



NORDIC PRIVATE SPA

ONE OF ONE · HANDCRAFTED IN ESTONIA 2025-26

Luxury Relocatable Nordic Sauna & Private Spa

A finished 15 m² private spa house with a heated lounge, a shower room and a wood-fired Finnish sauna behind a panoramic glass front, plus a detachable terrace.

€79,000 + VAT · EX WORKS TARTU · TRANSPORT QUOTED SEPARATELY ·
VIEWING IN ESTONIA

1 · THE PRODUCT

A private spa, not a sauna trailer

This is a single, handcrafted sauna house built by Estonian master craftsmen for buyers who want a complete Nordic spa experience: warm up in the lounge, take löyly by the fire, cool off in the shower and rest on the terrace overlooking the landscape.

It sits on a registered chassis, so it can be relocated with professional transport. It needs no poured foundations and is ready to use soon after delivery, subject to local permits.

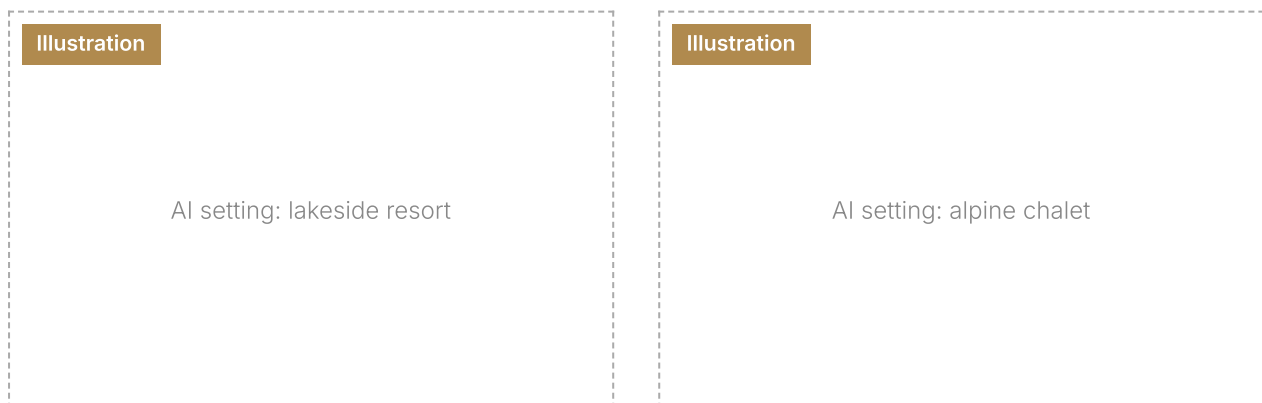
2 · DESIGN

Quiet, dark, Nordic



Real photo, the actual unit, Estonia.

A dark-grey timber façade, a panoramic glass front and a glass door frame the view. Inside: a black charred-wood floor, silver ceiling panels, black doors and soft LED lighting. The interior and steam-room photos are being taken.



Images marked "Illustration" are AI-generated surroundings. The sauna shown is true to the real unit, which has not been installed at these locations.

3 · SPECIFICATIONS

Technical details

Layout	approx. 15 m ² : heated lounge, shower room, steam room (ceiling 210–215 cm)
Sauna heater	Skamet S-220GL wood-fired, glass door, stainless water pocket
Chimney	Schiedel black modular chimney with damper
Hot water	80 l stainless boiler, stainless open tanks, full plumbing
Climate	Mitsubishi Electric MSZ-LN25 heat pump / AC (lounge)
Envelope	Cellulose insulation; dark-grey timber façade; Seicom panoramic windows and glass door; roof ventilator
Interior	Finnish Chalet bench boards; Lincona LVT "Charred Wood black"; silver ceiling panels; black sauna doors; LED lighting
Terrace	Detachable wooden deck with integrated winch lifting
Chassis / weight	Registered 3.5 t trailer chassis · actual weight approx. 5 t (see Transport)
Exact dimensions, power	Supplied with the offer

4 · BUILD QUALITY & EQUIPMENT

Built like a house

It was built over 2025–26 by experienced local builders with branded components throughout. The heater and chimney come from specialist suppliers (Skamet, Schiedel), the windows from Seicom, the heat pump from Mitsubishi Electric. Cellulose insulation and an all-season design make it usable from mid-winter to summer. Invoices for the main components are available to serious buyers.

5 · USE CASES

Where it earns its place

Hotels & resorts

A bookable private spa for suites and VIP guests, or a premium add-on beside the existing wellness area.

Luxury glamping & nature lodges

A signature evening ritual that sets the stay apart and can be sold as a paid extra.

Spas & sauna operators

An exclusive private-spa suite or a seasonal second location, without a construction project (subject to local rules).

Villa & chalet operators

Lift a flagship villa into the top price tier, or serve a cluster of chalets.

Private buyers

A finished sauna house for an estate or lake property, with no year of building works.

These are suggested uses, not revenue promises.

6 · TRANSPORT & INSTALLATION

Stated plainly

Weight: approx. 5,000 kg, while the registered trailer chassis is rated for 3,500 kg. It is therefore **not road-legal for towing on public roads**. On private grounds it can be moved on its own wheeled chassis with a suitable vehicle (e.g. tractor or 4×4).

Delivery: by the seller, by **special transport** (truck or low-loader) to your site. Transport is not included in the price and is charged at actual cost. Indicative, excl. VAT: Finland ~€2,000–3,500 · Sweden ~€3,000–5,500 · Germany ~€5,000–9,000 · Spain ~€8,000–14,000. Crane extra.

Site: a level, load-bearing base, plus electricity and water/drainage as the site allows. The terrace is refitted on site with the built-in winch.

Permits: rules differ by country and municipality, and stationary use is often treated as a building. **Checking local permits is the buyer's responsibility.** We provide the documentation.

7 · PRICE & TERMS

One unit available

€79,000 + VAT

Ex works Tartu, Estonia.

VAT	EU businesses with a valid VAT number: reverse charge. Non-EU (CH, NO): export invoice, buyer pays import VAT.
Delivery	Not included. Arranged by the seller at actual cost, quoted separately (FI ~€2–3.5k, SE ~€3–5.5k, DE ~€5–9k, ES ~€8–14k excl. VAT; crane extra)
Viewing	Tartu, Estonia, by appointment, including a heated session
Payment & handover	Agreed in the written offer

8 · CONTACT

Arrange a viewing

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