



Kotlandi

The Kotlandi building, with its eye-catching design, is a standout addition to your yard. Its usage is versatile, ranging from an open-air kitchen with seating to a spacious summer house with sliding glass doors.

The building's wall and ceiling details are made from durable 3-layer WXP panels. The exterior layers of the panels are treated with weather-resistant wood paint.



MATERIALS USED IN KOTLANDI:

- **Wall panels:** WXP 3-layered double-sided painted cross timber panel
- **Ceiling panels:** WXP 3-layered single-sided painted cross timber panel
- **Roofing material:** High-quality SBS roll material
- **Concealed electrical wires** within the wall

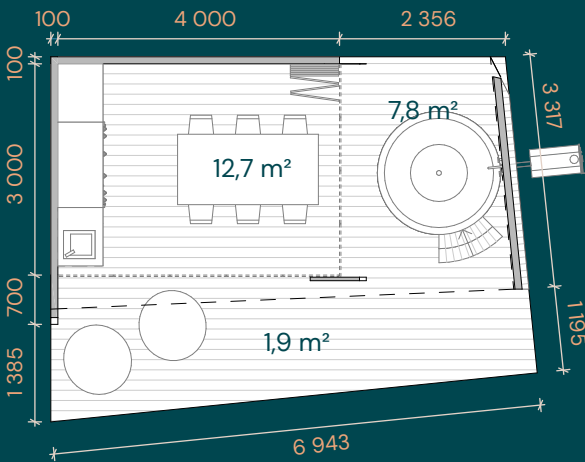
The building is divided into **two parts**: a larger space with sliding glass doors for wind protection and a smaller open and passable area.

The sliding glass doors are made of high-quality tempered glass attached to metal rails. You can easily slide them together or apart to provide refreshment from the heat or shelter from the wind.

Electrical wiring is cleverly concealed within the Kotlandi wall and ceiling panels, making it easy to connect kitchen appliances or other electrical devices to the power grid. Innovative LED lighting strips are installed in the ceiling.

In the terrace-facing part of the building, stylish planters are attached to the wall, where you can plant both decorative and culinary herbs. The installation of the building requires a strong base on the terrace to ensure that the building does not sink over time. Suitable installation locations include paved areas with compacted subbases or terraces built on post foundations.

** The terrace under the building is not included in the standard package.*



TECHNICAL SPECIFICATIONS:

- Building footprint including the terrace: **35.5 m²**
- Roofed area: **23.4 m²**
- Building length x width including the terrace: **6.9 x 5.2 m**
- Building length x width with walls: **6.9 x 3.8 m**
- Building height from ground to roof peak: **2.9 m**
- Building ceiling height from terrace surface: varying height from **2.45 to 2.75 m**
- Recommended terrace height from the ground: **15 cm**
- Weight of the building wooden parts without the terrace: **2700 kg**

Price for Kotlandi basic : 13 325 EUR + VAT

Price covers assembled wooden modular building with roof material installed and interior walls painted. Inside part floor covered with SPC (Stone-Plastic-Composite) panels. All additional elements are excluded!

Kotlandi finished with additional elements: 18 325 EUR + VAT

Electricity sockets, LED strips for lighting, plumbing and water system connected, windows and doors from glass installed, terrace for outside part.

** The kitchen furniture, hot tub, and dining table set shown in the pictures are not included in the price.*

** Additional costs for transportation to the destination and installation apply. Prices depend on the location.*

