

# Garden Rooms

Engineered with quality and eco-living in mind

Offices | Studios | Residentials

## Overview

Introduction	02
Services	04
Our Garden Room	06
Lucan Garden Office Project	08
L Shape 1 Bed Garden Room Project	12
Garden Office + Fitness	10
Upgradable Options	14
Customer Journey	16
Planning Permission	18
FAQ & Testimonial	20

## Predesigned Models

Offices	22
Studios	24
1 Bedrooms	36
2 Bedrooms	58
3 Bedrooms	74
4 Bedrooms	80

## Openings

Windows and Doors Information	84
-------------------------------	----

## Optional

External Finishes	86
Internal Finishes	87

## Technical

Floor Illustration	88
Wall Illustration	90
Roof Illustration	96

## Extras

Floorings	97
Kitchens	98
Ventilations	100
Radiators	101
Wall Panels	102
Wood Burning Stoves	104
Pellet Stove	105
Bio Mounting Fireplace	106
Bio Free Standing Fireplace	107
Composite Decking	108
Sewage Treatment Systems	110
Thanks To Our Partners	112

## Welcome

Thank you for your interest in our beautifully crafted garden rooms. Whether you're looking for a serene home office, a stylish entertaining space, or a cozy retreat to unwind, our bespoke garden rooms are designed to enhance your lifestyle and seamlessly blend with nature.

At MM Eco Build Construction, we take pride in delivering high-quality, expertly designed spaces tailored to your needs. Using premium materials and exceptional craftsmanship, we create garden rooms that are not only stylish and functional but also built to last.

As you explore this brochure, we invite you to imagine the possibilities. Whether it's for work, relaxation, or creativity, your dream garden room starts here.

We look forward to bringing your vision to life!



**14 Page**  
Customer Journey

We have redefined the construction experience with our Streamline Building Process, designed to bring efficiency, transparency, and quality to every project.



**16 Page**  
Upgradable Options

We offer upgradeable options on our garden rooms, selecting and combining available options without sacrificing quality.



**20 Page**  
Planning Permission

Most Garden Rooms are exempt from needing planning permission, provided they meet specific conditions.



**26 Page**  
Pre Designed Models

Explore our range of pre-designed options, offering a variety of stylish and customizable solutions to meet your specific needs.



**92 Page**  
Technical Illustration

Explore the advanced technical build behind our garden rooms, featuring durable materials, energy-efficient insulation, and precise construction.

## MM Eco Build Construction

At MM Eco Build Construction, we are dedicated to revolutionizing outdoor living spaces in Ireland through our innovative approach to garden rooms. Our mission is to create sustainable, high-quality garden rooms that harmonize with the environment while offering both pre-designed and bespoke options tailored to our clients' unique needs.

We understand the growing demand for eco-friendly solutions, which is why our garden rooms are crafted using sustainable materials and construction practices. Each structure is designed not only to minimize environmental impact but also to provide a beautiful and functional space that enhances your property. Whether you're seeking a tranquil retreat, a home office, or an artist's studio, our team works closely with you to bring your vision to life.

Our pre-designed garden rooms combine efficiency with style, offering a range of layouts and finishes that cater to diverse tastes and purposes. For those looking for something truly one-of-a-kind, our bespoke service allows for complete customization, ensuring that your garden room reflects your personality and lifestyle.

**23+**  
Experience

**100%**  
Budget  
Friendly

**A+**  
High Quality  
Suppliers

**99%**  
Customer  
Approval



**Nils Frisenbruderis**  
Director



**Mara Prah**  
Senior Administrative Coordinator



**Guntars Bleikss**  
Senior Project Manager



**Imants Miezis**  
Site Survey & Project Manager



**Igors Ozols**  
Marketing & Project Manager



**Mikail Baiukkishiev**  
Legal Executive & Project Manager



**Kamile Germanaviciute**  
Administrative Coordinator

## Our Services

*Let us help you create a space that not only meets your needs but also reflects your ideals. Together, we can build something extraordinary.*



We provide a range of construction services that prioritize sustainability, quality, and innovation. Each project is approached with a commitment to environmental responsibility and focus on meeting the specific needs of our clients. When you choose our services, you're making an investment in a sustainable future while enjoying tailored, high-quality solutions. Our skilled team works closely with you to ensure every aspect aligns with your vision and values.



### Garden Rooms

We specialize in designing and building bespoke garden rooms that enhance your outdoor living experience. Whether you're looking for a cozy retreat, a home office, an art studio, or a tranquil space for relaxation, our garden rooms are tailored to meet your unique needs and style.



### House Extensions

Our professional house extension services provide tailored solutions that transform your property into the perfect space for your needs. Whether you're looking to add extra rooms, expand your kitchen, create a spacious living area, or build a home office, we are here to help turn your vision into reality.



### House Developments

Whether you're looking to build your dream home from the ground up, remodel an existing space, or develop a multi-unit residential property, our experienced team is here to guide you through every step of the process.



### Renovations

Our renovation services offer expert craftsmanship and personalized design to transform your space. Whether it's a small upgrade or a complete overhaul, we focus on delivering high-quality results that meet your unique vision.



### Floorings

Our flooring services offer expert installation and a range of high-quality materials to suit any style. Whether you prefer hardwood, tile, or eco-friendly options, we ensure precision and durability for a flawless finish that elevates your space.



### Kitchens

Our kitchen furniture collection features a range of ready-made models from our catalog, designed to fit any style and layout. With high-quality materials and craftsmanship, our furniture combines functionality and aesthetics to create the perfect kitchen space.



### Sewage Treatments

Our sewage treatment services provide efficient, eco-friendly solutions for waste management. Using advanced technology, we ensure the safe and effective treatment of wastewater, promoting sustainability while meeting regulatory standards.

# An Effortless Addition To Your Home, Built With Precision and Care

Our garden rooms are designed specifically for the diverse Irish landscape, blending seamlessly with any size or shape of outdoor space. With a commitment to responsibility and creativity, we bring our clients' dreams to life, crafting spaces that are as unique as their vision.

We take pride in thinking outside the box, combining traditional values like excellent customer service and premium quality materials with an innovative approach to design and construction. From the initial concept through to completion and beyond, we ensure every step of the journey is flawless, providing a space that inspires and enhances daily living.



## Flexible Design



Our garden rooms upgradable option system offers you a vast range of design options, meaning you can design your way without sacrificing quality.

## Budget Friendly



We provide a transparent pricing structure for every option available. It's enabling us to reach out to every consumer with different budgets.

## One Stop Shop



With a team of experts ready to work with you through the whole process, we can design, deliver and complete your project from start to finish.

## Energy Efficient



Our garden rooms use little energy to heat or operate, accomplished by applying high quality materials and solutions in structure, insulations, heating systems, and double glazed windows and doors.

## Lasts Lifetime



Through great design and precision building, we create spaces to last a lifetime with little maintenance.

## Endless Options



Our team has no boundaries. We will work alongside our commercial and private sector clients from first contact through to the handover of a fully functioning garden room. You have endless possibilities to design garden room the way you want it.

# Lucan Garden Office

We built this stylish and versatile garden studio as the ideal work-from-home solution for our client. Designed to create a serene and private workspace, it offers a tranquil environment that boosts productivity and sparks creativity. With its elegant design and functional layout, this garden studio seamlessly combines comfort and professionalism, ensuring an inspiring and efficient work experience for our client.

## Project Details

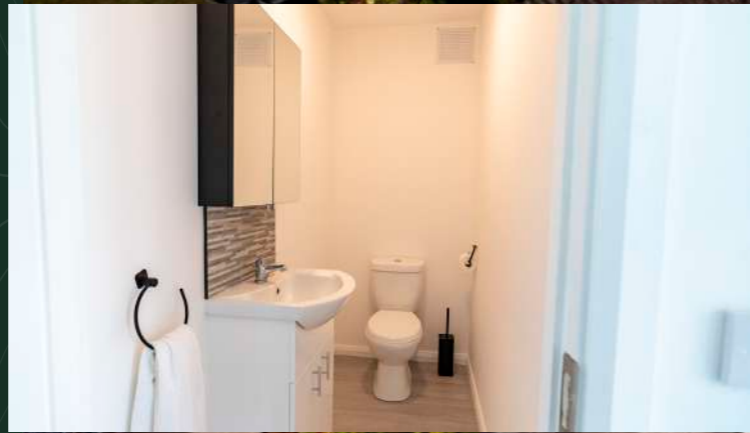
Size  
6.2m x 4.0m

Internal size  
21.73 m<sup>2</sup>

External size  
24.8 m<sup>2</sup>

## Features

- Modern and sleek aesthetics that creates a professional yet inviting atmosphere.
- Adaptable layout suitable for various uses, including office work, creative projects, or storage and wood working.
- Equipped with double glazed windows and doors for improved insulation, energy efficiency, and reduced noise.
- Options for heating and cooling to maintain a comfortable temperature year-round.
- Quality materials that combine durability with a polished look.
- Double-glazed windows and doors for enhanced insulation, energy efficiency, and noise reduction.



# L Shape 1 Bed

We built this 1 Bed model E1 garden room specifically for our client to provide a comfortable and modern living space while making the most of their garden. This design beautifully blends form and function, offering the perfect solution for creating additional living space without sacrificing outdoor areas. Tailored for a young couple, this project serves as an ideal one-bedroom garden room.

## Project Details

Size  
**9.0m x 6.2m**

Internal size  
**33.4 m<sup>2</sup>**

External size  
**39.9 m<sup>2</sup>**

## Features

- The bedroom features a large garden-facing window, comfortably fits a double bed, and includes built-in wardrobes. Insulated and soundproofed, it provides a quiet, private retreat.
- Direct access through large sliding doors offers a tranquil garden view.
- Designed to provide a cozy and modern atmosphere for relaxation and living.
- Durable construction with premium finishes for long-lasting appeal.
- A seamless blend of form and function that complements the surrounding environment.



# Garden Office + Fitness

This versatile garden studio was designed to meet our client's specific needs, incorporating two separate office spaces, a fitness area, and a modern bathroom. Tailored for professionals working from home, it promotes a balanced lifestyle with a dedicated area for exercise. The client envisioned a space where they could work, stay active, and unwind, all within the comfort of their garden. Seamlessly blending with the surrounding landscape, this multifunctional studio offers an elegant and practical solution for productivity and personal well-being.

## Project Details

Size  
6.0m x 6.0m

Internal size  
32.1<sup>m<sup>2</sup></sup>

External size  
36.0<sup>m<sup>2</sup></sup>

## Features

- Designed for privacy and focused work.
- Spacious fitness area room for cardio, strength training
- Provides scenic garden views and creating a bright, motivating atmosphere.
- Blends beautifully with the surrounding garden, maintaining the natural aesthetic.
- Optimizes space for productivity and personal well-being, creating a harmonious environment.













# Designed To A Standard You Can Trust

We provide upgradeable options for our garden rooms, allowing you to select and combine features without compromising on quality. With a wide array of choices available, you have the flexibility to design a beautiful garden room that fits your lifestyle and budget perfectly. Whether you envision a tranquil retreat, an efficient workspace, or a welcoming entertainment area, our customizable solutions let you choose from various styles, finishes, and features. This ensures your garden room enhances your outdoor space while reflecting your personal taste and meeting your practical needs, all within your budget.

	Standard	Upgradeable Options
 <b>Foundation</b> <i>'A foundation is the base or starting point that supports a structure, organization, or concept.'</i>	— Timber Frame & Block Foundation & Hardcore	— Concrete Slab
 <b>Wall Structures</b> <i>'A wall structure refers to a vertical building element that can be load-bearing or non-load-bearing, designed to support or divide spaces, provide insulation.'</i>	— 175mm – TFS from 2x4 (100mm) Timber	— 225mm – TFS from 2x6 (150mm) Timber
 <b>Roof Structure</b> <i>'A roof structure is the framework that supports the roof covering and transfers loads to the building's walls or columns.'</i>	— 225mm – TFS from 2x6 (150mm) Timber	— 245mm – TFS from 2x7 (170mm) Timber
 <b>Insulation</b> <i>'Insulation reduces heat transfer, keeping buildings warm in winter and cool in summer.'</i>	— Mineral Wool	— Spray Foam
 <b>Overhang</b> <i>'An overhang is the part of a roof that extends beyond the exterior walls to provide protection from rain and sun.'</i>	— Not Applicable	— Overhang (Top Only) — Overhang (Top and Sides)
 <b>Decking</b> <i>'Decking is a flat outdoor platform, typically made of wood or composite materials, used for outdoor.'</i>	— Not Applicable	— Treated Timber Decking Boards — Composite Decking Boards with Timber Frame Base
 <b>Roof Finish</b> <i>'Roof finish refers to the outermost layer of a roof, providing protection and aesthetics. Common materials include shingles, tiles, metal, or asphalt.'</i>	— Torch on Felt	— Fiberglass — Liquid Rubber Roof — Steel Sheet
 <b>External Finish</b> <i>'An external finish refers to the outer surface treatment of a building, designed for protection and aesthetics.'</i>	— T&G Cladding (Horizontal) — PVC Coated Flat Sheets	— Shiplap Cladding — Cedar Cladding — PVC Cladding — Fully Finished Acrylic Based External Render — Roll-on Render — Timber Cladding
 <b>Internal Finish</b> <i>'An internal finish is the final surface treatment inside a building, focusing on aesthetics and functionality.'</i>	— Plasterboard Builder Finish (Tape & Joint & Skim)	— T&G Cladding (Horizontal)

	Standard	Upgradeable Options
 <b>Windows &amp; Doors</b> <i>'Windows and doors are key components in a building's envelope, providing access, light, ventilation, and security.'</i>	— Double Glazed	— Triple Glazed
 <b>Door Step</b> <i>'A doorstep is the small step or platform located just outside a door, providing access to the entrance of a building.'</i>	— Not Applicable	— Treated Timber Decking Boards — Composite Decking Boards with Timber Frame Base
 <b>Heating</b> <i>'Heating is the process of warming a space using systems like radiators, furnaces, or heat pumps.'</i>	— Electric Heating	— Oil Heating — Heat Pumps — Gas Heating — Wood Burning Stove — Underfloor Systems
 <b>Flooring</b> <i>'Flooring refers to the material or covering applied to a floor surface, such as wood, tile, carpet, or vinyl.'</i>	— Not Applicable	— Luxury Vinyl Click Flooring — Laminate Flooring
 <b>Gutters &amp; Pipes</b> <i>'Gutters and pipes direct rainwater from the roof to prevent water damage.'</i>	— Standard PVC	— Not Applicable
 <b>Kitchen</b> <i>'A kitchen is a room or space where food is prepared and cooked, typically equipped with appliances, countertops, and storage.'</i>	— Not Applicable	— Please Request Kitchen Brochure
 <b>Bathroom</b> <i>'A bathroom is a room or space where food is prepared and cooked, typically equipped with appliances, countertops, and storage.'</i>	— 900x900 Quadrant Shower Tray & Door — Thermostatic Mixer Shower — Standard WC — Vanity Unit and tap — PVC wall panels in the shower area	— 1200x900 Quadrant Shower Tray & Door — Shower Wetroom — Comfort WC — Tiling Floors & Walls
 <b>Electric</b> <i>'Enabling the transfer of electrical power or signals for various purposes such as lighting, powering appliances, and supporting communication systems.'</i>	— Site Survey Requirements	
 <b>Plumbing</b> <i>'Plumbing refers to the system of pipes, fixtures, and other apparatuses installed in a building for the distribution of water for drinking, heating, washing, and the removal of wastewater.'</i>	— Site Survey Requirements	
 <b>Groundworks</b> <i>'Groundworks are the initial preparations for a construction site, including excavation, grading, and foundation laying. This phase also involves installing drainage, waste pipes, and electrical systems.'</i>	— Site Survey Requirements	

Specification is indicative only and subject to change. Supply of materials and unforeseen circumstances may result in sourcing alternative finishes. The finished garden room may therefore vary from the information provided above.

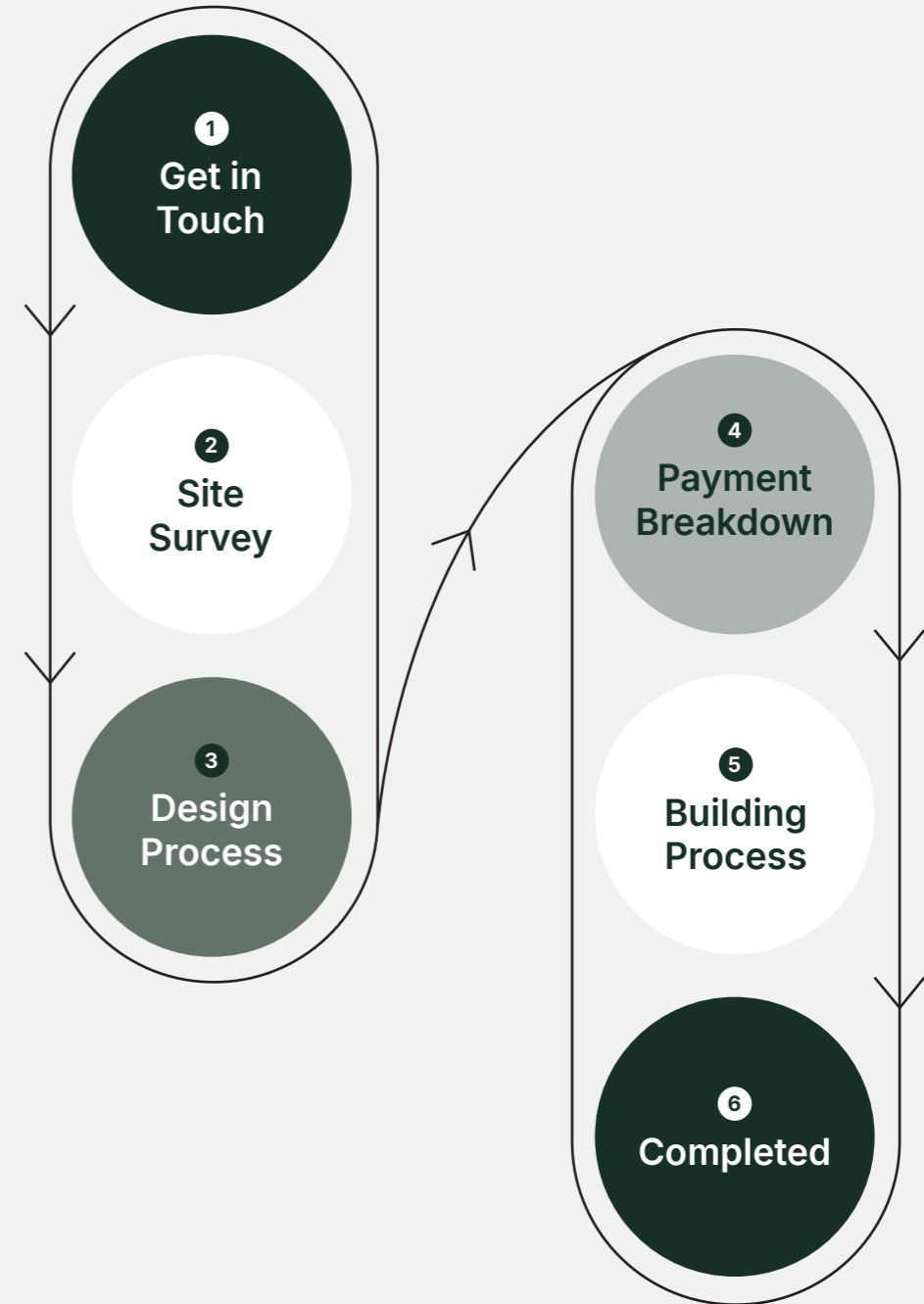
# Customer Journey

*Streamlining construction, efficiency, transparency, and quality in every build.*



We have redefined the construction experience with our Streamline Building Process, designed to bring efficiency, transparency, and quality to every project. Whether you're building a home, office, or commercial space, our step-by-step approach ensures that your project is completed on time, within budget, and to the highest standards.

- 1** Our process kicks off with an initial discussion, where our team gathers essential contact information and project details to open a dedicated file in our system. This ensures a seamless handoff to our project managers, who will promptly reach out to guide you through the next steps, answer any questions, and begin shaping your project vision. By capturing key information from the start, we ensure efficient communication and personalized service throughout the entire process.
- 2** The project manager will schedule a comprehensive site survey, where we'll guide you through all available upgrade options, review site limitations, and identify any potential challenges along with their tailored solutions. We will also cover key considerations such as placement, utilities, and materials, ensuring you have a clear understanding of every aspect related to your garden room. This personalized consultation ensures that all critical details are addressed early in the process, setting the stage for a smooth and successful build.
- 3** Our range of in-house designs offers an excellent foundation, featuring a variety of styles and sizes to suit your needs. Once you've found the design that aligns with your vision, we'll collaborate to explore any modifications or customizations. If you're looking for something truly unique, we also offer bespoke design services to craft a one-of-a-kind plan tailored specifically to your preferences, ensuring the final design is a perfect reflection of your style and requirements.
- 4** After the garden room design has been finalized and approved, our team will provide you with a detailed payment breakdown, outlining the costs associated with each phase of the project. We'll take the time to walk you through the payment structure to ensure complete transparency and address any questions you may have. Following this, we will collaborate with you to determine a suitable construction start date that aligns with your schedule. By coordinating both the financial and logistical aspects in advance, we aim to create a smooth and stress-free construction process from beginning to end.
- 5** Once the materials arrive on-site, our skilled team will promptly initiate the construction of your garden room. We will carefully manage each phase of the build, ensuring that everything is assembled according to the highest standards. Throughout the construction process, we'll keep you updated on progress and address any concerns, all while maintaining a clean and organized work environment. Our goal is to ensure a smooth and efficient build, transforming your vision into a beautifully completed garden room.
- 6** With construction complete, it's time for you to start enjoying your new garden room. Our team ensures that every detail meets your expectations, allowing you to relax and make the most of your newly finished space. Whether it's for work, leisure, or entertaining, your garden room is ready to enhance your lifestyle.



# Do You Need Planning Permission for a Garden Room in Ireland?



*Most Garden Rooms are exempt from needing planning permission, provided they meet specific conditions.*

You might be concerned about the need for planning permission. Fortunately, the Planning Act (S.I. No. 269/2023 – Planning and Development Act 2000 (Exempted Development)) includes provisions that allow homeowners to undertake certain developments without planning permission.

## Conditions for Garden Room Planning Permission Exemption in Ireland

### Use and Function

- **Garden Rooms:** To be exempt from planning permission, garden rooms must meet specific criteria. They can be used for various purposes such as teenager rooms, art studios, hobby rooms, game rooms, or home offices, as long as they are not intended for residential use.
- **Residential Garden Rooms:** Any building intended for residential use requires planning permission, regardless of size or material.

### Size and Height Restrictions

- **Size:** The total area of the garden room should not exceed 25 SQM (268 square feet). A minimum of 25 SQM of free space must be retained in the garden.
- **Height:** Maximum height is 4 metres for a dual-pitched roof or 3 metres for other roofs. If within 2 metres of a boundary, the maximum height is 2.5 metres.
- **Coverage:** The garden room should not cover more than 50% of the total garden area, including all other structures. not according to the granted permission.

### Position and Placement

- **Location:** Garden rooms cannot be located in front or at the side of the principal elevation of the house, only to the rear.
- **Windows:** No windows are allowed within one metre of a neighbour's boundary to ensure privacy.
- **Views and Protected Areas:** The garden room must not obstruct public views or be in a designated protected area or architectural heritage zone.

### Building without formal planning permission carries risks

- **Complaints and Inspections:** Local authorities may investigate and enforce actions.
- **Enforcement Actions:** Authorities can require the removal of unauthorised structures.
- **Possible Remedies:** Apply for retention permission or appeal to An Bord Pleanála.
- **Statute of Limitations:** After seven years, unauthorized structures may become immune from prosecution by a local authority but the situation will need to be regularized at some stage in the future.

### "Valuable Considerations"

Existing sheds may reduce your 25 SQM exemption. Garages or sheds included in the original planning permission do not affect this exemption.



Client alone is responsible for all statutory or other governmental notices, permissions and requirements and the contractor is entitled to assume that the work described in a quote (estimates) is fully compliant.

# Frequently Asked Questions

## 1. Which counties are our garden rooms available in?

We currently offer our services in Dublin, Kildare, Meath, Wicklow. That said, the strong relationships we've created with our clients often pull us into new regions, and we don't rule out traveling outside our current service area.

## 2. How long my project duration will be?

Your construction project's duration will vary greatly depending on several project-specific factors, like the project's size and complexity. Smaller projects may be completed in a few weeks or months. Larger projects can take several months. Regardless, your project's schedule should be clearly communicated and remain updated throughout the process.

## 3. How long does it take to get an estimate?

Our goal is to be on-site for a site-survey within 1 week pending geographic location. Written estimates are provided for all work that will be included this is also pending on how complex the project is.

## 4. What are the size options for garden rooms?

We offer a variety of standard sizes, ranging from small home offices to larger, multi-purpose spaces. We also offer bespoke designs tailored to your specific space and requirements.

## 5. Can the garden room be used all year round?

Yes, our garden rooms are fully insulated, making them comfortable and usable all year round. We use high-quality materials to ensure they remain warm in the winter and cool in the summer.

## 6. What materials do you use to construct the garden rooms?

We use high-quality, durable materials designed for longevity and energy efficiency. This includes treated timber or composite cladding for the exterior, high-performance insulation, and weather-resistant roofing. We also offer a variety of finishes to match your style preferences.

## 7. Can I customize my pre-designed garden room?

Absolutely! Our garden rooms are fully customizable, from the size and shape to the choice of doors, windows, and interior finishes. We work closely with you to create a space that perfectly suits your needs.

## 8. Can I see examples of your previous work?

Yes, we have a portfolio of completed garden rooms that you can browse through on our website.

## 9. What set us apart?

MM Eco Build starts every project with a relationship-based approach. This helps us understand what our clients truly aim to accomplish and how they'd best like to accomplish it. This relationship provides a solid foundation upon which the rest of the project will be built. Our relationship-based approach naturally positions us well for design-build projects, but we also bring this team-oriented, collaborative mindset to any construction project, regardless of project delivery method, your project will benefit from that. We remain your advocate throughout the project and will work tirelessly on your behalf to ensure your vision is brought to reality.

## 10. What are the benefits of a garden room?

- Extra living space without the need for a home extension.
- A dedicated space for work, hobbies, or relaxation.
- A cost-effective way to add value to your property.
- A quick construction timeline compared to traditional home extensions.

## 11. How energy-efficient are garden rooms?

Our garden rooms are built with energy efficiency in mind. They are insulated with high-quality materials, fitted with energy-efficient double glazing, and can be equipped with additional features like solar panels, low-energy lighting, and underfloor heating to reduce energy consumption.

## 12. Can I relocate my garden room if I move?

Garden rooms are designed as permanent structures; however, depending on the construction method and foundation type, some smaller models can be relocated. If you plan on moving in the future and wish to take your garden room with you, let us know during the design process so we can discuss your options.

## 13. What happens if there are access issues to my garden?

We will assess site access during the initial consultation. In cases where access is limited, we can usually carry materials through the house or assemble sections on-site. Our team will find a solution to fit your situation.

## 14. What happens if I change my mind about the design after construction has started to my garden?

Minor changes can sometimes be accommodated during construction, but major alterations may affect the timeline and cost. It's important to finalize your design choices before work begins to avoid delays. However, we will always do our best to accommodate reasonable adjustments where possible.

## What our clients say about us?



“

**Ciaran Mc Sweeney via Google**

MM Ecobuild Construction was a great choice for a garden room build. The advice on early stage design and the finish is top class. A great company to deal with for many reasons, to name a few. 1. Very Efficient. 2. Clean site at every end of day. 3. Very responsive to answer any questions or concerns along the way. 5. Clear up front contract pricing all documented in advance and along the build process with receipts. 4. Completion on time (even in bad weather). All wrapped up with some great workmen who did an exceptional finish all round. Several weeks after the build and I cannot find a single issue.



“

**Serhiy Shalapay via Facebook**

We wish to say Thank You to all the staff of MM Ecobuild Construction Ltd team! High quality work and high standards.



“

**Niall O Loughlin via Google**

Can't recommend ECO build highly enough. From concept to completion they created an amazing garden studio for me. Their attention to detail was incredible, it's probably say to say they're all perfectionists. All the staff were extremely nice to deal with and we actually missed them when they were finished. Also there was no issue with them coming back after completion to help us out with any issues that had arisen through no fault of theirs.

# Office A1

8.4m x 8.4 m x 11.9m  
(27.5ft x 27.5ft x 39.0ft)

Approx Internal 30.2. Sq.m.  
Approx External 35.8. Sq.m.

Please visit our website for latest pricing



Price Includes Build & Instalation

**\*Not included**  
(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring



## Standard Version

### Wall Structure

- 175mm – TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm – TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

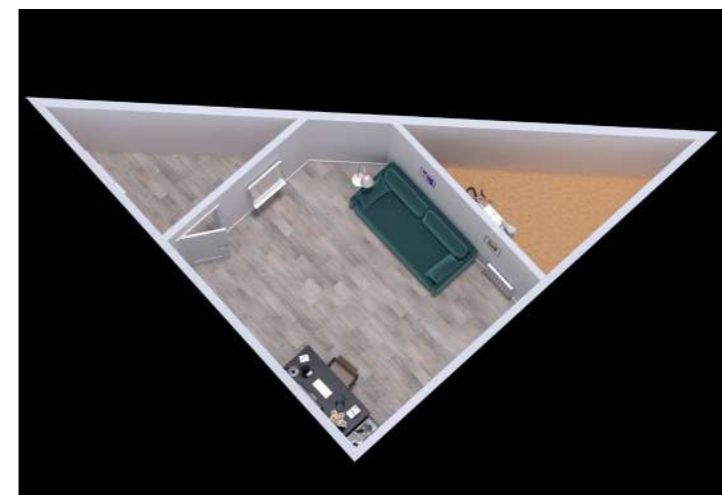
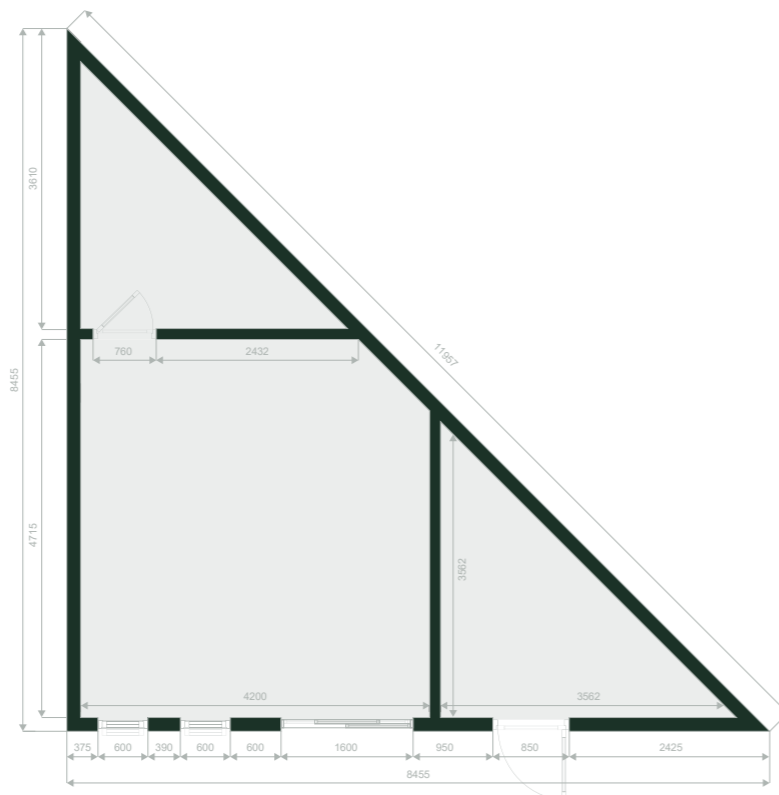
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Windows: H 1150mm x W 600mm
- Sliding Door: H 2100mm x W 1600mm
- French Door: H 2100mm x W 850mm
- Internal Door - Included



# Studio A1

6.0m x 3.5m (19.6ft x 11.4ft)

Approx Internal 17.6. Sq.m.  
Approx External 21.0. Sq.m.

Please visit our website for latest pricing



Price Includes Build & Installation

### \*Not included

(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring



## Standard Version

### Wall Structure

- 175mm – TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm – TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

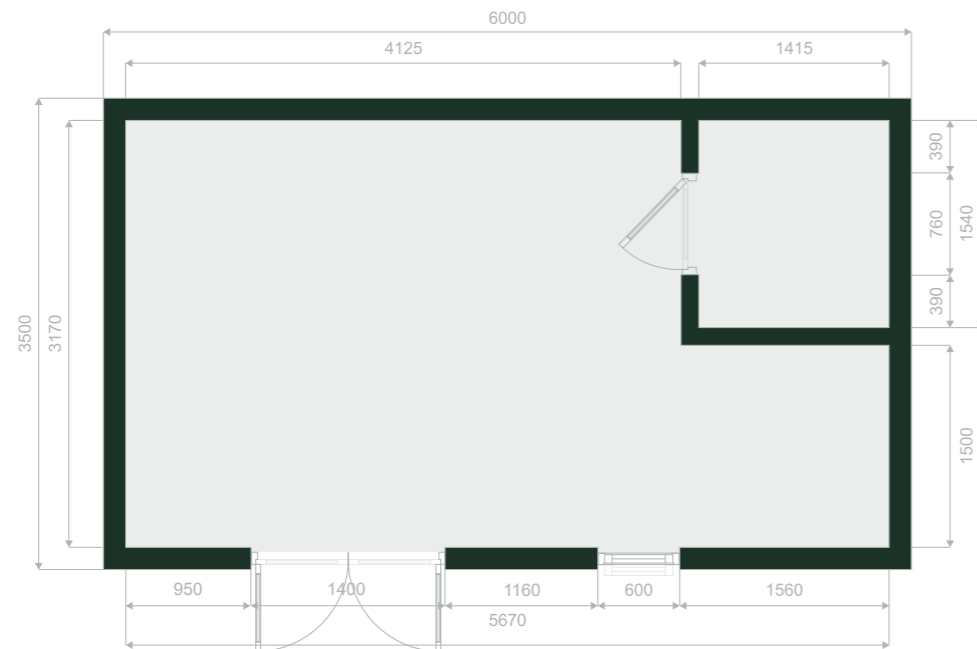
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Windows: H 2100mm x W 600mm
- French Door: H 2100mm x W 1400mm
- Internal Door - Included



# Studio B1

6.3m x 4.5m (20.6ft x 14.8ft)

Approx Internal 24.1 Sq.m.  
Approx External 28.4 Sq.m.

Please visit our website for latest pricing



Price Includes Build & Installation

### \*Not included

(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring

## Standard Version

### Wall Structure

- 175mm - TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm - TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

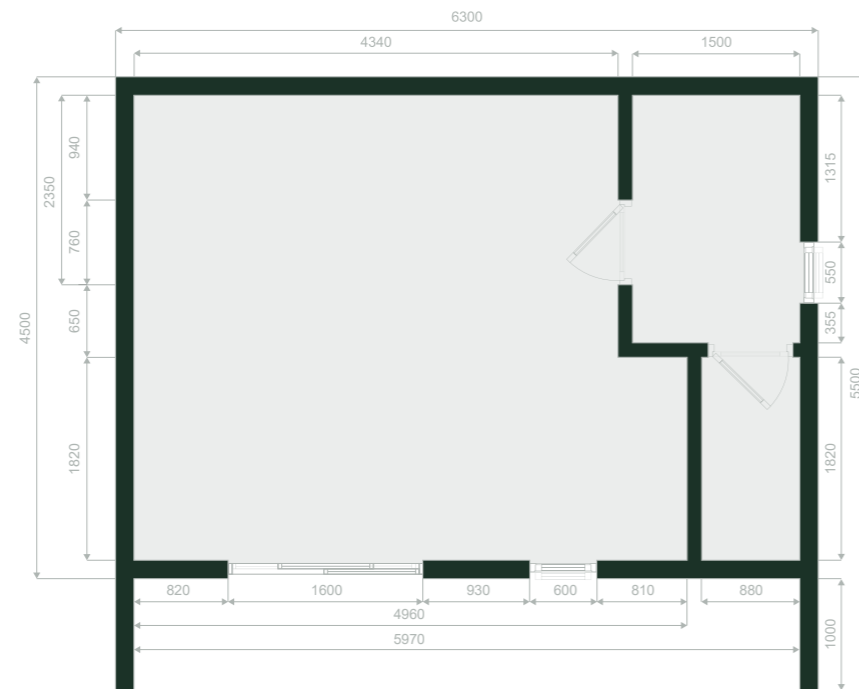
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Window: H 2100mm x W 600mm
- Bathroom Frosted Window: H 500mm x W 550mm
- Sliding Door: H 2100mm x W 1600mm
- Internal Door - Included



# Studio C1

4.7m x 3.2m (15.4ft x 10.4ft)

Approx Internal 12.3. Sq.m.  
Approx External 15.0. Sq.m.

Please visit our website for latest pricing



Price Includes Build & Installation

**\*Not included**  
(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring

## Standard Version

### Wall Structure

- 175mm – TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm – TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

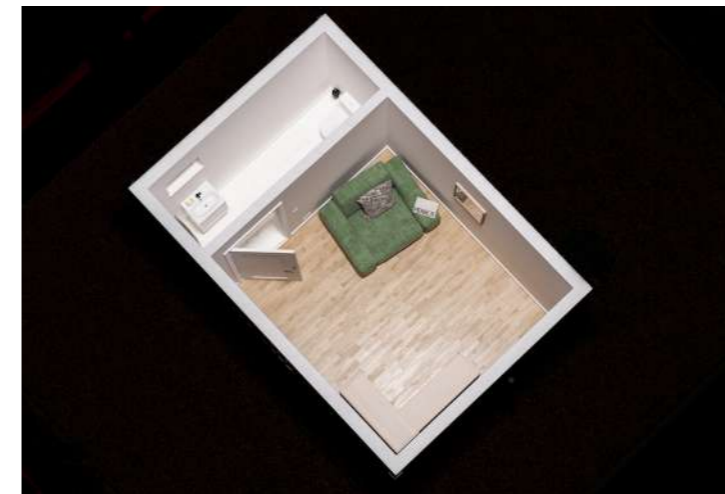
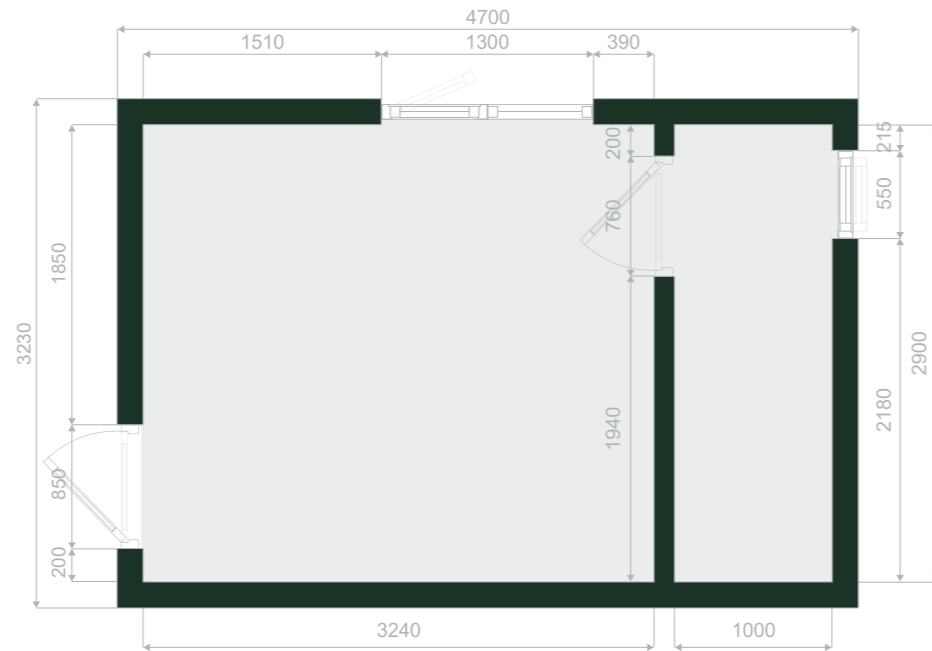
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Window: H 1150mm x W 1300mm
- Bathroom Frosted Window: H 500mm x W 550mm
- Single Door: H 2100mm x W 850mm
- Internal Door - Included





# Studio D1

5.0m x 3.5m (16.4ft x 11.4ft)

Approx Internal 14.3. Sq.m.  
Approx External 17.5. Sq.m.

Please visit our website for latest pricing



Price Includes Build & Installation

**\*Not included**  
(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring

## Standard Version

### Wall Structure

- 175mm - TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm - TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

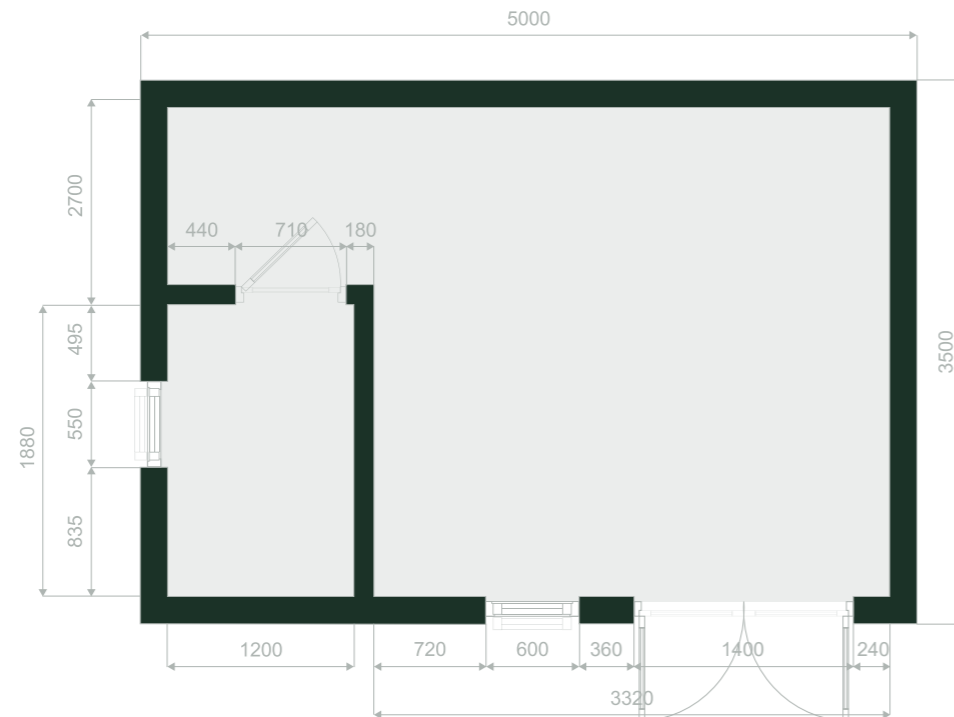
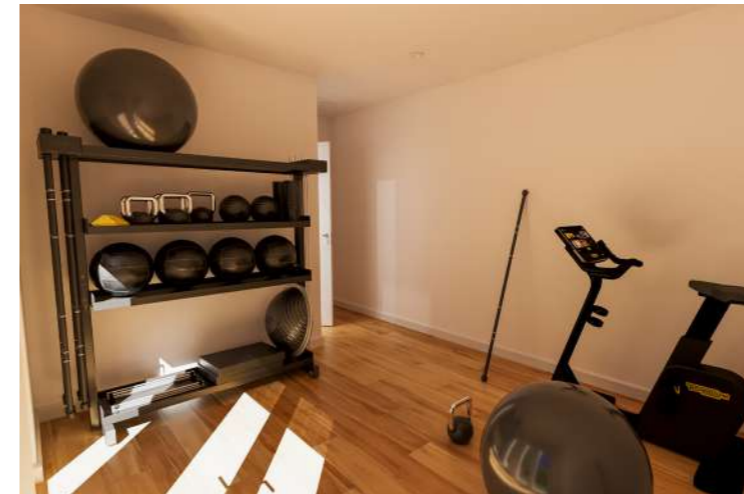
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Window: H 2100mm x W 600mm
- Bathroom Frosted Window: H 500mm x W 550mm
- French Door: H 2100mm x W 1400mm
- Internal Door - Included





# Studio F1

4.5m x 3.5m (14.8ft x 11.5ft)

Approx Internal 12.5 Sq.m.  
Approx External 15.8 Sq.m.

Please visit our website for latest pricing



Price Includes Build & Installation

**\*Not included**  
(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring

## Standard Version

### Wall Structure

- 175mm - TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm - TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

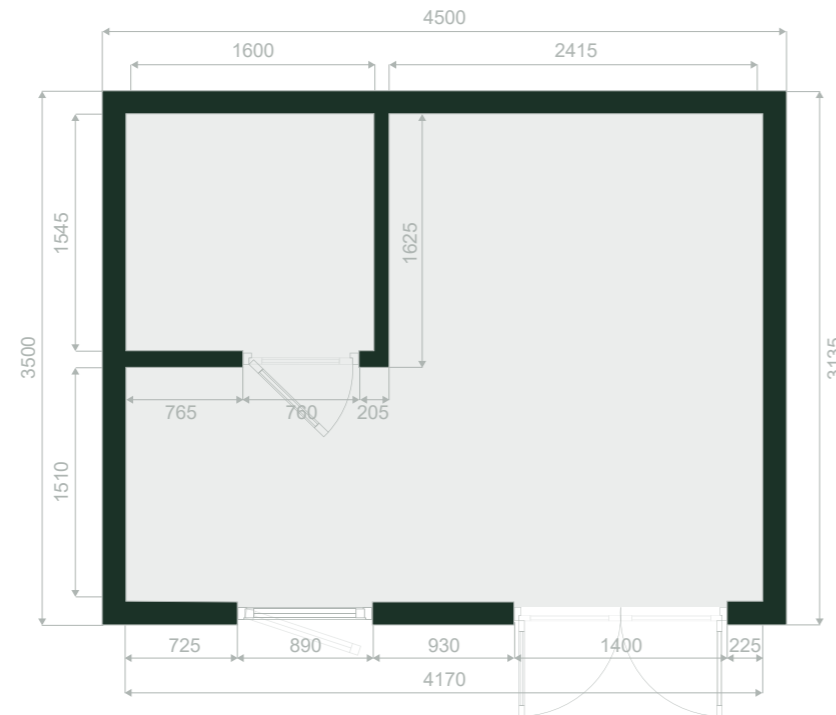
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Window: H 1150mm x W 890mm
- French Door: H 2100mm x W 1400mm
- Internal Door - Included



# 1 Bed A1

6.0m x 6.0m (19.6ft x 19.6ft)

Approx Internal 32.4. Sq.m.  
Approx External 36.0. Sq.m.

Please visit our website for latest pricing



Price Includes Build & Installation

**\*Not included**  
(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring

## Standard Version

### Wall Structure

- 175mm – TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm – TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

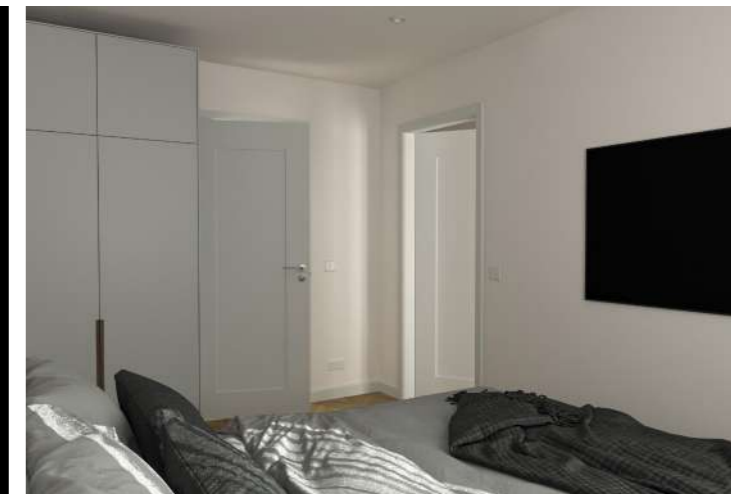
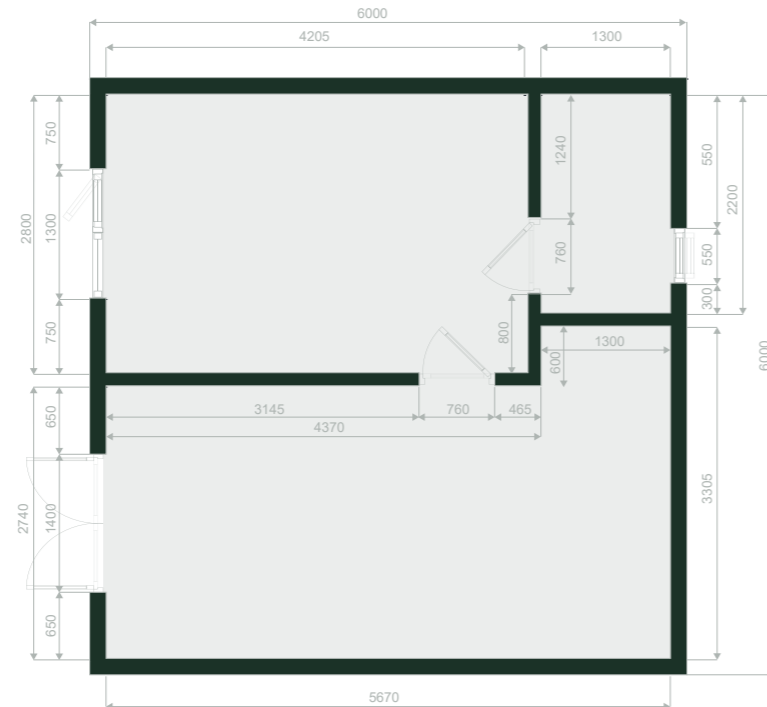
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Windows: H 1150mm x W 1300mm
- Bathroom Frosted Window: H 500mm x W 550mm
- French Door: H 2100mm x W 1400mm
- Internal Doors - Included



# 1 Bed B1

8.0m x 4.0m (26.2ft x 13.1ft)

Approx Internal 28.1 Sq.m.  
Approx External 32.0 Sq.m.

Please visit our website for latest pricing



Price Includes Build & Installation

**\*Not included**  
(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring

## Standard Version

### Wall Structure

- 175mm – TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm – TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

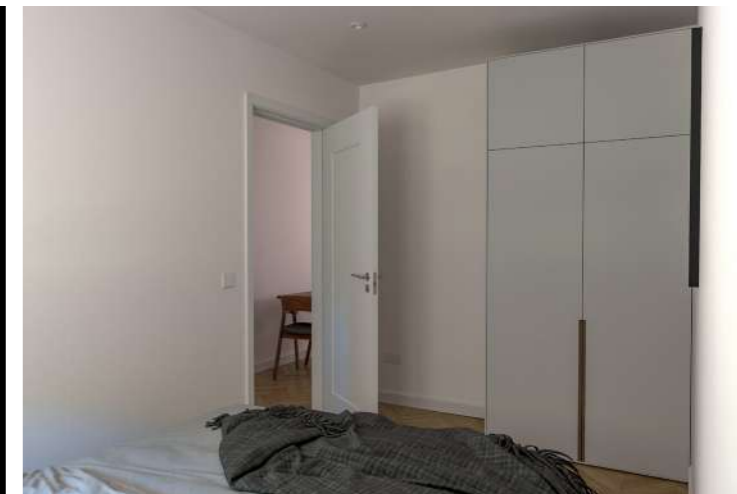
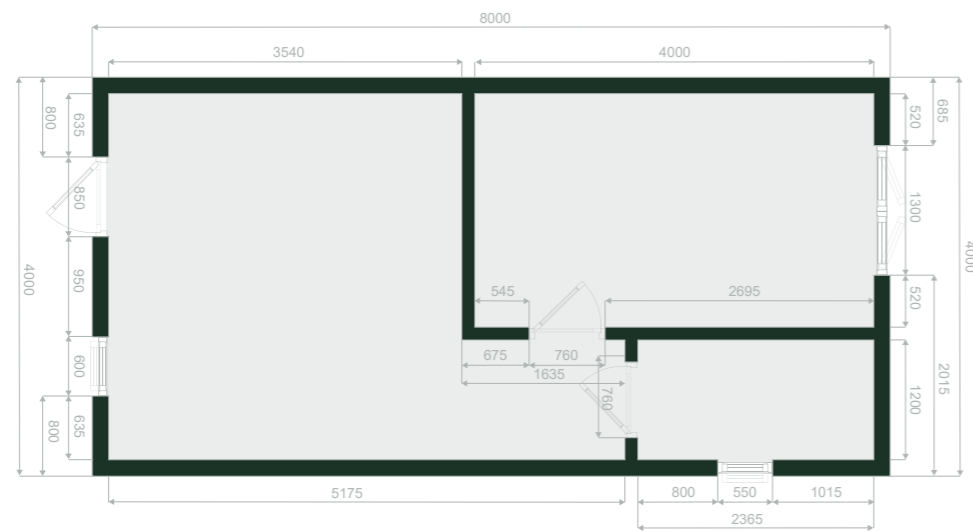
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Windows: H 2100mm x W 600mm
- Windows: H 1150mm x W 1300mm
- Bathroom Frosted Window: H 500mm x W 550mm
- Single Door: H 2100mm x W 850mm
- Internal Doors - Included



# 1 Bed C1

8.3m x 4.3m (27.2ft x 14.1ft)

Approx Internal 30.8 Sq.m.  
Approx External 35.7 Sq.m.

Please visit our website for latest pricing



Price Includes Build & Installation

**\*Not included**  
(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring

## Standard Version

### Wall Structure

- 175mm - TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm - TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

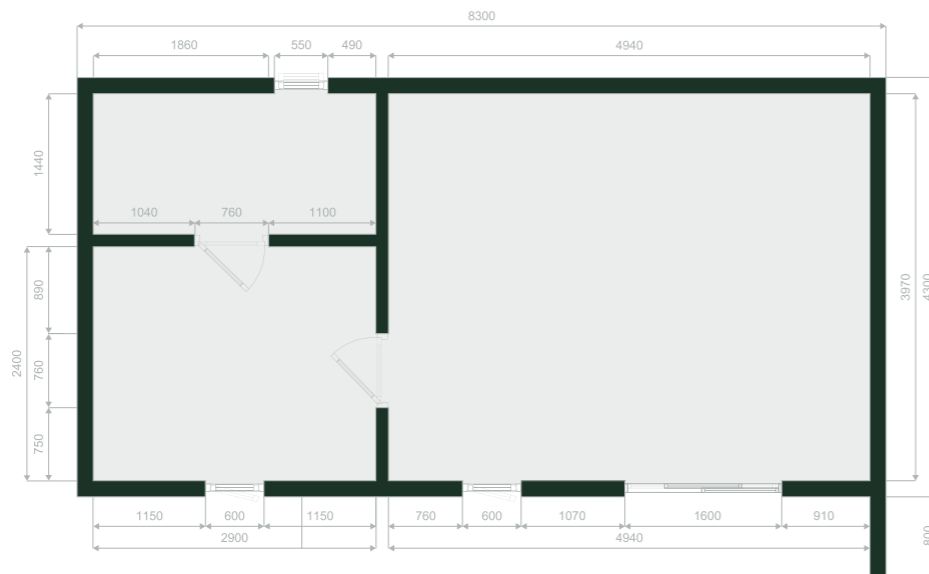
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Windows: H 2100mm x W 600mm
- Bathroom Frosted Window: H 500mm x W 550mm
- Sliding Door: H 2100mm x W 1600mm
- Internal Doors - Included



# 1 Bed D1

8.0m x 4.4m (26.2ft x 14.4ft)

Approx Internal 30.2. Sq.m.  
Approx External 35.2. Sq.m.

Please visit our website for latest pricing



Price Includes Build & Instalation

**\*Not included**  
(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring

## Standard Version

### Wall Structure

- 175mm – TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm – TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

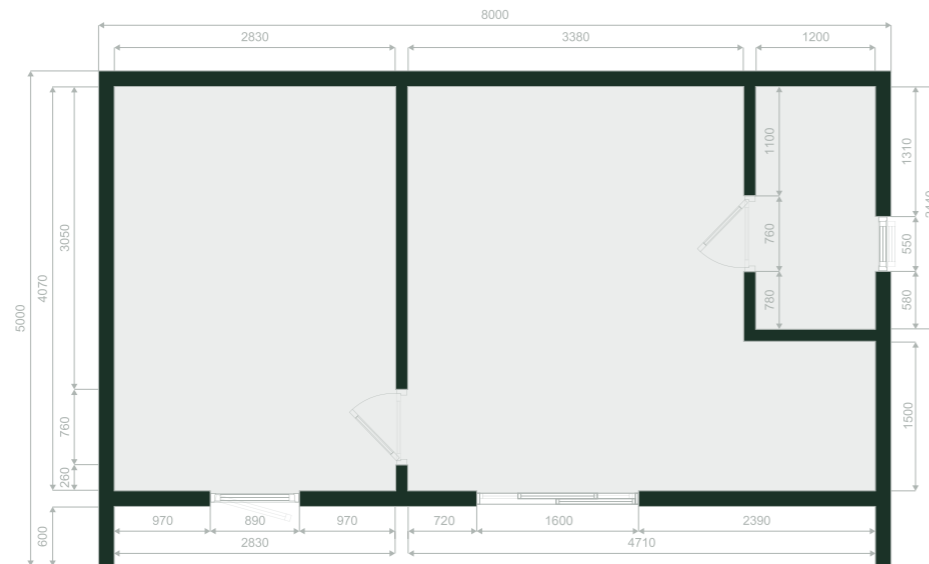
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Windows: H 1150mm x W 890mm
- Bathroom Frosted Window: H 500mm x W 550mm
- Sliding Door: H 2100mm x W 1600mm
- Internal Doors - Included



# 1 Bed E1

(9m + 6.2m) x 3.4m  
(29.5ft + 20.3ft) x 11.1ft

Approx Internal 33.4 Sq.m.  
Approx External 39.0 Sq.m.

Please visit our website for latest pricing



Price Includes Build & Instalation

**\*Not included**  
(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring

## Standard Version

### Wall Structure

- 175mm – TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm – TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

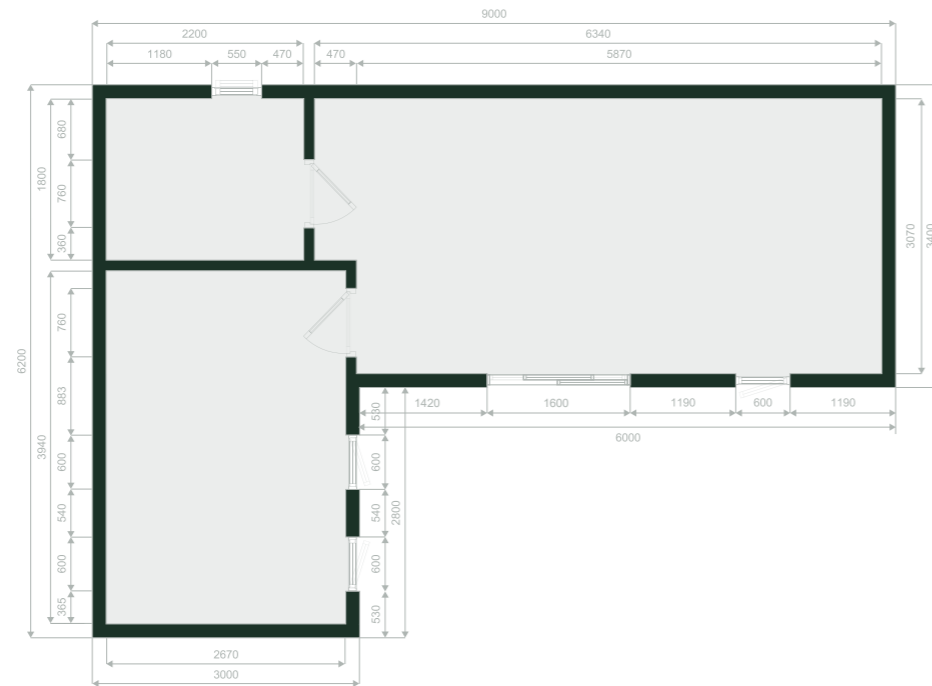
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Windows: H 2100mm x W 600mm
- Bathroom Frosted Window: H 500mm x W 550mm
- Sliding Door: H 2100mm x W 1600mm
- Internal Doors - Included





# 1 Bed F1

9.0m x 4.5m (29.5ft x 14.8ft)

Approx Internal 35.3. Sq.m.  
Approx External 40.5. Sq.m.

Please visit our website for latest pricing



Price Includes Build & Installation

### \*Not included

(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring

## Standard Version

### Wall Structure

- 175mm – TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm – TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

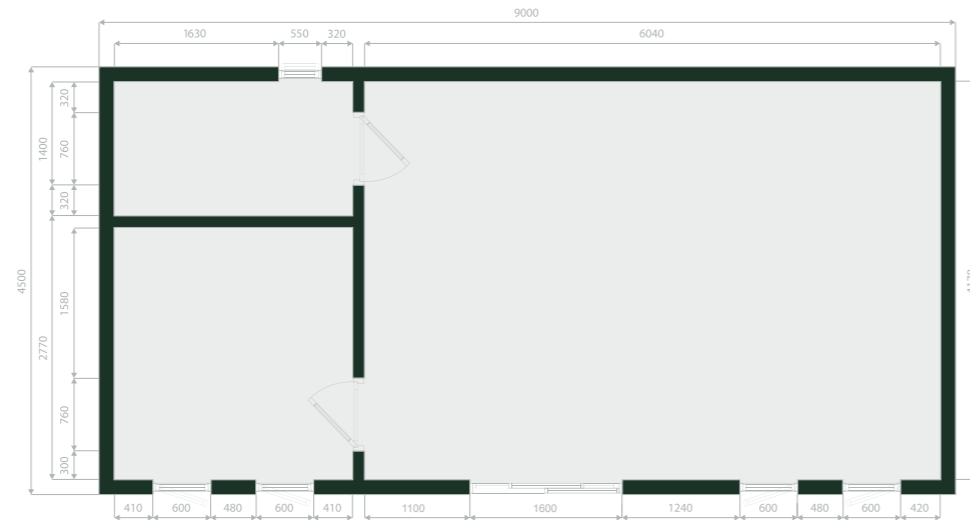
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Windows: H 2100mm x W 600mm
- Bathroom Frosted Window: H 500mm x W 550mm
- Sliding Door: H 2100mm x W 1600mm
- Internal Doors - Included



# 1 Bed G1

5.0m x 6.8m (16.4ft x 22.3ft)

Approx Internal 28.4. Sq.m.  
Approx External 34.0. Sq.m.

Please visit our website for latest pricing



Price Includes Build & Installation

## \*Not included

(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring

## Standard Version

### Wall Structure

- 175mm - TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm - TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

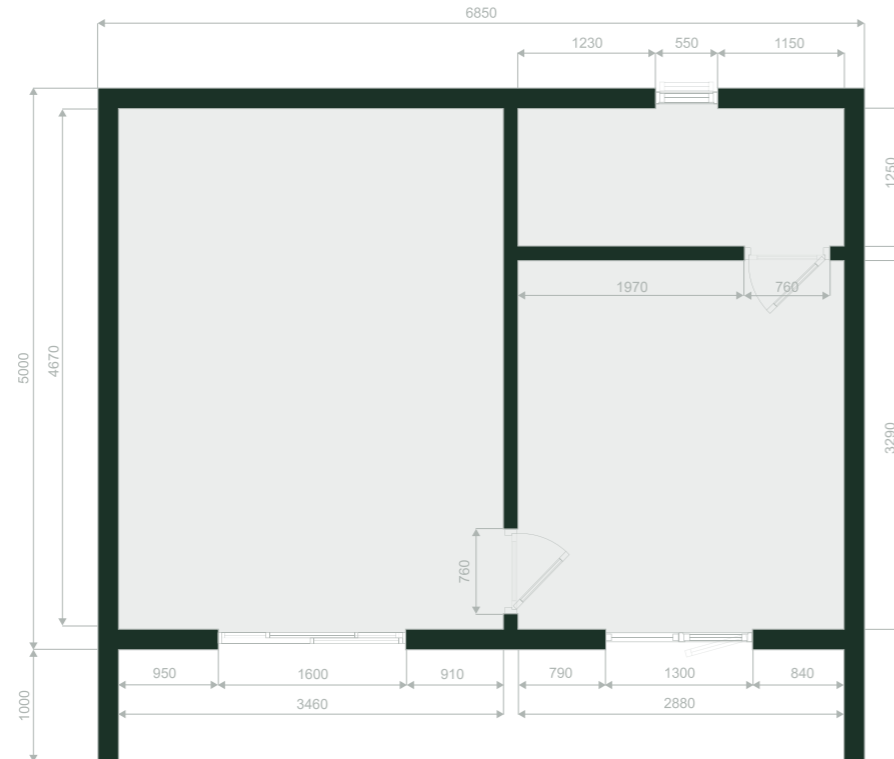
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Windows: H 1150mm x W 890mm
- Bathroom Frosted Window: H 500mm x W 550mm
- Sliding Door: H 2100mm x W 1600mm
- Internal Doors - Included



# 1 Bed H1

8.0m x 5.8m (26.2ft x 19.0ft)

Approx Internal 50.1 Sq.m.  
Approx External 54.1. Sq.m.

Please visit our website for latest pricing



Price Includes Build & Installation

### \*Not included

(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring

## Standard Version

### Wall Structure

- 175mm – TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm – TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

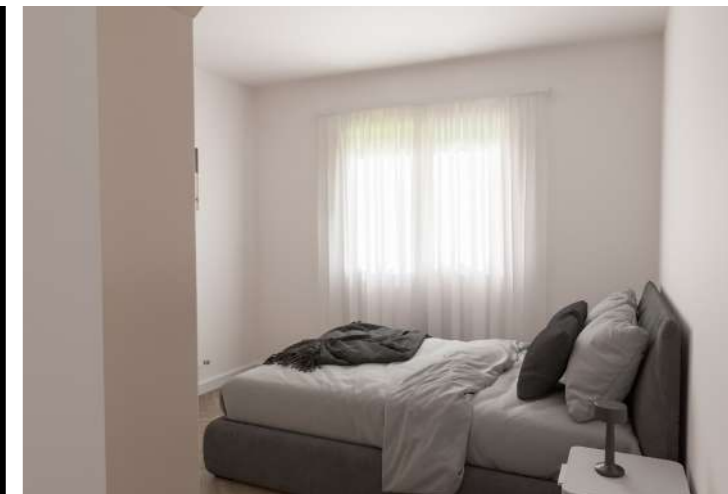
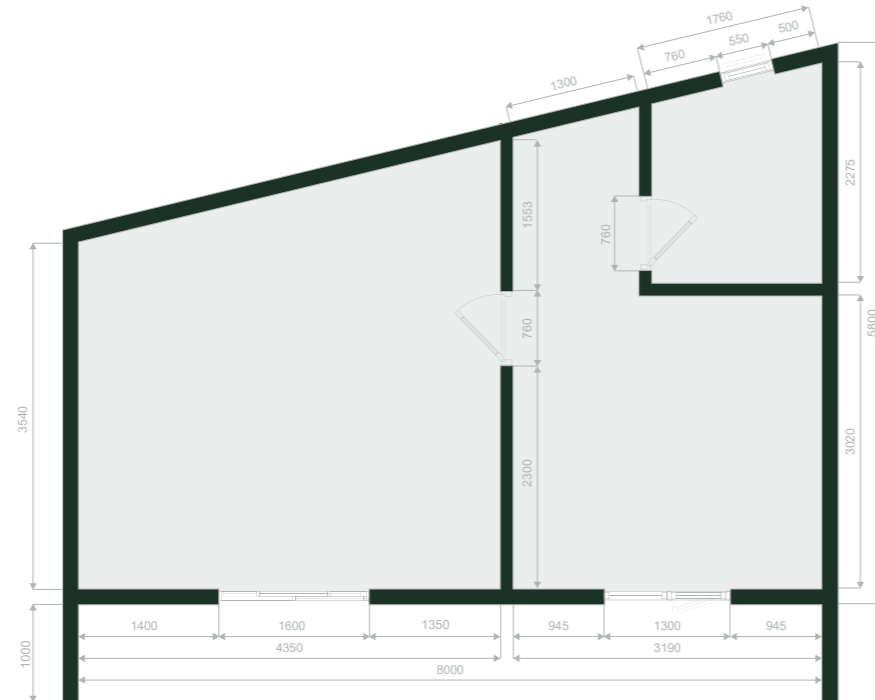
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Windows: H 1150mm x W 1300mm
- Bathroom Frosted Window: H 500mm x W 550mm
- Sliding Door: H 2100mm x W 1600mm
- Internal Doors - Included



# 1 Bed L1

7.4m x 3.5m (24.2ft x 11.4ft)

Approx Internal 21.6. Sq.m.  
Approx External 25.9. Sq.m.

Please visit our website for latest pricing



Price Includes Build & Installation

### \*Not included

(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring



## Standard Version

### Wall Structure

- 175mm – TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm – TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

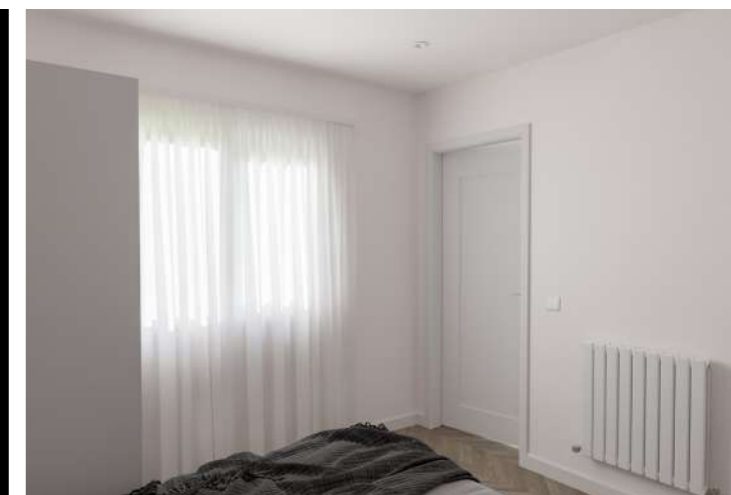
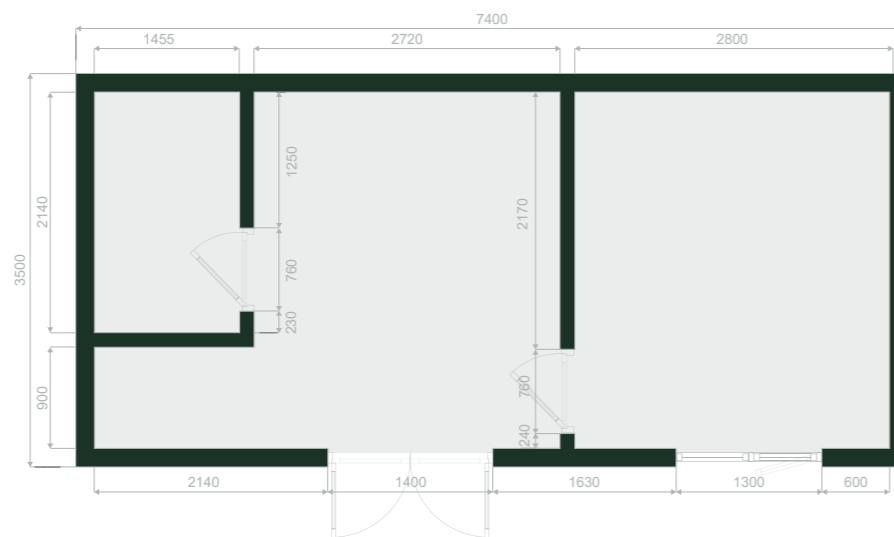
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Windows: H 1150mm x W 1300mm
- French Door: H 2100mm x W 1400mm
- Internal Doors - Included



# 1 Bed J1

7.5m x 4.7m (24.6ft x 15.4ft)

Approx Internal 26.5 Sq.m.  
Approx External 31.4 Sq.m.

Please visit our website for latest pricing



Price Includes Build & Installation

**\*Not included**

(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring



## Standard Version

### Wall Structure

- 175mm – TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm – TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

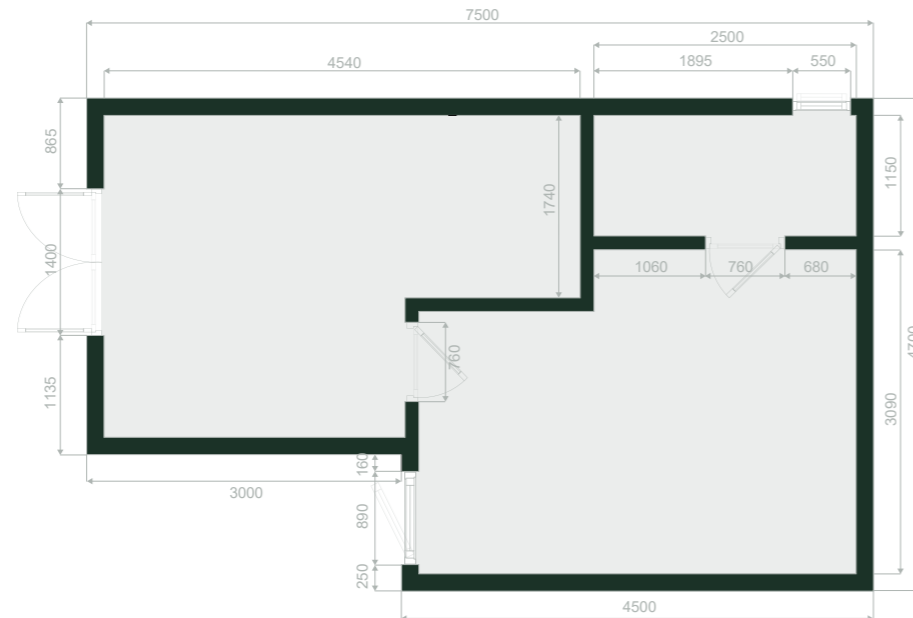
- Plasterboard Builder Finish (Tape & Join)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Windows: H 1150mm x W 890mm
- Bathroom Frosted Window: H 500mm x W 550mm
- French Door: H 2100mm x W 1400mm
- Internal Doors - Included



# 1 Bed K1

7.5m x 5.0m (24.6ft x 16.4ft)

Approx Internal 33.4 Sq.m.  
Approx External 37.5 Sq.m.

Please visit our website for latest pricing



Price Includes Build & Installation

## \*Not included

(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring



## Standard Version

### Wall Structure

- 175mm - TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm - TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

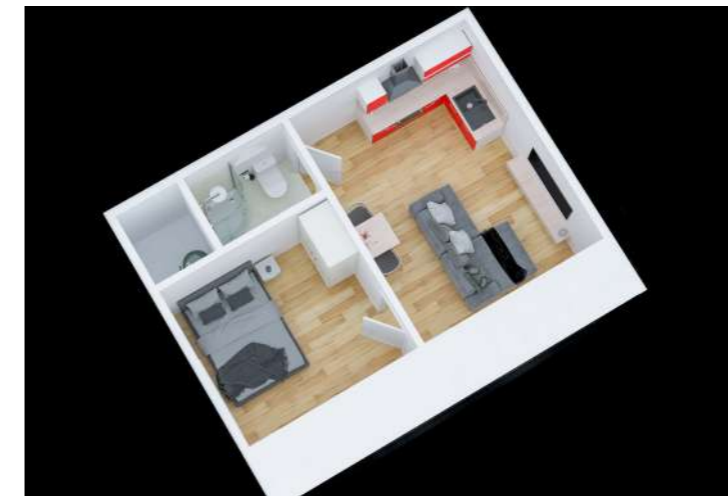
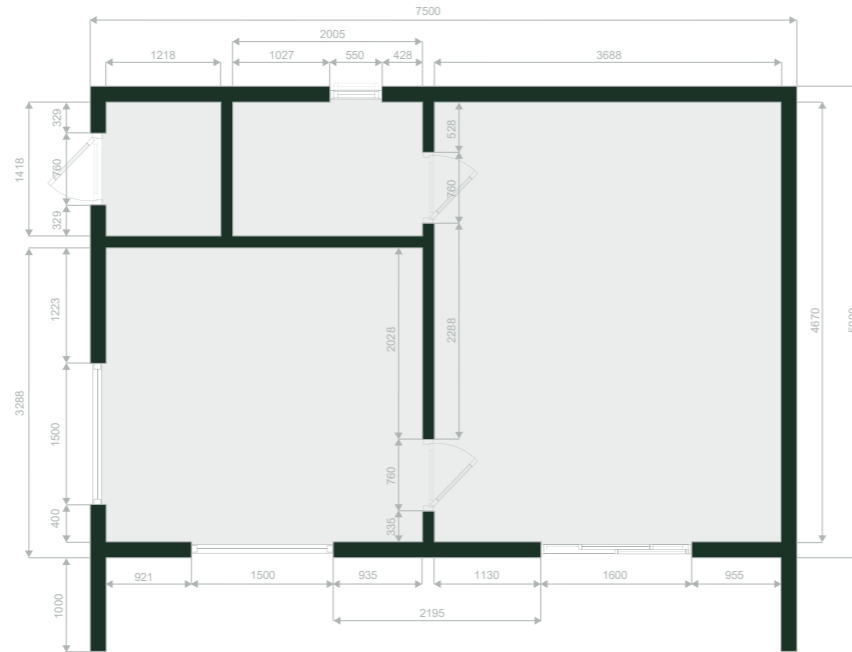
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Windows: H 1150mm x W 1300mm
- Bathroom Frosted Window: H 500mm x W 550mm
- Sliding Door: H 2100mm x W 1600mm
- Internal Doors - Included



# 2 Bed A1

9.3m x 6.3m (30.5ft x 20.6ft)

Approx Internal 54.0 Sq.m.  
Approx External 58.5 Sq.m.

Please visit our website for latest pricing



Price Includes Build & Installation

### \*Not included

(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring



## Standard Version

### Wall Structure

- 175mm - TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm - TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

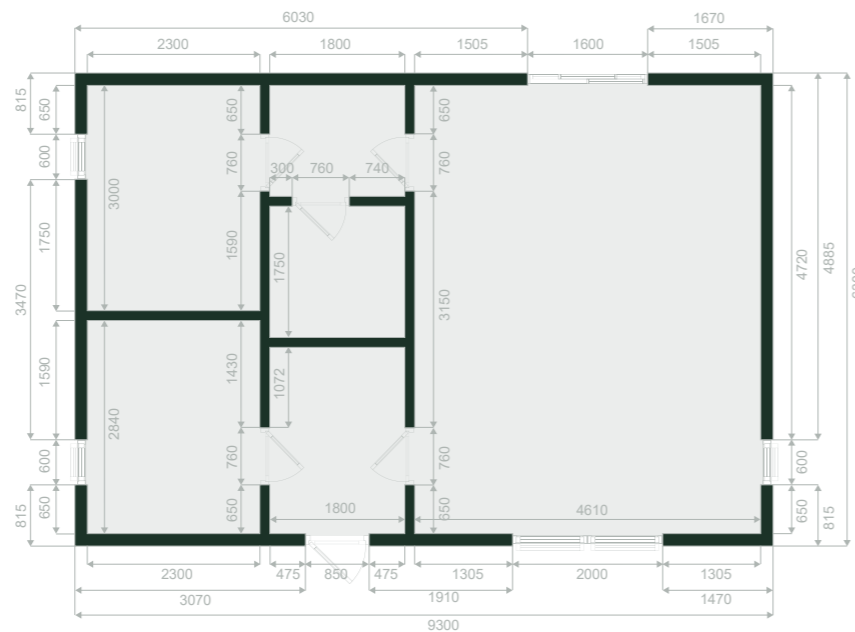
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Windows: H 2100mm x W 600mm
- Windows: H 400mm x W 2000mm
- Sliding Door: H 2100mm x W 1600mm
- Single Door: H 2100mm x W 850mm
- Internal Doors - Included



# 2 Bed B1

8.0m x 5.0m (26.2ft x 16.4ft)

Approx Internal 34.3. Sq.m.  
Approx External 40.0. Sq.m.

Please visit our website for latest pricing



Price Includes Build & Installation

**\*Not included**  
(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring



## Standard Version

### Wall Structure

- 175mm - TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm - TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

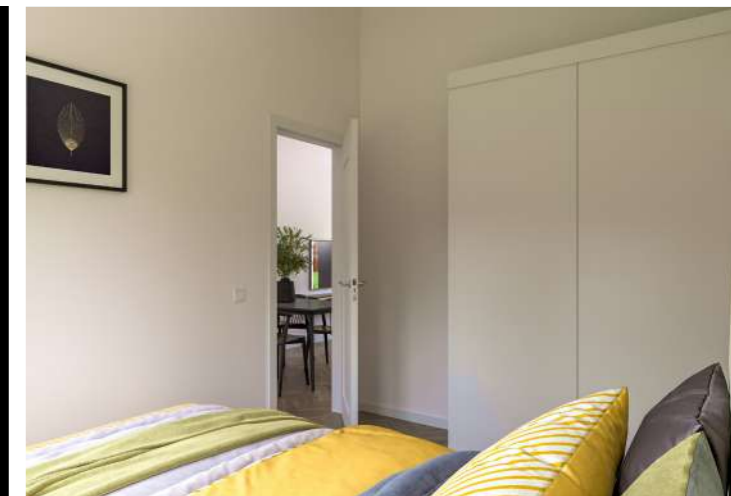
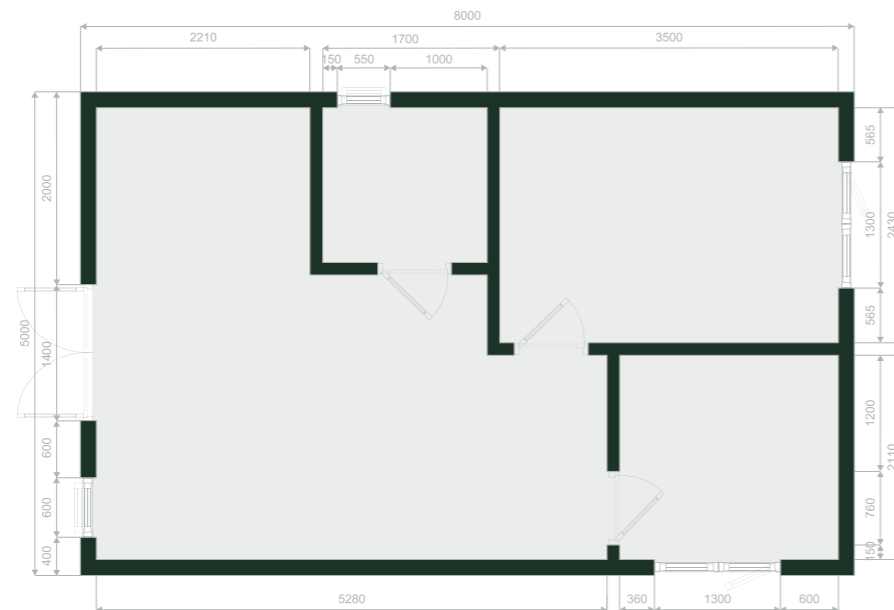
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Window: H 1150mm x W 1300mm
- Window: H 1150mm x W 600mm
- Bathroom Frosted Window: H 500mm x W 550mm
- French Door: H 2100mm x W 1400mm
- Internal Doors - Included





# 2 Bed C1

8.0m x 8.0m (26.2ft x 26.2ft)

Approx Internal 57.0. Sq.m.  
Approx External 64.0. Sq.m.

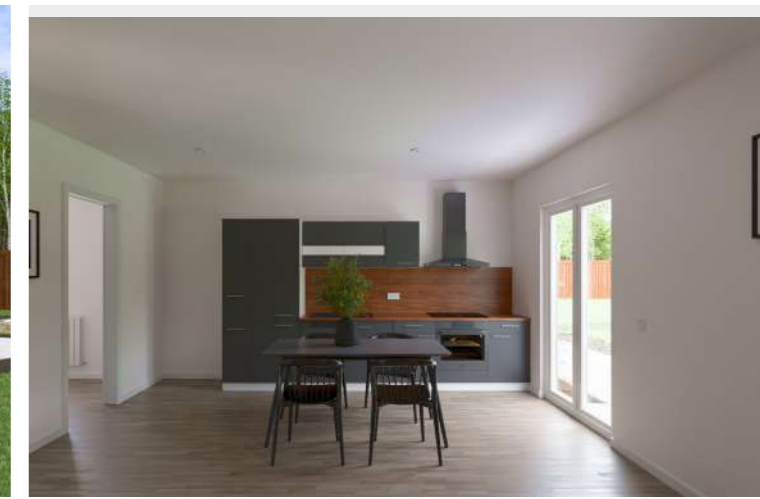
Please visit our website for latest pricing



Price Includes Build & Installation

**\*Not included**  
(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring



## Standard Version

### Wall Structure

- 175mm - TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm - TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

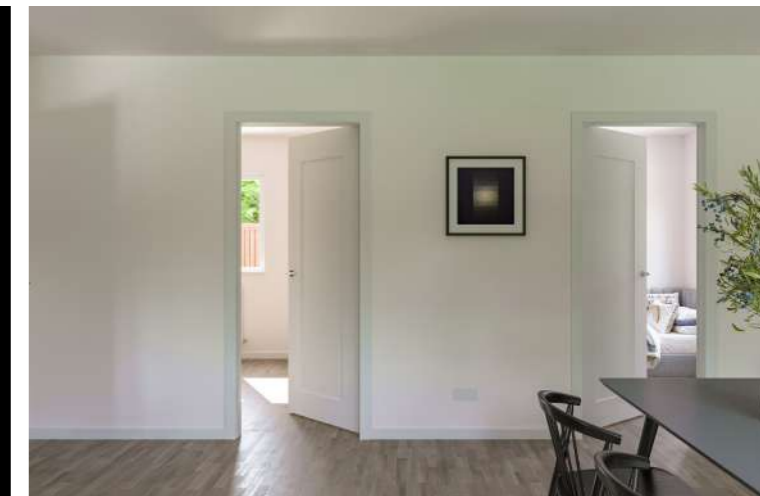
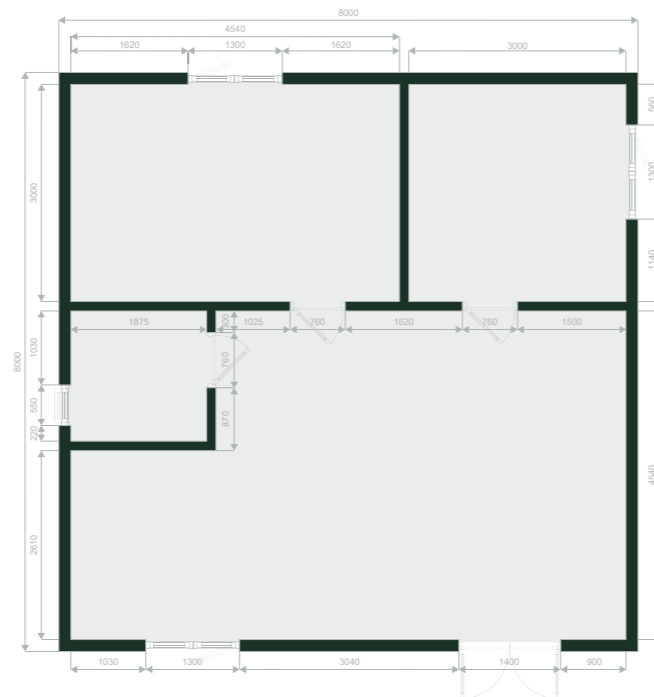
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Windows: H 1150mm x W 1300mm
- Bathroom Frosted Window: H 500mm x W 550mm
- French Door: H 2100mm x W 1400mm
- Internal Doors - Included



# 2 Bed D1

11.0m x 6.3m (36.0ft x 20.6ft)

Approx Internal 61.9 Sq.m.  
Approx External 69.3 Sq.m.

Please visit our website for latest pricing



Price Includes Build & Instalation

### \*Not included

(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring



## Standard Version

### Wall Structure

- 175mm - TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm - TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

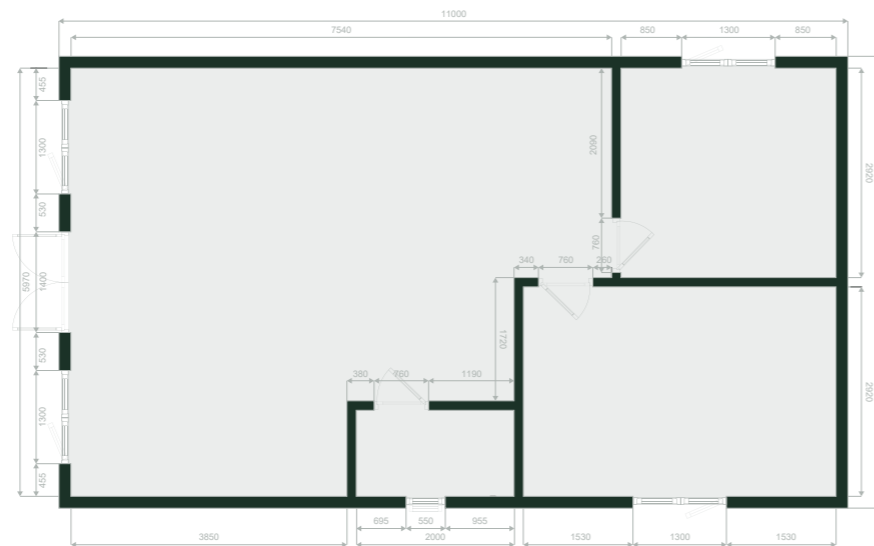
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Windows: H 1150mm x W 1300mm
- Bathroom Frosted Window: H 500mm x W 550mm
- French Door: H 2100mm x W 1400mm
- Internal Doors - Included



# 2 Bed E1

7.4m x 6.0m (24.3ft x 19.7ft)

Approx Internal 41.5 Sq.m.  
Approx External 47.7 Sq.m.

Please visit our website for latest pricing



Price Includes Build & Instalation

**\*Not included**  
(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring

## Standard Version

### Wall Structure

- 175mm – TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm – TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

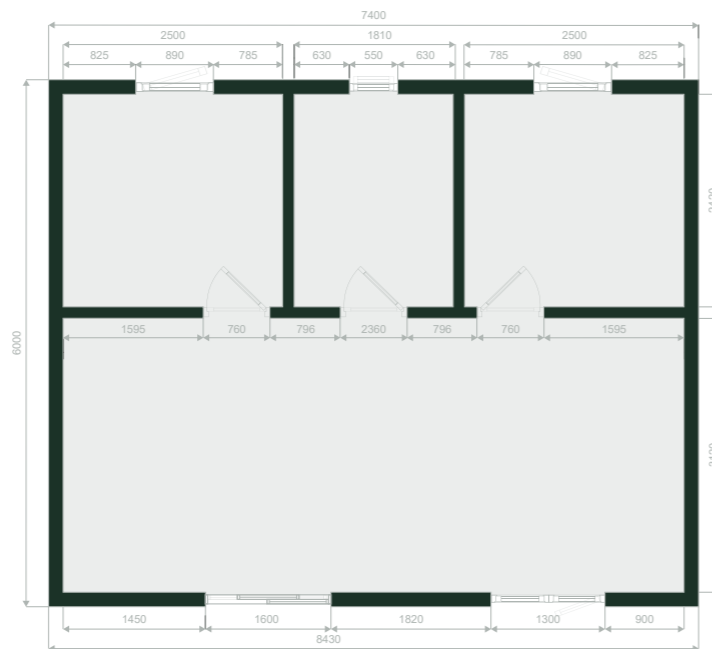
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Windows: H 1150mm x W 1300mm
- Windows: H 1150mm x W 890mm
- Bathroom Frosted Window: H 500mm x W 550mm
- Sliding Door: H 2100mm x W 1600mm
- Internal Doors - Included



# 2 Bed F1

7.0m x 6.0m (23.0ft x 19.7ft)

Approx Internal 35.5 Sq.m.  
Approx External 42.0 Sq.m.

Please visit our website for latest pricing



Price Includes Build & Installation

**\*Not included**  
(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring

## Standard Version

### Wall Structure

- 175mm – TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm – TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

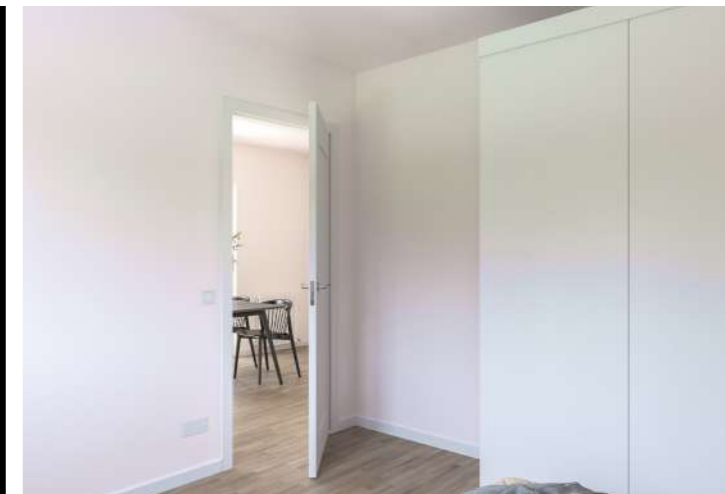
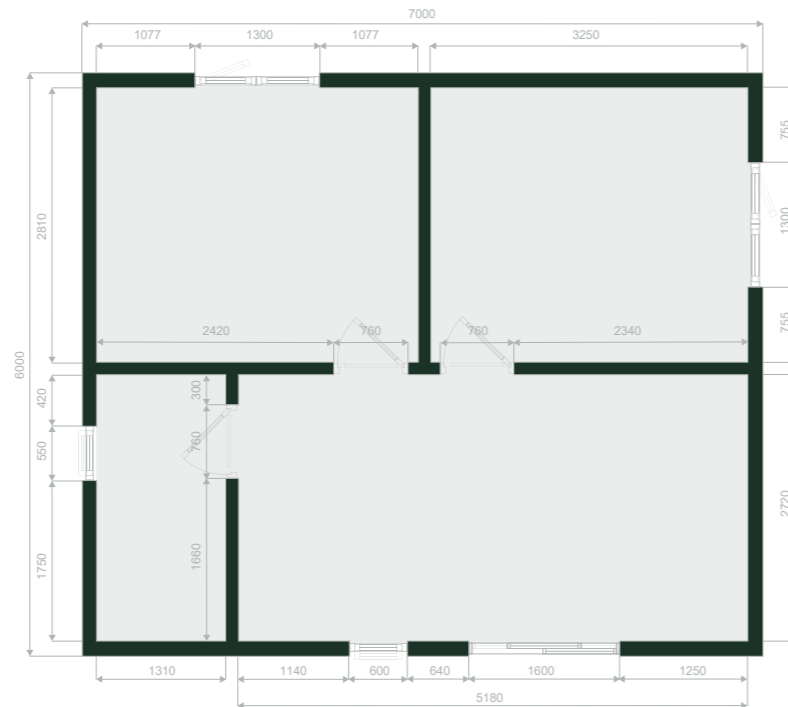
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Windows: H 1150mm x W 1300mm
- Windows: H 2100mm x W 600mm
- Bathroom Frosted Window: H 500mm x W 550mm
- Sliding Door: H 2100mm x W 1600mm
- Internal Doors - Included



# 2 Bed G1

9.0m x 8.0m (29.5ft x 26.2ft)

Approx Internal 66.9 Sq.m.  
Approx External 72.0 Sq.m.

Please visit our website for latest pricing



Price Includes Build & Instalation

### \*Not included

(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring



## Standard Version

### Wall Structure

- 175mm – TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm – TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

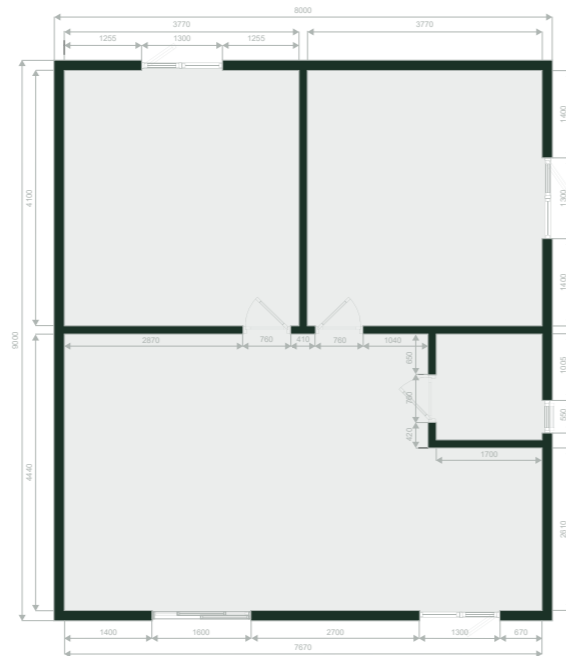
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Windows: H 1150mm x W 1300mm
- Bathroom Frosted Window: H 500mm x W 550mm
- Sliding Door: H 2100mm x W 1600mm
- Internal Doors - Included



# 2 Bed H1

6.8m x 5.4m (22.3ft x 17.7ft)

Approx Internal 33.1 Sq.m.  
Approx External 36.7 Sq.m.

Please visit our website for latest pricing



Price Includes Build & Installation

**\*Not included**  
(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring



## Standard Version

### Wall Structure

- 175mm - TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm - TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

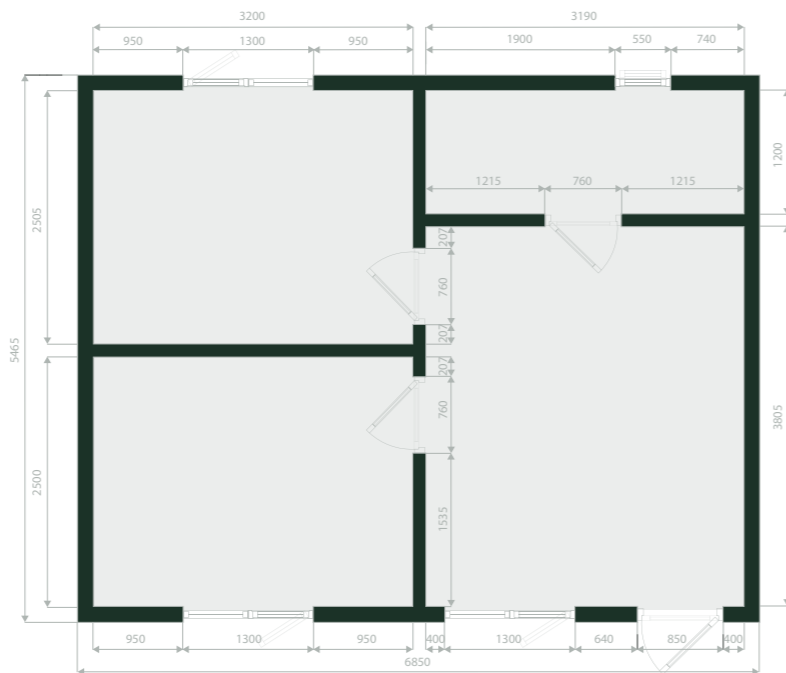
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Windows: H 1150mm x W 1300mm
- Bathroom Frosted Window: H 500mm x W 550mm
- French Door: H 2100mm x W 1400mm
- Internal Doors - Included



# 3 Bed A1

15.0m x 11.0m (49.2ft x 36.1ft)

Approx Internal 80.0 Sq.m.  
Approx External 92.0 Sq.m.

Please visit our website for latest pricing



Price Includes Build & Installation

**\*Not included**  
(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring

## Standard Version

### Wall Structure

- 175mm – TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm – TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

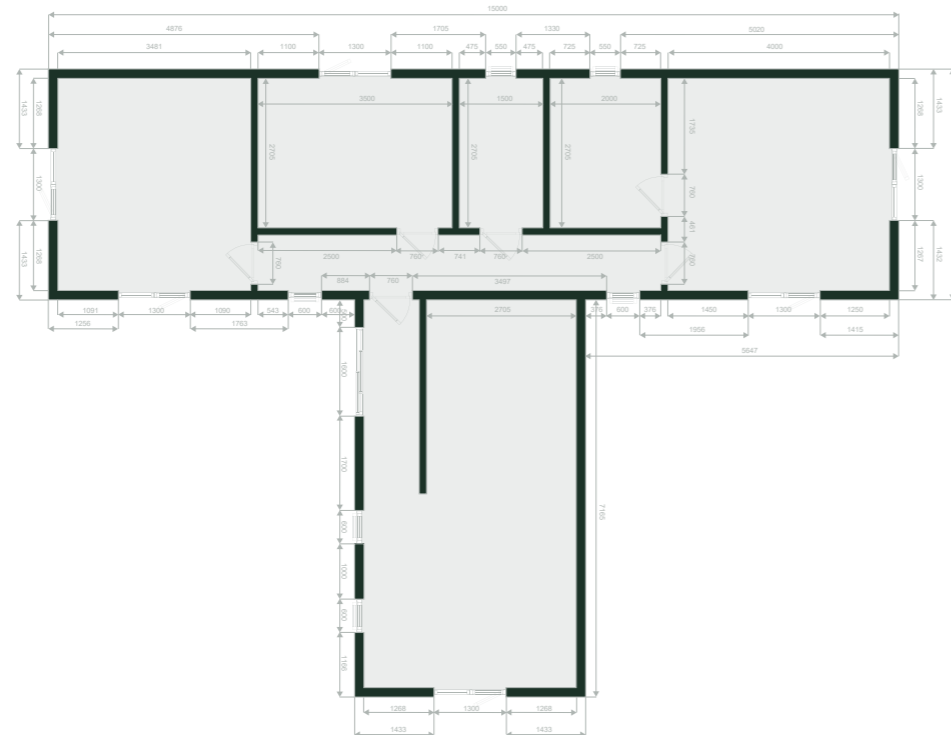
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Windows: H 1150mm x W 1300mm
- Windows: H 2100mm x W 600mm
- Bathroom Frosted Window: H 500mm x W 550mm
- Sliding Door: H 2100mm x W 1600mm
- Internal Doors - Included



# 3 Bed B1

11.0m x 9.6m (36.1ft x 31.5ft)

Approx Internal 94.3. Sq.m.  
Approx External 104.1. Sq.m.

Please visit our website for latest pricing



Price Includes Build & Installation  
**\*Not included**  
(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring

## Standard Version

### Wall Structure

- 175mm – TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm – TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

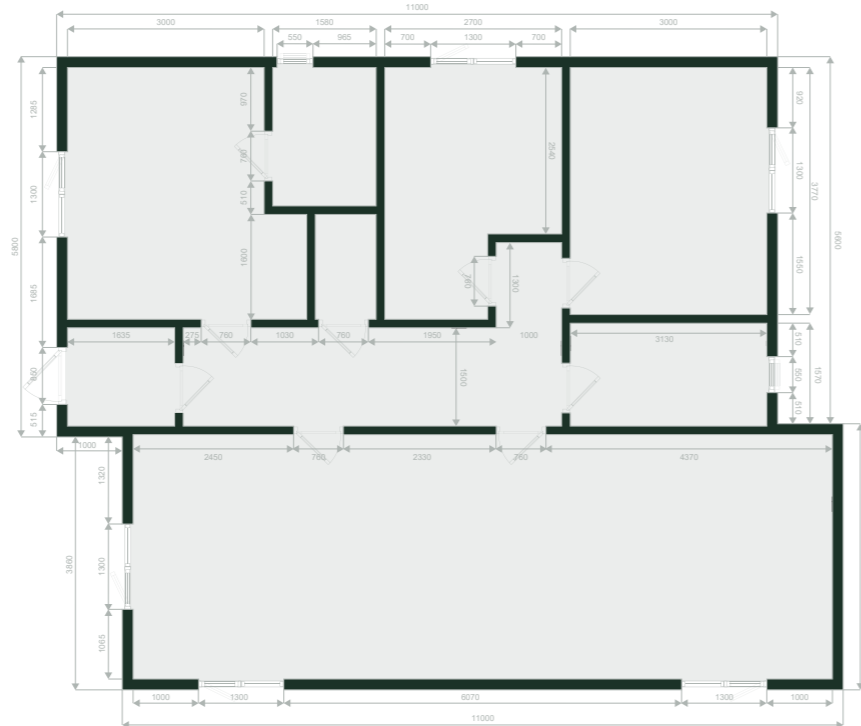
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Windows: H 1150mm x W 1300mm
- Bathroom Frosted Window: H 500mm x W 550mm
- Single Door: H 2100mm x W 850mm
- Internal Doors - Included





# 3 Bed C1

14.3m x 11.8m (46.9ft x 38.7ft)

Approx Internal 113.7 Sq.m.  
Approx External 127.8 Sq.m.

Please visit our website for latest pricing



Price Includes Build & Instalation

**\*Not included**  
(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring



## Standard Version

### Wall Structure

- 175mm – TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm – TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

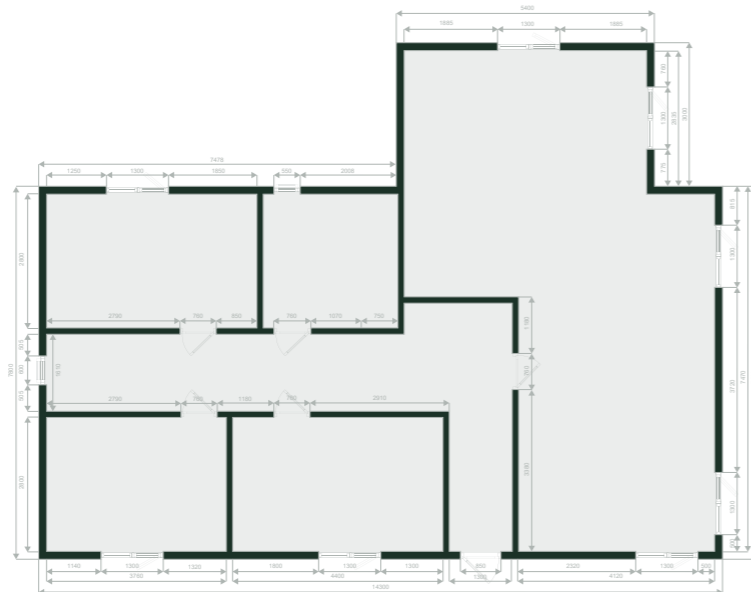
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Windows: H 1150mm x W 1300mm
- Windows: H 2100mm x W 600mm
- Bathroom Frosted Window: H 500mm x W 550mm
- Single Door: H 2100mm x W 850mm
- Internal Doors - Included



# 4 Bed A1

8.2m x 13.0m (26.9ft x 42.7ft)

Approx Internal 94.0. Sq.m.  
Approx External 106.6. Sq.m.

Please visit our website for latest pricing



Price Includes Build & Installation

**\*Not included**  
(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring



## Standard Version

### Wall Structure

- 175mm – TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm – TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

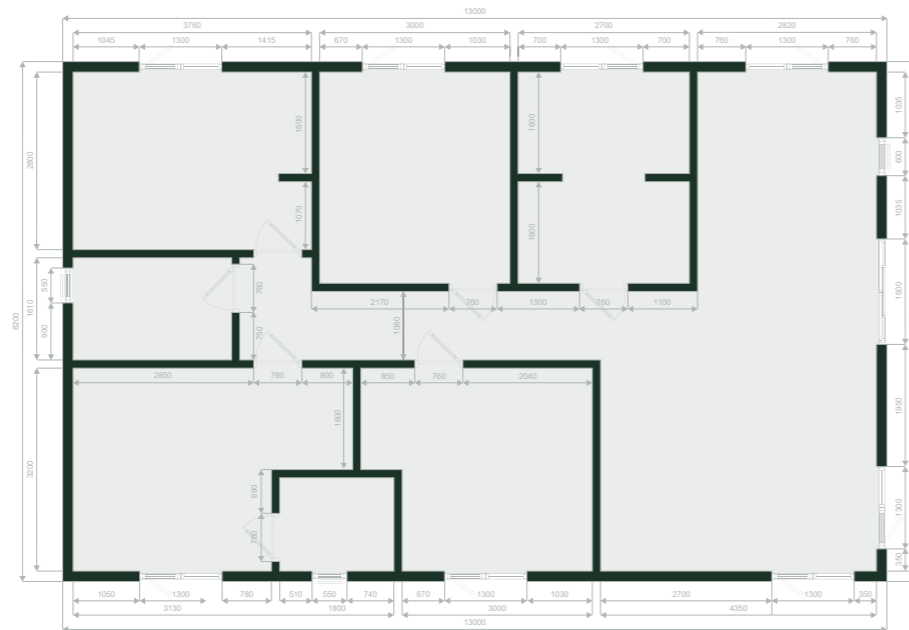
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

- Windows: H 1150mm x W 1300mm
- Windows: H 1400mm x W 600mm
- Bathroom Frosted Window: H 500mm x W 550mm
- Sliding Door: H 2100mm x W 1600mm
- Internal Doors - Included



# 4 Bed B1

12.3m x 7.6m (40.3ft x 24.9ft)

Approx Internal 80.6 Sq.m.  
Approx External 93.5 Sq.m.

Please visit our website for latest pricing



Price Includes Build & Installation

### \*Not included

(Subject to access and site survey)

- Site Preparations
- Groundworks
- Plumbing
- Electric
- Bathroom
- Heating
- Kitchen
- Steps
- Decking
- Painting
- Laminate Flooring

## Standard Version

### Wall Structure

- 175mm – TFS from 2x4 (100mm) Timber

### Roof Structure

- 225mm – TFS from 2x6 (150mm) Timber

### Insulation

- Mineral Wool

### External Walls

- T&G Cladding (Horizontal)
- Steel Cladding

### Internal Walls

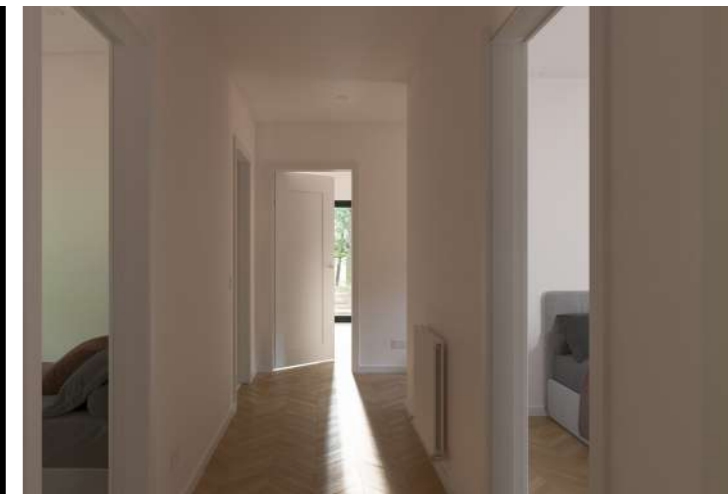
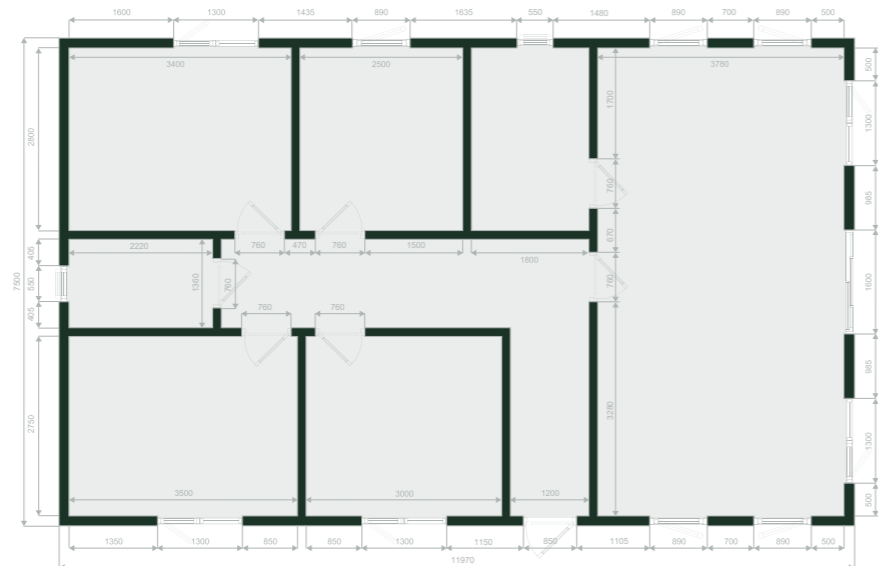
- Plasterboard Builder Finish (Tape & Joint)

### Roof System

- Torch on Felt
- Steel Cladding

### Windows & Doors

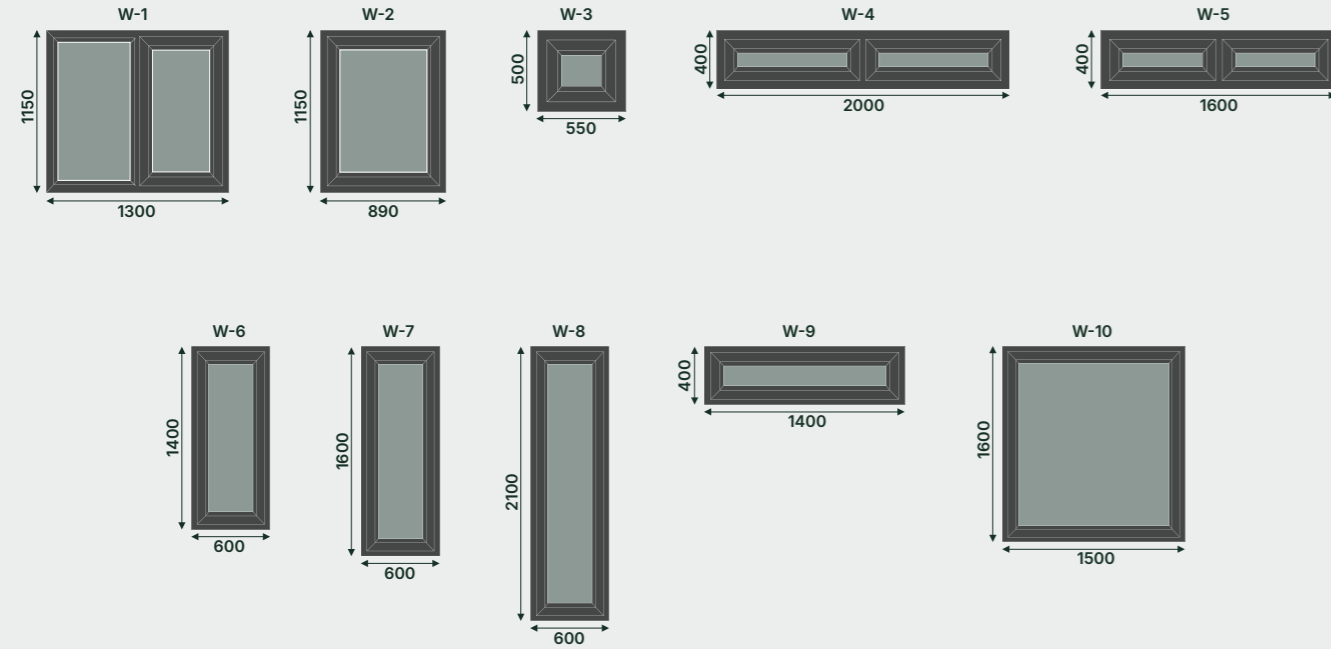
- Windows: H 1150mm x W 1300mm
- Windows: H 1150mm x W 890mm
- Bathroom Frosted Window: H 500mm x W 550mm
- Sliding Door: H 2100mm x W 1600mm
- Single Door: H 2100mm x W 850mm
- Internal Doors - Included



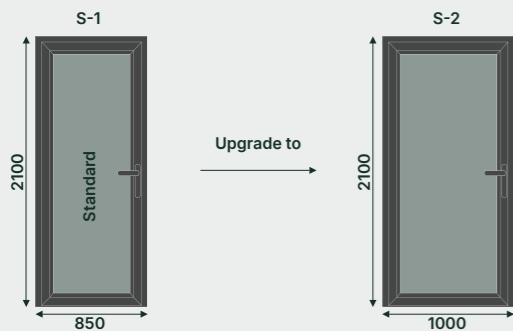
# Pre-designed Windows and Doors

We offer pre-designed windows and doors for your peace of mind, if you are looking for a custom design, please contact our team.

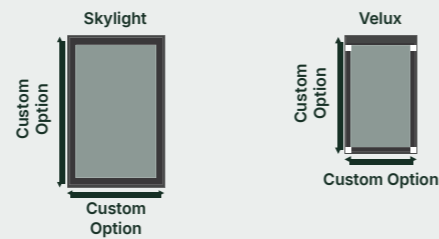
## Windows



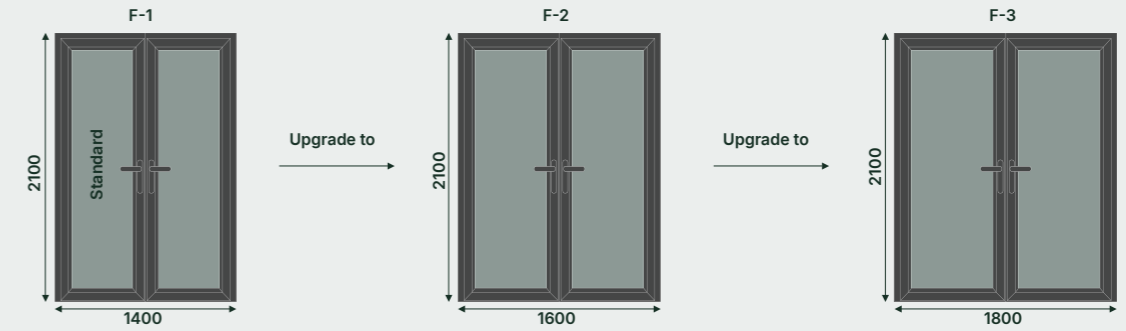
## Single Doors



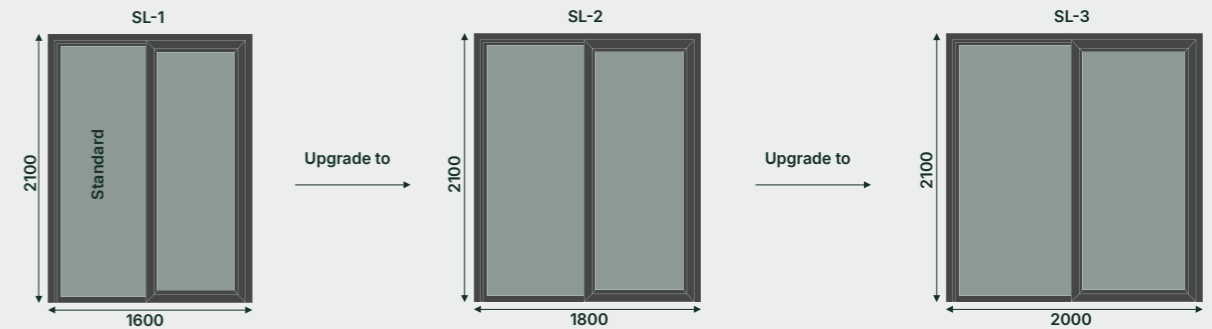
## Roof Windows



## French Doors



## Sliding Doors



## Glass Options

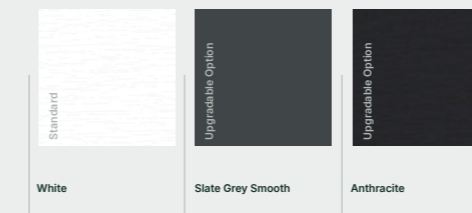


**Double Glazed Window:** Two layers of glass with a small insulating gap in between set in a window to reduce heat flow in either direction



**Triple Glazed Window:** Three layers of glass in a door or window that are separated by air spaces to prevent heat from escaping from a room or to reduce the amount of noise coming in from outside

## Colour Options



We understand that one color doesn't suit everyone. That's why we're proud to partner with our suppliers to offer a variety of color options, giving you the freedom to make your garden room truly unique. Speak with one of our sales representatives today to explore your choices!

Please note that colors may vary from those shown in the brochure due to differences in availability and sourcing from various distributors. Customers are fully responsible for their final color selection.

Specifications, weights, dimensions, and descriptions are approximate and subject to change without notice. Accuracy is not guaranteed.



T&G Cladding  
Standard



Steel Sheets  
Standard



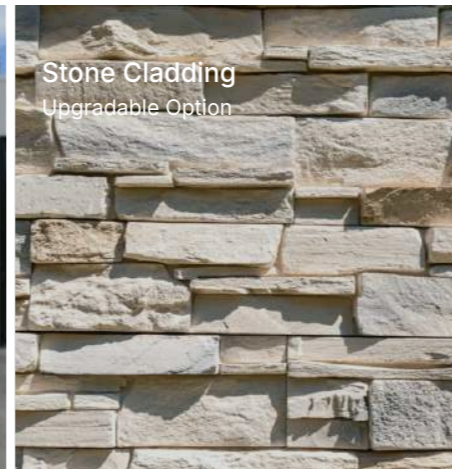
Ceddar Cladding  
Upgradable Option



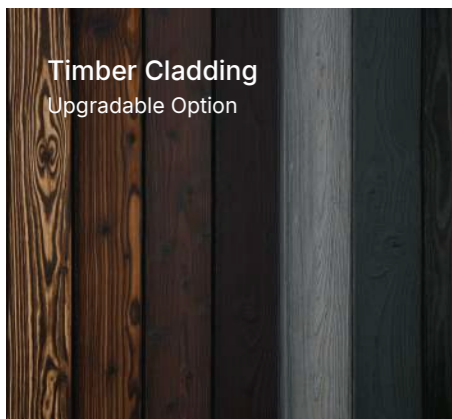
Acrylic Based Render  
Upgradable Option



Roll-on Render  
Upgradable Option



Stone Cladding  
Upgradable Option



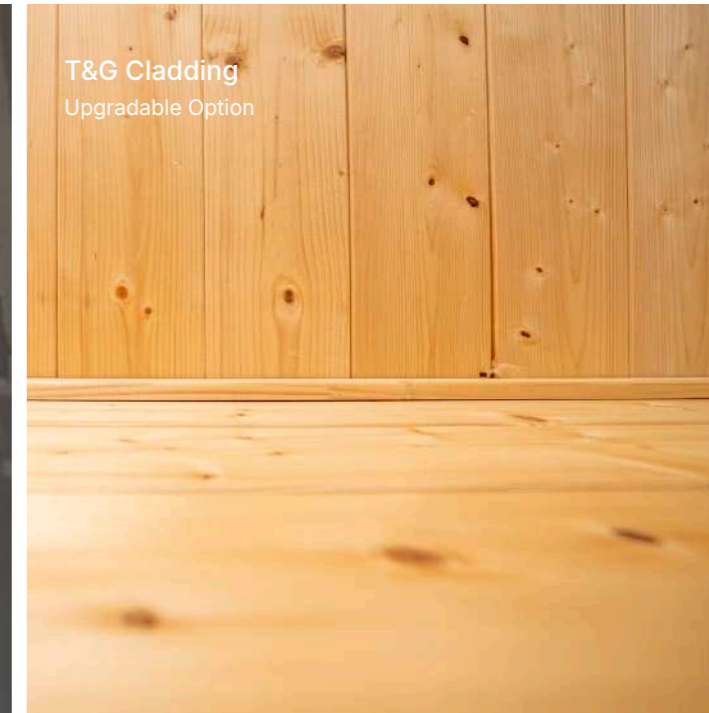
Timber Cladding  
Upgradable Option

## External Wall Options

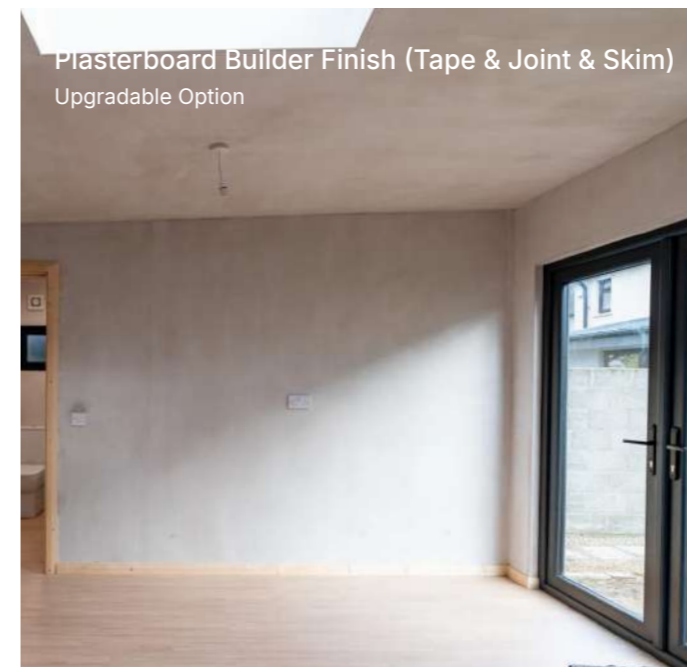
Garden rooms have gained popularity as versatile spaces for relaxation, work, and leisure activities. These structures provide an ideal retreat from the main house, functioning as home offices, gyms, studios, or tranquil getaways. Selecting the right external wall materials is crucial for ensuring that the structure is visually appealing, durable, and well-suited to its surroundings. The materials you choose will impact not only the appearance of your garden room but also its longevity, maintenance needs, and energy efficiency.



Plasterboard Builder Finish (Tape & Joint)  
Standard



T&G Cladding  
Upgradable Option

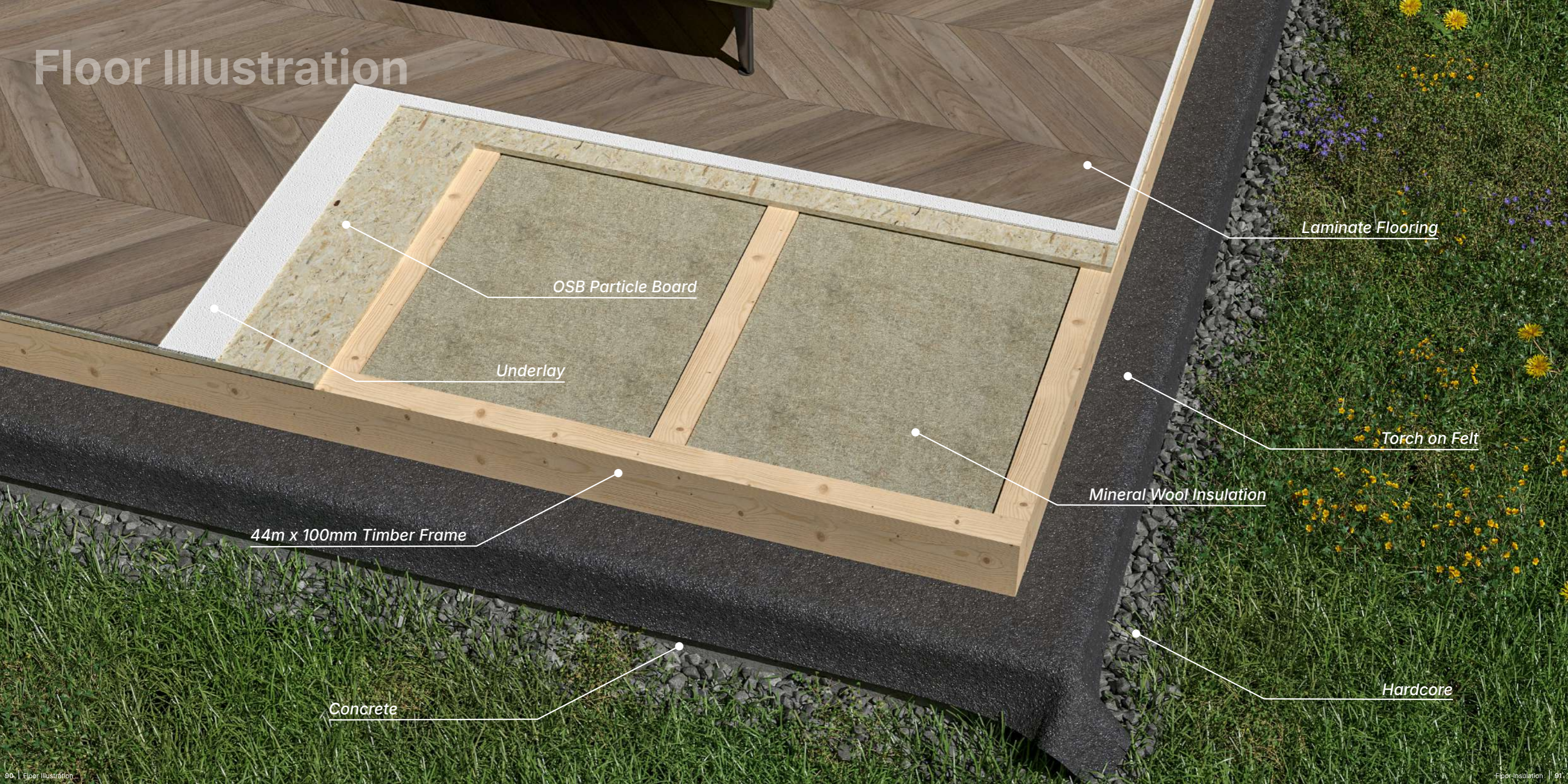


Plasterboard Builder Finish (Tape & Joint & Skim)  
Upgradable Option

## Internal Wall Options

Internal wall finishes for garden rooms significantly impact the atmosphere and functionality of the space. The right finish not only enhances the aesthetic appeal but also improves durability, simplifies maintenance, and enhances overall comfort in the environment.

# Floor Illustration



Laminate Flooring

OSB Particle Board

Underlay

Torch on Felt

Mineral Wool Insulation

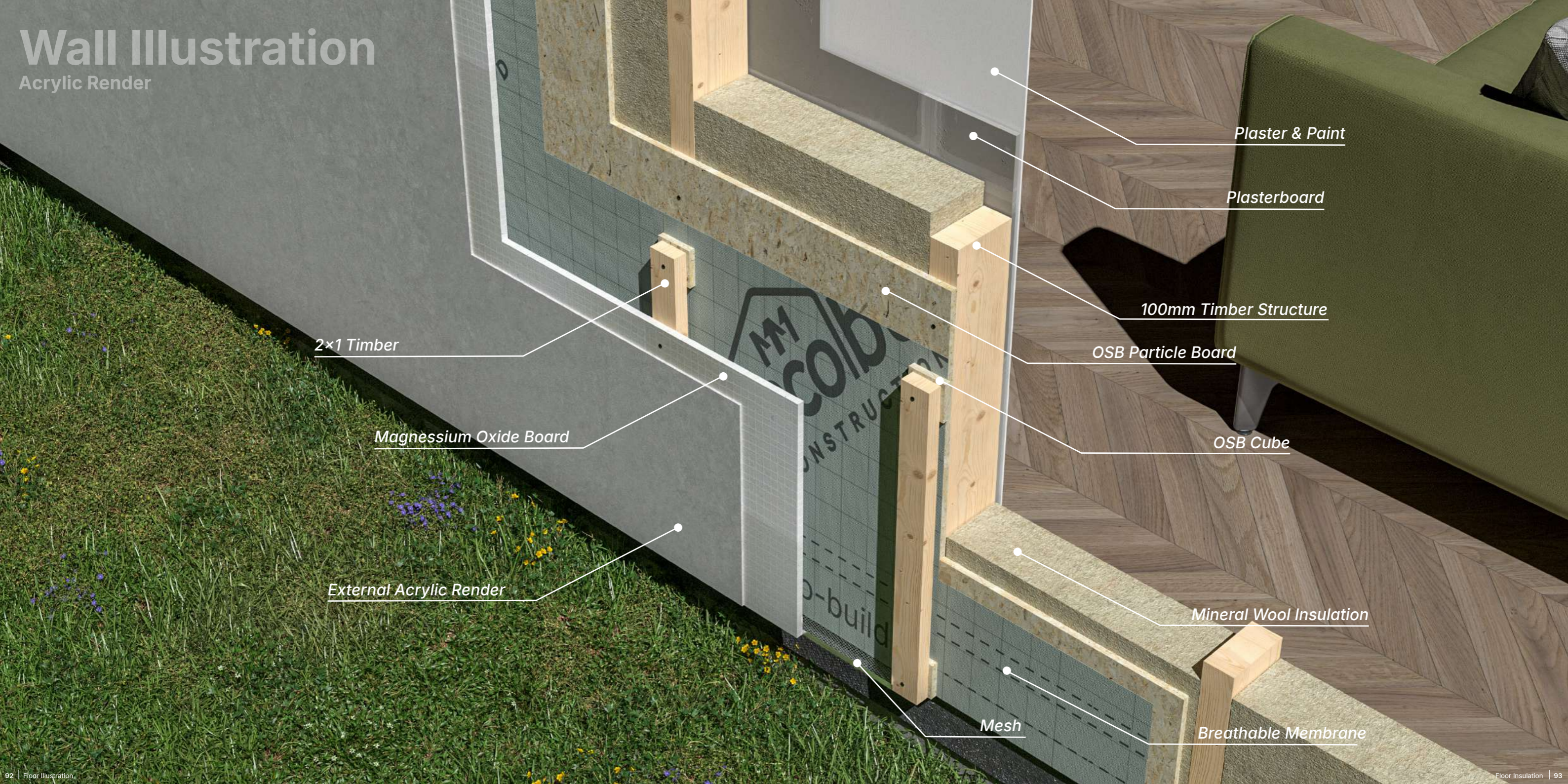
44mm x 100mm Timber Frame

Hardcore

Concrete

# Wall Illustration

Acrylic Render



2x1 Timber

Magnesium Oxide Board

External Acrylic Render

Mesh

Breathable Membrane

Mineral Wool Insulation

OSB Cube

OSB Particle Board

100mm Timber Structure

Plasterboard

Plaster & Paint

# Wall Illustration

Upgradable Version - Acrylic Render



2x1 Timber

Magnesium Oxide Board

External Acrylic Render

Mesh

2x1 Timber

Mineral Wool Insulation

Breathable Membrane

OSB Particle Board

100mm Timber Structure

Vapour Barrier

SIP Insulation

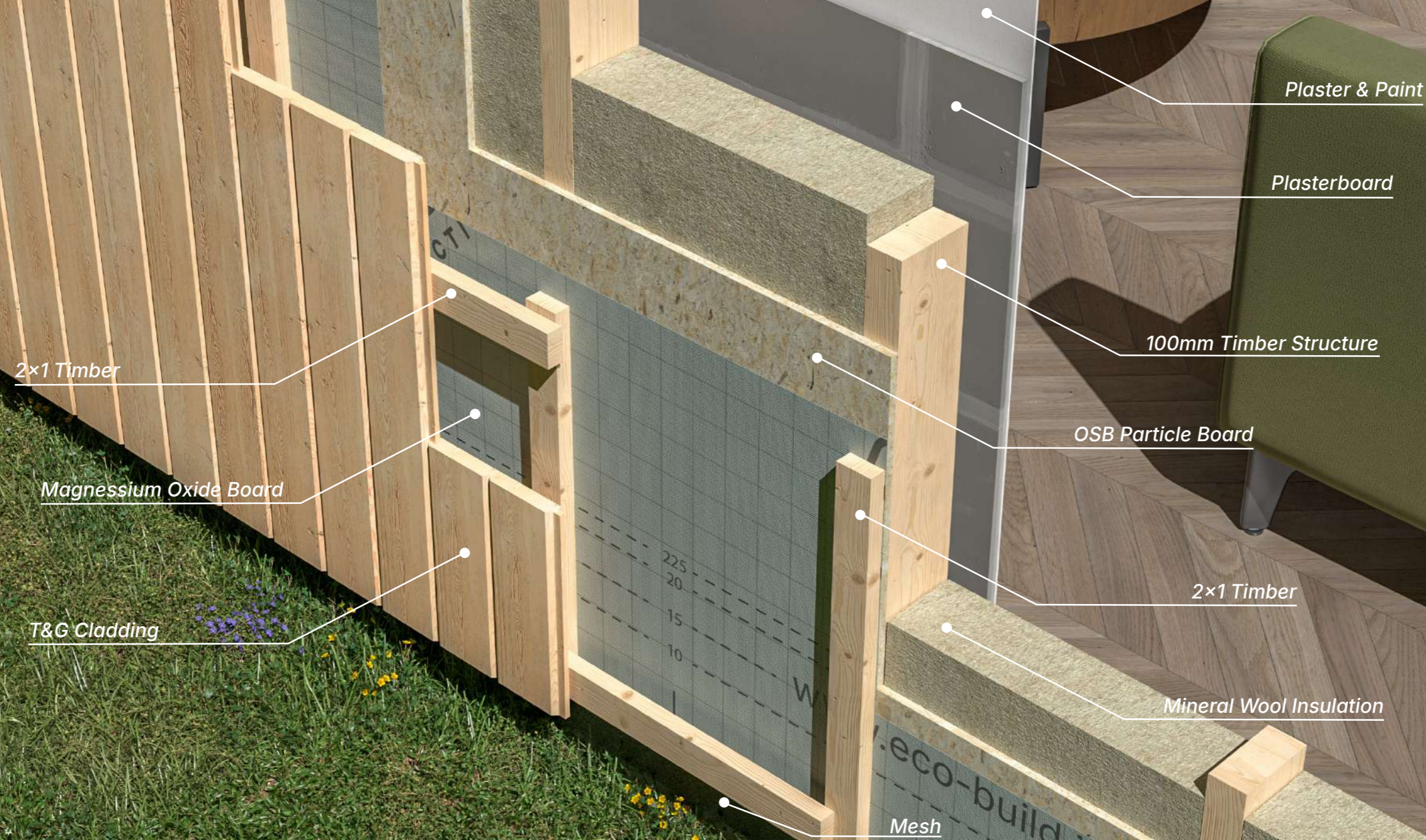
Plasterboard

Plaster & Paint



# Wall Illustration

T&G Cladding



# Roof Illustration



OSB Particle Board

Felt Torch Coat

PVC Edge Trim

Mineral Wool Insulation

35mm 2x1 Timber

Plasterboard

150mm Timber Structure

# Flooring Options

We specialize in high-quality laminate and luxury vinyl flooring with expert supply and professional installation. Perfect for garden rooms and residential spaces, our flooring options offer both style and durability. With attention to detail and precision, we guarantee a flawless finish that enhances any space.



Preston Oak 14.8×59.2cm



Empire Oak 14.8×59.2cm



Asturia Oak 14.8×59.2cm



Tampa Oak 14.8×59.2cm



Bresh 20×122cm



Vegas 20×122cm



Walnut 20×122cm



Oslo 20×122cm



# Kitchens

Transform your kitchen with our expert kitchen supply and fit services. We offer a wide selection of pre-designed kitchens, blending style and functionality to suit your needs. From sourcing premium materials to professional installation, we manage every step to ensure a flawless, long-lasting finish. Whether you're updating a kitchen in your residential home or adding one to a garden room, our team ensures top-notch craftsmanship.



Visit our website to explore more options and discover the ideal flooring solution for your project.



Visit our website to explore our full kitchen catalogs available and discover the ideal kitchen for your project.

# Ventilations

At the heart of every comfortable and functional garden room is an effective ventilation system. Proper airflow not only regulates temperature and ensures fresh air circulation but also prevents issues such as dampness, condensation, and unpleasant odors. To meet these needs, we offer a choice of standard and upgraded ventilation options that cater to a variety of uses and preferences.

## Standard Ventilation: Reliable and Practical

Every garden room we provide is equipped with a standard ventilation cover. This essential feature ensures a steady airflow, reducing the risk of moisture buildup and condensation while maintaining the structural integrity of your garden room.



## Upgraded Ventilation: Vilpe Wive 100 Intake Vent

For those seeking enhanced ventilation performance, we proudly offer the Vilpe Wive 100 Intake Vent as an upgradable option. This high-performance ventilation system is designed for superior air exchange, making it perfect for spaces that demand extra comfort or have specific air quality needs, such as home offices, studios, gyms, or recreational areas. The Vilpe Wive 100 Intake Vent offers:

**Efficient Airflow:** Ensures a consistent and balanced intake of fresh air, improving indoor air quality.

**Modern Design:** Sleek and unobtrusive, the Vilpe Wive 100 blends seamlessly with the overall aesthetics of your garden room.

**Durability and Performance:** Manufactured to high standards, it resists weather elements and delivers long-lasting reliability.



# Radiators

A warm and inviting garden room is essential for year-round enjoyment, and the right heating system makes all the difference. We provide flexible radiator options to ensure your space is as comfortable and cozy as your home. Whether you need standard functionality or upgraded performance, we have the ideal solution for your needs.



## EVRad Ceramic Electric Radiators

- User friendly one button control
- Energy efficient running costs
- Real time kwh consumption displayed
- Can be used as a full system or supplement existing wet systems in hard to heat rooms
- Kaolin/Ceramic heating element
- Conductive die-cast aluminium panels
- Built in thermostat and RF receiver
- Smart built-in room sensor and smart controller
- Thermal Safety Cut out

## ATC Almeria Eco Digital Panel Heater

- Large easy to read TFT Screen with text menus
- 3 Operating modes – Program – Manual – Landlord mode
- 2 User adjustable Temperature settings – Comfort – Economy
- Dedicated Boost facility with program advance mode Up to 4 Program times per 24 hours
- Open Window Technology – improves Energy Efficiency
- Lockable Keypad
- Electronic Thermostat
- Thermal Safety Cut out
- IP24
- Fitted with 1.5m mains cable



Radiator Models	Power	Width	Height	Depth	Weight: Kg	Up to (m2)
Almeria Eco Wi-Fi Digital Panel heater 750W	750W	440mm	440mm	105mm	4.3 Kg	6/8
Almeria Eco Wi-Fi Digital Panel heater 1000W	1000W	520mm	440mm	105mm	4.5 Kg	9/12
Almeria Eco Wi-Fi Digital Panel heater 1500W	1500W	680mm	440mm	105mm	5.5 Kg	12/15
Almeria Eco Wi-Fi Digital Panel heater 2000W	2000W	840mm	440mm	105mm	6.5 Kg	18/24
EVRad Ceramic Electric Radiators 6R	600W	500mm	580mm	80mm	8.8 Kg	6/8
EVRad Ceramic Electric Radiators 9R	900W	580mm	580mm	80mm	10.5 Kg	9/12
EVRad Ceramic Electric Radiators 12R	1200W	820mm	580mm	80mm	16.4 Kg	12/15
EVRad Ceramic Electric Radiators 15R	1500W	980mm	580mm	80mm	16.4 Kg	15/18
EVRad Ceramic Electric Radiators 20R	2000W	1140mm	580mm	80mm	23.5 Kg	18/24



## Wall Panels

These wall panels are a complete waterproof panelling system for bathrooms, shower areas, kitchens, bedrooms, garden rooms, and more, providing an excellent alternative to tiles. Available in bright, attractive colors with a high-gloss finish, the panels can quickly and easily transform any dated or tired space. Installation is simple thanks to a range of trims, and maintenance is virtually effortless. They offer a cost-effective way to update any area without the need for a professional tradesperson.

### Market leading Wall Panels

- Attractive colours to suit all tastes
- Trims available to help ensure fitting is quick and easy
- Can be installed straight over tiles to transform tired and dated bathrooms
- Transformation is made with little mess and disruption
- Has an exclusive V joint system for ease of fitting
- A glossy finish ensures cleaning is simple
- Highly resistant to condensation
- Panels are damp, heat and shock resistant
- Insulation of the bathroom can be increased with the panels
- One of the only panels with Class M1 Fire Certificate.



Lightweight



Water Resistant



Easy to Transport



Moisture Resistant



Easy to Clean



M1 Fire Rating

Due to limitations in the printing process, the colours shown may not match exactly the colour of the actual panels. When choosing a colour please see a sample board

Ceramic Tile



White Medium

74687C15

Ceramic Tile



Anthracite Medium

74687C11

Ceramic Tile



Beige Medium

74687C11

Dune Tile



Dune White

74996C46

3D Element (Mineral Effect)



3D Marble Effect

74001F48

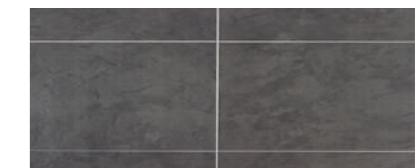
3D Element (Mineral Effect)



3D Metro Tile

N7001G56

3D Element (Mineral Effect)



Dark Slate

74687C11





## Stove Wood Burner

Experience the perfect blend of tradition and practicality with our Wood Burning Stoves, designed to bring timeless warmth and character to any garden room. Whether you're creating a relaxing retreat, a productive workspace, or a place to entertain, a wood burner adds a sense of comfort and elegance that makes your space truly special.



### Classic Heating with Modern Benefits

Our wood burning stoves are crafted to offer the charm of a traditional fire while meeting the demands of modern living. From their robust heat output to their beautiful aesthetics, these stoves provide:

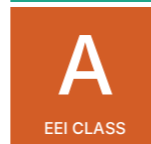
- **Powerful and Reliable Heating:** Stay warm throughout the colder months with efficient, radiant heat that fills your garden room with comfort.
- **Natural Ambiance:** Enjoy the calming crackle of burning wood and the mesmerizing glow of real flames—a sensory experience like no other.
- **Energy Efficiency:** Designed for clean and effective burning, our stoves deliver maximum warmth with minimal wood consumption.
- **Stylish Designs:** Available in a range of contemporary and traditional styles to complement any garden room interior, whether modern or rustic.
- **Durability and Quality:** Made from premium materials, our stoves are built to last, offering years of reliable use.



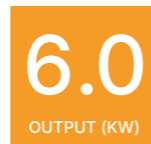
SOLID FUEL  
BURNING



WOOD  
BURNING



EEI CLASS



OUTPUT (KW)



- Optional
- BASIC ACCIAIO 12C Display LCD
- Remote Control
- Basic ACCIAIO 12C
- Basic ACCIAIO 12C Motor for Duction
- Front Ventilation Motor

## Artel Easy Line L 10kW Wood Pellet Stove

Enhance the comfort and coziness of your garden room with our high-performance Artel Easy Line L 10kW Wood Pellet Stove — a stylish and eco-friendly heating solution suitable for all our garden room. Perfectly designed to deliver consistent warmth, the pellet stove transforms your garden room into a welcoming space, allowing you to enjoy it all year round, no matter the season. Stove high efficiency (92,70%). The fully automatic operation allows to calibrate, in relation to the desired temperature, the introduction of oxygen for combustion, the frequency of loading of the pellets and the speed for the discharge of fumes



**A** **Easy S/M/L**

- Mod. S: 165 m<sup>3</sup>
- Mod. M: 200 m<sup>3</sup>
- Mod. L: 230 m<sup>3</sup>



## DELTA 3 Bio Fire – Black

For bio fireplaces limits do not exist, such devices do not require complicated installation or connection to the chimney, they are easy to install and use. They can be placed both in a spacious house or a smaller flat.

Bio fireplaces are also an excellent solution for interior design. The wide range of products enables us to use it in the most original ideas.

They are fired with ecological fuel in the form of liquid, which results in a real fire.



## Sierra White Bio Fireplace

For bio fireplaces limits do not exist, such devices do not require complicated installation or connection to the chimney, they are easy to install and use. They can be placed both in a spacious house or a smaller flat.

Bio fireplaces are also an excellent solution for interior design. The wide range of products enables us to use it in the most original ideas.

They are fired with ecological fuel in the form of liquid, which results in a real fire.



## Romeo Bio Fireplace

Bio fireplaces offer unmatched flexibility, as they do not require complex installation or a connection to a chimney. Easy to set up and operate, they are a perfect fit for any space, whether it's a large home or a compact apartment.

Beyond their practicality, bio fireplaces are an exceptional addition to interior design. With a wide variety of models available, they seamlessly integrate into even the most creative and unique design concepts.

Powered by eco-friendly liquid fuel, bio fireplaces produce a beautiful, real flame that adds warmth and elegance to any room.



## Composite Decking

Transform your garden room experience with our premium composite decking, a versatile and stylish solution that seamlessly extends your living space outdoors. Whether you're looking to enhance the overhang decking floor of your garden room or create a connected pathway leading from your garden room to the surrounding outdoor area, our composite decking provides the perfect foundation for relaxation, entertaining, and enjoying the outdoors.



*The high-performance, durable and slip resistant alternative to traditional timber decking.*



Composite Decking is a high performance, ecofriendly wood alternative, that offers the warmth and appeal of natural hardwood without all the time and expense of regular maintenance.

- *Better. Does not rot, unlike timber decking, weather resistant and easy to clean.*
- *Faster. Quick and easy to install.*
- *Safer. Durable, slip resistant, split and splinter-free surface.*
- *Choice of flat 'sanded', grooved or wood grain effect finishes in five colours.*
- *Low maintenance.*
- *Hidden fixing system.*
- *Environmentally friendly.*

Dueto two-tone double-sided hollow deck boards, wood grain and narrow ribbed, available in grey and brown: 150mm x 23mm x 3.6m.

Estándar hollow deck boards, sanded and ribbed, available in charcoal, grey and brown: 146mm x 22mm x 3.6m.





# No Domestic Sewage? No Problem! Power Our Garden Rooms with Advanced AT Sewage Systems

Our garden rooms are not just beautifully designed and versatile; they're also crafted to thrive in off-grid environments. By integrating with advanced AT sewage systems, you can ensure that our garden rooms have the power and functionality they need to provide sustainable and independent wastewater management—perfect for properties without access to domestic sewage infrastructure.

## Why Power Our Garden Rooms with AT Sewage Systems?

### Complete Independence from Domestic Sewage:

With our AT sewage systems, managing wastewater is no longer a challenge. These systems are designed to process household wastewater efficiently, meeting strict environmental standards and eliminating the need for costly connections to the mains sewer system.

### Seamless Power Integration:

Our AT sewage systems are fully compatible with the energy capabilities of our garden rooms. Whether you're relying on renewable energy sources like solar panels or other off-grid power solutions, the system operates seamlessly, ensuring uninterrupted functionality.

### Eco-Friendly and Sustainable Solution:

Environmental sustainability is at the heart of our designs. AT sewage systems use advanced technology to treat and process wastewater in an environmentally friendly way, reducing your ecological footprint and aligning with modern green living practices.

### Tailored for Rural Properties:

For homes, retreats, or workspaces in remote locations, this solution is ideal. Our systems are built to handle the unique challenges of rural environments, providing robust and low-maintenance service without the need for traditional infrastructure.

### A Perfect Fit for Any Garden Room Purpose:

Whether you're using your garden room as a home office, a guest suite, a hobby space, or a private retreat, pairing it with an AT sewage system ensures you'll enjoy all the conveniences of a fully functional space, even in the most remote locations.

### Professional Installation and Support:

Our experienced team takes care of every aspect of the installation process, from assessing your site to integrating the AT sewage system with your garden room. We ensure a smooth, efficient setup with minimal disruption to your property.



## Efficiency Performance

98.2%  
BOD<sub>5</sub>  
7,0 mg/l

97.2%  
SS  
12,0 mg/l

94.4%  
COD  
45,0 mg/l

94.4%  
NH<sub>4</sub>-N  
0,2 mg/l

93.2%  
N TOT  
5,6 mg/l

93.3%  
P TOT  
0,6 mg/l

# With thanks to our partners

We extend our heartfelt gratitude to our esteemed partners for their unwavering support and collaboration. Your commitment and expertise have been invaluable in helping us achieve our goals and drive positive change. Together, we look forward to continuing our journey of success and innovation. Thank you for being an integral part of our mission!





**MM Eco Build Construction Ltd**

Blackdown Yard

Kilteel,

Co Kildare

T: +353 045 810 148

E: [info@eco-build.ie](mailto:info@eco-build.ie)

W: [www.eco-build.ie](http://www.eco-build.ie)

The information in this document, including any plans, descriptions, images, specifications, or dimensions provided herein or communicated separately to prospective buyers, is for guidance purposes only. This information should not be relied upon as the basis for any offer or contract and does not constitute a statement of fact or any representation or warranty. Any plans provided are not to scale, and all measurements and areas are estimates that may vary. All statements in this document are made without liability on the part of MM Eco Build Construction Limited.