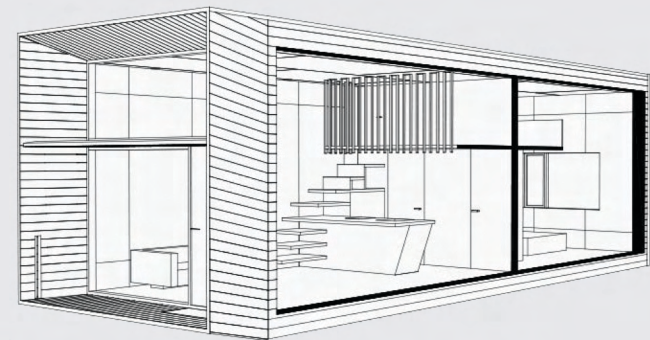


KODA BY KODASEMA

KODA
BY KODASEMA



LOFT EXTENDED (EUROPEAN MODEL)

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.

Wood is the best construction material of the future. Wall panelling boards, also known as Soffit boards or HS4K used for KODAs are produced in Estonia. The wall panelling of high nordic AB grade timber is industrially primed and coated on all four sides. The timber is sourced according to FSC and PEFC sustainability principles and produced according to European standard EN 14915:2013.

supplied by Raitwood
www.raitwood.ee



PREMIUM SOLUTION:

Viroc cement composite panels

Viroc is a composite panel 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. The production of Viroc panel complies with the specifications of EN 634 and EN 13986 standards and carries the CE Marking Certificate.



Albond aluminium composite panel

Facade elements from aluminium composite materials are made from two sheets of metal with added lower-density material (such as polyethylene) is added. This ensures the smoothness and rigidity of the panel. 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



Metal cladding

Metal facade cladding classic is an excellent material with high ultraviolet ray durability. The painted metal sheets are also zinc-coated at the stage of blank steel plates with the thickness of 275 g/m². It is not a porous material and does not allow moss and breaking up as a result of water and ice accumulated in pores. The classic cladding is CE certified and complies with EN 10143, EN 508-1 standards.

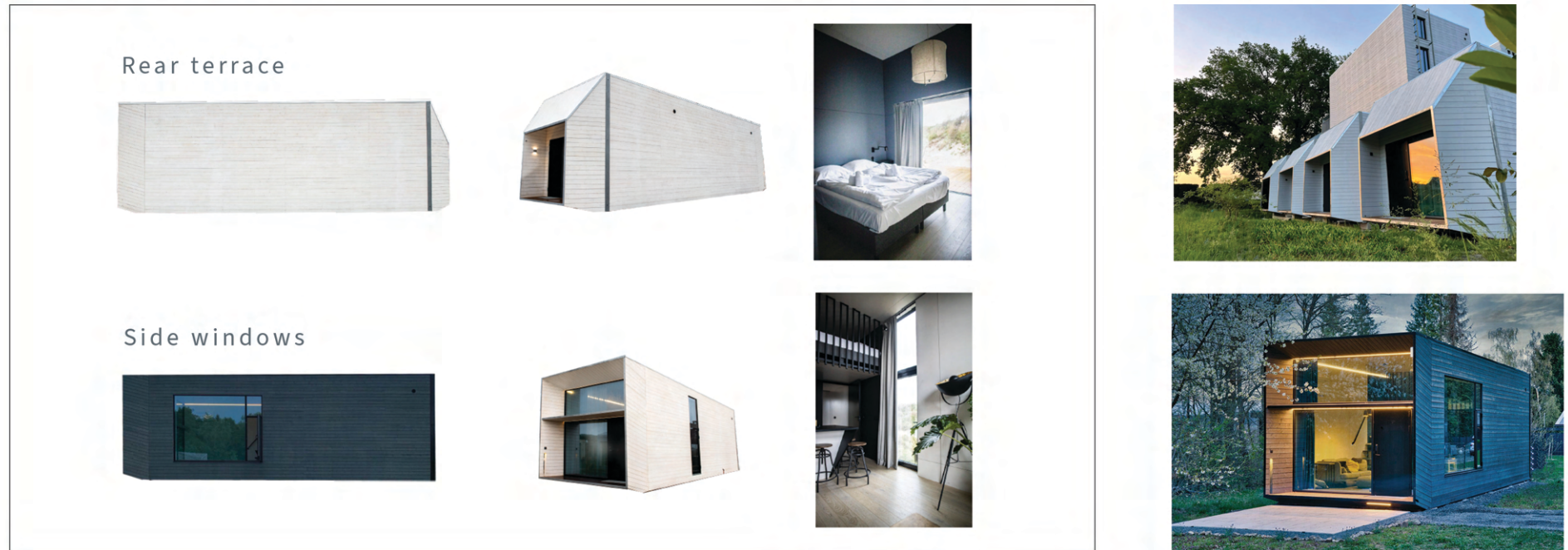


WINDOW AND TERRACE OPTIONS

STANDARD SOLUTION



PREMIUM SOLUTION:



FLOORING OPTIONS

STANDARD FINISH: LAMINATE FLOOR

Supplied by Classen Floors or Krono Original. Standard colours are suggested by Kodasema architects, for example Argenta Oak Arctic / Snow Oak by Classen or Orchid Oak by Krono.

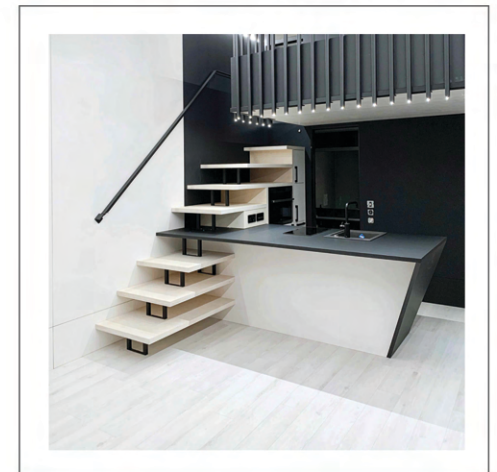
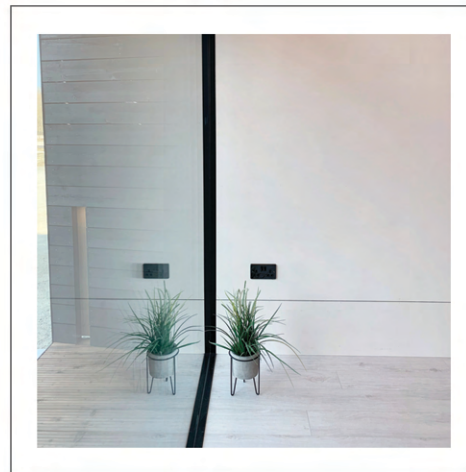
Classen water resistant floors have been awarded the blue Angel certificate, which confirms the highest standards guaranteeing a healthy indoor climate. Formaldehyde emission is 10 times lower than the current E1 standard.

Classen's water resistant floors provide 24h resistance to stagnant water. In the event of a breakdown of household appliances, it gives comfortability of usage.

Krono Atlantic floors are light-resistant according to level 6, the highest on the blue wool scale, i.e. even with prolonged exposure to sunlight, they remain colorfast and do not fade.

Thanks to their robust surface, MO.RE! technology and the antibacterial comfort, Atlantic floors are eminently suitable for households with pets.

*Same or equivalent products are offered subject to availability.



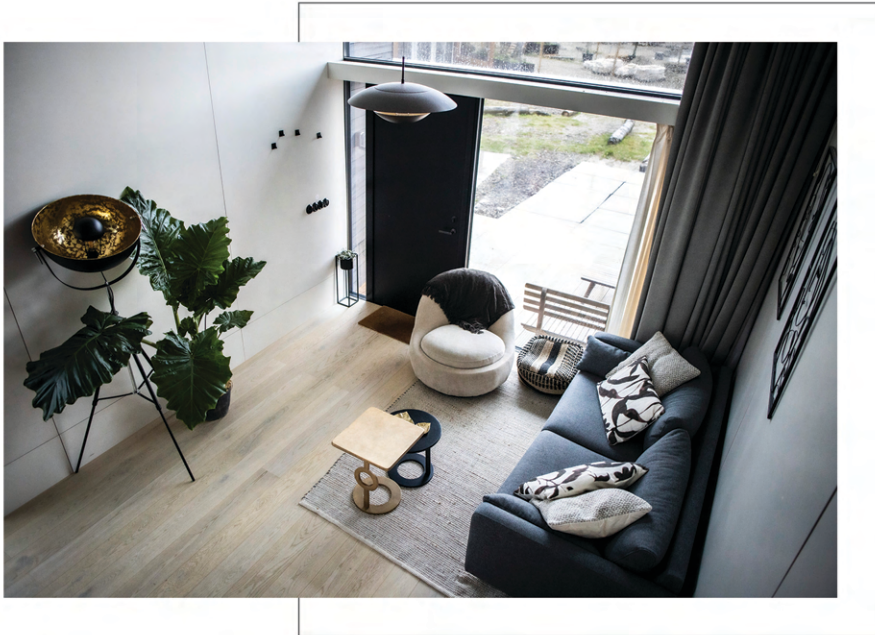
FLOORING OPTIONS

PREMIUM FINISH: ENGINEERED FLOOR | NATURAL PARQUET FLOOR

Supplied by BalticWood. Colours suggested by Kodasema architects, for example BW Jeans 1-I Oak Ivory & Cream matte

The distinct wood structure is emphasised with the process of brushing. The grooves are penetrated by ivory stain, whereas the surface is covered with cream stain. The surface is characterised by sap-wood and large knots, which is typical of oak wood. The boards show high shade variation.

*Same or equivalent products are offered subject to availability.



KITCHEN EQUIPMENT

Standard equipment:

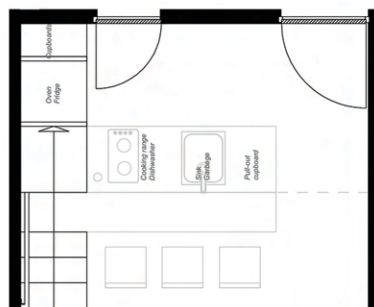
Cabinets	Laminate Formica® Collection, 18 mm, white
Built-in fridge	Electrolux LFB3AF82R 82-87cm
Built-in Induction hob	Electrolux LIT30230CB, width 290 mm
Sink	Franke MARIS MRG 610-42 Fraganite® Sink Unit in Onyx (Black)
Mixer	Hansgrohe Focus M41 black or chrome
	Pull out tower socket Evoline Port
	Motion sensor LED light under handrail

Premium | extra equipment:

Dishwasher	Bosch SPH4EMX28E
Compact Oven	Electrolux EVK8E00X
Kitchen hood	Falmec Rubic E-ION 42cm / Black or Falmec Vega 115 Black
Mixer	Damixa Silhouet black or chrome
	Pull out tower socket Evoline Port + USB port

*The appliances given are for indication only. Same or equivalent products are confirmed with client prior to each order. Products will be offered subject to availability

** Pick one



STANDARD: HANSGRÖHE FOCUS M41

PREMIUM: DAMIXA SILHOUET

SANITARY EQUIPMENT

STANDARD

PAA MI
SILKSTONE SINK ALPINE WHITE
400X210MM H=140MM



PAA MI
SILKSTONE SINK ALPINE WHITE
400X210MM H=140MM

HANSGRÖHE LOGIS
CHROME ALTERN.
BASIN MIXER 100
WITHOUT WASTE SET



HANSGRÖHE TALIS
E MATTE BLACK

WATER TRAP ROUND
CHROME



WATER TRAP ROUND
MATTE BLACK

DAMIXA SILOUHET
FLEX- HAND SHOWER
CHROME



DAMIXA SILOUHET
FLEX- HAND SHOWER
MATTE BLACK

GROHE BAU CERAMIC
WALL HUNG WC
ALPINE WHITE



PREMIUM

DAMIXA SILOUHET
BASIN MIXER
SMALL MATTE BLACK



DAMIXA SILOUHET
SHOWER SYSTEM
MATTE BLACK



IFÓ SIGN ART
WALL HUNG WC



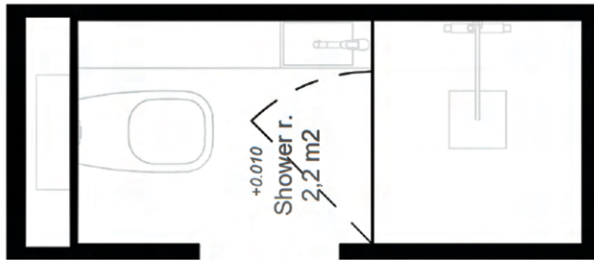
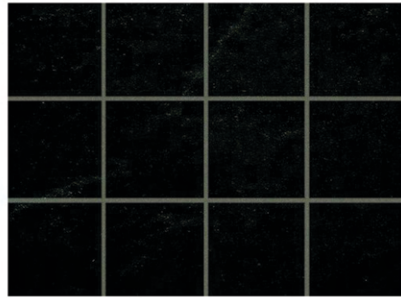
SHOWER DOOR, GLASS, MATTE BLACK HINGES

SANITARY EQUIPMENT

Bathroom tiles wall: combination of natural white and black 300x600mm



Bathroom tiles floor: black carbon 100x100mm



*Final list of equipment to be reviewed with each client prior to signing the Sales Agreement

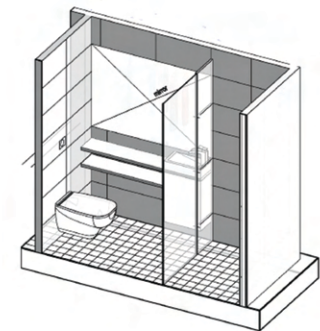
BATHROOM ACCESSORIES INCLUDED IN
PREMIUM EQUIPMENT ONLY.
PHOTOS ARE ILLUSTRATIVE.



ELECTRICAL FLOOR HEATING
VENTILATION, MECHANICAL
LIGHTS: CORNER MOUNTED LED STRIPES
SWITCHES / SOCKETS BERKER S1 IP44



Look and feel of a KODA bathroom
including a mirror and shower door.



MEZZANINE BORDER | LADDER | WARDROBE

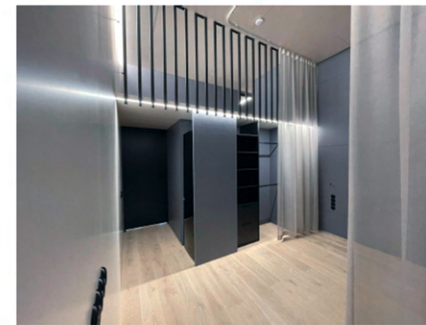
STANDARD EQUIPMENT:
PLYWOOD MEZZANINE BORDER IN BEDROOM



PREMIUM EQUIPMENT:
LADDER IN BEDROOM, REQUIRED WITH NILAN HVAC SYSTEM
INSTALLATION



PREMIUM EQUIPMENT:
METAL BALUSTRADE, WARDROBE SHELVING



KODA LOFT EXTENDED IN NUMBERS

GROSS BUILDABLE AREA 47.5SQM | 511 SF
 GROSS BUILDABLE AREA WITH BACK TERRACE 50.8SQM | 546 SF
 USABLE FLOOR AREA 45.8SQM | 492 SF
 WEIGHT 15 TONNES

L12 127, W3930, H 4000 MM | L39.8, W 12.9, H13.1 FT
 L13 042 MM | L42.7 FT WITH BACK TERRACE

U VALUES

THE U-VALUES OF KODA CONSTRUCTIONAL ELEMENTS RANGE BETWEEN 0,13 AND 0,18 W/M²K
 WHILE USING MINERAL WOOL INSULATION Λ 0,033.

INCLUDED IN STANDARD EQUIPMENT

*STANDARD INTERIOR FINISH IN MONOCHROME, OTHER COLOURS AVAILABLE UPON REQUEST

STRUCTURE AND FINISHES

TIMBER STRUCTURE
 INSULATED WALLS, CEILING, FLOOR
 INTERIOR FINISH: PLYWOOD WALLS AND CEILING,
 LAMINATE FLOOR
 GLASS FACADE, 3 LAYERED
 BEDROOM WINDOW WITH AN OPENABLE SECTION
 TWO LOFT AREAS
 FRONT DOOR, ASSA ABLOY LOCK
 SUNSHADE AND TERRACE
 MAILBOX
 BICYCLE HOLDER
 TIMBER CLADDING

MEP (MECHANICAL, ELECTRICAL, PLUMBING)

ELECTRICAL CABLES INTEGRATED IN PANELS
 ELECTRICAL CONNECTION 20A 3PH
 ELECTRICAL FLOOR HEATING
 SWITCHES AND SOCKETS
 LED LIGHTING, READINESS FOR PENDANT LIGHTS
 SEWAGE CONNECTION
 WATER AND PLUMBING CONNECTIONS
 VENTILATION SYSTEM
 WATER BOILER
 TECHNICAL ROOM

FURNISHINGS

KITCHEN CABINETS
 BUILT-IN FRIDGE
 INDUCTION HOB, 2-ZONES
 CURTAIN RAILS IN LIVING ROOM
 BATHROOM WITH SANITARY EQUIPMENT
 UNDER-SINK CABINET
 MIRROR IN BATHROOM



LIST OF EXTRAS

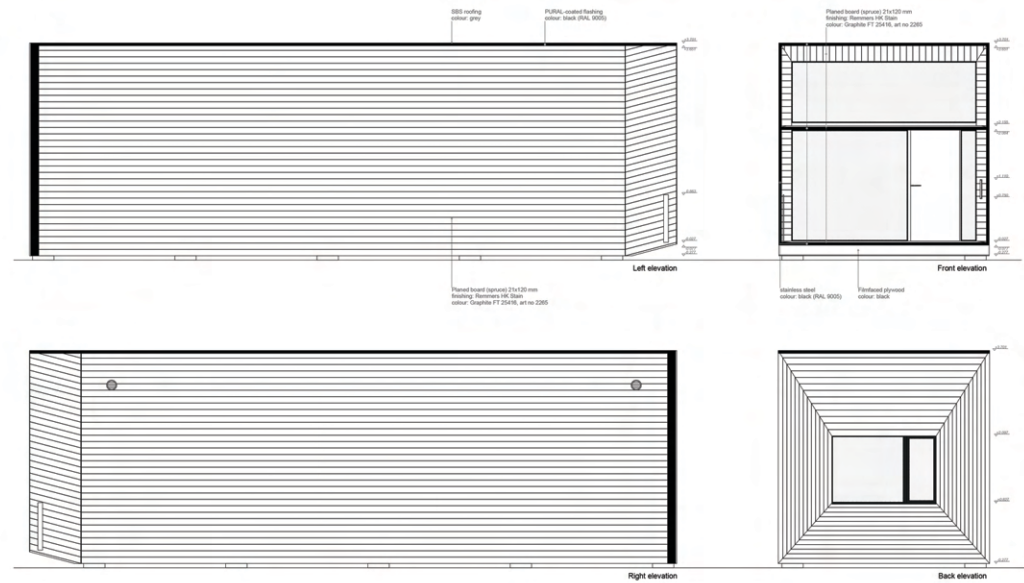
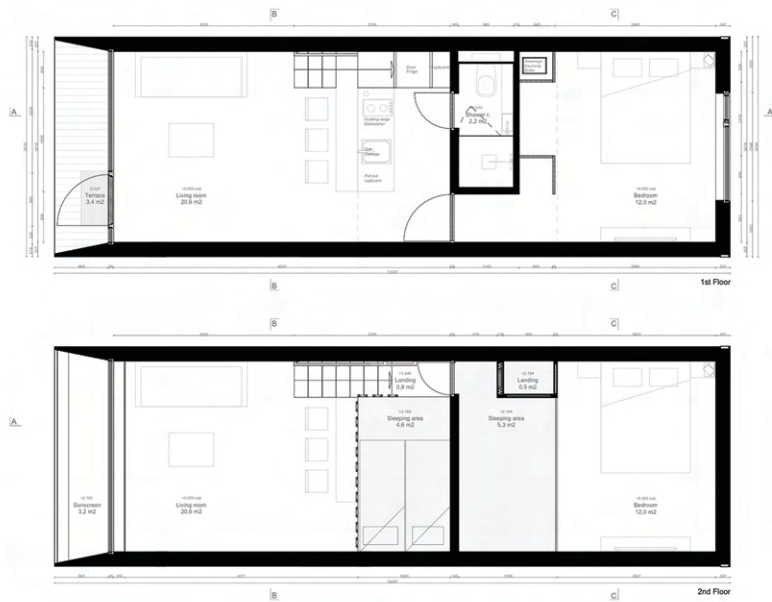
REAR TERRACE
 SIDE WINDOW MAX 3.5M
 SIDE WINDOW NARROW

COMPOSITE PANEL CLADDING ALBOND/VIROC
 STEEL CLADDING

NATURAL PARQUET FLOOR
 TIMBER CLAPPED INTERIOR WALLS
 KITCHEN HOOD
 COMPACT OVEN
 INDUCTION HOB, 4-ZONES
 DISHWASHER
 NEROSTEIN (STONE) WORKTOP
 PREMIUM MIXERS IN BATHROOM AND KITCHEN
 PREMIUM TOILET
 SHOWER DOOR (GLASS)

YALE DOORMAN SMART LOCK
 FENIX WIFI FLOOR HEATING CONTROLLER
 NILAN HVAC SYSTEM* REQUIRES LADDER IN BEDROOM
 UNICO AIR COOLING SYSTEM
 INSTANTANEOUS WATER HEATER STIEBEL ELTRON

METAL BALUSTRADE IN BEDROOM
 WARDROBE SHELVEING
 FURNISHING, CURTAINS, LAMPS
 BATHROOM ACCESSORIES



KODAS ARE DELIVERED ON A TRAILER FULLY TURN-KEY. THERE IS NO ASSEMBLY ON SITE. PLEASE KEEP IN MIND - KODA REQUIRES A GROUND WITH LEVELLED FOOTING, ACCESS WITH A CRANE, AND CONNECTION POINTS FOR WATER, SEWAGE, AND ELECTRICITY. FOR LIFTING AND CONNECTING TO THE UTILITIES YOU NEED TO HIRE A LOCAL CONTRACTOR. RELEVANT DRAWINGS ARE PROVIDED BY KODASEMA.

TAKE A LOOK AT THE KODA EXTENDED WALKTHROUGH VIDEO HERE:



YOU CAN SUBSCRIBE TO KODA NEWSLETTER VIA KODASEMA.COM

