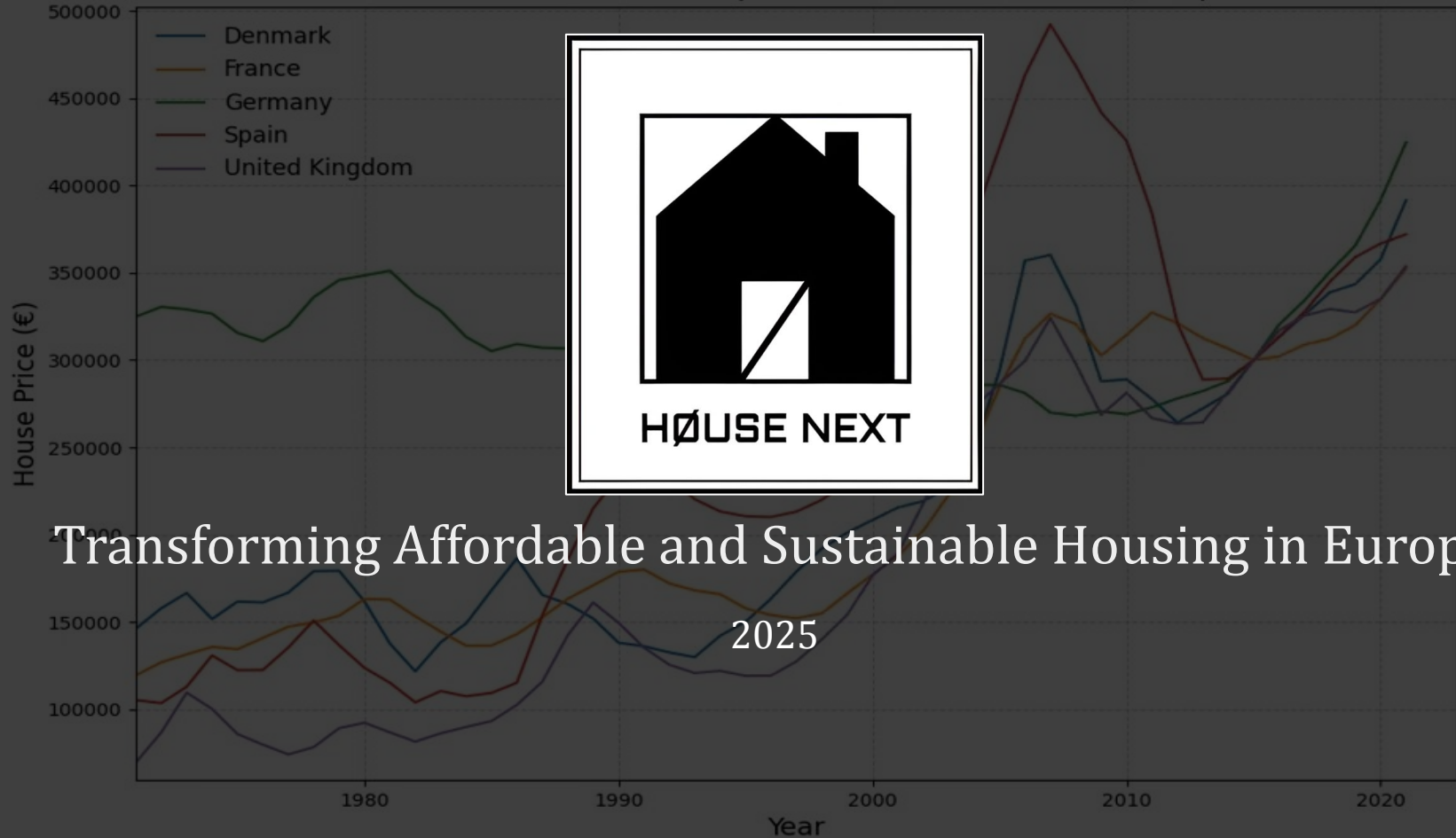


Real House Prices (Adjusted for Inflation) House Prices in Euros (2015 Base Price = €300,000)



Transforming Affordable and Sustainable Housing in Europe

2025

Products



Model A
46 m² - 43,052€
Free shipping included

All our models are complete from factory including kitchen & bathroom and have a base price of 940€ per m² - including shipping

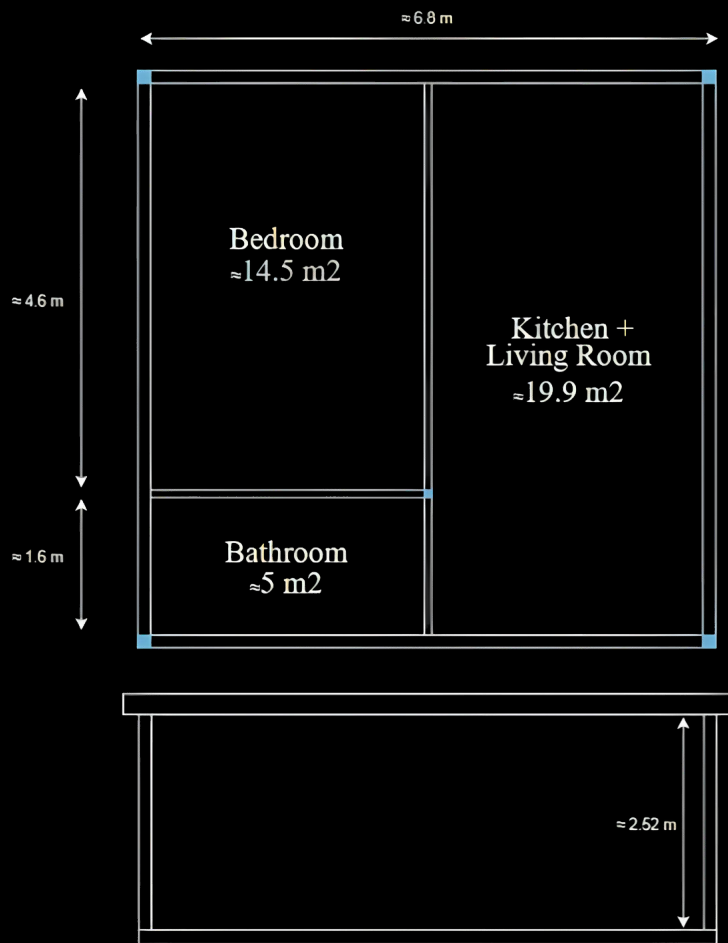
Our models can be stacked up to 5 floors

Model A can also be sold as one large room meaning no internal walls (bathroom & kitchen removed) - priced 33,052€



Illustration in 3D. Not to scale. All prices are in EUR and include VAT.
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Phone: +352 66 66 66 66
www.modulor.com

Model A



Dimensions

- ❖ Internal size (useable area) - 39.8 m²
- ❖ External size (footprint) - 45.7 m²
 - Exterior length - 6.76 m
 - Exterior width - 6.76 m
- ❖ Three rooms:
 - Bedroom - 14.5 m²
 - Bathroom - 5 m²
 - Kitchen + Living room - 19.9 m²
- ❖ Internal height (to ceiling) - 2.52 m
- ❖ External height (to roof) - 2.95 m
- ❖ Adjustable clearance from ground - 0 to 0.2 m

Thermal Performance (U-values)

- ❖ Roof - 0.11 W/m².K
- ❖ Walls - 0.15 W/m².K
- ❖ Floor - 0.13 W/m².K

Materials

- ❖ Exterior walls - Hardie VL plank
- ❖ Interior walls - SCG Cementboard
- ❖ Indoor flooring - Linoleum
- ❖ Ceiling - SCG Cementboards
- ❖ Roof - Torched Bitumen Roofing
- ❖ Foundation (add-on for stand alone homes) - Krinner V89 Earth Screws

Standard equipment

- ❖ Heating - Air-to-Air Heat Pump
- ❖ Ventilation - Mechanical Heat Recovery Unit
- ❖ Automation - Smart Control of Humidity and Temperature
- ❖ Kitchen - Standard
- ❖ Bathroom - Standard

Stackable up to and including 5 floors

Model B

92 m² - 86,104€

Free shipping included



Dimensions

- ❖ Internal size (useable area) - 79.6 m²
- ❖ External size (footprint) - 45.7 m²
 - Exterior length - 6.76 m
 - Exterior width - 6.76 m
- ❖ Six rooms:
 - Bedroom - 14.5 m²
 - Master Bedroom - 19.5 m²
 - General - 14.5 m²
 - Bathroom - 5 m²
 - Kitchen + Living room - 19.9 m²
- ❖ Internal height (to ceiling) - 2.52 m
- ❖ External height (to roof) - 5.66 m
- ❖ Adjustable clearance from ground - 0 to 0.2 m

Stackable up to and including 5 floors

Model C

138 m² - 129,156€

Free shipping included



Dimensions

- ❖ Internal size (useable area) - 119.4 m²
- ❖ External size (footprint) - 91.4 m²
 - Exterior length - 6.76 m
 - Exterior width - 13.52 m
- ❖ Nine rooms + Balcony:
 - Bedroom 1 - 14.5 m²
 - Bedroom 2 - 14.5 m²
 - Bedroom 3 - 14.5 m²
 - En suite Bedroom - 14.5 m²
 - General 1 - 14.5 m²
 - General 2 - 10 m²
 - Bathroom 1 - 5 m²
 - Bathroom 2 - 5 m²
 - Kitchen + Living room - 19.9 m²
 - Balcony - 39.8 m²
- ❖ Internal height (to ceiling) - 2.52 m
- ❖ External height (to roof) - 5.66 m
- ❖ Adjustable clearance from ground - 0 to 0.2 m

Stackable up to and including 5 floors

Model D

184 m² - 172,208€

Free shipping included

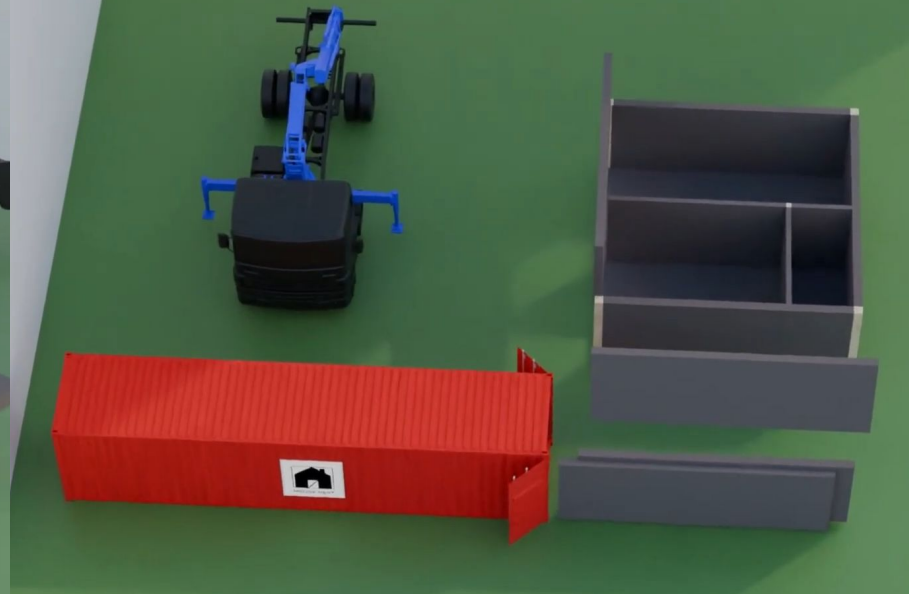
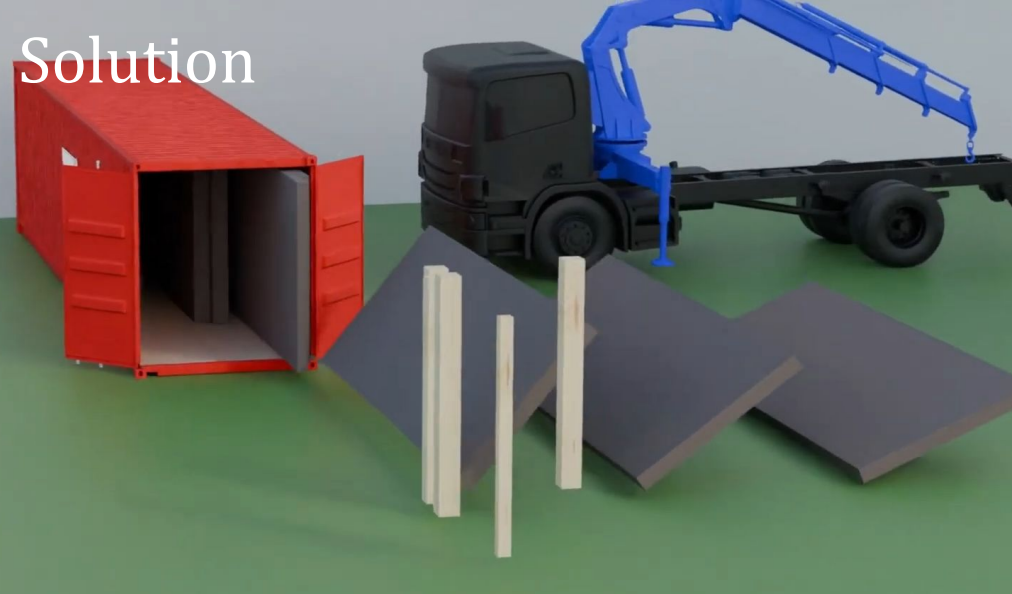


Dimensions

- ❖ Internal size (useable area) - 159.2 m²
- ❖ External size (footprint) - 91.4 m²
 - Exterior length - 6.76 m
 - Exterior width - 13.52 m
- ❖ Twelve rooms:
 - Bedroom 1 - 14.5 m²
 - Bedroom 2 - 14.5 m²
 - Bedroom 3 - 14.5 m²
 - Bedroom 4 - 14.5 m²
 - Bedroom 5 - 14.5 m²
 - En suite Bedroom - 14.5 m²
 - General 1 - 14.5 m²
 - General 2 - 10 m²
 - General 3 - 10 m²
 - Bathroom 1 - 5 m²
 - Bathroom 2 - 5 m²
 - Kitchen + Living room - 19.9 m²
- ❖ Internal height (to ceiling) - 2.52 m
- ❖ External height (to roof) - 5.66 m
- ❖ Adjustable clearance from ground - 0 to 0.2 m

Stackable up to and including 5 floors

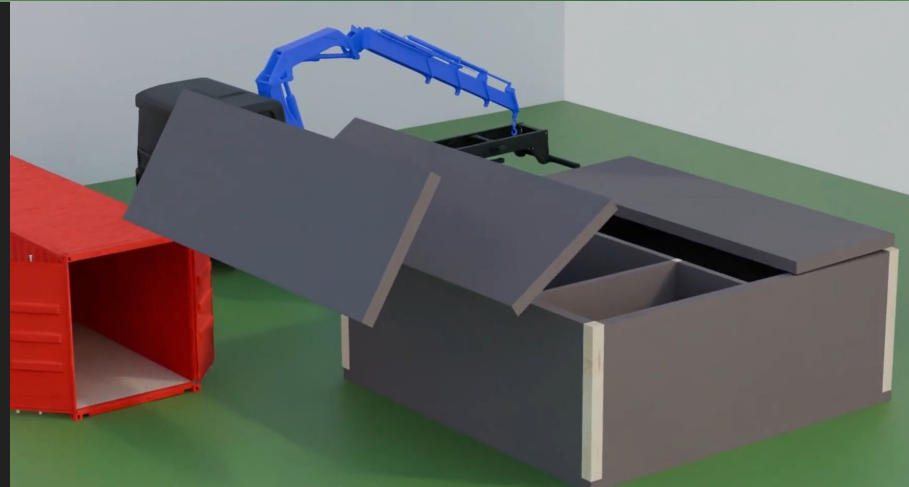
Solution



All our models consist of the same parts just different quantities, allows same assembly lines to produce multiple models

Model A consists of 13 parts including internal walls - each are almost completely finished allowing us to install the home within a single workday ready to be used

Our models can be installed any time of the season - only needing a crew of 3 people and a simple crane



About us

HØUSE NEXT is a construction company based in Denmark that has recognized that to solve the construction cost one has to move housing to an assembly line factory as well as being simple to transport & easy to install.

This has been driving our design and with over one year of research we are able to offer a product that we believe will solve this issue.

CO-FOUNDERS

x [Andre Nikolai Kristoffersen Kansa](#): Automation, Process and Mechanical Engineering degrees, 5+ years experience in areas as oil & gas, R&D in new building materials, rocket engines and various industries. From Norway, 2 years in Portugal, moved to Denmark 2022. Founded HØUSE NEXT 2024. → ak@housenext.com / 0045 715 60 596

x [Jānis Niklāvs](#): Constructing Architecture degree from VIA University, Denmark, 5+ years as technical designer and BIM manager. From Latvia, 3 years in USA, in Denmark 9 years, joined HØUSE NEXT 2024. → jn@housenext.com / 00371 296 97 910

AMBASSADORS

x [Oskars Raiskums](#) (Baltic Region): Long experience in construction industry especially timber constructions in Latvia with focus on project management. → 00371 271 73 047

Building Code

Our goal was to design a home that serves all of Europe—one that meets the North's strictest insulation standards, complies with the world's toughest fire safety regulations, and adapts to climates from wet, arctic, dry, mountainous and more.

A home for everyone, making high-quality housing affordable for people and organizations.

However, to uphold our critical engineering standards and maintain our promised pricing, we couldn't meet every country's requirements, and for this we apologize to those affected.





Reserve today
[housenext.com](https://www.housenext.com)

