

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 clear product families, controlled options and a stronger 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.

Customers rarely buy modular first. They buy confidence, clarity, speed and a home that looks like it belongs. TheHouz is strongest when it is presented as a disciplined premium platform rather than an open-ended bespoke process.



Panelized, not boxed in

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

Architecture people actually want to own

Calm, contemporary forms that feel permanent, premium and market-ready.

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 m²

current shown range

**Homes - rentals -
hospitality - business**

uses on one platform

Architecture people want to own. Process people can actually sell.

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MODEL FAMILIES

Three families. One clear starting point.

Premium modular products become easier to understand and easier to buy when the first choice is clear. TheHouz groups the offer into three families with distinct strengths.



R-shape

32.9-82.3 m²

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



L-shape

55.8-88.4 m²

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



Combo

80.2-164.6 m²

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

Buyer fit	R-shape	L-shape	Combo
Best first fit	First homes, rentals, offices	Families, premium retreats	Larger households, hospitality, developers
Planning logic	Linear and efficient	More architectural, sheltered outdoor edge	Combined modules, more zoning options
Typical appeal	Value-to-footprint, fast decisions	Privacy, arrival, outdoor living	Scale, separation and market range
Expansion path	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.

Developer communities

Repeatable families and clearer specification logic for faster decisions.

Holiday and rental

Marketable layouts that feel premium, clean and easy to understand.

Hospitality

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

Business space

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

Community use

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

Choose the family first. Configure the finish second.

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CONFIGURED LIKE A PRODUCT

Clear choices. Better control. More confidence.

The smartest sales process removes guesswork. TheHouz guides buyers through a sequence that makes choices visible, pricing clearer and delivery responsibilities easier to understand.

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 product scope.

Better buyer confidence

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

When scope layers are visible, pricing becomes easier to explain, easier to refine and more credible for the buyer.

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R-SHAPE FAMILY

The cleanest decision path in the range.

The R-shape family is where TheHouz becomes especially compelling: efficient rectangular planning, strong value-to-footprint performance and the simplest route from enquiry to defined offer.



At a glance

32.9-82.3 m² floor area range

Best for

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

Why buyers choose it

- Fastest family to understand and price
- Furniture-friendly layouts with less wasted circulation
- Easy to position for first homes, downsizing and rental use

Size	Dimensions (mm)	Bedrooms	Bathrooms	Floor area (m ²)
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

Ask us about the full available range and the layout that best suits your project.

Efficient by design

Less unnecessary circulation and more usable living.

Easy to stage and sell

Rectangular layouts are immediately legible to buyers.

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

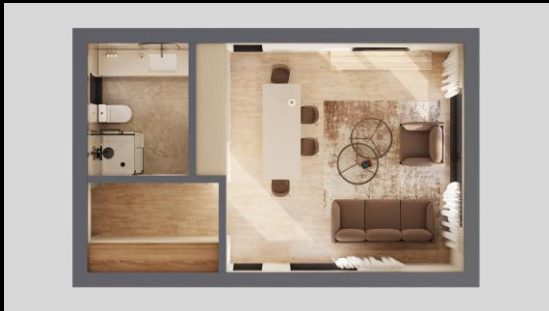
The same disciplined logic also works for compact business uses.

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SELECTED R-SHAPE LAYOUTS

Compact footprints with calm, premium living.

At the smaller end of the range, R-shape homes prove that modest floor area does not have to feel compromised. These layouts put light, flow, storage and daily usability ahead of wasted space.

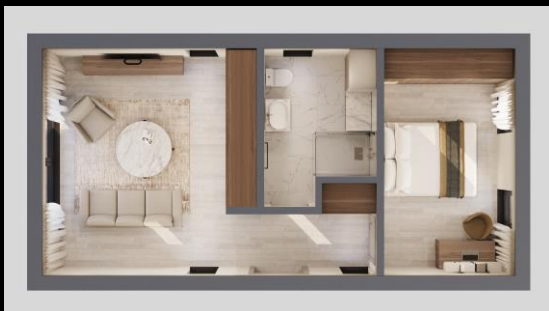


XXS size - 32.9 m² floor area

Footprint: 41.6 m² | 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 m² floor area

Footprint: 51.8 m² | 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
- A balanced entry-level product with broader buyer appeal

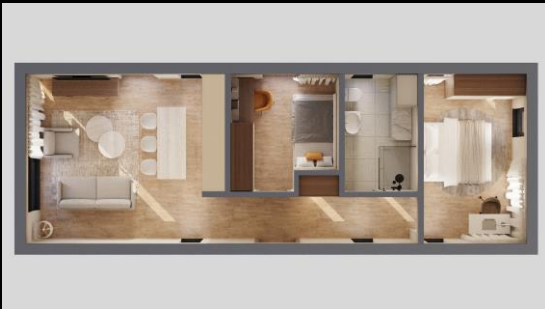
Need something between XS and M? The S plan at 49.0 m² remains available for buyers who want an immediate compact step up.

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SELECTED 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.

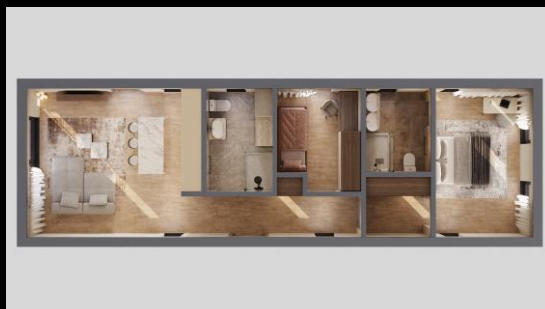


M size - 57.2 m² floor area

Footprint: 72.4 m² | 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 seller where buyers want compact but complete



L size - 65.4 m² floor area

Footprint: 82.7 m² | 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 commercially balanced plans in the range.

- Two-bedroom family-ready layout with more breathing room
- A stronger sense of progression from compact product to full-time home
- Better storage, furniture flexibility and resale appeal

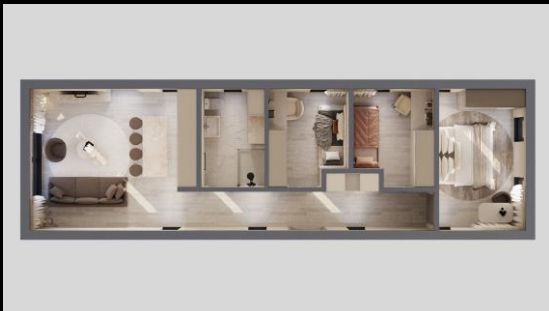
Longer layouts create calmer circulation, better privacy and stronger resale appeal.

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SELECTED 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.

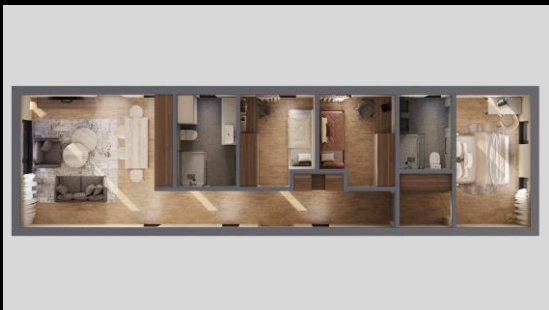


XL size - 74.2 m² floor area

Footprint: 93.0 m² | Dimensions: 5129 x 18065 | Best for: family homes, flexible daily layouts, premium rental houses

A generous family-ready plan that supports larger living, more distinct room uses and a stronger sense of permanence. It keeps the clean DNA of the family while moving into a more aspirational product position.

- 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 m² floor area

Footprint: 103.3 m² | 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 with strong marketability

Scale matters — but layout clarity, privacy and usable space matter even more.

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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 m²

79.7-110.7 m² footprint range

Why buyers choose it

- Family-friendly privacy between shared and sleeping zones
- Stronger presence and better connection to sheltered outdoor space
- Better premium positioning for demo homes, retreats and family products

Size	Dimensions (mm)	Bedrooms	Bathrooms	Floor area (m ²)
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

Ask us about the full available range and the layout that best suits your project

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, which improves buyer perception.

Demo and retreat value

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

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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 stronger product positioning. They are where TheHouz becomes a platform rather than a single house type.



80.2-164.6 m²

current shown range

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.

One disciplined platform can support private buyers, business users and project-led customers without needing a different brand story each time.

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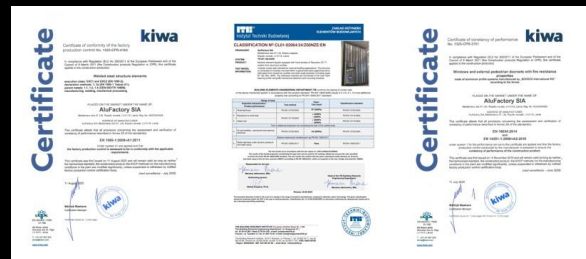
CONFIDENCE, COMFORT AND REAL PROOF

Desire opens the conversation. Proof closes it.

Great sales material creates aspiration, but it also has to answer the questions that stop a decision. TheHouz combines premium design language with manufacturing capability and tested product evidence.

Certified production and tested assemblies

- EN 1090 factory production control for welded steel structure elements (EXC1 and EXC2).
- Tested modular facade assembly with A4 air permeability and R7 watertightness.
- Wind-load resistance of +/-2400 Pa and safety test of +/-3600 Pa, plus dynamic watertightness pass.
- Additional factory production control certificates held for windows, doors and curtain walling.



Selected first-page extracts from the current evidence pack.

What buyers usually ask

How long will it last?

TheHouz is designed around long-life, low-maintenance materials. Final service life depends on specification, exposure, installation and maintenance.

Is it weather-tight?

The tested modular facade assembly in the current evidence pack achieved A4 air permeability, R7 watertightness and a dynamic watertightness pass.

Can it change later?

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.

What makes the quality story land

- More design confidence: calm, contemporary architecture that feels permanent and market-ready.
- More manufacturing credibility: controlled production and independently verified performance.
- More buyer comfort: long-life materials, low-maintenance thinking and systems chosen within a disciplined framework.
- More commercial leverage: a clearer offer structure, better pricing logic and easier sales conversations.

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.

NEXT STEP

Let's match the right model to your site.

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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.



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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.

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