

**REVONIA**

MODULAR  
HOUSE  
PRICELIST



Vääna, Harku municipality, ESTONIA.  
Prices and pictures are subject to change and are  
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Please contact us for more information.

# The benefits of going modular

With energy prices reaching new heights, you have all the more reason to go for a Revonia energy efficient modular house. Our modular buildings keep the energy costs low and target them towards Net Zero energy standard. Inspired by enhancing historic building traditions, elegance and durability, our unique solution is also designed to last a century and longer - making it even more sustainable.

In addition, our modular houses are a great option if you're looking to start or expand a commercial business with a bit of uniqueness and lots of attractiveness. Our modular buildings are one of the best values for money to keep business costs low and vacancies even lower.



## Quick and comfortable installation

- ~ Our houses are made of prefabricated concrete modules that are connected with each other on-site. Thanks to this it is also possible to finish 95% of interior jobs during manufacturing. This allows the house to be installed within only a few days or less. Over 10 years of creating homes has allowed us to improve our techniques to be as optimal and efficient as possible.



## Lasts a lifetime with minimal maintenance

- ~ Thanks to the fact that the houses are under the soil then that eliminates the need to paint exterior walls, fix holes in the roof or even clean the gutters. The constructional elements are calculated to last ~ 100 years. In addition to minimal regular maintenance requirements the house will also be protected by many forces of nature like high winds, heavy snow, storms and even in some cases - fire.



## Full of uniquely interesting experiences!

- ~ Owning a mysterious underground house with vaulted ceilings will probably spark interest in the neighborhood and in a lot of cases even add value to the property it is installed on. In addition to it being an architectural masterpiece it will also be one of a kind, quiet and an overall peaceful experience.



## Energy-efficient and nature-friendly

- ~ The house will be heavily insulated by the reinforced concrete shell that is covered by PUR foam, on top of what lays ~ 1m of soil. Thanks to geothermal heating the energy-costs related to heating and cooling will be minimal. The house will become more nature friendly over the time thanks to the minimal repair factor, overall long life and the minimal impact on the surrounding nature.



# The ease of installation

A standard house construction takes on average about 7-10 months. This means that before you get your dream house you have to wait at least 7 months filled with a wide variety of contractors that are on-site daily. Even in the case of some modular houses you still have to wait at least 5 months from foundation works to roofing being complete. And this time in some cases also means that the installation can not take place during the wintertime.

Here is where we differ from others. We have 4 standard modules that allow us to design smaller and bigger rooms by combining them with each other. All this while the doorways, windows, inner walls and everything stays customizable. The modules are a one-piece solution, meaning they have a floor, walls, and a roof. Prefabrication also allows 95% of interior jobs to be finished during production. All of this allows to create different houses with different solutions but with the same quick installation time of only 1-3days! And yes, we do not rush. We are just prepared!

Who would have thought that owning a home could be this simple?





# Standard house options

## 1 Modular 10 - options A and B

Tiny but mighty!

This modular, underground house offers 10 m<sup>2</sup> of energy-efficient living space while cleverly having optimal natural light and minimal maintenance costs. It seamlessly blends into the surrounding landscape while occupying minimal space, yet still providing all the necessary amenities for a comfortable living experience for up to two people. Perfect as a worry-free summerhouse, a separate home-office space or even as a small part of a bigger accommodation operation. Worry-free capsule made of concrete! Available in two configurations A and B!



### Modular 10 - option A

£27 900

(exclusive of VAT)

### Modular 10 - option B

£26 900

(exclusive of VAT)





## 2 Modular 20

£43 950

(exclusive of VAT)

Compact haven of comfort!

This 20 m<sup>2</sup> package consists of two connected concrete modules. The two rooms enable the house to be fully used as an everyday home for two people or as a compact holiday cottage that accommodates up to four people. The layout includes a dining area with a living room portion and a separate bedroom with a toilet unit. The fact that this house includes all the necessities for a long stay also makes this a great option for expanding business opportunities.





# 3 Modular 30 - option A and B

Efficiency and Style, Unmatched.

Discover the charm of our 30 m<sup>2</sup> modular homes – a perfect balance of functionality and style. This mid-sized dwelling offers a spacious layout with large windows and vaulted ceilings. Ideal for those seeking simplicity without compromising on comfort. Welcome home to a space that effortlessly combines practicality with a touch of elegance. Available in two configurations - with a sauna or with an additional bedroom.



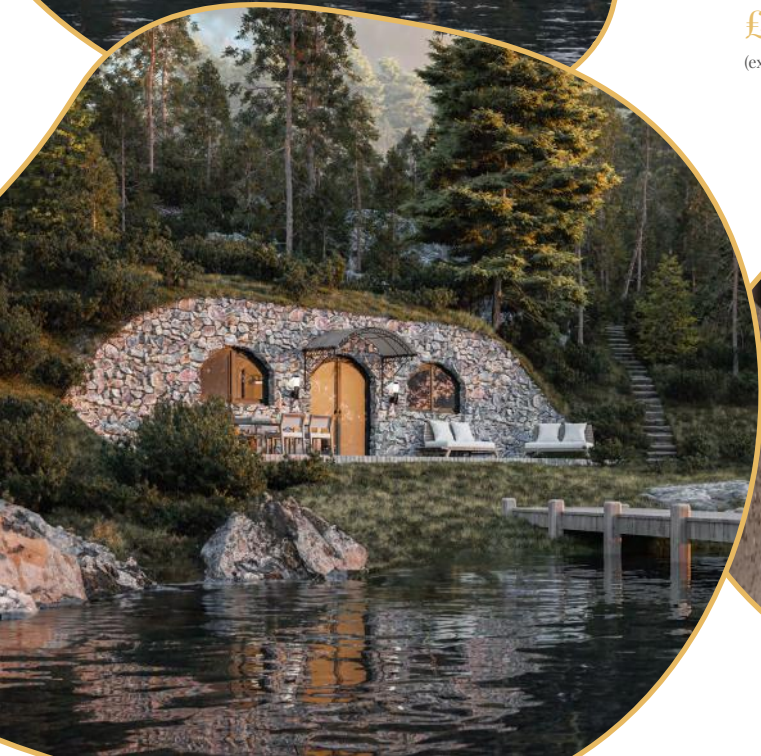
Modular 30 - option A

£56 100  
(exclusive of VAT)



Modular 30 - option B

£65 400  
(exclusive of VAT)





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## Modular 30 - option C

£77 400

(exclusive of VAT)

Architectural Bliss.

We made this 30 m<sup>2</sup> package for the ones looking for exotic architectural solutions.

Compared to the previous models, this has a more open space, bigger windows and most impressively - higher vaulted ceilings. This surely is a masterpiece of efficiency and style. Ideal for those who appreciate unique experiences – because a home should be just as extraordinary as its owner.





# 5

## Modular 40 - option A

£79 700

(exclusive of VAT)

Underground peace of mind.

The first option of our 40 m<sup>2</sup> series is designed for those who are looking to give each room its own purpose while at the same time creating the synergy needed for a home. The separating walls make the house look bigger than it seems on a plan. This home easily accommodates a family of 4 or more. Quick to install, low on maintenance, and high on comfort – it's the trendy choice for modern living.





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## Modular 40 - option B

£84 100

(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?





# 7 Modular 40 - option C

£87 500  
(exclusive of VAT)

Your cozy oasis in a busy world.

Our most luxurious 40 m<sup>2</sup> option. High vaulted ceilings, big open windows and clever layout of rooms make this a compelling home for those looking for a safe place to wind down after a busy day. No need to worry about vitamin D either as the big open windows easily fill the room with plenty of sunlight. This surely is the secret to serenity and improved life.







## Modular 60 - option A

£127 200

(exclusive of VAT)

Architectural elegance, everyday bliss.

On your search for a future house, you come across this - how do you react? We hope that this gives you the “wow” effect because we have designed this house with you in the focus. This 60 m<sup>2</sup> solution includes the special and memorable factors that we have worked out and perfected over the years with the ease of installation and clever designs that otherwise would take a long journey to find.





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## Modular 60 - option B

£136 500

(exclusive of VAT)

It's not just a house; it's your canvas!

Creatively placed modules allow for clever interior design options to be implemented. The addition of a sauna also gives this 60 m<sup>2</sup> solution a place to recharge from the everyday routine and gather new ideas. Your ideas travel further under the vaulted ceilings.





# 10

## Modular 60 - option C

£140 300

(exclusive of VAT)

Roomy Retreat.

The 60 m<sup>2</sup> combination of a big, open living area with 2 separate rooms and the implementation of a sauna make this a compelling option for those who oftentimes have visitors coming over. Host a gathering or a sauna night and impress your guests with your unique home. The additional cross-vaulted module extends the usable space to the outside too. Perfect to furnish it as an outdoor dining area or with just comfy chairs to enjoy the summer sunsets. The only regret with this house would be that you did not get this earlier.





# 11 Modular 80

£186 200

(exclusive of VAT)

Would your grandkids like this?

This might seem like a weird question at first but if you start to think about it then how would you describe your childhood home? Many of our clients have said that they remember their childhood being full of playful creativity and of times when everything became a game. Because these houses last from generation to generation then you can only imagine what kind of stories your grandkids will create under these vaulted ceilings.





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## Modular A

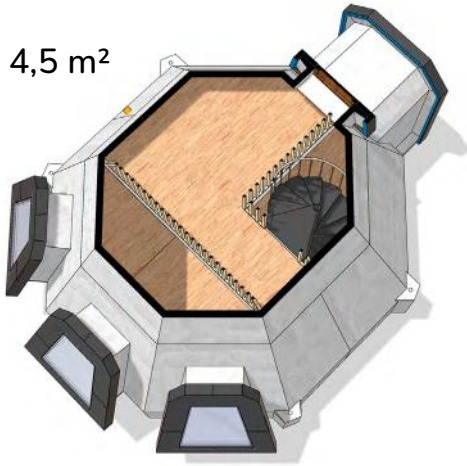
£110 500

(exclusive of VAT)

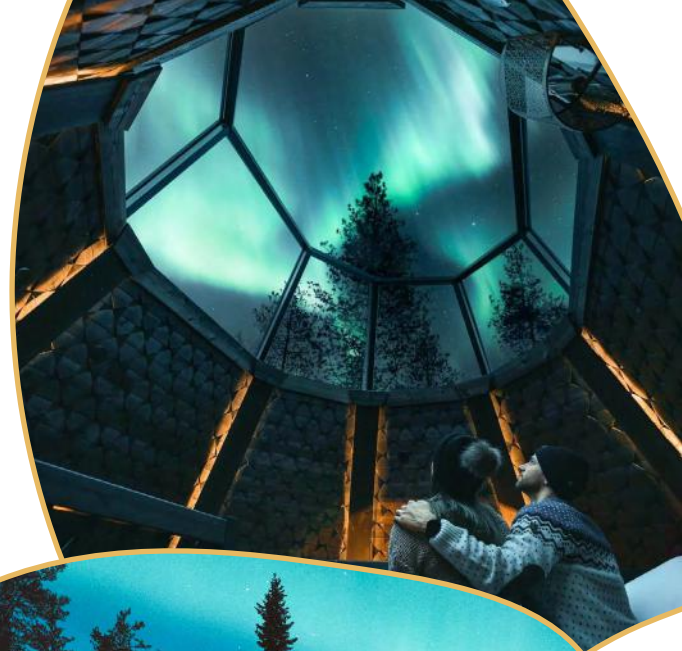
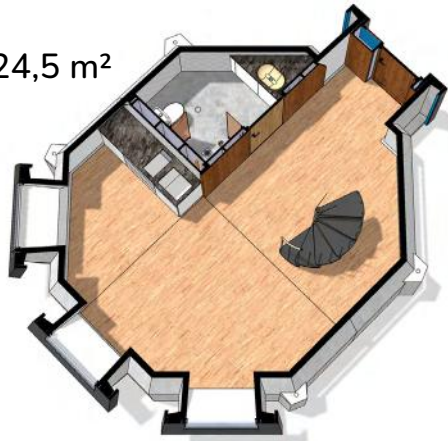
Did we save the best for last? Maybe!

These exotic northern homes are inspired by Finland's traditional "Mökki" houses. You may ask - why Finland? Well, because where else would you find inspiration for a modular concrete miracle if not under the Northern lights and in the harsh cold and snowy weather? Sadly, there are no vaulted ceilings with these, but we hope you settle with a big sky window. We truly can not describe the cozy feeling in these, so we hope if a picture can say more than 1000 words then these are a dictionary.

4,5 m<sup>2</sup>



24,5 m<sup>2</sup>





## 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+ m<sup>2</sup> 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 100 years. This means that every possible extra should be thought out and planned 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



# Do-it-yourself concrete modules

## 1 Vaulted basic module 4.5 m<sup>2</sup>

The price includes a single chamber reinforced concrete module (walls and vaulted ceiling) with a bolted-on floor. Height to ceiling: 2,25m.



5390 £  
(exclusive of VAT)

## 2 Vaulted basic module 9.7 m<sup>2</sup>

The price includes a reinforced concrete module (walls, floor, vaulted ceiling). The position of the openings is customizable. Height to ceiling: 2,3m.



8390 £  
(exclusive of VAT)

## 3 Vaulted basic module 11.7 m<sup>2</sup>

The price includes two interlocking concrete modules (2 m<sup>2</sup> entrance module and the vaulted basic module 9.7 m<sup>2</sup>) with the required sealant and connecting accessories. The position of the entrance can be chosen on the longer or on the shorter side. Height to ceiling: 2,3m.



9490 £  
(exclusive of VAT)

## 4 Cross-vaulted basic module 10 m<sup>2</sup>

The price includes a single cross-vaulted reinforced concrete module (walls, floor, vaulted ceiling). It is possible to add opening to longer and shorter sides and also to open or close whole walls. Height to ceiling: 2,7m.



11 000 - 13 000 £  
(exclusive of VAT)



## Also possible to do

We have a lot of experience with all sorts of different housing solutions as well. For example, we can make garages, mancaves, saunas, cellars, outdoor kitchens, big showrooms, country houses, home offices, technical rooms, secret bunkers, hidden vaults and lots more!





# Quick look at the process

## From an idea to plan

Contact us if you would like to order one of our standard solutions or if you would like to design a fully custom solution. After the inquiry, we will specify the estimated manufacturing time, the exact cost with transport and all the other requirements for the project.

## From plan to order

If the plan is coming together then it is time to schedule the approximate time for the installation. It is possible to confirm the order up to one year before the day of installation. On average this should be enough time to get permits and finalize any finance plans. We also offer a few financial options to make sure you are getting the home of your dreams. More information can be found from our sales representative. When all this is set and done then it is time to place an order!

## From order to production

On average the manufacturing process for a standard solution takes about ~5-8 weeks until it is ready for transport. As long as we manufacture the home - you can already carry out the necessary preparations for its arrival. Quick installation is ensured by a properly sized and leveled hole that is prepared according to our instructions. We will supply all the technical sketches for this. This is the stage where it is recommended to hire a local contractor.

## From production to site

The standard price does not include transport. But can precisely calculate it and offer transport to your new home all around the world, worry-free. We have installed over 1500 projects and have lots of experience with different shipping methods.

## From site to installation

On the day of installation, we will arrive at the site and start lifting the modules in place. We will connect the modules with each other and seal the connections. If readiness for electricity is next to the site, then that is also connected. For bigger projects we will also cover the modules with PUR foam on the location. After that the only thing left to do is to cover the modules with soil, and if desired then to also build a retaining facade wall.

## Installation ends, enjoyment begins

It's that simple! Even from the very next day you can start enjoying your new home. We offer a 15-year warranty for the houses constructional elements that are installed according to our conditions and instructions. For parts fitted to the house we offer a 1-year warranty.



# We have gained trust at home and abroad

We have been acquiring expert knowledge ever since 2012, when we started renovating vaulted cellars. In 2014, we started producing new buildings and we have had the pleasure and honor of installing more than 1500 buildings to date. Mostly in Estonia, but also in the United Kingdom, Finland, Germany, Finland, Sweden, Latvia, Lithuania, Norway, Iceland, Austria, and France.

We have an experienced, professional, and trustworthy team to ensure that all processes and manufacturing runs smoothly.



## Contact us



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Our management system  
has been certified according  
to ISO 9001:2015



Investing  
in your future



European Union  
European Regional  
Development Fund



REPUBLIC OF ESTONIA  
MINISTRY OF ECONOMIC AFFAIRS  
AND COMMUNICATIONS



ESV-EN 13369:2018  
EN 14991:2007  
EN 13225:2013  
EN 14992:2007 +A1:2012