

## ***How to Choose a Real Estate***

Author: Petr Simbartl, Eva Korálová

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Recommended year	9
Time framework	8 × 45 minutes
Thematic block	<i>D5 Family preparation</i>
Objective and competence development	<i>The objective is to acquaint pupils with the basic procedure of a real estate purchase. They find out advantages of different housing types and possibilities of the design. They can follow the real estate agents offers. The pupil can discuss the individual housing types. They can explain basic terms which can be found in the real estate agents offers. They are able to design the basic furnishings according to their opinion. The pupil searches and categorises information and effectively uses them, based on the knowledge and understanding, in the practical life.</i>
Interdisciplinary (cross-curricular) relations	<i>Example: Information and communication technologies – processing and utilization of information, work with office software (making presentations)</i>

### ***Theoretical introduction***

*The thematic block “How to choose a real estate” may follow the parts related to the financial literacy. Many pupils will be searching a real estate in few years even if only for rent as a student housing. This material will briefly pull them in the actual housing solutions. The real estate market is very flexible and responsive to any changes of the state character, as well as to local changes. All is then manifested on the real estate prices, which surely change before pupils start to choose some real estate. Anyways, they can realize an appropriateness of some saving.*

*The study materials do not consider the legislative frame of the real estate purchase. Some parts are more of a general character because more parts like purchase/rental and houses/flats mingle. Each part is specific in some way and in some cases, it was not possible to introduce everything.*

### ***Methodical part for teachers***

**Aims of the theme:** The material is intended for the last years of elementary schools. The topic should be classified into the financial literacy and the aim is to familiarize pupils with the possibilities of a real estate purchase. We want to direct them to gain the basic knowledge of where to live and why to live there. To explain some terms related to real estates, show the actual offer so that they have an overview of price ranges. It is, of course, all concluded by financing and the real estate equipment with a proposal possibility how it will look.

An alternative “with aids” and “without aids” – All the study material can be carried out in a common class with limited resources. It is appropriate to process some of the worksheets on the computer and that will be marked here.

Recommended content:

*Motivation – It is possible to take it all in as a housing design. Pupils may compile in groups a complete housing design including all the requisites from the financing to the appearance. It is appropriate to create a collage from it in a size of poster or to compile the design on the computer as a presentation. Each group can introduce their designs or drafts and discuss the performance and the reality regardless of the elaboration type. At the beginning, it is necessary to determine the financial budget for each group (by drawing lots) so that it is all not only a fantasy but that it gets close to the reality. You can take them also by searching. There are castles or islands for sale on the internet. The price, location and few photos of the*

*real estate are listed there. Prepare a presentation of common real estates as well as these interesting ones. They can visit the real estate by themselves when searching real estates on the internet. It is mentioned in detail in the methodology of worksheets.*

*Teaching schedule – Project teaching. The time spent by doing worksheets depends on the way of processing (PC/Paper work). Worksheets order corresponds to their accomplishment order. The parts with advertisements may be used earlier. Worksheet 1: 45 minutes; 2: 25 minutes; 3: 45 minutes; 4: 65 minutes; 5: 90 minutes; 6:90 minutes.*

*Form and Teaching organization – An ordinary class is sufficient for the accomplishment. It is appropriate to use computer classes, which can be replaced by tablets, for some worksheets.*

*Utilities - regular writing accessories, for creating a collage (glue, scissors, construction paper or greater cardboard, etc.) for some parts of worksheets: a tablet with an internet connection or computer class.*

*Form of assessment - Overall rating for drafting a project design of the property purchase.*

### ***Solutions and instructions***

#### ***Worksheet 1 – A house or a flat?***

It is a discussion worksheet and it serves for writing down the arguments, the number of boxes determines the main arguments. Pupils create groups and then introduce and try to highlight why to live in the countryside/ in the city and also in a house/ in a flat. We try to develop communication competence here, the capability to adequately argue. They will use that capability especially when negotiation the rent or the real estate purchase.

In may be directed to an illustrative image. (It is a city with 27 817 residents.)

#### ***Worksheet 2 – How big housing***

The worksheet will acquaint pupils with basic terms which they can see in advertisements.

Answers:

- 1) The name “bedsit” (garsoniéra in Czech) comes from French “garçon” – boy, lad, young man. This type of housing for intended for them.
- 2) Locks, houses locking or various “boxes” came from ancient Egypt.

#### ***Worksheet 3 – Where to find a real estate***

Ensure for accomplishment: PC class or tablets with the internet connection. If it is not possible, it is necessary to bring the offer magazines of some real estate agents. This

worksheet serves as a basic summary of where it is possible to search. Here are some tasks for comparing the prices.

It is assumed in the tasks that they come to a conclusion, that the price is greatly affected by location (big city/village) and also a place in the republic (border region, an area with unemployment, a thriving area of large cities).

**Searching:** Find some big real estate search sites in your country before the teaching. If you want to impress pupils at the beginning, you can direct them during the search (or find and print, in the case of teaching without the internet) on auction sites (ebay.de "Immobilien" ebay.co.uk "Property" or ebay.com "Real Estate ", where you can find interesting real estates under key words "castle" or "island" for the English part of Ebay).

### Worksheet 4 – Own home or rent? - Financing

Task 1- (P-purchase, R-rent).

1 Permanent employment	P	9 Family	P
2 Sufficient income for payments	P	10 Young person	R
3 Investments ( <i>purchase for rental</i> )	P	11 Like to edit all	P
4 Flexibility	R	12 Living in the housing estate (apartment)	P
5 Living in a large city in the center (flat)	R, P	13 Living in a village (house)	P
6 I have a spouse / partner	R, P	14 I have nothing saved up	R
7 The first job, yet half of the year employed	R	15 Frequent business trips	R
8 Promotion in the job within two years	P	16 I don't have a spouse / partner	R, P

Some items may be arguable, that is why we list both options the first with the priority. Sometimes more factors decide the selection. The answers are not formulated like what is necessary but what is **appropriate**. **Item 5:** The lease is recommended because of the high purchase price of an apartment in the city. **Item 6:** A purchase is recommended for long relationship, and also because of the division of costs for purchase. A lease is better for the start (the first living together). **Item 9:** Even for a family a lease might be suitable. **Item 12:** A purchase is recommended due to lower prices. **Item 13:** We recommend buying the house because we want to do more editing. **Item 14:** Banks often do not give a 100% mortgage and we would pay a great amount of interest. **Item 16:** Both ways are expensive, for purchase, there is a risk of long-term inability to pay up (illness, job loss). However, insurances exist.

**Tasks accomplishment:** If internet searching (PC/tablet) is not available, it is necessary to ensure promotional materials of real estate offers and bank mortgage products.

The explanation for last two questions. The pupil should find out how long it will take to repay. This information should be a benefit to how much they will pay in 15 years of a rent or if they repay the mortgage. But the house/flat is then after the repay their, when renting he gains no property. So the task highlights this fact related to the period of staying.

### *Worksheet 5 – What am I actually looking for*

Type of a real estate: Only the most common types were listed so there is an item “different”. For instance, ranch, farm and other may occur. During the discussion, you may highlight some specific facts that are often not found in internet offers. (Hidden damages: somewhere is water flowing, mold, faulty floors covered, near noisy bars, neighbours, manufacturing company.)

- Most of the real estates miss: the type of heating, unknown area, although it is mentioned as a quiet area.
- The exact address or street is also not specified because it is a fictitious advertisement.
- We highlight the fact that what is often missing in the photographs in advertisements, is often defective, damaged, etc. If there is an absence of surroundings photos, it is not nice, busy environment, proximity to roads, companies etc.
- When looking for the real ones, we recommend to use maps on which we can through satellite imagery or service Streetview check the reality, but even these images may not be current.

### **Details for real estates and the real location**

**ID K01:** A park place is available but we already see in the picture that there is a lot of cars. Quiet area but we don't see where is the main street. The photograph is taken that way with a purpose so the drawback is not evident. The reconstruction could be less or more expensive. The real location of the real estate: Nürnberg (DE).

**ID K02:** Details of the house and surroundings may miss. The real location of the real estate: Plzeň-Radobyčice (CZ).

**ID K03:** Details of the house and surroundings may miss. The idea of “in a very good condition” may vary. The real location: Mondsee (AT).

**ID K04:** The real location: Nürnberg (DE).

**ID K05:** It is necessary to know the current state here. The real location: Plzeň-Doudlevice (CZ).

**ID K06:** The decisive is the condition after the reconstruction. Materials used. The real location: Plzeň- Bory (CZ).

**ID K07:** For land parcels, it is appropriate to draw the attention of pupils to connections. Here it is, and it is partly visible. The real location: Plzeň-Radobyčice (CZ).

**ID K08:** A very old house. It is sometimes necessary to decide if it is suitable for repairs or for demolition. The real location: Plzeň-Radobyčice (CZ).

**ID K09:** We don't know which garage is it. The real location: Plzeň- Doudlevice (CZ).

**ID K10:** Decisive is the condition after the reconstruction. The real location: Plzeň- Bory (CZ).

### *Worksheet 6 – Design of your living space on a computer*

The cloud-based application runs on a computer browser as well as on tablets as an app.

Verify the functionality before the usage. <http://www.homestyler.com/designer>

The controlling is very simple.

You can try to find the application if it is not available (change of the address). Furthermore, you can use applications: RoomSketcher (<http://planner.roomsketcher.com>), Floor Planner (<http://www.smallblueprinter.com/floorplan/floorplan.html>), Gliffy (<https://www.gliffy.com/uses/floor-plan-software>). Search for key words “floor plan online” if none of them is functional. There are also apps for tablets.

**What is missing in the design:** Small accessories are missing, lighting (chandelier, lamps), refrigerator, small appliances in the kitchen, washing machine, there is the same floor in the bathroom as in the room (a wooden floor, there it would not have been appropriate), cabinets above the countertop.

### *Worksheet 6 – Design of your living space on a computer – a poster*

You will need for creating this part: great papers for the poster, a glue, scissors, markers, a promotional offer of appliances, furniture, and home accessories. Again, real estate agent magazines will be necessary for the purpose of determining prices and using images. They can also find examples of drawings of flats or houses in these materials.

#### *Visitation when buying flat/house*

Because it is not possible to simulate purchase/visitation of a flat, explain to pupils at the end also this part which can be put after the last activity when they chose a suitable real estate.

**What to check:**

The location (surroundings, it is possible to visit during the day / night) and the associated noise level. Overall condition of the house / apartment building, if it is worse, what repairs will be carried out. When visiting a flat property: checking of the inside part of the house, the cellars (cleaned/disorder). When checking the flat/house: the state of the walls, humidity, temperature. A check of locations with an occurrence of mold or where water can flow (under windows, corners, around the water line in the bathroom and kitchen). Similar checkings also for the house, there is, however, necessary to perform overall structure checking (statics). It is recommended to use a professional. There may occur hidden defects in a real estate, caused by poorly carried out renovations.

### *Land register*

If possible, introduce the students online access to the Land Registry. Searching a property owner. Outline the reason for the use - the verification of the owner, whether it is a fraud.

**Easements** - Introduce also easements, which are tied to real estates.

It is suitable that then they work on the design of flat in groups. House/flat size then will be according to the number of people in the group. Someone can also work alone.

### *Used materials and links*

[1] Create House Floor Plans Online with Free Floor Plan Software [online]. Autodesk, 2015 [cit. 2016-02-14]. Dostupné z: <http://www.homestyler.com/designer>. Snímky obrazovky.

## Worksheet 1 – A house or a flat?

Think in a group why would you like to live in the countryside or in the city. The discussion follows and each group will argue about their advantages. So choose always only one option in one group.

Write several reasons why ... to live in the countryside or in the city.


Number of residents of a city/village you would like to live in:

Number of residents of a city/village where you live in now:



Write several reasons why ... to live in a house or in an apartment building (flats)


## Worksheet 2 – *How big housing*

When looking for a real estate we choose at the base, where it will be located, but also the size of our living. In houses and flats, the designation for the number of rooms is used. But the decisive factor is the size of the floor area reported in m<sup>2</sup>.

**Bedsit:** it is one living room, where there is also a small kitchen.

**1+0:** One room without a kitchen or the kitchen is very limited, missing stove, there is only a small portable hot plate.

**1+1:** Two structurally separate rooms, for a common living and a kitchen.

**2+1:** Two structurally separate rooms and a kitchen. It continues by increasing the number of rooms.

Sometimes it is also provided at rooms as 2+KK, this is an indication of a kitchenette. It is often structurally separated, by increased floor, walls (recesses) or low wall.

**The size can sometimes refer only to the number of rooms and the floor space.**

The parts of flats are also chambers, cellars, balconies, and loggias. They are counted in the floor area. We can find then in advertisements how big they are. At houses, garage, swimming pool, parking space, land area is additionally listed.

**Balcony** - structurally shiplaped open outdoor part of the building for occupancy

**Loggia** - structurally open outdoor part of the building for occupancy with the ceiling set in the building.

**Terrace** - open outdoor part of the building of larger dimensions than the balcony. It is often above ground level or even on the first floors. Also roof terraces are used. A terrace is not roofed compared to the loggia.

### Questions

Do you know where does the name „Garsoniera“ (bedsit) come from?

Since when are used locks? (Houses locks.)

**Duplex** – a flat which is on more than one level.

**Basement apartment** – a flat with the location under the terrain level (sometimes cellar space remade to a flat)

**Loft apartment** – a flat created in an open space, that means in huge spaces like from former factories and companies or from vast attic spaces

## Worksheet 3 – Where to find a real estate

You have few options when searching for a real estate.

- **Online real estate servers**  
The advantage of real estate servers: a simple overview of a large number of real estate, filtering option, there may be also inserted private selles. The disadvantage is the occasional non-topicality of adds, ads are here later than on the real estate agency site.
- **Real estate agency webpage**  
The website of a real estate agency provides you the same services just with fewer offers.
- **Leaflet, real estate agency magazine**  
A leaflet or a magazine of a real estate agency it well readable but there is worse topicality of offered real estates.
- **Personal visitation of a real estate agency**  
Personal visit before the purchase is in the case when you need an advice or you want to use services of real estate search according to your requirements. The service may be chargeable.
- **Direct sale (add in newspapers, on the internet)**  
By the direct sale is meant via newspapers as well as via real estate server but without the participation of a real estate agency. It is necessary to secure the juristical services but your amount of money at the sale is higher for the real estate agency commission.

Search real estate servers are suitable for the easiest searching. You can find many of them on the internet. You just need to search the key word “real estate sale”.

### Tasks:

- 1) Find suitable real estate servers, choose 1 to two most suitable and note their names for later use.
- 2) Try to compare the real estate prices. Choose what are you going to search for sale (house/flat) of the same number of rooms and appx. the same surface size.
  - a) Search the real estate in your town, in a city of greater and smaller number of residents, in the city center of 400 000 residents and more.
  - b) What were the differences in prices?
- 3) Find the price of a house of the same size in the surrounding city and village.
- 4) Find a flat/house of the same size in the capitol city and the cheapest one for living in your country.
  - a) Why there are such huge price differences?

Note: Choose real estates also by the image so they are in a similar condition.

## Worksheet 4 – Own home or rent? - Financing

When choosing the housing, we can decide when we buy it but also if we buy it or rent it. It depends on several circumstances.

### Task 1

Look at the following list and decide in which conditions it would be better to buy a real estate and in which to rent a real estate. Write into the line (P-purchase, R-rent).

1 Permanent employment	9 Family
2 Sufficient income for payments	10 Young person
3 Investments	11 You like to edit all
4 Flexibility	12 Living in the housing estate (apartment)
5 Living in a large city in the center (flat)	13 Living in a village (house)
6 I have a spouse / partner	14 I have nothing saved up
7 The first job, yet half of the year employed	15 Frequent business trips
8 Promotion in the job within two years	16 I don't have a spouse / partner

### Task 2

Because you already roughly know what real estate you want to choose, we can think about the financing. It is the easiest for those who have all the finance available because they saved up quickly or inherited something or they were lucky in the lottery. But many will have to face the financing through a mortgage loan.

So what is more profitable, to rent or finance through a mortgage loan. It was realized in task 1 according to the life situation. We will realize now according to finance.

- Choose a location for the new housing, type and the size of the housing, for example, in your town.
- Find the price of a real estate intended for sale.
- Find the price of a real estate intended for rent.

We create a rough estimate

- Use some calculator for calculating a mortgage loan. Search "mortgage calculator".
- Put that amount of payments, as is the price of rent without charges (fund repairs, energy, etc.)
- How long will you repay?
- What does the finding of how many years we will repay mean for us?

## Worksheet 5 – What am I actually looking for

Internet browsers enable you to filter the flats/houses offers. If you don't buy the real estate alone, it is necessary to clear out what you are actually looking for. You go through offers and suddenly you see a beautiful real estate but you had a requirement to have the public transport close and here it is almost 2 km away. Sometimes you can do a concession but by going through real estates which you weren't looking for you delay yourself. It is appropriate to *set priorities*, 5 means the highest priority. *Which two main searching conditions are the most important to you?*

### What are you looking for?

Category	Details		Priority
Price	From	To	1 2 3 4 5
Ownership	Rent / Purchase		1 2 3 4 5
Real estate type	One floor house	Moore floor house	1 2 3 4 5
	Villa	Terraced house	
	Flat – new buildings	Flat - panel house	
	Flat - historic House	Flat - terraced house	
	Other:		
Real estate condition	Excellent	Good	1 2 3 4 5
	Bad	For reconstruction	
	For demolition	New building	
Number of rooms	Number of kitchens		1 2 3 4 5
	Number of bathrooms with toilets		
	Number of other rooms		
Location	Inner city part	Village	1 2 3 4 5
	Uptown	Small town	
	Other:		
Flat location (floor)			1 2 3 4 5
Location – the distance	Grocery	m	1 2 3 4 5
	Medical care	m	
	Kindergarten, elementary school	m	
	Public transport	m	

	Train, bus		m	
	Highway		m	
	Other:		m	
Accessories	Swimming pool	Balcony/Loggia		1 2 3 4 5
	Terrace	Fireplace		
	Other:	Other:		
Parking	At the house / flat	Reserved parking		1 2 3 4 5
	Garage	Covered parking		
Total floor area				m <sup>2</sup> 1 2 3 4 5
Total land area				m <sup>2</sup> 1 2 3 4 5
Heating	Central	Gas boiler	Gas stove	1 2 3 4 5
	Electrical	Solid fuels	Other:	

We know what we are looking for, we go through advertising offers

On other worksheets, you have our fictitious offer of flats and houses. Of course even in newspapers and on the internet it is not possible to write everything, so also our offers are not complete. Where to find additional information? There is owner contact (direct sale) or broker of real estate agency contact at each real agency. They answer your questions on the phone or at the visit.

What you don't find out from advertisement.

Look at our offer, try to find the most suitable offer according to your determination. Our offer is limited so you will have to reduce your demands. What do you miss in the offer?

What would you be interested in?

I chose the offer of ID:
I need to find out:

## Advertisements

### Realty KIT



Flat sale – 3 rooms, 85 m<sup>2</sup> with a balcony in a quiet part of the uptown of the historic center (500,000 residents). The apartment is maintained, the reconstruction of bathroom and kitchen was carried out. Parking available at the house. Residential building is from 1960. Private ownership.

**218 500 EUR ID: K01**



We sell a family new built house with a flat roof 6 rooms 150 m<sup>2</sup>. The house has two floors and is located in a quiet small village (900 residents). Shops availability, hospital in the city is 3km. The costs of running the house are low. The house is equipped with a kitchen and a bathroom, the other rooms are empty. 1056 m<sup>2</sup> land size.

**118 500 EUR ID: K02**



Sale of a family house in very good condition, 6 rooms with garage. Living area of 190 m<sup>2</sup>. The house is equipped with modern technology for heating, blinds, security system. The total land area is 480 m<sup>2</sup>. The house is located in the uptown (3,500 residents), 1 km highway. Town center 500 m. Beautiful environment, recreation area, swimming availability.

**330 000 EUR ID: K03**



Renovated apartment on the 2nd floor of one, 20 square meters, room size with a loggia. The apartment is located in the historic center (500,000 residents) by the river. Nearby access to shops, services, transportation (metro). The apartment is furnished and ready for occupancy. **350 EUR/monthly**. Charges 55 EUR, heating costs 44 EUR. Deposit is one month's rent. **ID: K04**



Sale of old family house on the outskirts of large city (150,000 residents). Access to electricity, gas, water and sewage. The house is in good condition and needs only slight renovation. It is very spacious. It has 7 rooms, bathrooms on both floors. **177 777 EUR**

**ID: K05**



Sale of a panel house flat in a housing estate of larger city. Close to civic amenities. Flat is partially reconstructed. It has 3 rooms. Located on the 4th floor. The 58 m<sup>2</sup> flat has a balcony and a small cellar. Parking at the house. **59,000 EUR or 277 EUR/monthly+30 EUR charges+energy.**

**ID: K06**

## Advertisements

<h1>Realty KIT</h1>	
	
<p>We offer for sale building land 1056 m<sup>2</sup> in a quiet part of a small village (population 900). Shops availability, hospital is in the city in 3 kilometers (170,000 residents). Available connections for gas, electricity, water, sewage on the land boundary. <b>56 700 EUR</b> <b>(Price per m<sup>2</sup>: 53,7 EUR)</b> <b>ID: K07</b></p>	<p>We offer in a small village (population 500) older house, 120 m<sup>2</sup> 5 rooms. The rooms are empty. The house is intended for reconstruction. Upstairs is only an attic suitable for storing things. Water is pumped from a well on the property. Also connection to gas available. The whole land is 1220 m<sup>2</sup>. <b>55 555 EUR ID: K08</b></p>
	
<p>Garage sale on the outskirts of the city. Th electrical connection is available in the garage. Garage is maintained, metal gates. 18 m<sup>2</sup> <b>5 555 EUR</b> <b>ID: K09</b></p>	<p>Panel house apartment sale in the suburb of a larger city. Close to civic amenities. Flat is after partial reconstruction. It has 2 rooms. Located on the 8th floor. A total of 40 m<sup>2</sup>. The apartment has two balconies and a small cellar. Parking at the house. <b>52 000 EUR or 240 EUR / monthly + charges 25 EUR + energies.</b> <b>ID: K10</b></p>

We chose a real estate and we go to the visitation

You found in the advertisement a lot of information and everything concerning payments. It is appropriate to come to visitation now and find out the most for making the decision. It is suitable to prepare for the visitation.

- To write down questions which were missing in the advertisement
- A paper for other notes
- Your own camera or cell phone with camera for later deciding at home
- In some cases thermometer, hygrometer, tape measure
- If you're not sure, take a professional for building with you

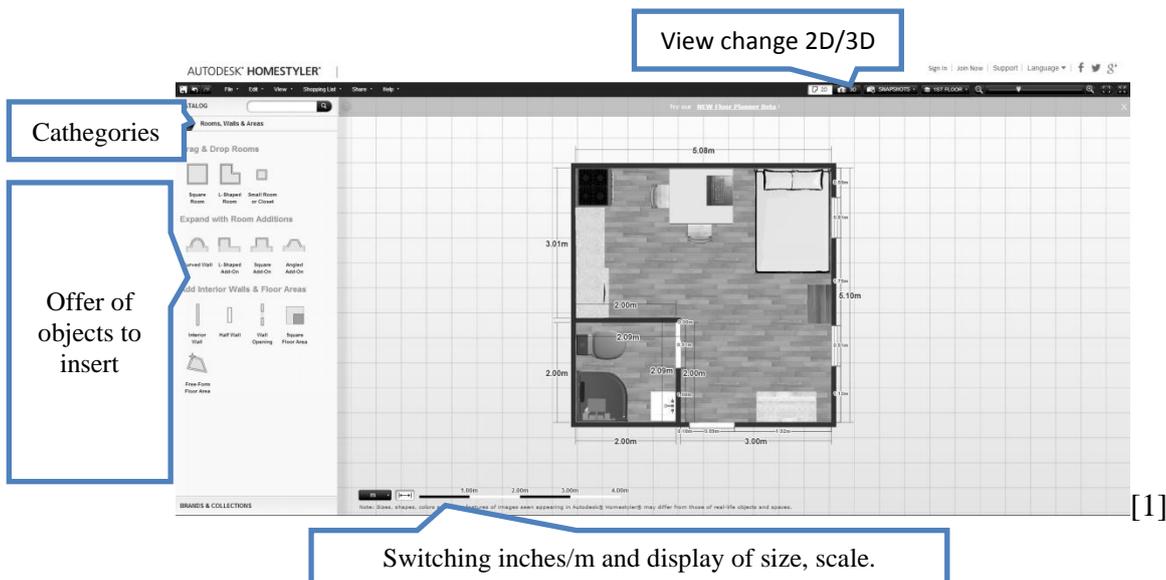
## Worksheet 6 – Design of your living space on a computer

In the designer of your living space, you can draw how your rooms will look like. Use for the design this cloud software (<http://www.homestyler.com/designer>), you don't need to install it.

We created a small one-room flat with a kitchenette in our design. The whole floor area was assumed to be 25 m<sup>2</sup>.

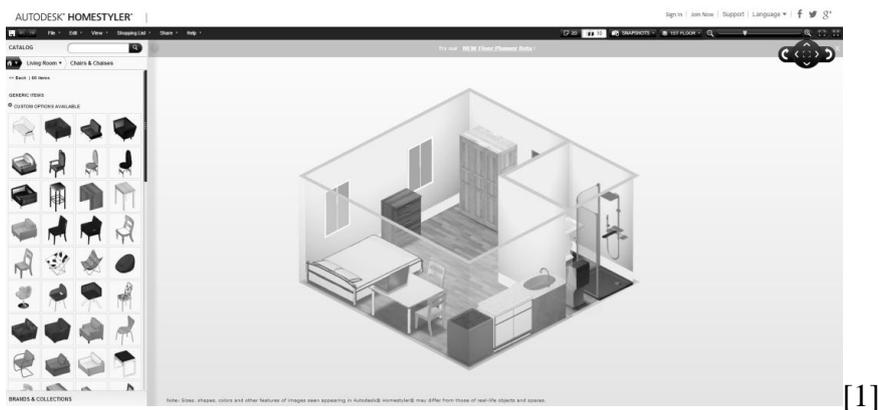
In the first step, you design outer and inner walls. You fill in windows and doors. It can be all carried out by the method drag and drop from the left menu, where you switch individual categories.

You can also insert a variety of floor coverings.



When is your design done, you add to your house also individual furniture and accessories.

At the top right, you can switch to a 3D view.



- At first glance, a small apartment may seem like large, but when you put all the furniture there, you'll find that there is not so much space in the housing.
- When you click on "Shopping list" at the top of the menu, it writes you a list of furniture and floor coverings, walls area. You will easily estimate, how much floors will cost and how much of paint you will need.
- You can improve the flat for a variety of accessories.

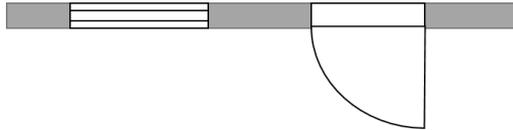
## Worksheet 6 – Design of your living space on a computer

1) What is missing in our designed small apartment?	
2) Design one-floor house/apartment which will have at least 2 rooms and living floor area of at least 40 m <sup>2</sup> . The total size will then correspond to how many of you are in a group.	
3) Write the reasons for chosen number of rooms and the floor area:	
How many rooms does your housing have:	
Write floor areas of individual rooms:	
What is the size of your housing: [m <sup>2</sup> ]	
What is the living area in m <sup>2</sup> per 1 person:	
4) By using a software generate from the program furniture and other accessories. (In the menu "Shopping List", "View Shopping List", then click "PRINTABLE VIEW" copy the data eg. to a text editor. You can also use spreadsheet editor. Assign an amount to each item. Find out the price of a table, a stove or cost of m <sup>2</sup> of floor space, or how much it costs to paint for painting or wallpaper on the internet. The list can include things that can not be inserted in the program.	
The total cost for electrical appliances:	
The total cost of furniture including lighting:	
Sanitary facilities:	
Costs for painting and floorings:	
The total cost of the equipment:	
5) Insert photos from your design to the document. 3D view and also view from above with the size.	
6) Choose a location for your house/flat and determine appx. price:	

## Worksheet 6 – Design of your living space on a computer – a poster

1) Design one-floor house/apartment which will have at least 2 rooms and living floor area of at least 40 m<sup>2</sup>. The total size will then correspond to how many of you are in a group.

The whole desing will be created as a poster. Create the design on the graph paper, or you can stick there your design. Determine the appropriate scale. Perimeter walls are thicker, so use the marker or do the layout by drawing a rectangle. Furniture and other accessories draw freely. Where it is not clear, please label.



A perimeter wall with a window (left), door (right).

2) Write the reasons for chosen number of rooms and the floor area:

How many rooms does your housing have:

Write floor areas of individual rooms:

What is the size of your housing: [m<sup>2</sup>]

What is the living area in m<sup>2</sup> per 1 person:

3) Search for prices of appliances, furniture, and accessories in magazines and leaflets.

The total cost for electrical appliances:

The total cost of furniture including lighting:

Sanitary facilities:

Costs for painting and floorings:

The total cost of the equipment:

4) Insert photos from your design to the document. 3D view and also view from above with the size.

5) Choose a location for your house/flat and determine appx. price. Use an offering catalogue of real estate agencies.

