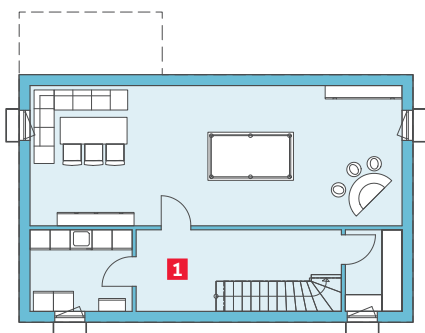
**GROUND FLOOR**



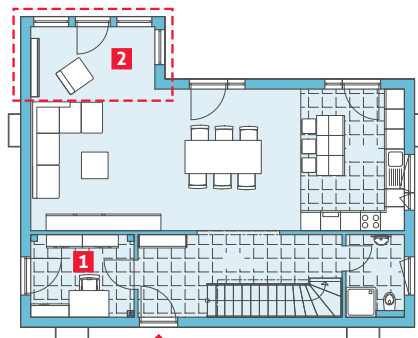
**OPTIONAL ALTERNATIVE PLAN**

**1** If a basement is incorporated, the utility room can be relocated to leave the ground floor room free for an office or guest bedroom.

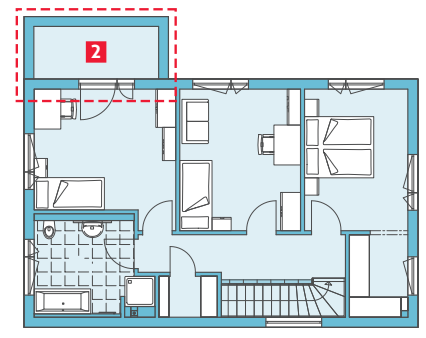
**2** The ground floor annex with loggia balcony increases the living space by approx. 7 m<sup>2</sup> and allows more light due to the large glazing areas.



**BASEMENT PLAN**



**GROUND FLOOR**



**FIRST FLOOR**



## BUNGALOW 133



### Comfort and ease of use

Whether it's regarding comfortable and obstacle-free living in old age or independent living with a physical handicap, the Bungalow 133 concept is ideal. All rooms are on the same level and are therefore comfortably reached without stairs.

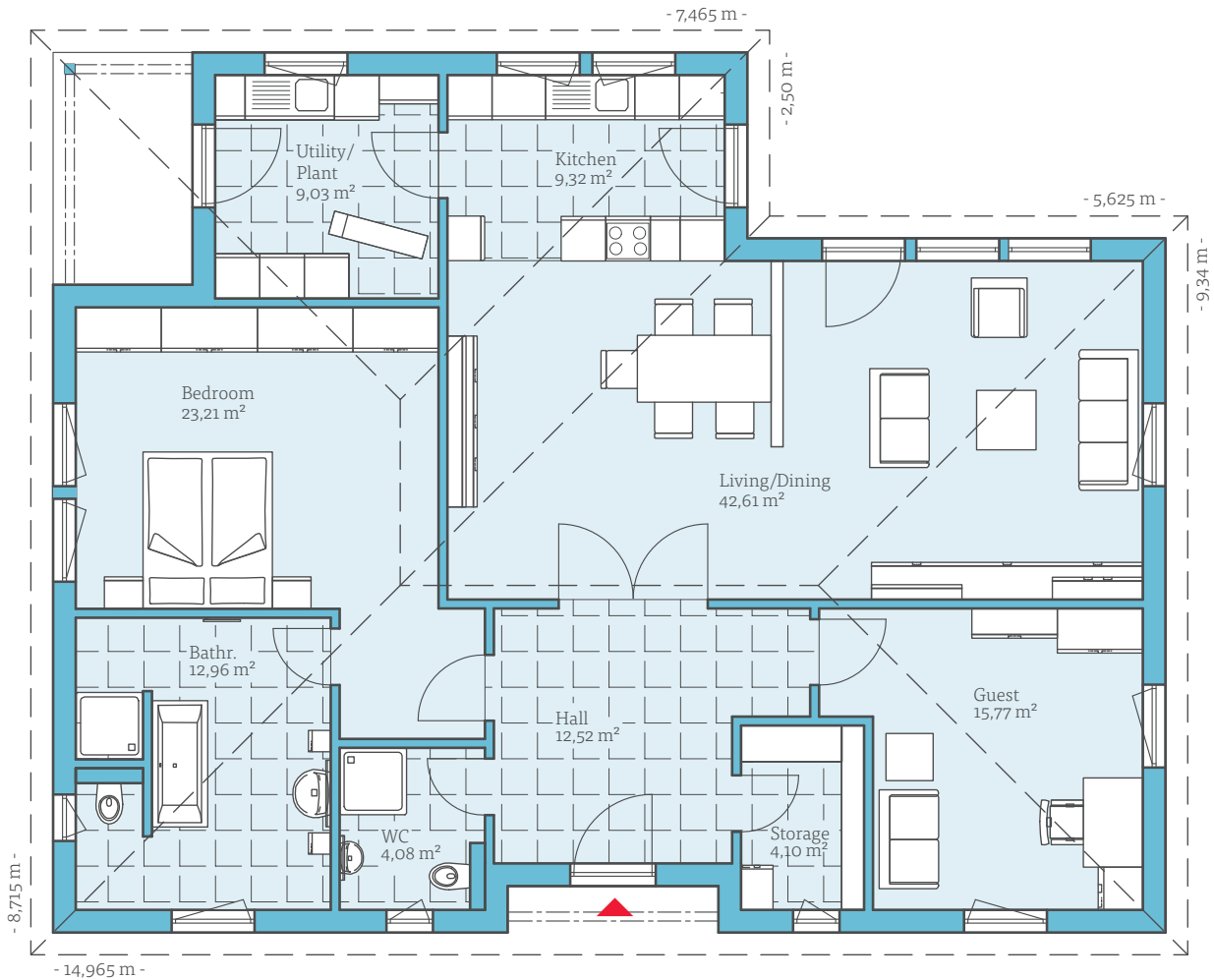
This house design was designed together with a wheelchair user and aims to make everyday life in the house as easy as possible.

This is achieved through the arrangement of light switches, wider doors, lack of thresholds, walk in shower and wheelchair-accessible kitchen presses. The spacious layout of the living space creates an open feel, pleasant atmosphere. Essentially this house concept is ideal to fulfill the wish for a perfect, tailor-made home.



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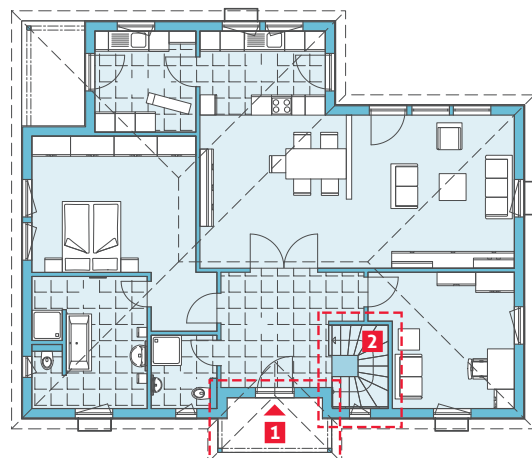
## SPECIFICATIONS

|  |                       |
|--|-----------------------|
| Roof pitch:                            | Hipped roof, 25°      |
| Net floor area according to DIN:       | 133.60 m <sup>2</sup> |
| Total living space according to WoFIV: | 133.60 m <sup>2</sup> |



## OPTIONAL ALTERNATIVE PLAN

- 1 A porch over the front door offers protection from wind and rain. The flat hipped roof matches the style of the bungalow perfectly.
- 2 The house features a utility/boiler room so that the bungalow can be neatly built on a floor slab, but if a basement is added the utility room can be used as a side entrance lobby.



## BUNGALOW 113



### Family life on one level

The Bungalow 113 has a classic L-shaped floor plan with a sheltered external terrace area; an inviting place to relax and enjoy al fresco living. The outdoor seating area can be roofed for use even when the weather is not perfect.

With 113 m<sup>2</sup> of living space, room for a family of four is provided. The living, dining and kitchen area occupies one wing while the master bedroom and two children's rooms occupy the other enabling the two areas to be kept separate despite being on one level.

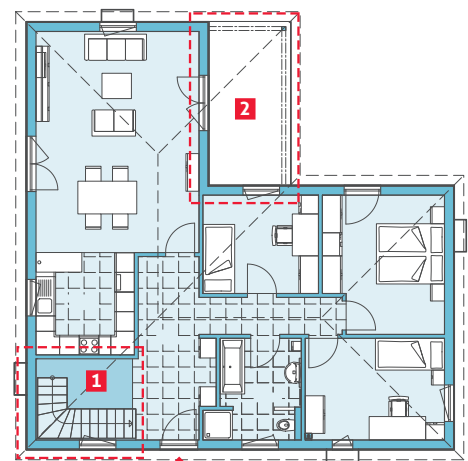
#### SPECIFICATIONS

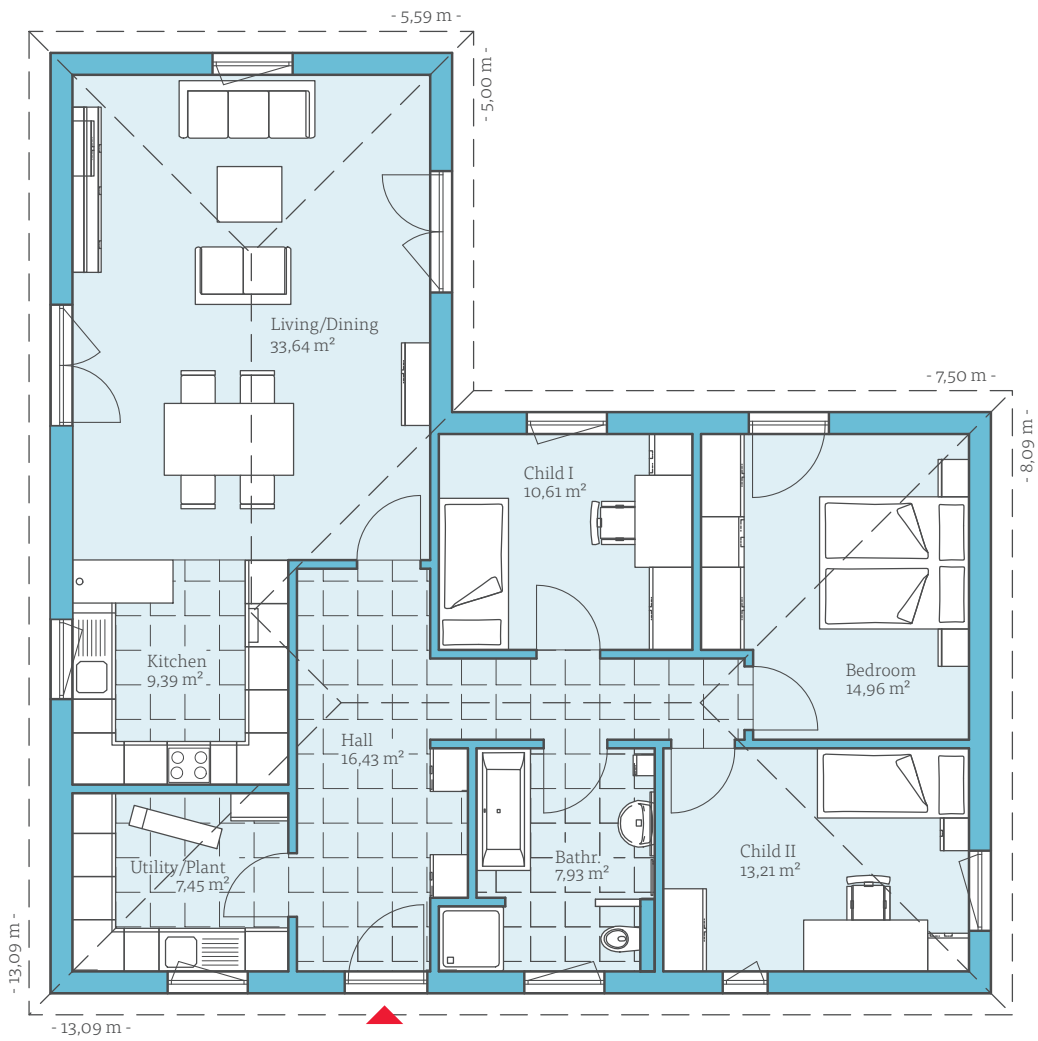
|  |                       |
|--|-----------------------|
| Roof pitch:                            | Hipped roof, 25°      |
| Net floor area according to DIN:       | 113.62 m <sup>2</sup> |
| Total living space according to WoFIV: | 113.70 m <sup>2</sup> |

#### OPTIONAL ALTERNATIVE PLAN



- 1** The plan is designed with a utility/plant room so that the house can be built on a slab, but if a basement is added the utility room area can be used as a side entrance lobby.
- 2** If the outdoor seating area is roofed, the terrace can be enjoyed from spring to autumn.







# BUNGALOW 109



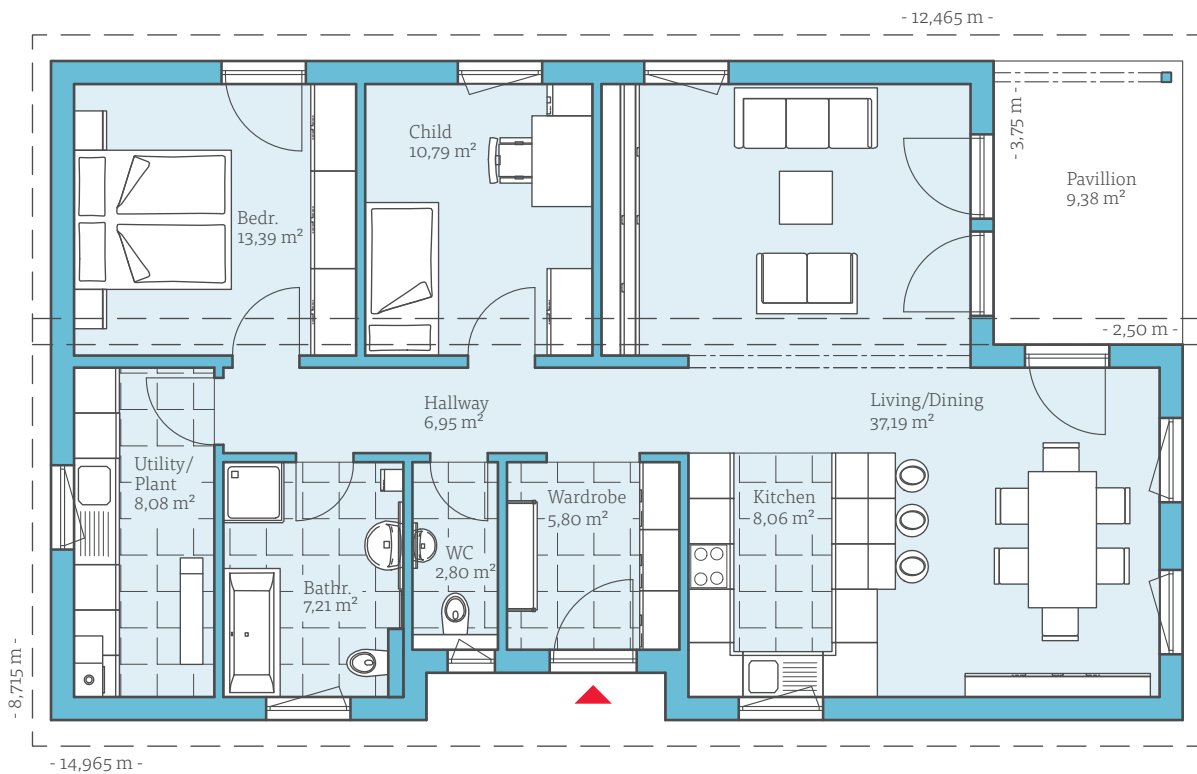
# Unleash creativity

The distinctive style of the Bungalow 109 is noticeable at first glance by the offset pent roof which, together with its colourful façade, makes a bungalow with a lively character. The offset pent roof presents an opportunity to colour the two volumes differently.

Colour can also be used in the interior. Unleash creativity and design the open-plan living, dining and kitchen area, bedrooms and bathrooms however the mood takes you. With a floor area of 109 m<sup>2</sup> to play with, there need be no limit to your ideas.

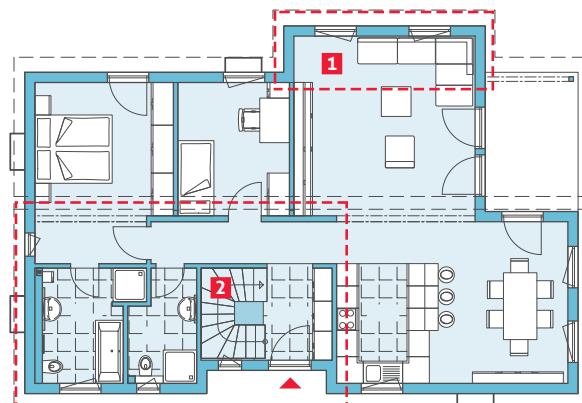
## SPECIFICATIONS

|  |                                 |
|--|---------------------------------|
| Roof pitch:                            | Pent roof, counterposed, 5°/13° |
| Net floor area according to DIN:       | 109.65 m <sup>2</sup>           |
| Total living space according to WoFIV: | 104.96 m <sup>2</sup>           |



### OPTIONAL ALTERNATIVE PLAN

- 1** A pent-roof addition enables extension of the floor area by more than 6 m<sup>2</sup>, creating further living space.
- 2** The plan is designed with a utility/plant room so that the house can be built on a slab, but if a basement is added this area can be used as a side entrance lobby.





# BUNGALOW 80

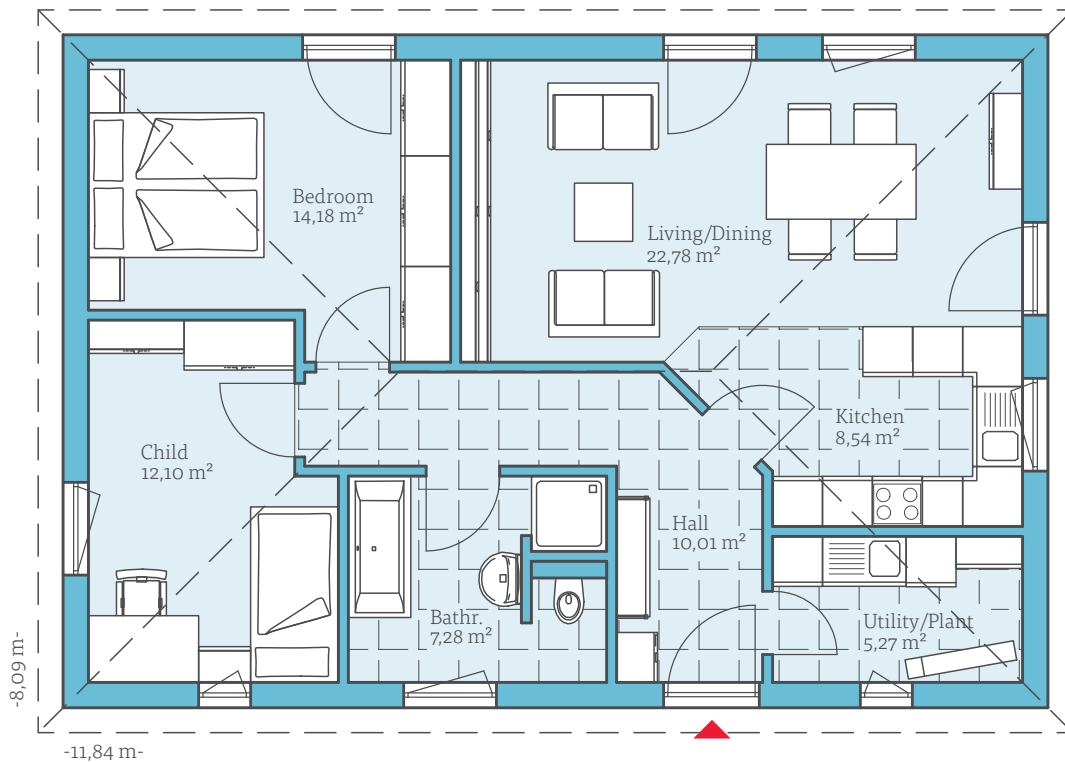




## Clever planning on one level

The Bungalow 80 shows how intelligent planning can produce plenty of living space for a family of three in just 80 m<sup>2</sup>. The ingenious room layout offers an open-plan living and kitchen area as well as a master bedroom, a children's bedroom and the central hallway and bathroom.

All plant is housed in the utility/plant room. The bungalow can optionally be extended with a hipped-roof bay window to create 7 m<sup>2</sup> of additional living space.



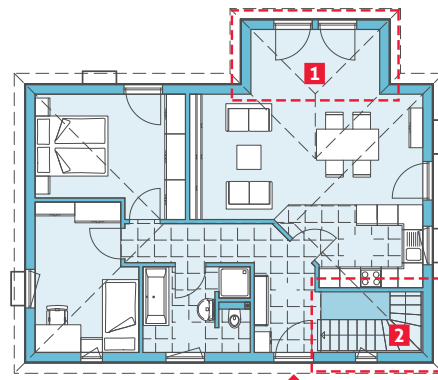
### SPECIFICATIONS

|  |                      |
|--|----------------------|
| Roof pitch:                            | Hipped roof, 25°     |
| Net floor area according to DIN:       | 80,16 m <sup>2</sup> |
| Total living space according to WoFlV: | 80,16 m <sup>2</sup> |



### OPTIONAL ALTERNATIVE PLAN

- 1 The hipped-roof bay window extends the living area by around 7 m<sup>2</sup>.
- 2 The plan is designed with a utility/boiler room so that the bungalow can be built on a slab, but if a basement is added the utility room area can be used as a side entrance lobby.

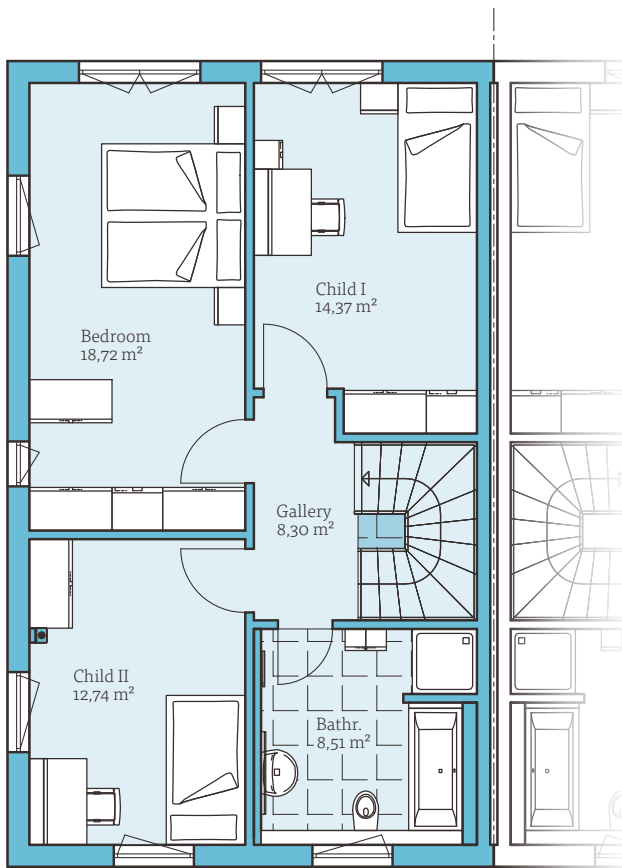


## DOPPELHAUS 35-176

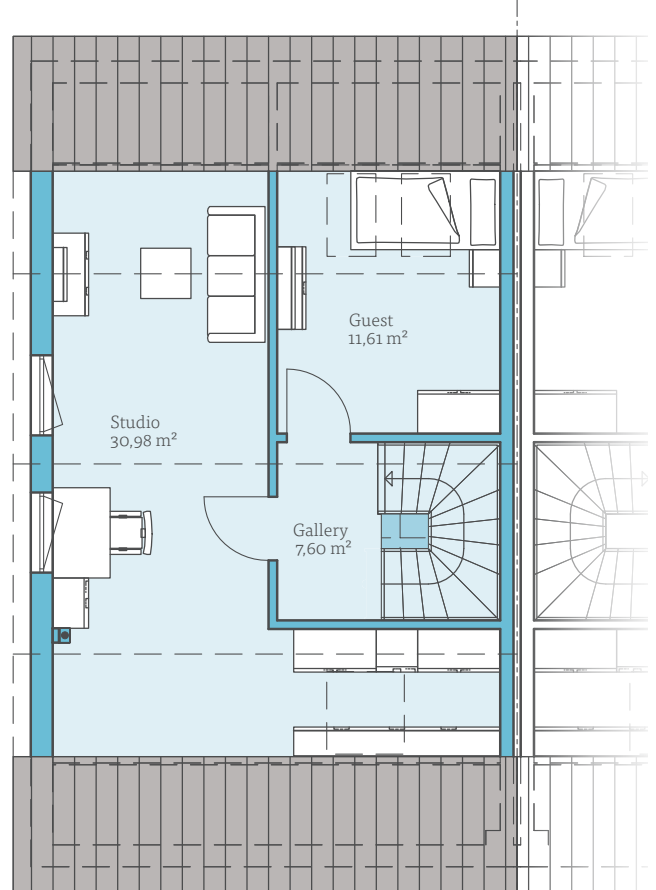


### Making family life fun

The Doppelhaus 176 has two full storeys and an additional top floor to create a wonderful range of rooms. The floor plan offers 176 m<sup>2</sup> of floor area and a versatile range of uses. As well as ground-floor living areas and first-floor bedrooms, there are two further rooms on the top floor that can be used for a third children's bedroom, an office/guest room or a hobby room. The house can be modified with an optional front porch to shelter the entrance area from wind and rain.



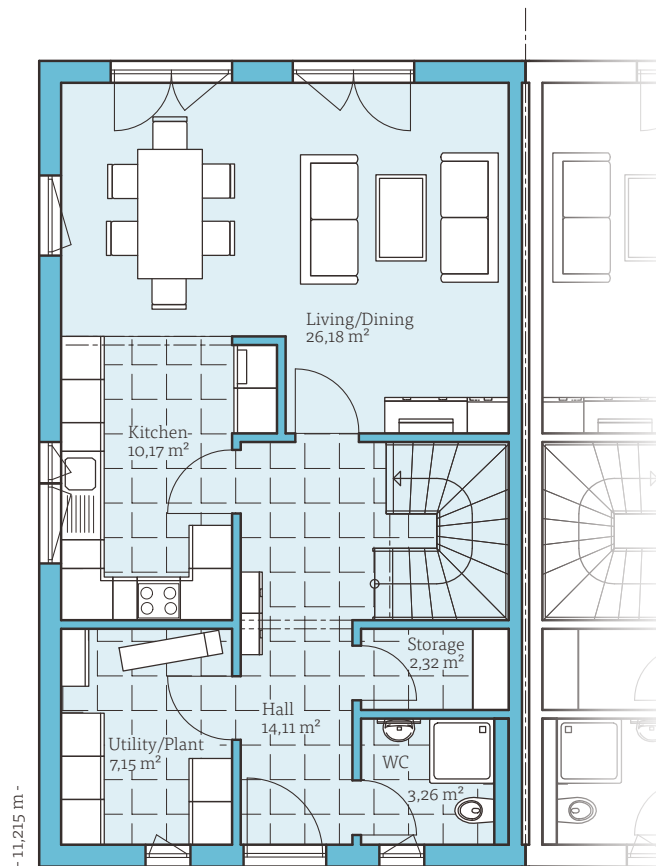
**FIRST FLOOR**



**TOP FLOOR**

**SPECIFICATIONS OF ONE HALF OF THE PAIR**

|  |                       |
|--|-----------------------|
| Roof pitch:                            | Pitched roof, 35°     |
| Eaves external wall/wall plate:        | 24 cm                 |
| Ground floor:                          | 63.19 m <sup>2</sup>  |
| First floor:                           | 62.64 m <sup>2</sup>  |
| Top floor:                             | 50.19 m <sup>2</sup>  |
| Net floor area according to DIN:       | 176.02 m <sup>2</sup> |
| Total living space according to WoFIV: | 155.87 m <sup>2</sup> |



**GROUND FLOOR**



## DOPPELHAUS 139



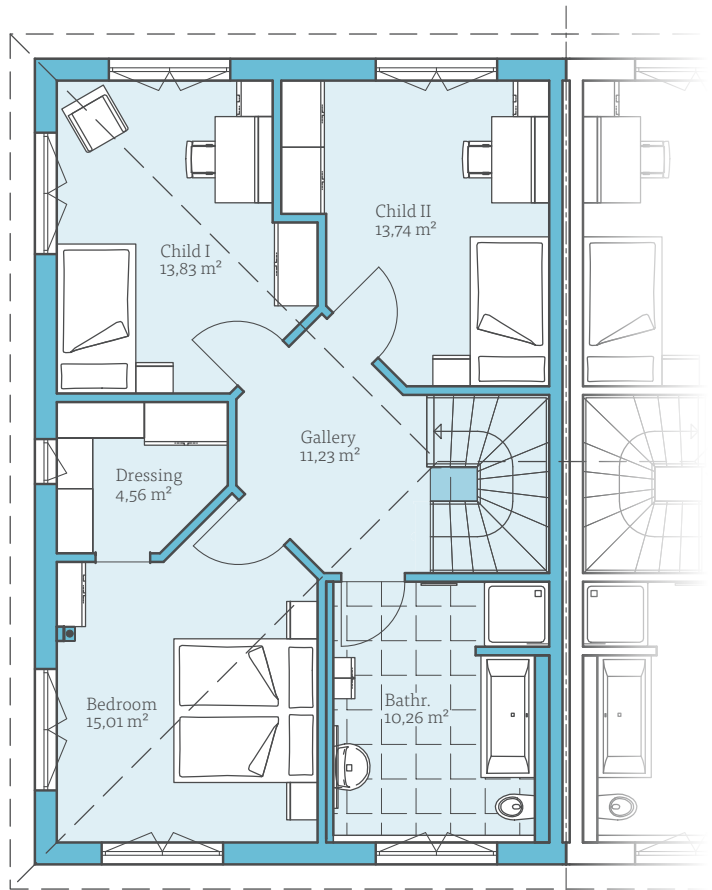
Photo: Kährs Parkett

### Home comforts in your personal style

With its shallow hipped roof, the Doppelhaus 139 is a fantastic basis for a variety of design ideas. Whether you prefer the classic villa style with subtle colours and window mouldings, a Mediterranean look with strong, earth colours or a modern combination of white and coloured rendered sections, give your house that personal touch. The interior with its two full storeys gives of room to implement your ideas. The open-plan living, dining and kitchen area can be extended by addition of a wintergarden.

#### SPECIFICATIONS

|  |                       |
|--|-----------------------|
| Roof pitch:                            | Hipped roof, 25°      |
| Ground floor:                          | 69.65 m <sup>2</sup>  |
| Top floor:                             | 68.63 m <sup>2</sup>  |
| Net floor area according to DIN:       | 138.28 m <sup>2</sup> |
| Total living space according to WoFIV: | 132.27 m <sup>2</sup> |

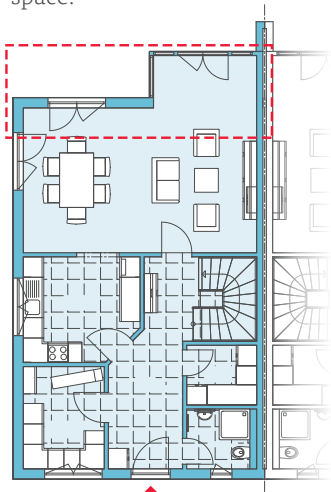


**FIRST FLOOR**

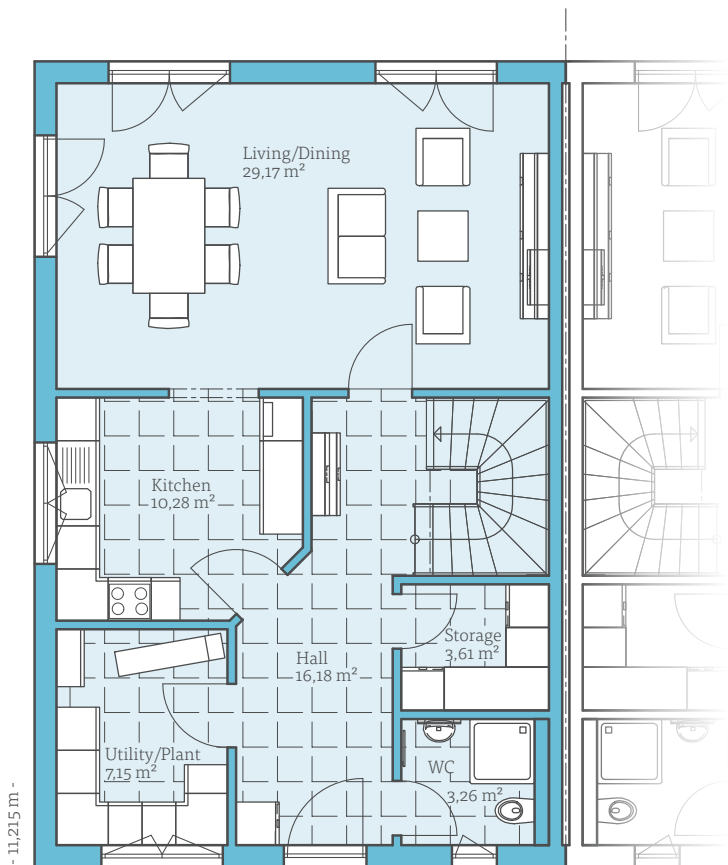


**OPTIONAL ALTERNATIVE PLAN**

The optional wintergarden lets more daylight into the living area and creates 4.5 m<sup>2</sup> of additional space.



**GROUND FLOOR**



**GROUND FLOOR**



## DOPPELHAUS 131

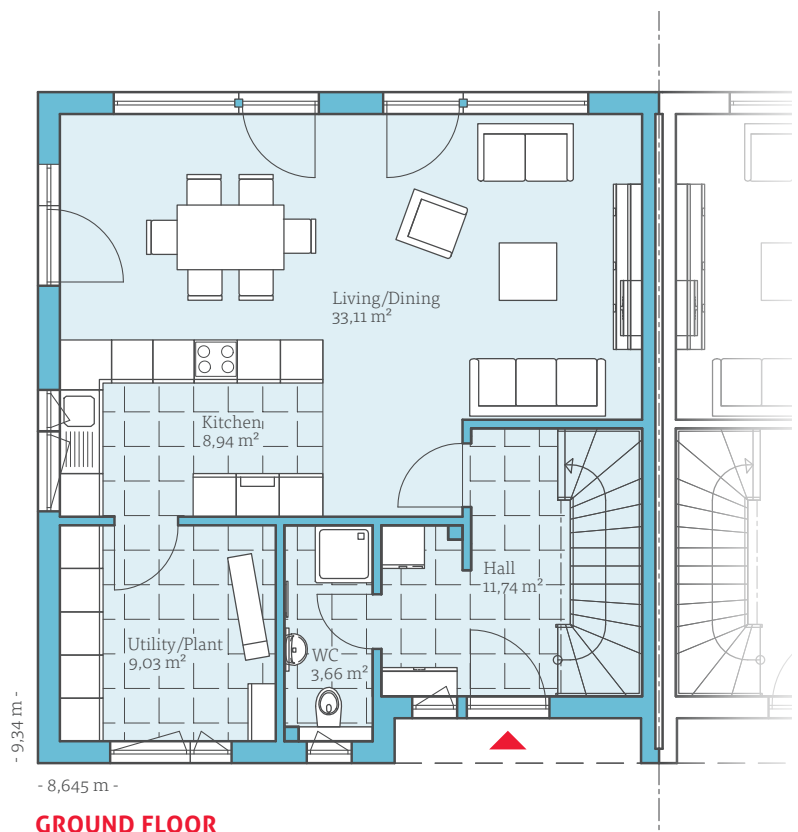


### Unique architecture, aesthetic appeal

Cubic and timelessly elegant; this is the architectural concept of the Doppelhaus 131. The open-plan, spacious living and kitchen areas give it gorgeous, roomy ambience.

Practical features include the utility/plant room adjacent to the kitchen and the cloaks recess in the hall. Reached by a curved staircase, the first floor houses a master bedroom, two children's bedrooms and the family bathroom.

The first floor can be extended with a covered balcony, with the additional benefit of sheltering the terrace below.







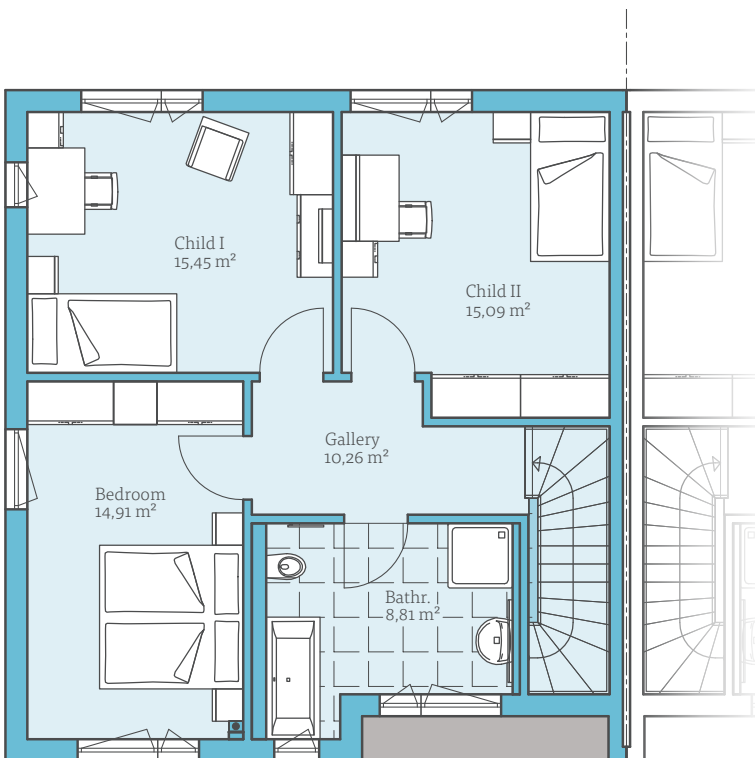
### SPECIFICATIONS

|   |                       |
|---|-----------------------|
| Roof pitch:                               | Flat roof, 0°         |
| Ground floor:                             | 66.48 m <sup>2</sup>  |
| First floor:                              | 64.52 m <sup>2</sup>  |
| Net floor area<br>according to DIN:       | 131.00 m <sup>2</sup> |
| Total living space<br>according to WoFIV: | 124,91 m <sup>2</sup> |

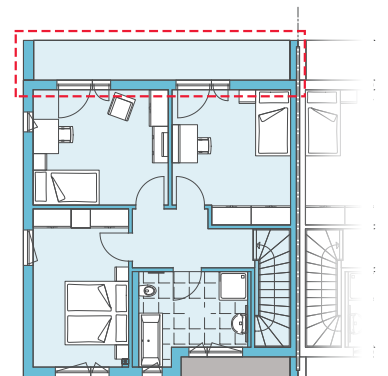


### OPTIONAL ALTERNATIVE PLAN

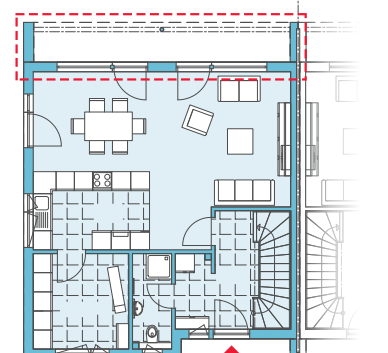
The first floor can be optionally extended by a covered outdoor seating area. Created by bringing the external walls forward and extending the roof, it shelters the terrace below.



FIRST FLOOR



FIRST FLOOR



GROUND FLOOR

DOPPELHAUS 45-123 





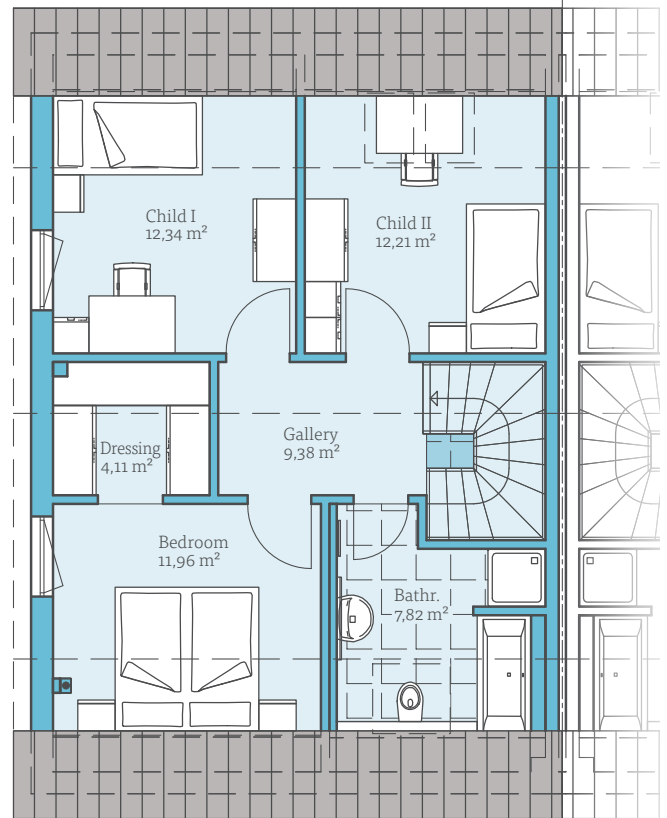
## Modern living on a compact plot

With some building plots, it works best to put the main entrance to the house not on the eaves wall of the house, as is typical, but on the gable wall as with the Doppelhaus 124. Access, positioning and house orientation can be better planned to suit the characteristics of the site.

The ground-floor layout includes a large, open-plan dining kitchen laid out as a communal living kitchen, forming the focal point for family life. A separate living room, a utility/boiler room and a ground floor WC complete the accommodation at ground floor. The first floor houses two children's bedrooms, the master bedroom with dressing room and a family bathroom. This 124 m<sup>2</sup> house can be extended with the addition of an optional dormer window.

### SPECIFICATIONS

|  |                       |
|--|-----------------------|
| Roof pitch:                            | Pitched roof, 45°     |
| Eaves external wall:                   | 50 cm                 |
| Ground floor:                          | 66.02 m <sup>2</sup>  |
| First floor:                           | 57.82 m <sup>2</sup>  |
| Net floor area according to DIN:       | 123.84 m <sup>2</sup> |
| Total living space according to WoFlV: | 110.42 m <sup>2</sup> |

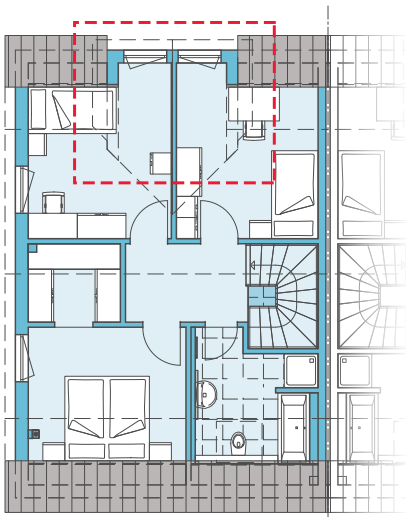


TOP FLOOR

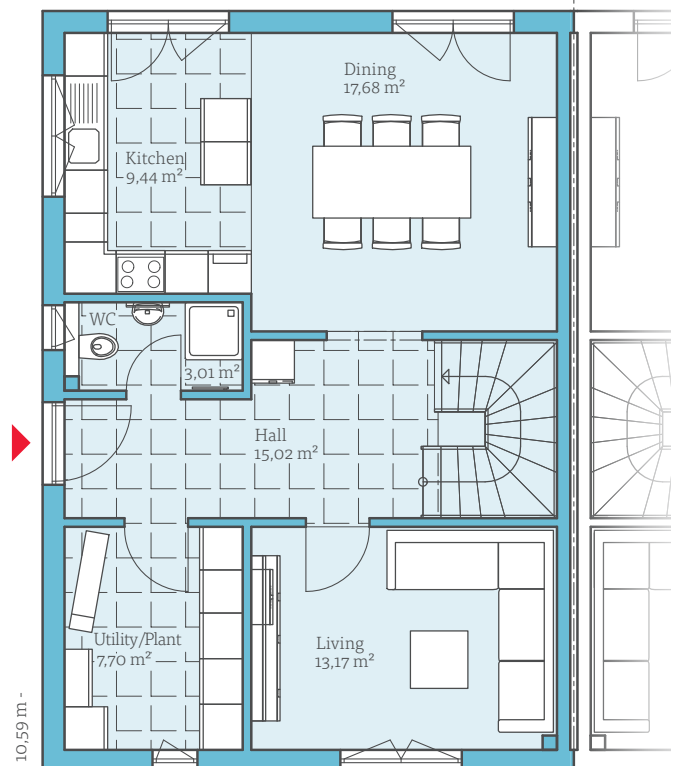
### OPTIONAL ALTERNATIVE PLAN



An optional dormer window creates additional space in the children's bedrooms and is an interesting external feature.



TOP FLOOR



GROUND FLOOR



# DUO 315



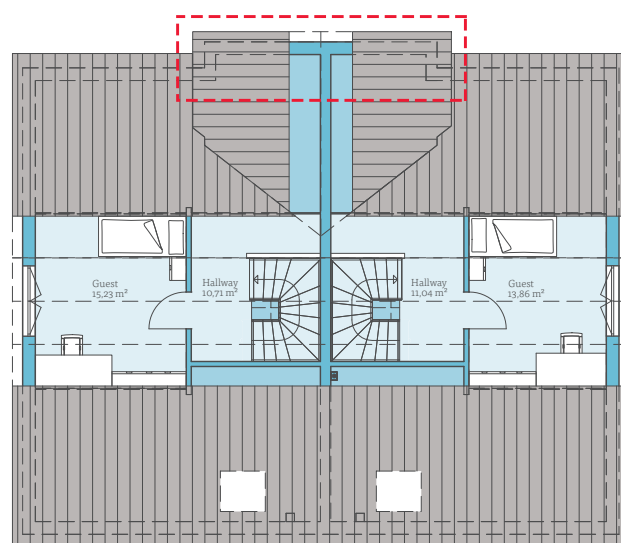
## Two families under one roof

A two-family house such as the Duo 315 offers benefits in comparison with a semi-detached house, for example only one set of costs is incurred for connecting the site to utilities.

### SPECIFICATIONS

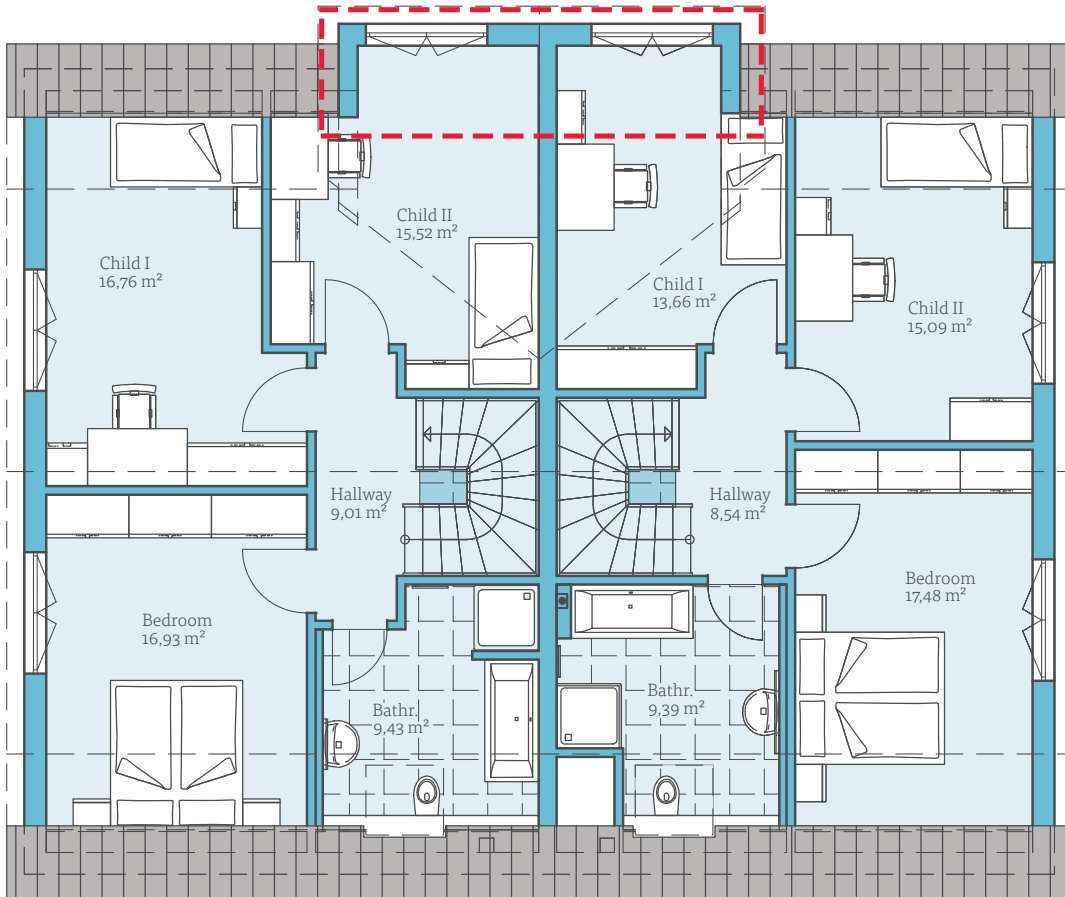
Roof pitch: Pitched roof, 45°  
 Eaves external wall: 70 cm

|   | Left-hand property:   | Right-hand property:  |
|---|-----------------------|-----------------------|
| Ground floor:                                       | 68.36 m <sup>2</sup>  | 60.66 m <sup>2</sup>  |
| Top floor:  | 67.65 m <sup>2</sup>  | 64.16 m <sup>2</sup>  |
| Attic:  | 25.94 m <sup>2</sup>  | 24.90 m <sup>2</sup>  |
| Net floor area according to DIN:                    | 161.95 m <sup>2</sup> | 149.72 m <sup>2</sup> |
| Total living space according to WoFIV:              | 139.70 m <sup>2</sup> | 128.38 m <sup>2</sup> |
| <b>Shared facilities area:</b> Utility/boiler room: |                       | 10.20 m <sup>2</sup>  |



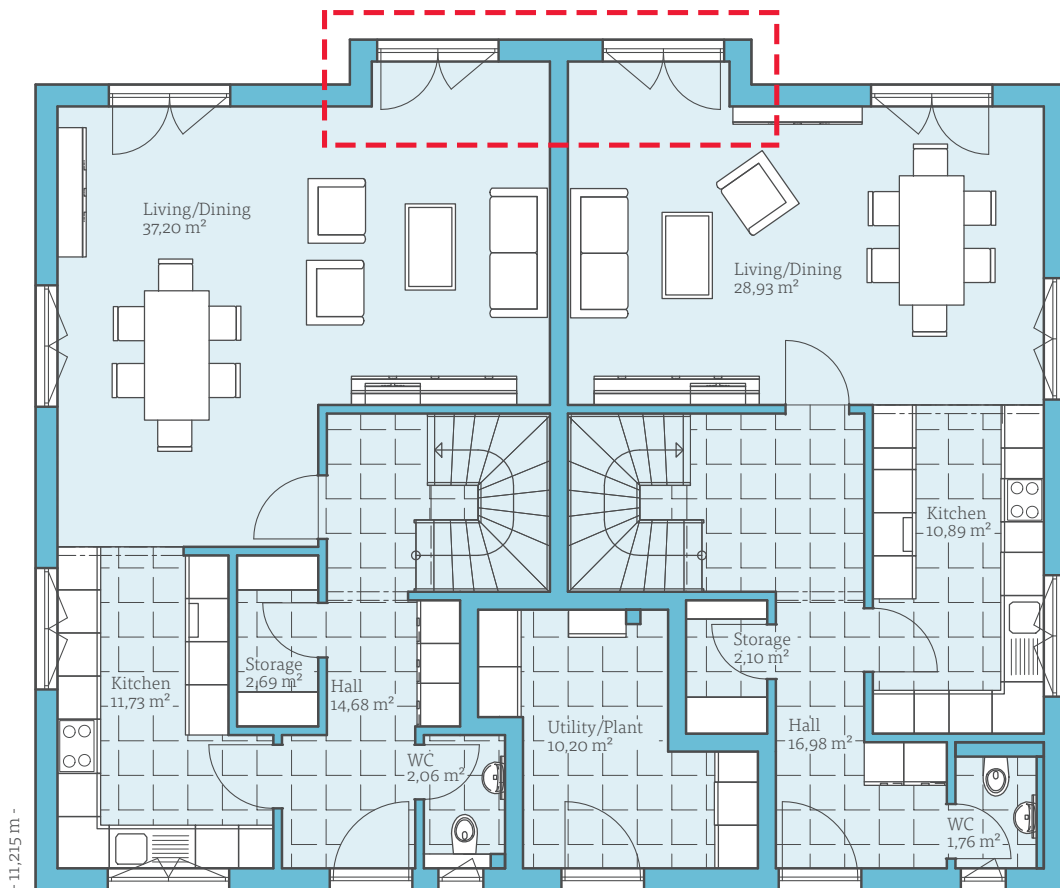
**ATTIC**

Extra space: the attic can house, for example, a guest room or an office.



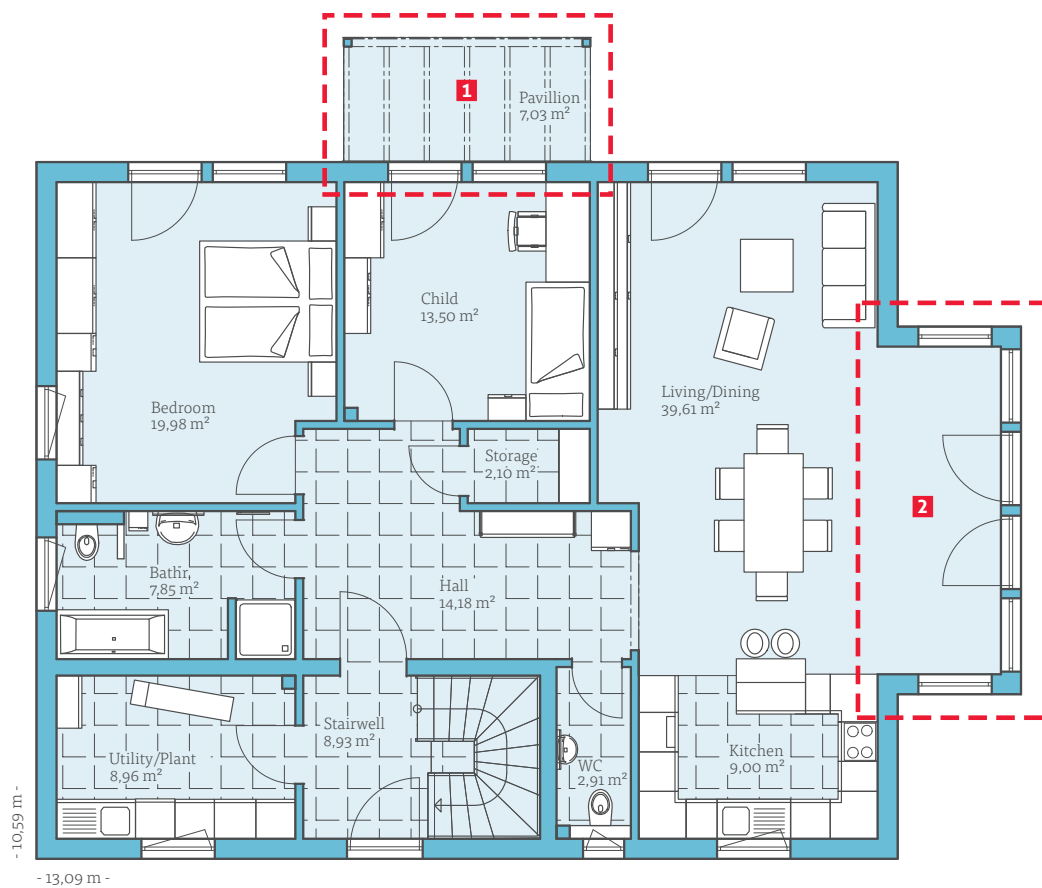
**TOP FLOOR**

The optional dormer window creates extra space and allows more light into the first-floor rooms.



**GROUND FLOOR**

# DUO 219



## OPTIONAL ALTERNATIVE PLAN

- 1** Balcony and covered open-air seating area on the ground floor.
- 2** Bay window with balcony above.

-10,59 m -  
-13,09 m -

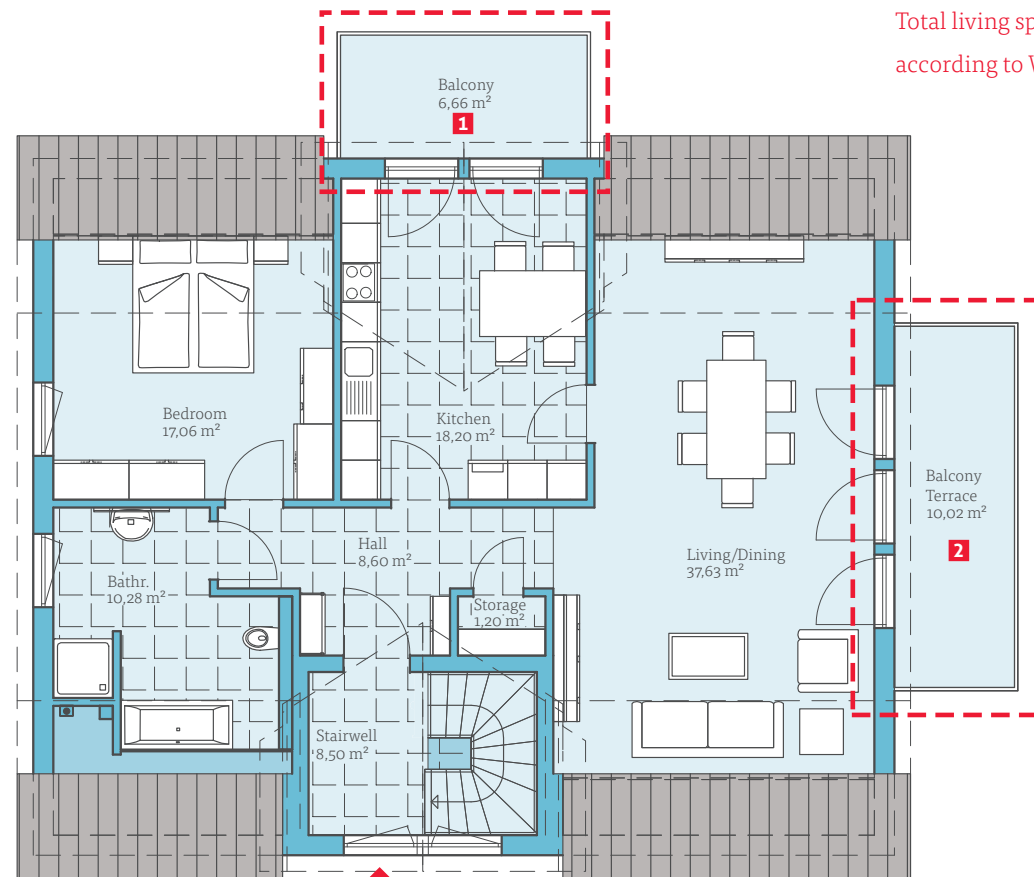
**GROUND FLOOR**





## Two in one

“Two in one” perfectly encapsulates the Duo 219 two-family house. The ground floor houses a spacious, practical family apartment with a children’s room, while the first floor is arranged as a separate unit designed to the requirements of a couple or single person. The entrance area and staircase is used jointly by both parties, and gives access to the shared utility/plant room for the whole house.



TOP FLOOR

### SPECIFICATIONS

Roof pitch: Pitched roof/wall plate, 42°

#### Ground-floor apartment:

Net floor area according to DIN: 116.16 m<sup>2</sup>

Total living space

according to WoFIV: 110.85 m<sup>2</sup>

#### First-floor apartment:

Net floor area according to DIN: 112.65 m<sup>2</sup>

Total living space

according to WoFIV: 92.13 m<sup>2</sup>

#### Shared facilities and circulation areas:

Net floor area according to DIN: 26.39 m<sup>2</sup>

Total living space

according to WoFIV: 20.36 m<sup>2</sup>

**DUO 211**

## A multigenerational house

The design of the Duo 211 offers an extraordinary amount of space. Not only does it offer room for a family with up to three children, but also a separate unit suitable for occupation by grandparents, for example. The rooms in the annexe are all on one level, making it ideal for the needs of the elderly.



### SPECIFICATIONS

Roof pitch: Pent roof, 5°/Pitched roof, 25°

**Flat:** Ground floor: 65.03 m<sup>2</sup>

Top floor: 84.05 m<sup>2</sup>

Net floor area according to DIN: 149.08 m<sup>2</sup>

Total living space according to WoFIV: 143.52 m<sup>2</sup>

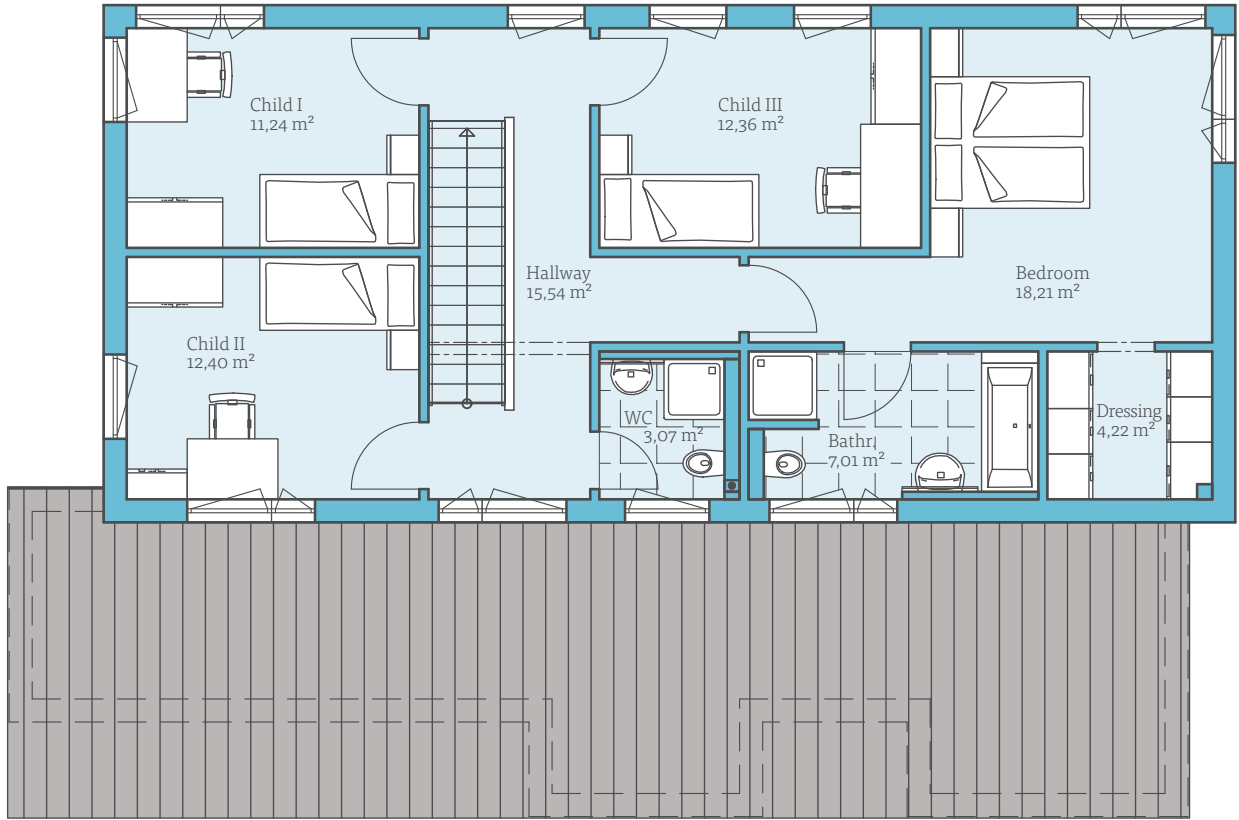
#### **Annexe:**

Net floor area according to DIN: 53.10 m<sup>2</sup>

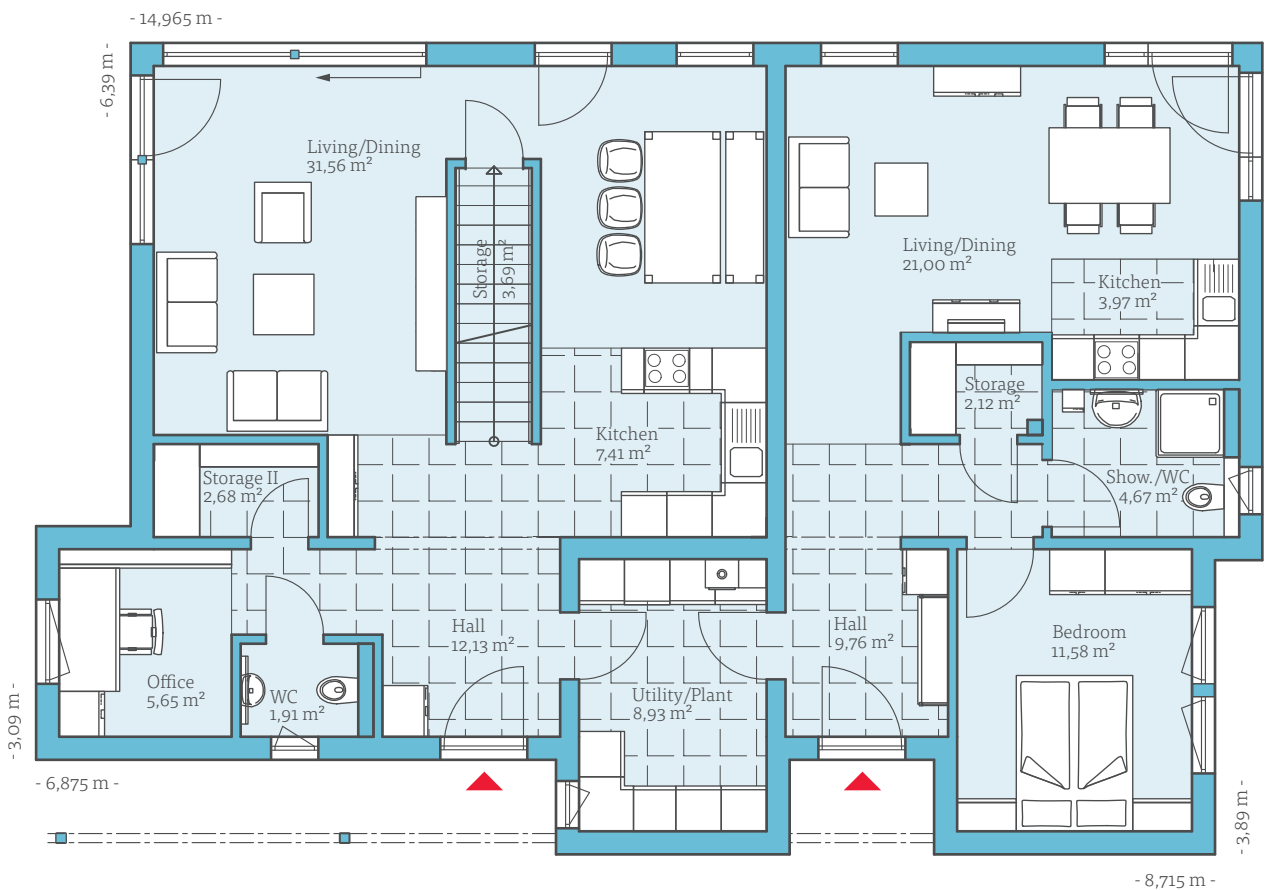
Total living space according to WoFIV: 53.10 m<sup>2</sup>

#### **Shared facilities area:**

Utility/boiler room: 8.93 m<sup>2</sup>



**TOP FLOOR**



**GROUND FLOOR**





**Accessible living** The show houses, such as the Vivario in Mannheim (above), Cubico in Suhr, Switzerland (left) and the bungalow in Oberleichtersbach (right) are designed for accessible living.

## Greater comfort in life

*Individual solutions for increased quality of life*

Who knows right now what their life will be like in 20 or 30 years' time? Will the children have flown the nest? Will their grandparents move in? Might you even have three generations under one roof? One thing is certain: the requirements of your home change over time.

We offer ingenious plans and fit-out options to enable you to adapt for your situation. Intelligently-planned layouts make it

possible to use parts of the house later as a separate residential unit, or to switch to living and working under one roof.

Fit-out options such as modern control technology, obstruction-free living or wellness areas offer extra comfort from day one. And an accessible option not only creates additional comforts for disabled people, but means elderly residents can enjoy living within their own four walls into old age.



**Accessibility with home comfort** These days, obstacle-free living can be both practical and stylish. If you wish, you can also have your Hanse Haus home refitted after you have moved in.

When planning and implementing an accessible, obstacle-free living concept, the emphasis is on creating a pleasant home atmosphere combined with daily accessibility for disabled occupants.

The accessible show home in Oberleichtersbach has been designed together with two dedicated disability consultants, themselves wheelchair users. The result of this joint planning process is attractive architecture that suits the needs of both disabled and able-bodied occupants and offers an excellent quality of life.

---

#### WHEN PLANNING YOUR HOUSE WE RECOMMEND:

- ✓ Arrangement of all living and sleeping rooms as well as the bathroom on one level. An alternative is to install a wheelchair-friendly lift.
  - ✓ Circulation areas incorporating wheelchair turning spaces with a diameter of 140 cm.
  - ✓ A minimum width of 100 cm for doors and doorways.
  - ✓ External doors without thresholds.
  - ✓ A floor-level shower, accessible to wheelchairs, with shower seat.
  - ✓ Wash stands with a space beneath for wheelchair access and grab rails by sanitary fittings.
  - ✓ Wheelchair-accessible access to the house from the garage or car port.
  - ✓ Robust floor coverings with resistance to wheels and rollers, such as laminates or tiles.
-



Val and Rory McGouran spent over three decades bringing up their family in a large Victorian house, but with all their children having flown the nest it was time for a change. "Our home was too big for the two of us," says Val. "Having lived in the village for over 34 years we were keen to stay local, so investigated our options."

### Quick and swiftly: the turnkey package

The retired couple set about looking for a new property in the area, but struggled to find anything suitable. Their current house was set in substantial grounds, so Val and Rory decided to look into the possibility of building at the bottom of their garden. Well aware that the planning process may not be plain sailing due to the property's position in a conservation area, Val and Rory sought advice from an ex-planning officer. They were told that the building envelope of the village was soon going to be reduced considerably, meaning the patch at the bottom of the garden would be moving outside the boundary. This risked their chances of getting permission, so they had to move fast.

The pair were keen to build their new property as swiftly as possible, so the turnkey package home route greatly appealed to them. They got in touch with Hanse Haus to talk over their options. "The idea of building a home in 12 weeks, on a set budget and in a location we loved, was the perfect solution, for us" says Rory. Impressed with what the company could offer, the McGourans flew out to Bavaria to visit Hanse's factory and see first-hand how their house would be prefabricated. From the colour of roof tiles and types of window sill to baths,

**"THE IDEA OF BUILDING A HOME IN 12 WEEKS, ON A SET BUDGET AND IN A LOCATION WE LOVED, WAS THE PERFECT SOLUTION"**



**The ideal plot** Although we wanted the benefits that a modern building offers, such as energy and thermal efficiency, we didn't want a contemporary-looking dwelling as we felt it would be out of place in this setting.





toilets and plugs, over the two-day stay in Germany the couple finalised the design and floorplan, as well as fixtures and fittings. They chose to include a large, open-plan kitchen-dining-living area and higher ceilings than standard. As the plot was positioned in the garden of a Victorian property within a conservation area, the couple were keen for their new home to look in keeping with its surroundings. “Although we wanted the benefits that a modern building offers, such as energy and thermal efficiency, we didn’t want a contemporary-looking dwelling as we felt it would be out of place in this setting,” says Val. Obtaining planning



**A stone's throw** Val and Rory McGouran's ideal plot was right under their noses, as their garden offered them the opportunity to build a new contemporary home neben dem Wäscheabwurf ein Wechselrichter mit Batteriespeicher für die Photovoltaikanlage untergebracht.

approval was a relatively straightforward process, although it took seven months to gain permission. After months of planning the work on the house itself finally commenced in January. Just three short months later their new home was completed. “The best thing about building this way is that you have a timescale and cost for the property that will be adhered to,” says Rory. “It’s absolutely fascinating to experience it rise from the ground in days. Seeing the materials used and how solid it is was very reassuring.”

“Living in our new property is fantastic – we really don’t have any regrets,” says Rory. “The quality of the finish really is superb and the economy and effectiveness of the heating system is second to none.” Val and Rory’s favourite aspect is the open-plan layout downstairs. As well as the light and airy rooms, the couple believe they have made the most of the countryside that surrounds their new home. “Looking out to the stream beyond is simply wonderful,” says Val. “Now we can just sit back, relax and enjoy the views.”



**Personal touches** The couple have achieved a traditional feeling home, whilst also being able to benefit from modern energy efficiency standards.

## HOMESTORY PLUS-ENERGY HOUSE



*For Gill and Stewart Siddall, selling their beautiful listed home was not an easy decision. Over the past 15 years, the two had grown very fond of their fantastic view of the British North Sea and the river in front of their house. Why would anyone give up something like that? "Although our previous house was beautiful, it had a major disadvantage. It was right by the North Sea and therefore very windy, and there were always draughts in the old house. The heating costs went through the roof," notes homeowner Stewart Siddall.*

### The decision for a prefabricated house

*"We are often in Scandinavia for work – even in the cold months of January and February – and are always fascinated by the fact that there are houses there that handle the cold climate perfectly and can be heated cost-efficiently. We thought to ourselves, this must be possible at home too," says Gill Siddall. A little while later, the homebuilder came across an English construction magazine somewhat by chance. It reported on modern prefabricated timber construction, which makes it possible to complete entire construction projects in next to no time. Efficient, fast and easy – that's exactly what the client was looking for. Not only was the construction speed a priority but also the individual planning possibilities which Hanse Haus offered its clients. Even though contact with Hanse Haus in Scotland was good from the very beginning, the clients had the understandable desire to get to know the potential construction partner on site. During a tour of*

**"THE TECHNICAL KNOWLEDGE OF THE HANSE HAUS TEAM AND BASEMENT SPECIALIST COMPANY GLATTHAAR RESULTED IN A SUCCESSFUL OUTCOME."**



**Cleverly planned** From an old building to a plus-energy house with Hanse Haus.



the factory halls in Oberleichtersbach, they were convinced first-hand about the construction quality. "Everything was so structured and precise. It made so much sense to do a large part of the work in the best climatic conditions and protected from the wind and weather in the factory. Even the triple-glazed windows and the requested exterior roller shutters were already pre-assembled," recalls Gill Siddall of the visit to Germany. "Of course, we also looked carefully at the show homes, and especially the Fixture Centre. I have very exact ideas and was very pleasantly surprised by the huge selection of high-quality products such as tiles, wooden floors and even beautiful zinc gutters." The result is something to behold. The entrance to the home is at the back of the house, and from there it leads to a closed hallway and a separate toilet. From the hallway a door opens to the heart of the house: the living and dining area with open kitchen. The entire area has floor-to-ceiling windows that provide breathtaking views of the surrounding landscape. Particularly beautiful is the view over the hills of Scotland from the adjoining balcony with glass railing.

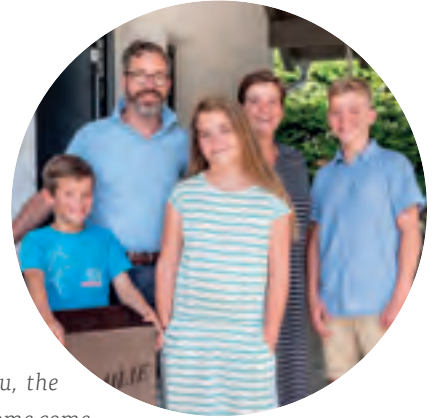
As for technical installations as well, Gill and Stewart Siddall have found the perfect combination and enjoy the benefits of a plus-energy house. "Not only do we generate electricity ourselves through a photovoltaic system, we can also feed overproduction into the local power grid. For this we receive a fixed compensation per kilowatt hour. Although we live in a rather cool area of Scotland and also use the electricity generated to operate the geothermal heat pump, we definitely generate more electricity than we consume. That means that in the end, we even make money. Isn't that great? This is also due to a large extent to the extremely well-insulated building envelope – draughts, which we had in our old house, are no longer an issue here," says the couple. "It was a fantastic experience building with Hanse Haus - from start to finish. Hanse Haus did exactly what they promised. It really has become the house we wanted. With no ifs or buts."



**House with a view** Floor-to-ceiling windows reveal breathtaking views of the nearby Orchid Hills.



## HOMESTORY SMART HOME



Amidst the idyllic mountain panorama of the Chiemgau, the Garke family has made the dream of owning their own home come true with Hanse Haus. What suits this region better than classic Upper Bavarian architecture with high jamb walls, a flat roof pitch and large roof overhangs? The family found that nothing suits it better, and so the style of the new home was determined: a classic house with pitched roof. “Even though we decided on a very classic design, we wanted to spice up the typical stylistic elements with modern architecture,” notes homeowner Annegret Garke.

### A visit to the Garke family’s home in picturesque Upper Bavaria

“We liked the idea of combining bright white plaster, dark grey windows and light grey varnished wooden panelling. As a nice detail, which is often seen e.g. in chalet architecture, we also wanted decorative boards on the purlin

“SITTING AND RELAXING  
IN THE EVENING IN FRONT  
OF A CRACKLING FIRE  
IN THE FIREPLACE  
IS SIMPLY PRICELESS.”



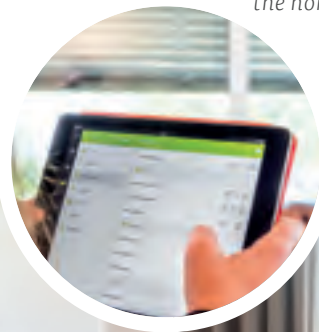
**Mountain view** From the terrace, there’s a beautiful view of the mountain panorama.



ends. That's how we combined good things from the past with the best of today." For the foundation, the homebuilders decided on an insulated and heated basement. Thanks to the hillside location of the building plot, two large rooms in the basement receive daylight and can be flexibly used as fully fledged living space. The technical room, an additional shower room with toilet and a pantry were accommodated in the basement. Immediately noticeable on the ground floor is the fireplace, which can be seen from three sides and which separates the large, light-flooded living area from the dining area. Those who have such a fantastic view of the mountains as the Garke family would naturally like to be able to enjoy it from the living areas as well. Large windows and – as a special highlight – the extra-wide window seat invite you, as it were, to make yourself comfortable with a book and a cup of coffee. Even the children quickly came to love the window seat and declared it their favourite spot.



A smart home system assumes the control of various technical systems in the house, thereby ensuring more living comfort and security. "For us, ease of use was an absolute priority for a smart home. It's supposed to make our lives easier, not more complicated," says the homeowner, describing her requirements of the system.



**Child's play** All the functions of the smart home system can be completely controlled via smartphone and tablet. Both from your home's WIFI and through the internet from anywhere in the world.



### Living and working under one roof

*People involved in design and the finer things in life naturally have their own individual take on aesthetics and style. Little wonder that when this homeowner, a fabric designer and author, decided to build her own home, she also wanted to implement her own distinctive ideas. The Hanse Haus expertise in implementing individual home concepts gave the homeowners the opportunity to put their ideas for their ideal home into practice without compromise.*

*Taking a bright, beautiful hillside location the couple, together with Hanse Haus, planned a modern flat-roofed building which offered not only living space but also studio space in which the designer could work. Large, south-facing glazed panels let natural light into the rooms, generating a pleasant atmosphere in which to live and work. The spacious balconies and galleries give the homeowners spectacular, inspiring views over the town, ideal for whiling away evenings in cosy surroundings as they recharge.*

**CREATIVE SOLUTIONS  
FOR CREATIVE MINDS**



**A home with a view** A Hanse Haus built for clients in a delightful hillside location in Wiesbaden.





Living and working under one roof The fabric designer's bright studio.







1



2

## Inspiring homes

- 1 | Client's house near Barcelona, Spain
- 2 | Client's house in Ireland
- 3 | Show home in Spain, Alicante
- 4 | Show home in Germany, Hannover-Langenhagen
- 5 | Show home in Austria, Salzburg
- 6 | Planning centre in Germany, Bad Vilbel
- 7 | Client's house in Germany, Krefeld
- 8 | Client's house in Ireland



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All details and information  
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