

K I O R I

MODULAR OUTDOOR LIVING

Product Catalogue

Modular houses, A-frames and outdoor kitchens
– delivered and installed turnkey.

EDITION 2026



ABOUT KIORI

Kiori Tinys

Kiori delivers modular houses and outdoor facilities on a turnkey basis. We oversee production, handle delivery and installation, and hand the unit over ready for use.

Our houses stand on campsites, pitches and private plots. They are equally suited to holiday letting and to permanent living – individually, in project lots or together with a matching plot.

Turnkey

Planning, delivery and installation from a single source.

Fully furnished

Bed, furniture, kitchen and curtains included; the Duo models also come with a sofa.

24-month warranty

On structure and equipment, with a point of contact in Germany.

Premium standard

The same construction and material quality across every model.



What sets Kiori apart

Handed over furnished, not empty

A bed with mattress, a kitchen unit with mixer tap and refrigerator and a full set of curtains are included; the two-storey Duo models also come with a sofa and coffee table. Buy elsewhere and you are left with an empty house and a furnishing bill.

Everything from one source

We look after model selection, planning, delivery and installation from start to finish. One point of contact instead of five – and a unit that is ready for use on handover day.

Habitable all year, not just a summer cabin

80 mm XPS insulation, frost-protected water pipes, argon-filled triple glazing (VSG) and underfloor heating as standard. That extends your rental season considerably.

One standard across all models

Structural frame, insulation, sheathing and interior fit-out are specified identically for every model. With every order you know exactly what you are getting.

Installed in days, not months

Modular construction, delivery in a standard container, on-site assembly usually within a few days. No weeks of building-site activity on your site.

Four-star interior standard

Wall and ceiling cladding in carbon crystal panel, SPC click flooring and an integrated fully fitted bathroom – hotel quality rather than DIY-store looks.

Our Categories



T Modular Houses

Compact and two-storey modular houses for pitches and campsites.



A A-Frame Houses

Striking luxury A-frames on two levels with a roof terrace.



K Outdoor Kitchens

Weatherproof outdoor kitchens with a motorised front.

All details are manufacturer specifications. Renderings are for illustration only; design and equipment may differ.

T

Modular Houses

Compact, transportable, turnkey — for pitch, campsite and private plot.

Turnkey handover

Bathroom, kitchen and interior fitted at the factory

Modular construction

Space-saving transport in a standard container

Installed within days

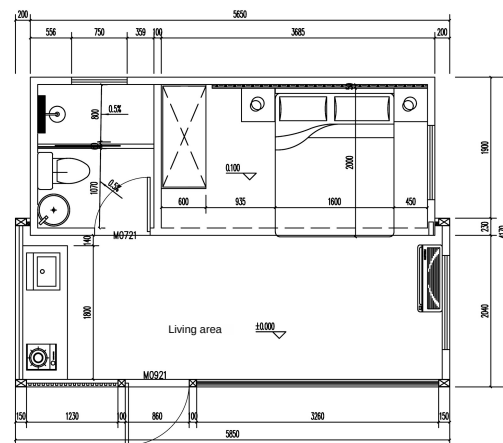
On-site assembly usually completed within a few days

Two-storey option

As a duplex with internal or external stairs



Kiori Slide Out



Overall dimensions

L 5.85 × W 4.17 × H 2.50 m (extended)

Type

Compact holiday home with slide-out module

Total area

approx. 24.40 m² (extended)

Warranty

24 months

Our latest model. The side module slides out and back in again: once sited, the house gains noticeable floor area, and for transport it retracts to container dimensions (transport 5.85 × 2.27 × 2.50 m). Fully fitted with kitchen, bathroom, air conditioning and underfloor heating, built for winter use and handed over turnkey. Available with a site trailer on request.



STANDARD FEATURES INCLUDED

- ✓ Bed with mattress
- ✓ Underfloor heating

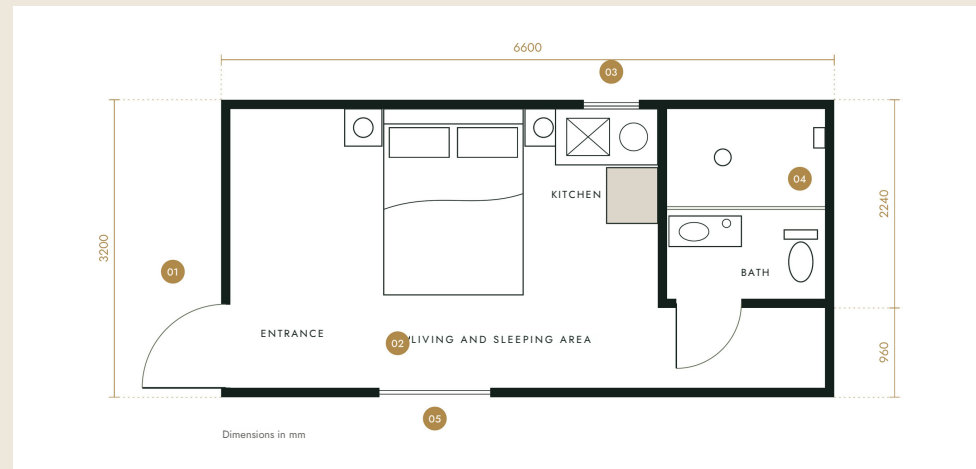
- ✓ Kitchen unit with mixer tap and refrigerator
- ✓ Fully fitted bathroom

- ✓ Curtain package
- ✓ LED lighting

- ✓ Air conditioning

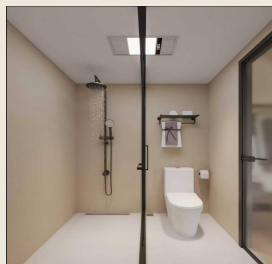
MODEL T1

Kiori T1 Compact



Overall dimensions	L 6.6 × W 3.2 × H 3.4 m
Total area	approx. 21.10 m ²
Connected load	max. 10 kW
Weight	approx. 3.5 t
Warranty	24 months

The most compact model in the range and the most economical. Classic house form, around 21 m² of total area, a fully fitted bathroom and, on request, a terrace to the front.

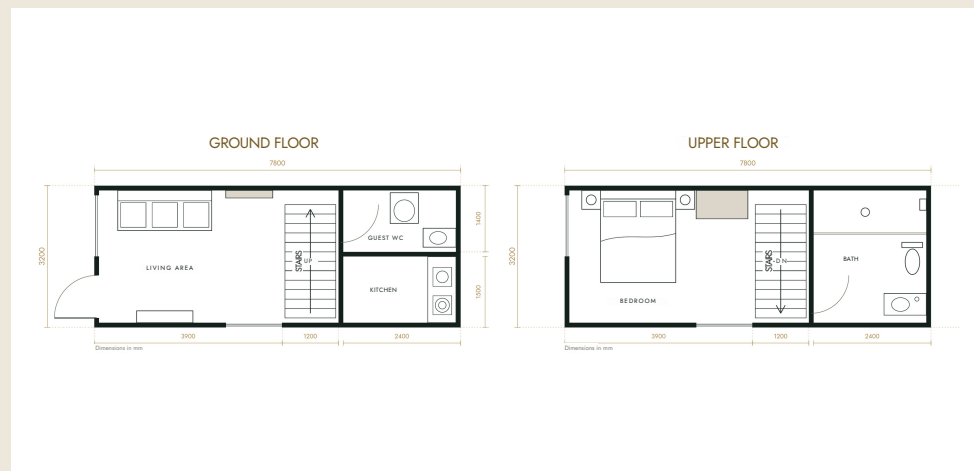


STANDARD FEATURES INCLUDED

- ✓ Bed with mattress
- ✓ Underfloor heating
- ✓ Kitchen unit with mixer tap and refrigerator
- ✓ Fully fitted bathroom
- ✓ Curtain package
- ✓ LED lighting
- ✓ Air conditioning

MODEL T3

Kiori T₃ Duo



Overall dimensions

L 7.8 × W 3.2 × H 6.2 m

Total area

approx. 49.00 m² over two levels

Connected load

max. 10 kW

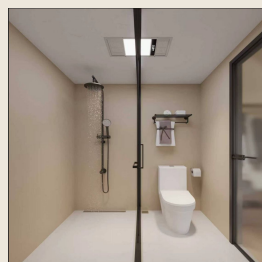
Weight

approx. 8.5 t

Stairs

internal or external

The two-storey evolution of the T1. Two levels, a viewing terrace on the upper floor and considerably more space overall. Stairs either inside or outside, as preferred.



STANDARD FEATURES INCLUDED

- ✓ Bed with mattress
- ✓ Air conditioning

- ✓ Sofa with coffee table
- ✓ Underfloor heating

- ✓ Kitchen unit with mixer tap and refrigerator
- ✓ Fully fitted bathroom

- ✓ Curtain package
- ✓ LED lighting

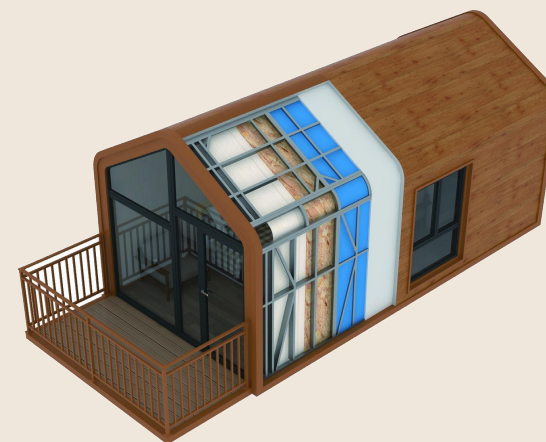
PRODUCT SPECIFICATION

Construction and Materials

Standard specification for all Kiori Tinys

MAIN OUTER STRUCTURE

Primary structure	100 × 100 × 3.5 mm hot-dip galvanised frame, plus 0.8 mm cold-formed thin-walled light-gauge steel sections, G550 AZ150
Surface treatment	Electrostatic powder coating, stove-enamelled finish across the entire house, anti-corrosion treatment
Outer wall	50 mm EPS insulation board with embossed surface, rated for temperatures down to –10 °C
Thermal insulation layer	80 mm XPS insulation board, fire class B1, resistant to moisture, corrosion and termites, and acoustically insulating
Sheathing	9 mm OSB board B3, emission class E0
Load-bearing floor	18 mm high-density fibre cement board, fire class A, resistant to moisture, corrosion and termites, asbestos-free
Roof membrane	0.3 mm moisture-resistant vapour-permeable membrane, laid across the entire roof



MAIN OUTER STRUCTURE - CONTINUED

Windows	Thermally broken aluminium profiles, suitable from –10 °C to 40 °C, with very low heat transfer
Glazing	Window and door units with triple glazing, argon filling and laminated safety glass (VSG), glass make-up: 5 + 12Ar + 5 + 1.4 PVB + 5 mm
Entrance door	Reinforced burglar-resistant steel door with anti-corrosion protection; mechanical lock
Water pipes	Frost-protected design – prevents blockages caused by ice and snow, suitable for very cold climates
Construction method	Fully modular construction and packaging: compact volume, straightforward transport, fast assembly

PRODUCT SPECIFICATION

Interior and Technical Systems

Standard specification for all Kiori Tinys

INTERIOR FIT-OUT

Ceiling	Carbon crystal panel on 9 mm OSB board with sub-structure, finished to four-star hotel standard
Walls	Carbon crystal panel on 9 mm OSB board with sub-structure, to the same finishing standard
Interior floor	6 mm SPC click flooring in stone-polymer composite, moisture-resistant and hard-wearing

FITTINGS AND FURNISHINGS

Furnishings	Bed with mattress, kitchen unit with mixer tap and refrigerator, curtain package for the whole house; the two-storey Duo models also include a sofa with coffee table
Air conditioning	Wall-mounted split air conditioning, 2.5 kW cooling capacity, R32 refrigerant, CE certified, energy efficiency A++ or higher
Heating	Electric underfloor heating throughout the living area
Hot water	60-litre cylinder (single-storey), instantaneous heater (Duo)
Cooking	Built-in induction hob in the kitchen unit

ELECTRICS AND WATER

Water system	PPR water pipes and PVC waste pipes
Electrical installation	Switches and sockets to European standard, adaptable on request
Lighting	Energy-saving LED fittings throughout the house
Outdoor light strip	10 × 20 mm silicone LED light strip, 6000 K, along the viewing terrace
Smoke detector	Battery-powered smoke detector, mains-independent

INTEGRATED BATHROOM

Integrated bathroom	Footprint 3,200 × 1,565 mm. Waste water system, glass partition, WC, L-shaped washbasin with mirror, three-in-one light, ventilation and heating unit, towel and paper holders, carbon crystal wall panels, modular floor tiles.
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Delivery and Installation



01 Shipping packaging

The folded house is fully protected and packed for transport.



02 Container loading

Loaded folded and protected.



03 Foundation

The concrete foundation keeps the house permanently stable and level.



04 Assembly

Swift on-site assembly, as a rule within a few days.



05 Services

Integrated connections for water, power, air conditioning and waste water.



06 Bathroom

Fully fitted bathroom, ready to use from handover.



07 Internal stairs

Made-to-measure stairs for two-storey houses — solid and hard-wearing.



08 Terrace

Sheltered outdoor area with an open view over the site.



09 Siting

Fully sited units, handed over ready to occupy.



10 Operation

Whole sites for camping, pitch and glamping parks.

A

A-Frame Houses

The flagship of our range: full-height gable glazing, two living levels and a roof terrace above the treetops. For plots that deserve real architecture.

Two generous living levels

Open-plan living below, a private sleeping level reached by the internal stairs

Roof terrace above the treetops

Viewing terrace on the upper floor — the spot guests come back for

60 to 75 m² total area

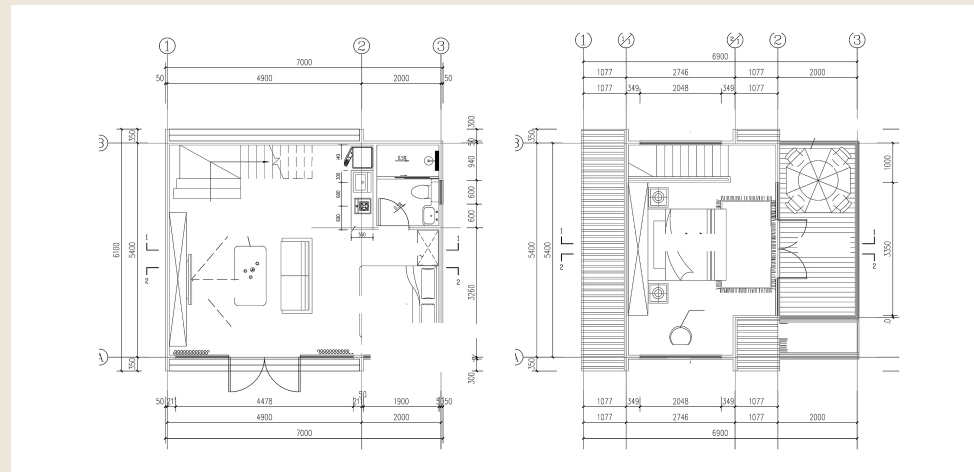
Two floor plan sizes, both fully fitted and furnished

Hotel-standard fit-out

Bathroom, kitchen and building services fitted at the factory, sofa with coffee table included



Kiori A3 Duo



Overall dimensions

L 7.0 × W 6.1 × H 6.41 m

Total area

approx. 60.00 m²

Connected load

max. 16 kW

Weight

approx. 15.3 t

Levels

two, with roof terrace

Two-storey A-frame house with around 60 m² of total area. Living, reception and viewing are separated into distinct zones, complemented by a terrace on the upper floor. Designed for demanding terrain — elevated sites, dense woodland, lakeshores. Modular fabrication makes on-site assembly straightforward.



STANDARD FEATURES INCLUDED

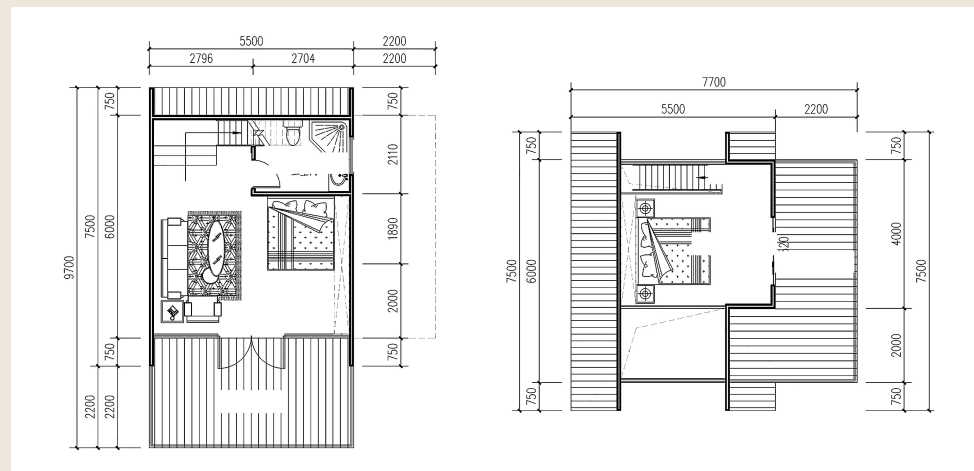
- ✓ Bed with mattress
- ✓ Air conditioning

- ✓ Sofa with coffee table
- ✓ Underfloor heating

- ✓ Kitchen unit with mixer tap and refrigerator
- ✓ Fully fitted bathroom

- ✓ Curtain package
- ✓ LED lighting

Kiori A4 Duo



Overall dimensions

L 7.70 × W 7.50 × H 6.83 m

Total area

approx. 75.00 m²

Connected load

max. 16 kW

Weight

approx. 15.3 t

Levels

two, with roof terrace

The larger version of the A3 with around 75 m² of total area. An additional upper-floor terrace and clearly separated zones for living, reception and views. Also designed for elevated, woodland and lakeside plots, and modular in construction.



STANDARD FEATURES INCLUDED

- ✓ Bed with mattress
- ✓ Air conditioning

- ✓ Sofa with coffee table
- ✓ Underfloor heating

- ✓ Kitchen unit with mixer tap and refrigerator
- ✓ Fully fitted bathroom

- ✓ Curtain package
- ✓ LED lighting

K

Outdoor Kitchens

Weatherproof, fully equipped and ready to use in minutes — for terraces, pitches and communal areas.

Powered front

Roller shutter or lift-up door with starlight canopy — at the touch of a button

Stainless steel 304 throughout

Body, wall panels and worktop, weatherproof and hard-wearing

Scratch-resistant worktop

5 mm solid stainless steel, finished and easy to clean

Custom length

2,500 or 2,900 mm, adapted on request



Specification and Finish

Standard specification for all Kiori outdoor kitchens

Base body	One-piece kitchen body on an ultra-high-strength steel frame with two-layer anti-corrosion treatment; modular pre-assembly with integrated water and electrical routing
Roof	Roof panel in stainless steel 304
Side walls	Stainless steel 304 with PVD finish, available in several colours
Worktop	5 mm solid stainless steel 304 with scratch-resistant finish – highly abrasion-resistant, durable and easy to clean
Wall cladding	Honeycomb panels in stainless steel 304, dirt- and oil-repellent, installed flush without joints
Lighting	Recessed spotlights and light strips: roof light, ceiling light and plinth lighting
Electrical installation	Weatherproof outdoor installation with residual current protection, designed for common voltage and plug standards
Sink	Undermount basin in stainless steel 304, 40 x 55 cm, with pull-out tap
Base cabinet	18 mm stainless steel 304 with anti-fingerprint surface, drawers and a socket prepared within the body



FEATURES

Weatherproof and corrosion-resistant

Galvanised steel frame, stainless steel honeycomb body and stainless steel panels – designed for permanent outdoor use.

Scratch-resistant worktop

The finished surface stands up to daily use and large gatherings.

Honeycomb fronts

Stronger and lighter than solid doors, with a contemporary appearance.

Seamless sink

Formed in one piece – no transition, no joint, far easier to maintain.

MODEL K1

Kiori KI

Roller shutter · 2,500 mm



Overall dimensions

L 2,500 × W 970 × H 2,400 mm

Front

Powered roller shutter

Finish

Stainless steel 304, colour to choice

Length

adapted on request

DESCRIPTION

The compact version with a powered roller shutter. It opens and closes without a front that swings out – ideal wherever space to the side or above is tight.

STANDARD FEATURES

- ✓ Body in stainless steel 304 with PVD finish
- ✓ Roof panel in stainless steel 304
- ✓ Worktop in 5 mm stainless steel, scratch-resistant
- ✓ Honeycomb wall panels, oil- and dirt-repellent
- ✓ Undermount sink 40 × 55 cm with pull-out tap
- ✓ Base cabinet 18 mm, anti-fingerprint
- ✓ Roof, ceiling and plinth lighting
- ✓ Outdoor electrics with residual current protection

Width and height remain unchanged across all versions – they are matched to the intended built-in appliances.

MODEL K2

Kiori K2

Lift-up door · 2,500 mm



Overall dimensions

L 2,500 × W 970 × H 2,400 mm

Front

Powered lift-up door

Finish

Stainless steel 304, colour to choice

Length

adapted on request

DESCRIPTION

The same footprint as the K1, but with a powered aluminium lift-up door. When open it acts as a canopy, sheltering the worktop and your guests from sun and rain.

STANDARD FEATURES

- ✓ Body in stainless steel 304 with PVD finish
- ✓ Roof panel in stainless steel 304
- ✓ Worktop in 5 mm stainless steel, scratch-resistant
- ✓ Honeycomb wall panels, oil- and dirt-repellent
- ✓ Undermount sink 40 × 55 cm with pull-out tap
- ✓ Base cabinet 18 mm, anti-fingerprint
- ✓ Roof, ceiling and plinth lighting
- ✓ Outdoor electrics with residual current protection

Width and height remain unchanged across all versions – they are matched to the intended built-in appliances.

MODEL K3

Kiori K3

Lift-up door · 2,900 mm



Overall dimensions

L 2,900 × W 970 × H 2,400 mm

Front

Powered lift-up door

Finish

Stainless steel 304, colour to choice

Length

adapted on request

DESCRIPTION

The longer version with noticeably more work surface and storage space. Front and body in a dark PVD finish, with warm interior lighting.

STANDARD FEATURES

- ✓ Body in stainless steel 304 with PVD finish
- ✓ Roof panel in stainless steel 304
- ✓ Worktop in 5 mm stainless steel, scratch-resistant
- ✓ Honeycomb wall panels, oil- and dirt-repellent
- ✓ Undermount sink 40 × 55 cm with pull-out tap
- ✓ Base cabinet 18 mm, anti-fingerprint
- ✓ Roof, ceiling and plinth lighting
- ✓ Outdoor electrics with residual current protection

Width and height remain unchanged across all versions – they are matched to the intended built-in appliances.

MODEL K4

Kiori K4

Starlight canopy · 2,900 mm



Overall dimensions

L 2,900 × W 970 × H 2,400 mm

Front

Lift-up door with starlight canopy

Finish

Stainless steel 304, colour to choice

Length

adapted on request

DESCRIPTION

The showpiece version: a powered lift-up door with starlight canopy lining and continuous perimeter lighting. Lift struts rated at 1,500 kg, forming an illuminated canopy when open.

STANDARD FEATURES

- ✓ Body in stainless steel 304 with PVD finish
- ✓ Roof panel in stainless steel 304
- ✓ Worktop in 5 mm stainless steel, scratch-resistant
- ✓ Honeycomb wall panels, oil- and dirt-repellent
- ✓ Undermount sink 40 × 55 cm with pull-out tap
- ✓ Base cabinet 18 mm, anti-fingerprint
- ✓ Roof, ceiling and plinth lighting
- ✓ Outdoor electrics with residual current protection

Width and height remain unchanged across all versions – they are matched to the intended built-in appliances.

OUTDOOR KITCHENS

Optional Appliances

Freely combinable – the kitchen is planned around the appliances you select.



4-Flame Grill

Gas or charcoal, interchangeable, CE certified.



5-Flame Grill

Gas or charcoal, interchangeable, CE certified. For larger gatherings.



Griddle Plate

Pure gas operation, for steaks, fish and vegetables.



Pizza Oven

For the worktop, gas or charcoal, interchangeable.



Cooker Hood

CE certified, voltage configured for the destination country.



Integrated Fridge

Compact and flush-integrated into the body system, for drinks and food.

Get in touch.

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KIORI
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