

The image features the Koya Modular logo at the top center, which consists of a black outline of a house roof above the word "koya" in a lowercase, bold, sans-serif font, with "MODULAR" in a smaller, uppercase, sans-serif font below it. The background is a photograph of three modern, black modular homes with large, illuminated windows and doors, set in a lush green landscape with a pond and a wooden walkway. The scene is captured at dusk, with warm interior lights glowing through the windows and reflecting in the water. A man and a woman are standing on the walkway between the middle and rightmost units. The sky is a mix of blue and grey, suggesting twilight. The overall aesthetic is clean, modern, and serene.

koya  
MODULAR

Manufacturer of Modular Homes

We are a company specializing in the **production of prefabricated modular homes**. Our mission is to create modern, durable, and energy-efficient houses designed to **serve reliably for many years**.

We carry out every project with the **utmost care**, paying close attention to the **quality of workmanship** and perfecting even the **smallest details**.

We deliver our projects in either the **closed shell state** or **developer finish**. For clients who prefer to handle most of the finishing work themselves, we also offer the option of ordering just the **modular home frame**.

### What sets us apart?

- High-quality materials used throughout the building process
- 5-year warranty on workmanship and 20-year structural warranty
- Comfortable and unrestricted access to the mezzanine level
- Careful design to minimize thermal bridges
- Bright and spacious interiors
- On-site installation completed within 7–10 days
- Solid and durable construction



# koya 28

Footprint area: 28 m<sup>2</sup>

Ground floor usable area: 20,40 m<sup>2</sup>

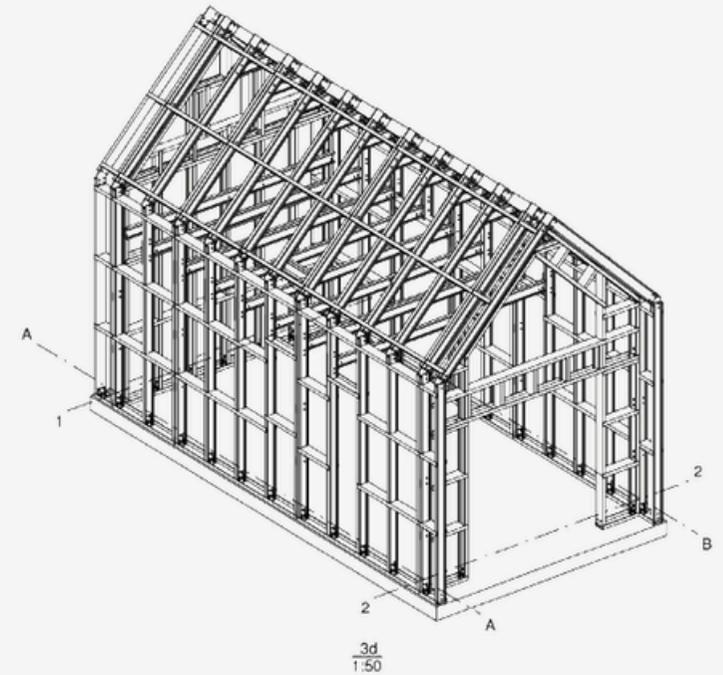
Mezzanine usable area: 14,50 m<sup>2</sup>

Exterior dimensions: 3,83 m x 7,29 m

Overall height: 5,10 m<sup>2</sup>



**koya**  
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# koya 28 - Pricing

Steel house structure

(with on-site assembly)

**40 000 zł**

Gross price (incl. 8% VAT)

Closed shell state

**115 000 zł**

Gross price (incl. 8% VAT)

Developer Finish

**162 000 zł**

Gross price (incl. 8% VAT)

## Prices do not include:

➤ Execution of the foundation slab

➤ Transportation costs

➤ WOJ. MAZOWIECKIE, KUJAWSKO-POMORSKIE, ŁÓDZKIE,  
WIELKOPOLSKIE

**+4 000 Zł**

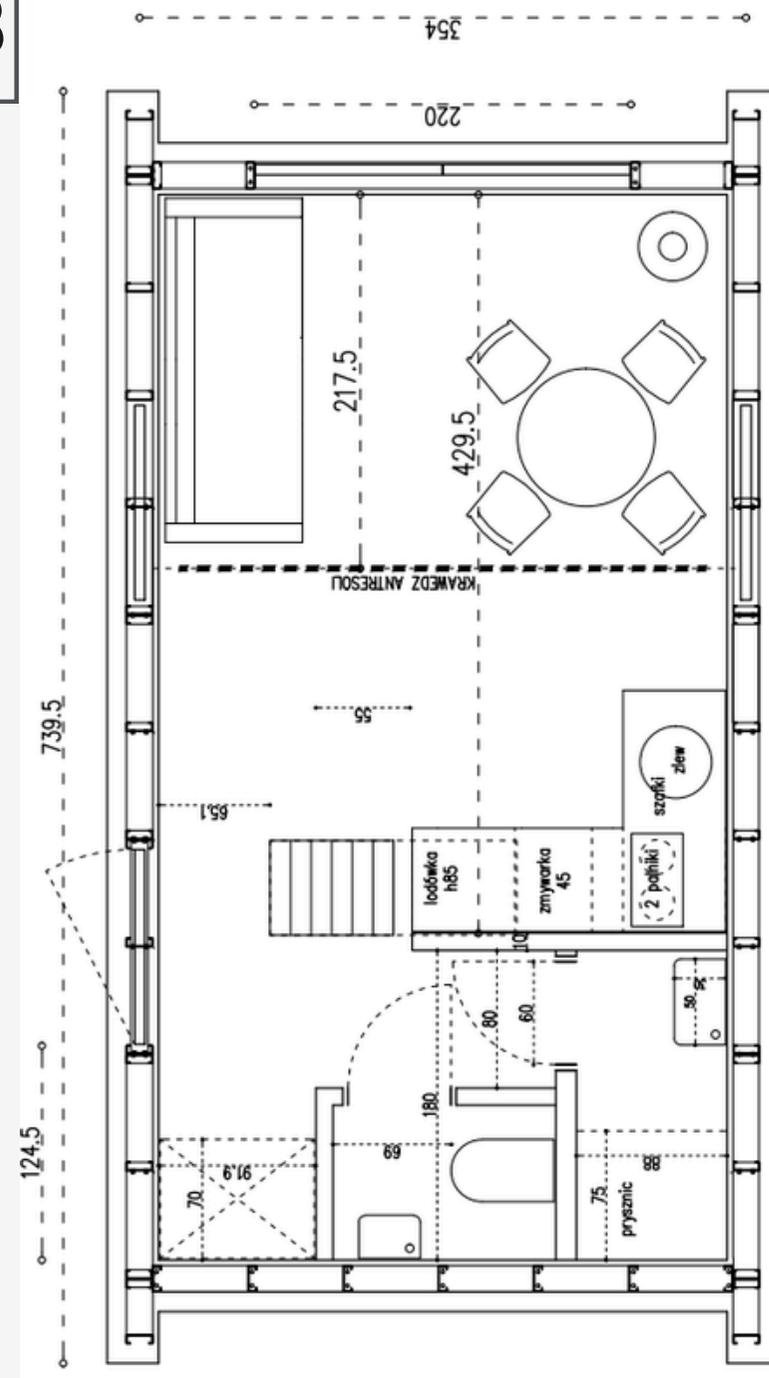
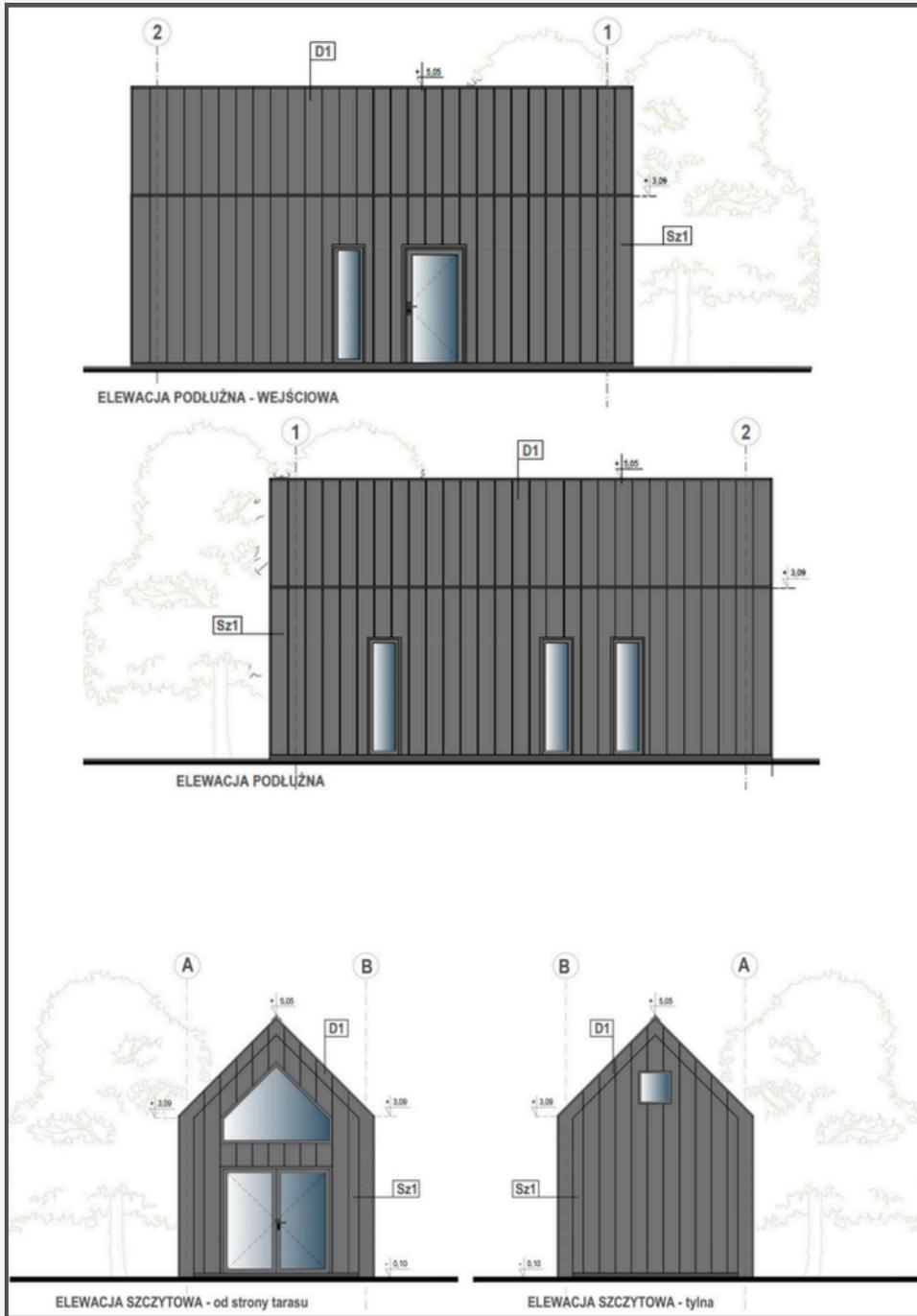
➤ WOJ. PODLASKIE, WARMIŃSKO-MAZURSKIE,  
POMORSKIE, ZACHODNIO-POMORSKIE, LUBUSKIE,  
DOLNOŚLĄSKIE, OPOLSKIE, ŚLĄSKIE, MAŁOPOLSKIE,  
PODKARPACKIE, LUBELSKIE, ŚWIĘTOKRZYSKIE.

**+ 6 000 Zł**



Demo home location : Tomczyn koło Warki (26-902)

# Floor plan and elevations - koya 28



# koya 35

Footprint area: 35 m<sup>2</sup>

Ground floor usable area 26,20 m<sup>2</sup>

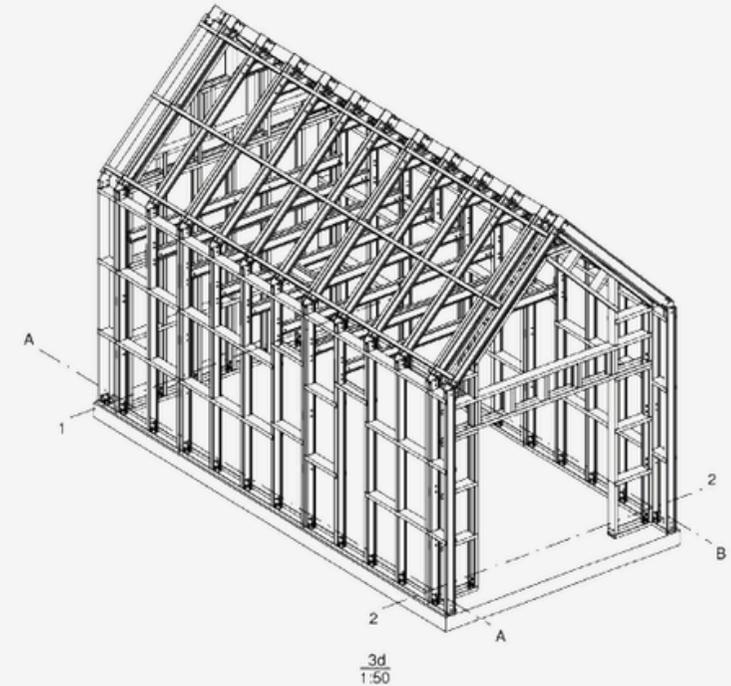
Mezzanine usable area: 18,40 m<sup>2</sup>

Exterior dimensions: 3,83 m x 9,17 m

Overall height: 5,75 m<sup>2</sup>



**koya**  
MODULAR



# koya 35 - Pricing

Steel house structure

(with on-site assembly)

**42 000 zł**

Gross price (incl. 8% VAT)

Closed shell state

**132 000 zł**

Gross price (incl. 8% VAT)

Developer Finish

**179 000 zł**

Gross price (incl. 8% VAT)

## Prices do not include:

➤ Execution of the foundation slab

➤ Transportation costs

➤ WOJ. MAZOWIECKIE, KUJAWSKO-POMORSKIE, ŁÓDZKIE,  
WIELKOPOLSKIE

**+4 000 zł**

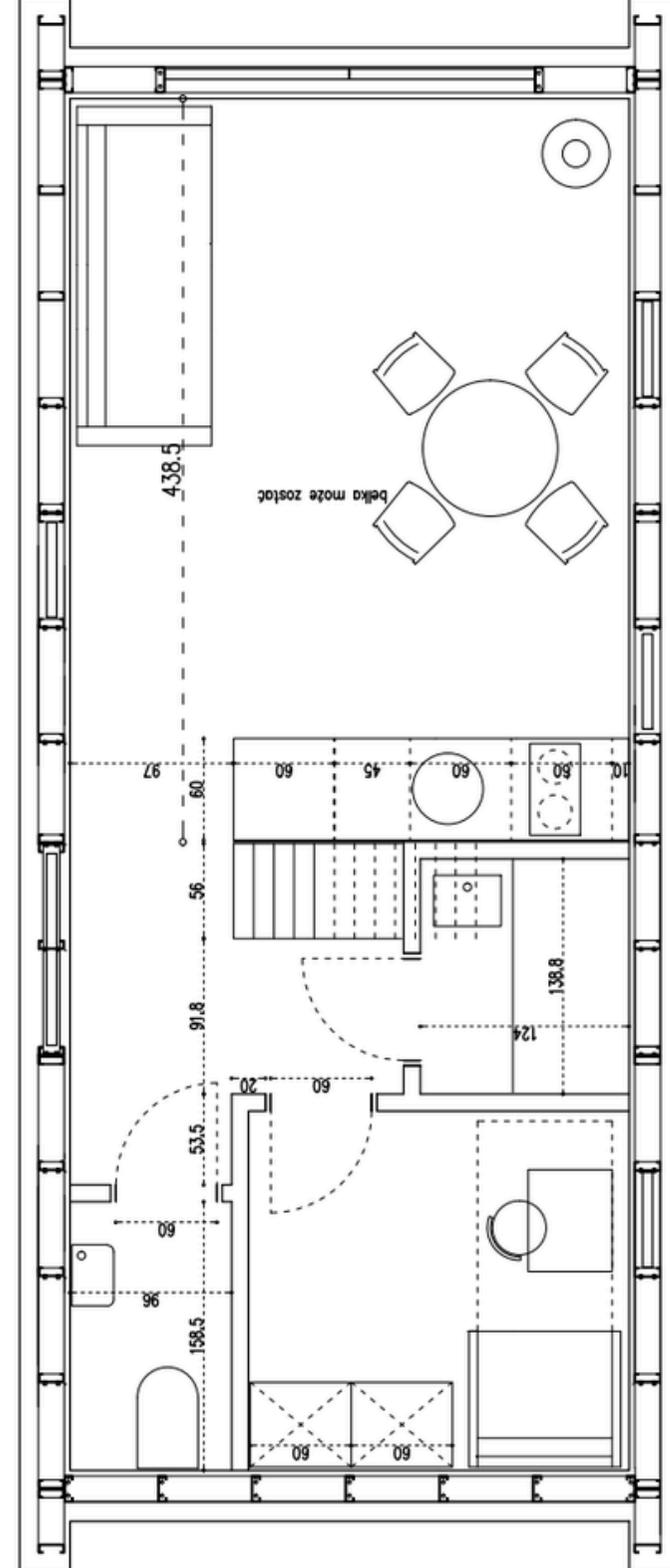
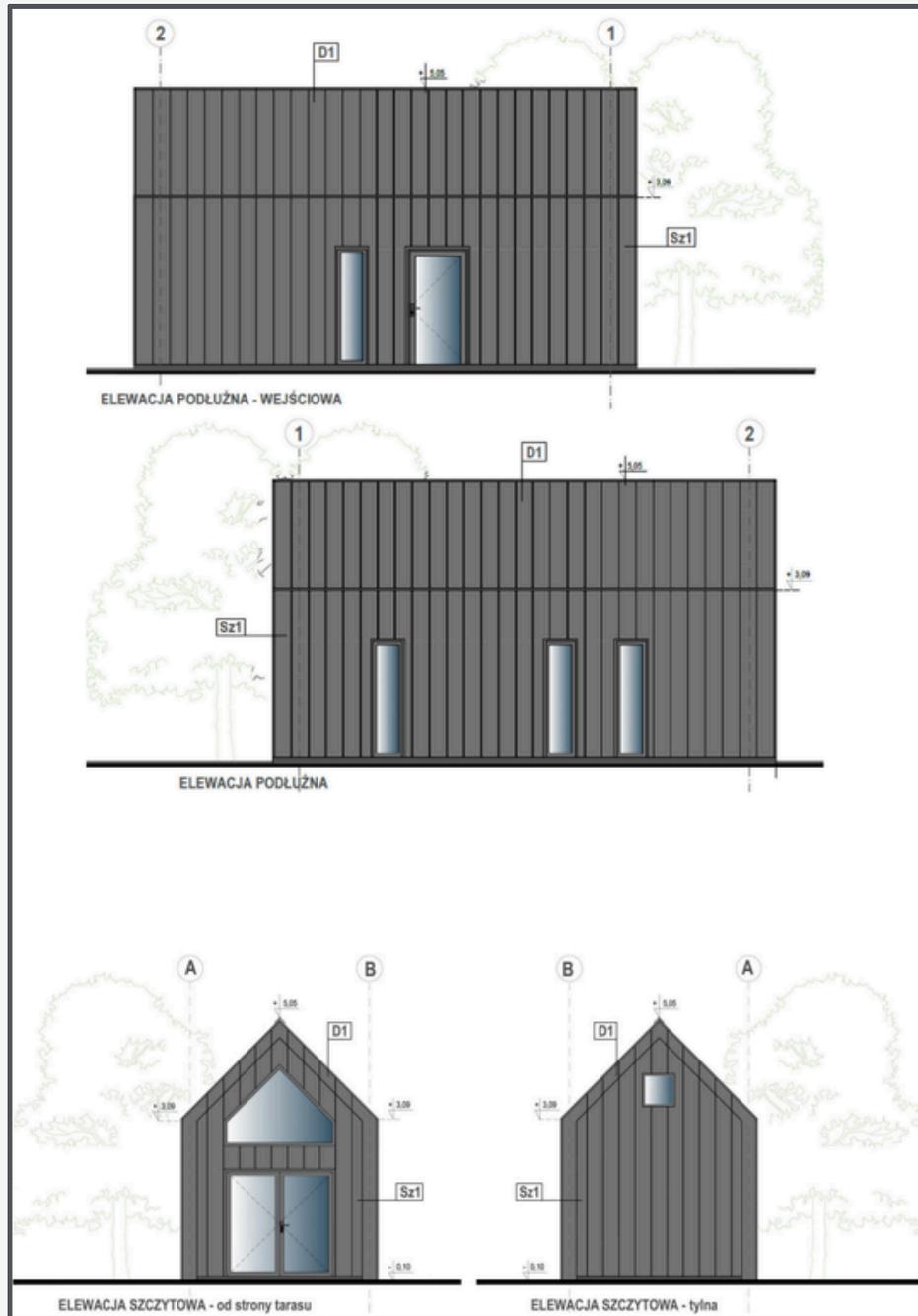
➤ WOJ. PODLASKIE, WARMIŃSKO-MAZURSKIE,  
POMORSKIE, ZACHODNIO-POMORSKIE, LUBUSKIE,  
DOLNOŚLĄSKIE, OPOLSKIE, ŚLĄSKIE, MAŁOPOLSKIE,  
PODKARPACKIE, LUBELSKIE, ŚWIĘTOKRZYSKIE.

**+ 6 000 zł**



Demo home location : Tomczyn koło Warki (26-902)

# Floor plan and elevations - koya 35



Specification	Closed Shell State	Developer Finish
<b>House Structure</b>	<ul style="list-style-type: none"> <li>Steel frame, 150 mm profile thickness, protected with Magnelis anti-corrosion coating</li> </ul>	<ul style="list-style-type: none"> <li>Steel frame, 150 mm profile thickness, protected with Magnelis anti-corrosion coating</li> </ul>
<b>Exterior Walls / Roof</b>	<ul style="list-style-type: none"> <li>Standing seam metal sheet</li> <li>Counter battens and battens C14 38x57 mm</li> <li>Windproof membrane</li> </ul>	<ul style="list-style-type: none"> <li>Standing seam metal sheet, 0.5 mm thickness</li> <li>Counter battens and battens C14 38x57 mm</li> <li>Windproof membrane</li> <li>Thermal insulation PUR foam 180 mm</li> <li>Vapour barrier foil</li> <li>OSB board 18 mm</li> <li>Gypsum boards installed on walls and ceilings (no finishing/spackling)</li> </ul>
<b>Windows and Doors</b>	<ul style="list-style-type: none"> <li>PVC window frames, triple-glazed package (3-pane)</li> </ul>	<ul style="list-style-type: none"> <li>PVC window frames, triple-glazed package (3-pane)</li> </ul>
<b>Interfloor Ceiling / Mezzanine</b>	<ul style="list-style-type: none"> <li>Steel structure, 150 mm profile covered with 22 mm OSB boards</li> </ul>	<ul style="list-style-type: none"> <li>Steel structure, 150 mm profile covered with 22 mm OSB boards</li> <li>Solid wooden staircase</li> </ul>
<b>Installations</b>		<ul style="list-style-type: none"> <li>Electrical installation distributed, including main distribution board with circuit breakers. Does not include connection to the main power supply (WLZ) or final fixtures/white goods installation.</li> <li>Water and sewage installation distributed. Does not include utility connections to the building, heating/hot water devices, or final fixtures/white goods installation.</li> </ul>
<b>Heating</b>		<ul style="list-style-type: none"> <li>Electric underfloor heating mats</li> </ul>
<b>Flooring / Screed</b>		<ul style="list-style-type: none"> <li>Ground floor: thermal insulation and screed base layer</li> </ul>

# TERMS OF SALE



## PAYMENT TERMS IN POLAND FOR RETAIL ORDERS (INDIVIDUAL CUSTOMERS):

**10% deposit on the day the contract is signed**

**The second installment of 50% is due no later than 40 days before the planned start of assembly.**

**The third installment of 30% is due no later than 7 days before the planned start of assembly.**

**The final installment of 10% is payable within 5 days of signing the acceptance protocol after the assembly has been completed.**

## PAYMENT TERMS IN POLAND FOR WHOLESALE ORDERS (STARTING FROM 3 UNITS):

**10% deposit on the day the contract is signed**

**The second installment of 60% is due no later than 40 days before the planned start of assembly.**

**The third installment of 20% is due no later than 7 days before the planned start of assembly.**

**The final installment of 10% is payable within 5 days of signing the acceptance protocol after the assembly has been completed.**

FEEL FREE TO **CONTACT US!** OUR SPECIALIST IS READY TO ANSWER ALL YOUR **QUESTIONS** AND **ASSIST YOU** WITH ANY DETAILS.



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SALES SPECIALIST

