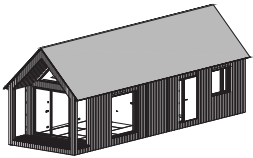




KODA CLASSIC

IS A MOVABLE TIMBER FRAME HOUSE



KODA Classic

Starting from 97 900 EUR
w/o VAT

Gross buildable area	52.3 sqm
Usable area	51.6 sqm
Weight ca	13.5 tonnes
Dimensions:	L11.451, W3.868, H4.977 mm
Alternative module:	11.130, W 3.386, H 4.130 mm
U values range btw:	0.17-0.213 W/M ² K

A new generation of KODA homes with a pitched roof, designed to complement the exclusive and smart original KODA.

Maintaining the signature compact architecture and award-winning spatial concept, it reinterprets Nordic design through timeless form and materiality.

Built on a durable steel-reinforced timber frame, the KODA Classic unites modern modular construction with natural warmth and lasting quality.



The house is light,

making more remote locations outside big cities as well as in distant global destinations accessible.



Premium Sauna option

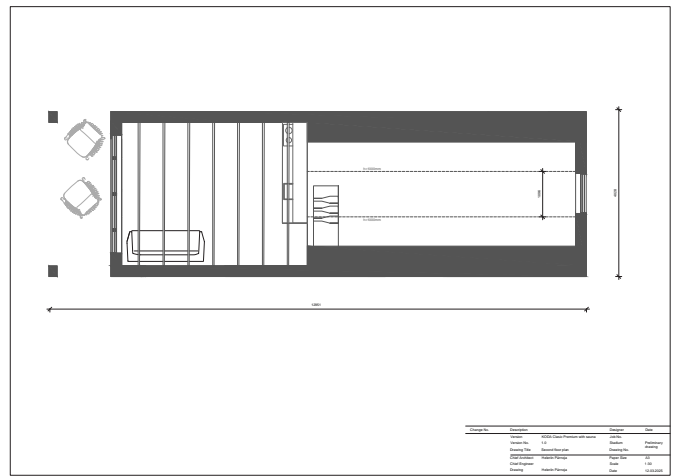
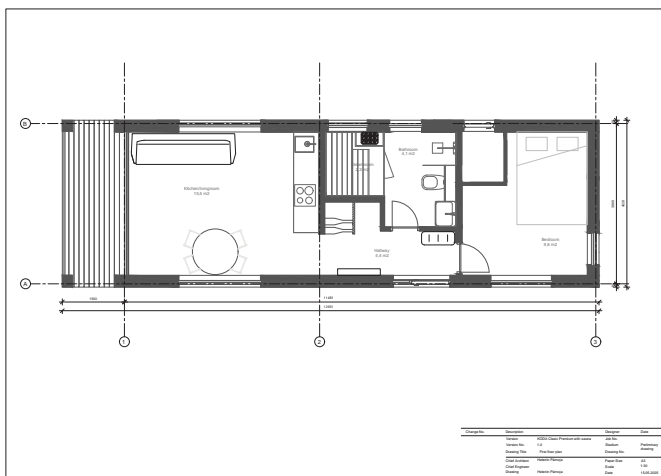
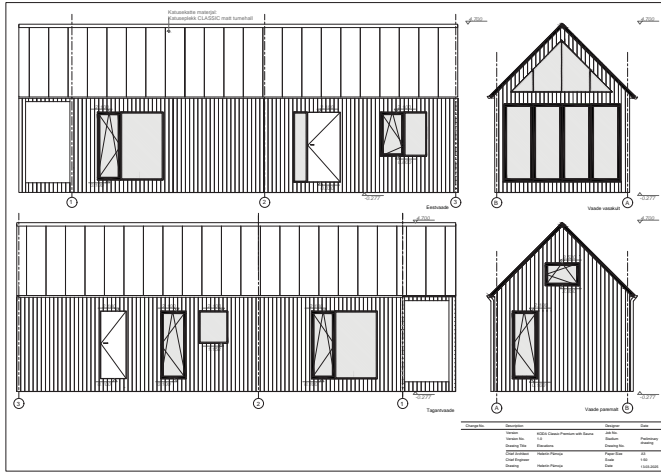
an essential element of the Scandinavian lifestyle, adding relaxation and wellbeing to everyday living.



Smart stairs

that can be seamlessly pushed into the wall, maximizing interior space while maintaining clean, modern aesthetics.

KODA Classic Plans



STANDARD EQUIPMENT

Included in the price

STRUCTURE AND FINISHES

- Timber structure Insulated walls, ceiling and floor
- Timber cladded exterior finish (Graphite)
- Smooth horizontal timber cladded interior finish (white)
- Standard 3-glazed front facade with terrace
- PVC glass terrace door
- Standard wooden main entrance door on the side
- Standard inward-opening window-door in the bedroom and a small openable window on the 2nd floor
- Standard exterior cladding – painted board (Graphite)
- Pitched metal roof with Classic profile

MEP – Mechanical, Electrical & Plumbing

- EU-standard electrical installation
- Water heater (60L) and ventilation system
- Main electrical box with circuit breakers
- Plug for connection to electric grid
- Water and sewer connections
- Interior Finishes and Furnishing
- Kitchen cabinets Painted smooth wooden boards (white and black) on walls
- Painted plywood ceiling
- Laminate parquet flooring
- LED lighting in ceiling and readiness for pendant lights in living room and 2nd floor
- Standard tiled bathroom with sink, tap, shower area, and toilet
- Kitchen readiness

OPTIONAL PREMIUM EXTRAS

Not included in the price

(not included in standard equipment):

- Vertical exterior cladding installation
- Natural parquet floor
- Inward-opening window-door in living room (2000 × 2000 mm)
- Large sliding terrace window (3400 × 2300 mm)
- Glass door (800 × 2000 mm)
- Triangular window (2890 × 1400 mm)
- Rainwater pipes on sides (4 pcs)
- Sauna with electric heater

Optional additional kitchen cabinetry:

- Kitchen cupboards, shelves, and washbasin (with installation)
- Kitchen appliances with installation:
 - 2-zone induction hob
 - 4-zone induction hob
 - Refrigerator
 - Dishwasher
 - Oven
- Premium mixers in kitchen (Damixa)
- Premium mixers in bathroom (Damixa)
- Premium toilet
- Glass shower door
- Nilan HVAC system or Unico Air cooling system with Heat Pump (no external parts, 27 dB @ min speed)
- Or
- Ventilation system Vents VUE
- Underfloor heating with Fenix Wi-Fi controller (3 zones)

For your KODA arrival, what do you need to prepare

1

ground with levelled footing with sufficient weight-bearing capacity (no full foundation needed)

2

connection points for water, electricity and sewage.

3

Crane for unloading and one day for installation (local certified specialists to connect to water, sewage, electricity)

Get a personalized quote

sales@kodasema.com

GALLERY



KODA Classic Gallery



KODA EXTERIOR FINISH

Standard solution: timber cladding spruce / pine with sikkens rubbol facade special

Wood is authentic, eco-friendly, healthy and the only truly renewable construction material.

AB grade timber is industrially primed and coated on all three sides. The timber is sourced according to FSC and PEFC sustainability principles and produced according to European standard EN 14915:2013.



KODA color options



KODA exterior cladding options

Cement composite

Composite panels consisting of a mixture of wood particles and cement called the Cement Bonded Particle Board (CBPB). It combines the flexibility of wood with the strength and durability of cement, allowing a wide range of applications.



Aluminium cladding

Composite panels are light, strong, easy to clean and with a great variety of applications. We suggest using black Albond 9000 with A2 fire resistance level.



Thermal timber

Through a heat treatment (without harsh chemicals), the wood's properties are enhanced for superior performance. Increased durability, natural resistance to decay, insects, and fungal attack



KODA FLOORING OPTIONS

STANDARD FINISH: LAMINATE FLOOR

In standard your KODA comes with laminate floor. Laminate flooring offers the beauty of wood with exceptional durability. It's stylish, easy to maintain, and perfect for creating a warm, inviting space in any home or office.



PREMIUM – NATURAL PARQUET FLOOR or OILED PARQUET FLOOR

For those who appreciate the timeless elegance of real wood, KODA also offers natural wooden parquet in light or dark oak, as well as beautifully finished natural oiled parquet. This premium flooring option brings a rich, organic character to your interior, enhancing both warmth and sophistication.

KODA KITCHEN OPTIONS

Standard configuration

KODA in standard equipment comes with kitchen readiness – so you have more options to choose from. You can either buy your kitchen cabinetry from IKEA or ask a local carpenter to make a tailored to your needs kitchen furniture.

Cabinets finishing Laminate Formica® Collection, 18 mm, white
 Sink Franke MARIS MRG 610-37 Fraganite® Sink Unit in Onyx (Black)
 Mixer Hansgrohe Focus M41 black or chrome

Sockets and LED lights



Hansgrohe Focus M41 black or chrome



Franke MARIS MRG 610-37 Fraganite® Sink Unit in Onyx (Black)

Premium configuration

You can choose kitchen cabinetry made by Kodasema kitchen master – the kitchen includes sink, mixers and readiness for appliances you choose to buy and install yourself.

You can choose fully equipped kitchen made by Kodasema kitchen master with full set of Premium appliances that fit into your KODA kitchen.

*Check Premium EXTRAS available for your preferred KODA model kitchen

Kitchen cabinets on side wall Laminate Formica® Collection, 18 mm
 Integrated dining table Fenix nano, with cutlery drawer
 Kitchen hood Elica Era C 60, carbon filter, built in, 230-365 m3/h, 52-66
 Dishwasher Bosch SPH4EMX28E
 Mixer Damixa Silhouet black or chrome



KODA BATHROOM OPTIONS

KODA houses come with fully finished bathrooms, thoughtfully designed for comfort and modern living. Each bathroom features a ventilation system, electric underfloor heating, LED lighting, and beautifully tiled walls. Standard sanitary fittings include a sink, mixers, a shower system, and a wall-hung toilet. To suit your aesthetic, mixers are available in elegant chrome or sophisticated black finishes.

All KODA model bathrooms can be further elevated with premium upgrades, including high-end mixers and shower systems in your choice of sleek chrome or bold black finishes, as well as a premium toilet for an added touch of sophistication.



KODA

QUALITY AND DESIGN MEET FLEXIBLE, INNOVATIVE SPACE

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