



**MANUFACTURER OF MODULAR  
AND TIMBER FRAME HOUSES.**



# CONTENT

|    |                   |
|----|-------------------|
|    | INTRODUCTION      |
| 1  | MALMÖ MODULE      |
| 2  | ÖREBRO MODULE     |
| 3  | VISBY MODULE      |
| 4  | LUND MODULE       |
| 5  | IDRE MODULE       |
| 6  | ÖSTERSUND SAUNA   |
| 7  | ÅRE SAUNA         |
| 8  | ONE - STORY HOUSE |
| 9  | TWO - STORY HOUSE |
| 13 | TWIN HOUSE        |

# MODERN HOUSE

We realize projects that are designed with quality, aesthetics, comfort, and sustainability in mind. We choose to work with high-quality materials in our projects, which is why we want to attract customers who appreciate quality. We create a sustainable and modern concept of timber frame houses.





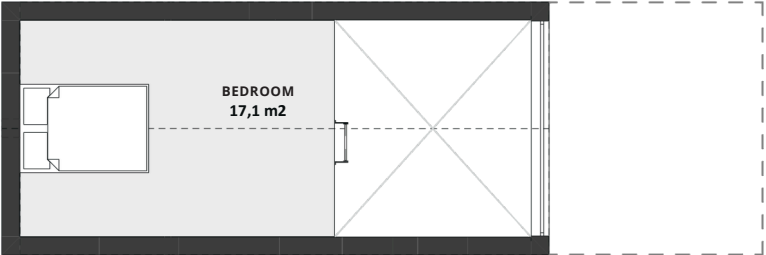
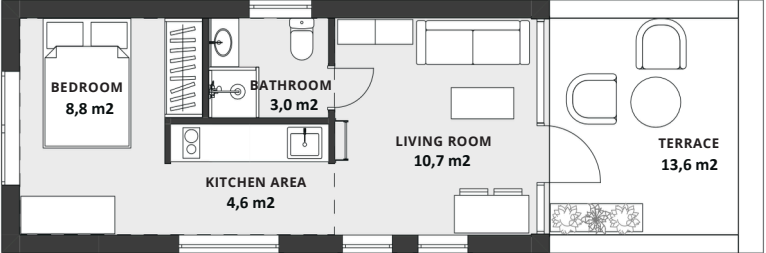


**“WE DEFINE OURSELVES AS  
A COMPANY BASED ON A  
PROFESSIONAL MANUFACTURING  
AND ASSEMBLY APPROACH.**

HELVIJS ERVALDS  
CEO OF MODERN HOUSE



# MALMÖ MODULE



**LIVING AREA** 27,1 m<sup>2</sup>  
**BUILDING AREA** 34,8 m<sup>2</sup>

- |                               |   |   |
|-------------------------------|---|---|
| ✓ BEDROOM                     |  | 1 |
| ✓ LIVING ROOM WITH KITCHEN    |  | 1 |
| ✓ BATHROOM                    |  | 1 |
| — LOFT 17,1 m <sup>2</sup>    |  | 1 |
| — SAUNA                       |  | 1 |
| ✓ TERRACE 13,6 m <sup>2</sup> |  | 1 |

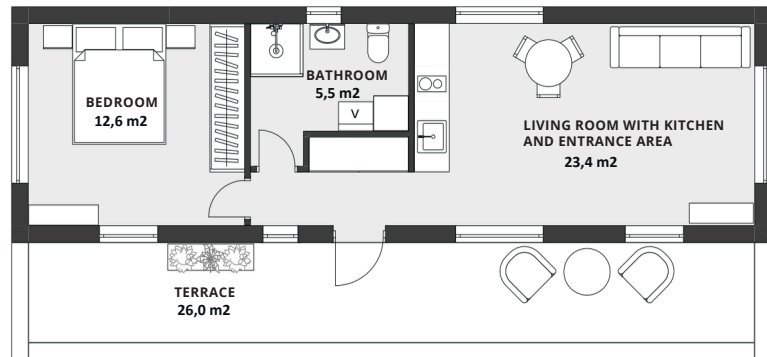


**High-quality timber frame  
modular house -  
fully finished house with a total  
usable area of 44.2 m<sup>2</sup>.  
The modular houses are ready to  
be transported to your plot.**







# ÖREBRO MODULE



**LIVING AREA** 41,55 m<sup>2</sup>  
**BUILDING AREA** 52 m<sup>2</sup>

- ✓ BEDROOM 1 
- ✓ LIVING ROOM WITH KITCHEN 1 
- ✓ BATHROOM 1 
- LOFT 1 
- SAUNA 1 
- ✓ TERRACE 26 m<sup>2</sup> 1 

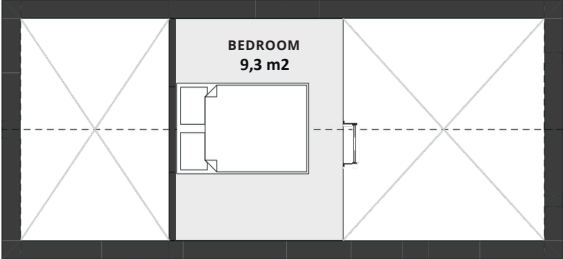
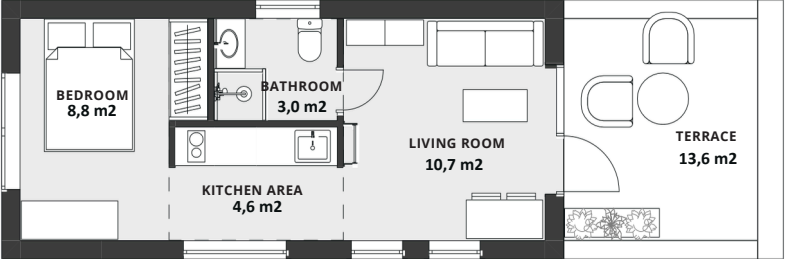


**Our team is made up of confident and knowledgeable professionals who will choose the best solutions and materials.**





# VISBY MODULE



**LIVING AREA** 27,1 m<sup>2</sup>  
**BUILDING AREA** 34,8 m<sup>2</sup>

- ✓ BEDROOM LIVING ROOM  1
- ✓ WITH KITCHEN BATHROOM  1
- ✓ LOFT 17,1 m<sup>2</sup>  1
- ✓ SAUNA  1
- TERRACE 13,6 m<sup>2</sup>  1
- ✓  1

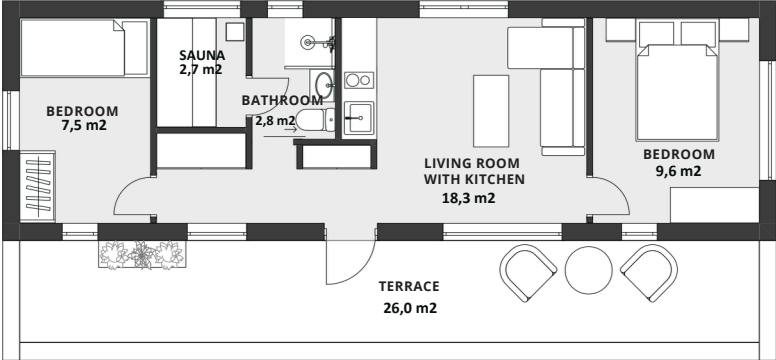


**Mobile modular timber frame house. This type of House is relatively quick to build and does not take a long time to confirm the project.**





# LUND MODULE



**LIVING AREA** 40,95 m<sup>2</sup>  
**BUILDING AREA** 52 m<sup>2</sup>

- ✓ BEDROOM 2
- ✓ LIVING ROOM WITH KITCHEN 1
- ✓ BATHROOM 1
- LOFT
- ✓ SAUNA 1
- ✓ TERRACE 26 m<sup>2</sup> 1

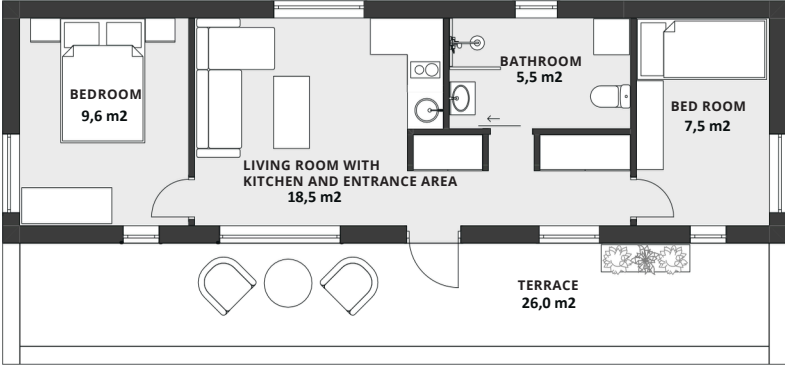


**The LUND module has two bedrooms, and a living room with a kitchenette, bathroom a sauna and a terrace. Interior design is based on functionality, simplicity and aesthetics**





# IDRE MODULE



**LIVING AREA** 41,07 m<sup>2</sup>  
**BUILDING AREA** 52 m<sup>2</sup>

- ✓ BEDROOM 2
- ✓ LIVING ROOM WITH KITCHEN 1
- ✓ BATHROOM 1
- LOFT
- SAUNA
- ✓ TERRACE 26 m<sup>2</sup> 1

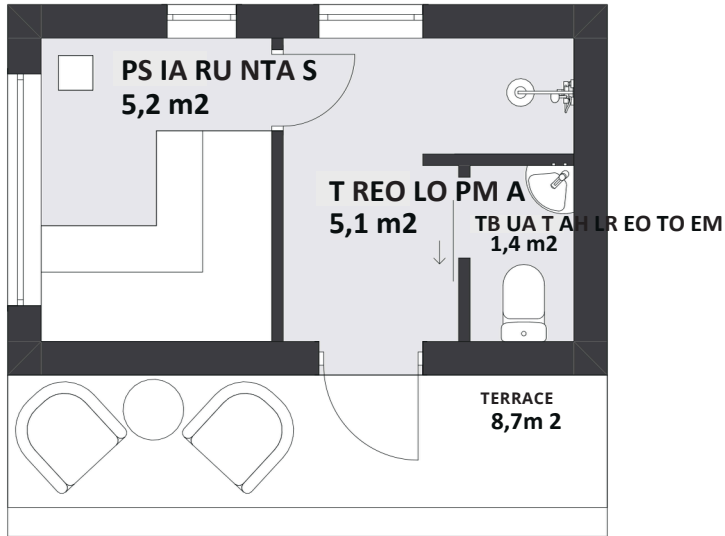


**This type of home is pleasant to live in, whatever the season or weather. Modular homes are sustainable and energy efficient.**





# ÖSTERSUND SAUNA



**LIVING AREA** 11,57 m<sup>2</sup>  
**BUILDING AREA** 16,64 m<sup>2</sup>

- ✓ LIVING ROOM 1
- ✓ BATHROOM 1
- ✓ SA UN A 1
- ✓ TERRACE 8,7 m<sup>2</sup> 1

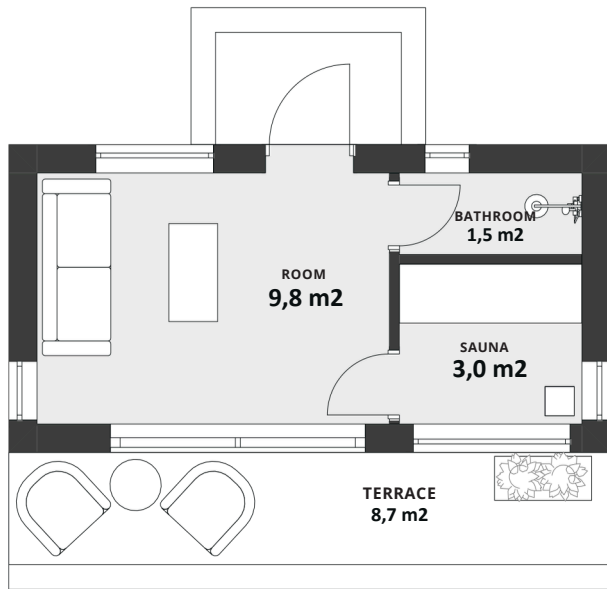


**A ready-to-use sauna house that can be easily installed in any backyard. we control quality at every stage of construction, which is why we give every client the opportunity to see the production process in Sigulda, Latvia**





# ÅRE SAUNA



|                  |         |
|------------------|---------|
| LIVING AREA      | 14,3    |
| BUILDING AREA    | m2      |
|                  | 19,2    |
| ✓ LIVING ROOM    | m2 24 1 |
| ✓ BATHROOM       | 1 1     |
| ✓ SAUNA          | 1 1     |
| ✓ TERRACE 8,7 m2 | 1 1     |

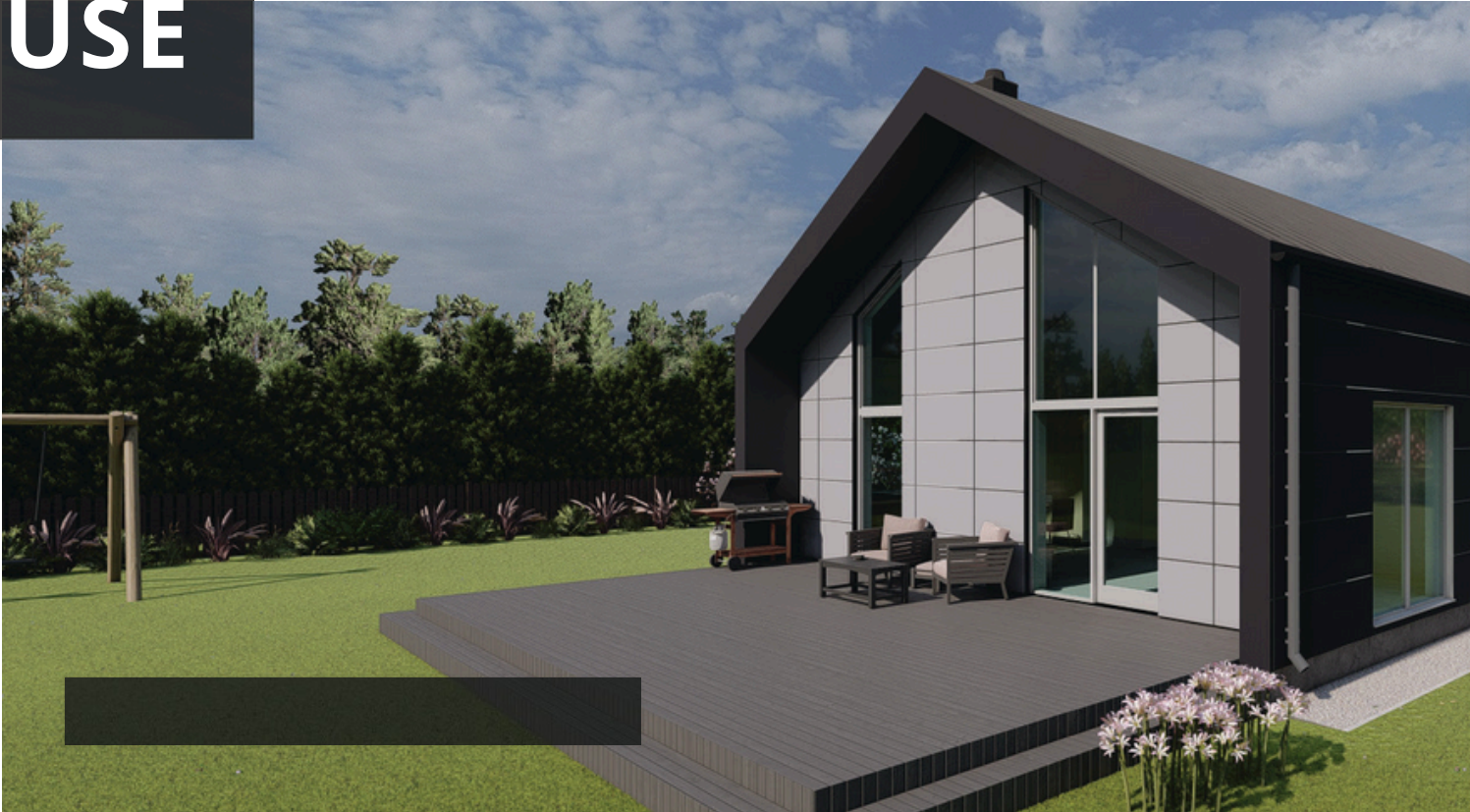
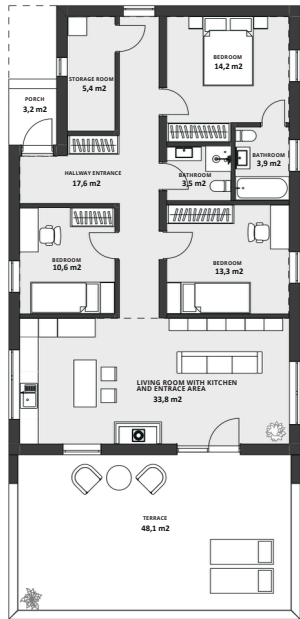


**The projects offer a variety of interior and exterior solutions, as well as room layouts that can be changed by prior agreement.**





# ONE - STORY HOUSE



|                            |   |
|----------------------------|---|
| LIVING AREA                | 101,72 m2   |
| BUILDING AREA              | 174,7 m2  |
| <hr/>                      |   |
| ✓ BEDROOM                  |  3 |
| ✓ LIVING ROOM WITH KITCHEN |  1 |
| ✓ BATHROOM                 |  2 |
| — MANSARD FLOOR            |    |
| — SAUNA                    |    |
| ✓ TERRACE 48,1 m2          |  1 |
| <hr/>                      |   |

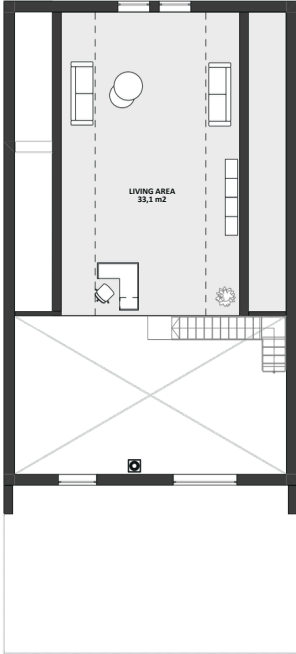
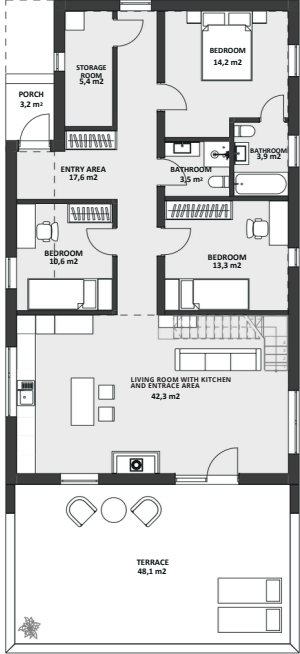


**The project is designed with a practical, well-thought-out layout and a modern visual solution. The house concept is designed to achieve an A+ energy efficiency rating, which will have a positive impact on low monthly costs.**





# TWO - STORY HOUSE



|                            |       |
|----------------------------|-------|
| LIVING AREA                | 144   |
| BUILDING AREA              | m2    |
|                            | 228   |
| ✓ BEDROOM                  | m2 3  |
| ✓ LIVING ROOM WITH KITCHEN | 14 1  |
| ✓ BATHROOM                 | 5,7 2 |
| ✓ MANSARD FLOOR 33,1 m2    | 1     |
| — SA UN A                  | 1     |
| ✓ TERRACE 48,1 m2          | 1     |



**“When designing and building houses, we think long-term about the client’s wishes, which are reflected in the visual solution and the use of high-quality timber frame technology. Trust in quality - choose Modern House and let’s create a feeling of home together!”**

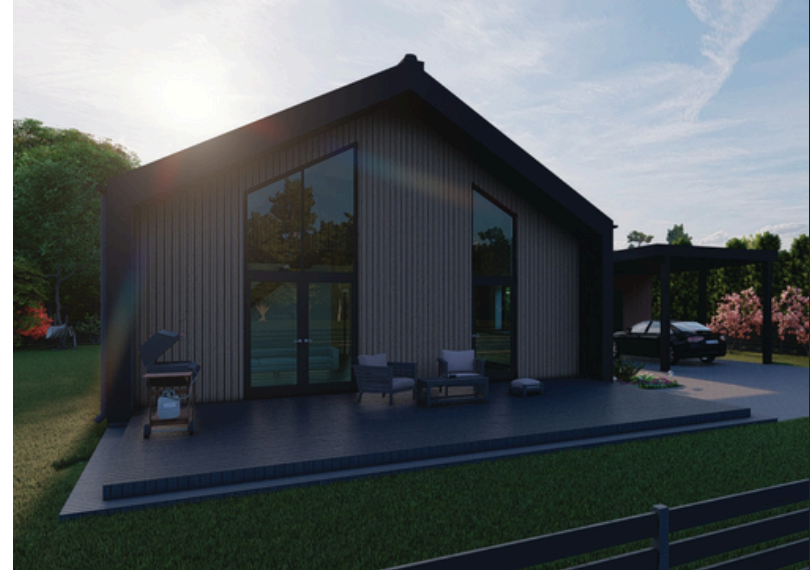




# TWO - STORY HOUSE

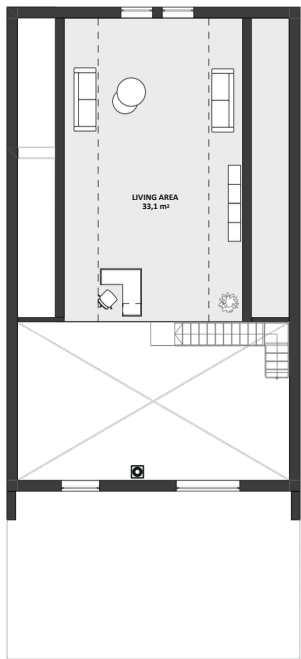
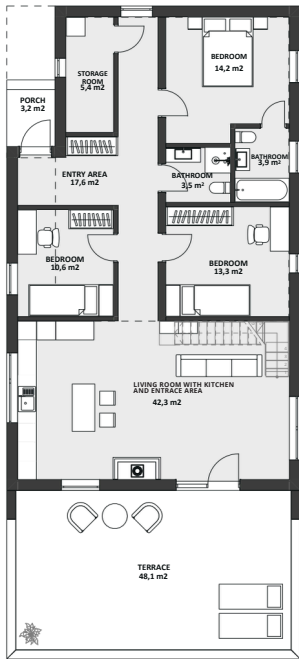












# TWIN HOUSE



|                            |   |          |
|----------------------------|---|----------|
| LIVING AREA                |   | 144 m2   |
| BUILDING AREA              |   | 211,5 m2 |
| <hr/>                      |   |          |
| ✓ BEDROOM                  |  | 3        |
| ✓ LIVING ROOM WITH KITCHEN |  | 1        |
| ✓ BATHROOM                 |  | 2        |
| ✓ MANSARD FLOOR 33,1 m2    |  | 1        |
| — SAUNA                    |  |          |
| ✓ TERRACE 48,1 m2          |  | 1        |
| <hr/>                      |   |          |



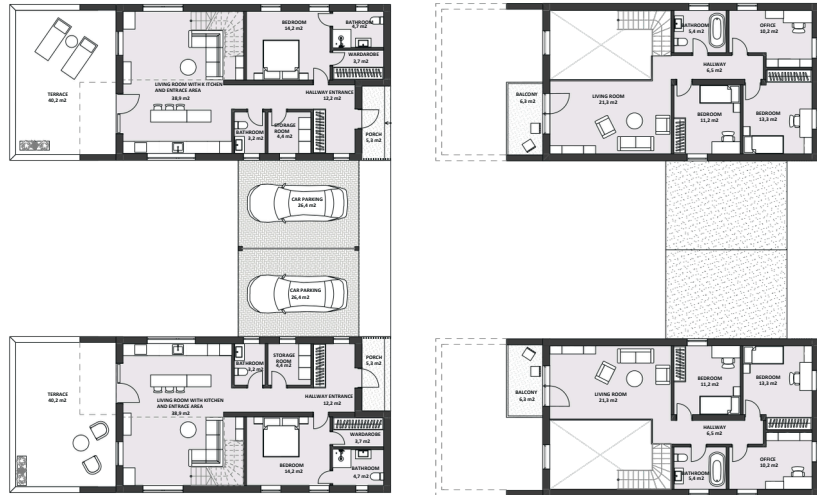
## “MODERN HOUSE

**functionality, simplicity, and aesthetics. The overall décor is elegant and modern, creating a pleasant and very cozy atmosphere. Our design is characterized by naturalness, incorporating wood and natural light. That’s why our houses have large windows that provide good light throughout the day.**



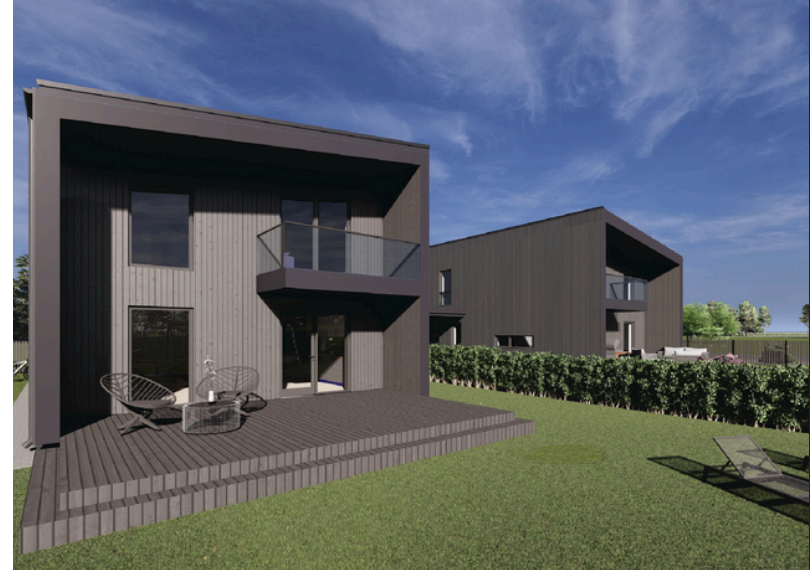


# TWIN HOUSE



|                            |       |
|----------------------------|-------|
| LIVING AREA                | 150,3 |
| BUILDING AREA              | m2    |
|                            | 174,6 |
| ✓ BEDROOM                  | m2 3  |
| ✓ LIVING ROOM WITH KITCHEN | 4 1   |
| ✓ BATHROOM                 | 3 2   |
| ✓ RE ST ROOM               | 2 2   |
| ✓ SECOND FLOOR 66,9 m2     |       |
| ✓ TERRACE 40,2 m2          |       |
| ✓ BALCONY 6,3 m2           |       |







# TWIN HOUSE









**CHOOSE MODERN HOUSE AND  
CREATE A FEELING OF HOME WITH US!**

[www.modern-house.ie](http://www.modern-house.ie)  
+353 83 369 1499  
+353 85 877 0578

 @ModernHouseireland  
 @modernhouse\_ireland

601 first floor office,  
Edenderry Business  
Campus