



# Modular 40

option B



# Modular 40 - option B

€89 800

(Exclusive of VAT)

Compact space, cozy place.

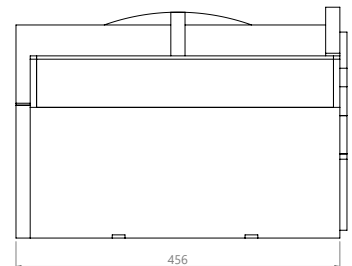
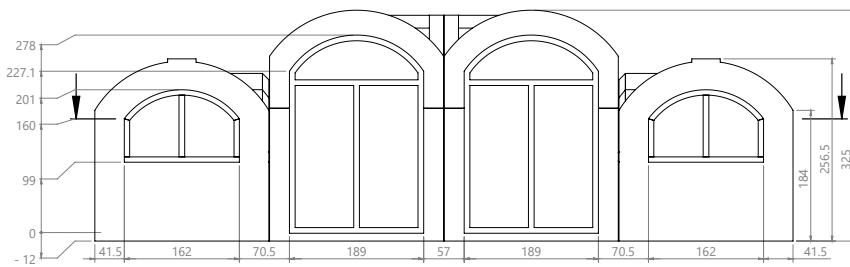
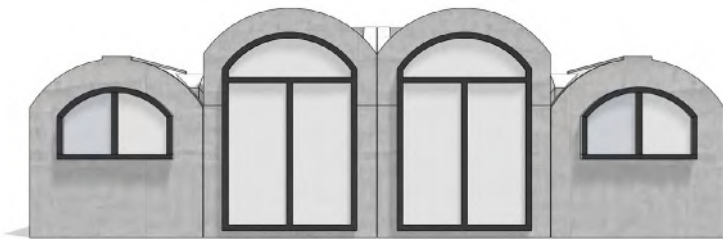
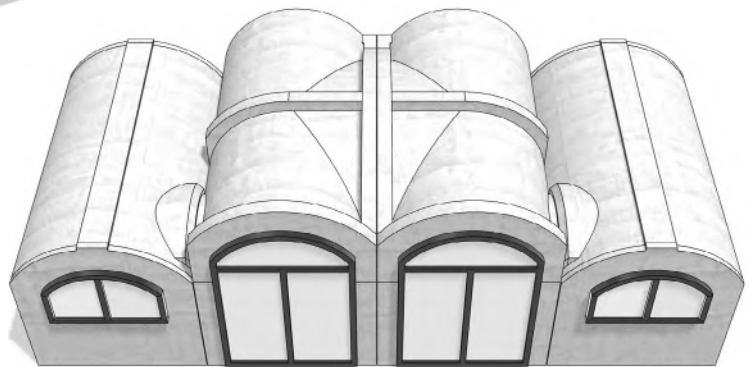
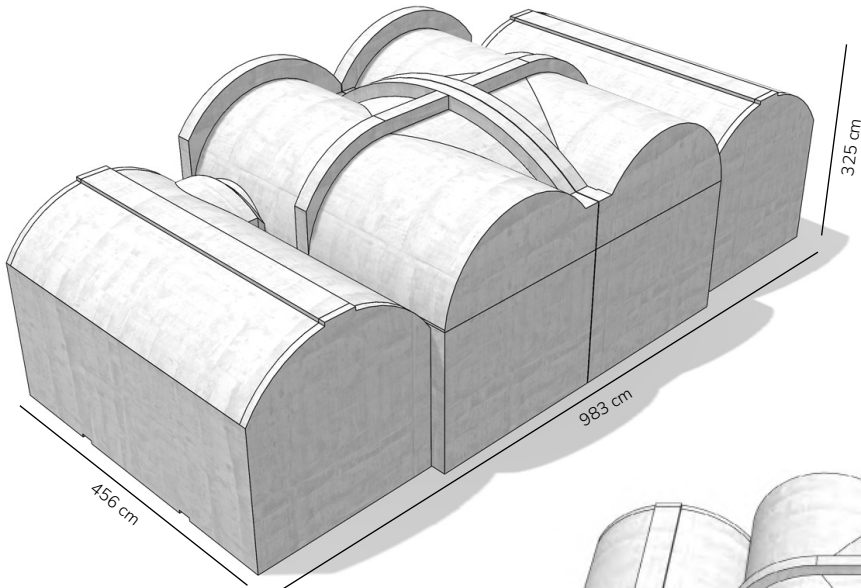
Our second 40 m<sup>2</sup> option consists of two higher modules in the middle and two smaller modules on the sides. This clever choice of modules gives the house one big and open living area with two additional separate rooms to furnish as bedrooms or as office rooms filled with creativity. Because how creative could you be in a cubicle?



# Exterior

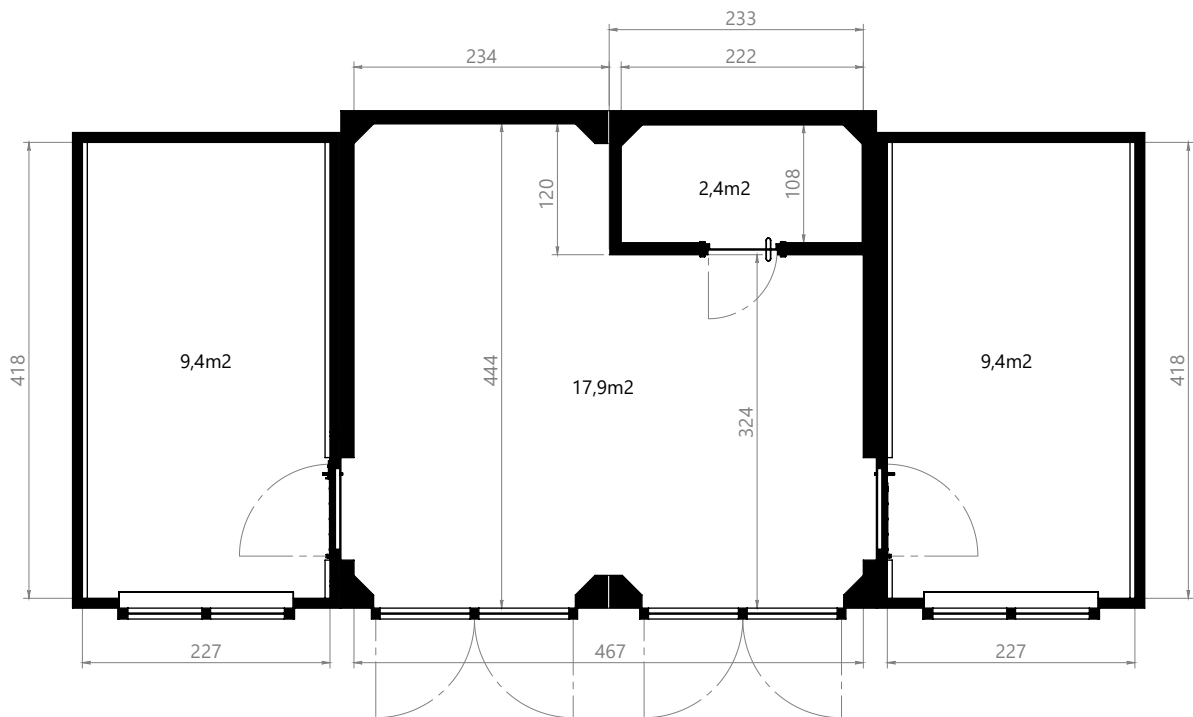
Weight of the concrete modules: 48,4 t

Area under construction: 43,8 m<sup>2</sup>



# Interior

Total usable floor area: 39,1 m<sup>2</sup>



# Modern interior design

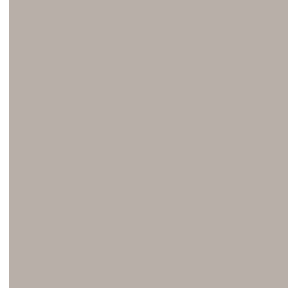
## Living area



Decorative ribs



Floor tiles



Kitchen panels



Wall paint



Worktop

## Bathroom



Floor tiles



Wall tiles



Worktop

Availability can change at any moment. For more up-to-date and detailed information don't hesitate to get in touch with our salesteam.

# Electrical



# Water



Availability can change at any moment. For more up-to-date and detailed information don't hesitate to get in touch with our salesteam.

## Included in the base price

The base prices include a lot of things you need to get going from the get-go. Base price includes:

- Concrete modules with fastener systems and sealants.
- PUR heat- and hydro insulation foam with closed cell, on average 100 mm. For extra waterproofing geomembrane is included in the package
- Custom made and fully equipped kitchen with appliances
- Adjustable ventilation system in every room. From 60+ m2 heat recovery system is installed
- Electrical floor heating with thermostats in each room
- Fully finished bathroom/toilet with electrical boiler
- Water and sewage piping system readiness up to the outer wall
- Tiled floors and walls in bathroom and other wet rooms
- Tiled floors in other modules
- Interior walls/ceilings covered with white textured lime plaster
- Natural oak wood panels on the walls (where marked)
- Built in office table where marked
- Versions with a sauna include LED lighting solutions in the sauna room, electrical sauna oven, sauna stage, a water boiler and a glass door
- Triple-glazed wooden exterior doors and windows
- Interior separating vaulted glass doors (if marked on the plan)
- Full electrical readiness with electrical board, wiring, recessed switches and lighting in every room
- Basic blueprints, floor plans and documentation for each solution

## Possible extras

Our solution has a usable lifetime up to a 100 years. This means that every possible extra should be thought out and planned by as early as possible. It is also possible to mix and match some solutions used in other standard options. The possible extras include:

- Installation of modules on-site
- Custom interior packages and changes
- Custom exterior packages and changes
- Different window options - frames, shapes, sizes, locations, openings
- Different door options - frames, shapes, sizes, locations, openings
- Additional DIY unfinished modules - see next page
- Custom concrete works - stairs, entrances, facade works
- Sky windows and roof light tubes
- Additional separating walls
- Addition of a garage, cellar, sauna and other technical room solutions

## Not included in the base prices

Here are some additional things that need your attention on your way to a new house. Not included in the base price::

- Transport costs. This can be calculated by us when the exact location is known
- VAT and other taxes
- Interior furnishing - elements that are not fixed: tables, chairs, carpets, decorations etc.
- Costs regarding permits from local councils
- Connection fees for water, sewage and electricity
- Plot preparation. This varies by house size and the ground conditions. Most of our houses do not need a foundation – the modules have a concrete plate foundation integrated into them already. Just a compact gravel or a sand base with insulation boards is necessary
- Later landscaping. The most reasonable solution is to find a local service provider for this.

# We have won trust both at home and abroad

For more than a decade, we've been dedicated to crafting homes we're proud of. With over 1500 installations under our belt, our reach extends not only across Estonia but also into the United Kingdom, Finland, Germany, Sweden, Latvia, Lithuania, Norway, Iceland, Austria, and France.

Our experienced, professional, and trustworthy team ensures that every step of the process, from manufacturing to installation, meets the highest standards of quality and reliability.



## Contact us!

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