



•• SMALL SCALE, ENERGY EFFICIENT HOUSING ••

Tiny Homes Guide Price

Energy Efficient Tiny Home structure is built at a guide price of €1,025 per m² or €95.23 per ft².

Cost per m² / ft² includes: A rated patio door and windows, Eco Floor construction (Marine ply, Kingspan, eco wool, treated joisting & W.B.P ply), eco wall detail (214mm, Kingspan insulation, damp proof & breather membrane, treated structural timber, OSB board, eco wool and your choice of exterior cladding), gutter system, delivery and 120mm insulated Kingspan roof.

Additional Services and Fittings

- Foundation for Tiny Home (varies with size of structure and site variables): €800 - €1,500.
- Internal T&G, Plasterboard or Birch ply finish (varies depending on size of structure): €1,000 - €3,000.
- Wiring, power sockets & lighting (ready for hook up): Approx. €1,000.
- Plumbing (ready for hook up): €700.
- Fitted kitchen including extractor fan: €1,500 (varies depending on client specification for kitchen).
- WC fitted toilet & sink: €900.



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- Water heater: €400.
- Fitted shower & cubicle: €900.
- Under sink cabinet: €100.
- Tiled shower Area: €500.
- Internal sliding doors: €400.
- Electric heating system: €400.
- Decking (varies with size & detail required): €800 - €2,000
- Tailored planning application package (including council fees and mandatory planning application charges): €1,200 - €1,500.

Other optional extras include: a solar panel, space efficient furniture, accessibility related fittings, voice activated fittings, blinds, storage, security system & doorbell.

Please reach out to Colla McMahon if any further information is required about any of our services: 083 8116 025 or design@tinyhomes.ie

*Above pricing is exclusive of VAT, charged at 13.5%