



## MOMO – Steel Houses



More Information: <https://www.esc.guide/momo>  
Official Website: <https://momodevelopment.com>

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- Bathroom Equipment
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- Splash Guard
- Door Finishing
- Kitchen Sink



## 1. MOMO Steel Houses

Our houses are built on a steel frame and insulated with PIR panels. MOMO steel houses are built in a modular technology. Fully built in our fabric located in Poland.

The unique thing about modular houses is that everything goes extremely quickly. Already within 3 months of your order, your house is ready on your plot. Modular houses are also a very economical choice, the prices are significantly lower thanks to the prefabrication, so you avoid high costs for construction work on site.

The modular house is delivered to your site and assembled in just a few days. What also makes modular houses unique is that they are easy to move if you later want to.

Building houses using this method saves both time and money. The Investor is not burdened with the process of residential house construction, which takes several years, as it is the case with traditional construction. Moreover, the Investor is not limited by the size of a single module. The modules can be combined in various configurations, depending on the Investor's individual needs.



## 1.1. Included in the price

### Construction documentation

You will receive from us drawings (English, Polish or Swedish language) for:

- architectural layout
- construction details
- external / internal connection to electrical, water and sewage installation



## 1.2. Turn-key standard

We are offering our products in a turn-key standard. Detailed information depends on the model and can be provided upon request.

### External walls

- interior wall finished layer
- Plasterboard 2 x 12.5 mm
- Air gap 25 mm
- Sandwich PIR panels 100-160 mm (depends from the house model)
- Wood furring 20x30 mm (if wooden facade chosen)
- Exterior wall finished layer

### Internal walls

- Interior wall finished layer
- Plasterboard 12.5 mm
- UW 75 wall-hung profile + 7 cm sound insulation, mineral wool
- Plasterboard 12.5 mm
- Interior wall finished layer

### Roof

- Interior wall finished layer
- Plasterboard 12.5 mm
- Air gap 25 mm
- Sandwich PIR panels installed to a steel frame, 160 mm
- Roof finished layer: standing seam anthracite panels

### Floor

- Floor finished layer
- Waterproof plywood 44 mm
- Vapor barrier
- Sandwich panels installed to a steel frame, PIR 120 mm

### Gutters

- Holiday House is equipped in standard with steel anthracite gutters. Barn House is equipped in standard with steel hidden anthracite gutters. You don't see them from the outside. Above the outside doors and windows we provide a small lintel that prevents water from leaking inside.

### Flashings, window sills

- Our houses come with anthracite flashings and external window sills.

#### Exterior doors

- We provide high quality steel doors 90x200cm. Doors are equipped with steel door handles.

#### Windows

- We are using aluminum 3-glass windows and terrace doors with perimeter fittings. Some of them are non-opening. Finished in anthracite from the inside and outside.  $U_g = 0,6 \text{ W}/(\text{m}^2\text{K})$ .

#### Interior doors

- We are providing our objects equipped with 80 x 200 cm high quality honeycomb core interior doors. As standard in a white color.

#### External lighting

- Our houses are equipped with outdoor anthracite LED wall lights.

#### Electrical installation

- Our houses are equipped with a complete electrical installation. We are using only EU certified materials. Anthracite PVC plug sockets, light switches and outdoor power plug.

#### Water installation

- Our houses are equipped with a complete water installation. We are using only EU certified materials. If you don't order an optional kitchen, you will receive from us dedicated water outputs that any plumber can easily connect to the dedicated kitchen appliances. Outdoor output is located on the side wall of the container. We recommend adding extra insulation or covering it to prevent it from freezing during the winter.

#### Sewage installation

- Our houses are equipped with a complete sewage installation. We are using only EU certified materials. Outdoor output is located on the side wall of the container. We recommend adding extra insulation or covering it to prevent it from freezing during the winter.

#### Ventilation

- Our houses are equipped with a complete mechanical ventilation that is electrically controlled. We are using only EU certified materials.



### 1.3. NOT included in the price

#### Foundation

- We aren't providing foundations for our buildings. Before the house is delivered, the foundation has to be ready. Our houses can be placed on a concrete slab, foundation wall or a steel structure. We can provide base information.

#### Assembly

- Assembly of the house is not included in the price. There are a lot of dependencies so all the calculations will be prepared individually. We provide that service for free. It requires a crane (the depends on the distance between the truck and the desired location). The whole assembly usually takes less than a day.
- Before the house is transported to you and assembled, certain things must be already finished by you:
  - Foundation must be ready. Dry and checked, prepared for the house-construction. We recommend either a concrete slab or a foundation wall.
  - Water, electrical and drainage outlets must be done and checked again with the drawings.
  - Access to the plot must be provided for a truck and a crane. Min.7m free space diameter for the crane is necessary.

#### Transport

- Transport of the house to the Client is not included in the price. MOMO Steel Houses are transported as an oversized load. Maximum width of the transported object is 4.5m.

#### Payment

Payment for your house is divided into 3 stages secured by a contract

- 1) 50% reservation fee when signing the contract
- 2) 30% payment after the building is built in our factory
- 3) 20% payment after the building arrives to the Client



## 2. Products



### 2.1. MOMO Barnhouse

68.000 EUR

<https://www.esc.guide/post/momo-barnhouse>



### 2.2. MOMO Holiday House

49.000 EUR

<https://www.esc.guide/post/momo-holiday-house>



### 2.3. MOMO Lucas

41.500 EUR

<https://www.esc.guide/post/momo-lucas>



## 2.1. MOMO Barnhouse



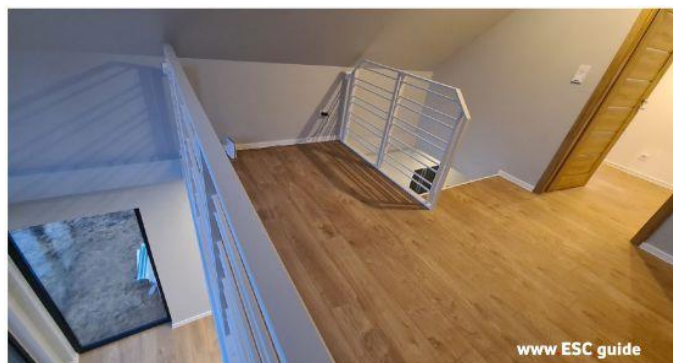
<b>BUILDING AREA:</b>	35 M2
<b>LIVING AREA:</b>	57 M2
<b>ROOMS:</b>	3 ROOMS + KITCHEN
<b>FLOORS:</b>	2
<b>DELIVERY TIME:</b>	15-20 WEEKS
<b>ASSEMBLY:</b>	1 -2 DAYS
<b>LAYOUT:</b>	3 BEDROOMS, 1 BATHROOM, LIVING ROOM WITH A KITCHENETTE, HALL
<b>OUTSIDE DIMENSIONS:</b>	LENGTH 7.8 M, WIDTH 4.5 M, HEIGHT 6.4 M
<b>INSULATION:</b>	16 CM PIR
<b>WINDOWS:</b>	ALUMINUM, 3-GLASS
<b>HEATIN:</b>	ELECTRICAL RADIATORS / INFRARED CEILING PANELS
<b>FACADE / ROOF:</b>	BLACK STANDING SEAM

### INCLUDED IN THE PRICE

- COMPLETE AND FINISHED BUILDING IN TURN-KEY STANDARD, FULLY EQUIPPED BATHROOM
- DRAWINGS

### OPTIONS

- KITCHEN (IKEA) WITH ALL THE APPLIANCES
- WOODEN FAÇADE









## 2.2. MOMO Holiday House



<b>BUILDING AREA:</b>	35 M2
<b>LIVING AREA:</b>	30 M2
<b>ROOMS:</b>	1 ROOM + KITCHEN
<b>FLOORS:</b>	1
<b>DELIVERY TIME:</b>	15-20 WEEKS
<b>ASSEMBLY:</b>	1 -2 DAYS
<b>LAYOUT:</b>	1 BATHROOM, LIVING ROOM WITH A KITCHENETTE AND SLEEPING AREA
<b>OUTSIDE DIMENSIONS:</b>	LENGTH 7.7 M, WIDTH 4.4 M, HEIGHT 3.2 M
<b>INSULATION:</b>	12 CM PIR
<b>WINDOWS:</b>	ALUMINUM, 3-GLASS
<b>HEATING:</b>	ELECTRICAL RADIATORS / INFRARED CEILING PANELS
<b>FACADE:</b>	WOODEN
<b>ROOF:</b>	BLACK STANDING SEAM

### INCLUDED IN THE PRICE

- COMPLETE AND FINISHED BUILDING IN TURN-KEY STANDARD, FULLY EQUIPPED BATHROOM
- DRAWINGS

### OPTIONS

- KITCHEN (IKEA) WITH ALL THE APPLIANCES







## 2.3. MOMO Lucas



<b>BUILDING AREA:</b>	30 M2
<b>LIVING AREA:</b>	26 M2
<b>ROOMS:</b>	1 ROOM + KITCHEN
<b>FLOORS:</b>	1
<b>DELIVERY TIME:</b>	15-20 WEEKS
<b>ASSEMBLY:</b>	1 DAY
<b>LAYOUT:</b>	SEPARATE BATHROOM, WARDROBE, KITCHEN, LIVING ROOM
<b>OUTSIDE DIMENSIONS:</b>	LENGTH 9.3 M, WIDTH 3.2 M, HEIGHT 3.5 M
<b>INSULATION:</b>	12 CM PIR
<b>WINDOWS:</b>	PVC, 3-GLASS
<b>HEATING:</b>	ELECTRICAL RADIATORS
<b>ROOF / FACADE:</b>	BLACK STANDING SEAM

### INCLUDED IN THE PRICE

- COMPLETE AND FINISHED BUILDING IN TURN-KEY STANDARD
- DRAWINGS

### OPTIONS

- KITCHEN
- A/C WITH WARMING FUNCTION
- FACADE: WOODEN



[www.esc.guide/momo](http://www.esc.guide/momo)





# TURN-KEY STANDARD

## FLOOR - LIVING ROOM, WARDROBE, BEDROOM



ALTERNATIVE 1

VINYL PANELS  
MATERIAL: LVT  
VINYL  
COLOR: OAK



ALTERNATIVE 2

PARQUET  
FLOORING  
MATERIAL:  
WOOD  
COLOR: OAK

## BATHROOM FLOOR



ALTERNATIVE 1

VINYL PANELS  
MATERIAL: LVT  
COLOR:  
CONCRETE/GREY



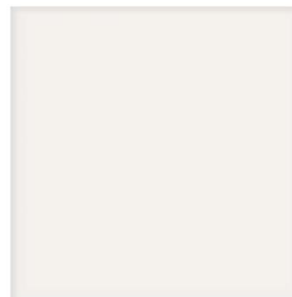
ALTERNATIVE 2

TILES 20X20 CM  
MATERIAL: CERA  
MIC  
COLOR: BLACK



ALTERNATIVE 3

VINYL PANELS  
MATERIAL: LVT  
COLOR: GREY  
CONCRETE



ALTERNATIVE 4

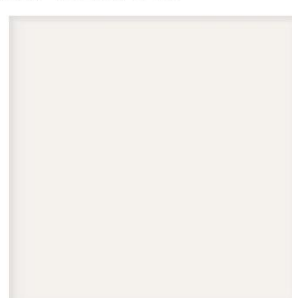
TILES 20X20 CM  
MATERIAL:  
CERAMIC  
COLOR: WHITE

## BATHROOM WALLS



ALTERNATIVE 1

TILES 20X20 CM  
MATERIAL:  
CERAMIC  
COLOR: BLACK



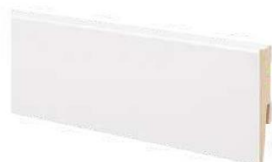
ALTERNATIVE 2

TILES 20X20 CM  
MATERIAL:  
CERAMIC  
COLOR: WHITE



## SKIRTING BOARDS

### ALTERNATIVE 1



MATERIAL: MDF  
COLOR: WHITE

### ALTERNATIVE 2



MATERIAL: MDF  
COLOR: BLACK

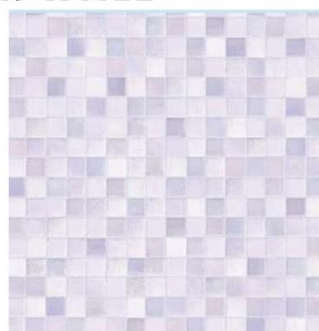
## SHOWER WALL

### ALTERNATIVE 1



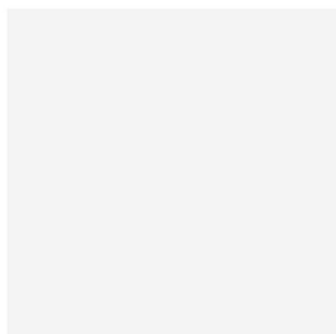
MOSAIC  
MATERIAL: LVT  
VINYL  
COLOR: GREY

### ALTERNATIVE 2



MOSAIC  
MATERIAL: LVT  
VINYL  
COLOR: MOSAIC

## WALLS AND CEILING



COLOR: RAL9003

BATHROOM:  
WATERPROOF

## INTERNAL DOOR



WIDTH: 80 CM

MATERIAL:  
HONEYCOMB  
CORE  
COLOR: WHITE

## BATHROOM



**SHOWER**

WIDTH:  
MIN 80 CM  
MATERIAL: METAL  
COLOR: BLACK



**WALL BAR  
SHOWER KIT**

MATERIAL: METAL  
COLOR: BLACK



**TAP**

MATERIAL: METAL  
COLOR: BLACK



**WALL-HUNG  
TOILET**

BLACK FLUSH  
BUTTON



**HEATED TOWEL  
RAIL**

POWER SUPPLY:  
ELECTRIC  
MATERIAL: METAL  
COLOR: BLACK



**MIRROR**

MATERIAL:  
METAL  
COLOR: BLACK



**BATHROOM  
VANITY**

WIDTH: 60-83 CM  
COLOR: OAK



**SHOWER TRAY**

MIN 90 X 80 CM  
MATERIAL:  
ACRYLIC  
COLOR: BLACK

## ELECTRICAL EQUIPMENT



PLUG SOCKETS

MATERIAL: PVC  
COLOR: BLACK



LIGHT SWITCHES

MATERIAL: PVC  
COLOR: BLACK



OUTDOOR  
OUTLET

MATERIAL: PVC  
COLOR: BLACK



OUTDOOR  
CLINKER

MATERIAL: METAL  
COLOR: BLACK  
LED

## LIGHTING - LIVING ROOM

ALTERNATIVE 1



CEILING LAMP  
MATERIAL: METAL  
COLOR: WHITE  
LED

ALTERNATIVE 2



CEILING LAMP  
MATERIAL: METAL  
COLOR: BLACK  
LED

## BELYSNING - GARDEROB OCH SOVRUM

ALTERNATIVE 1



CEILING LAMP  
MATERIAL: METAL  
COLOR: BLACK  
LED

ALTERNATIVE 2



CEILING LAMP  
MATERIAL: METAL  
COLOR: WHITE  
LED

## BATHROOM

CEILING LAMP



COLOR: BLACK  
LED

WALL LAMP



COLOR: BLACK  
LED

## BATHROOM EQUIPMENT

BATHROOM HOOK



MATERIAL:  
METALL  
COLOR: BLACK

TOWEL RAIL



MATERIAL:  
METALL  
COLOR: BLACK

TOILET PAPER  
HOLDER



MATERIAL: METAL  
COLOR: BLACK

TOILET BRUSH  
HOLDER



MATERIAL: METAL  
COLOR: BLACK

HANGER



MATERIAL: METAL  
COLOR: BLACK



# KITCHEN (OPTIONAL)

## HOUSE APPLIANCES



**FRIDGE**

HIDDEN INSIDE A  
CABINET  
HEIGHT: 186 CM



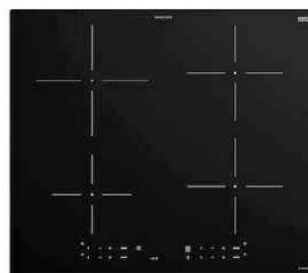
**OVEN**

FORCED AIR OVEN  
COLOR: BLACK



**BUILT-IN  
EXTRACTOR  
HOOD**

STAINLESS STEEL  
WIDTH: 60 CM



**INDUCTION HOB**

4 BURNER



**INTEGRATED  
DISHWASHER**

WIDTH: 60 CM  
HEIGHT: 90 CM



**INTEGRATED  
WASHING  
MACHINE**

WIDTH: 60 CM

## KITCHEN MIXER TAP



**ALTERNATIVE 1**

MATERIAL: METAL  
COLOR: GOLD



**ALTERNATIVE 2**

MATERIAL: METAL  
COLOR:  
STAINLESS STEEL

### KITCHEN WORKTOP



ALTERNATIVE 1

MATERIAL:  
LAMINATE  
COLOR: WHITE  
MARBLE



ALTERNATIVE 2

MATERIAL:  
LAMINATE  
COLOR: BLACK  
MINERAL

### SPLASH GUARD



ALTERNATIVE 1

WALL PANEL  
MATERIAL: HIGH-  
PRESSURE  
LAMINATE  
COLOR: BLACK



ALTERNATIVE 2

TILES 10X20 CM  
MATERIAL:  
CERAMIC  
COLOR: WHITE

### DOOR FINISHING



ALTERNATIVE 1

COLOR: WHITE  
MAT



ALTERNATIVE 2

COLOR: BLACK

### KITCHEN SINK



ALTERNATIVE 1

INSET SINK WITH  
DRAINBOARD  
MATERIAL:  
QUARTZ  
COMPOSITE  
COLOR: BLACK



ALTERNATIVE 2

INSET SINK  
MATERIAL:  
QUARTZ  
COMPOSITE  
COLOR: BLACK