



Homestead | Eco



Welcome to the new era of construction
Using innovation Homestead | Eco
sets construction standards of tomorrow

Affordable and good for the planet

h o m e s t e a d . e c o

Our offer



Astra 20 m²

Make your eco-tourism project stand out
Tiny house on a three-axle trailer

06



Emma 50 m²

Perfect for a couple
2 x Three-axle trailers or
a concrete foundation

08



Luna 85 m²

Small-family house
Concrete foundation

10



Herla 130 m²

Spacious bungalow for
living and rentals
Concrete foundation

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Intro

Andrey Afansiev

Founder

Andrey



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Co-Founder

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Turnkey solutions



Vision

Our mission is to redefine the conventional construction offer by delivering modern, affordable, yet cost-efficient and highly comfortable housing to the market. Our advantages are know-how, workflow and insights into the latest construction techniques. We embed our built homes into the nature and never vice-versa.

I am a mechanical engineer and an intellectual property lawyer by education. Having more than 14 years of professional working experience with world's most prominent innovators at the forefront of multidisciplinary technologies, led me to founding Homestead | Eco with the goal of setting standards of the future private homes construction.

For decades, I have been fascinated by ecological construction methods and concepts of sustainable living. Algarve has captured my heart and, as a free spirit, I can make our shared visions a reality at Homestead | Eco. My values, my know-how and my experiences flow into our unique living concepts, which embody freedom and connection. I am looking forward to working together to make a positive change in the world.

Difficulties understanding the complex legal landscape and diverse municipal requirements, language barrier and lack of understanding of the local real-estate primary market is what makes many skilled professionals and young families abolishing the idea of moving to Portugal.

Our offer spans from our innovative homes to complete turnkey solutions comprising homes with construction plots, solar energy systems, certified odorless waste water treatment plants and electric mobility.

Our clients spend their time on fulfilling their family commitments, professional duties and simply enjoying their lives. We take over the rest!

Why clients choose us?



Reason #1

Put it simply - we offer a better value for your money. We look further than just painted drywalls and tile floors. We offer various types of wood, quality plywood, modern high-end engineered parquets, beautiful native Algarvian ceramic tiles and a number of other materials. Additionally, we treat all the wooden finishings with premium quality Osmo or Saicos (hard wax) oils that are based on natural oils, of various colors. Still not convinced? Clients can suggest finishing / insulation materials of their preference. Simply talk to us!



Reason #2

High living comfort all year round is an inherent feature of our built homes. Thanks to our proprietary insulation system comfortable temperatures inside your home are guaranteed at any time no matter when - on those hot summer days or chilly winter nights. Due to the carefully designed thermal insulation system your energy bills will be much smaller when compared to conventional brick and mortar homes. We guarantee it.



Reason #3

We do not just build excellent modern houses. We provide turnkey solutions, including autonomous or hybrid solar energy setups enabling everything from household to electric mobility, last generation odorless certified waste water treatment plants, and fully automated, tailor-made medium- and large-scale irrigation systems.



Reason #4

We are always and entirely open to discussing custom-made projects that go beyond the four homes models presented in this booklet. Our architects and engineers are passionate about what they do and are keen to work on the project of your dreams!

To ensure high levels of living comfort and outstanding energy efficiency, we follow and implement many of the Passivhaus Institute's widely recognised benchmark building practices, including those for thermal insulation, ventilation and glazing. The result is clear - our homes provide an unprecedented level of comfort, safety and environmental awareness.



1. Load bearing structure:

Our homes not only feature modern materials and well-thought floor plans, but also state-of-the-art Light Gauge Steel Frame (LGSF) structures. This innovative CNC-manufactured steel frame combines lightness with extremely high corrosion resistance and seismic stability, yet allows for incredibly accurate structural geometry and very short on-site assembly times.



3. Thermal insulation and airtightness:

At Homestead | Eco, in collaboration with an international team of engineers, we have developed a special combination of natural, traditionally used and ultra-modern insulation materials, characterized by impressive energy efficiency, dimensional stability, high weather resistance and exceptional durability. This combination of materials has been perfectly adapted to the climatic conditions of southern Portugal and is also environmentally friendly and fire retardant.



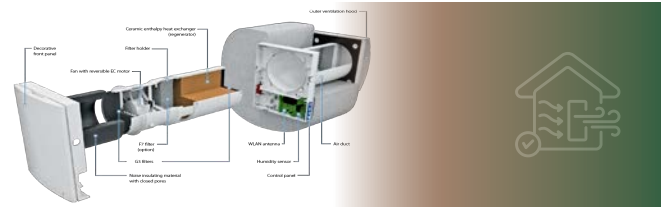
5. Interior decoration:

We focus on the highest quality natural materials to create the ideal space and feel-good climate for you to enjoy every day. The living space is finished with carefully selected timbers such as oak, spruce and okoumé. Of course, our clients are free to choose other materials to suit their individual tastes and budgets. The visible timber elements, such as the floor, internal walls and all built-in furniture, are treated with multiple coats of the highest quality hard wax oils to ensure a long life and enhance the natural beauty of the wood.



2. Energy Supply / Water heating (optional):

The sun-drenched Algarve region offers ideal conditions for solar energy with over 300 days of sunshine per year. Our turnkey concept spans from complementary solar energy systems for small households to independent, high-performance off-grid systems covering needs of an entire household and supporting electric mobility. Furthermore, our state-of-the-art, low-maintenance highly-efficient thermosiphons supply your home with hot water. All with no monthly bills.



4. Indoor climate:

Comfort and health are equally important to us - that's why all our homes feature a state-of-the-art, ventilation system with heat recovery. Designed and manufactured in Germany, this system ensures a constant supply of fresh air into the house. Combined with the latest generation of Samsung WindFree flush-mounted 1- or 4-way air conditioning units, the room temperature and humidity are automatically adjusted according to the number of people in the room at any given time, without creating noticeable air currents.



6. Wastewater treatment plants (optional):

Our PIA-certified wastewater treatment plants far exceed current EU legal requirements for the chemical composition of wastewater. August wastewater treatment plants have a unique, patented technology that guarantees an odour-free operation all year round - even during the hottest summer months. We select an adequate wastewater treatment system model for each project to meet the specific needs of your household.

Astra | 20m² | T0

Can be built on a three-axle trailer

Price starting from 69.000 €

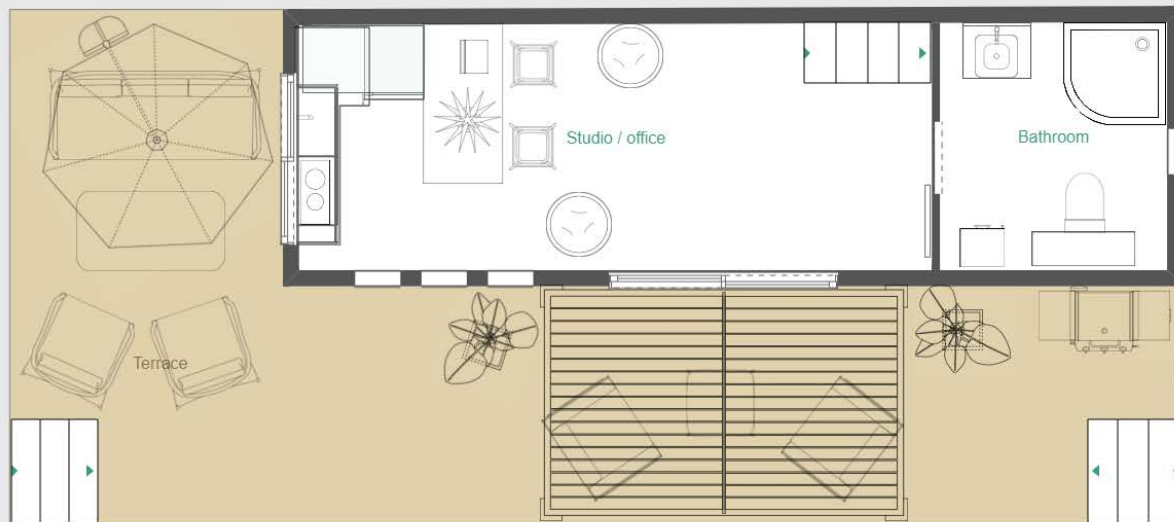
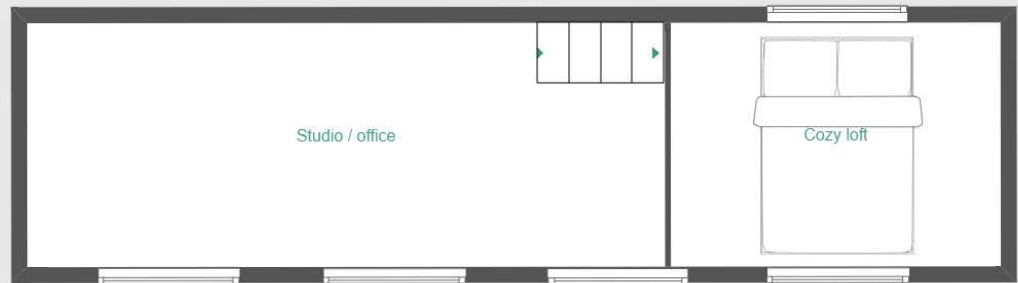


Main features at a glance

- Excellent choice for all your eco-tourism projects
- Large spacious maintenance-free terrace
- Low-maintenance and short payback period
- High-comfort all year round
- Energy-efficient double glazing with UV protection
- Active ventilation system and much more...

Note: the price indicated above is the base price and does not include furniture. Alternative floor plans, decorations and designs are possible upon request

Possible floor plan



Emma | 50m² | T0

Can be built on a concrete foundation or on 2 x three-axle trailers

Price starting from 139.000 €



Main features at a glance

- Great choice for pairs
- Predictable maintenance costs and energy bills at all times
- High-quality decoration inside and outside
- Low-maintenance facade materials, no costly maintenance works
- Energy-efficient thermal insulation and double glazing for an ultimate comfort all year round
- Modern and elegant design
- Large spacious terrace and much more...

Note: the price indicated above is the base price and does not include furniture. Alternative floor plans, decorations and designs are possible upon request

Possible floor plan



Luna | 85m² | T2

Price starting from 229.000€



Main features at a glance

- Ideal choice for families with kids
- Large, spacious and cozy terrace
- Separate office space with extra sound insulation
- Large panoramic sliding terrace door and windows
- High living comfort all year round thanks to the advanced thermal insulation and wall / roof systems and more...

Note: the price indicated above is the base price and does not include furniture. Alternative floor plans, decorations and designs are possible upon request

Possible floor plan



Herla | 130 m² | T3

Price starting from 319.000€



Main features at a glance

- Live with comfort while letting a part of your house
- Large, spacious and cozy maintenance-free terrace with lights
- High-quality LED lights inside and outside
- Large modern sliding terrace doors with a sleek design
- Great choice for bigger families
- Own office space with extra sound insulation
- Intelligent active ventilation system

Note: the price indicated above is the base price and does not include furniture. Alternative floor plans, decorations and designs are possible upon request

Possible floor plan



Process at a glance

Our process is simple, efficient and predictable. All our clients are treated with an utmost care and seriousness. We start building only when all the permits have been issued and all the materials are readily available in our warehouse and can be delivered to a job-site with no delays. The starting date is agreed upon on the day of the conclusion of a contract. The costs structure is transparent and fixed. Should exceptionally some unforeseen site-specific technical issues be faced, clients will be informed and a suitable solution will promptly be met.

All the conditions will be set out in an unambiguous and clear way in the contract that is going to govern our relationships.

1

Initial contact and advice:

You approach the Homestead | Eco team and share with us your vision and wishes. Our team offers you a comprehensive initial consultation including an initial cost estimate.

2

Plot of land assessment and planning:

Our engineers and architects evaluate the local conditions, including municipal requirements, and determine a floor plan and a provisional list of materials accordingly.

3

Price update and a payment schedule:

Preparation of a binding offer and agreement on a payment schedule.



4

Project documentation and a construction license:

Our team prepares the required project documentation and takes care of submitting all necessary documents for approval by the local authorities.

5

Start and completion of construction:

Scheduling of the start date of construction works, subsequent execution of the construction work, and a final commissioning of the project by the relevant authorities.



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