



Wohnzelle compact

The MK I: 33 m², fully furnished, on display in Luckau.



Original photo · Glass front and terrace of the MK I in Luckau

FIXED PRICE

€149,000

incl. VAT, transport,
crane and installation

LIVING SPACE

33 m²

Living-kitchen,
bedroom, bathroom

ENERGY AS STANDARD

4.75 kWp · 40 kWh

PV system and battery
storage

TERRACE AS STANDARD

approx. 9 m²

fold-out

Price, standard equipment, location guidance and the process on nine
pages, honest and concrete.

wohnzelle.de/en

Product information: October 2026

A tiny house you can view before you order.

The Wohnzelle is a modern, mobile tiny house, delivered fully furnished and technically prepared for utility connection: not a prototype but a series-produced manufacturer model. Owner Oliver Kalz brought the first Wohnzelle to Germany after visiting the manufacturer's factory in China, with a clear goal: to offer a concrete answer to the growing need for small, affordable homes.

Every Wohnzelle is sold to order. The MK I stands as a display home in Luckau (Brandenburg) and can be viewed by appointment. That way you see exactly what you are getting before you order: materials, sense of space, equipment.

The MK I at a glance

PRICE	€149,000 incl. VAT, transport, crane and installation
ROOMS	Open-plan living area with kitchenette, sleeping area with built-in wardrobe, bathroom with shower, toilet and washer-dryer, large terrace
FOR WHOM	Singles, couples and anyone who wants to live smaller by choice
DELIVERY	To order, within six months of ordering, at your prepared site
BY THE CLIENT	Foundation and connections for water, wastewater and electricity
ON SITE	Display home in Luckau, viewing by appointment

Explore it online first: At wohnzelle.de/en/wohnzelle-interaktiv you can walk through the living-kitchen, bedroom and bathroom of the MK I as a 3D model, good preparation for your viewing.

And the MK II?

The larger MK II with 66 m² and two bedrooms is also part of our range. Equipment, price and timing are discussed following a non-binding enquiry. It is not on display in Luckau.

Wohnzelle MK I: what comes as standard.

Fully furnished and technically prepared for utility connection: 33 m², turnkey. The following equipment is already included in the price.

LENGTH
11,400 mm

WIDTH
3,360 mm

HEIGHT
3,400 mm

AREA
33.0 m²

WEIGHT
approx. 10 t

ENERGY & CLIMATE

- PV system with 4.75 kWp
- Battery storage with 40 kWh
- Two-zone air conditioning with heating function and fresh-air supply
- Underfloor heating in the open-plan living area, bedroom and bathroom
- Hot water tank

BATHROOM

- Illuminated mirror
- Underfloor heating
- Washer-dryer
- Shower area with warm-air heating
- Heated shower toilet with comfort cleaning function

SMART HOME & MEDIA

- Bus system with voice control
- Wi-Fi router
- Central remote control for projector, screen, underfloor heating, shower toilet and curtains
- HD projector with projection screen

TERRACE & INSTALLATION

- Fold-out terrace of approx. 9 m², as standard
- Outdoor socket on the terrace

KITCHEN & LIVING

- Kitchen with cooktop, fridge, oven and extractor hood
- Dining table with two chairs
- Sofa
- Sheer curtains with separate drapes
- Direct and indirect ambient lighting throughout the interior

SLEEPING & STORAGE

- Double bed with a branded JYSK mattress, model of your choice
- Bedroom wardrobe
- Hallway cupboard

SECURITY & BUILDING

- Electronic door lock with RFID, PIN and key
- Insect screens on all windows and the balcony door
- Mirrored windows with dirt-repellent coating
- Insulated building envelope, high-quality vinyl flooring
- Separate bedroom door, outdoor lighting

- Installation on six point foundations
- Can be installed on a prepared site

Adjustments and furnishing requests are possible by arrangement.

This is the MK I in Luckau.

Every photo on this page shows the display home in Luckau, exactly the house you walk into during a viewing.



Original photo · Living-kitchen with kitchenette, dining area and sofa



Original photo · Bedroom



Original photo · Bathroom with illuminated mirror



Original photo · Living area with a view through

What the price includes.

MK I €149,000, fixed price incl. VAT, transport, crane and installation. Heavy-load transport, crane work and installation are fully included in the purchase price.

Included in the price

- Turnkey interior: complete furnishing, open-plan living area with kitchenette, bathroom with shower and washer-dryer
- Underfloor heating and air conditioning
- PV system with 4.75 kWp and battery storage with 40 kWh
- Fold-out terrace of approx. 9 m²
- Smart home and entertainment
- Heavy-load transport to your site
- Crane work and installation at the prepared site

Provided by the client (not included)

- The foundation: the MK I stands on six point foundations; a full-surface concrete foundation with soil sealing is not required
- The connections for water, wastewater and electricity (electrical connection by a certified contractor, registered with the grid operator)

We advise you on the connections for your site.



Relocating later? The Wohnzelle is designed as a mobile unit and can be moved to a new site with the appropriate logistics, one of the big advantages over conventional building. Relocating later is possible; transport, crane, a new foundation and, as a rule, a new building-law procedure are then additional.

You receive a precise, transparent calculation for your site in a personal consultation.

Power from your own roof, as standard.

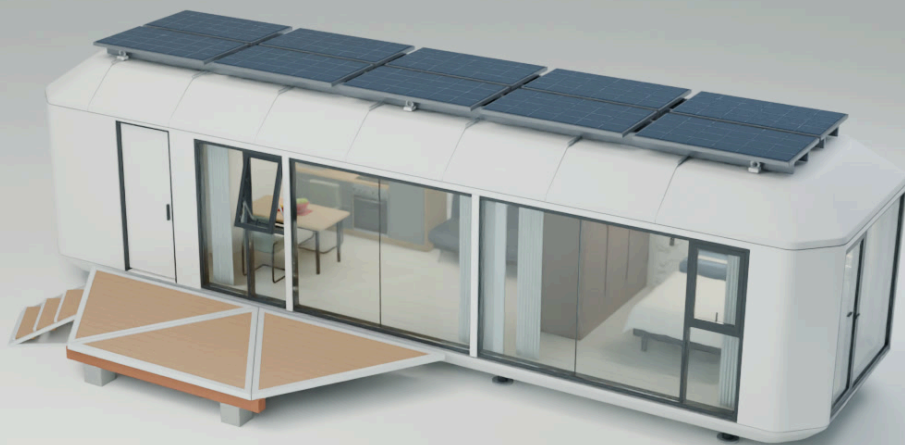
The MK I comes with 4.75 kWp solar PV and 40 kWh battery storage as standard. Both are standard equipment and included in the price.

4.75 kWp

PV system

40 kWh

Battery storage



Visualization · MK I with solar roof, schematic module layout

POWER AND STORAGE

4.75 kWp describes the rated output of the solar system. 40 kWh describes the amount of energy the battery can store. Actual solar generation depends on factors including location, orientation and weather.

Heating & climate: Underfloor heating in the open-plan living area, bedroom and bathroom, two-zone air conditioning with heating function and fresh-air supply, and a hot water tank are part of the MK I's standard equipment.

Does a Wohnzelle fit your plot?

The most important question is rarely "Do I need a permit?" (for permanent living, almost always yes), but rather: "Is my plot suitable for it?". Four typical site scenarios show where you stand. Find yours:

SCENARIO A

Permanent living in a residential area

Main residence, singles, couples, seniors

Planning-law requirements are usually met (§ 30 / § 34 BauGB). As with any house, a permit or a permit-exemption/notification procedure is required.

→ Feasible if the site fits

SCENARIO B

A second unit in the family garden

Seniors, multi-generational living, relatives

A procedure is required (usually § 34 BauGB). The sticking point is not the living use but the buildable area and the site servicing of this kind of "backland" development (Hinterlandbebauung). Since the 2025 "Bau-Turbo" reform, municipalities can approve such cases more easily, but there is no entitlement.

→ Often feasible, depends on the plot

SCENARIO C

Holiday or weekend house

Weekend retreat, leisure plot

Weekend houses for your own leisure use are exempt from the permit procedure in some federal states in designated weekend-house areas or on weekend sites, in some cases only up to a 40 m² footprint (MK I approx. 38 m² externally, around 47 m² with the terrace). Letting to changing holiday guests is a different use and generally requires a procedure; permanent living is not permitted here.

→ Sometimes without a procedure, only weekend houses in designated areas

SCENARIO D

Open meadow / outer zone

"The cheap plot in the countryside"

In the outer zone (Außenbereich, § 35 BauGB), residential use is as a rule not permitted; mobility or the absence of a foundation does not change that.

→ Honestly: usually not permitted for living

The most important tip: clarify the suitability before you buy. With a preliminary building enquiry (Bauvoranfrage), the authority clarifies with binding effect whether you may live at your site as planned; the fee is usually a few hundred euros (plus planning costs, if any), and the decision binds the authority for a limited period, depending on the state, generally two to seven years. It is the safest first step, and we help you with it. For a first orientation, use the interactive location check at wohnzelle.de/en/faq.

Legal guidance as of September 2026. General information, not legal advice. Building regulations are state law and change frequently; your local building authority or a preliminary building enquiry (Bauvoranfrage) clarifies your specific site with binding effect.

How it works, and we support you all the way.

From the question "Does this even fit?" to your fully installed Wohnzelle: you do not have to work through authorities, technology and logistics on your own. We provide organisational support and connect you with the right professional partners, step by step.

01 • Location check & preliminary building enquiry

We review with you whether your plot is suitable for your plans, and support you with the preliminary building enquiry (Bauvoranfrage). If it does not fit, we say so honestly before any costs arise.

02 • Consultation & choice of model

A viewing of the display home in Luckau, honest advice on model, equipment and use. You decide with all the facts, without sales pressure.

03 • Permit & applications

We compile the manufacturer-side documents for the building application (e.g. dimensioned drawings, insulation/U-values, material and conformity details). The structural stability verification (statics) for your site is prepared by an authorised engineering firm; we put you in touch. The building application itself is submitted by a professional authorised to do so; we connect you with suitable partners.

04 • Transport & installation

We organise the heavy-load transport and the crane, and install your Wohnzelle on the prepared foundation, ready for connection. Transport, crane and installation are fully included in the purchase price.



Original photo • Crane lift during installation in Luckau

MK I delivery time: Your MK I is delivered and installed at your prepared site within six months of ordering; the binding date is agreed in your contract.

View the original in Luckau.

A personal tour of the display home in Luckau: walk through every room, open the cupboards and see the lighting, materials and technology in action. Free and without obligation; we arrange the appointment with you.

WHAT WE COVER DURING THE VIEWING

- Sense of space, materials and equipment in the original
- Your site: plot, foundation and connections
- Permits and the next steps
- Delivery and the process up to installation

If you already have a plot in mind, feel free to bring the site plan or the land-register parcel details. Then we can talk through your questions in concrete terms.

Trial stay possible

If you are seriously considering a purchase, you can stay overnight in the Wohnzelle to try it for yourself (up to two nights, by arrangement).

Request a viewing: wohnzelle.de/en/kontakt

VIEWING & ADDRESS

Oliver Kalz e.K.
Wanninchener Str. 8
15926 Luckau, OT Görlsdorf
Brandenburg, Germany

Viewing by appointment

CALL US DIRECTLY

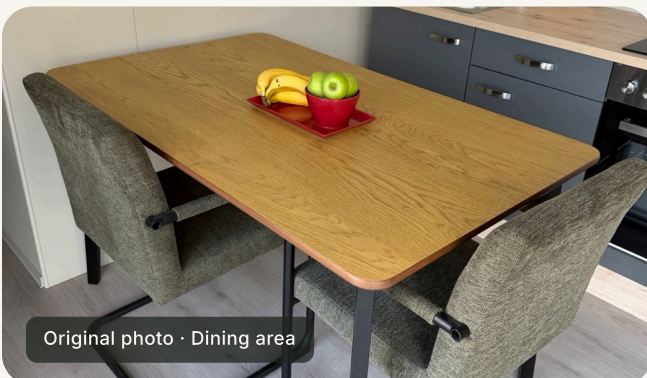
+49 (0)3544 555851

Monday to Friday, 9:00 to
18:00

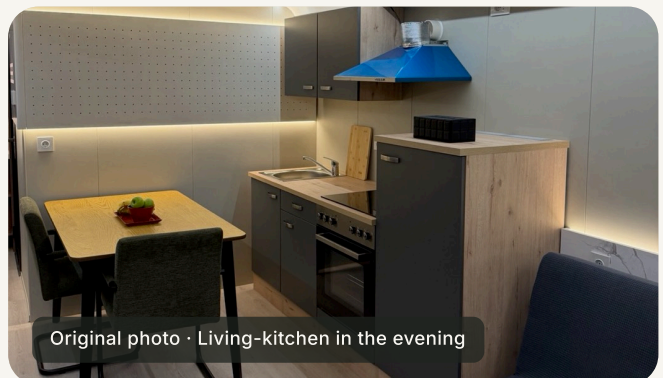
WRITE TO US

verkauf@wohnzelle.de

We usually get back to you
within one business day



Original photo · Dining area



Original photo · Living-kitchen in the evening

Product information: October 2026. Current prices and details: wohnzelle.de/en · Wohnzelle · Oliver Kalz e.K.
Amtsgericht Cottbus, HRA 2991