

Casa Esencial

The house is already designed.

Casa Caléndula
One or two bedrooms. Turnkey, on the coast and in the hills of Rocha.



ÁNIMA Arquitectura Consciente

A house already designed, built on your land.

For years we designed custom houses, one at a time. That path led to Casa Esencial, our first line of standard designs. These are houses already designed, studied and resolved, which we build turnkey on your land.

They are designed to make the most of every area and of the connection between indoor and outdoor spaces, and they are modular to make good use of materials. They have the essentials for two or three people to live well in summer and in winter.

10%

Since the design is already done, you don't pay for preliminary or final design. That's about 10% of the cost of a build, and it also saves you that time.

6 months

The approximate time from signing to handover, including permits and construction.



Casa Caléndula

Casa Caléndula is a standard design, a house pre-designed by Ánima, ready to be built on your land, with permits included and delivered turnkey. It is the first Casa Esencial model, in wood framing on concrete piles, with a deck and a barbecue, in two sizes.

One bedroom

from USD 74,675



Illustrative image.

- 42.60 m² house.
- 18.83 m² deck with barbecue.
- Living room, dining room, open kitchen, one bedroom, bathroom and laundry space.
- Sloped roof.
- Can be expanded to two bedrooms later on.
- Lot at least 10 m wide.

Two bedrooms

from USD 89,175



Illustrative image.

- 52.05 m² house.
- 18.83 m² deck with barbecue.
- Living room, dining room, open kitchen, two bedrooms, bathroom and laundry space.
- Sloped roof.
- Lot at least 12 m wide.

Prices include VAT and are valid for at least one year. They are starting prices because the house can be modified. We quote any changes you want.









What's included

Structure

- Timber frame (wood framing).
- Cylindrical reinforced concrete footings and piles with timber beams. The house sits above the ground and lets water flow.
- Walls with reinforced 2x4" CCA pine studs, with fire blocking.
- Roof with 2x6" pine rafters with eco-friendly treatment (borax salts), exposed structure.
- Floor with CCA pine joists and 18 mm phenolic plywood.
- The CCA pine is enclosed, with no contact with the soil or with people. Exposed wood has a non-toxic, eco-friendly treatment.

Windows and doors

- Anodized aluminum, in white or black.
- Single glazing with insect screens. Double glazing optional.
- Solid clear eucalyptus front door.
- No shutters or roller blinds.

Insulation

- Walls and roof with 70 mm glass wool and a breathable vapor barrier, Isover type.
- Floor with thermal blanket.

Finishes

- Exterior cladding in 1" tongue-and-groove pine with eco-friendly treatment.
- Interior cladding of your choice, phenolic plywood with clear sealer or painted plywood.
- Pre-painted 26-gauge corrugated metal roof, 15 mm phenolic plywood ceiling.
- 1" tongue-and-groove clear eucalyptus floors with water-based lacquer. Ceramic tile in the bathroom.
- Clear eucalyptus baseboards.
- Water-based wood protector inside and out.

Installations

- Complete electrical installation by a UTE-certified electrician.
- Exterior light fixtures. Interior ones are optional.
- Hot and cold water plumbing in thermofusion pipe, with PVC drains and vents.
- Biodigester and soakaway, approved by the municipality.
- Provision for bottled gas.
- High-efficiency wood-burning heater.
- Air conditioning installation, without the units.

Kitchen

- White quartz countertop, Silestone or similar.
- Water-repellent smooth cement finish above the countertop.
- Stainless steel sink and single-lever faucet.
- Melamine base cabinets with doors and drawers.
- Open solid wood shelves and a section with doors.
- Four-burner gas cooktop and hood with lighting.
- No fridge or appliances.

Bathroom

- Toilet with tank, bidet, washbasin and faucets.
- Shower with screen.
- Solid clear eucalyptus vanity with self-leveling lacquer, vessel sink, cabinet and mirror.
- Ceramic tile in the shower and up to one meter high elsewhere.

Interior

- Bedroom closets in wood-look melamine, white inside, with shelves and a rail.
- Painted wood interior doors with hardware.
- Wood sealer or white paint.

Exterior

- 1.5" eucalyptus deck boards with deck sealer.
- Eucalyptus board entry steps.
- Pine pergola with eco-friendly treatment, shade slats and polycarbonate roof.
- Rendered masonry barbecue with grill and fire basket.

Management

- Design and drawings.
- Building permit and municipal procedures.
- Urban characterization affidavit.
- BPS social security contributions.
- Construction management.
- Final cleaning.

What's not included

- The land.
- Water heater.
- Soil study, assessed case by case.
- Land clearing or earthworks, quoted separately for each lot.
- Connections to UTE and OSE, or a water well.
- Fencing, garage, paths and landscaping.
- Furniture, decor and air conditioning units.

Your house, on your land

What you can change

We adjust the design to the best orientation for your land. You choose the colors, at no cost.

If you want different windows, countertops, closets, exterior cladding or interior wall finishes, we will quote the changes.

Optional extras

- Double glazing with matching frames.
- Solar water heater.
- Interior light fixtures.
- Air conditioning units.
- Rainwater harvesting system for irrigation.
- Furnishings.

The land

- At least 10 m wide for one bedroom and 12 m for two.
- A maximum slope of 1.50 m.
- Title deed and survey plan.
- Before signing, we visit your land at no cost.
- If you don't have land yet, we help you find it.

Where we build

On the coast and in the hills of Rocha, within 30 km of La Paloma and Rocha.



From inquiry to keys

Inquiry	You write to us and we talk about your land and what you need.
Site visit	We walk it with you at no cost.
Quote and contract	15 days after your decisions.
Permits	2 months.
Construction	4 months, plus rain or strike days.
Handover	About 6 months from signing, with progress reports every two weeks.

We agree on the payment terms with you when drawing up the contract.

Frequently asked questions

Does a wooden house last as long as a masonry one?

Yes, with proper maintenance. At handover we give you a maintenance plan, and we can take care of it.

Is it cold in winter or hot in summer?

It is very well insulated. Walls and roof have glass wool, and the floor has a thermal blanket.

Is there a warranty?

One year on electrical, plumbing and the stove.

What about termites or woodworm?

The wood treatment repels them.

Can I visit a finished house?

Yes. You can tour a house very similar to Casa Caléndula. Write to us.



From your plans to your blueprints.

Message us on WhatsApp at +598 99 037 919. We speak English.

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