

KODA

BY KODASEMA



KODA Flex

The more affordable *KODA Flex* is produced using KODEA robotic steel hybrid construction technology and is uncompromising on KODA award-winning design and energy efficiency values. The *Flex* version has everything necessary for living and achieves its cost efficiency thanks to economy finishing materials with less equipment and fittings integrated into the standard unit.



DIMENSIONS

External L 7390, W 3960, H 3960 mm
 Internal L 6000, W 3232, H 3445 mm
 Terrace L955, W 3860 (3346) mm
 Internal volume 66.9 cubic metres

WEIGHT ca 9 tonnes

STRUCTURE

Hybrid steel and timber frame
 PIR insulation in walls and ceiling, mineral wool in floor
 Glass facade, 3 layered
 Mezzanine window (openable)
 Front door
 Sunshade
 Technical room

EXTERIOR FINISH

Timber cladding in various shades

U VALUES

U-values of the KODA *Economy* constructional elements
 range between 0,18 W - 0,17 W (m2 K)

AREA OF ROOMS

Living room + kitchen 17.4sqm
 Shower room 2.0sqm
 Sleeping area on mezzanine 5.4sqm
 Technical room 1.0sqm
TOTAL 25.8sqm

MEP (Mechanical, Electrical, Plumbing)

Electrical cables integrated in panels
 Electrical connection 3x25A depending on requirements
 Readiness for pendant lights
 Sewage connection
 Water and plumbing connections
 Air to air heating system
 Electric water boiler 50L

INTERIOR FINISH

Fire retardant fabric on OSB walls and ceiling
 Timber design framing on walls,
 Laminate floor
 Bathroom with sanitary equipment and LED lights
 Mezzanine sleeping area with stairs, handrail and balustrade

EXTRAS

LED lights in living area and kitchen
Natural engineered wood floor
Caleo underfloor heating film
Kitchen window (openable) OR
Extra door on the rear end of the house
Side-window

Kitchen with cabinets
Built-in fridge
Electric stove-top

Bicycle stand
Mailbox

Steel cladding exterior finish
Composite panel exterior finish



THE BATHROOM

(IT IS GOOD TO KNOW, IF YOU TAKE YOUR KODA WITHOUT IT, ALL WATER-WORKS ARE PRE-INSTALLED SO YOU CAN BUILD YOUR OWN UNIQUE BATHROOM LATER WHEN YOU NEED IT)

MEZZANINE 5 M2

SLEEPING ROOM FOR TWO, OR STORAGE ROOM IN CASE OF HOME OFFICE

STORAGE SPACE/SIDEBOARD

THE DOOR IS REPLACEABLE WITH A WINDOW IF YOU WANT TO PLACE YOUR KITCHEN HERE

POSSIBLE STORAGE ROOM UNDER THE STAIRS

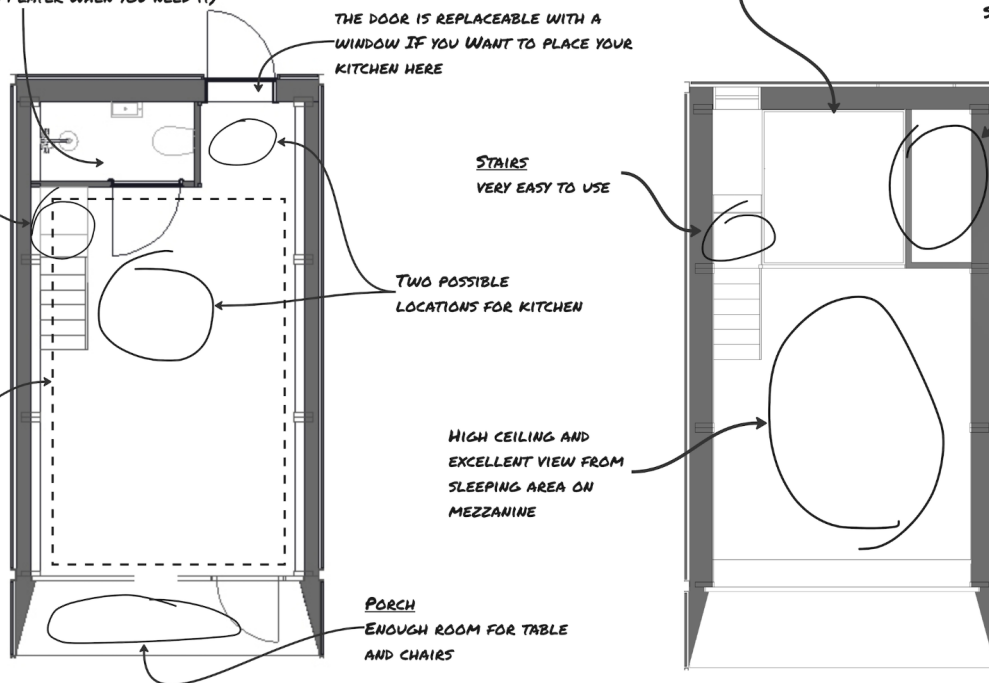
STAIRS VERY EASY TO USE

TWO POSSIBLE LOCATIONS FOR KITCHEN

LIVINGROOM/ KITCHEN AREA

HIGH CEILING AND EXCELLENT VIEW FROM SLEEPING AREA ON MEZZANINE

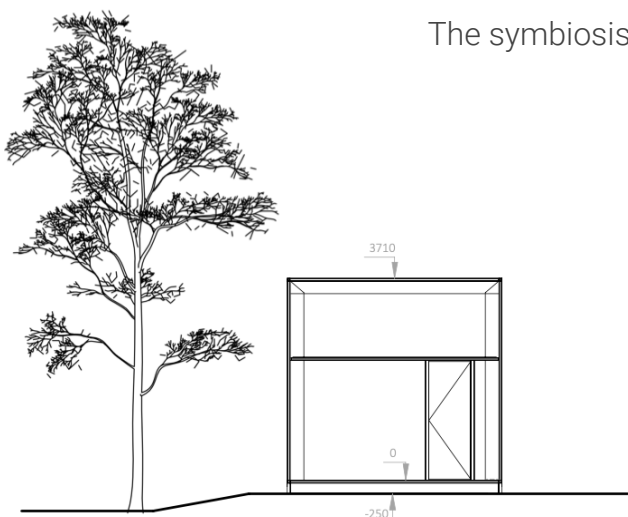
PORCH ENOUGH ROOM FOR TABLE AND CHAIRS



KODA Flex is designed to complement the existing KODA family with an affordable and adaptable model. It retains the award-winning KODA architecture and the mezzanine while keeping the simplicity and functionality. Like the other KODAs, this model is also designed for year round living.

Traditionally to other KODAs, the Flex model is delivered as a whole, i.e. **turn-key** on a truck, there is no assembly on site. You will need a levelled footing, anchoring, a crane for unloading and a local team to connect the house to utilities.

The symbiosis between architecture, engineering and craftsmanship allow the hybrid metal-timber frame easier **stacking** and connecting the KODAs side-by-side to create bigger spaces.



Enquire today
sales@kodasema.com