



•• SMALL SCALE, ENERGY EFFICIENT HOUSING ••

Tiny Homes Guide Price - Mid Spec.

Structure is built at a guide price of €820 per m² or €76.18 per ft².

Cost per m²/ ft² includes: Patio door and windows, 160 mm eco wall detail (Kingspan insulation, damp proof & breather membrane, treated structural timber, OSB board, eco wool and galvanised corrugate finish), delivery and 60mm insulated Kingspan roof.

Tiny Homes Guide Price – Energy Efficient Spec.

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, foundation, Eco Floor construction (Marine ply, Kingspan, eco wool, treated joisting & W.B.P ply), eco wall detail (214mm, Kingspan insulation, internal wall finish, damp proof & breather membrane, treated structural timber, OSB board, eco wool and top class timber cladding), gutter system, delivery and 100mm insulated Kingspan roof.

Please note that custom specs with correlated pricing are also available.



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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 - €2,100.
- 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.
- Water heater: €300.
- Fitted shower & cubicle: €900.
- Under sink cabinet: €100.
- Tiled shower Area: €500.
- Internal sliding doors: €400.



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- Electric heating system: €400.
- Decking (varies with size & detail required): €800 - €2,000
- Custom design work: €600 - €1,500
- Tailored planning application package (including council fees, mandatory planning application charges & option of custom design): €1,500 - €3,000.

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

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%