



REVONIA

Premium  
Touristic Solutions

Build as fast as you dream

Portugal

Madeira  
&  
Porto Santo

# THE ART OF INVISIBILITY

*Dear Sir or Madam,*

The luxury of tomorrow is no longer about appearances: it's about experience. In a world where premium travellers seek authenticity, disconnection and harmony with nature, **Revonia is redefining the standards of exceptional hospitality** with architecture designed to blend into the landscape.

**As the European leader in eco-responsible modular housing**, Revonia designs premium semi-underground concrete modules using high-precision Estonian engineering. This unique approach allows for seamless integration into the most challenging topographies, while offering remarkable thermal comfort thanks to the natural inertia of the ground and a reduced environmental footprint.

Beyond the customer experience, this innovation offers a strategic advantage for your economic performance: construction times reduced **over 50%** to speed up commissioning, energy requirements reduced by around **30%** to optimise operating costs, and very limited external maintenance, with an estimated lifespan of **100 years**.

In Madeira, an exceptional territory where landscape preservation is a priority, **Eco Optimist**, based in Funchal, is proud to be your preferred partner and official Revonia agent. Through this catalogue, we invite you to discover how to transform an ambitious hotel vision into a sustainable, distinctive and highly profitable asset.

A Unique Opportunity

# WHY NOW?

## Premium Growth

Luxury and ultra-luxury tourism is booming: +12% per year.

## Land Scarcity

Enhancing complex or protected land with minimal impact.

## Unique Experiences

The search for privacy, connection with nature and the exceptional.

## Optimised Timelines

Modular construction in 4–6 months compared to 18–36 months for traditional construction.



Accelerate ROI, differentiate the experience

# VALUE PROPOSITION

## Business Levers (ROI)

### Time-to-Revenue

Record commissioning thanks to rapid installation.

### Reliability of Execution

Industrial process ensuring controlled budgets and schedules.

### Reduced OpEx

Excellent energy efficiency and low structural maintenance.

### Quality & Sustainability

25-year warranty High-performance concrete, premium finishes.



## Customer Experience

### Landscape Integration

Minimal visual footprint, ideal for sensitive sites.

### Iconic architecture

Underground or semi-underground design creating a real "wow effect".

### Total Modularity

Fully configurable and customisable.

### Unique differentiation

An immersive experience in nature combining "Japandi" design and noble materials.



Absolute warmth, extreme cold

# COMFORT: WHATEVER THE WEATHER

One of the 80 luxurious 30 m<sup>2</sup> junior suites at the **KAAMOS LODGE Resort** in Finnish Lapland.

Beyond prestige, this semi-underground architecture guarantees exceptional thermal insulation and structural durability that can withstand even the most extreme climates.

**Delivery of the 80 ready-to-use junior suites:  
just 14 months after the order was placed**



# PREMIUM FINISHES & MATERIALS

01

## Living Area

*A harmonious blend of warm wood and modern surfaces for elegant comfort.*

Floors

Organic Wood Finishes

Walls

Modern Textured Surfaces

Wall Panels

Natural oak accents

Ventilation

Discreet integrated system

02

## Bathroom

*Functional minimalism for an everyday spa-like experience.*

Doors

Matt glass door

Walls

60x60 Large format tiles

Floors

10x10 Durable non-slip flooring

Cabinets

Integrated storage

03

## Kitchen

*Modern equipment and durable, natural work surfaces.*

Cabinets

Soft-close hinges

Worktops

Hard-wearing natural finishes

Cooking

Built-in hob

Appliances

Built-in refrigerator

Integrated equipment

# ELECTRICAL & WATER SOLUTIONS

8

## Electrical

*Smart lighting and discreet connectivity.*

### Lighting

Recessed lighting and designer wall lights included.

### Switches

Modern switches with a soft-touch matte finish.

### Sockets

Ideally positioned sockets in every room.

### Fuse Box

Complete, secure electrical panel that complies with standards.

✓ System ready to use upon installation

## Water

*Premium taps and durable sanitary ware.*

### Sink & Tap

Stainless steel/ceramic sinks with designer mixer taps.

### Toilet

Wall-mounted toilet with silent concealed cistern.

### Shower

Chrome thermostatic shower column.

### Heater

High-performance integrated water heater.

✓ Consistent design (minimalist/premium)

✓ Complete water points: bathroom + kitchen

# SIMULATION: 80 MODULE 30 M<sup>2</sup>

## Assumptions

Rate per night	<b>€250</b>
Estimated per module (30 m <sup>2</sup> )	
Occupancy	<b>65</b>
Annual	
Utility costs	<b>€3</b>
Per house, per stay	
Cleaning fees	<b>€25</b>
Per house, per stay	
Monthly costs	<b>€564</b>
Depending on vacancy	

Annual turnover

**€4,745,000**

(Rent)

Annual profit

**€4,738,230**

(Estimated result)

ROI on turnover

**1.01**

### Total ROI Break-even point

The time required to recoup the initial investment, taking operating costs into account.

**1.01 years**

Purchase price: 80 finished and equipped modules (kitchen/bathroom/heating/ventilation/electricity), unfurnished. Excludes: transport/installation, site preparation, connections, permits, VAT/taxes, furniture/FF&E, exteriors.

From manufacturer to port

# | SECURE TRANSPORT

10



## Preparation & Protection

Secure packaging, bracing and quality control before shipment.



## Loading & Transport

Loading onto flatbed truck and transport to port.



## Maritime Transport

Full traceability, insurance and customs documents handled.



## Arrival at Port

Careful unloading and made available for local transport.



From the port to the construction site

# DELIVERY & INSTALLATION

11

## On-site steps

- **Road transport**  
Approved route and compliant dimensions to the site.
- **Crane lifting & installation**  
Safe handling on prepared foundations/slabs.
- **Positioning**  
Precise adjustment and initial connections.
- **Finishing**  
Final assembly and sealing (if applicable).

## Checklist

- ✓ The site must be ready"
- ✓ Truck/crane access (width, slope, turning radius)
- ✓ Compliant foundations or concrete platform
- ✓ Connections ready (water, electricity, drainage)
- ✓ Local permits (parking, crane use)



One expertise, two nations, your vision

12

# YOU ARE NOT ALONE

The partnership between Eco Optimist Lda in Madeira and Revonia in Estonia brings together a unique force: engineers, architects, property experts and developers work together to bring your project to life.

Much more than just a builder, we are your strategic advisors. From technical design to optimising your tourism project, our team is by your side to transform innovation into lasting success.



Revonia: ISO 9001 Certified Excellence

# WHO ARE WE?



Established in Estonia since 2012, Revonia is the European expert in the manufacture of accommodation units for sustainable premium hotels. Revonia guarantees high-quality structures installed within 24 hours.

Combine expertise, experience, certified reliability and excellent profitability for your exceptional investment projects.



Official Revonia agency  
Funchal - Madeira



Let us be guardians of the future

# ECO-PERFORMANCE

14



## Renewable Energy

Factory powered by renewable energy



## 100-year lifespan

Designed to last: fewer replacements, less waste



## Passive geothermal energy

Air tempered by the ground: thermal stability, reduced energy requirements



## Express construction

Ready-made modules: quick installation, less disruption on site



## Land preservation

Carefully designed installation to limit impact on soil and vegetation



## Green roof & healthy materials

Integration into the landscape, less heat reflected, natural lime interior, triple glazing



Revonia Collection

DISCOVER  
OUR 14 RETURN OUTLOOKS



Revonia Collection

# MODULAR 10M<sup>2</sup>

*Tradition or Hobbit*



10 m<sup>2</sup>

# Modular 10

| The luxury of the essentials, solidity for eternity

From **€30,710**



 Eco Optimist Lda

Offer a unique customer experience

# MODULAR 10

## THE ART OF OPTIMISED SPACE

18

Capacity

2 people

Usable area

9.1 m<sup>2</sup>

Installation

1 day

Footprint

10.7 m<sup>2</sup>



2 Interiors & 2 Exteriors

# MODULAR 10: *MAKE YOUR CHOICE*



Option A

€32,000



Option B

€30,710



Revonia Collection

# MODULAR 20 M<sup>2</sup>

*Troglodyte or traditional*

20 m<sup>2</sup>

# Modular 20

## Hobbit

| Your premium cocoon, in 20 m<sup>2</sup>

From **€43,000**



Small footprint, big returns.

# MODULAR 20 Hobbit

## THE ULTIMATE ESCAPE

22

Capacity

2 people

Usable area

18.5 m<sup>2</sup>

Installation

1 day

Footprint

21.4 m<sup>2</sup>



20 m<sup>2</sup>

# Modular 20

## Tiny Plus

Your mini house, in 20 m<sup>2</sup>.

From **€74,800**



 Eco Optimist Lda

A compact, high-value investment

# MODULAR 20 Tiny Plus

## PURE ESCAPISM

24

Capacity

2 people

Usable area

18.5 m<sup>2</sup>

Installation

1 day

Footprint

21.4 m<sup>2</sup>



Choose your customer experience

25

# MODULAR 20: *HOBBIT OR TINY PLUS*



Hobbit – Green roof

€50,080



Tiny Plus – Our 3 roofs

€74,800



 Eco Optimist Lda

Revonia Collection

# MODULAR 30 M<sup>2</sup>

*Comfort & Profitability*



30 m<sup>2</sup>

# Modular 30 A-B

| The most popular choice among European springs

From **€64,100**



 Eco Optimist Lda



Junior Suite or Family

# MODULAR 30 A-B

## THE ESSENCE OF ESSENTIALITY

28

Capacity

2-4 people

Usable area

27.6 m<sup>2</sup>

Installation

1 day

Footprint

32.1 m<sup>2</sup>



The epicurean or the aesthete

29

# MODULAR 30 A-B: *WITH OR WITHOUT SAUNA*



Option A

€64,100



Option B with sauna

€74,800



30

30 m<sup>2</sup>

# Modular 30 C

| A perfect unit for premium positioning

From **€88,490**



 Eco Optimist Lda

A module designed to create perceived value

# MODULAR 30 C

## ADAPT YOUR STORYTELLING

31

Capacity

2-4 people

Usable area

30.5 m

Installation

1 day

Footprint

33.6 m<sup>2</sup>



The art of the cross vault

32

# MODULAR 30 C: *LATIN SHADES*



Option C

€88,490



 Eco Optimist Lda

Revonia Collection

# MODULAR 40 M<sup>2</sup>

*Family & Friends*



40 m<sup>2</sup>

# Modular 40 A

| The suite that increases revenue per unit

From **€90,850**



 Eco Optimist Lda

Superior capacity, optimised rotation

# MODULAR 40 A DESIGNED FOR HOSPITALITY

35

Capacity

4-6 people

Usable area

37.3 m<sup>2</sup>

Installation

1 day

Footprint

44.0 m<sup>2</sup>



Earth-Sheltered Family Suite

36

# MODULAR 40 A: *EFFICIENCY, SPACE*



Option A

€90,850



 Eco Optimist Lda

40 m<sup>2</sup>

# Modular 40 B

| Space, conviviality and profitability

From **€96,090**



 Eco Optimist Lda

Attract families and small groups

# MODULAR 40 B

## MAJESTIC LIVING SPACE

38

Capacity

4-6 people

Usable area

39.1 m

Installation

1 day

Footprint

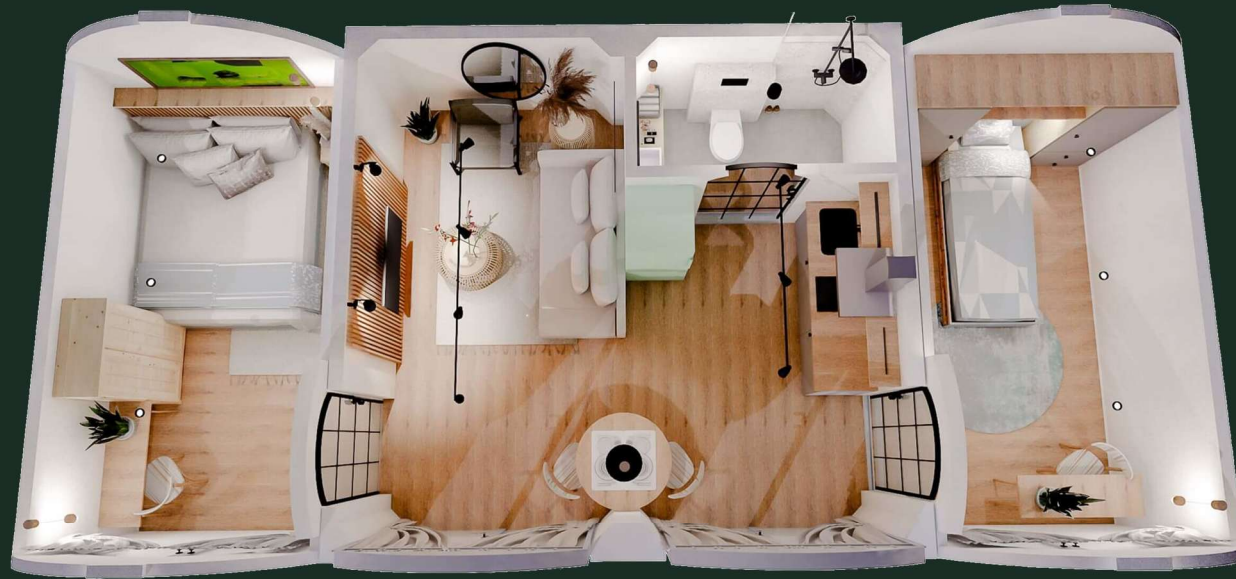
43.8 m



Open central design

39

# MODULAR 40 B: *TOTAL INTERIOR HORIZON*



Option B

€96,090



 Eco Optimist Lda

40

40 m<sup>2</sup>

# Modular 40 C

| A signature format for creating premium areas

From **€100,050**



 Eco Optimist Lda

The unit that supports ADR and customer ratings

# MODULAR 40 C

## VOLUME AND CHARACTER

41

Capacity

4-6 people

Usable area

41.0 m<sup>2</sup>

Installation

1 day

Footprint

44.9 m<sup>2</sup>



4 arches, higher ceiling

42

# MODULAR 40 C: *THE LITTLE ROME*



Option C

€100,050



Revonia Collection

# MODULAR 60 M<sup>2</sup>

*High-end living*



60 m<sup>2</sup>

# Modular 60 A

Two central arches, two side wings

From **€145,420**



 Eco Optimist Lda

High-performance sustainable investment

# MODULAR 60 A

## THE ECO-CHIC SANCTUARY

45

Capacity

4-6 people

Usable area

57.6 m<sup>2</sup>

Installation

1 day

Footprint

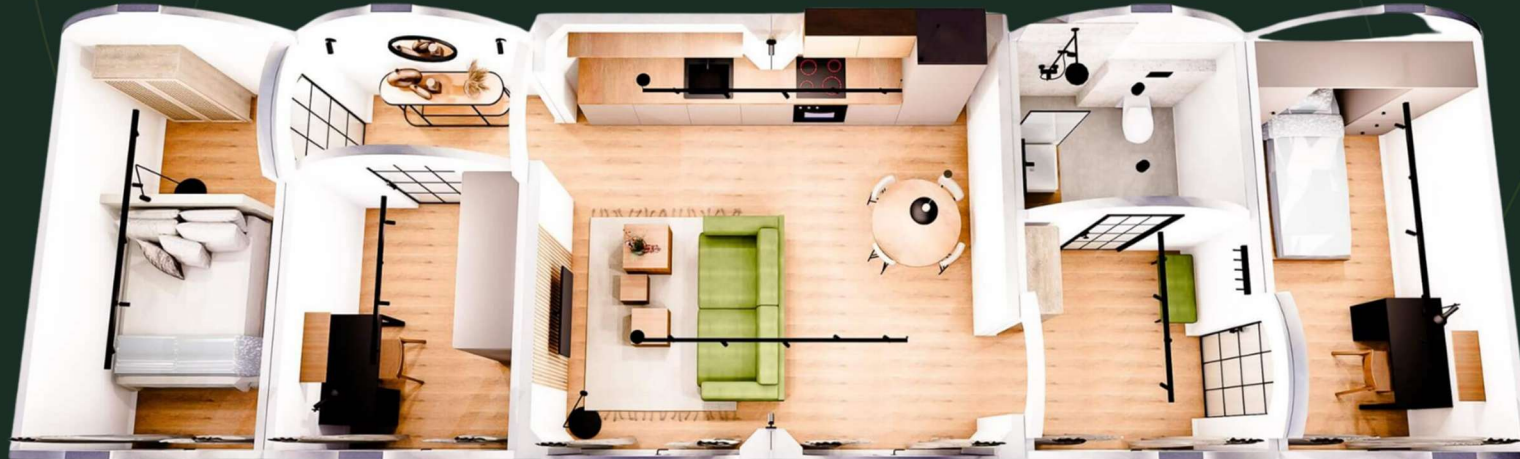
61.9 m<sup>2</sup>



Spectacular centre, optimised sides

46

# MODULAR 60 A: *DESIGNED LIKE A VILLA*



Option A

€145,420



 Eco Optimist Lda

60 m<sup>2</sup>

# Modular 60 B

| A unit ready to become the centrepiece of your offering

From **€156,010**



 Eco Optimist Lda

For a discerning clientele

# MODULAR 60 B

## SYMBIOSIS AND CHARACTER

48

Capacity

4-6 people

Usable area

59.1 m<sup>2</sup>

Installation

1 day

Footprint

67.0 m<sup>2</sup>



Prestige version with sauna

49

# MODULAR 60 B: *BEST OFFER, BEST ADR*



Option B  
€156,010



50

60 m<sup>2</sup>

# Modular 60 C

| A villa that functions like a suite

From **€160,400**



 Eco Optimist Lda

Remarkable surface area, superior customer experience

# MODULAR 60 C

## TODAY IS TOMORROW

Capacity  
**4-6 people**

Installation  
**1 day**

Usable area  
**58.7 m<sup>2</sup>**

Footprint  
**77.4 m<sup>2</sup>**



Prestige version with sauna and covered terrace

52

# MODULAR 60 C: *COMPACT LUXURY*



Option C

€160,400



Revonia Collection

# MODULAR 80 M<sup>2</sup>

*Original and iconic*



80 m<sup>2</sup>

# Modular 80

A format designed to capture high-value stays

From **€212,830**



 Eco Optimist Lda

Space, comfort, exclusivity

# MODULAR 80 SIGNATURE RESIDENCE

Capacity

4-6 people

Usable area

80.7 m<sup>2</sup>

Installation

1 day

Footprint

98.7 m<sup>2</sup>



Uncompromising grandeur

56

# MODULAR 80: *THE ESSENTIAL*



Modular 80

€212,830



 Eco Optimist Lda

Contact

# | AT YOUR SERVICE

57



## Eco Optimist Lda

Easy & responsible solutions for real estate & tourism

Hotline  
Monday - Friday | 09:00 - 14:00



**Eco Optimist Lda** - Rua do Infante Santo 16 - 9000-012 Funchal - [www.ecooptimist.com](http://www.ecooptimist.com) - VAT 517856921

February 2026

Conditions

# LEGAL FRAMEWORK & IMPORTANT INFORMATION

Informative document, not binding: this presentation does not constitute a firm offer or commitment. Prices, options, visuals and deadlines are indicative and subject to change; only the specifications and conditions set out in the signed contractual documents are binding. Deadlines depend in particular on technical validation, production, transport, weather conditions and site preparation. Administrative authorisations and compliance with local regulations (urban planning, standards, connections) are the responsibility of the project and the relevant authorities. Any financial estimates/ROI are based on assumptions and do not guarantee results. Some images/illustrations in this presentation have been generated by AI and are provided for inspiration purposes only and are not binding.

58



Summary of the presentation

# INDEX

01	Why now? Context & market opportunity	p.04	07	Secure Transport Preparation, loading & shipping	p.10
02	Value proposition ROI & customer experience levers	p.05	08	Delivery & Installation From the port to the construction site	p.11
03	Comfort & Performance Whatever the weather	p.06	09	You are not alone One expertise, two nations, your vision	p.12
04	Finishes & Materials Premium interior options	p.07	10	Who are we? Revonia -- ISO 9001 Excellence	p.13
05	Electrical & Water Solutions Technical Installations	p.08	11	Eco-performance Let us be guardians of the future	p.14
06	ROI simulation 80 modules 30m2 -- financial analysis	p.09	13	Contact & Terms and Conditions At your service -- Legal framework	p.57

## 12 **Revonia Collection** Module catalogue by size

**10 m<sup>2</sup>**  
p.16

**20 m<sup>2</sup>**  
p.20

**30 m<sup>2</sup>**  
p.26

**40 m<sup>2</sup>**  
p.33

**60 m<sup>2</sup>**  
p.43

**80 m<sup>2</sup>**  
p.53

Revonia designs your interiors to meet your highest standards. Send us your projects