

# APPROVED HOME DESIGN

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## Approved Layout Plan and Preliminary Construction Estimate for Your Eco-Villa at Rio Grande Eco Villas

Thank you for your interest in building your dream eco-villa at Rio Grande Eco Villas. As discussed, we are pleased to provide the approved layout plan for the "Casa Campo" model, along with a preliminary estimated budget prepared by our trusted contractor, Formetal Panama. This estimate is based on a 120 m<sup>2</sup> steel framing structure designed for sustainable, efficient construction in our mountain community.

Please note that all construction will be handled directly between you and the contractor (Formetal Panama). To ensure transparency, quality control, and security throughout the process, our on-site personnel will be available at all times to oversee operations, facilitate communication, and address any concerns promptly.

### Approved Layout Plan

The attached layout illustrates a modern, open-concept country house design optimized for our tropical highland environment. Key features include:

Exterior: Spacious covered terrace, large glass windows for natural light and views, and a sloped roof for rainwater collection.

Interior: 2 bedrooms, 2 bathrooms, combined living/dining/kitchen area, and utility space.

Total Built Area: Approximately 120 m<sup>2</sup> (excluding foundations and optional terraces).

This plan can be customized to your preferences, subject to our community's eco-guidelines (e.g., low-impact materials and sustainable practices).

### Preliminary Estimated Budget

The following table outlines the itemized costs for the structural components, supply, and installation. This is a preliminary estimate valid until December 30, 2025, and prices are subject to change based on final specifications.

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### Itemized costs for the structural components

Item Quantity Description and Specifications Unit Price (US\$\$\$ ) Amount (US \$\$) 1120 m<sup>2</sup>  
Engineering and detailing of the Country House structure, based on supplied plans:

Structural calculation model, corresponding calculation report, digital .dwg plans for permits, foundation load designs, steel framing metal structure and connections, workshop plans, and installation plans. \$15.00/m<sup>2</sup> \$1,800.00

27,800 Kg Supply of prefabricated "Steel Framing" steel structure for the residence, including complete metal paneling for walls and roof trusses.

\$3.50/Kg \$27,300.00 3120 m<sup>2</sup> Installation of the complete "Steel Framing" steel structure.  
\$75.00/m<sup>2</sup> \$9,000.00 4150 m<sup>2</sup> Supply and installation of standing seam sandwich-type roof with 2" EPS insulation, matte graphite color, for the country residence in the valley; includes connector placement, mechanical sealing, and accessories. \$80.00/m<sup>2</sup>

\$12,000.00 5360 m<sup>2</sup> Supply of wall cladding materials: 10 mm plyrock sheets on both sides, vapor barrier, screws,

Ultra 510 Mortar, 15 cm mesh, Ultra 560 Mortar (2 layers), 25 cm mesh (2.70 m high).  
\$55.00/m<sup>2</sup> \$19,800.00 6360 m<sup>2</sup> Installation of internal and external wall sheets, insulation placement, reinforcement meshes at joints, joint mortar, and sealant.

Does not include finishing paint. \$40.00/m<sup>2</sup> \$14,400.00 Subtotal \$84,300.00 + ITBMS (7% Tax) \$5,901.00

**Total \$90,201.00**

#### Inclusions:

Supply: All required materials for the main structure, roof, and internal walls in a lightweight system, as described.

Structural steel profiles Grade 50 per ASTM A1046: MAGSTEEL in gauge 20.

Wall cladding sheets according to typologies.

Transport and Assembly: On-site installation using the contractor's equipment and specialized personnel, following established procedures.

#### Exclusions:

Interior finishes (e.g., paint).

Ceilings of any type.

Doors, gates, louvers, windows.

Ironwork (e.g., railings, door/window frames).

**Exclusions cont.,**

Civil works: slabs, foundations, block parapets, waterproofing.

Tools, machinery, installations, or special equipment beyond standard material handling.

Special bonds or insurance policies (can be quoted upon request).

Foundations: Estimated at approximately \$900 per square meter, totaling around **\$108,000** for 120 m<sup>2</sup> (not included in the above; to be confirmed based on site conditions).

Additional costs for custom finishes, personal terrace areas, or modifications will depend on your selections.

**Payment Terms:**

40% advance upon order confirmation.

30% against material delivery to site.

30% against installation progress.

Delivery Time: To be agreed upon based on schedule and requirements.

Upon confirming your interest, a complete architectural plan (not included in this estimate) will be required to perform final structural calculations and validate the estimates.

We are committed to full transparency and are here to support you every step of the way. If you have any questions or need adjustments to the plan, please let us know—we can facilitate direct discussions with Formetal.

Best regards,

Rudy Estripeaut

Founder

Rio Grande Eco Villas

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