

THEHOUZ

PERMANENT MODULAR HOMES PRECISION MANUFACTURED FOR LONG LIFE LIVING

Built around people. Designed for Real life.

TheHouz creates permanent modular homes and buildings for families, developers and business owners who want a cleaner, faster and more predictable route to modern space.

Our homes are precision-manufactured using durable materials, controlled design options and factory-managed quality — giving every customer a clear path from enquiry to installed building

Solid modern living, designed for long life and future flexibility.



Families

Developers

Business owners

<p>Clear model families</p> <p>R-Shape, L-Shape and Combo give buyers a clear starting point — not a blank page. Each model family can be configured by size, specification and installation scope, making the journey from first enquiry to final offer simpler, faster and easier to understand.</p>	<p>Configurable without chaos</p> <p>TheHouz gives customers choice without complexity. Shell, systems, interiors and installation are organised into clear selection layers, allowing each project to be configured around budget, design and performance requirements while keeping the process controlled and understandable.</p>
<p>Factory-controlled quality</p> <p>TheHouz homes are manufactured in controlled factory conditions, where structure, insulation, services and finishes can be planned, checked and assembled with greater consistency than on a traditional open site.</p> <p>Factory precision. Permanent home comfort. Future-ready design.</p>	<p>Designed to adapt</p> <p>Designed for real living, European climates and future upgrades, every TheHouz home is built to be comfortable, energy-efficient, healthy and long-lasting.</p>

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.

Energy systems ready

Heating, hot water, ventilation, solar readiness and controls are considered together from day one.

Built for real use

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

TheHouz homes are not temporary prefab units. They are solid, permanent residential homes, manufactured in controlled factory conditions using durable materials, high-performance insulation, modern ventilation systems and carefully planned technical details.

3 clear model families	32.9-164.6 m² current shown range	Homes - rentals - hospitality - business uses on one platform
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THEHOUZ

MODEL RANGE

Three house types. One clear starting point.



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
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.	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.

THEHOUZ

CONFIGURED LIKE A PRODUCT

Clear choices. Better control. More confidence.

Beautiful homes deserve a buying journey that feels equally disciplined.

<p>1. Configuration layers</p> <p>Core house / external shell — wall, roof and floor build-up; insulation strategy; cladding; windows; doors; large glazing and foundation interface.</p> <p>Building systems / technology packages — heating, hot water, ventilation, electrical package, lighting, solar readiness, battery, smart-home, safety and security options.</p> <p>Interior finish level — wall and ceiling finishes, plasterboard options, flooring, bathroom fit-out, kitchen options, storage, selected appliances and Bronze, Silver or Gold furniture packs.</p> <p>Delivery, installation and project scope — transport, crane planning, sealing, utilities coordination, site readiness and agreed split of responsibilities.</p>	<p>2. From first enquiry to installed space</p> <p>Choose the right family — select R-shape, L-shape or Combo, then choose the general size and layout direction.</p> <p>Lock the specification path — confirm the external shell, technology package, interior finish level, furniture pack and commercial assumptions.</p> <p>Prepare the site properly — coordinate planning, approvals, foundations, utilities, access, crane requirements and installation readiness before delivery.</p> <p>Manufacture, deliver and install — move from factory-controlled production to transport, site delivery and assembly through a cleaner, more predictable process.</p> <p>Handover and after-sales support — complete the journey with operation guidance, maintenance information, project documentation and agreed after-sales support.</p>
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INCLUDED / OPTIONAL / ADDITIONAL SCOPE / BY OTHERS

Scope area	Included base	Optional upgrades	Additional scope / By others
Structure & shell	Core engineered envelope with standard insulated wall, roof and floor build-up	Enhanced envelope details, feature facade zones, premium cladding, flashings, cills, gutters and downpipes	Foundation design input, local approvals and site-specific requirements outside agreed scope
Windows, doors & glazing	Standard pvc window and entrance door package as per selected specification	PVC or Aluminium, upgraded glazing, sliding doors, large fixed screens and end-wall glazing where the model allows	Special fire, acoustic, security or planning requirements unless agreed
Systems & energy	Service routes and base electrical preparation	Electric heating, heat pump, hot water, HRV/MVHR, solar PV, battery, smart-home, security, upgraded lighting and extra points	Utility connections, external service providers and final local connection approvals
Interior finishes	Standard internal finish route as per selected package	Standard plasterboard, double plasterboard for improved acoustic comfort, internal doors, vinyl, laminate, engineered flooring, carpet tiles and wet-room flooring	Decorative or bespoke finishes outside the agreed specification
Bathroom, kitchen & furniture	Not included unless selected in the chosen specification	Bathroom fit-out, sanitaryware, kitchen, appliances, storage, wardrobes, plus Bronze, Silver or Gold furniture packs	Loose decor, bedding, kitchenware, bespoke joinery or client-supplied items beyond the agreed pack
Site works	Delivery planning and installation interface	Sealing, crane planning, external add-ons, terraces, canopies and enhanced installation scope	Groundworks, access, foundations, drainage, landscaping and utility trenching

<p>Faster pricing</p> <p>Clear scope layers help TheHouz move to indicative offers earlier.</p>	<p>Cleaner responsibility split</p> <p>Site works, utilities and approvals stay easier to explain when separated from product scope.</p>	<p>Better buyer confidence</p> <p>Customers can see what is included, what is optional and what stays outside the offer.</p>
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THEHOUZ

CONFIGURATION OPTIONS

Choose the home. Shape the specification. Keep control.

TheHouz is built as a configurable product platform, not an open-ended bespoke build. Buyers first select the model family and size, then shape the home through clear specification layers covering the external shell, technology, interiors and installation scope. The result is a more disciplined buying journey: clear choices, controlled pricing, factory-ready production and enough flexibility to suit different sites, budgets and ways of living.

<p>1. Core shell and insulation</p> <p>TheHouz starts with an engineered lightweight steel structure and high-performance insulated shell. Wall, roof and floor build-ups are configured around QuadCore insulated panels, typically ranging from 170–200 mm depending on the selected specification. Each model includes coordinated sealing, airtightness and installation-interface details, with openings prepared for the selected window, door, sliding door or large glazing package.</p>	<p>2. External cladding and facade character</p> <p>The external finish can be configured to suit the site, planning requirements, budget and desired architectural character. Buyers can select a clean single-material façade or combine primary and secondary cladding to create feature zones around entrances, terraces or key elevations. Available façade directions include burnt larch, burnt spruce / pine, thermopine smooth or brushed timber, cement board, Rockpanel A2, standing seam metal, aluminium cassette / plank cladding, brick slip systems and Dekton engineered stone 8 mm premium façade finish.</p>
<p>3. Windows, doors and large glazing</p> <p>Window, door and glazing packages are selected as part of the complete external envelope. Depending on the specification, TheHouz can be configured with PVC systems such as GEALAN or ALUPLAST, or aluminium systems such as Reynaers or PROCURAL. Glazing can be specified as double, triple, solar-control, acoustic, safety or enhanced-security glass where required. Larger opening options include sliding terrace doors, fixed panoramic glazed screens and large end-wall glazing concepts, subject to the selected model, structural review and final project specification.</p>	<p>4. Exterior detailing and internal shell</p> <p>TheHouz detailing is coordinated as part of the complete system, from external flashings and gutters through to internal walls, ceilings, doors, bathrooms and floor finishes. Exterior detailing can include metal or aluminium flashings, cills, window surrounds, gutters and downpipes, with standard RAL colours, premium metallic colours and seaside/coastal treatment options available where required. Internal finish options can include client-finish preparation, standard plasterboard, premium double-layer plasterboard for improved acoustic comfort, MDF internal doors, premium aluminium glazed internal doors, bathroom finish packages and selected floor finishes such as vinyl, laminate, engineered flooring, carpet tiles and wet-room flooring</p>

<p>Clear buying logic</p> <p>Every selection has a defined place, making the configuration process easier to understand and easier to price.</p>	<p>Prices stay disciplined</p> <p>Selections are priced through the configurator and confirmed in the offer, keeping costs clear and controlled.</p>	<p>Upgrades stay visible</p> <p>Each upgrade shows how the home improves in appearance, comfort, performance or long-term value.</p>
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THEHOUZ

TECHNOLOGY OPTIONS

Planned from the beginning. Selected to fit the project.

Technology is planned from the beginning, not added afterwards. TheHouz brings heating, ventilation, solar readiness, electrical design and smart controls into the configuration process early, so the shell, systems and comfort strategy work together as one complete home.

<p>1. Heating, hot water and comfort</p> <p>TheHouz can be configured with a simple client-supply route, electric heating options, or a heat-pump-led system for stronger long-term comfort and energy performance. For permanent living, the preferred direction is a heat pump with radiators and coordinated hot-water strategy, matched with the insulated shell, ventilation approach and selected energy-performance target.</p>	<p>2. Ventilation and indoor air quality</p> <p>Ventilation can be left as client scope, configured with wall HRV units, or upgraded to a central MVHR system.</p> <p>For permanent living, central MVHR is the preferred direction because it supports better indoor air quality, heat recovery, moisture control and overall energy performance when combined with a well-insulated and airtight shell.</p>
<p>3. Electrical and lighting packages</p> <p>Electrical and lighting packages can be configured from a standard setup to an upgraded specification with additional sockets, internal light points, external wall lights and feature lighting. Options can include wall spots, roofline LED lighting, or a combined wall spots + roofline LED package. The electrical layout is coordinated with the kitchen, heating, ventilation, smart-home, security and appliance requirements of the selected home.</p>	<p>4. Solar, battery and future energy readiness</p> <p>TheHouz can be configured with no solar, solar-ready preparation, or a Solar PV package with Sigenergy battery-storage.</p> <p>An indicative 10 kW Solar PV package can be reviewed where the selected model, roof area, orientation, grid connection and local assessment allow. Solar and battery options are designed to support lower running costs, improved energy independence and future-ready ownership.</p>
<p>5. Smart home and security</p> <p>Smart-home, safety and security options can be selected to match the level of control and protection required for the home. Depending on the specification, this can include practical controls, monitoring, security features, leak detection and automatic water shut-off concepts, coordinated with the heating, ventilation, lighting and energy systems.</p>	<p>6. Water, drainage and site-service options</p> <p>Water, drainage and site-service items can be reviewed as part of the project configuration where required. Options may include sewage treatment systems such as GRAF one2clean gravity or pumped packages, as well as rainwater harvesting systems such as GRAF Platin EcoPlus.</p> <p>Foundations, utilities, groundworks, drainage, access and local approvals remain project-specific and are included only where expressly agreed in the final project offer.</p>

Technology selected around the home - not added afterwards.

Heating, ventilation, solar, battery, electrical, smart-home and site-service options are selected to work with the chosen shell, layout and performance target. Final systems, energy rating and compliance outcomes remain subject to the selected specification, site location, local regulations, appointed design team and formal project assessment.

THEHOUZ

R-SHAPE FAMILY

The cleanest decision path in the range.



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

- 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 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

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.

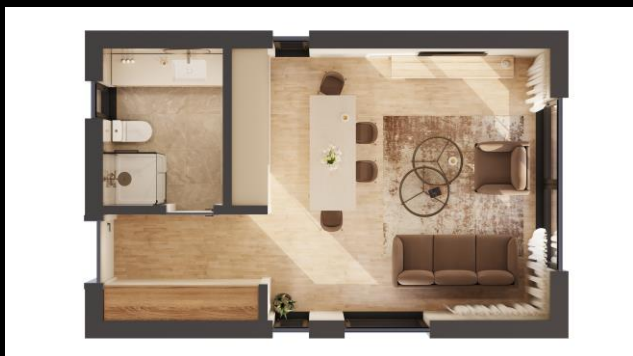
Office and ancillary space

The same disciplined logic also works for compact business uses.

THEHOUZ

R-SHAPE LAYOUTS

Compact footprints with calm, premium living.



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

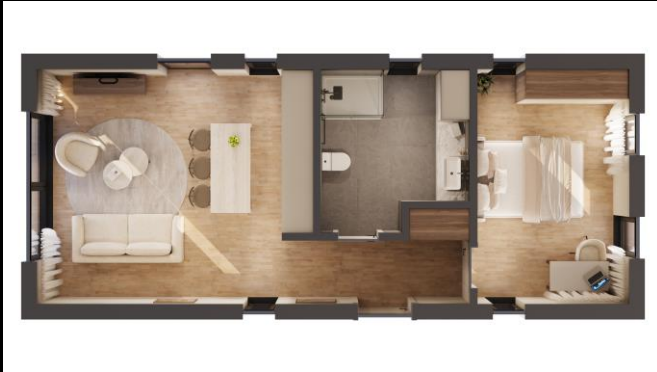
Adds a dedicated bedroom and a more relaxed living zone without giving up the clarity that makes R-shape homes easy to price, understand and buy. It is a very marketable layout for both owner-occupiers and investors.

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

THEHOUZ

R-SHAPE LAYOUTS

More room without losing simplicity.



S - size – 45 & 49.0 m² floor area

Footprint: 62.1 m² | 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.

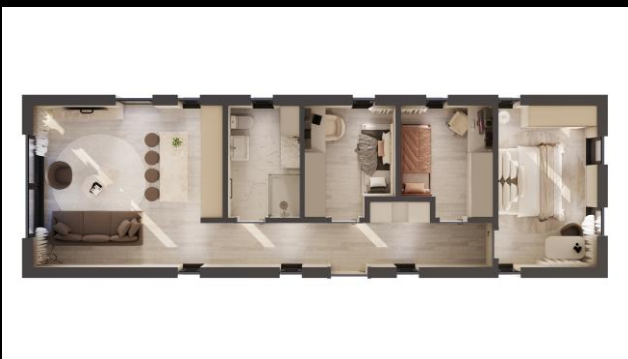


M size - 57.2 m² floor area

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 choice when you want a compact home that is 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 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

THEHOUZ

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 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 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 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 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
- Designed for a more premium feel across retreats, and family living.

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

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.

THEHOUZ

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 m² 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 m² 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

THEHOUZ

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 m² 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 m² 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

THEHOUZ

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 m² 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 m² 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 m²

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



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.

Sample combined layout

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

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 m² 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 m² 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.

THEHOUZ

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 m² floor area (L+S)

- 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 m² floor area (XL+M)

- 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.

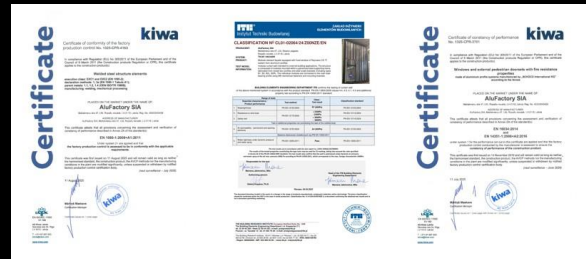
THEHOUZ

CONFIDENCE, COMFORT AND REAL PROOF

Desire opens the conversation. Proof closes it.

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 and safety test, plus dynamic watertightness pass.
- Additional factory production control certificates



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 clear?

- Calm, contemporary architecture that feels lasting, refined, and ready to live in.
- Controlled production and independently verified performance you can trust.
- Durable, low-maintenance materials and well-considered systems that make living easier over time.
- An easy-to-understand structure that makes choosing and deciding more straightforward.

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.

THEHOUZ

PERFORMANCE BY DESIGN

Comfort, efficiency and proof that matter in real life

<p>Passive House – informed principles</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>Airtightness and everyday comfort</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>Thermal bridging</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. Designed as a product platform — not reinvented from scratch for every house.</p>	<p>High energy performance and future ZEB direction</p> <p>TheHouz is designed to support high energy performance through an efficient insulated envelope, heat-pump-led systems, heat recovery ventilation, renewable-ready design and smart controls. Final BER, EPC, NZEB, Zero-Emission Building (ZEB) or equivalent national outcomes remain subject to the selected specification, location, local regulations and formal project assessment.</p>
<p>Carbon footprint and lower-impact thinking</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>High Energy Performance and Future-Ready</p> <p>TheHouz supports high energy performance through an efficient envelope, heat-pump-led systems, heat recovery ventilation, renewable-ready design and smart controls. Final BER, EPC, NZEB, Zero-Emission Building (ZEB) or equivalent national outcomes depend on the selected TheHouz configuration, location, climate, local regulations and formal assessment method.</p>
<p>TheHouz test evidence</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 façade assembly achieving A4 air permeability, R7 watertightness, wind-load resistance of ± 2400 Pa, safety test of ± 3600 Pa, and a dynamic watertightness pass, together with additional factory production control certificates for selected windows, doors and curtain walling systems.</p>	<p>Comfort first. Energy smart. Upgrade ready.</p> <p>Planned from the beginning, selected to fit the project.</p>

THEHOUZ

Compliance, Certification and Handover Support

Built as a system. Documented for the project.

TheHouz homes are developed as a configurable modular home system for European projects. Each project is reviewed against the final specification, destination country, site conditions and appointed project team requirements. TheHouz supports the project process with technical documentation, product information, commissioning records and handover documentation within our supplied scope.

<p>1. Structural and technical design support</p> <p>TheHouz is a defined modular home system with controlled structural principles, repeatable model configurations and certified factory production control. The system is supported by structural design review, technical drawings, tested envelope-performance evidence and system details prepared around the selected model and specification. Structural calculations, foundation-interface information and technical documentation can be provided for review by the appointed architect, engineer, certifier or local project team. Final foundation design, local approvals, building-control sign-off and certification remain subject to the destination country, site conditions, local regulations and appointed design professionals.</p>	<p>2. Energy performance and system assessment</p> <p>Energy performance is assessed from the selected TheHouz system configuration, including insulation build-up, glazing specification, heating, ventilation, solar options and service strategy. Final EPC, BER, NZEB, Zero-Emission Building (ZEB) or PHPP-based energy modelling outcomes depend on orientation, site location, climate data, local assessment method and the selected specification. TheHouz can provide supporting system information for the appointed assessor or design team, including U-value data, envelope-performance evidence, junction details, glazing specifications, services information and relevant technical documentation.</p>
<p>3. Electrical, mechanical and ventilation</p> <p>TheHouz system configurations include coordinated electrical, mechanical and ventilation routes, selected according to the chosen specification and destination country requirements. Where included within TheHouz scope, the handover pack can include electrical layouts, product datasheets, heat pump documentation, ventilation system information, commissioning records and manufacturer manuals. Final electrical certification, mechanical commissioning and ventilation validation are completed according to local regulations and the requirements of the appointed project professionals, certified contractors or local authorities.</p>	<p>4. Product documentation and declarations</p> <p>TheHouz provides product compliance documentation for the selected TheHouz configuration and supplied scope. Manufactured and supplied components are produced in accordance with the relevant applicable EN standards, tested where required, and supported with CE marking information, declarations of performance, certificates, test evidence, product datasheets and manufacturer documentation where applicable. This provides a clear record of the products manufactured, supplied, tested and declared as part of the TheHouz system.</p>
<p>5. O&M manuals, warranty and maintenance guidance</p> <p>On completion, TheHouz provides a structured handover pack within our supplied scope. The handover pack includes O&M manuals, maintenance guidance, warranty documentation, product datasheets, operating instructions and relevant commissioning records for the selected TheHouz configuration. Our standard warranty is 2 years, with the option to extend the warranty by a further 2 + 2 years, subject to terms and conditions. Annual maintenance support is available, with cost subject to project location, access requirements and agreed maintenance scope.</p>	<p>6. Local compliance pathway</p> <p>TheHouz supports the local approval, building control and handover process by providing technical documentation and supporting information for the supplied modular home system. The TheHouz system remains controlled and repeatable, while local compliance items — including statutory submissions, approvals, certification routes and sign-off requirements — are managed according to the destination country, site conditions and local authority process. Final submissions and local approvals are coordinated by the client's appointed architect, certifier, engineer or local project professional, with TheHouz providing supporting system documentation within our supplied scope.</p>

Designed in Europe. Built in Europe. Compliance -ready. Delivered with confidence.

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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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.

