

THEHOUZ

PERMANENT PRECISION-MANUFACTURED HOMES

One home. One system. One specialist team.



Solid modern living, designed for long-life ownership



Walk through an L Family home — take the virtual tour.

Powered by TheHouz Platform™

Powered by TheHouz Platform™ Email: info@thehouz.com / Web: www.thehouz.com

THEHOUZ

YOUR HOME JOURNEY

From first idea to a clear home proposal

TheHouz guides you from site, lifestyle and budget toward the right home family, size and finish level.



1. Choose family

R, L or Combo Family based on your site, daily life and budget direction.



2. Shape scope

Confirm rooms, comfort systems, finish level, furniture and installation route.



3. Receive offer

A clearer home proposal showing included, optional and project-specific scope.

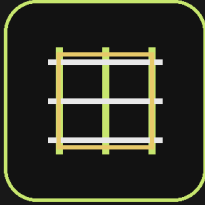


The result is a buying journey that feels guided, visual and disciplined - not a blank-page construction exercise

THEHOUZ

WHY THE HOME FEELS COMPLETE

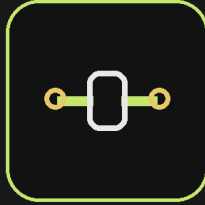
One home. One system. Nine integrated layers working together.



Core™

The engineered heart.

Structure, panels, insulation and tested envelope performance.



Connect™

Services planned neatly.

Electrical, plumbing, data and connection routes.



Climate™

Warmth and fresh air.

Heating, ventilation, hot water, solar, battery and controls.



Living™

The rooms you live in.

Interiors, bathrooms, kitchens, lighting, furniture and appliances.



Skin™

Protection and character.

Windows, doors, cladding, terraces and the home exterior.



Smart™

Useful intelligence.

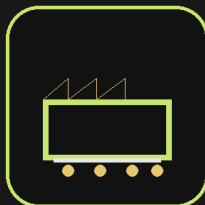
Security, leak monitoring and smart-home controls where they help.



Studio™

Where choices become clear.

Model choice, samples, finish levels and proposal journey.



Factory™

Quality made repeatable.

Controlled production, quality checks and delivery readiness.



Care™

Support after handover.

Warranty, maintenance records, upgrades and home documentation..

TheHouz is not simply a house model. It is an ecosystem of connected layers.

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WHY THEHOUZ

Standardise the invisible. Configure the visible.

The customer personalises the lived experience while the technical logic remains disciplined.



Standardise the invisible

The engineering, panel interfaces, service routes, production process, quality checks and handover records are standardised to support consistent quality in every TheHouz home.

Configure the visible

Choose the model family, façade character, glazing, interiors, comfort systems, smart options, furniture and outdoor living features that suit your lifestyle.



THEHOUZ

MODEL RANGE

Three home families. One clear starting point.



R Family™

32.9-82.3 m²

Efficient modern homes for first homes, downsizing and compact family living.



L Family™

55.8-88.2 m²

More privacy, stronger family zoning and better indoor-outdoor living.



Combo Family™

80.2-164.6 m²

Larger homes with clearer zones for family, work, guests and storage.

WHERE THEHOUZ WORKS

Everyday family homes

Permanent homes with practical rooms, warm comfort and better use of space.

Downsizing

Clear smaller plans for buyers who want less maintenance and more certainty.

Home office

Options for a quiet office, guest room or flexible daily space.

Lifestyle sites

More bedrooms, better privacy and clearer day/night zones.

Country or coastal sites

Modern homes for private plots, gardens and lifestyle sites.

Future flexibility

Durable materials, planned systems and care records for years of use.



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R FAMILY

The easiest route to a compact permanent home



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 space
- 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 11065	1-2	1	45.0
S	5129 x 12065	1-2	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.

Work and guest room

Larger R plans can support work, guests or flexible space.

THEHOUZ

R FAMILY LAYOUTS

Compact footprints with calm, premium living.

From studio to family-ready plans without leaving the same product logic.



XXS size - 32.9 m² floor area

Footprint: 41.6 m² | Dimensions: 5129 x 8065 | Best for: guest suite, studio, compact holiday base



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



S size Family options — 45.0 m² and 49.0 m² internal floor area

S45: 5129 x 11065 mm | footprint approx. 56.8 m²

S49: 5129 x 12065 mm | footprint approx. 61.9 m²

Best for one-bedroom living, longer stays and better work-from-home balance.



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



L size - 65.4 m² floor area

Footprint: 82.7 m² | Dimensions: 5129 x 16065 | Best for: family homes, holiday rentals, longer-stay living



XL size - 74.2 m² / XXL size 82.3 m² floor area

Footprint: 93.0 m² | Dimensions: 5129 x 18065 | Best for: family homes, flexible daily layouts, premium rental houses. Footprint: 103.3 m² | Dimensions: 5129 x 20065 | Best for: family homes, long-stay living, higher-value compact houses

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L 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 FAMILY LAYOUTS

Family zoning, stronger privacy, better daily flow.

As the L-shape grows, social and private zones become clearer.



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.



S size - 63.9 m² floor area
Dimensions: 8598 x 12065 mm | 2 bedrooms | 1 bathroom. Best for: small families, premium rentals.



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.



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.



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.



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

THEHOUZ

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



Sample family layout

Shows how combined modules create clearer zoning, privacy and daily flow.

Where Combo wins

Everyday family homes

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

Guest stays

Room for visiting family, friends or a more private guest zone.

Growing families

Flexible layouts with more bedrooms, better storage and long-term comfort.

Home office

A quieter work space without losing the comfort of the main home.

Lifestyle sites

A more substantial home for plots, gardens and indoor-outdoor living.

Future flexibility

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

A clear route to a larger home without turning the project into a blank-page build.

THEHOUZ

COMBO FAMILY 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 FAMILY 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 – 114.6 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 – 132.0 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.

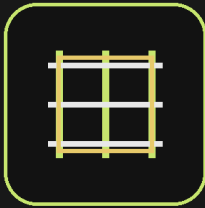
The Combo family brings together larger living areas, clearer private zones and a stronger relationship with terraces and outdoor space. It is designed for buyers who want more than a compact modular home — a flexible premium platform for family life, holiday living, hospitality and developer-led projects.

THEHOUZ

ENGINEERED FROM INSIDE OUT

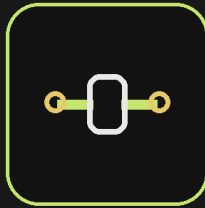
Core™, Connect™ and Climate™ work together.

Engineering, service routes and comfort systems are not afterthoughts.



Core™

Built around an engineered core.
Steel structure, insulated panels and tested envelope-performance evidence.



Connect™

Services planned before site.
Electrical, plumbing, data and service routes coordinated into the system.



Climate™

Comfort designed in.
Heating, ventilation, hot water, solar, battery and controls selected around the home.

Built for life means designing the hidden layers before the customer sees the finished space.

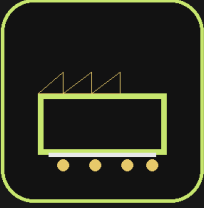
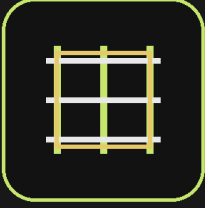
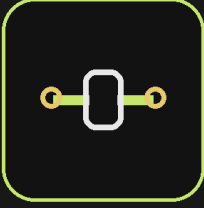





THEHOUZ

WHY THEHOUZ IS DIFFERENT

Factory → Panels → Transport → Site Assembly → Permanent Home → Care

Traditional construction starts again. TheHouz builds from one platform.

 <p>Factory™ The factory is the engine of repeatable quality.</p>	 <p>Panels Wall, roof and floor logic prepared as a system.</p>	 <p>Transport Packed for delivery and installation readiness.</p>
 <p>Site Assembly A cleaner route from factory production to controlled site assembly.</p>	 <p>Permanent home Solid modern living, designed for long-life ownership.</p>	 <p>Care™ Documents, warranty and maintenance after handover.</p>

Factory precision. Fast site assembly. Controlled completion.

Up to 100 days in factory production
1-3 days main site assembly
4-8 weeks fit-out, commissioning and handover

Final programme depends on model selection, specification, site readiness, access, weather, utilities and agreed scope.



THEHOUZ

COMFORT PLANNED FROM BEGGINNING

Heating, ventilation, solar, battery and smart technology.

Warmth, fresh air, hot water and simple controls should be planned from the beginning.



Heat pump comfort

Preferred higher-performance route for permanent living.



HRV / MVHR

Fresh air, heat recovery and moisture control.



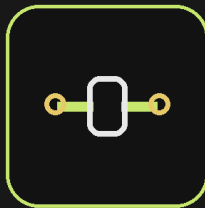
Solar ready

Solar-ready or Solar PV package with battery options.



Smart controls

Useful controls, monitoring and security where required.



Hot water

Coordinated hot-water strategy and cylinder arrangement.



Commissioning

System information and handover documents for selected scope.



THEHOUZ

CONFIDENCE, COMFORT AND REAL PROOF

Desire opens the conversation. Proof closes it.

Certified production and tested assemblies

- Certified production
- Tested envelope performance
- Long-life materials
- Clear handover documentation



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

START YOUR JOURNEY

Book a TheHouz Studio™ consultation.

The best starting point is to choose the model family and approximate size.



1. Choose family

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



2. Shape scope

Confirm rooms, comfort systems, finish level and installation route.



3. Move to offer

Get a clearer proposal and a structured configuration discussion.

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

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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.



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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 Family, L Family or Combo Family 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.