

TINY HOUSE FOR SALE

€ 95.000,-

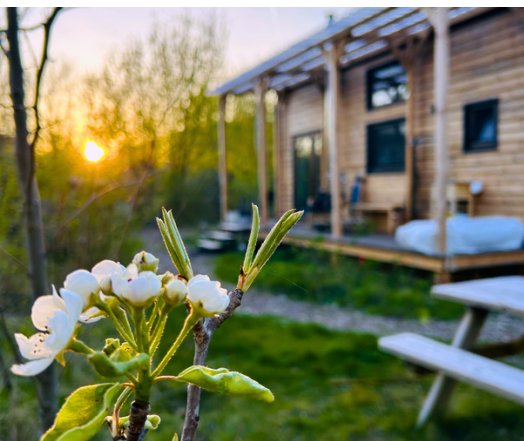
On & off grid

build in 2024



THE HOUSE

**Atmospheric,
comfortable tiny house.
Fully off-grid or hybrid.
Professionally built.**



FEATURES

- ✓ 25.2 m² of floor space
- ✓ 2 mezzanines
- ✓ Large windows all around
- ✓ Spacious bathroom
- ✓ Luxury kitchen
- ✓ Multifunctional living area
- ✓ Spacious shed and veranda
- ✓ Powerful solar system
- ✓ GEP water purification system
- ✓ Efficient wood-burning stove
- ✓ Mounted on a trailer

contact@orianakakebeen.nl

KITCHEN



The kitchen is equipped with a gas hob, gas oven, extractor hood and a stylish, large fridge-freezer. There is plenty of cupboard space, including a tall pull-out pantry cabinet, shown extended above for illustration.

We created a beautiful coffee and juice bar from stunning mahogany, which is also a lovely spot for a quick breakfast or for having a meeting while standing. In winter, it's a wonderfully warm place to sit next to the wood-burning stove. The bar stool can also be lowered right down and moved over to the seating area.



BATHROOM

The bathroom is wonderfully spacious and has a connection for a washing machine. We have added a clothes rail there. The vanity unit provides plenty of storage space, and the Separett Villa 9000 toilet is a real luxury.



MULTIFUNCTIONAL SEETING AREA



The seating area offers plenty of storage space. It is also multifunctional, serving as a corner sofa, dining area, desk and, if desired, a lounge bed.

One section of the seating area can be raised to create a desk. Another section can be raised to serve as a table. It can be adjusted to different heights, rotated and unfolded to create a larger table or an additional platform, allowing the seating area to be converted into a lounge bed.



MEZZANINE 1



MEZZANINE 2





The house is located at Pionierskwartier on a trailer and can be moved to another location using a tractor or heavy-duty vehicle. Read below to find out how the sales and selection process works for both the house and the site.



‘HET PIONIERSKWARTIER’

The tiny house has been located since August 2024 in the community ‘Het Pionierskwartier’ a cooperative in Delft. The cooperative has the land on loan from the Municipality of Delft to facilitate the placement of Tiny Houses. Since July 2019, the zoning plan has allowed Tiny Houses for a period of 10 years. Currently, there are 14 tiny houses, and residents share various facilities, including worm composting, communal indoor and outdoor spaces, a laundry room and emergency facilities. Everyone contributes to the community in different ways, for at least 8 hours per month. The cooperative also requires a monthly financial contribution.

What does this mean in practical terms for the purchase?

This means that the tiny house is currently located at a site with a residential address where you can register. However, the cooperative leases the land from the municipality, and purchasing the tiny house does not guarantee membership of the cooperative or the right to use the site where the house is currently located. In order to live at Pionierskwartier, new residents must go through a selection process. If a prospective resident is selected, they will become part of Pionierskwartier and the house can remain in its current location. Of course, it is also possible to buy the Tiny House and move it to another location. Please state this clearly in your response if this is what you intend to do. See “Sales and Selection Process” for details of all the steps.

For more information about the community: <https://www.pionierskwartierdelft.nl>

THE SALES AND SELECTION PROCESS

THE STEPS

1. If you are interested in buying this tiny house, we would love to hear from you before 24 August 2026. Please send us an email including:
 - A 1-2 page letter explaining who you are (or who you are as a couple/group) and why you want to live tiny. If you would like to live at Pionierskwartier: why would you like to live in our community, and what would you like to contribute?
 - Proof that you can meet the asking price. We will treat this information confidentially and delete these documents after the sale of the house.
2. Based on the submitted letters and financial documents, we will select a number of potential buyers/residents who will be invited to view the house on 6 September 2026.
3. If, after viewing the house, you make your offer final and indicate that you would like to become a resident of Pionierskwartier*, there will be a further selection procedure. Three potential buyers will be nominated to meet the residents in September.
4. Confirmation of whether you have been selected as a new resident: from this point onwards, the timeline will depend on how the selection process progresses.
5. This will then be followed by a signing appointment for the transfer, a deposit, and the Pionierskwartier membership documents. The key handover will take place on a date to be determined.

***Of course, it is also possible to buy the tiny house and move it to another location. Please state this clearly in your response if this is what you intend to do.**



TECHNICAL SPECIFICATIONS

SUITABLE FOR OFF-GRID, ON-GRID AND HYBRID LIVING (ELECTRICITY, WATER AND GAS)

Made by:

Design and construction, including off-grid systems: Aurora

Excluding: water filtration and water heating installation, by GEP

Supplier/seller of the complete house: Tinyhouse Store (supplied with warranty).

Trailer

Syma SDA02 PT 3500 (certificate available)

Floor area

- Total habitable floor area (interior): 25.2 m²
- Ground floor: 15.8 m²
- Mezzanines: 9.4 m²

See technical drawing for details

Solar power

Inverter: MultiPlus-II, 3000 VA, 35 A, AC transfer 32 A, 230 V inverter

Control unit: Cerbo GX

Battery: Pytes LFP home battery V5°/V5°a, including BMS protection

Note: emergency shutdown switch plus switch for full on-grid operation

Extensive electrical distribution board. Also includes 4 outdoor power outlets.

Water heating

Tulpe C-Meister 11 eco

Home heating

Salamander Hobbit Stove

Water collection, storage and purification

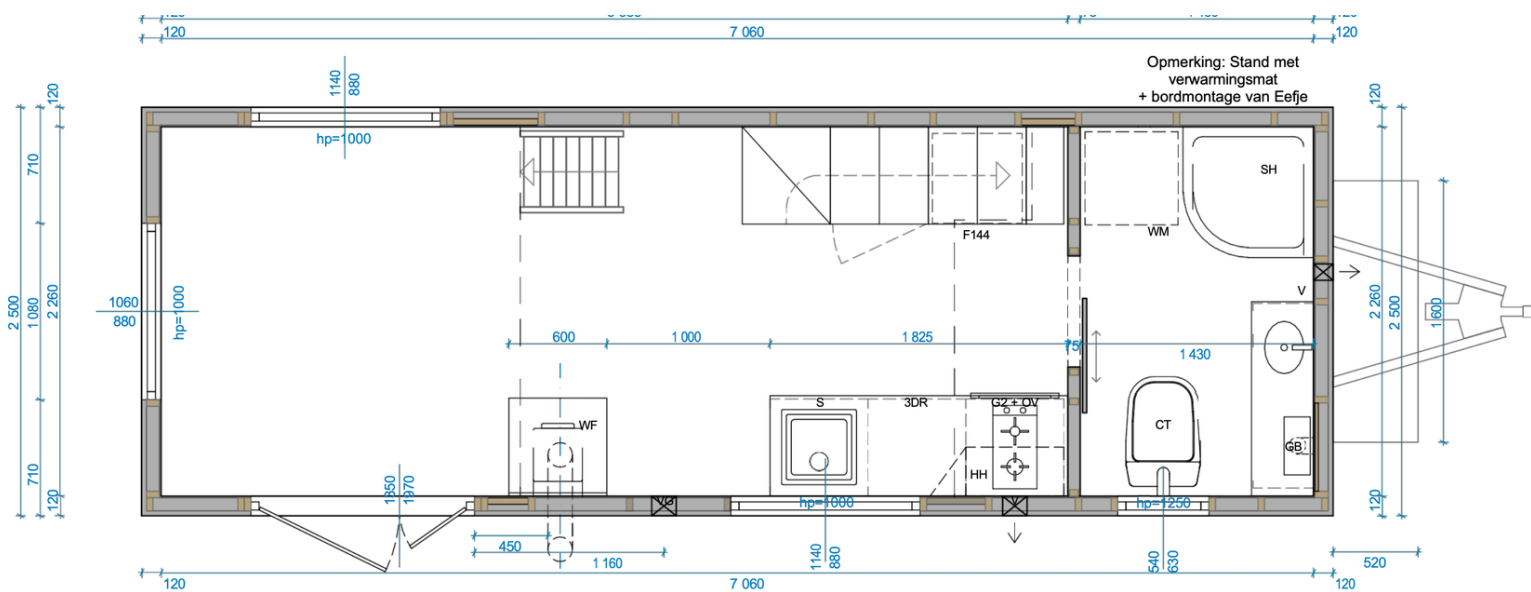
Leaf separator (throughout the gutter system) → coarse filter (stones) → fine mesh → 1,500 L above-ground tank → pump + pressure vessel → GEP purification panel with 3 filters → pressure regulator.

(Heating blanket in the tow bar box, heat trace cable around the exterior water pipe.) A connection with a pressure valve for the public water supply is also available.

Wastewater drainage and treatment (greywater)

Grease separation (barrels), pump and above-ground constructed wetland filter.

The information in this listing has been compiled with great care. Nevertheless, no rights can be derived from it. Changes and typographical errors are reserved.



**MOVE-IN
READY, WITH
WARRANTY
AND LOCAL
PERMITS**

IMAGINE LIVING IN THIS WONDERFUL HOME

This tiny house is move-in ready and fully equipped with everything you need. It features high-quality, durable materials and systems, fully compliant with current regulations, with local (!) planning and building permits, (partial) warranties on the systems and structure.

COME TAKE A LOOK

Read the procedure and email the owner/resident
06 - 15 46 76 46 | contact@orianakakebeen.nl

