

# Fact sheet

## Russell



### House size

Dimensions	30.04 x 22.46 m
Living area ground floor	198 m <sup>2</sup>
Living area second floor	90 m <sup>2</sup>
Total living area	288 m <sup>2</sup>

### Façade

Timber cladding "Rondo" in combination with mineral render

### Roof

Flat roof

### Heating and ventilation

- Mechanical Ventilation with Heat Recovery
- Ground source heat pump
- Photovoltaic system
- Underfloor heating

### Architecture and special features

- Ensemble of three interconnected rectangular buildings
- Exterior sliding shutters underscore architecture language
- Juliet balconies
- Japanese stone garden with pergola
- Annex with home office and guest suite

### Standard specification

- Triple-glazed timber and aluminium windows, fitted in the factory without PU foam
- Holistic health concept with outstanding indoor air quality
- Effective Xund-E electrosmog protection and shielded electrical installations
- Superior-quality, environmentally friendly interiors that are healthy to live in thanks to innovative solutions developed in-house by Baufritz (e.g. interior paints, floor adhesives, etc.)
- HOIZ natural, organic insulation made from wood shavings — developed in-house, certified by natureplus and IBN



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# Floor plans Russell

Ground Floor



First Floor



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Baufritz (UK) Limited

Camboro Business Park · The Workplace · Oakington Road, Girton · Cambridge CB3 0QH  
Telephone +44 (0) 1223 235632 · E-Mail: [enquiries@baufritz.co.uk](mailto:enquiries@baufritz.co.uk) · Web: [www.baufritz.co.uk](http://www.baufritz.co.uk)