



MOUNTAINMODS™

PLUG & PLAY MODULAR HOMES

ADAPTIVE HOUSING SOLUTIONS

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www.mountainmods.nz



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About us

As a locally owned and operated business in the heart of Queenstown, we're dedicated to providing our community with **affordable, versatile housing solutions** to suit a variety of needs.

Whether you're looking for a unique living space, a temporary accommodation, an Airbnb rental, a construction office, a show home, or even a farmhouse, our **turnkey products** offer exceptional durability, affordability, and value.

Designed to adapt to your vision, our homes combine quality and practicality, making them the ideal solution for any purpose.

Discover the flexible, budget-friendly alternative that fits right into the Queenstown lifestyle.

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Key Features

The goal of our mods is to provide you with a plug-and-play option. All the essentials are taken care of, ranging from rapid setup to pre-installed plumbing connections and delivery, so that you are ready to start using your mod right away.

- **Quick to set up.**
- **Door to door delivery**
- **Flexible layout for complete control.**
- **Pre-installed plumbing**
- **Pre-installed wiring**
- **Extremely cost-effective**



Mod Sizes & Prices

We offer a versatile range of 20ft, 30ft & 40ft Mountain Mods, designed to be customised to suit your needs. With options for one, two or three-bedroom layouts, our modular units provide a flexible solution for a variety of uses.

— 20FT MOD

Base models start at **\$30,000 plus GST**. The 20ft Mod is ideal for smaller spaces, offering one or two-bedroom layouts. This compact yet versatile option is perfect for personal living or professional use.

— 30FT MOD

With prices starting at **\$42,000 plus GST**, the 30ft Mod provides a spacious design suitable for one or two bedrooms. Its larger size makes it ideal for families or commercial applications.

— 40FT MOD

Base models start at \$52,000 plus GST, the 40ft Mod offers the most space and flexibility. It can be customised for one, two, or three bedrooms, making it the ultimate choice for those seeking ample room for living or business needs.



General Terms

We strongly value transparent communication. Below are the general terms you should be aware of when collaborating with Mountain Mods.

- Includes freight, customs and delivery cost to site
- Optional installation costs
- All prices are in NZD and exclusive of GST
- 50% deposit upfront with remaining 50% required prior to delivery
- 3-month lead time from payment of deposit



Supercharge Your Mods With Premium Add-ons

Make your Mod uniquely yours with a range of premium add-ons, available to enhance both style and functionality. Pricing available on request.

- External Cladding
- Pitched Roof
- Covered Veranda
- Solar Panels with Battery Pack (5kVA or 8kVA)



Custom Decorative Panels

20FT MOD FLOOR PLAN

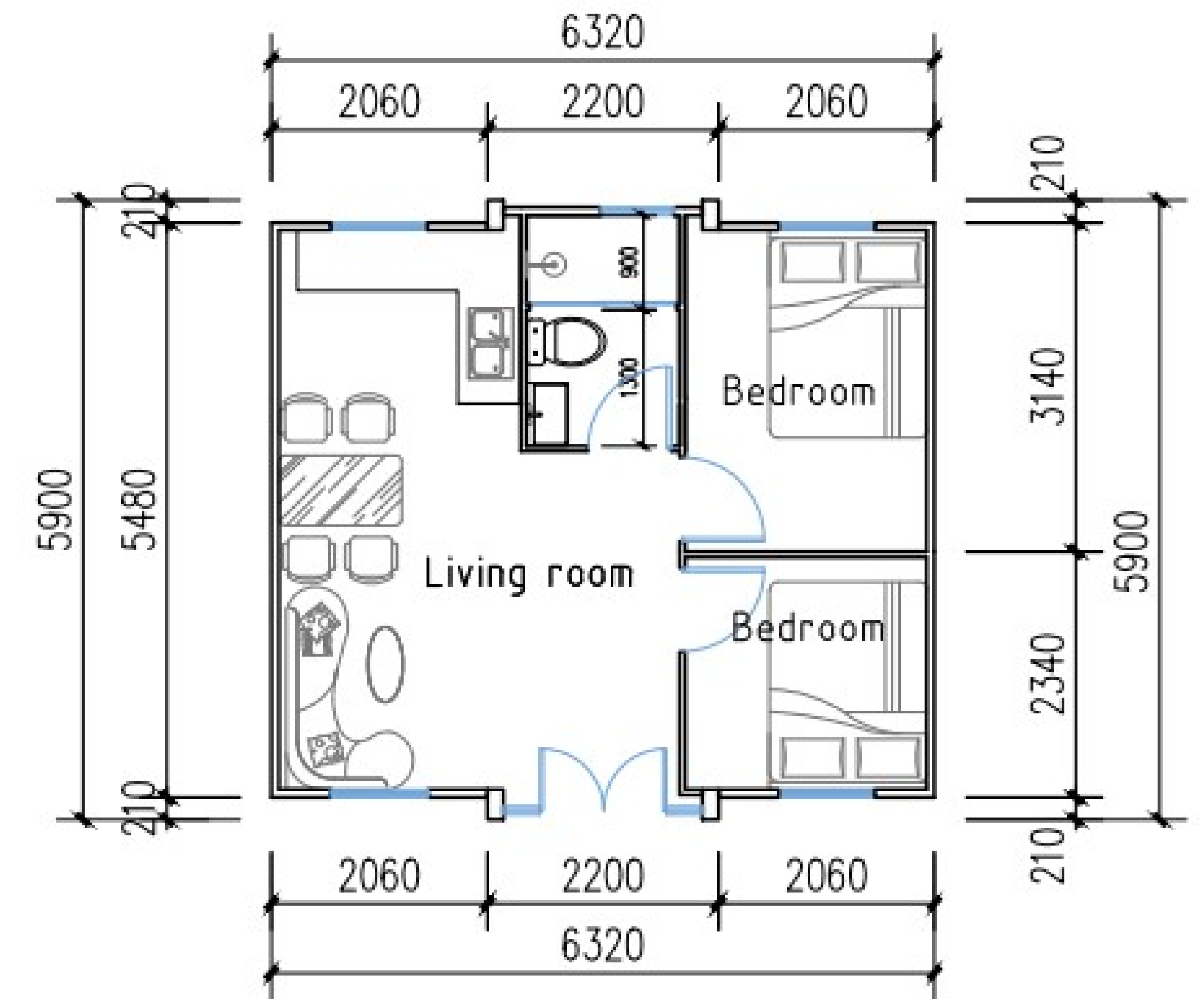
Area: 34.6m^2

External Dimensions: 5.9m x 2.48m x 6.32m

Folded Dimensions: 5.9m x 2.48m x 2.2m

1 or 2 bedroom layout

\$31,000 + GST (BASE PRICE)



30FT MOD FLOOR PLAN

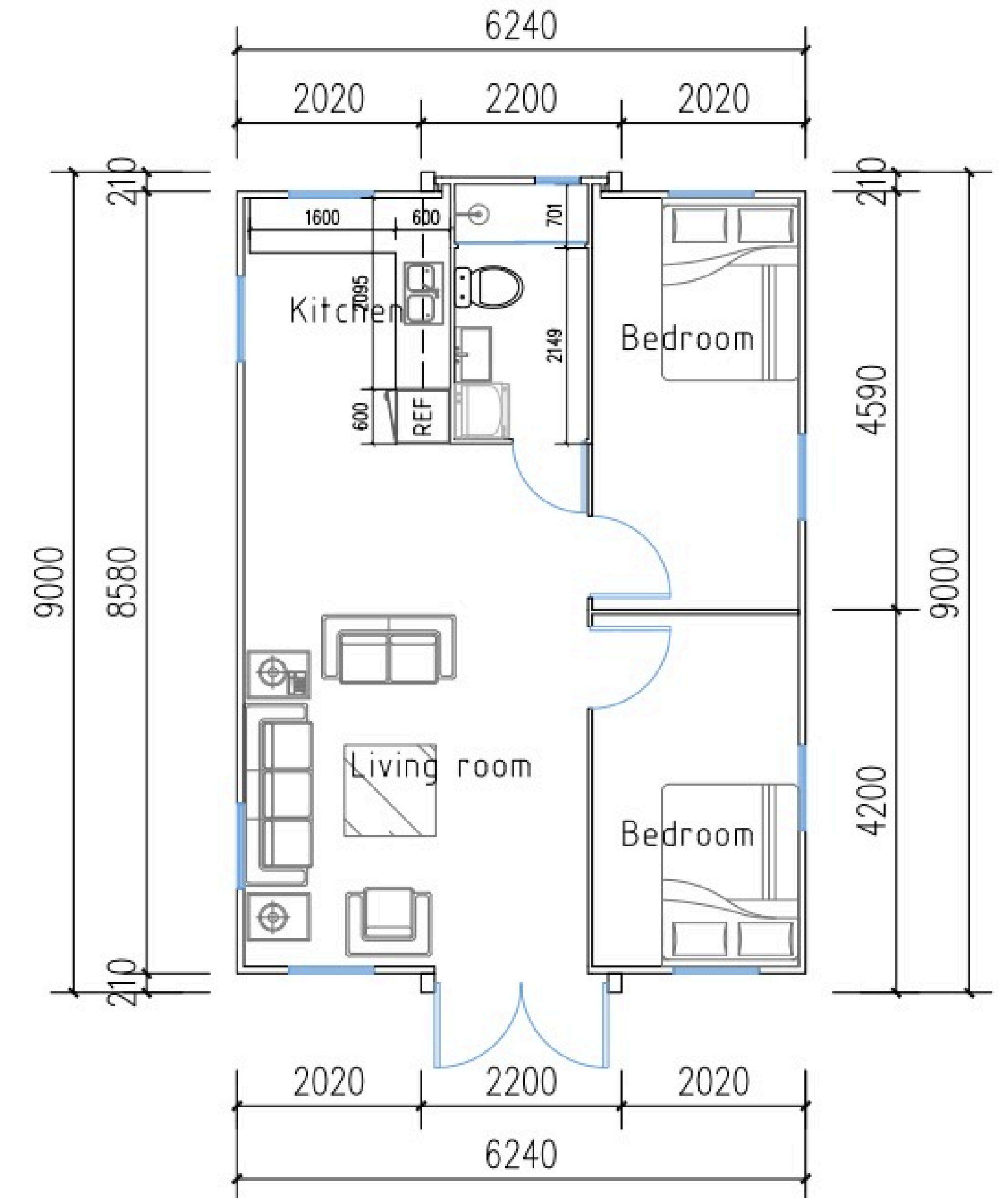
Area: 56.2m²

External Dimensions: 9.0m x 2.48m x 6.24m

Folded Dimensions: 9.0m x 2.48m x 2.2m

1 or 2 bedroom layout

\$47,000 + GST (BASE PRICE)

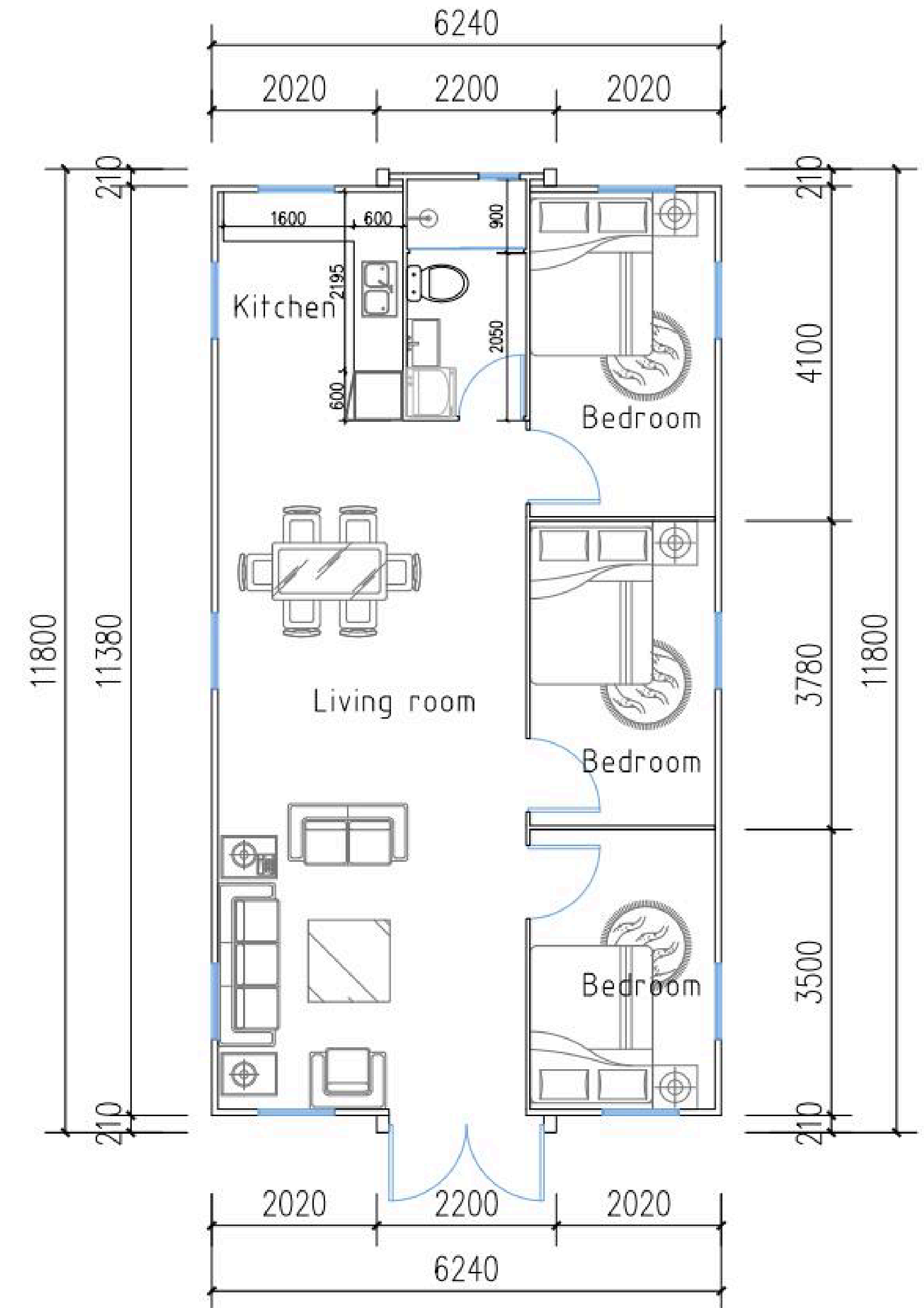


40FT MOD FLOOR PLAN

Area: 73.6m²

External Dimensions: 11.8m x 2.48m x 6.24m

\$54,000 + GST (BASE PRICE)



Specifications - Base Plan

MAIN CABIN

Entry Door Aluminium double glass – sliding, black

Windows Aluminium double glass – sliding, black

Electrical A/NZS electrical cable, power points & power board

Frame Galvanised steel frame, epoxy treated & acrylic painted

Roof Galvanised & painted steel

Floor MgO basic & laminate floor, plus skirting wall

Wall 75mm sandwich panel Lighting LED lights, switches & plugs

KITCHEN

Cabinetry L-Shaped, soft closing doors & draws

Overhead cabinets Sink Double stainless steel sink & tap

Benchtop 20mm Quartz stone benchtops

BATHROOM

Vanity Sink cabinet, with stainless steel tap & mirror cabinet

Toilet Soft close toilet lid

Toilet Soft close toilet lid

Shower Full width shower, shower rail, rainmaker shower head & frosted privacy screen

INTERIOR LIVING

Insulation 75mm EPS wall insulation

Roof centre with glass wool insulation

Side roof with 50mm insulation

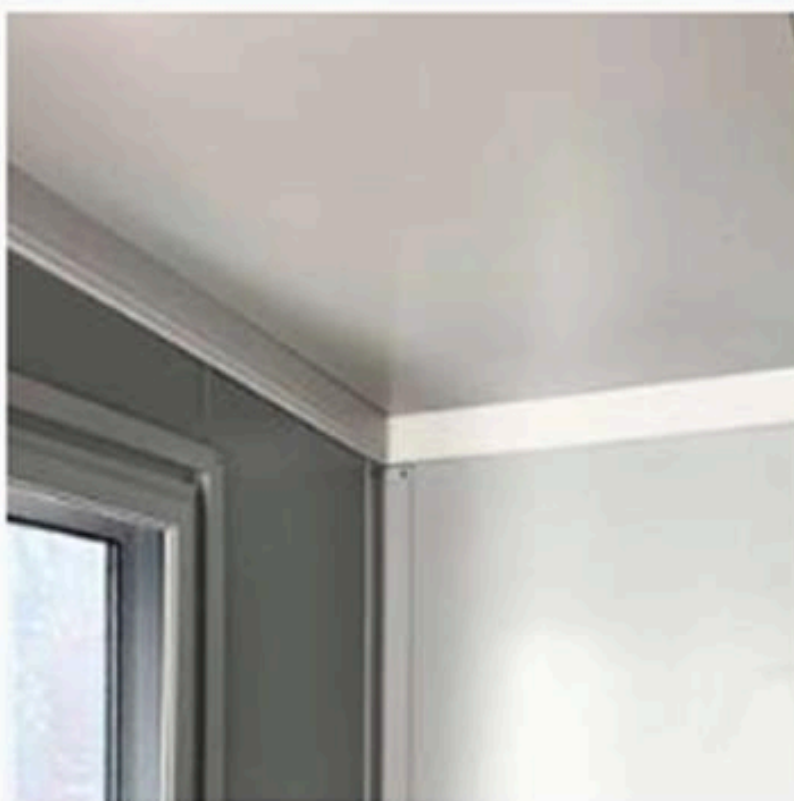


Gallery - Components

Everything listed below is included as standard with all our mods.



Lockable Sliding Door



Coving



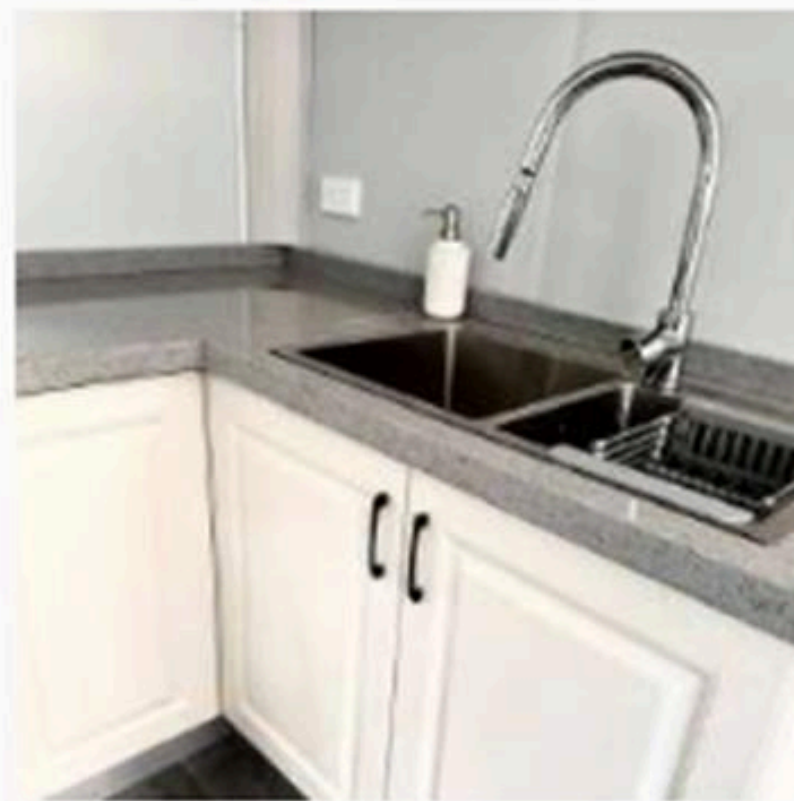
Switchbox



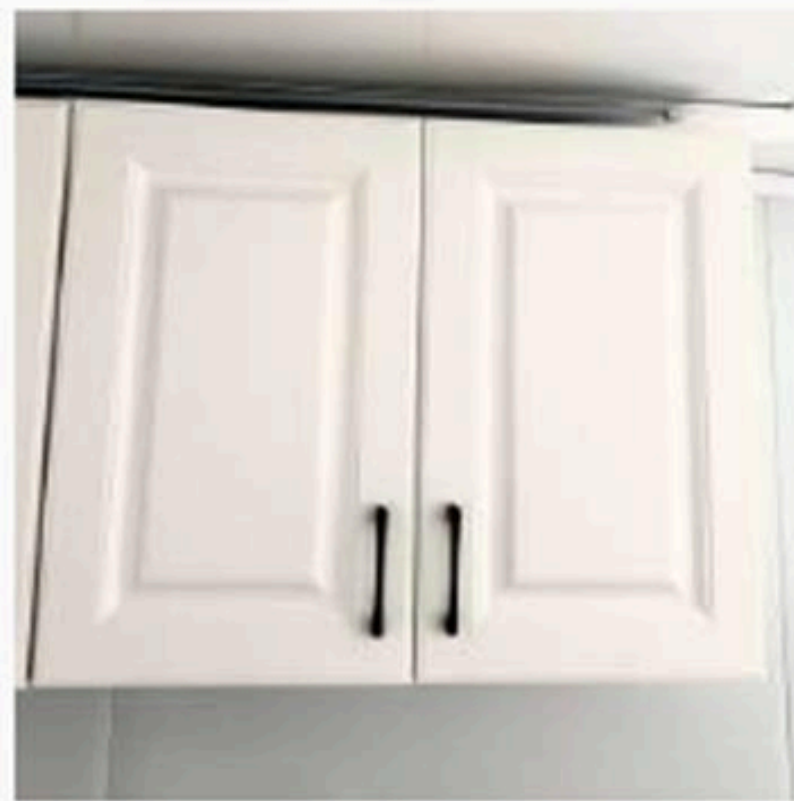
Bedroom Doors



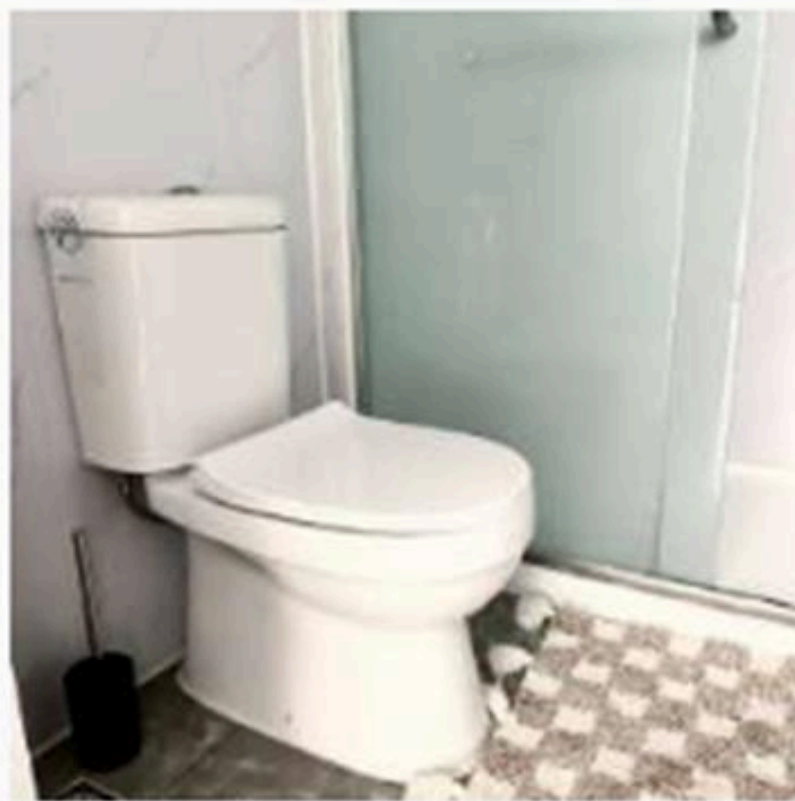
Plumbing Connections



Cupboards & Benchtop



Overhead Cabinets



Flushing Toilet



Powerpoints w USB



Grey Timber Style Vinyl



Dual Showerhead



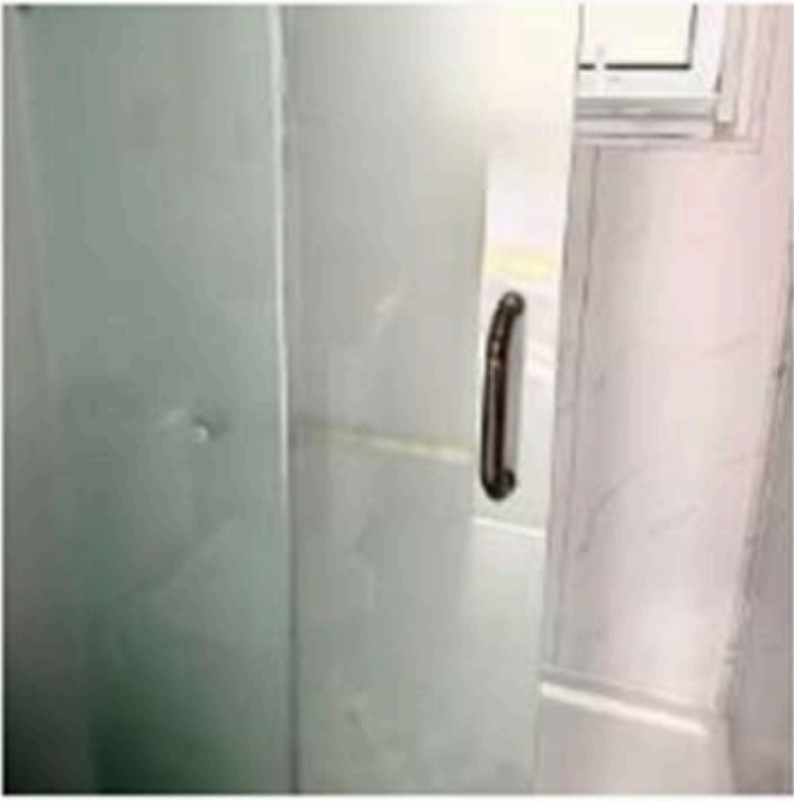
Stainless Steel Sink



LED Oyster Lights



Container Style Feet



Sliding Shower Door



Bathroom Sink & Mixer



INTERIOR VIEW





Explore Our Mods



MOD WITH EXTERNAL WOODEN CLADDING ADD-ON



STANDARD BASE MOD



MOD WITH PITCHED ROOF AND EXTERNAL CLADDING



GREY MOD



BASE MOD WITH CUSTOMISED EXTERNAL CLADDING



40FT MOD WITH CUTOMISED CLADDING

Kitchen Styles



Bathroom Styles



— STYLE A



— STYLE B



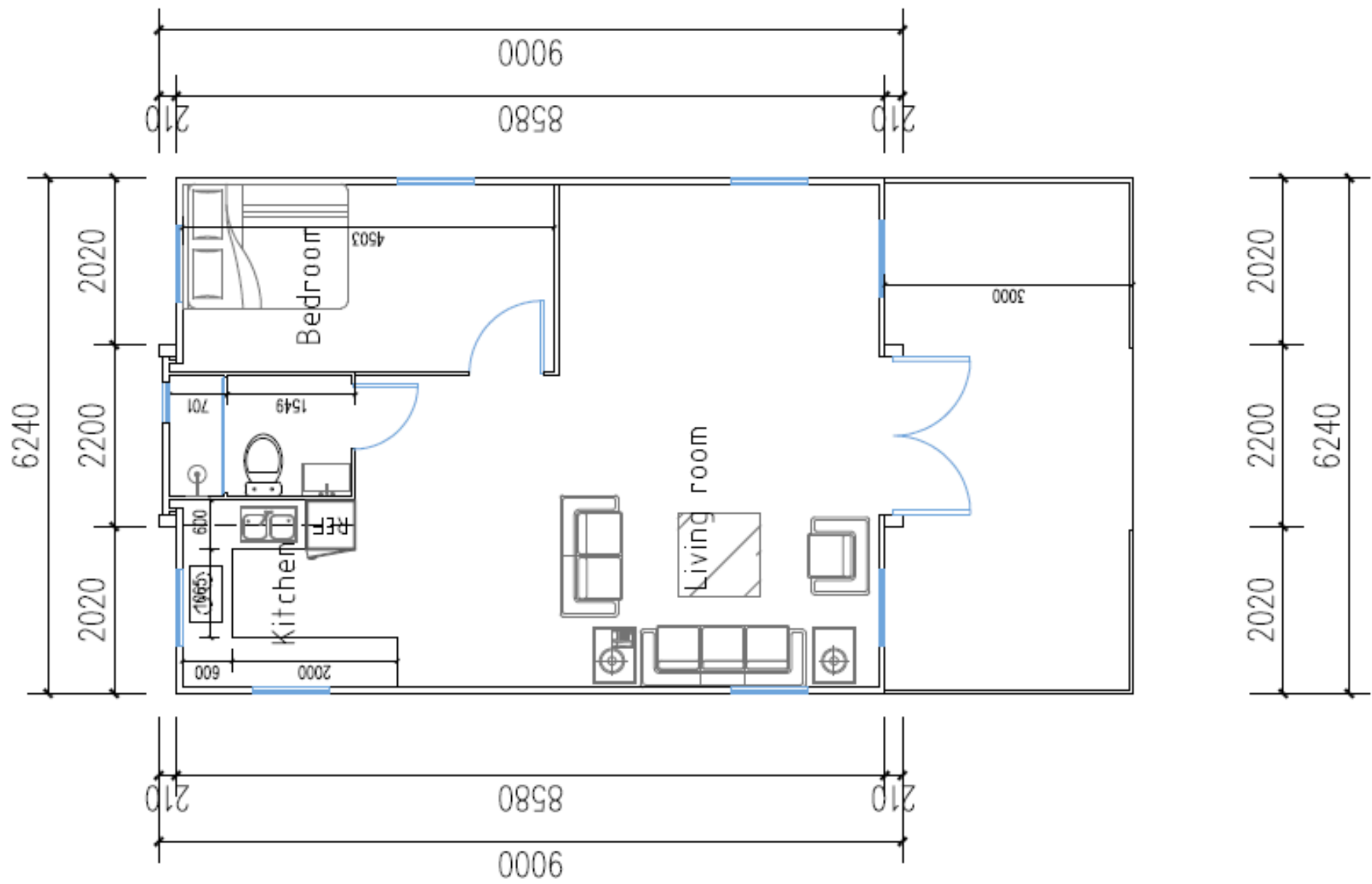
— STYLE C

Customised - A-Frame Roof & Verandah

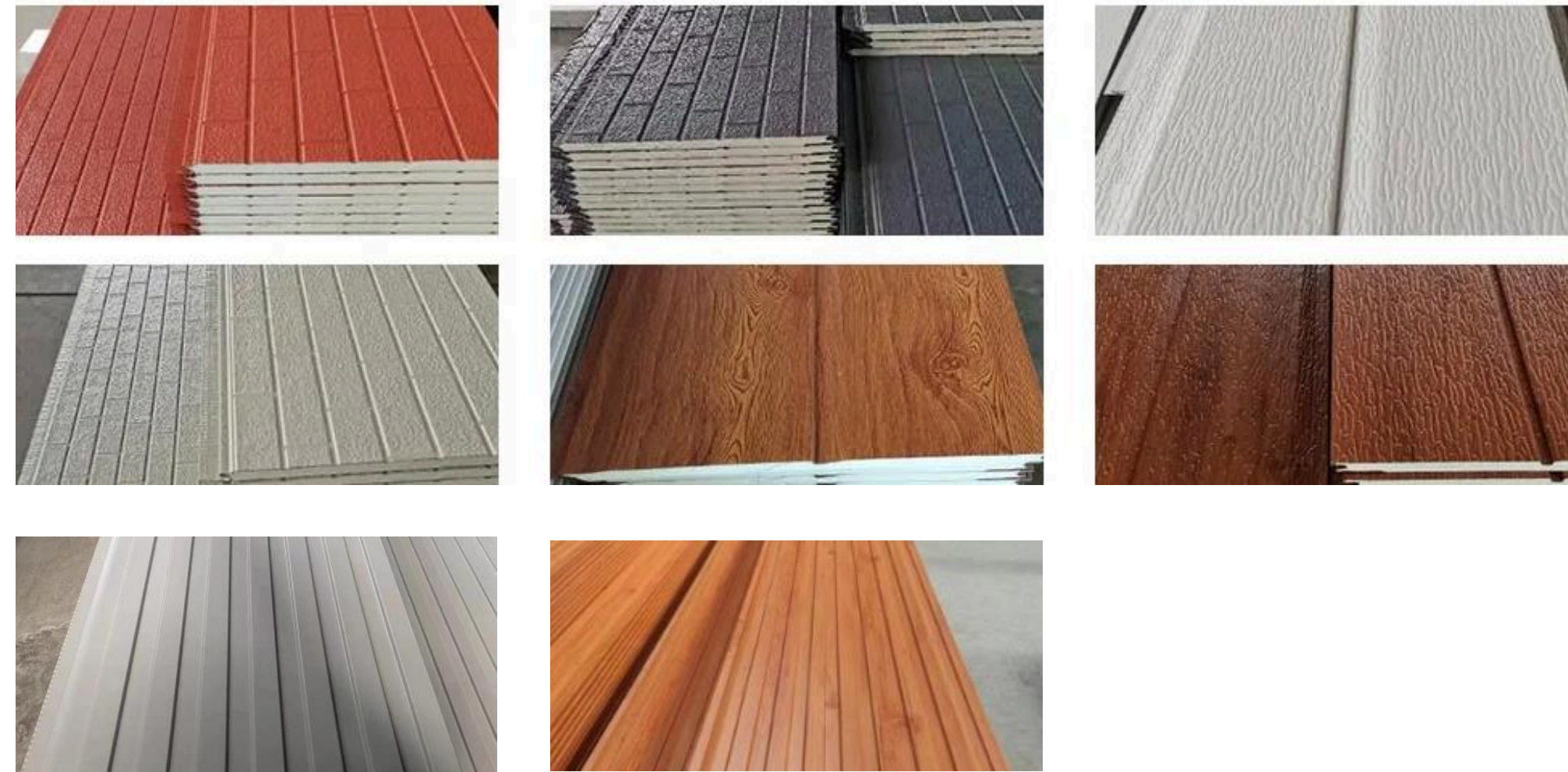
Frame, roof, railing and floor

Size: 6.320m x 3.000m

Black, White, Grey



Customised Exterior Cladding



Customised Doors & Windows





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