Bathroom — design & specification brief

Oosterlingen · De Zwaluwtoren · bouwnummer 7.135 · 3.57 m²

15 November 2026 · version 1

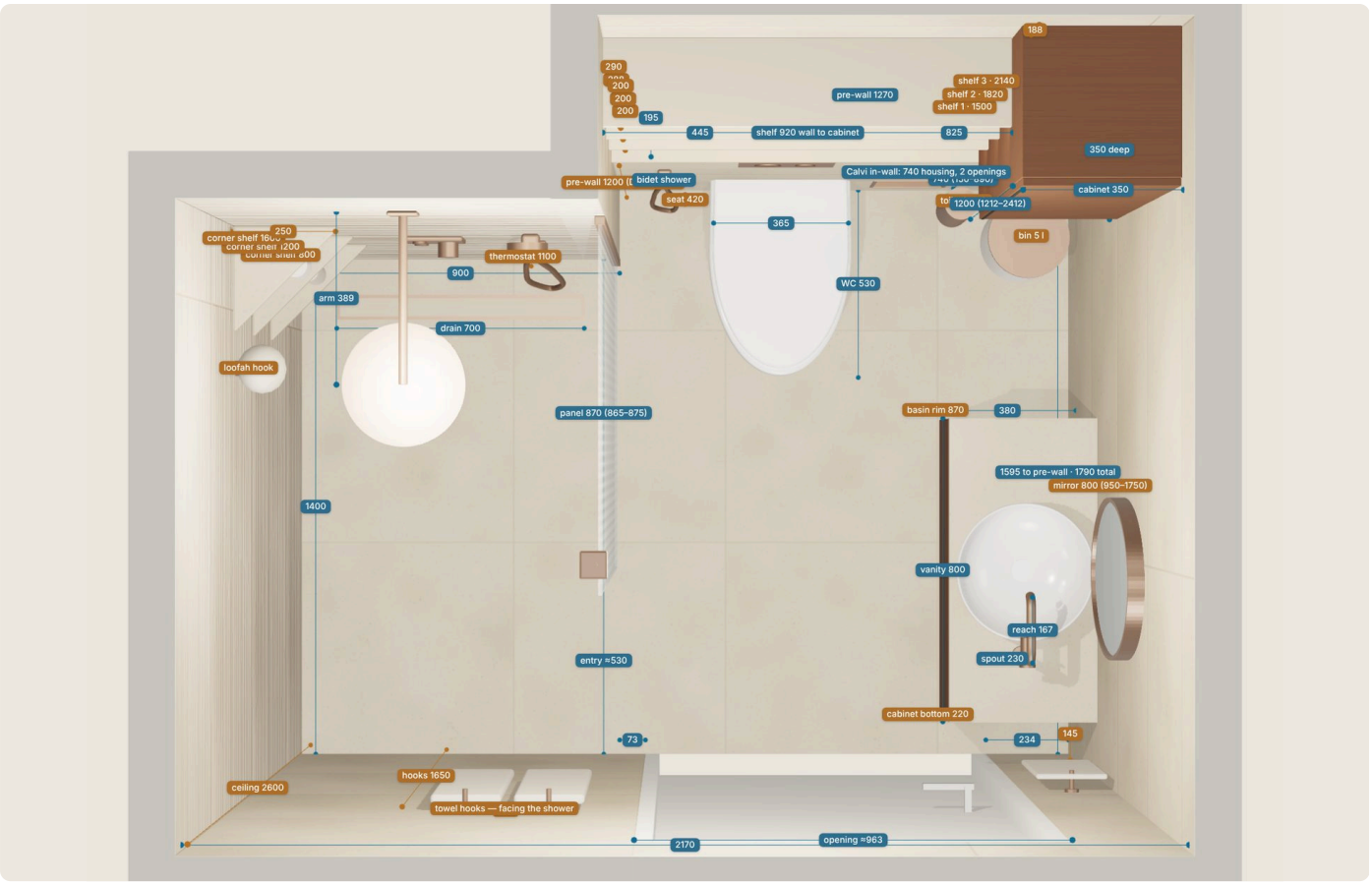
Open the interactive 3D model (rotate, zoom, every dimension, all options)
https://oosterlingen.keyvanmahmoudi.com/bathroom/#cfg-0-1-0-1-1-1-1-3-200-1500-320-2-1-1-0-1210-0-0-1-0-1-1-1-0-2600



Selected design

Floor	MIRAVA Seattle beige mat 60×60 — also the vanity top (2 pieces, seam under the basin)
Walls	MIRAVA Seattle beige mat 60×120, laid horizontally, full height
Shower walls	Punk taupe plads 40×120 on the back and side wall, horizontal
Shower	Walk-in, Fortifura Galeria fluted panel 90 (865–875) with ceiling arm · Galeria 70 cm drain with tile insert · Hansgrohe ShowerSelect thermostatic set, brushed bronze
WC	QeramiQ Dely Swirl on Geberit Duofix 112 cm, Sigma40 plate · full-width pre-wall 1270 × 1200 × ≈195 · Fortifura Calvi in-wall roll holder · Hansgrohe bidet hand shower (left)
Vanity	BRAUER Joy 80 × 38 Forest Cacao · QeramiQ Dely vessel Ø360 · Hansgrohe Tecturis S 240 deck mixer beside the bowl · INK SP20 oval mirror 40 × 80
Storage	BRAUER Joy cabinet 35 × 35 × 120 on the pre-wall · 3 shelves (200 deep, wall tile) with LED · 3 triangular corner shelves in the shower
Other	Towel hooks inside the shower · no towel radiator

Plan with dimensions



All sizes in mm. Blue = measured from the developer's drawing (scaled, ±10 mm). Orange = assumed / design choice, to be confirmed on site.

Item	Size / height (mm)	Source
Room width / depth (toilet side / shower side)	2170 / 1790 / 1400	drawing
Shower zone	900 × 1400 (scales ≈1385)	drawing
Pre-wall (full width)	1270 × 1200 × ≈195	drawing
WC axis: from shower line / from right wall	445 / 825	drawing
WC projection	530	drawing
Door wall opening	≈963	drawing
Linear drain 700, centre from back wall	136	drawing
Socket / wall light point (drawing)	1200 / 1800	drawing
Ceiling height	2600	assumed / choice
Basin rim / tap spout	870 / 980	assumed / choice
Thermostat / shower arm	1100 / 2150	assumed / choice
Mirror	950–1750	assumed / choice
Roll holder housing	150–890	assumed / choice
Cabinet	1212–2412	assumed / choice
Shelves above WC	1500 / 1820 / 2140	assumed / choice
Corner shelves (legs 250)	800 / 1200 / 1600	assumed / choice
Towel hooks	1650	assumed / choice

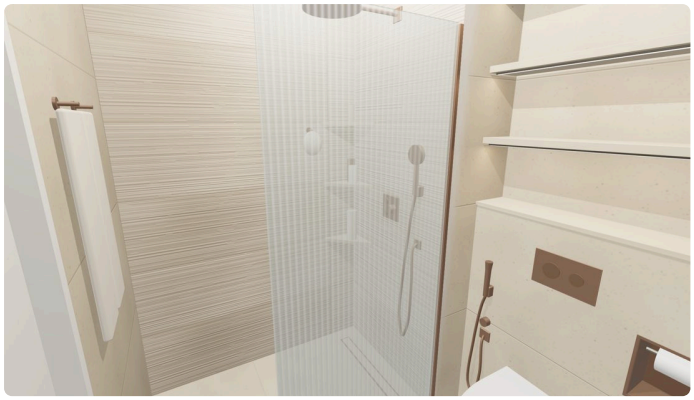
Views



Overview from the back



From the door



Shower



WC zone



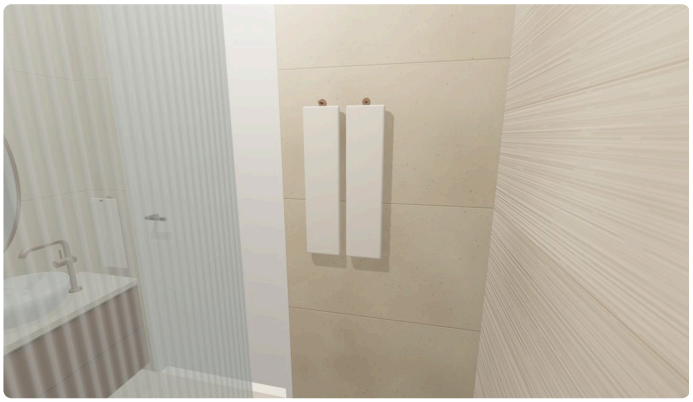
Shelves & cabinet above the WC



Vanity & mirror



Shower corner shelves



Towel hooks (inside the shower)

Selected products & quantities

Tile	m²	Tiles	Boxes	Web price	With discount
MIRAVA Seattle beige mat 60×60 Floor (+ vanity top) · art. 12517320	3.85	14	4	€91,88	€84,53
MIRAVA Seattle beige mat 60×120 Walls (horizontal) · art. 12517323	12.12	20	10	€287,30	€264,32
Punk taupe plads 40×120 Shower back + side wall · art. 10259838	5.98	15	5	€287,65	€264,64
Total				**€666,83**	**€613,48**

Tile counts follow a cut plan: tiles laid from the corner, offcuts re-used, +5% breakage. All walls tiled full height.

Item	Web price	With discount
Toilet		
Geberit Sigma40 flush plate — 2 round buttons, extra thin, brushed red gold SW1237095 · 246 × 152 × 4 · delivery 2d	€346,75	€312,08 −10%
Geberit Duofix UP320 Sigma frame + cistern, 112 cm SW1242378 · 1120 × 500 × 120 · delivery 3d	€224,00	€201,60 −10%
Fortifura Calvi in-wall reserve + toilet roll holder (5 rolls), brushed copper PVD SW1189089 · housing 740 × 209 · 2 openings (top: roll in use, bottom: reserve) · recess depth 130–145 · built into the pre-wall — needs ≥ ~220 mm free beside the Duofix frame	€197,99	€168,29 −15%
Hansgrohe bidet hand shower 1jet EcoSmart + Porter S holder + hose 125 cm, brushed bronze SW1172934 · Ø28 hand shower · max 8 l/min · delivery 10 days · NOT suitable where EN 1717 applies (per product page) — NL applies it	€122,19	€109,97 −10%
Bidet prerequisites: stop valve (in-wall, ideally mixing for warm water), wall outlet/connection elbow, supply pipe in the pre-wall, EN 1717 backflow protection — · not in set — required, plan before closing the pre-wall	—	—
QeramiQ Dely Swirl wall-hung WC, rimless, slim softclose seat, gloss white SW1026267 · 365 × 530, D-shape · delivery 3d	€225,00	€191,25 −15%
Vanity		
QeramiQ Dely click-waste plug, ceramic white SW1233521 · delivery 2d	€37,79	€32,12 −15%
QeramiQ Dely vessel basin, round, no overflow, gloss white SW241491 · Ø360 × 120 · delivery 3d	€188,99	€160,64 −15%
BRAUER Joy shallow vanity, 2 softclose drawers, handleless, Forest Cacao (no top) SW1201215 · 800 × 380 × 500 · delivery 7 wks	€667,80	€601,02 −10%
Hansgrohe Tecturis S 240 Fine deck mixer for vessel basins, CoolStart, incl. push-open waste, brushed bronze SW918645 · H 283 · spout height 230 · projection 167 · delivery 2 days · stands beside the bowl (no room behind it on the 390 deep top)	€336,00	€302,40 −10%
Tap hole Ø~35 mm in the top beside the basin — · drill in the top; supply hoses through the cabinet	—	—
INK SP20 oval mirror, brushed copper frame, no lighting SW798372 · 400 × 800 × 40 · delivery 3d	€236,52	€212,87 −10%

Saniclass space-saving basin drain trap (sifon) 5/4" × 32 mm — under the basin, inside the cabinet (not the toilet cistern) SW647691 · sold out (OP=OP), no longer on the site — pick a replacement	—	—
Vanity top tiled with the floor tile (2 pieces 400 × 390) — tiles counted in the tile table — · still needed: waterproof backer board ≈20 mm, C2 adhesive, edge finish (mitre or profile), Ø40 mm hole for the drain	—	—
Shower		
Hansgrohe ShowerSelect in-wall thermostatic set: Ø280 head, 389 mm arm, hand shower on fixed holder, brushed bronze SW1204471 · head Ø280 · arm 389 · delivery 3d	€1.700,00	€1.530,00 −10%
Fortifura Galeria walk-in panel 90 × 200 — fluted (ribbel) 8 mm glass, ceiling arm 125 cm, brushed copper SW957666 · 865–875 × 2000 · entry ≈530 · alternative — not in quote	€465,29	€395,50 −15%
Fortifura Galeria shower drain 70 cm, tile insert, floor flange, brushed copper PVD SW1075408 · 700 × 70, depth 67 · delivery 2d	€152,99	€130,04 −15%
Storage		
BRAUER Joy half-height wall cabinet, 1 door handleless, softclose, 2 glass shelves, right-hinged, Forest Cacao SW370817 · 350 × 350 × 1200 · delivery 7 wks	€390,60	€351,54 −10%
Accessories		
Accessories shown as placeholders: 2 towel hooks (in shower, facing it), hand-towel hook, loofah hook, toilet brush, 5 l bin — · products not chosen yet	—	—
Optional		
Extra guarantee package (+3 years) SW353906 · no longer on the site — ask showroom	—	—
Total	**€5.291,91**	**€4.699,32**

Totals

	Web price	With discount
Tiles — HORNBACH (−8%)	€666,83	€613,48
Sanitary — Sanitairwinkel (−15% / −10%)	€5.291,91	€4.699,32
Bathroom materials total	**€5.958,74**	**€5.312,80**

Prices incl. VAT: web prices checked 15 Nov 2026. Discounts: −8% HORNBACH; −15% QeramiQ, Fortifura, Saniclass; −10% other Sanitairwinkel brands. Excluded: adhesive, grout, sealant, profiles, backer board, LED, labour.

Points to verify before execution

1. **Measure after the shell is finished**
   The shower depth scales to ≈1385 on the drawing (labelled 1400). The ceiling height is not on the drawing (2600 assumed); all heights and tile counts depend on it.
2. **Galeria walk-in panel**
   Adjustment range only 865–875 mm, so the wall must be plumb. The ceiling arm needs a solid fixing point (add backing if the ceiling is suspended). The open entry is ≈530 mm and some splash outside the shower is possible.
3. **Shower floor**
   Single fall to the linear drain along the back wall; waterproof (tank) the floor and walls in the wet zone. The floor tile is R10.
4. **Recessed items**
   The ShowerSelect thermostat goes into the back wall. The Calvi roll holder goes into the pre-wall, right of the Duofix frame: ≈220 mm wide, 130–145 mm deep. Plan both in the frame or confirm the walls may be chased.
5. **Bidet hand shower**
   The product page says it is not suitable where EN 1717 applies, and the Netherlands applies it. Confirm a compliant set-up (fluid class 5). Also needed: stop valve, wall outlet and supply pipe in the pre-wall, before closing it.
6. **Vanity**
   Top: floor tile on a ≈20 mm waterproof backer board, mitred edge, Ø40 drain hole and Ø≈35 tap hole. The tap stands beside the bowl because there is no room behind it on the 390 deep top; set the exact positions with the basin and tap on site. The drain trap (sifon) is still to be chosen.
7. **Cabinet & shelves above the WC**
   The cabinet (350 deep) overhangs the pre-wall by ≈155 mm. The top shelf at 2140 is above easy reach. LED: 24 V, IP44 or better, driver outside the wet zone, wiring and switch before tiling. Brackets need a solid back wall.
8. **Corner shelves**
   Build them in with the tiling (edges into the joints), with a slight fall to the front and silicone joints. Heights sit on the tile joints.
9. **Electrical points**
   The socket at 1200 is ≈340 mm from the door wall, just beside the mirror edge (345). The wall light point at 1800 is clear above the mirror (top 1750).
10. **Finishes**
    Metal tones from four brands: Hansgrohe brushed bronze, Fortifura/INK brushed copper, Geberit brushed red gold. Compare samples. The Punk relief tile collects limescale in its grooves.

Views — Plan with dimensions

