

**Adapts
to life.**

kiubo.eu

**Europe's first portable
property solution.**



**Wherever
life takes**

you,

Kiubo

**is along for the
ride.**



Kiubo creates spaces that change and adapt as dynamically as the rhythm of life itself. Kiubo offers unique and future-proof living solutions that adapt to modern needs and lifestyles, and align with urban planning requirements.

75%

of those surveyed rate the Kiubo concept as excellent or good.**

The first flat that adapts to life.

Residential buildings are just as inflexible today as they were 100 years ago. Once something has been built, it's difficult to change. At the same time, people's living circumstances are changing at an ever-faster pace. Today we are in one city and tomorrow we might be elsewhere. We typically require more space when we start a family or work from home, and then less again when the children leave home. Both people and the market require new solutions. Kiubo has found the answer: the first house that adapts to life.

Transforming our vision into a shared mission.

For the sustainable housing of the future. For higher quality and more efficient housing. For healthy, affordable and flexible residential spaces.



48%

of those surveyed want a home that grows with them.**

Kiubo adapts to life.



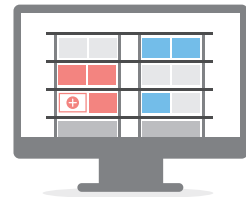
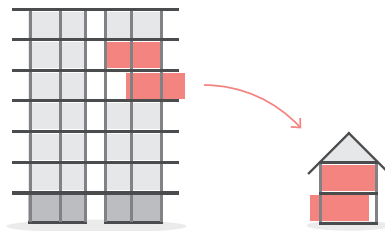
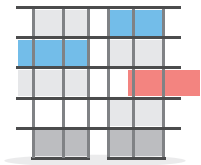
Flexibility and freedom at every stage of life: building, living, working, moving.

Modular construction is on the rise, as is the use of wood in construction. What's missing is a concept that considers buildings throughout their entire life cycle. A house could reach 100 years old, or even more. With Kiubo, it's possible to renovate a whole house after twenty years in just a week, and even give it a new layout. You can rearrange 30 residential units to make 20 apartments and 10 offices, or perhaps a kindergarten. Financing for homes is also inflexible these days – either buy or rent. With Kiubo, you can also

buy half an apartment and rent the rest or even lease it and finance it on a modular basis. This permits a high degree of freedom and divides property better than before. Last but not least, the building can be dismantled again at the end of its lifespan. The majority of the building – the residential modules – can then easily be used again elsewhere. This creates a real market for used housing with genuinely affordable residential options.

How does Kiubo work?

Kiubo is entirely flexible: the renter or buyer can design the living space however they like and even take it with them when they move.



The flexible set-box house

The Kiubo system is incredibly simple. High-quality residential units made out of wood (modules) are prefabricated in industrial units. The modules slot into frame-like structures (terminals) and can be configured in numerous ways. This highly flexible plug-in system allows the modules to be inserted, swapped, connected, extended, removed and re-inserted elsewhere. The result is a living space that effectively adapts to the occupiers' changing needs.

The module principle

Kiubo's sustainable wooden modules are incredibly flexible. Small numbers of them can be combined in rural settings, while up to 120 apartments over six floors can be created in urban settings. All it takes is three hours to slot a module into the terminal and then it's ready for use. Modules can be flexibly combined, extended, reduced in size and switched around in the existing building structure. For example, living room modules can be swapped with open space or office modules, and vice versa.

Our services

Kiubo works with partners to plan and produce all of the building blocks for a flexible home. The terminals and modules fit together like pieces of a puzzle. Our main services focus on facilitating change. If you're expecting a child or need a home office, it's easy to add an extra room module to an existing residential unit. If the room module is no longer required further down the line, we'll remove it again for you. This is real room for growth in any direction.

Sustainable in every dimension.



Environmentally friendly

Kiubo is synonymous with construction that follows the principles of the circular economy and relies on the use of renewable natural materials. Every Kiubo module is made entirely out of wood. To construct the terminals, prefabricated concrete parts have been designed in a way that allows them to be reused. Kiubo is also ideally suited to superstructures and can quickly extend single-storey buildings to create apartments, offices, hotels and student accommodation. As a result, soil sealing in densely populated areas can be reduced in the long term.



Economical

Kiubo is also beneficial from a life cycle perspective. Construction time is shorter and cheaper thanks to standardised processes and a high degree of prefabrication, which in turn ensure good working conditions. The utilisation phase is another appealing factor: Kiubo's flexibility makes it possible to completely change uses in a very short time. Kiubo buildings can easily be converted and adapted to keep meeting the changing needs of the market.



Social

Kiubo creates a residential building that focuses entirely on the satisfaction of its residents. The aim is not just to provide high-quality living spaces, but also to create large open spaces and communal spaces for residents. These spaces are often used together. Accordingly – in addition to living spaces flooded with natural light, and a top location – Kiubo residential buildings include at least three convenient features such as a green rooftop terrace, a laundry room, a sauna or a bicycle storage room. Regular surveys confirm that people living in a Kiubo home feel safe and comfortable. Kiubo promotes a sense of community and belonging.



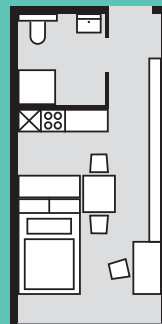
Modular, multifunctional, mobile.

Kiubo provides the ultimate flexible system that can be extended, converted, dismantled and re-built somewhere else on a modular basis. Every apartment starts with a precisely prefabricated, fully equipped basic room module measuring 25 m². The module contains all the fittings an apartment needs and can be extended using additional modules at any time.

Plug & Play

The room modules are connected and installed into the terminal via the Plug & Play system. All it takes is three hours for a modular apartment to be slotted into the terminal and then it's ready for use. Living spaces can also be quickly and flexibly switched and repurposed.

The ceilings of each module are 2.70 metres high, making them suitable for different uses, such as office space.



Prospective customers about Kiubo*

Small, large,
small – exactly
what I want.

Basic module

The basic module is a self-contained living unit that is equipped with a bathroom, a kitchen and a sleeping and living area. The 25 m² module offers space for everything you need. Thanks to the pre-integrated connections, it can also be extended quickly and easily.



Add-on module

Kiubo add-on modules can be used to offer extra building functions and satisfy other requirements of prospective buyers and tenants. Thanks to these module options, a range of new rooms such as utility rooms, green spaces, hobby rooms, communal areas, leisure areas, laundry rooms and workspaces can be incorporated into the building.



Leisure area module



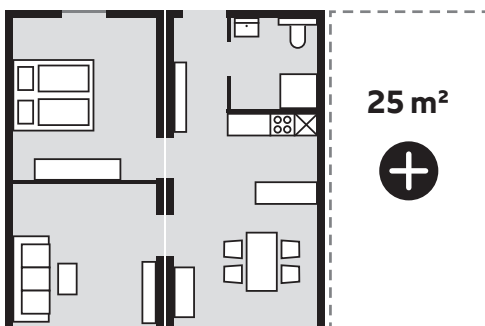
Utility room module



Workspace module

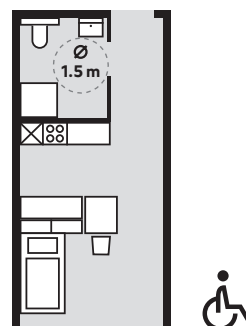


Green space module



Extension module

Every residential unit can be expanded in no time at all. To do this, Kiubo simply combines the basic module with the extension module. It is important to note that the extension modules are purely residential modules (without any connections for plumbing or kitchen appliances) and are the same size as the basic module. The apartment can optionally be extended in 25 m² increments.

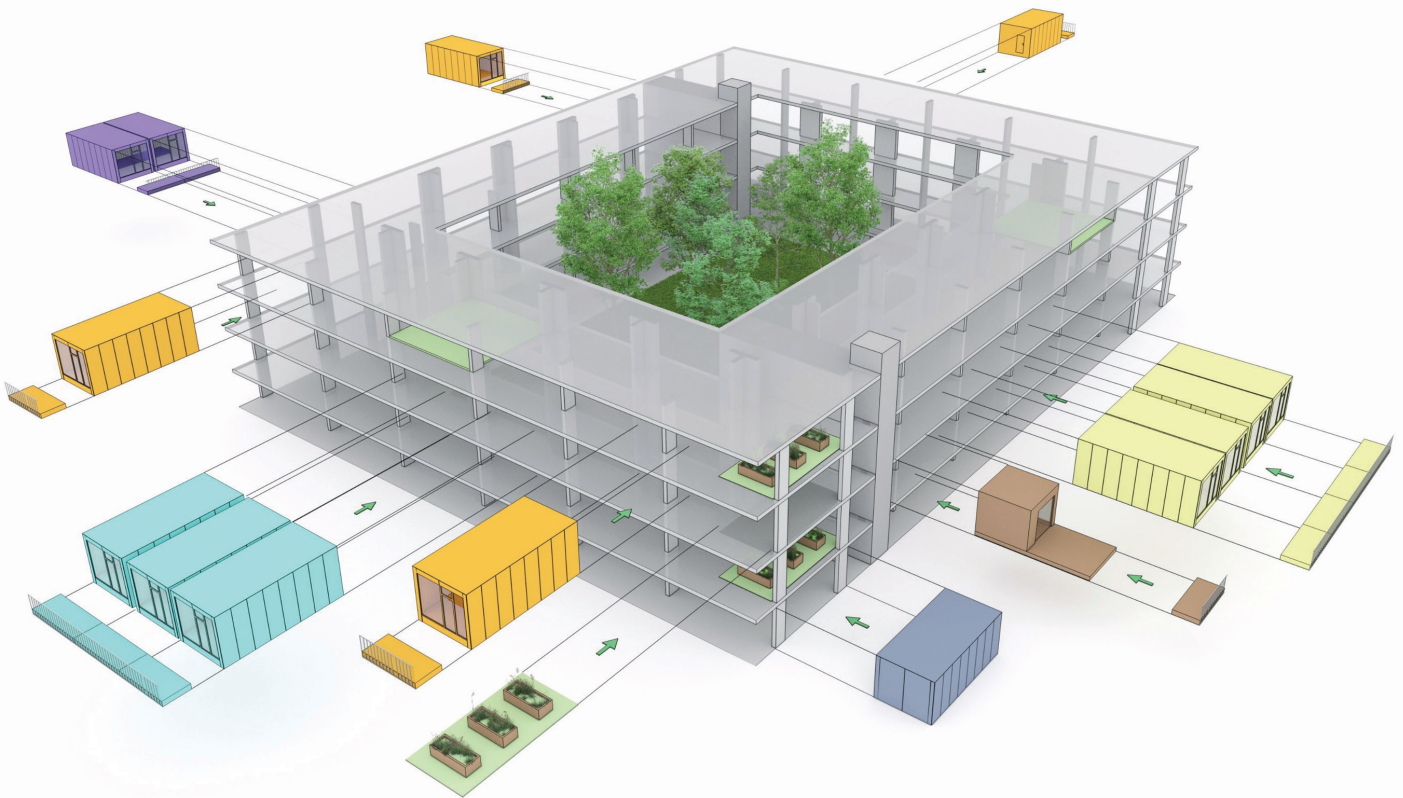


Modules for people with disabilities

The module for people with disabilities is specially designed to allow full mobility around the property. This includes a larger bathroom that can accommodate a wheelchair. If life circumstances suddenly change and mobility becomes restricted, the existing module can be immediately replaced with a module designed for people with disabilities.

Flexible from the ground up.

**Shorter construction times,
fewer construction site risks and
easy to replicate.**



We remain flexible.

Kiubo is constantly evolving – just like our terminals. While the first terminal in the demo project on Starhemberggasse in Graz was made out of cast-in-place concrete and fixed, the new terminal is entirely flexible. It consists of predominantly prefabricated concrete elements, and can be fully dismantled and moved to another city, just like our modules. This makes Kiubo more variable and sustainable than ever.



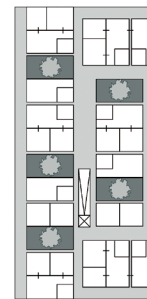
Kiubo separates the shell construction and modules.

Kiubo doesn't only provide flexible room solutions, it also offers a modular architectural framework – the Kiubo terminals. The terminals contain the required basic infrastructure such as a water and energy supply, accommodate the modules in various configurations, and connect them to a building.

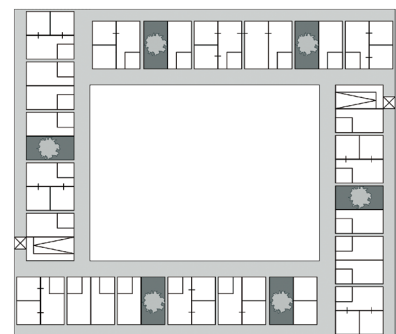
Separating the shell construction and finishing offers a multitude of benefits. Construction, financing, sales and property use are simpler than ever. The result is shorter construction times, fewer construction risks and the ability to replicate high-quality prototype buildings in other locations.

Kiubo is revolutionising urban development.

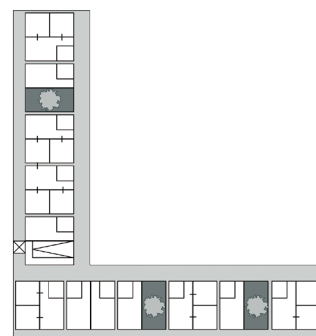
Thanks to the modular approach, Kiubo terminals can be incorporated at any time, in any place, in any environment and in any configuration. Everything is possible with Kiubo, from apartment buildings and courtyard houses to L-shaped properties. The terminal can then be dismantled again with relatively little effort or used in a different way by switching the modules. Open spaces and communal areas can also be amended according to specific requirements both at the planning stage and throughout the building's life cycle.



Multi-unit dwellings



Courtyard house



L-shaped properties

Already built reality.



Pischelsdorf project

Based on Le Corbusier's Maison Dom-Ino design and other concepts, ÖWG Wohnbau developed the Kiubo system during a research project lasting several years. It was then presented at the Venice Biennale of Architecture in 2021. The concept and functionality were proven under the motto "How will we live together?".

The first prototype was built at the same time. The first ever Kiubo building was realised in Pischelsdorf (Styria, Austria).

Three room modules were built as a single-storey solution and used to test the system. This prototype served as a real-life laboratory and delivered initial confirmation of the Kiubo system.



The building stood in Pischelsdorf until summer 2021. After that, the modules were moved to Graz – and have since then been used in the first demo project. And that's how the proof of concept was successfully delivered.



Starhemberggasse demo project

The first inhabited Kiubo residential building has been in Graz since October 2021. Built according to designs by Hofrichter-Ritter Architekten, it was completed in just one year. Distributed over four floors, the building comprises 19 separate residential units formed of 33 wooden modules. With spacious communal areas, green outdoor spaces and terraces, the tenants also benefit from additional living and well-being space outside their own apartments. Moving the modules from Pischelsdorf confirmed the feasibility of the concept. The multi-award-winning Kiubo building in Graz is used as a real-life laboratory to continually drive product development. So that Kiubo keeps getting better.



The Kiubo residential building on Starhemberggasse has a restrained and elegant aesthetic, and has been developed into a holistic living space in combination with the innovative concept and the private and communal indoor and outdoor areas.



A trial apartment is available in the building for all interested parties, where they can spend one or two days or nights trying out the property in exchange for a cleaning fee.



Prizes and awards



Winner, BIG SEE Architecture Award 2023
"Residential houses" category



Winner, FIABCI World Prix d'Excellence 2023
International, in the "Residential low rise" category



Winner, FIABCI Prix d'Excellence Austria 2022
"Residential" category



GBB Award 2022
"Projects" category

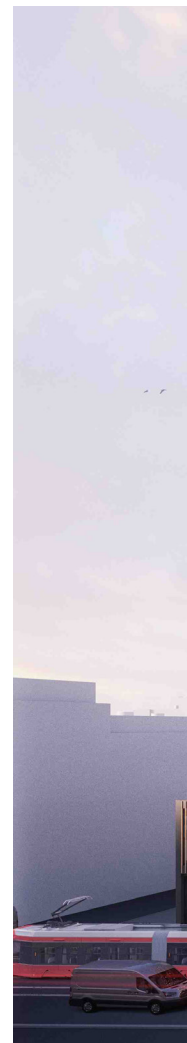
The Kiubo apartment building on Starhemberggasse has received multiple awards and hosts many architecture tours.

Grows with the task.

Kiubo just keeps getting better.

It all started with a prototype phase followed by the demo phase with Kiubo 1.0 – the residential building on Starhembergasse in Graz – then Kiubo 2.0 and subsequently Kiubo 3.0. And it just keeps getting better. Kiubo 1.0 in Graz is used to continually drive product development. Sensors are fitted throughout the apartment building to monitor the structure, measuring all technical parameters.

The findings are incorporated into the ongoing development. Similarly, residents are regularly questioned about their satisfaction. But the monitoring measures (both technical and human) aren't limited to Kiubo 1.0, they're also scheduled to be fitted in both of the future Kiubo 2.0 and 3.0 buildings.





Kiubo will soon be in your city, too.

The Kiubo system is continually tapping into new cities and regions. The mobile society of today and the future will soon be able to move into Kiubo – and even move with Kiubo. The modules are standardised, meaning they're easy to transport and can quickly be slotted into any Kiubo terminal. From a large apartment building in the city to a small detached house in the countryside, from a building in Graz to one in Berlin – thanks to Kiubo, the future of living in Europe is more flexible, mobile and attractive than ever.

Home is a state of mind.

The Kiubo system combines the creation of space with lifestyles and legal conditions, thus giving the production of living space multiple possibilities.

Hans Schaffer, CEO of Kiubo

The Kiubo system is considered a platform for a new way of building. Everything from straightforward additive systems to the evolution of complex spatial designs are possible and turn an architectural vision that's over a century old into a reality.

Gernot Ritter, architect

In addition to all of the advantages of serial production, new flexibility and a mix of lifestyles and uses means that properties are never built without the market, but evolve with it.

Florian Stadtschreiber, CEO of Kiubo

Kiubo is the solution to urban development of the future and the first system that can truly be flexible and adapted to changes within urban environments.

Claudia Nutz, nutzeffekt Business Development

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