



## HOUSES AND CABINS



2025

# UNIQUE MODULAR HOUSES



Kodumo was born from an innovative idea to offer home buyers high-quality turnkey homes, complete with a concrete foundation manufactured in a factory. We are committed to sustainability and minimizing our environmental footprint.

A modular house is undoubtedly the fastest and easiest way to build a home! Factory production ensures that weather conditions do not affect construction and that neighbors are not disturbed by the noise and disturbances of an on-site build.

By choosing Kodumo modular houses, you benefit from a reliable, supportive, and flexible sales and construction process.



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**STAY UPDATED ON NEW HOUSE MODELS, OPEN HOUSE EVENTS, SPECIAL OFFERS, AND MORE:**



[www.KODUMO.ee](http://www.KODUMO.ee)



[KODUMO.MODULAR](https://www.facebook.com/KODUMO.MODULAR)



[KODUMO](https://www.linkedin.com/company/KODUMO)



[KODUMO\\_MODULAR](https://www.instagram.com/KODUMO_MODULAR)



## REASONS TO ORDER A MODULAR HOME FROM KODUMO

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### → **FIXED HOUSE PRICE**

When you sign the house order contract, we fix the price of your home.

### → **TURNKEY HOME SOLUTION**

You don't need to hire separate workers for wiring, interior finishing, or roof installation. A Kodumo home arrives fully equipped for living. Additionally, kitchen furniture can be included in the price quote.

### → **NO NEED FOR AN ON-SITE FOUNDATION - IT'S BUILT IN THE FACTORY**

You read that right - Kodumo homes come with a factory-built concrete foundation that includes pre-installed utilities (water, sewage, electricity, and underfloor heating).

### → **ALL HOUSES UNDERGO THOROUGH QUALITY CONTROL IN THE FACTORY**

Our quality manager inspects and documents every construction stage to meet building standards.

### → **STRESS-FREE CONSTRUCTION PROCESS FOR THE BUYER**

You don't need to arrange for builders and materials at your plot or worry about the house getting damaged by weather conditions. Kodumo builds your home in a controlled, moisture-free environment.

### → **OVER 15 YEARS OF CONSTRUCTION EXPERIENCE**

Dating back to 2004, Kodumo has built nearly 200,000 m<sup>2</sup> of structures, including row houses, duplexes, kindergartens, schools, single-family homes, and office buildings. Our buildings can be found in Estonia, Finland, Sweden, Iceland, Norway, and Germany.

### → **HOUSES MEET CURRENT BUILDING AND ENERGY EFFICIENCY REQUIREMENTS**

We adhere to building laws, regulations, and standards.

### → **UNIQUE OPPORTUNITY TO RELOCATE YOUR HOUSE IN THE FUTURE**

Yes, we can lift your house and move it to a new location. This option has been proven to work and is useful for repurposing the land or moving relocating a rental business.



## **8 STEPS FROM PLANNING TO MOVING IN!**

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### **1. CHOOSING A SUITABLE HOUSE FOR YOUR PLOT**

- If you plan to finance the building through a bank, check your credit status.
- Choose a suitable house model and ensure it complies with the plot's zoning or planning regulations.
- Send your preferred house model name, plot cadastral number, and a sketch of the desired house location to [majad@kodumo.ee](mailto:majad@kodumo.ee) to receive a preliminary transport feasibility and price assessment.
- If you decide on a Kodumo modular home, you must order a transport route survey from our sales representative to make sure that the plot is accessible with the chosen house.

### **2. DEFINING HOUSE SPECIFICATIONS AND PLACING THE ORDER**

- If using bank financing, order a future value appraisal (plot + modular house).
- Specify exterior and interior finishes, heating system, additional features, and any custom requests.
- We coordinate the production time and house completion date.
- Sign the order contract and make a prepayment of 15-25%.

### **3. SETTING MORTGAGE FOR PURCHASES WITH LOANS**

- If financing through a bank, payment is usually made after installation.
- To secure the payment, you must set a mortgage on the property in our favor. This mortgage is transferred to the bank after installation, upon which the bank releases the final payment to Kodumo.

### **4. HOUSE PRODUCTION, BUILDING PERMIT APPLICATION, AND SITE PREPARATION**

- Your production slot is reserved. We provide architectural drawings, and factory construction begins.
- You begin applying for the building permit. We can recommend partners to assist with geodesy and permit applications.

## **8 STEPS FROM PLANNING TO MOVING IN!**

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- You prepare the plot's gravel base. External utility connections (water, sewage, electricity) must be directed to the foundation plan's designated connection box. A gravel bed must be prepared under the house, and the area used for house installation (temporary access road) must also be covered with gravel.
- If you are financing the house purchase without a bank, an additional payment of 40% is required after the foundation and structural frame are completed.

### **5. HOUSE COMPLETION AND INSPECTION**

- Single-module houses are 99% completed in the factory.
- Multi-module houses are about 95% completed in the factory.
- You inspect your house to ensure it meets your expectations.
- If self-financing, make the third payment of 40%.

### **6. TRANSPORT AND INSTALLATION**

- Transport takes place during late-night or early-morning hours.
- For single-module houses, additional exterior elements (e.g., gutters, stair steps) are installed on-site.
- For multi-module houses, modules are connected, and interior finishing (e.g., flooring, trim, interior doors) is completed on-site.
- After installation, we perform technical system checks, and you inspect the house again.
- If self-financing, make the final payment of 5%, and you are ready to move in.

### **7. MORTGAGE TRANSFER FOR LOAN PURCHASES**

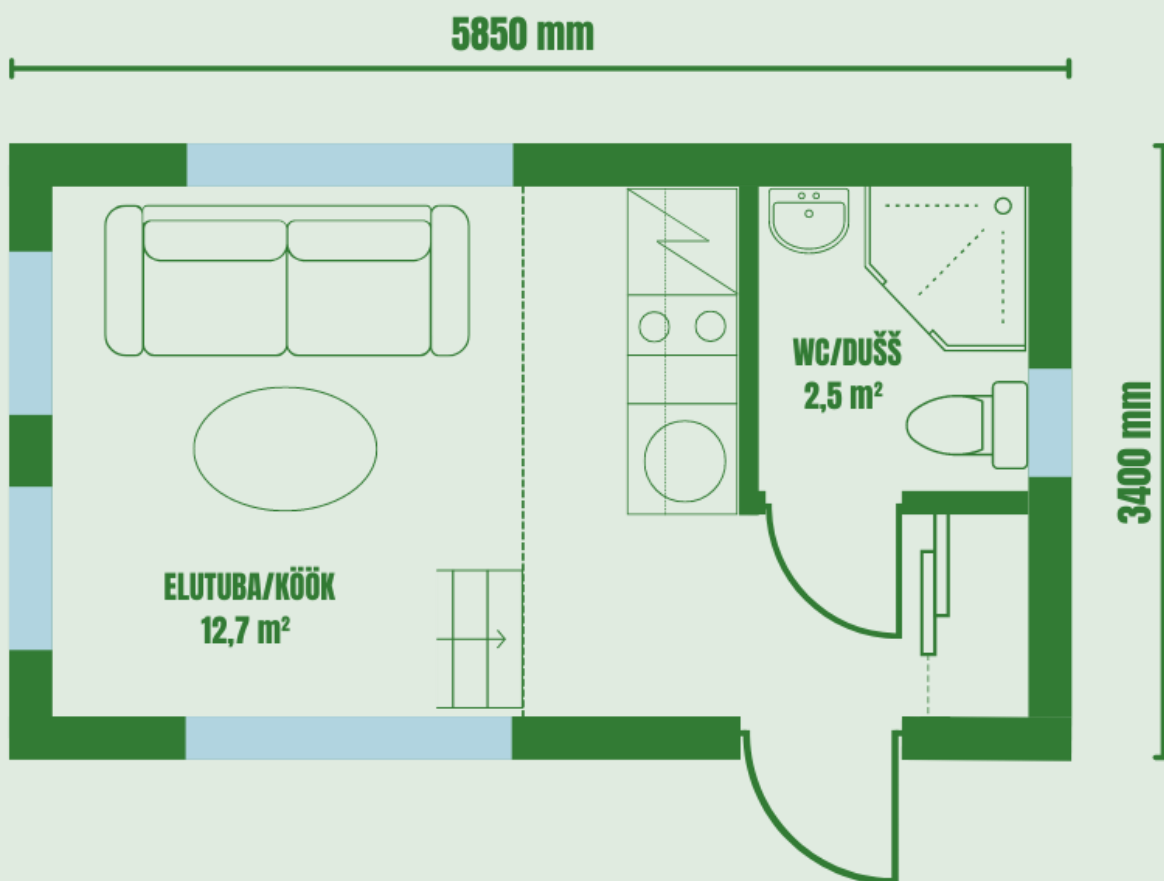
- If financed with a loan, the mortgage is transferred to the bank at a notary.
- We hand over the keys, and you can move in.
- The bank makes the final payment to us.

### **8. APPLYING FOR AN USAGE PERMIT**

- Upon house handover, we provide a home manual with usage, maintenance instructions, and documentation.
- Now it's time to apply for the occupancy permit.

**Construction area: 19,8 m<sup>2</sup>**

**Floor area: 23,2 m<sup>2</sup>**





# KOOLIBRI CLASSIC

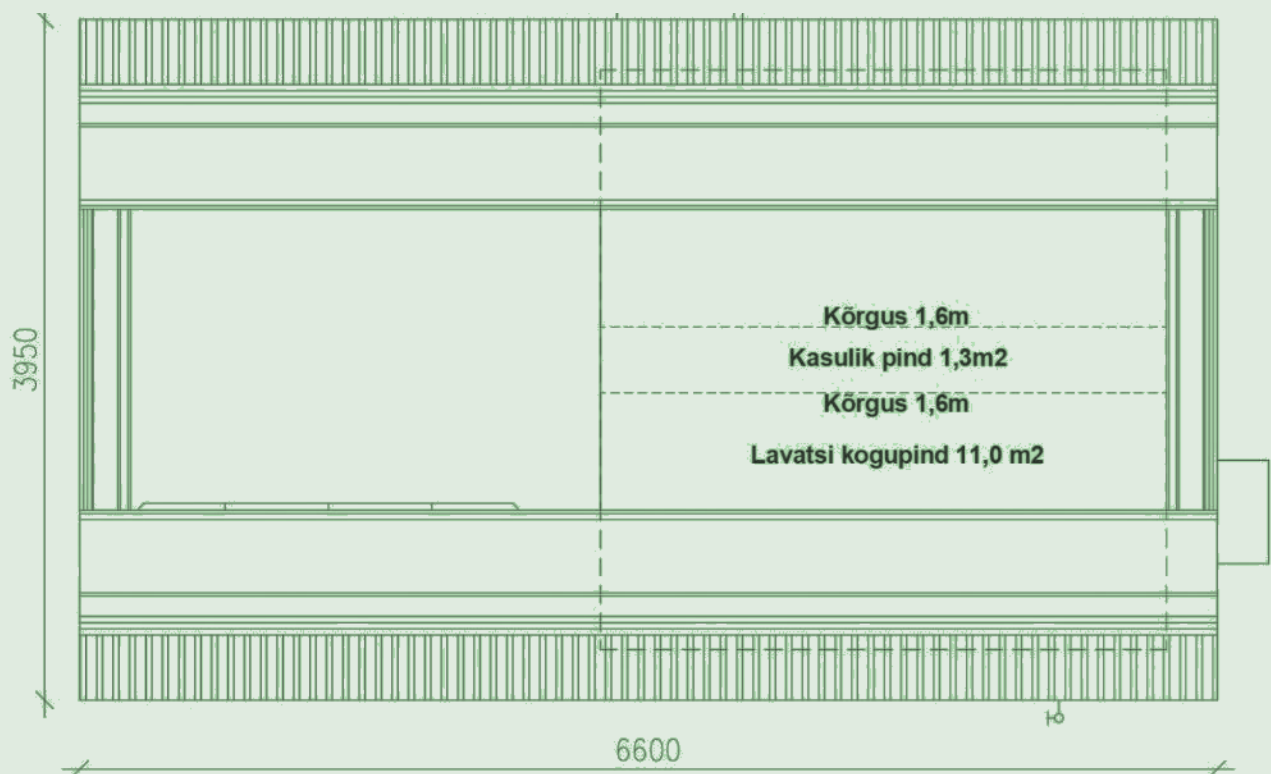
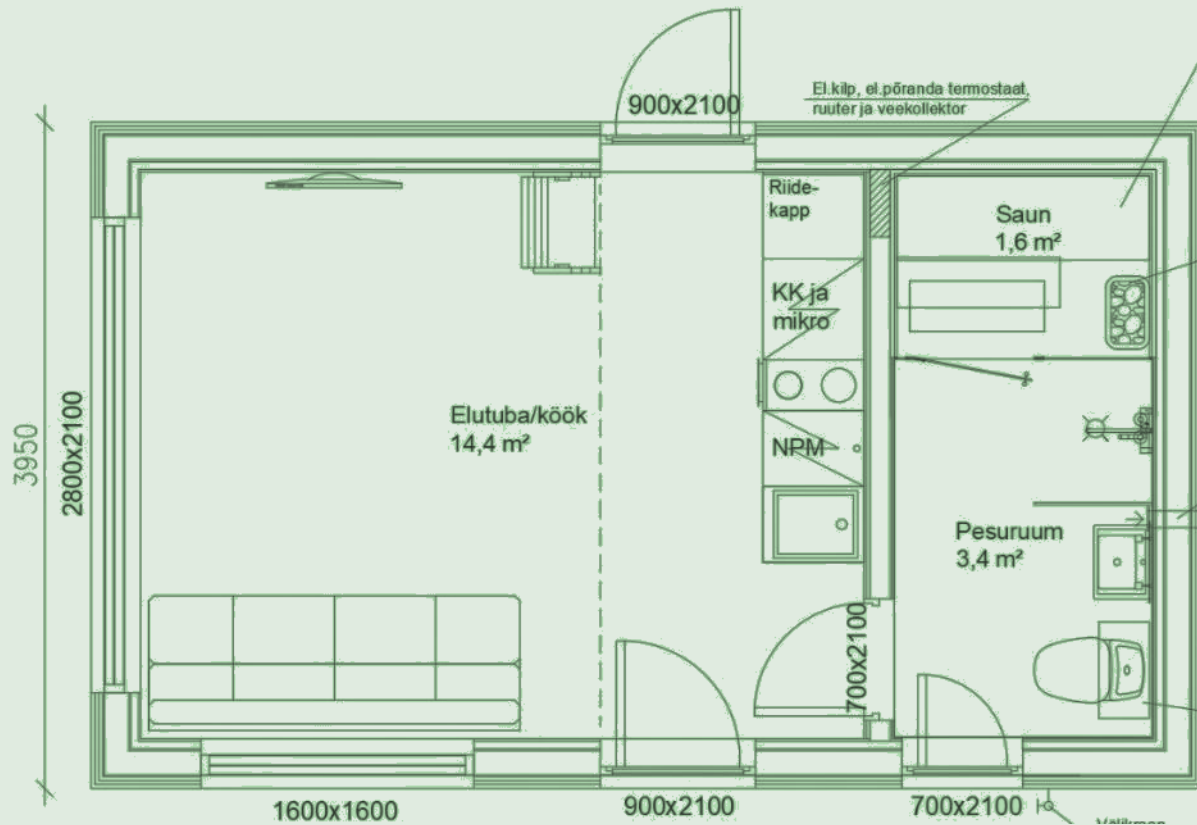






Construction area: 26,1 m<sup>2</sup>

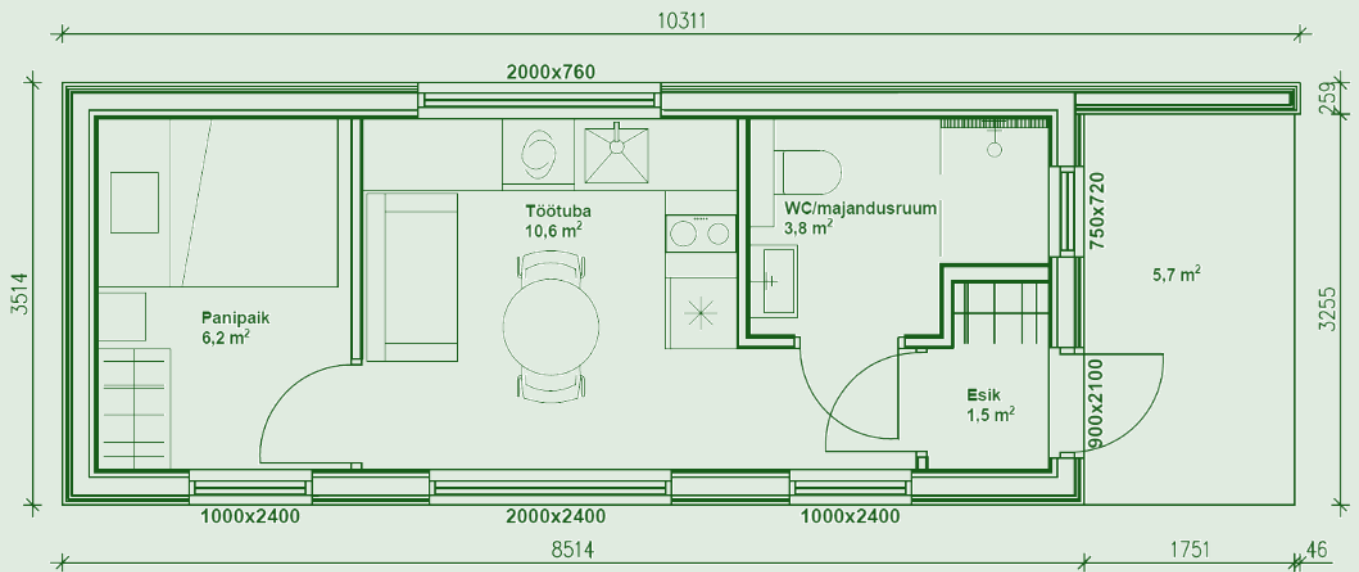
Floor area: 20,7 m<sup>2</sup>





**Construction area: 35,5 m<sup>2</sup>**

**Floor area: 22,1 m<sup>2</sup>**

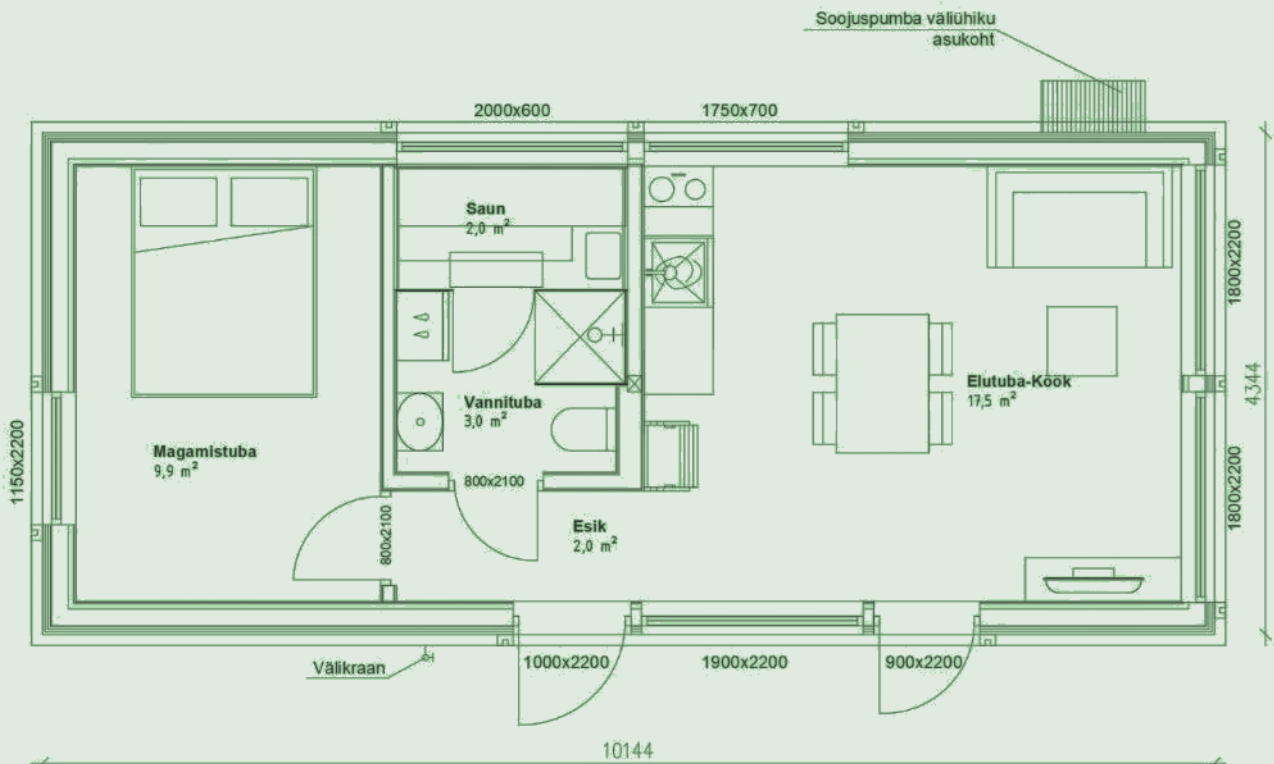
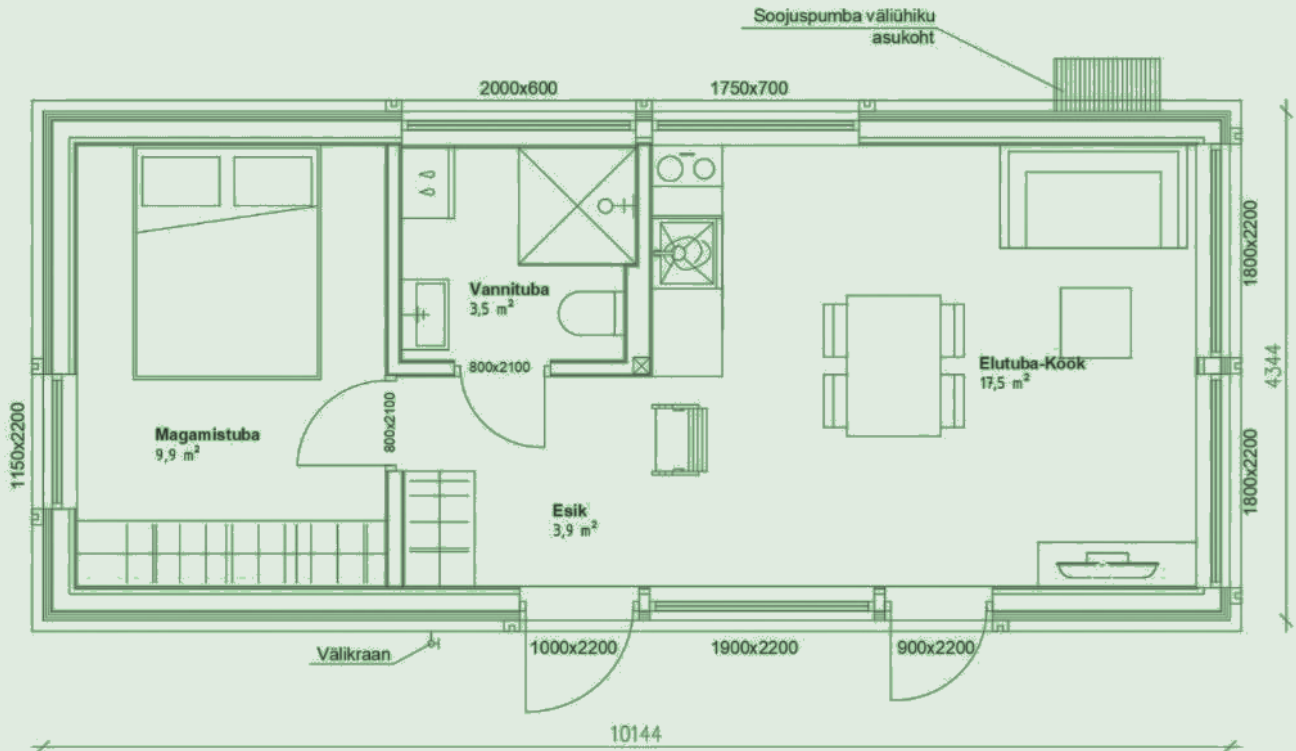


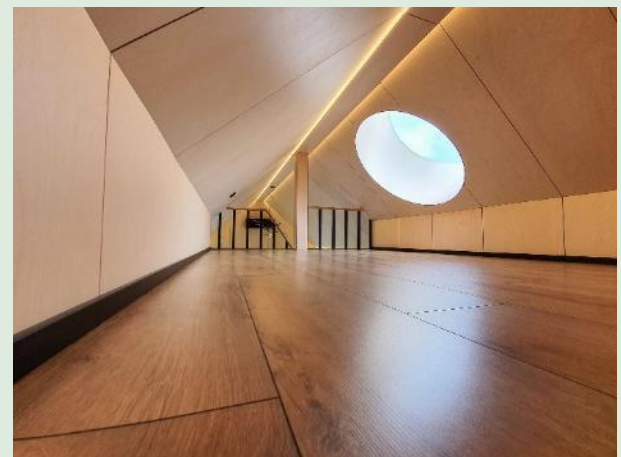
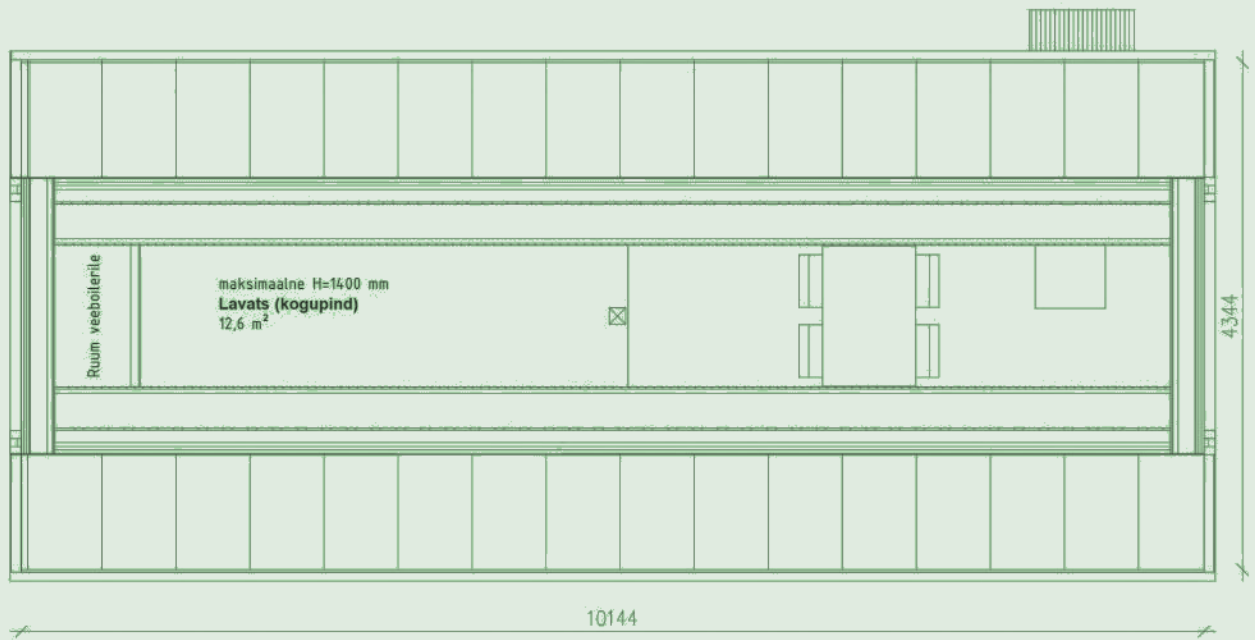




Construction area: 44,1 m<sup>2</sup>

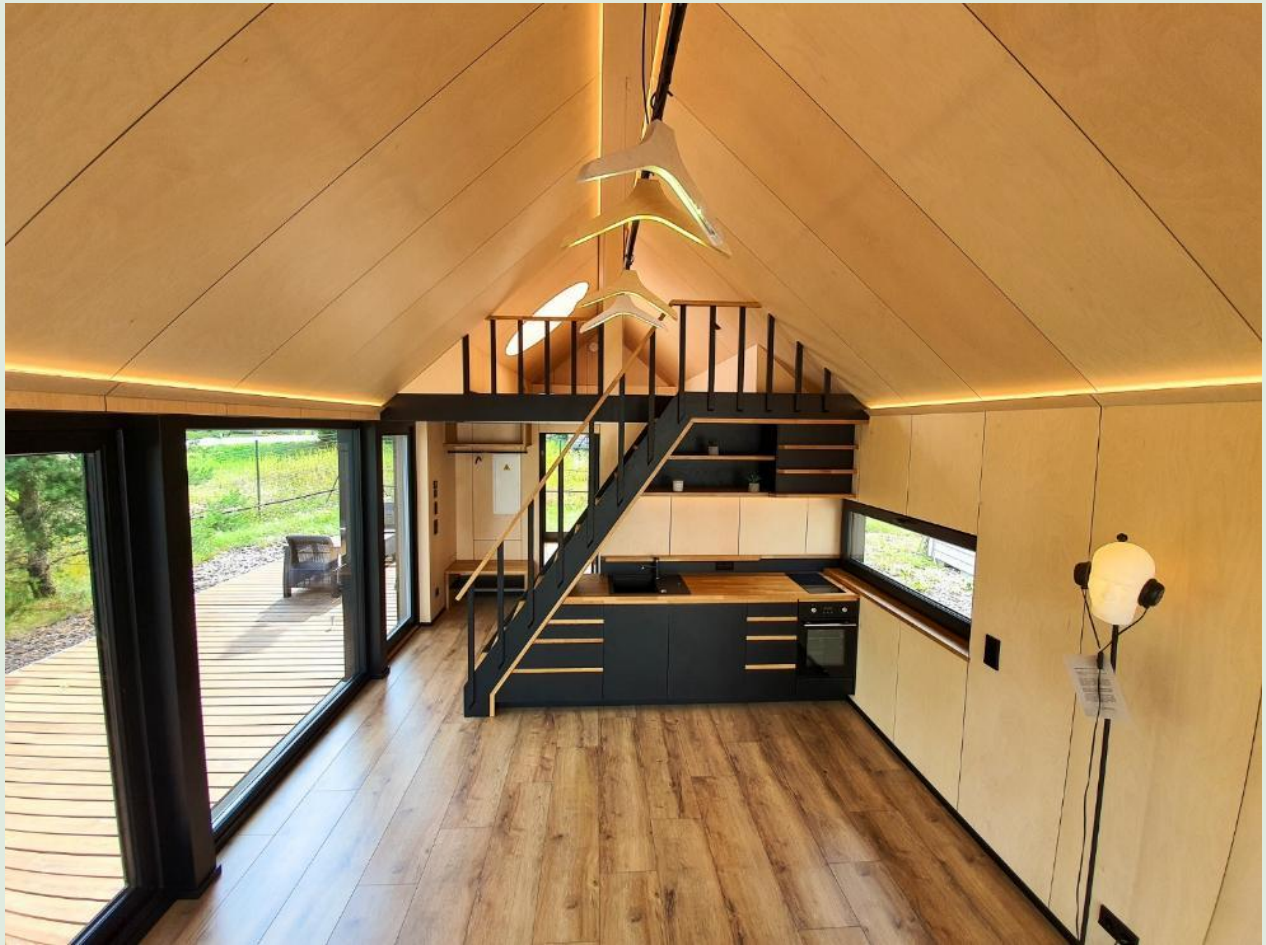
Floor area: 34,8 m<sup>2</sup>/34,4 m<sup>2</sup>







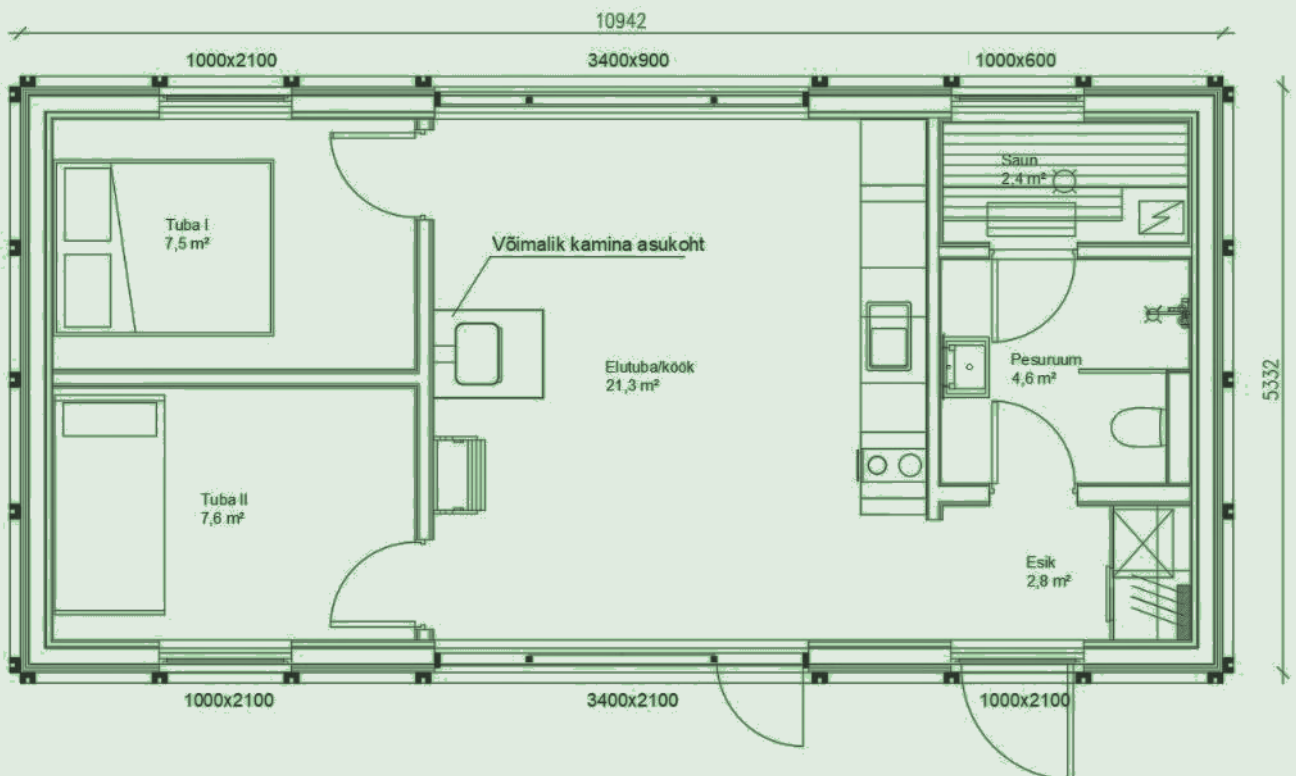
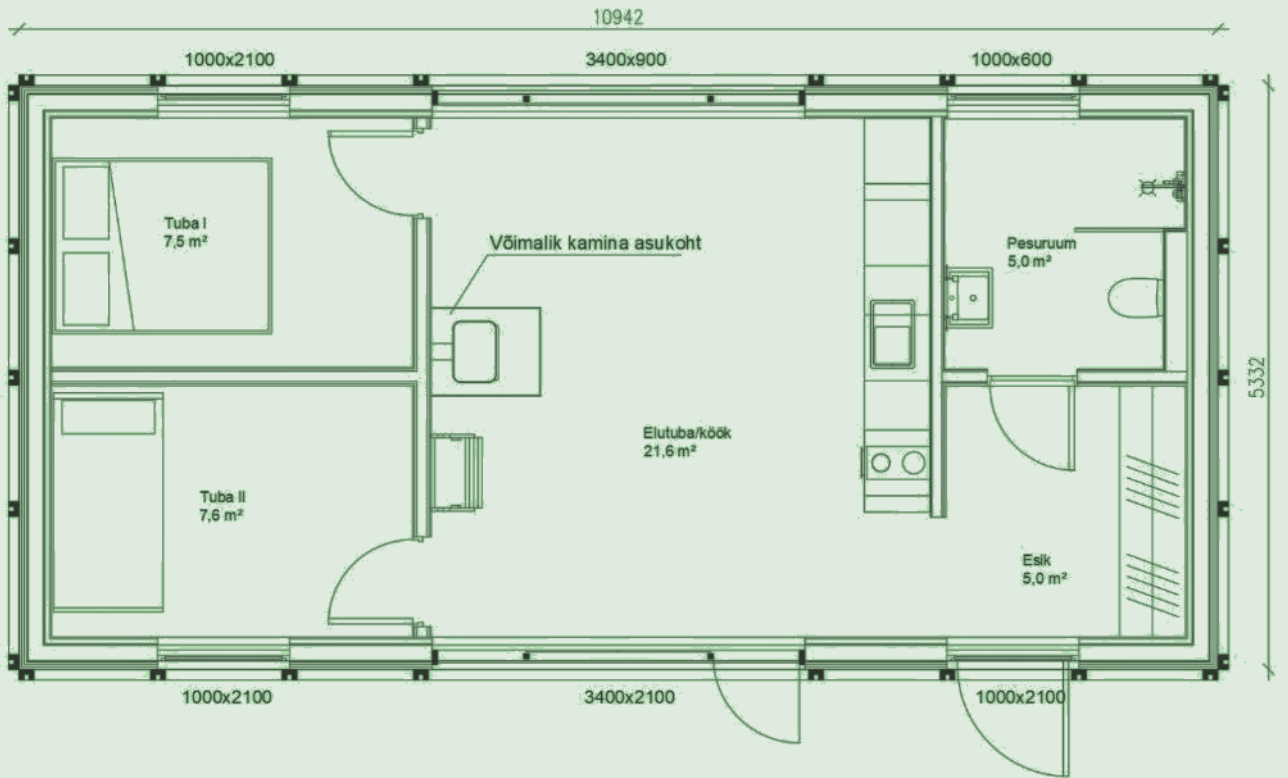


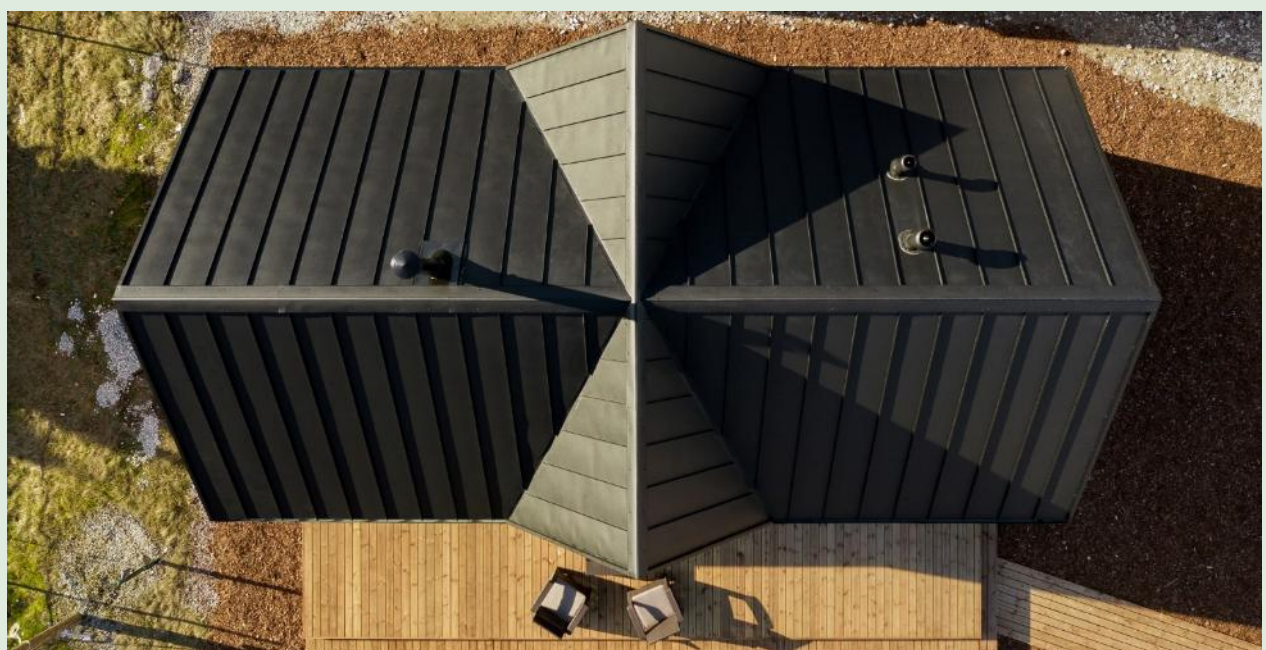


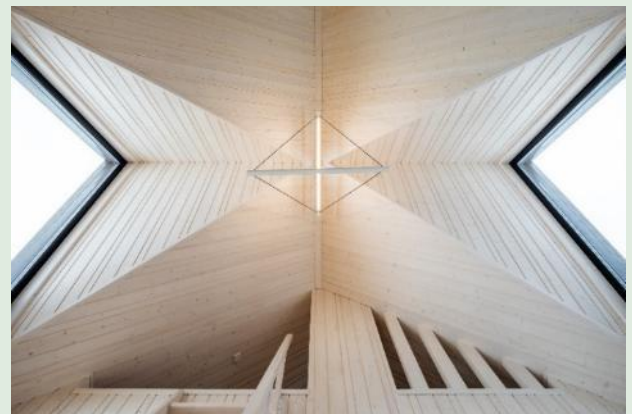


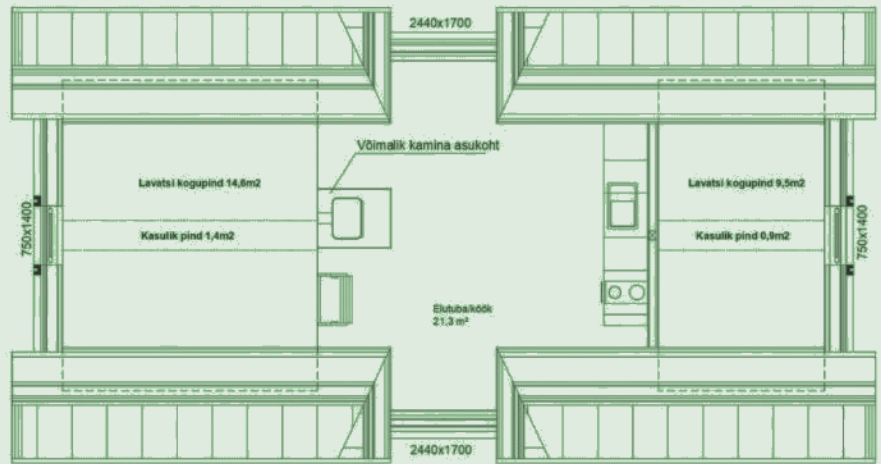
**Construction area: 58,3 m<sup>2</sup>**

**Floor area: 49,0 m<sup>2</sup>/48,5 m<sup>2</sup>**





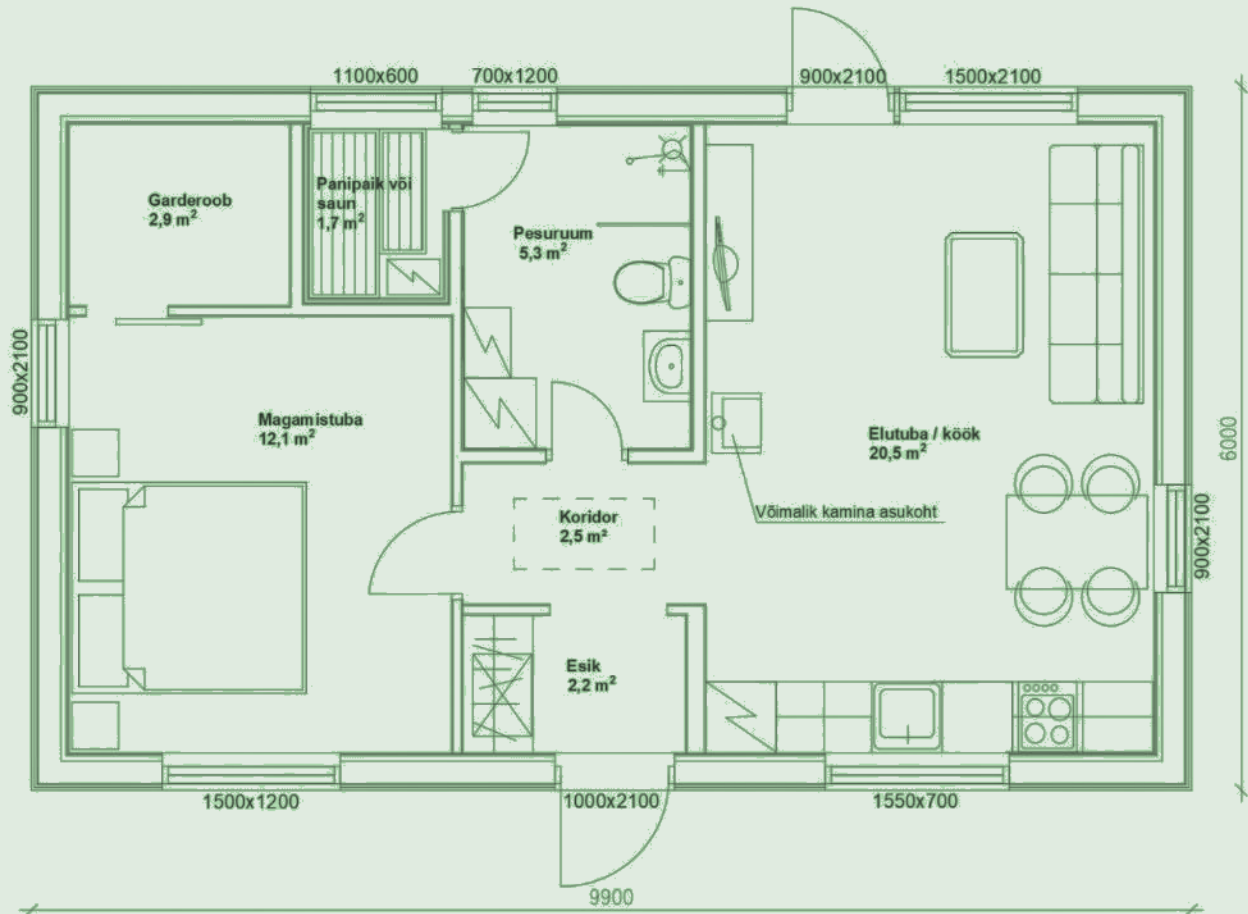






**Construction area: 59,4 m<sup>2</sup>**

**Floor area: 47,2 m<sup>2</sup>**



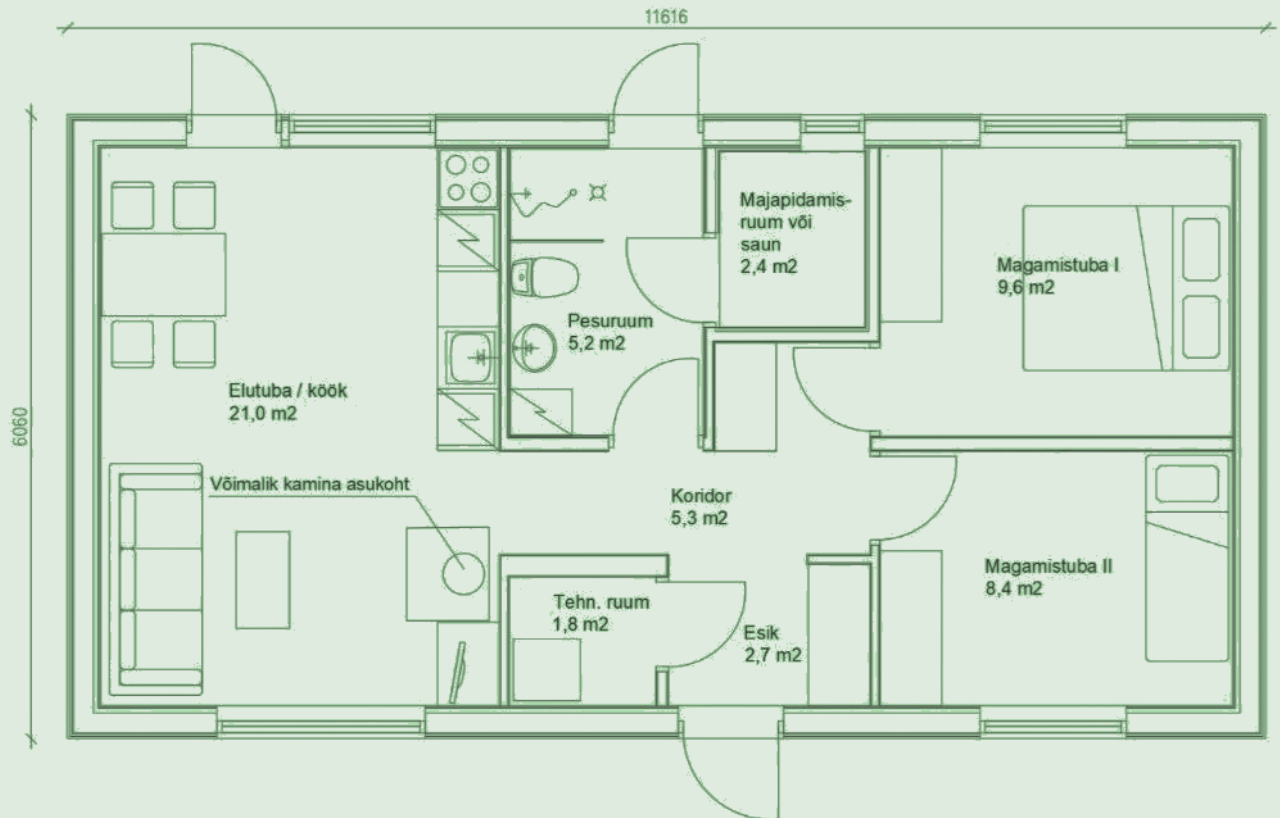




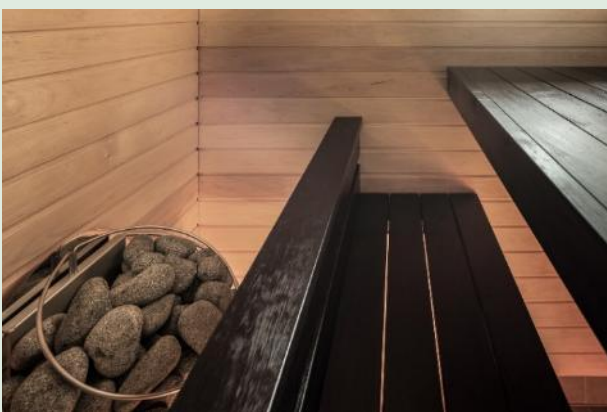


**Construction area: 70,4 m<sup>2</sup>**

**Floor area: 56,6 m<sup>2</sup>**





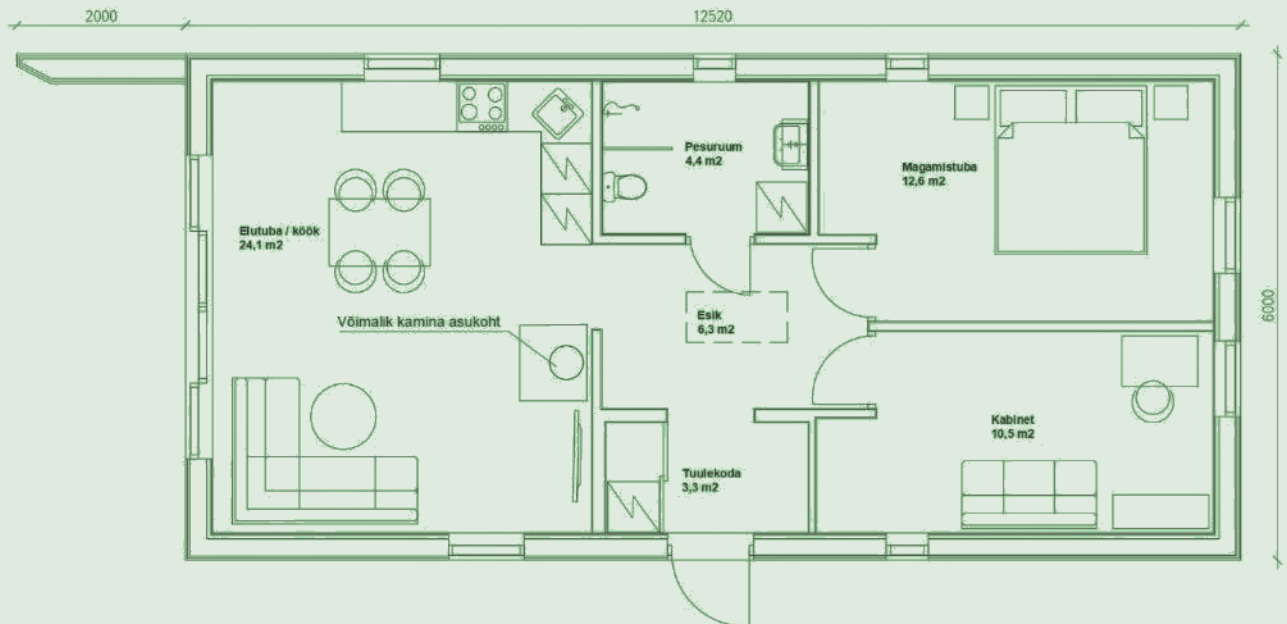






**Construction area: 75,1 m<sup>2</sup>**

**Floor area: 62,1 m<sup>2</sup>**



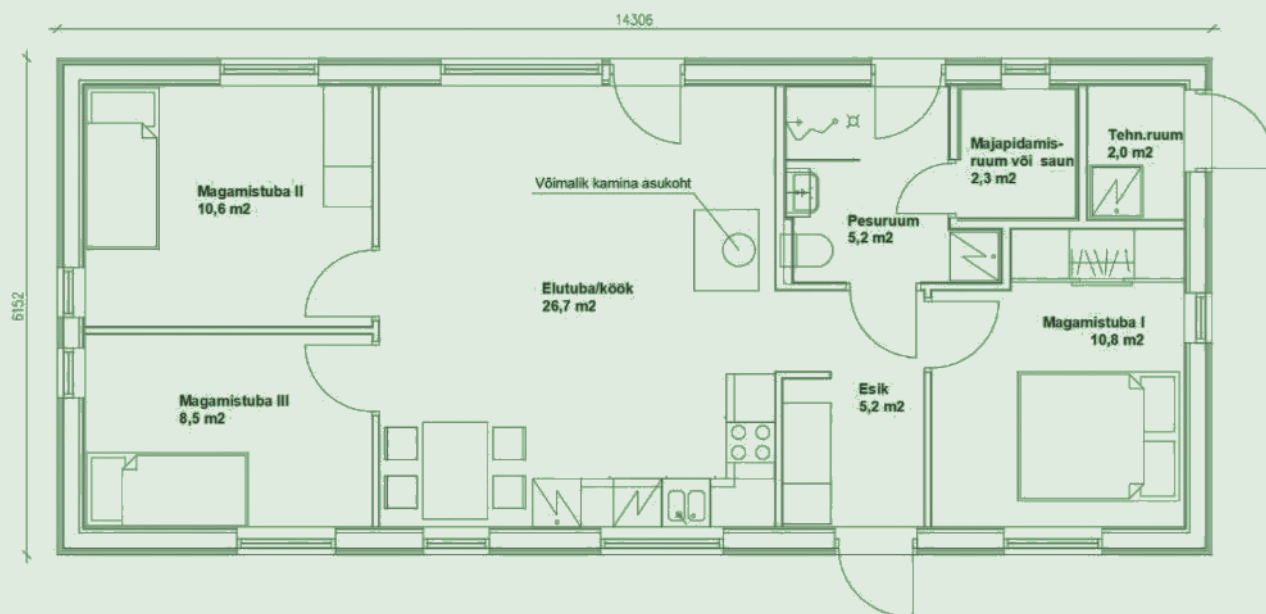






**Construction area: 88,0 m<sup>2</sup>**

**Floor area: 71,5 m<sup>2</sup>**



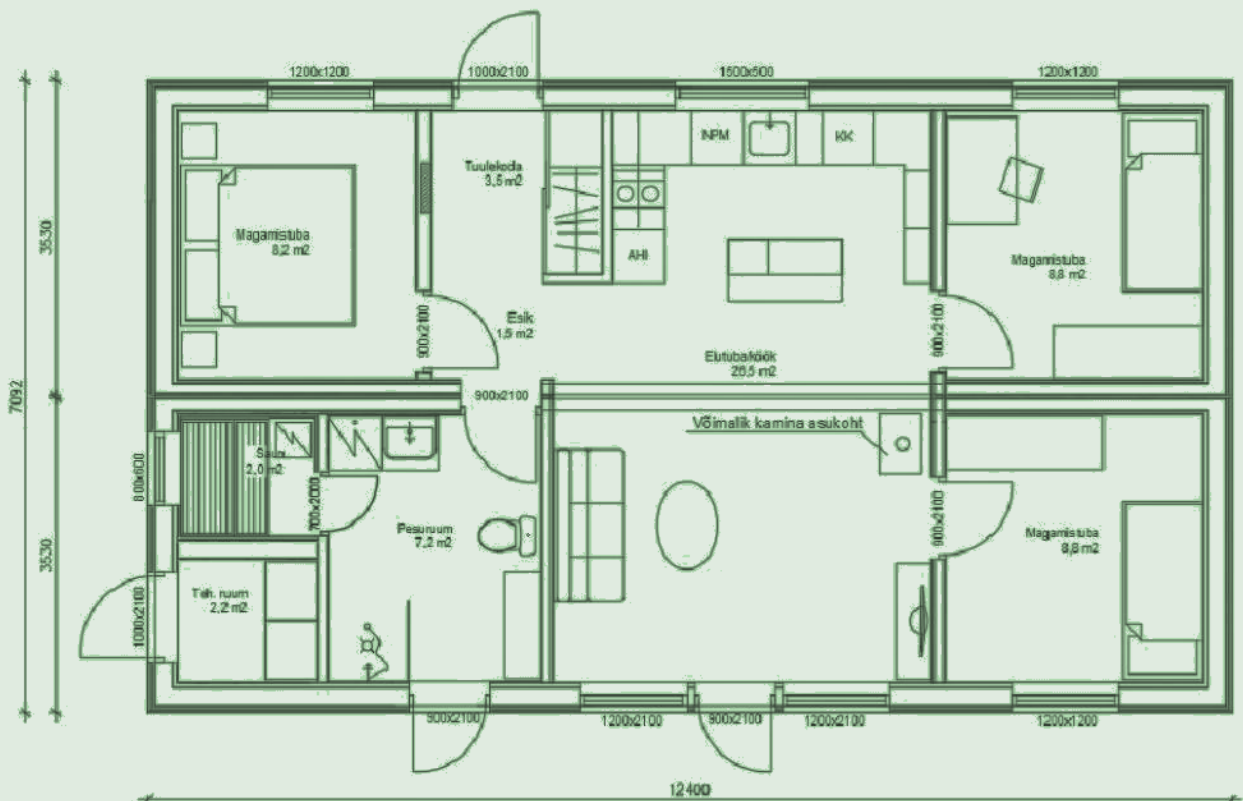
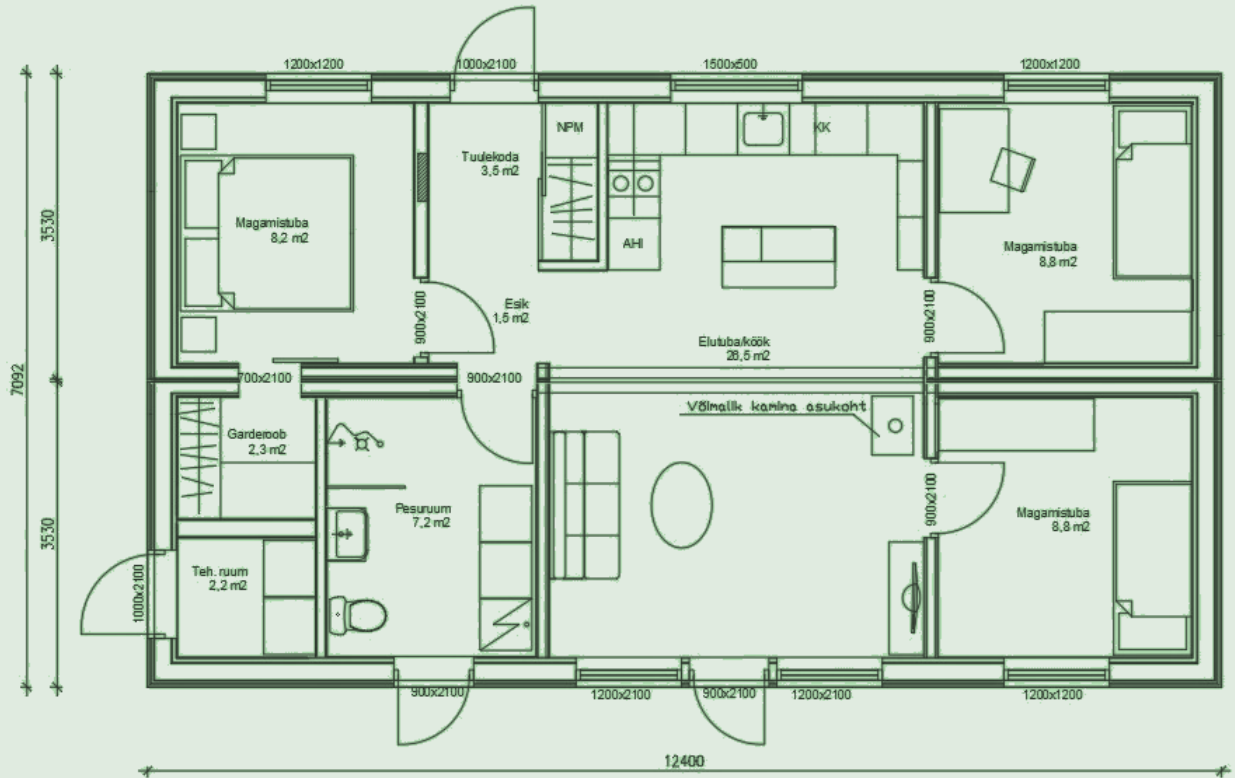






**Construction area: 87,9 m<sup>2</sup>**

**Floor area: 68,7 m<sup>2</sup>**





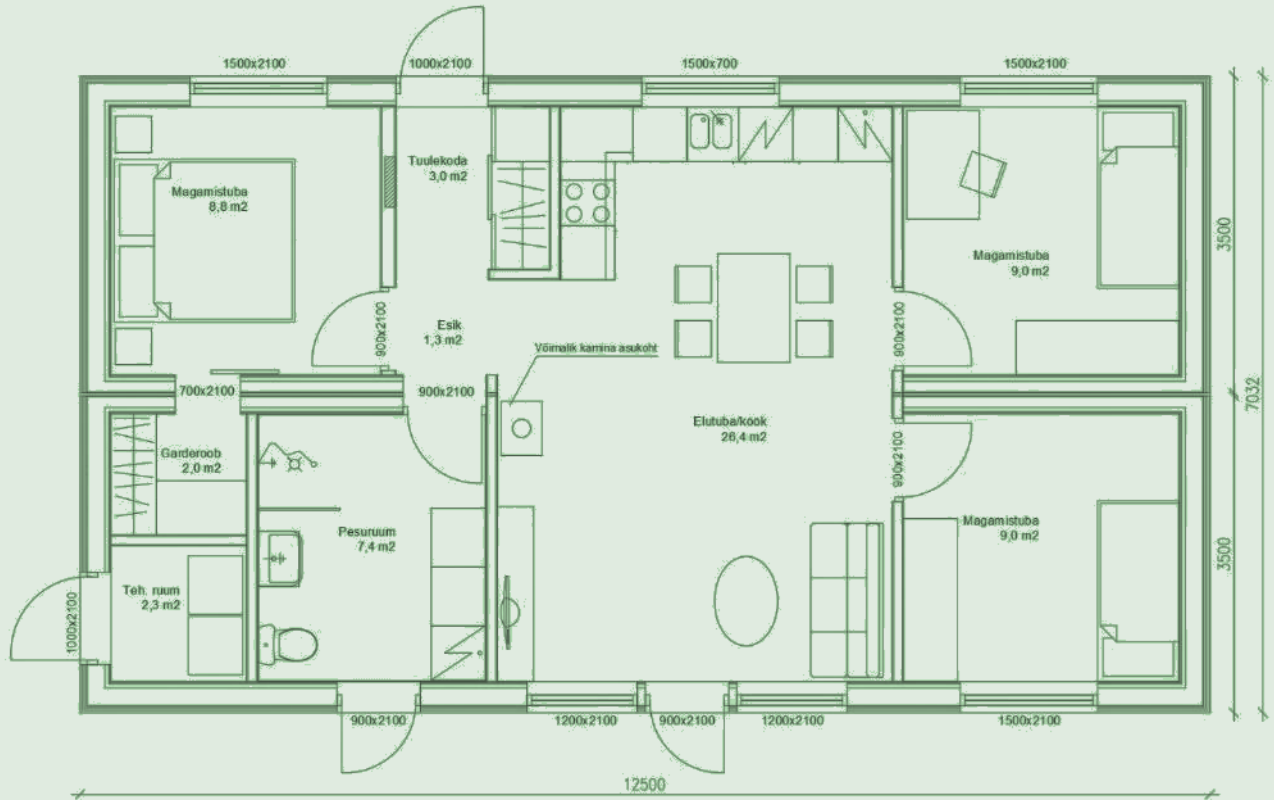


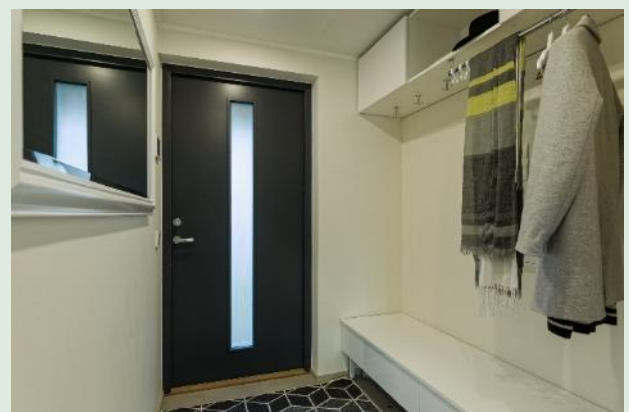




**Construction area: 87,9 m<sup>2</sup>**

**Floor area: 69,2 m<sup>2</sup>**



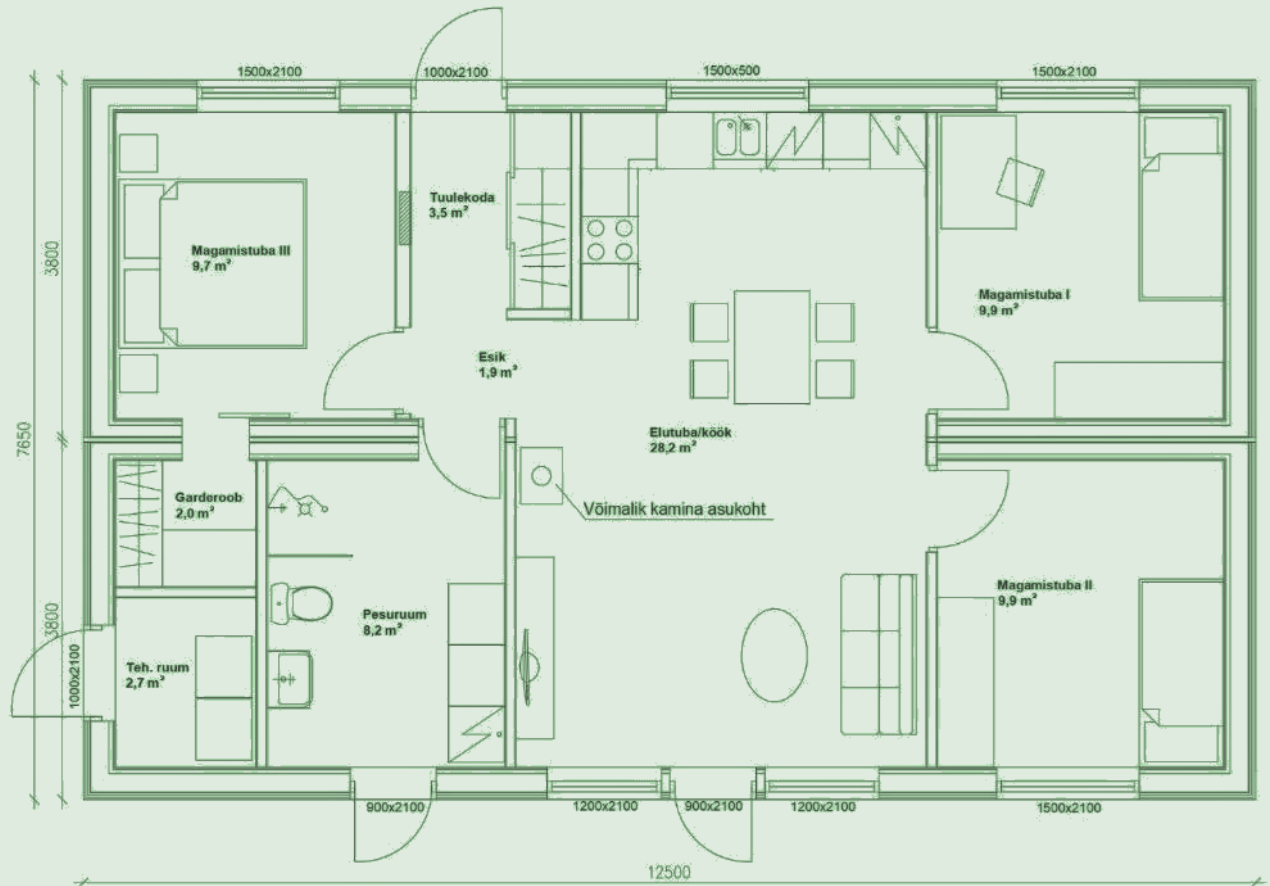






**Construction area: 95,6 m<sup>2</sup>**

**Floor area: 76,0 m<sup>2</sup>**

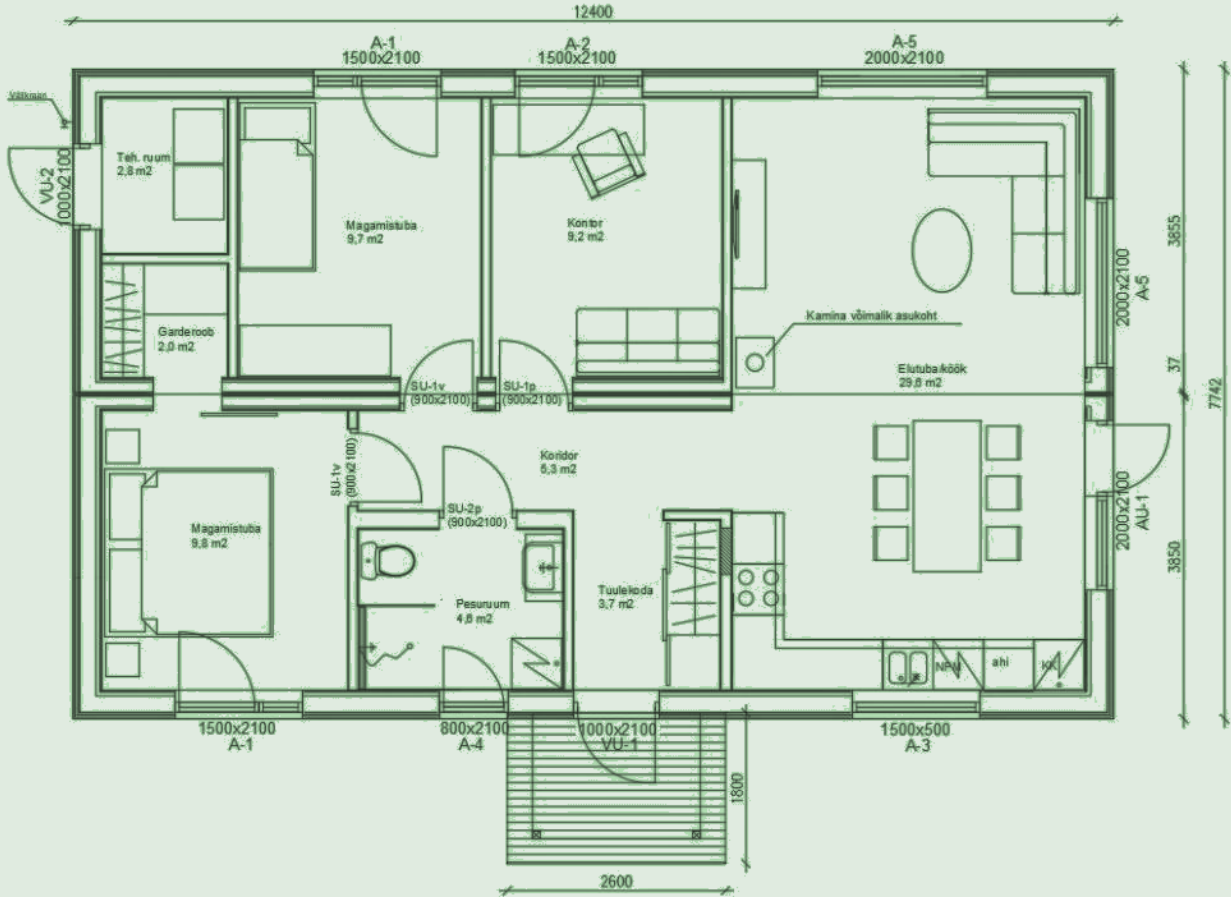






Construction area: 96,0 m<sup>2</sup>

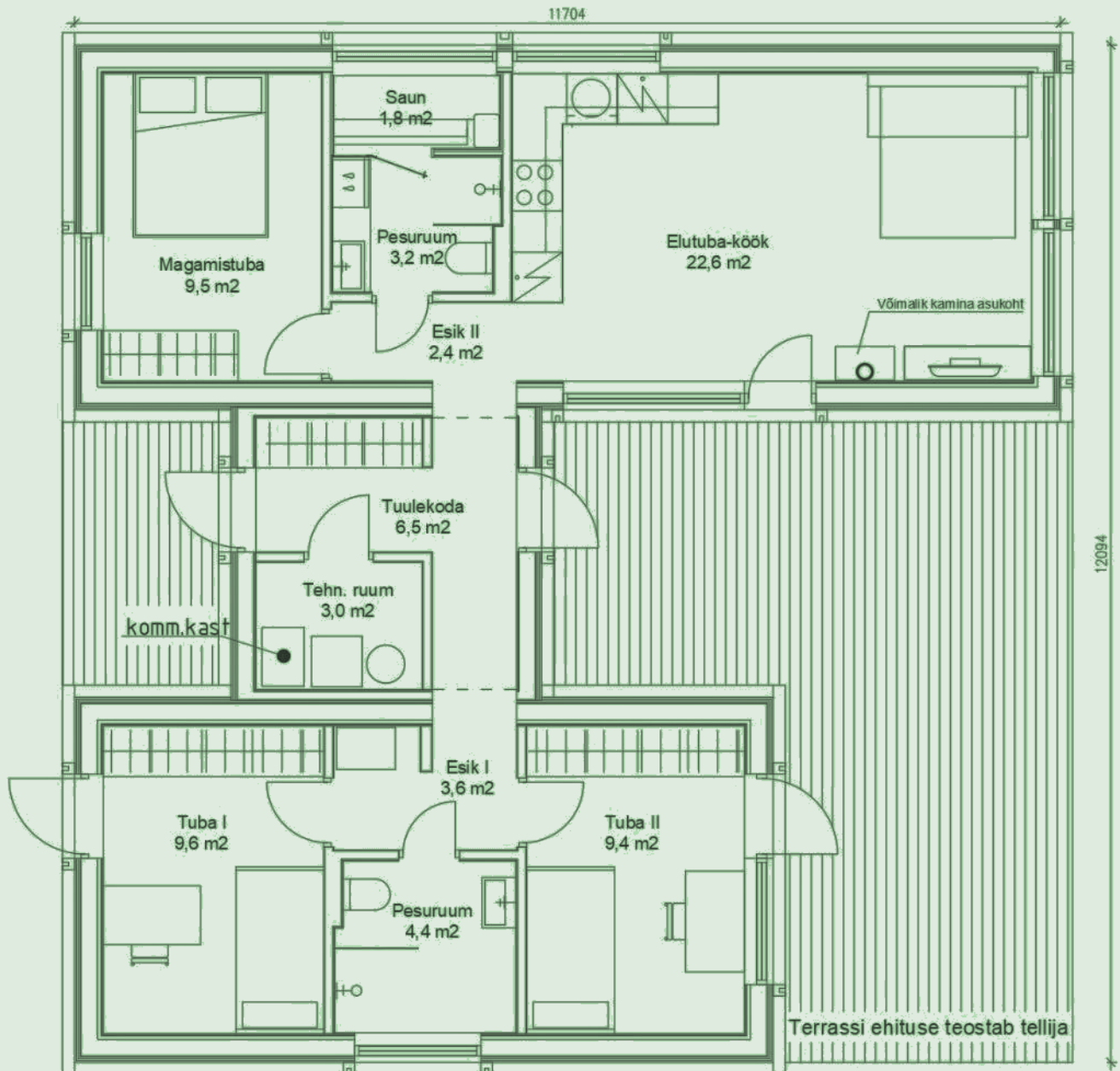
Floor area: 76,7 m<sup>2</sup>





**Construction area: 99,4 m<sup>2</sup>**

**Floor area: 76,0 m<sup>2</sup>**

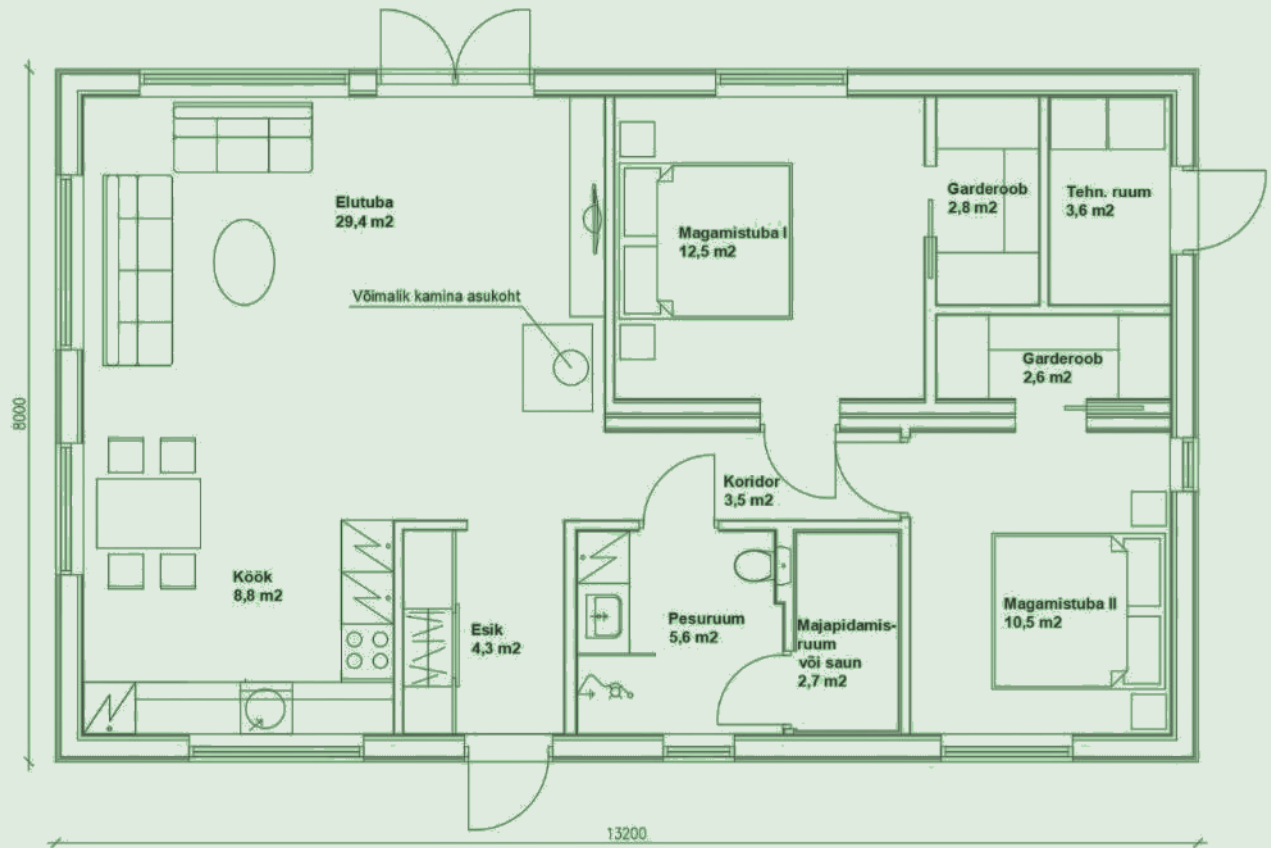


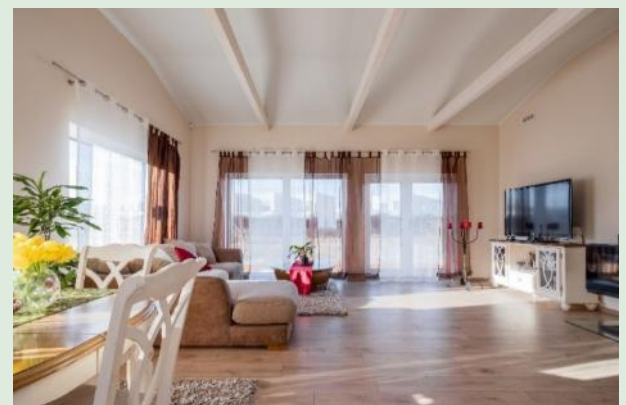
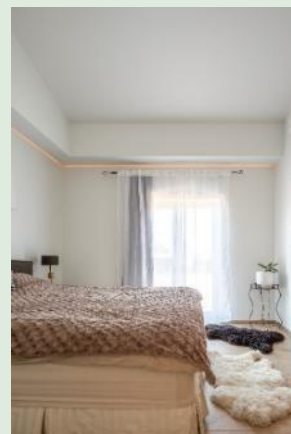


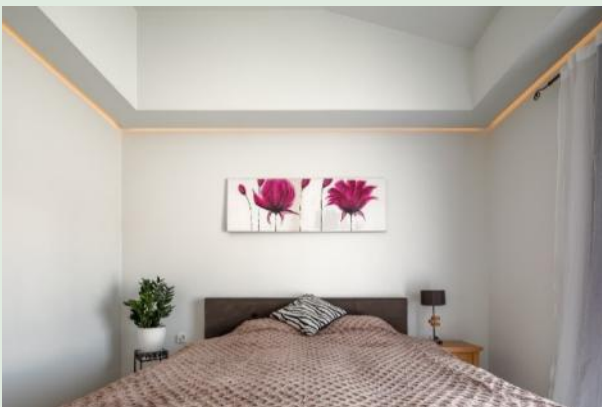


**Construction area: 105,6 m<sup>2</sup>**

**Floor area: 86,7 m<sup>2</sup>**













**Construction area: 112,0 m<sup>2</sup>**

**Floor area: 92,2 m<sup>2</sup>**

**PIKKUS 14000**

**LAIUS 8000**



**PIKKUS 14000**

**LAIUS 8000**









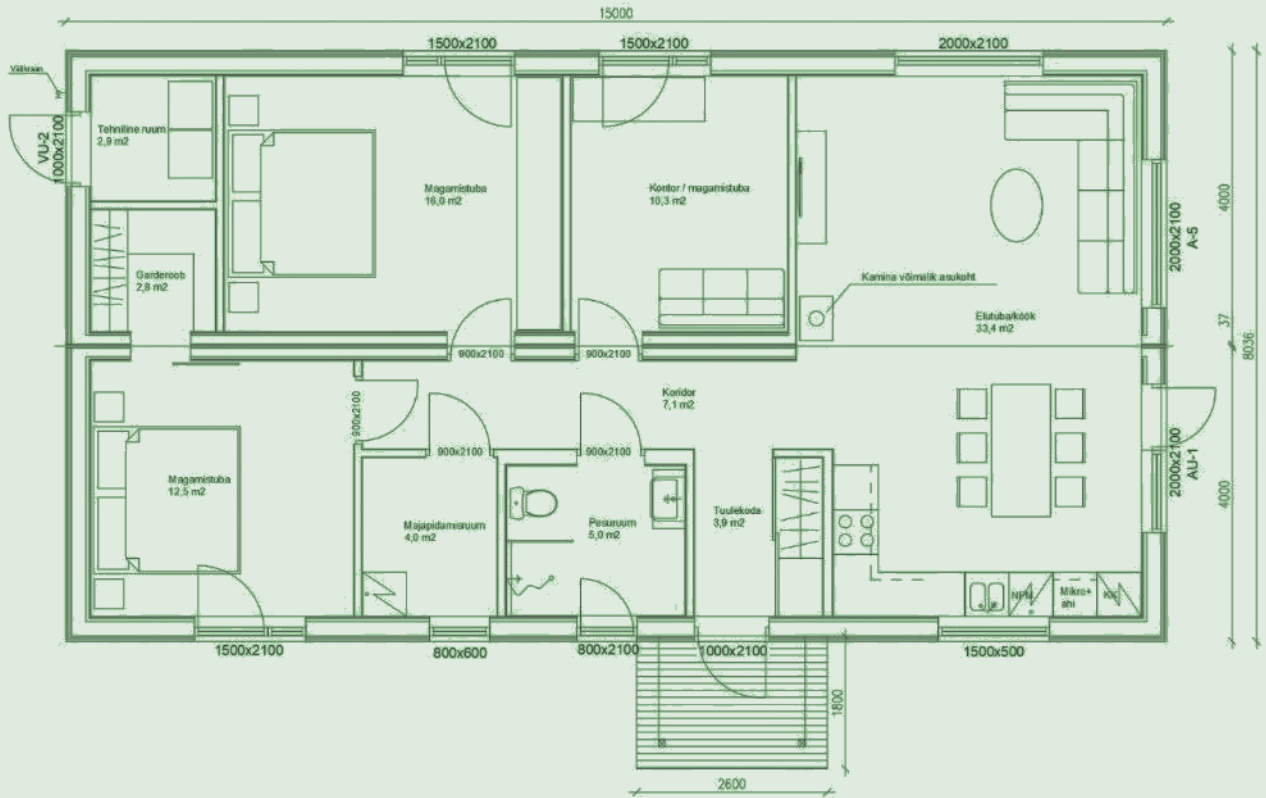






**Construction area: 120,5 m<sup>2</sup>**

**Floor area: 97,9 m<sup>2</sup>**



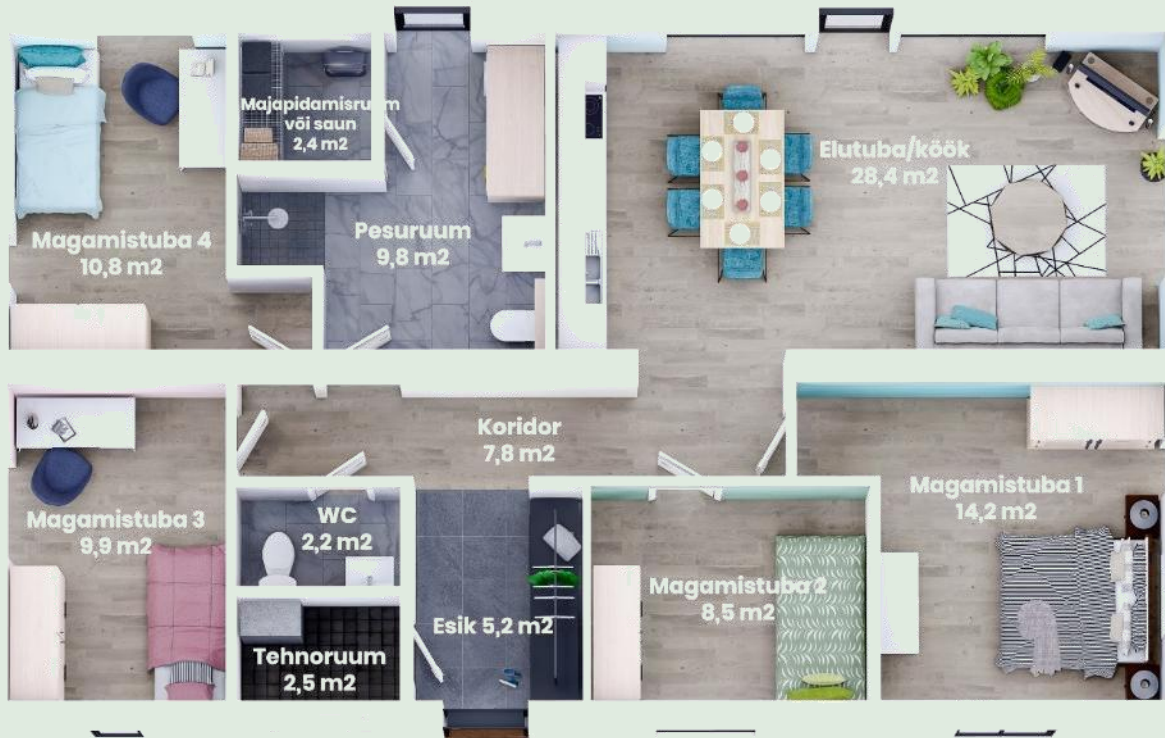


**Construction area: 126,4 m<sup>2</sup>**

**Floor area: 101,7 m<sup>2</sup>**

PIKKUS 14550

LAIUS 8686







**Construction area: 125,8 m<sup>2</sup>**

**Floor area: 103,2 m<sup>2</sup>**

**I KORRUS**



**II KORRUS**









**Construction area: 92,9 m<sup>2</sup>**

**Floor area: 63,0 m<sup>2</sup>**

**PIKKUS 10500**



**PIKKUS 10500**

