

# THEHOUZ

PREMIUM PANELIZED MODULAR HOMES AND SPACES

## Built around people. Designed to fit real life.

For families, developers and business owners who want a cleaner path to modern space – with a clear product range, controlled options and a simple route from enquiry to installed building.



**Families**

**Developers**

**Business owners**

### **Clear model families**

R-shape, L-shape and Combo give buyers a simple starting point instead of a vague custom brief.

### **Configurable without chaos**

Shell, systems, interiors and installation are chosen in clear layers, so the process stays understandable.

### **Factory-controlled quality**

A disciplined manufacturing approach supports cleaner delivery and more consistent outcomes.

### **Designed to adapt**

Right-sized living today, with scope for future change where the project allows.

**TheHouz - More freedom to live. More confidence to build.**

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## WHY THEHOUZ

**A better buying experience starts with a better product story.**



### **Panelized, not boxed in**

Premium panelized construction with a clear product range, controlled options and a cleaner decision path.

### **Architecture people actually want to own**

Calm, contemporary forms designed to feel lasting, refined, and ready to live in.

### **Built offsite for better control**

More production consistency, less weather exposure and a more predictable route to installation.



### **Configured like a product**

Exterior shell, systems, interiors and delivery scope are structured in layers, so pricing stays understandable.

### **Built for real use**

Family homes, retreats, rentals, hospitality and business spaces can all sit on the same core platform.

**3**

clear model families

**32.9-164.6 m<sup>2</sup>**

current shown range

**Homes - rentals -  
hospitality - business**

uses on one platform

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## MODEL RANGE

Three house types. One clear starting point.



### R-shape

32.9-82.3 m<sup>2</sup>

Efficient rectangular planning with the cleanest decision path. Best for right-sized homes, rentals and compact business space.

### L-shape

55.8-88.2 m<sup>2</sup>

A more architectural footprint with a stronger terrace relationship and better separation between living and sleeping zones.

### Combo

80.2-164.6 m<sup>2</sup>

A larger modular composition for family houses, mixed-use layouts, hospitality products and developer-led schemes.

Buyer fit	R-shape	L-shape	Combo
<b>Best first fit</b>	First homes, rentals, offices	Families, premium retreats	Larger households, hospitality, developers
<b>Planning logic</b>	Linear and efficient	More architectural, sheltered outdoor edge	Combined modules, more zoning options
<b>Appeal</b>	Value-to-footprint, fast decisions	Privacy, arrival, outdoor living	Scale, separation and market range
<b>Expansion path</b>	Can evolve toward Combo	Premium family product	Highest flexibility within the range

## WHERE THEHOUZ WORKS

### Family homes

Right-sized primary homes with better space discipline and more usable daily living.

### Holiday and rental

Layouts that feel premium, clean, and easy to understand at a glance.

### Business space

Office, studio, wellness, retail or ancillary units from the same platform.

### Developer communities

Clear, consistent options that make it easier to choose and move forward faster.

### Hospitality

Boutique stays, cabins and branded retreat products with stronger visual identity.

### Community use

Selected public and local facilities where controlled delivery and efficient operation matter.

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## CONFIGURED LIKE A PRODUCT

## Clear choices. Better control. More confidence.

Beautiful homes deserve a buying journey that feels equally disciplined.

### 1. Configuration layers

- Core house / external shell - wall, roof and floor build-up; cladding; windows; doors; glazing and foundation interface.
- Building systems / technical packages - heating and cooling, ventilation, electrical package, lighting, solar, battery and smart-home options.
- Interior finish level - flooring, walls, bathroom fit-out, kitchen options, storage, selected appliances and furniture packs.
- Delivery, installation and project scope - transport, crane planning, sealing, utilities, site readiness and split of responsibilities.

### 2. From first enquiry to installed space

- Choose the right family - R-shape, L-shape or Combo - then select the general size and layout direction.
- Lock the specification path - confirm the external shell, building systems, interior level and commercial assumptions.
- Prepare the site properly - coordinate approvals, foundations, utilities, access and installation readiness before delivery.
- Manufacture, deliver and install - move from factory-controlled production to delivery and assembly through a cleaner process.
- Handover and after-sales support - operation guidance, maintenance direction and project documentation complete the journey.

## INCLUDED / OPTIONAL / BY OTHERS

Scope area	Included base	Optional upgrades	Typically by others
Structure & shell	Core envelope and standard build-up	Cladding, glazing and door packages	Foundation design input / local approvals
Systems	Service routes and base electrical scope	Heating, cooling, solar, battery, smart-home	Utility connections and service providers
Interiors	Standard finish level	Premium kitchen, storage, sanitaryware, appliances	Loose furnishings beyond agreed packs
Site works	Delivery planning and installation interface	Sealing, crane planning, external add-ons	Groundworks, access, foundations, drainage

### Faster pricing

Clear scope layers help TheHouz move to indicative offers earlier.

### Cleaner responsibility split

Site works, utilities and approvals stay easier to explain when separated from the product scope.

### Better buyer confidence

Customers can see what is included, what is optional and what stays outside the offer.

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## R-SHAPE FAMILY

The cleanest decision path in the range.



### At a glance

32.9-82.3 m<sup>2</sup> floor area range

### Best for

Efficient homes, holiday units, rentals and compact business space.

### Why buyers choose it

- Clear options, straightforward pricing, faster decisions
- Furniture-friendly layouts with less wasted circulation
- Well suited to first homes, downsizing, and rental use

Size	Dimensions (mm)	Bedrooms	Bathrooms	Floor area (m <sup>2</sup> )
XXS	5129 x 8065	Studio	1	32.9
XS	5129 x 10065	1	1	40.1
S	5129 x 12065	1	1	49.0
M	5129 x 14065	2	1	57.2
L	5129 x 16065	2-3	1-2	65.4
XL	5129 x 18065	3	1-2	74.2
XXL	5129 x 20065	3-4	2	82.3

### Efficient by design

Less unnecessary circulation and more usable living.

### Fits your needs

Well suited to your first home, a simpler downsized lifestyle, or a smart rental investment.

### Flexible over time

Move from compact one-bedroom living to family-ready layouts without leaving the family.

### First homes

Easy to compare, easy to price and easy for buyers to understand.

### Holiday and rental

High clarity helps short-stay and investment buyers decide faster.

### Office and ancillary space

The same disciplined logic also works for compact business uses.

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## R-SHAPE LAYOUTS

### Compact footprints with calm, premium living.



#### XXS size - 32.9 m<sup>2</sup> floor area

**Footprint: 41.6 m<sup>2</sup> | Dimensions: 5129 x 8065 | Best for: guest suite, studio, compact holiday base**

A pure open-plan concept that keeps the footprint exceptionally efficient. It works especially well where speed, simplicity and controlled cost matter most - but still needs to feel premium rather than temporary.

- Open living and dining space with full bathroom and dedicated entrance/storage zone
- A sharp starting point for hospitality, guest accommodation or compact lifestyle plots
- Strong value-to-footprint ratio with the easiest decision path in the range



#### XS size - 40.1 m<sup>2</sup> floor area

**Footprint: 51.8 m<sup>2</sup> | Dimensions: 5129 x 10065 | Best for: one-bedroom living, holiday use, better work-from-home balance**

Adds a dedicated bedroom and a more relaxed living zone without giving up the clarity that makes R-shape homes easy to price, understand and buy. It is a very marketable layout for both owner-occupiers and investors.

- Separate bedroom improves privacy and long-stay comfort
- More generous living space supports daily use rather than weekend-only use
- An accessible, well-balanced option that suits a wide range of needs and lifestyles.

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## R-SHAPE LAYOUTS

More room without losing simplicity.



**S - size - 49.0 m<sup>2</sup> floor area**

**Footprint: 62.1 m<sup>2</sup> | Dimensions: 5129 x 12065 | Best for: one-bedroom living, longer stays and better work-from-home balance**

A balanced one-bedroom layout that creates more generous day-to-day living while keeping the clean rectangular logic that makes the R-shape family easy to understand and easy to buy.

-More generous living / dining space without overbuilding the home

- A clear compact step up for buyers who want more daily usability than XS

-An efficient layout with stronger flexibility for work, storage and longer stays

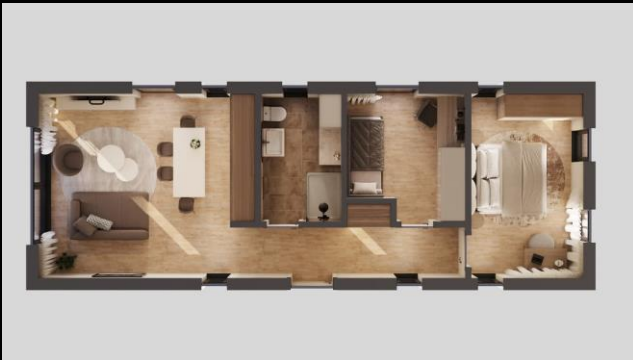


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## R-SHAPE LAYOUTS

### More room, better zoning, stronger everyday flow.

As the R-shape family grows in length, the layouts gain clearer separation between shared and private zones, more furniture freedom and better day-to-day comfort.

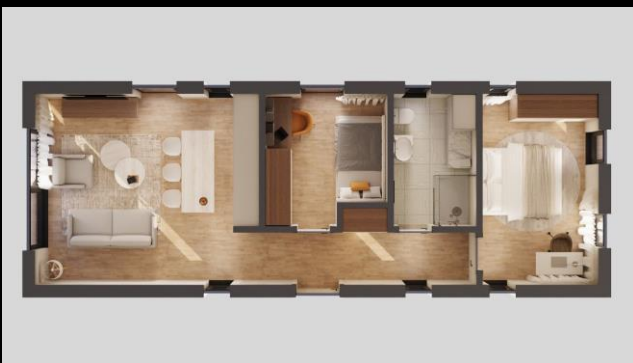


#### M size - 57.2 m<sup>2</sup> floor area

**Footprint: 72.4 m<sup>2</sup> | Dimensions: 5129 x 14065 | Best for: two-bedroom households, premium compact homes, small family living**

A smart move into genuine multi-room living. The plan creates distinct sleeping areas while preserving the calm, rectangular logic that makes the family so efficient.

- Dedicated living zone plus two well-separated sleeping rooms
- Balanced size for private ownership, longer stays and year-round use
- A strong choice when you want a compact home that is complete.



#### L size - 65.4 m<sup>2</sup> floor area

**Footprint: 82.7 m<sup>2</sup> | Dimensions: 5129 x 16065 | Best for: family homes, holiday rentals, longer-stay living**

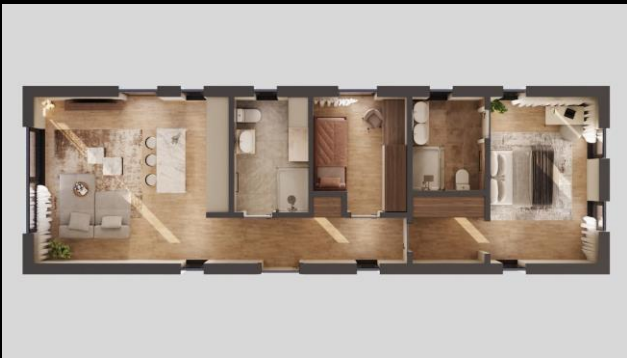
Introduces clearer internal zoning, stronger privacy and more room to position the home as a real alternative to far more complex houses. It is one of the most balanced plans in the range.

- Two-bedroom family-ready layout with more breathing room
- A more natural progression from compact space to everyday home living.
- Better storage, furniture flexibility and resale appeal

## R-SHAPE LAYOUTS

### Family-ready plans that keep the logic of the range.

At the upper end of the range, larger plans bring longer room lines, more sleeping capacity and clearer separation between social, private and work-focused zones.

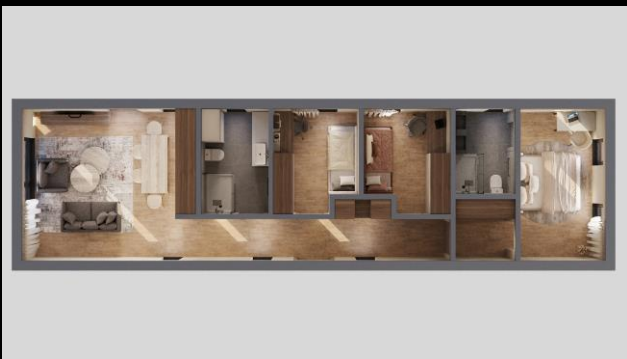


#### XL size - 74.2 m<sup>2</sup> floor area

**Footprint: 93.0 m<sup>2</sup> | Dimensions: 5129 x 18065 | Best for: family homes, flexible daily layouts, premium rental houses**

A generous, family-ready plan with more space, clearer room functions, and a stronger sense of permanence. It keeps the clean design language of the range while moving into a more aspirational home category.

- More sleeping capacity with better layout hierarchy
- Works well for families, multi-use living and higher-value rental products
- A premium mid-large offer that still feels efficient



#### XXL size 82.3 m<sup>2</sup> floor area

**Footprint: 103.3 m<sup>2</sup> | Dimensions: 5129 x 20065 | Best for: family homes, long-stay living, higher-value compact houses**

The most spacious R-shape expression - giving buyers rectangular clarity without sacrificing privacy, room count or everyday usability. It proves that efficient planning can still feel generous.

- Three sleeping rooms with distinct shared and private zones
- Premium daily-living potential without abandoning the simplicity of the family
- A flagship R-shape layout that combines distinctive design with strong market appeal.

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## L-SHAPE FAMILY

### More architecture. Better indoor-outdoor living.

The L-shape family creates a stronger sense of arrival, a more sheltered terrace relationship and a clearer split between social and private zones. It is the natural step up for buyers who want more architectural presence.



#### At a glance - 55.8-88.2 m<sup>2</sup>

79.7-110.7 m<sup>2</sup> footprint range

#### Why buyers choose it

- Family-friendly privacy between shared and sleeping zones
- Stronger presence and better connection to sheltered outdoor space
- Designed for a more premium feel across retreats, and family living.

Size	Dimensions (mm)	Bedrooms	Bathrooms	Floor area (m <sup>2</sup> )
XS	8598 x 10065	1	1	55.8
S	8598 x 12065	2	1	63.9
M	8598 x 14065	3	1	72.6
L	8598 x 16065	3	2	80.4
XL	10596 x 14065	3	2	80.0
XXL	10596 x 16065	3	2	88.2

#### Arrival & privacy

The turn in the plan creates a more protected approach and calmer bedroom positioning.

#### Premium family appeal

A stronger architectural footprint helps the product sit higher in the market.

#### Outdoor living

Terraces feel more intentional and sheltered, creating a stronger sense of comfort and quality.

#### Demo and retreat value

Especially suited to show homes, hospitality and premium getaway concepts.

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## L-SHAPE LAYOUTS

### Architectural footprints with a stronger outdoor edge.

The compact L-shape plans give buyers more than extra area. They create a clearer sense of arrival, a protected terrace relationship and better separation between living and sleeping zones.



#### XS size - 55.8 m<sup>2</sup> floor area

**Dimensions:** 8598 x 10065 mm | 1 bedroom | 1 bathroom

**Best for:** premium one-bedroom living, guest accommodation, compact retreats

A refined one-bedroom plan that uses the turn in the footprint to make compact living feel more architectural and more private.

- Clear separation between entrance, bedroom and living space
- Protected outdoor edge gives the home a stronger lifestyle story
- A strong option for holiday, rental and downsizer markets



#### S size - 63.9 m<sup>2</sup> floor area

**Dimensions:** 8598 x 12065 mm | 2 bedrooms | 1 bathroom

**Best for:** small families, premium rentals, flexible guest use

Adds a second bedroom while keeping the plan disciplined, readable and easy to understand.

- Two-bedroom layout without stepping into an oversized footprint
- Better privacy than a simple straight plan
- Flexible for children, guests, work-from-home or longer stays

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## L-SHAPE LAYOUTS

### Family zoning, stronger privacy, better daily flow.

As the L-shape grows, the plan begins to behave more like a complete family home: social space in one zone, quieter rooms in another, and outdoor living framed by the building form itself.



#### M size - 72.6 m<sup>2</sup> floor area

**Dimensions:** 8598 x 14065 mm | 3 bedrooms | 1 bathroom

**Best for:** family living, premium retreats, higher-value rental homes

A genuine family-ready layout with three sleeping rooms and a main living area that still feels calm and open.

- Three-bedroom capacity within a controlled modular footprint
- Stronger separation between shared and private zones
- Well suited to owner-occupiers and long-stay rental use



#### L size - 80.4 m<sup>2</sup> floor area

**Dimensions:** 8598 x 16065 mm | 3 bedrooms | 2 bathrooms

**Best for:** primary homes, family retreats, show-home specification

The second bathroom lifts the plan from compact family use into a more complete full-time home offer.

- Three bedrooms with a more complete bathroom strategy
- Stronger buyer confidence for permanent living
- A persuasive balance of architecture, privacy and cost control

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## L-SHAPE LAYOUTS

### Premium wide layouts with stronger market appeal.

The upper L-shape sizes should be presented as a more aspirational family product: generous enough for daily living, still controlled enough to stay understandable and configurable.



#### XL size - 80.0 m<sup>2</sup> floor area

**Dimensions:** 10596 x 14065 mm | 3 bedrooms | 2 bathrooms

**Best for:** wider family layouts, premium rentals, lifestyle-led sites

A wider L-shape composition that gives the home more presence, stronger room proportions and a better architectural relationship to the site.

- Wider plan feel with stronger interior comfort
- Clearer scope for premium furniture, storage and finish upgrades
- A good bridge between compact family homes and larger Combo solutions



#### XXL size - 88.2 m<sup>2</sup> floor area

**Dimensions:** 10596 x 16065 mm | 3 bedrooms | 2 bathrooms

**Best for:** larger family homes, retreat products, premium private plots

The largest L-shape plan gives buyers a more complete home while keeping the product story simpler than a fully bespoke design.

- Largest L-shape expression in the current range
- Strongest privacy and zoning within the L-shape family
- Premium option before moving into Combo-scale compositions

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## COMBO FAMILY

### More space, clearer zoning, broader opportunity.

Combo homes combine two modules to unlock larger family layouts, mixed-use arrangements and more ways to live comfortably. They are where TheHouz becomes a platform rather than a single house type.



**80.2-164.6 m<sup>2</sup>**

**Indicative current range**

#### Why it matters

- Larger family homes with better separation of quiet and social zones
- Mixed-use potential for hospitality, office and ancillary space
- A stronger product story for developer-led schemes and branded communities



#### Sample combined layout

Illustrates how combined modules open up clearer zoning and more room to create lifestyle-specific products.

#### Where Combo wins

##### Family homes

Larger private homes with stronger separation between family, guest and work zones.

##### Holiday & hospitality

Premium retreat products, cabins, boutique accommodation and branded concepts.

##### Rental & investment

Flexible layouts with stronger visual appeal and broader market relevance.

##### Business space

Office, studio, wellness, retail or ancillary units based on the same platform.

##### Developer communities

A repeatable modular offer with clearer model families and specification discipline.

##### Community use

Selected public or local facilities where controlled delivery and efficient operation matter.

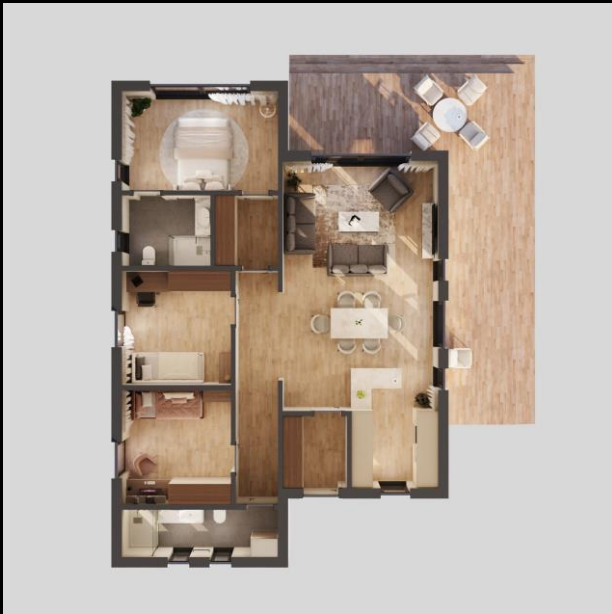
**The same clear experience works for private buyers, businesses, and project clients, keeping everything simple and consistent.**

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## COMBO LAYOUTS

### Larger homes with real separation and outdoor lifestyle.

Combo layouts join modules into a stronger family-scale composition. The result is more privacy, better room zoning and a terrace relationship that feels designed rather than added on.



#### XS size - 80.2 m<sup>2</sup> floor area (S+XXS)

##### - Terrace family hub

**Best for:** larger family homes, premium holiday houses and developer show homes.

- Social wing connects directly to a large sheltered terrace.
- Private bedroom wing gives children, guests or work spaces better separation.
- Two-bathroom logic supports year-round living and higher rental value.



#### S size – 90.7 m<sup>2</sup> floor area (M+XS)

##### - Bright family retreat

**Best for:** 3-4 bedroom family use, retreat rentals and long-stay accommodation.

- A brighter open-plan living arrangement with a stronger indoor-outdoor relationship.
- Central hall works as a practical buffer between day and night zones.
- A strong choice where buyers want family capacity without a complicated traditional build.

**Combo — more space, better separation and a stronger lifestyle story.**

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## COMBO LAYOUTS

### The platform step-up for families, hospitality and developers.

These versions show the commercial strength of the Combo family: more bedrooms, two-bathroom planning, a larger living centre and a stronger sense of permanence.



#### M size – 114.5 m<sup>2</sup> floor area

##### - Dual-zone living

**Best for:** family homes, boutique stays and projects where privacy matters.

- Bedrooms sit in a quieter wing while living and dining face the terrace.
- Better guest and child separation than a single linear plan.
- The layout reads as a real home, not a temporary cabin.



#### L size – 130.9 m<sup>2</sup> floor area

##### - Premium family composition

**Best for:** high-value family plots, hospitality and developer-led villages.


- The terrace becomes the main outdoor room and strengthens the lifestyle story.
- Generous living volume and clear arrival route make the plan feel more premium.
- Ideal flagship configuration to show the full capability of the platform.

**The Combo family brings together larger living areas, clearer private zones and a stronger relationship with terraces and outdoor space. It is designed for buyers who want more than a compact modular home — a flexible premium platform for family life, holiday living, hospitality and developer-led projects.**

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## CONFIDENCE, COMFORT AND REAL PROOF

**Desire opens the conversation. Proof closes it.**

<p><b>Certified production and tested assemblies</b></p> <ul style="list-style-type: none"><li>- EN 1090 factory production control for welded steel structure elements (EXC1 and EXC2).</li><li>- Tested modular facade assembly with A4 air permeability and R7 watertightness.</li><li>- Wind-load resistance and safety test, plus dynamic watertightness pass.</li><li>- Additional factory production control certificates</li></ul>	
<p><b>How long will it last?</b></p> <p>TheHouz is designed around long-life, low-maintenance materials. Final service life depends on specification, exposure, installation and maintenance.</p> <p><b>Is it weather-tight?</b></p> <p>The tested modular facade assembly in the current evidence pack achieved A4 air permeability, R7 watertightness and a dynamic watertightness pass.</p> <p><b>Can it change later?</b></p> <p>The platform is built around modular thinking. The feasibility of change, extension or relocation depends on the chosen model, the site and the final project brief.</p>	<p><b>What makes the quality story clear?</b></p> <ul style="list-style-type: none"><li>-Calm, contemporary architecture that feels lasting, refined, and ready to live in.</li><li>-Controlled production and independently verified performance you can trust.</li><li>-Durable, low-maintenance materials and well-considered systems that make living easier over time.</li><li>- An easy-to-understand structure that makes choosing and deciding more straightforward.</li></ul>

### **Energy efficiency**

A well-insulated envelope, careful detailing and high-performance openings support efficient day-to-day operation.

### **Everyday comfort**

Thermal performance, glazing strategy and planned ventilation help create a calmer, healthier indoor environment.

### **Long-life materials**

Durable, low-maintenance materials are chosen to support long-term ownership and reduce lifecycle disruption.

### **Lower-impact thinking**

Controlled factory production and disciplined material use support a more efficient building approach. Project-specific carbon and environmental performance can be reviewed by specialist assessment where required.

**Designed for high energy performance, with A-rated BER potential subject to final specification, systems and assessment.**

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## PERFORMANCE BY DESIGN

### Comfort, efficiency and proof that matter in real life

<p><b>Passive House – informed principles</b></p> <p>TheHouz is not positioned as a Passive House product. However, its design approach draws on key Passive House-informed principles where appropriate, including strong insulation strategy, high-performance openings, ventilation planning, careful airtightness detailing and minimised thermal bridging. The aim is to support better comfort, lower energy demand and higher building energy performance, with A-rated BER potential subject to final specification, systems and assessment.</p>	<p><b>Airtightness and everyday comfort</b></p> <p>Airtightness matters because uncontrolled air leakage can increase heat loss, reduce comfort and undermine ventilation performance. TheHouz is designed with careful envelope detailing and a controlled construction process to support stronger airtightness performance, fewer draughts and a calmer indoor environment. Final airtightness performance remains project-specific and should be confirmed through design and testing where required.</p>
<p><b>Thermal bridging</b></p> <p>Thermal bridges can significantly increase heat loss if junctions are not properly designed. TheHouz is developed as a repeatable modular product platform, so insulation continuity, opening details and connection design are considered as part of the system itself rather than reinvented for each house. Thermal-bridge modelling is carried out to support the product approach, with project-specific checks undertaken where required for compliance and optimisation. <b>Designed as a product platform — not reinvented from scratch for every house.</b></p>	<p><b>Building Energy Rating / Performance</b></p> <p>TheHouz is designed for high energy performance, with comfort, efficiency and long-term durability considered as part of the product platform from the outset. Final energy performance depends on the specification, glazing, airtightness strategy, heating and ventilation systems, local climate and applicable regulations.</p>
<p><b>Carbon footprint and lower-impact thinking</b></p> <p>Carbon footprint is increasingly being assessed across the full life of a building, including both operational and embodied carbon. TheHouz supports a more disciplined building approach through controlled factory production, efficient material use and project-specific environmental review where required. Whole-life carbon or life-cycle GWP can be assessed separately where a client or design team wants quantified carbon data.</p>	<p><b>Building regulations and compliance path</b></p> <p>Compliance is demonstrated against the Building Regulations and their Technical Guidance Documents, together with Building Control procedures for the individual project. For energy performance in dwellings, Part L and the related Acceptable Construction Details are especially important because they address insulation continuity, thermal bridging and airtightness. TheHouz can be supported by project-specific structural, energy, thermal / condensation and acoustic calculations where required.</p>
<p><b>TheHouz test evidence</b></p> <p>TheHouz is supported by certified factory production control and facade performance testing. This includes EN 1090 factory production control for welded steel structure elements, a tested modular facade assembly achieving A4 air permeability, R7 watertightness, wind-load resistance of <math>\pm 2400</math> Pa, safety test of <math>\pm 3600</math> Pa, and a dynamic watertightness pass, together with additional factory production control certificates for selected windows, doors and curtain walling systems.</p>	<p><b>Designed with performance in mind.</b></p> <p>Backed by testing, calculations and a clearer route to compliance.</p>

# THEHOUZ

## NEXT STEP

## Let's match the right model to your site.

Send us the location, intended use, target size and finish level. TheHouz will guide you toward the right family, indicative scope and the next practical step.



### Contact

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**Latvia address:** Mezakmenu 47, Lici, Stopinu pag., Ropazu nov., LV-2118, Latvia

**Ireland address:** Unit 6, Monread Industrial Park, Naas, Kildare, Ireland

### What to send for a fast start

- Planned use: family home, rental, holiday unit, office or hospitality
- Preferred model family or plan size if known
- Preferred finish level and any special extras or system priorities
- Site location, access and whether planning support is already in place
- Target timeframe and budget direction

## NEXT STEP IN THREE MOVES

### 1. Choose the family

R-shape, L-shape or Combo based on site, use and budget.

### 2. Shape the scope

Confirm shell, systems, finish level and installation route.

### 3. Move to indicative offer

Get a clearer proposal and a structured configuration discussion.

### Scan to explore products online

Use the website to review the current model families, ask for an indicative offer and book a configuration discussion.

**TheHouz - More freedom to live. More confidence to build.**

