MODULAR
PREFAB SPACES



RESIDENTIAL · SET 1 · DESIGN VISUALISATION

Luxury Modular Homes

A single-storey pavilion house of 171.23 m², drawn completely before it is built. Four bedrooms, one continuous living space, and a manufactured envelope you can inspect down to the panel joint.

CONTENTS

What is in this catalogue

Twenty-two sections, three ways of seeing the same house.

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EVERY CLAIM HERE IS DRAWN

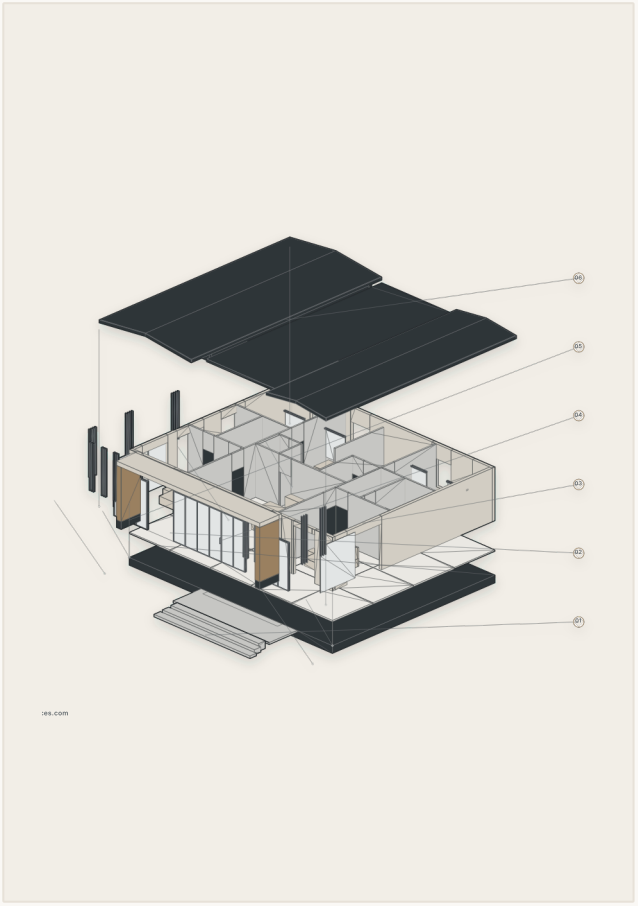
Nothing in this catalogue is described that is not shown. Every area, every dimension and every component comes from one accepted model. Where a value has not yet been fixed, it is marked and left blank rather than estimated.

Three ways of seeing one house

This catalogue shows every part of the house in three languages. Each answers a different question.



THE PLAN — WHAT IT IS **2D**



THE AXONOMETRIC — HOW IT IS MADE **3D · SOP**



THE PHOTOGRAPH — HOW IT FEELS **DESIGN VISUALISATION**

Read them together, never separately. The plan tells you what the house is. The axonometric tells you how it is made. The photograph tells you how it will feel. Any one alone can mislead you; all three together cannot.

AT A GLANCE

The house in four numbers

Every figure below is taken from the accepted model and appears on the drawings that follow.



THE HOUSE IN ITS SETTING

DESIGN VISUALISATION

171.23 m²

TOTAL INTERNAL AREA

1,843.12 ft², measured to wall and glazing faces

15.24 × 12.19 m

OVERALL FOOTPRINT

50 ft × 40 ft, single storey throughout

4 + 2 + 1

BEDROOMS · BATHS · POWDER

Two wardrobes, a utility and a central circulation spine

34.17 m²

PRINCIPAL LIVING SPACE

Opening to a seven-panel glazed wall and the terrace



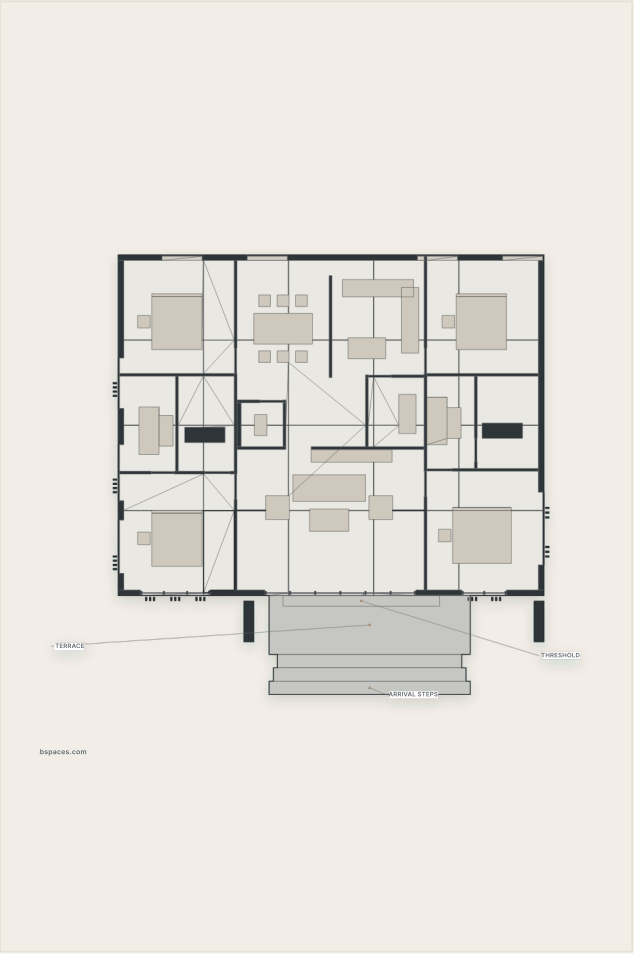
CHAPTER ONE

Arrival

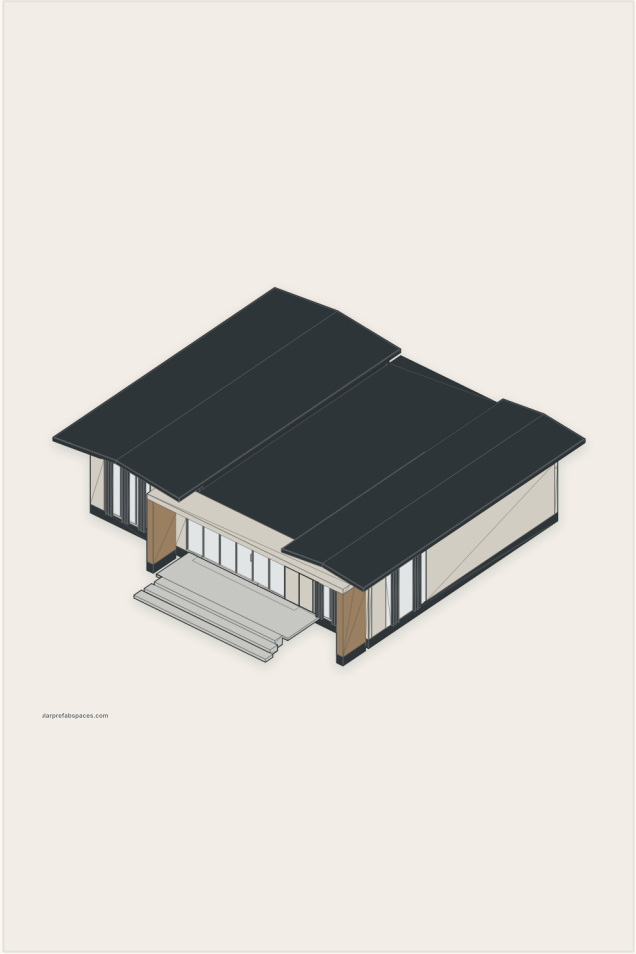
How you reach the house — the approach, the steps, the terrace and the threshold you cross to get in.

The approach

The same moment drawn in plan, built in three dimensions, and seen as it will look.



ARRIVAL RELATIONSHIP PLAN G4-2D-01



ARRIVAL AXONOMETRIC G4-3D-01



ARRIVAL APPROACH DESIGN VISUALISATION

Three broad shallow steps rise to a terrace that runs the full width of the central bay. There is no narrow front door — the threshold is the whole opening. The plinth holds the house clear of the ground on every side.

The entrance and the portal

The signature element, isolated in drawing and then seen in place.



SIGNATURE-MOVE AXONOMETRIC G4-3D-06

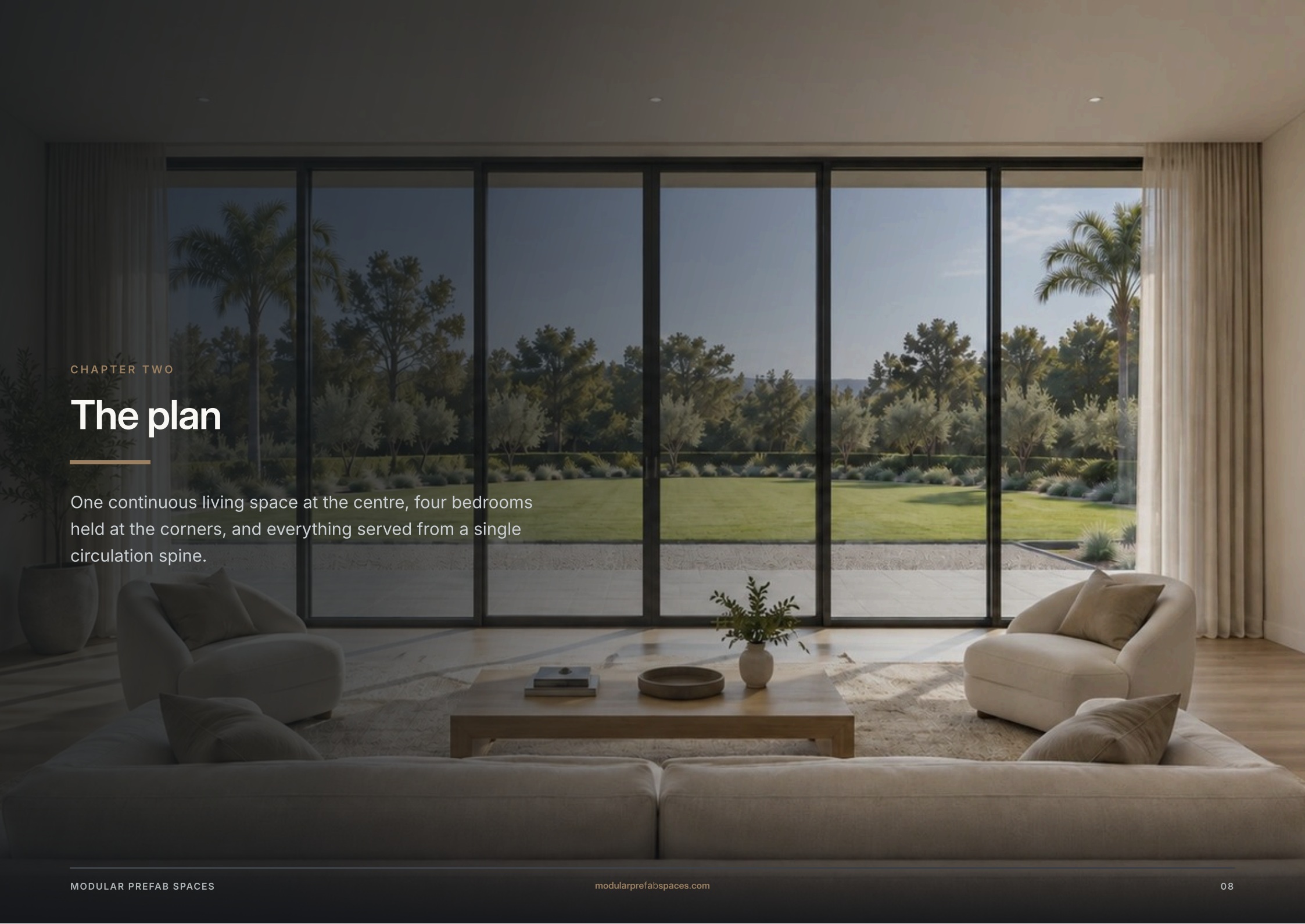


ENTRANCE, TERRACE AND THRESHOLD DESIGN VISUALISATION



PORTAL AND CENTRAL GLAZING DESIGN VISUALISATION

The portal is the one move the whole house is organised around: a deep horizontal beam carried on two solid piers, framing a seven-panel sliding glazed wall. Champagne bronze appears here and at the elevation ends, and nowhere else.



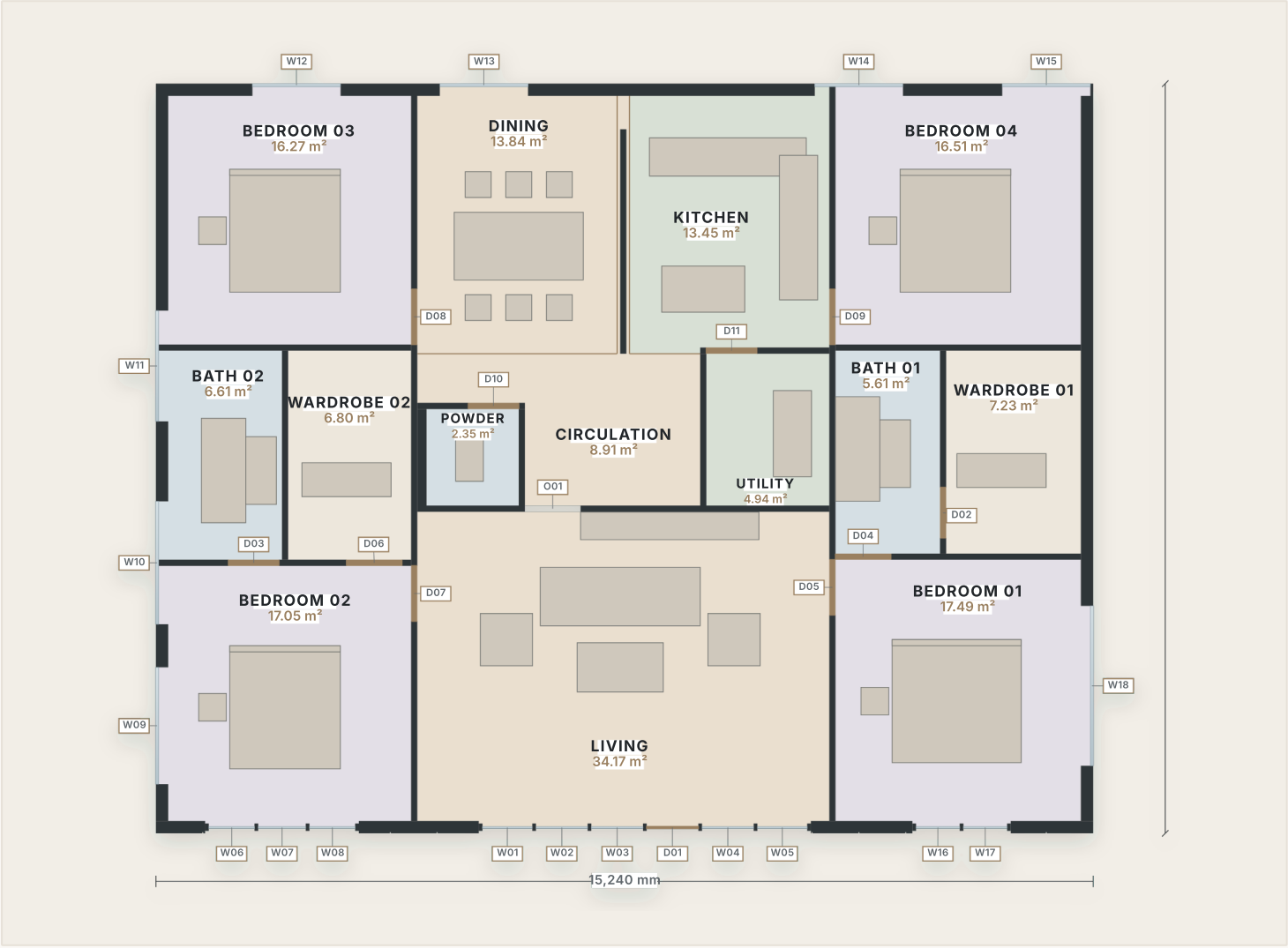
CHAPTER TWO

The plan

One continuous living space at the centre, four bedrooms held at the corners, and everything served from a single circulation spine.

Everything on one floor

Four bedrooms at the corners, living and dining through the middle, services along the spine.



ROOMS AND AREAS

Living	34.17 m²
Bedroom 01	17.49 m²
Bedroom 02	17.05 m²
Bedroom 04	16.51 m²
Bedroom 03	16.27 m²
Dining	13.84 m²
Kitchen	13.45 m²
Circulation	8.91 m²
Wardrobe 01	7.23 m²
Wardrobe 02	6.80 m²
Bath 02	6.61 m²
Bath 01	5.61 m²
Utility	4.94 m²
Powder	2.35 m²

Solid lines are physical enclosure. Dashed lines are notional allocation within the shared space.

FURNISHED GROUND-FLOOR PLAN

G4-2D-02

Living and dining

Cut through the house, then stand inside it.



LONG SECTIONAL PERSPECTIVE G4-3D-04



PRINCIPAL LIVING, TOWARD THE GLAZING DESIGN VISUALISATION



DINING AND LIVING RELATIONSHIP DESIGN VISUALISATION

Living and dining are one volume, not two rooms. The long section shows how the space runs uninterrupted from the glazed wall back into the house, with the kitchen and dining reading as part of the same room.

Kitchen and everyday

Two views of the same 62 square metres of shared space.



KITCHEN AND DINING RELATIONSHIP — DESIGN VISUALISATION

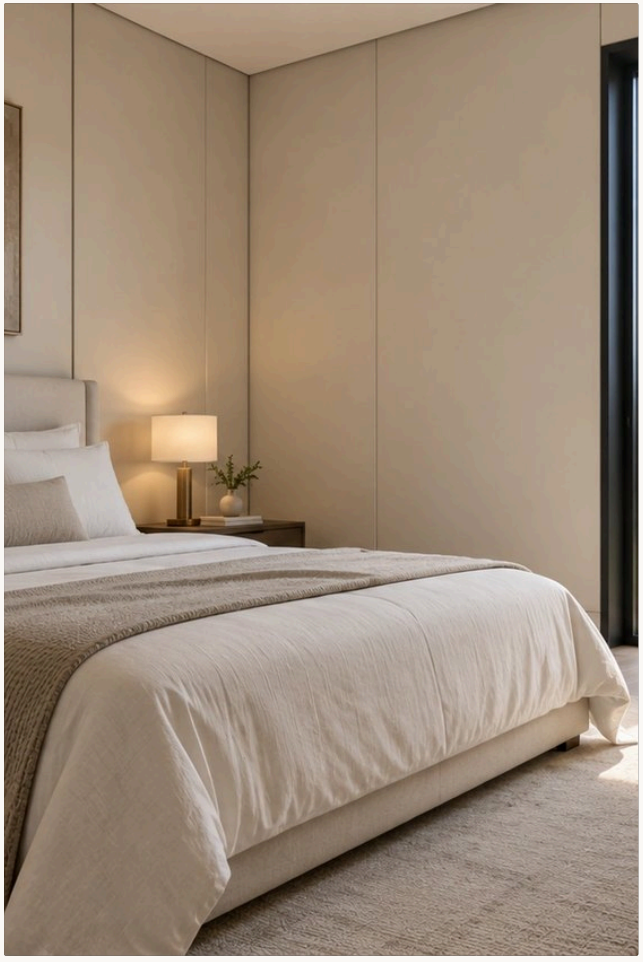


PRINCIPAL LIVING, REVERSE VIEW — DESIGN VISUALISATION

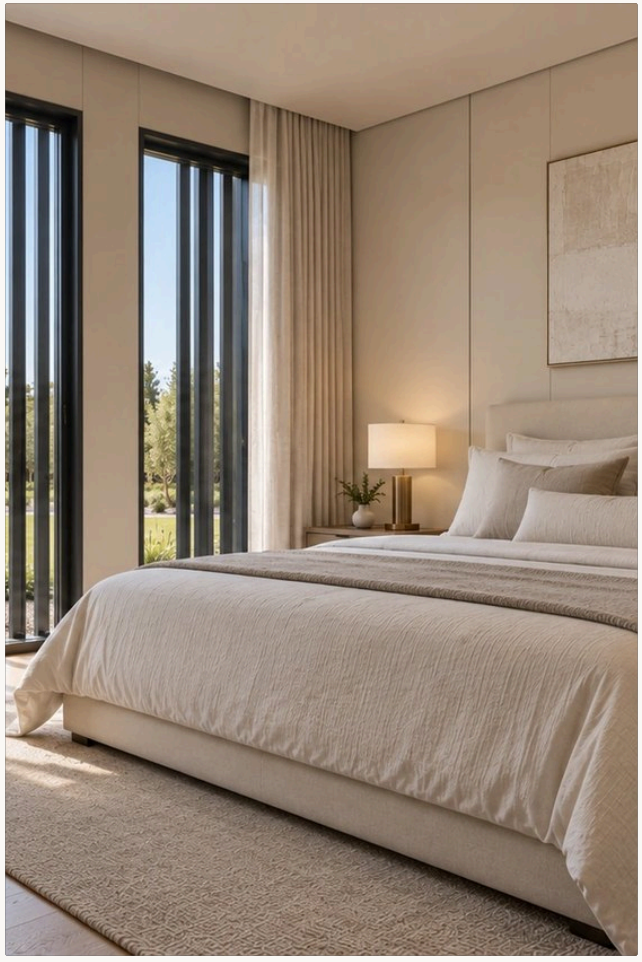
The kitchen is 13.45 m² and opens directly to the dining zone. Looking back the other way, the living space reads against the circulation spine and the bedroom doors — the whole plan is legible from one position.

The four bedrooms

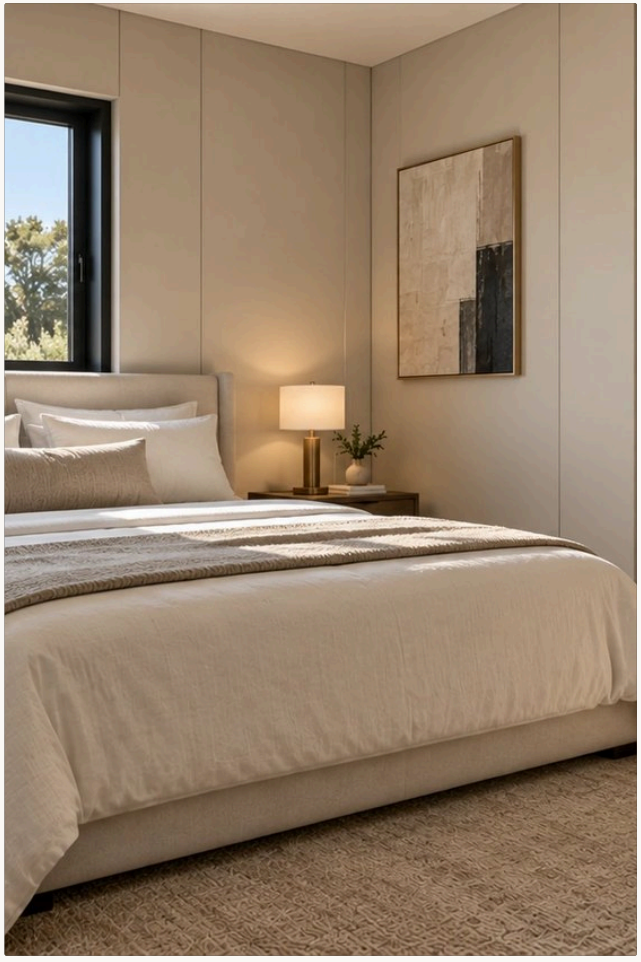
Sized deliberately alike. Nobody gets the leftover room.



BEDROOM 01 — 17.49 M² DESIGN VISUALISATION



BEDROOM 02 — 17.05 M² DESIGN VISUALISATION



BEDROOM 03 — 16.27 M² DESIGN VISUALISATION

Four bedrooms between 16.27 and 17.49 m² — within one square metre of each other, so no one is given the small room. Bedrooms 01 and 02 carry the two wardrobes; all four take daylight from a tall glazed opening.

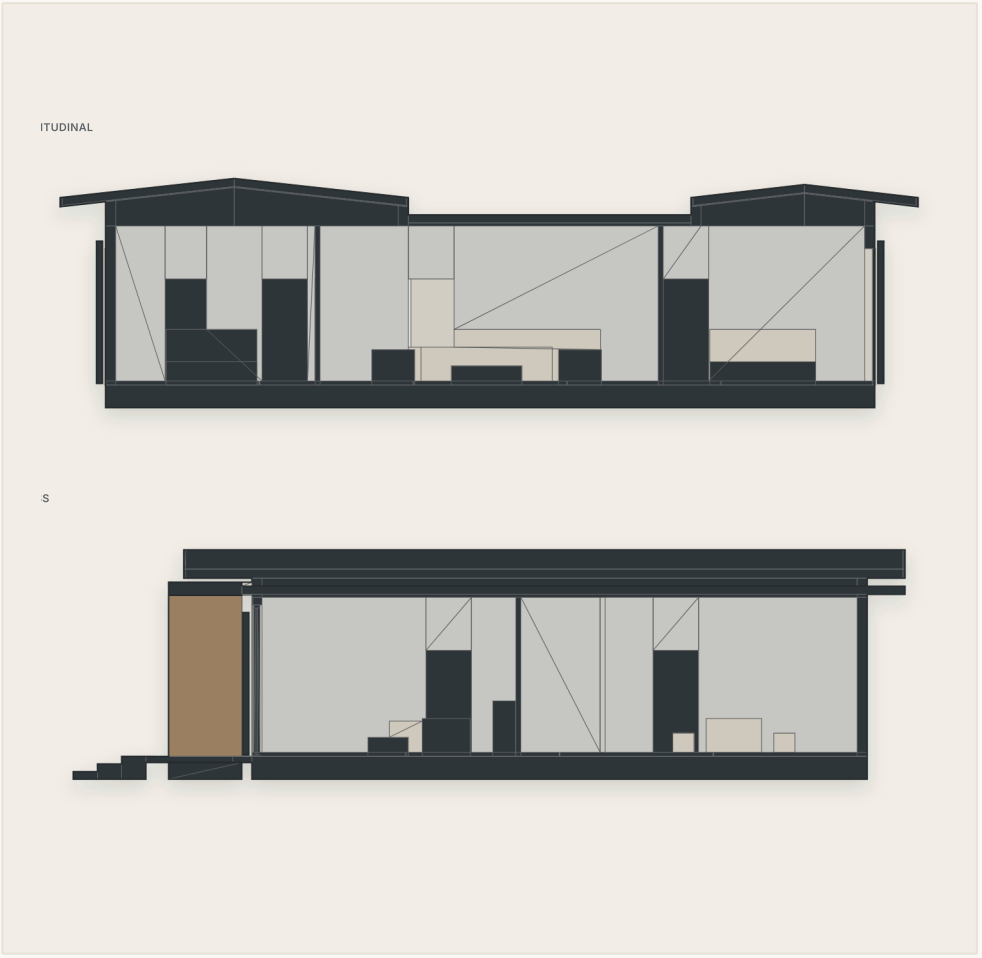
Bathrooms and services

The compact rooms, and how they sit inside the section.



BATH 01 — 5.61 M²

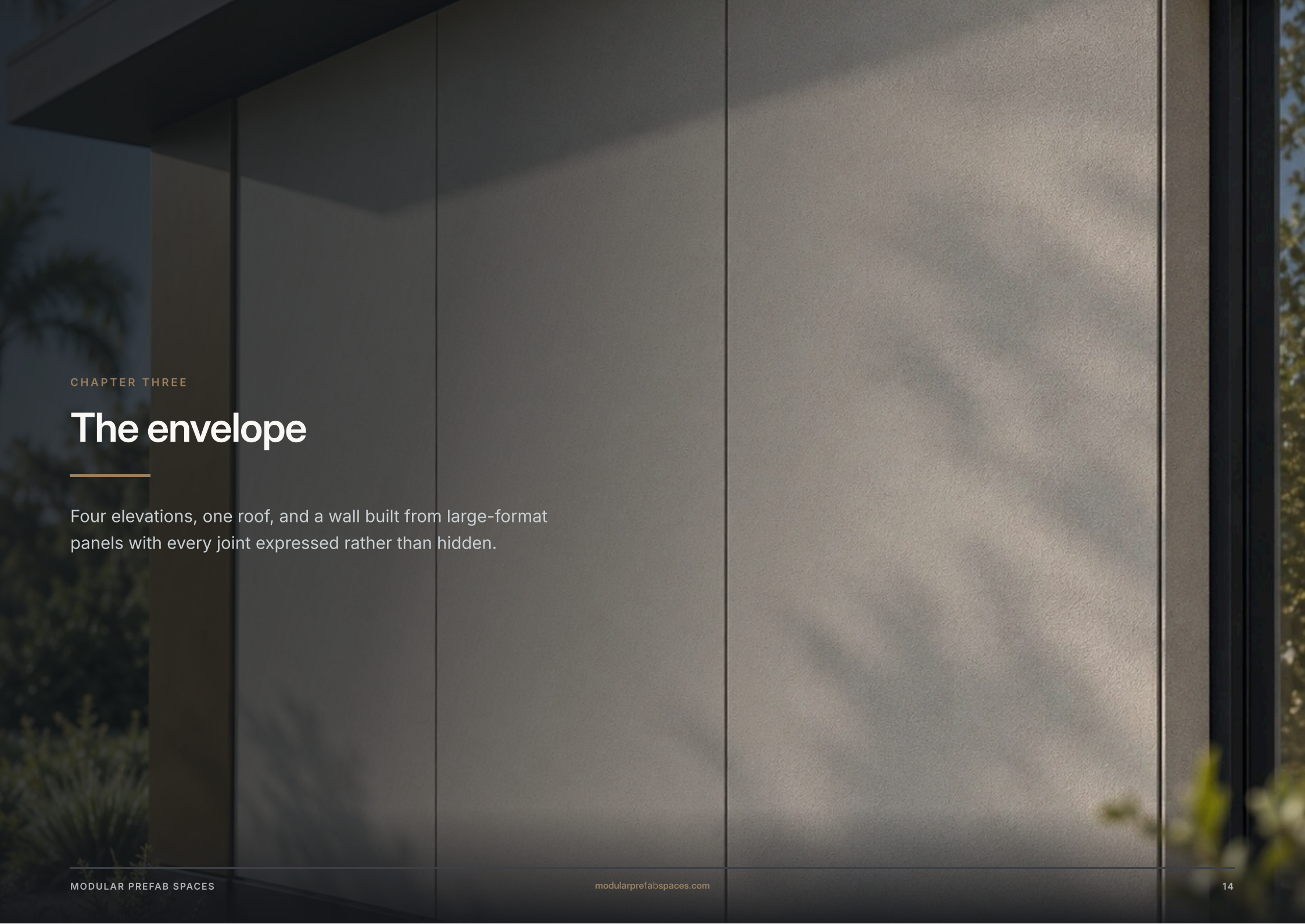
DESIGN VISUALISATION



LONGITUDINAL AND CROSS SECTIONS

G4-2D-06

Bath 01 is 5.61 m² and Bath 02 is 6.61 m², with a 2.35 m² powder room off the circulation and a 4.94 m² utility behind the kitchen. The cross section shows how these compact rooms sit under the same continuous ceiling as the living space.



CHAPTER THREE

The envelope

Four elevations, one roof, and a wall built from large-format panels with every joint expressed rather than hidden.

Four sides, four different jobs

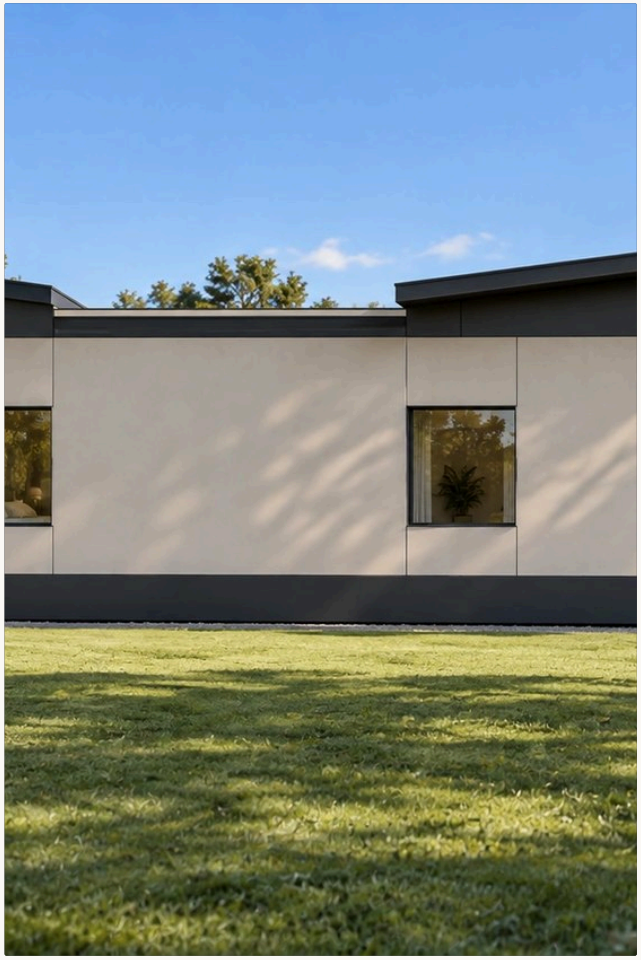
Every face of the house, drawn and then photographed.



FRONT AND REAR ELEVATIONS G4-2D-04



LEFT AND RIGHT ELEVATIONS G4-2D-05

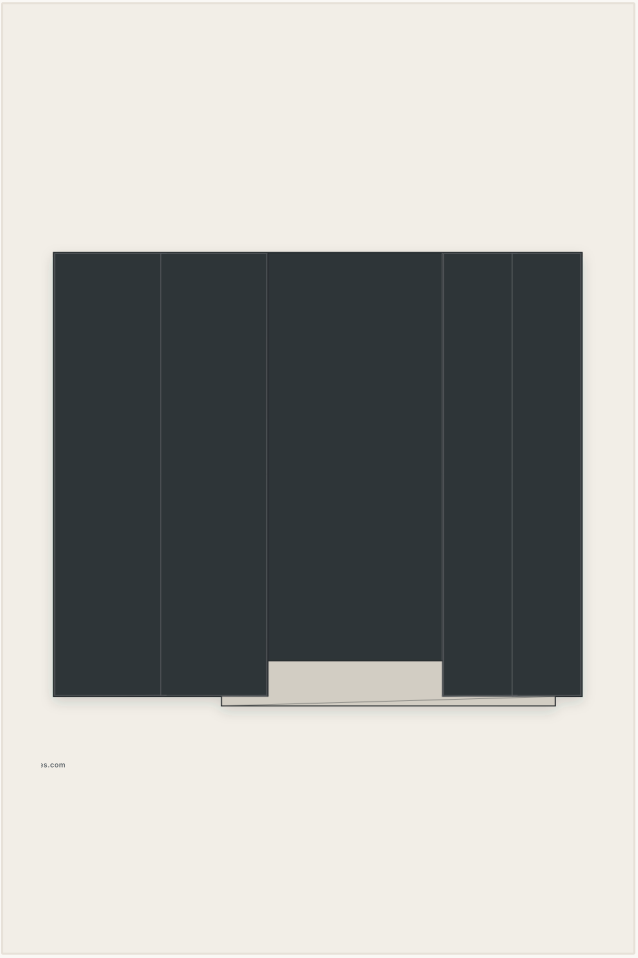


REAR THREE-QUARTER DESIGN VISUALISATION

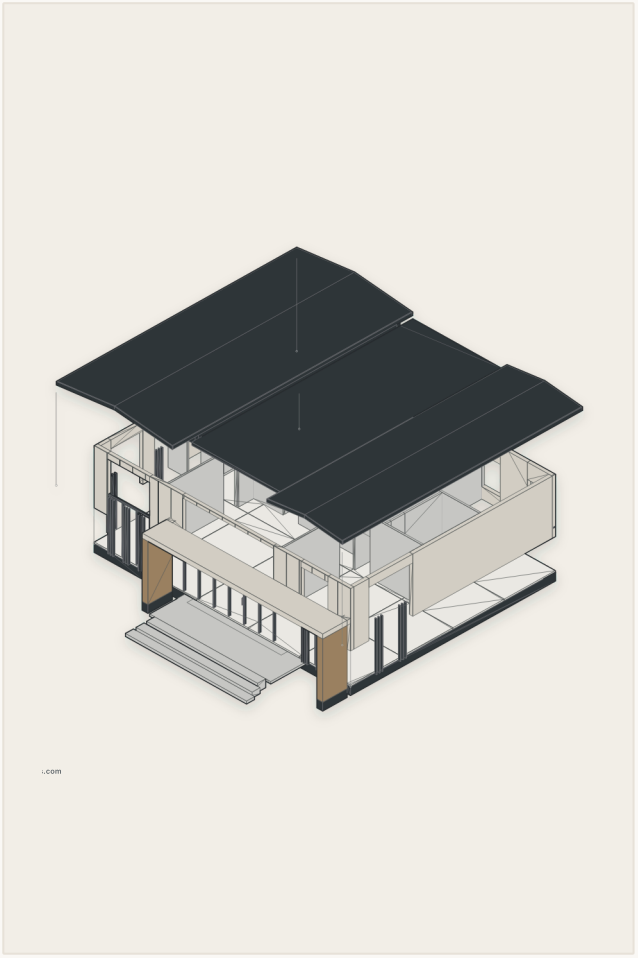
The front carries the portal and the glazing. The two long sides carry the tall glazed bays and close with a champagne bronze end panel. The rear is deliberately quiet — a calm panel wall with four measured openings, for privacy.

The roof

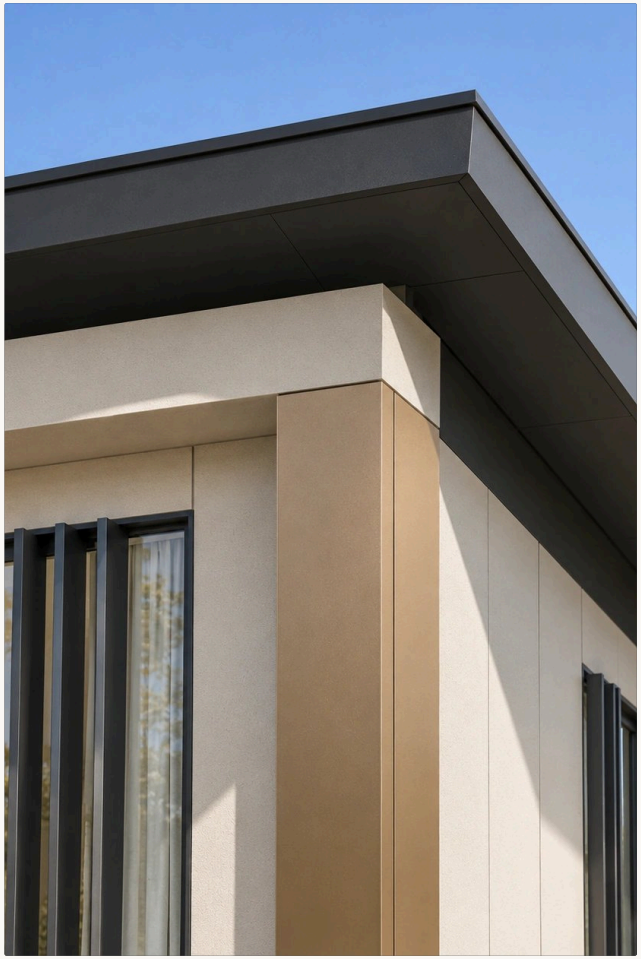
Two pavilions and a lower centre — in plan, in component, and in daylight.



ROOF PLAN G4-2D-03



ROOF AND COMPONENT AXONOMETRIC G4-3D-05

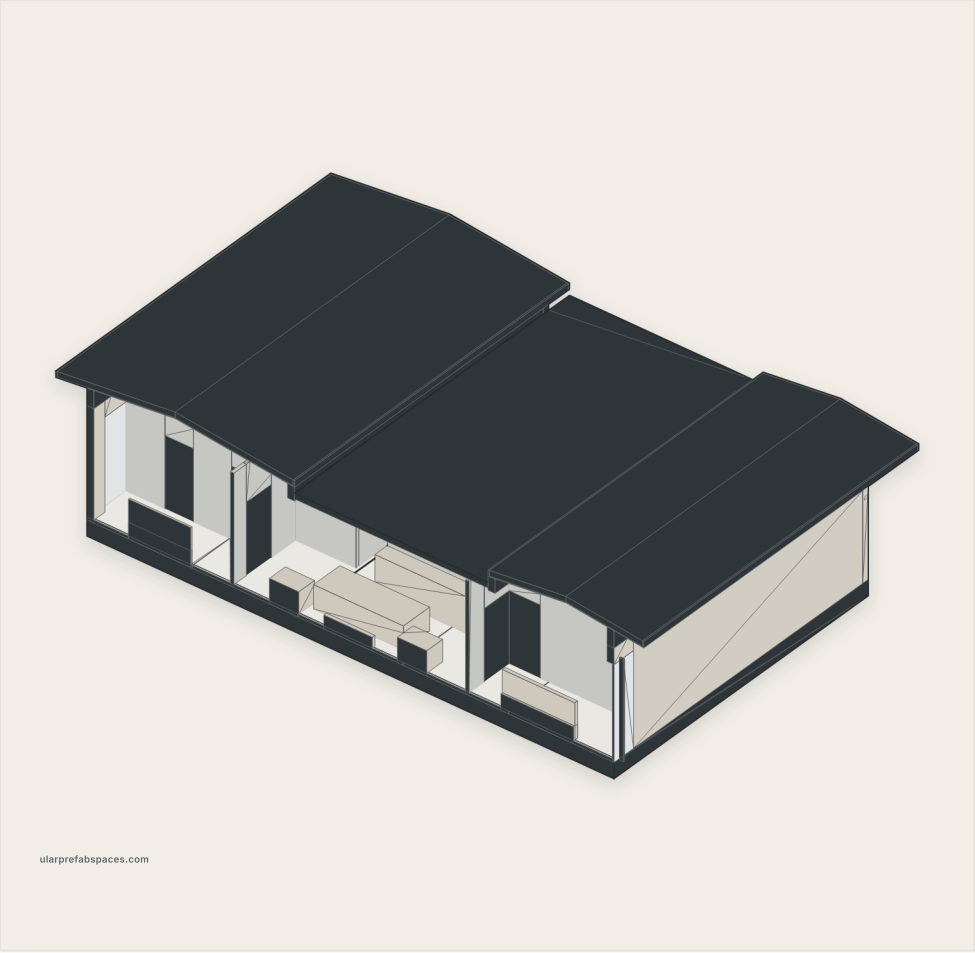


ROOF, FASCIA AND EAVE DESIGN VISUALISATION

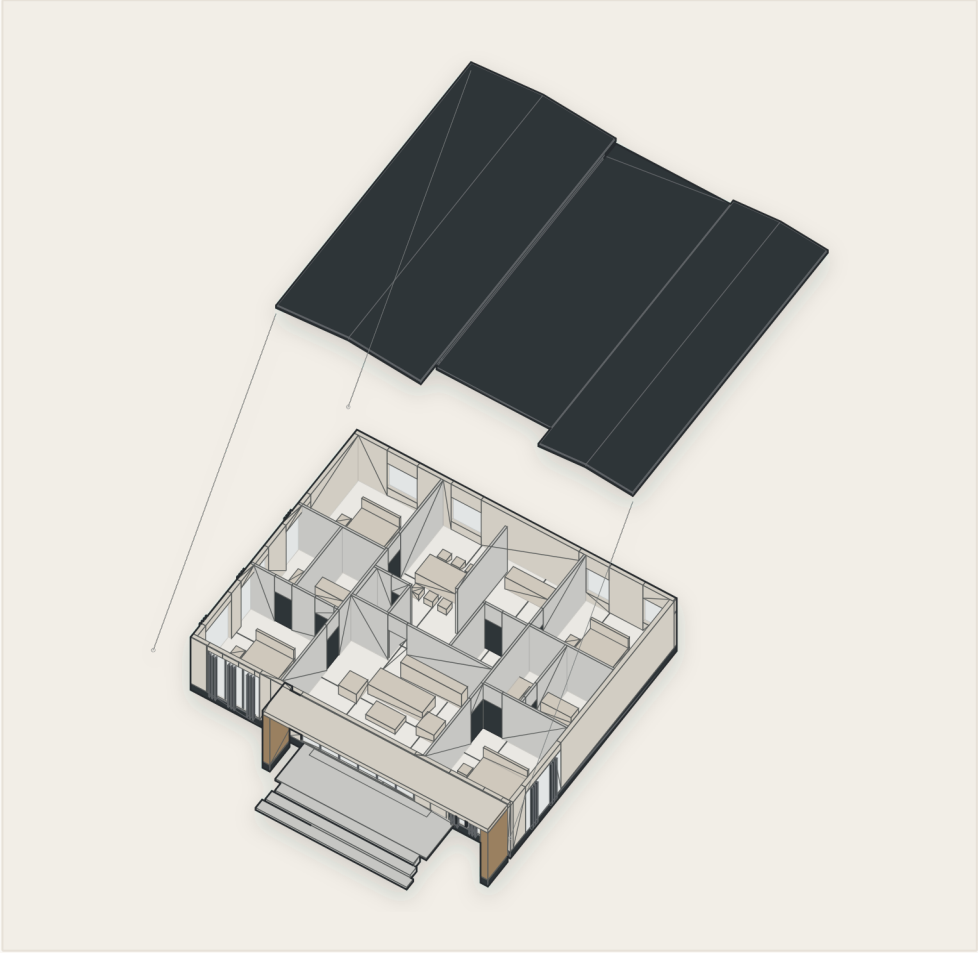
Two shallow pavilion roofs, one over each half of the plan, with a lower flat plane between them covering the entrance. Deep overhanging eaves and a thin graphite fascia — the overhang is what keeps the glazing usable through a Bangalore afternoon.

Cut open

The clearest single drawing in this catalogue.



CUTAWAY SECTIONAL AXONOMETRIC G4-3D-03

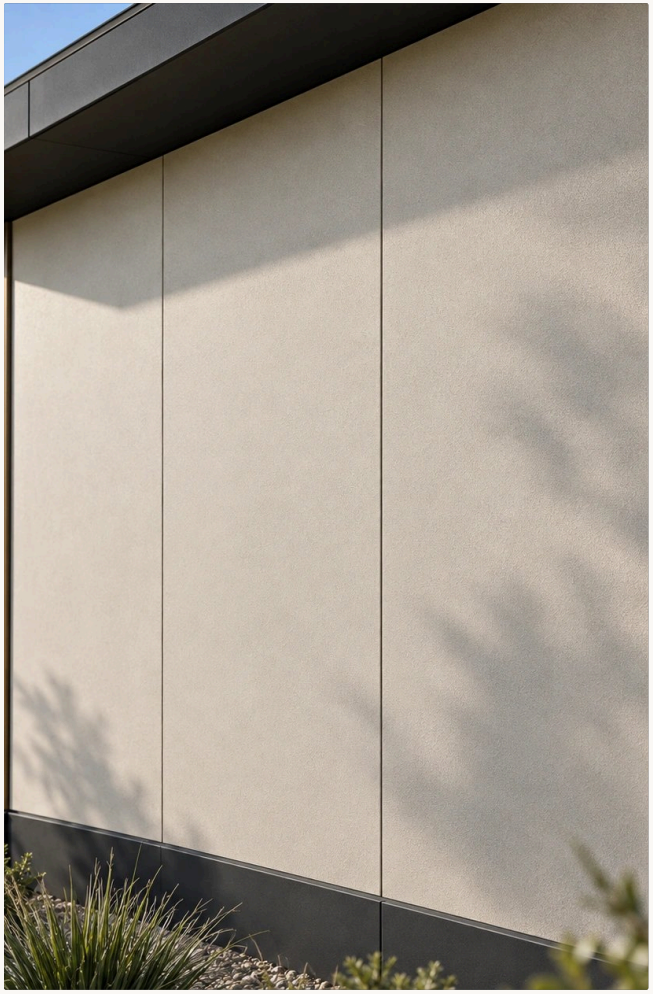


PLAN OBLIQUE — ROOF LIFTED G4-3D-02

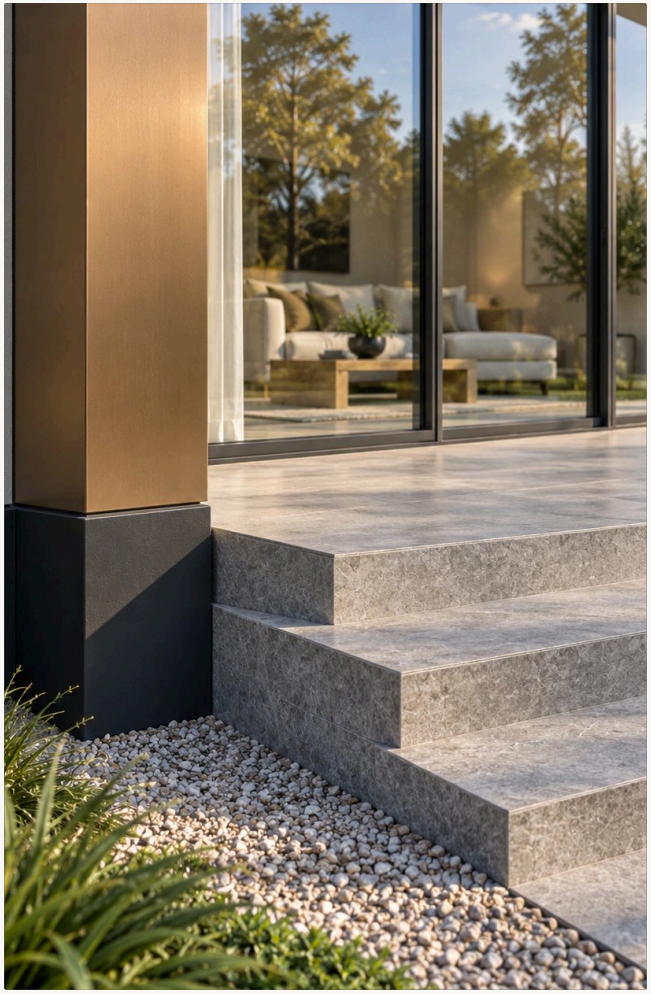
The cutaway removes one wall and the roof over the principal living space, so the ceiling height, the room sequence and the furniture positions can all be read at once. Dark poché marks whatever the cut passes through.

Detail and craft

Close enough to judge the workmanship.



PANEL JOINT AND ENVELOPE — DESIGN VISUALISATION

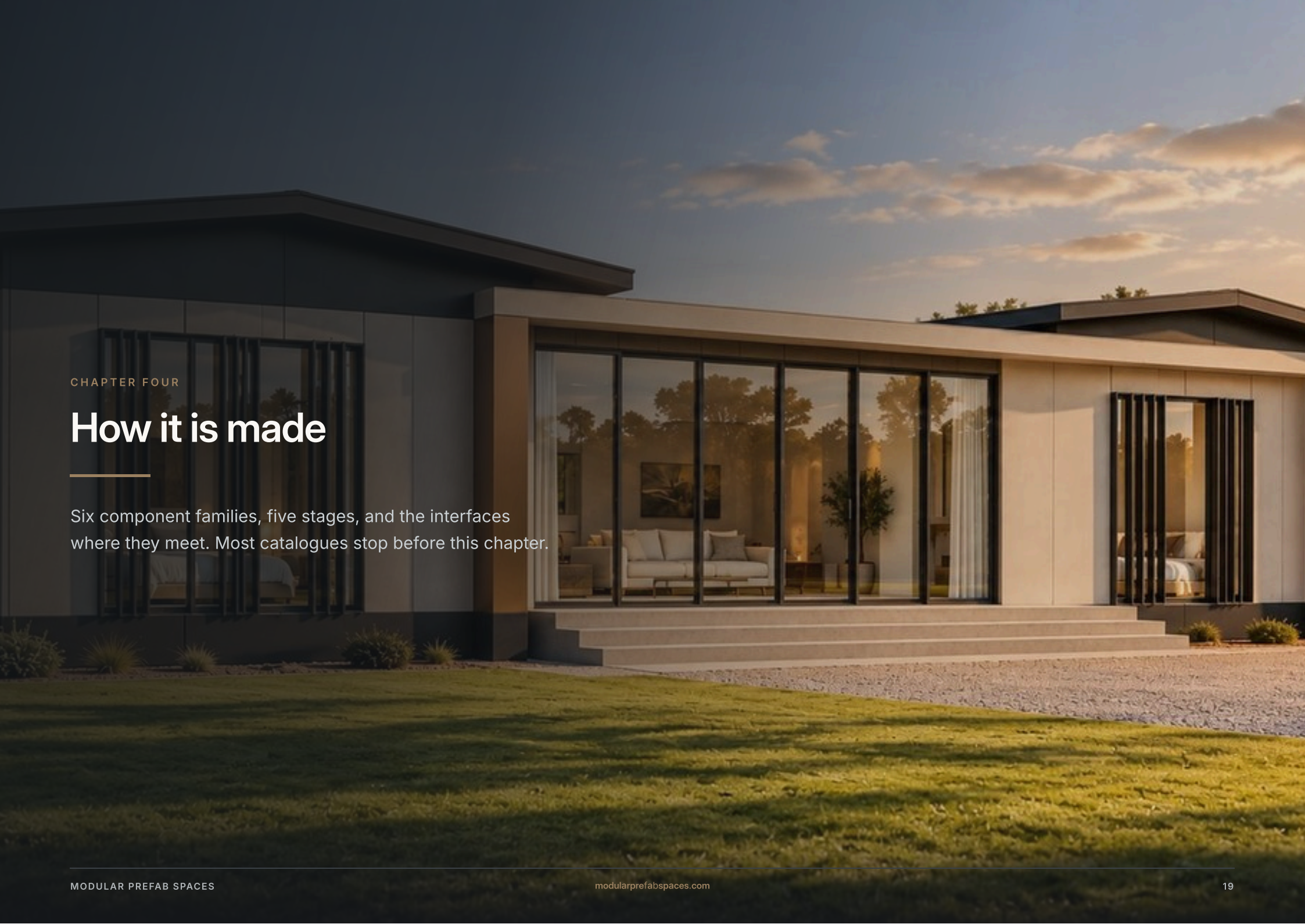


THRESHOLD AND PLINTH — DESIGN VISUALISATION



WINDOW REVEAL, FROM INSIDE — DESIGN VISUALISATION

A premium building is judged at 300 mm, not at 30 metres. These are the four places a buyer puts their hand: the panel joint, the portal pier, the threshold, and the window reveal.



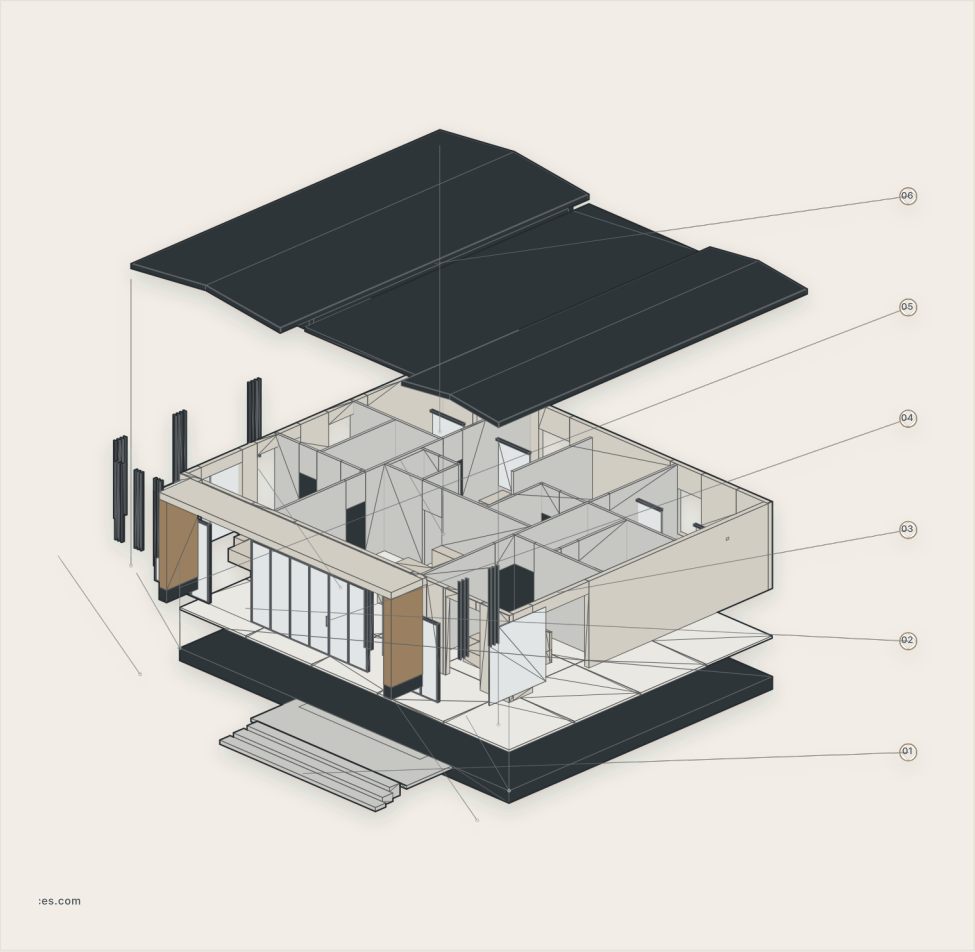
CHAPTER FOUR

How it is made

Six component families, five stages, and the interfaces where they meet. Most catalogues stop before this chapter.

Component families

Every part of the house, separated and named.



EXPLODED COMPONENT AXONOMETRIC G4-SOP-01

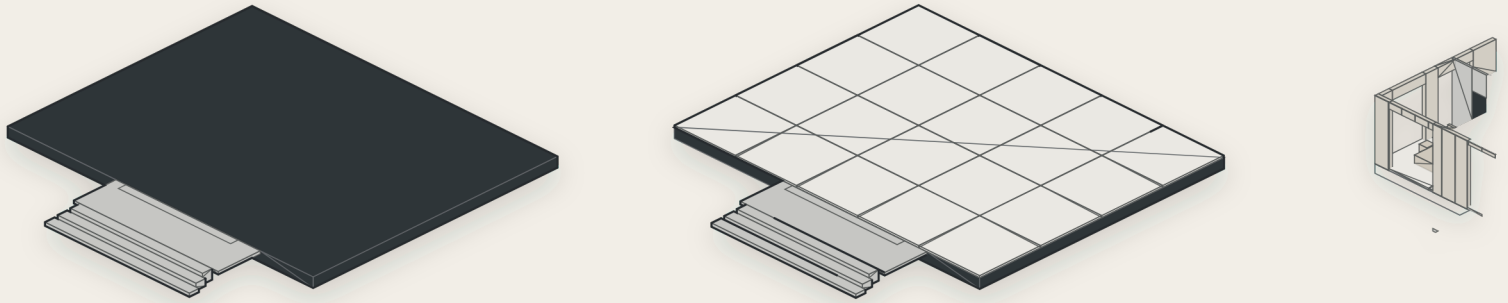


ENVELOPE COMPONENT RELATIONSHIP G4-SOP-03

Six families: 01 Plinth and arrival · 02 Floor cassettes · 03 Wall panels and fitout · 04 Frames and glazing · 05 Portal and screens · 06 Roof components. Group numbers identify drawing families, not verified site stages.

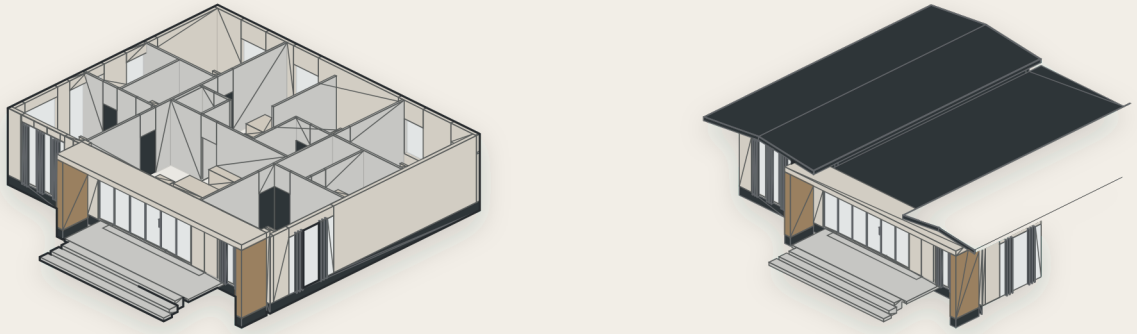
The build, in five stages

From an empty plinth to a finished roof.



04 / OPENINGS + PORTAL

05 / ROOF



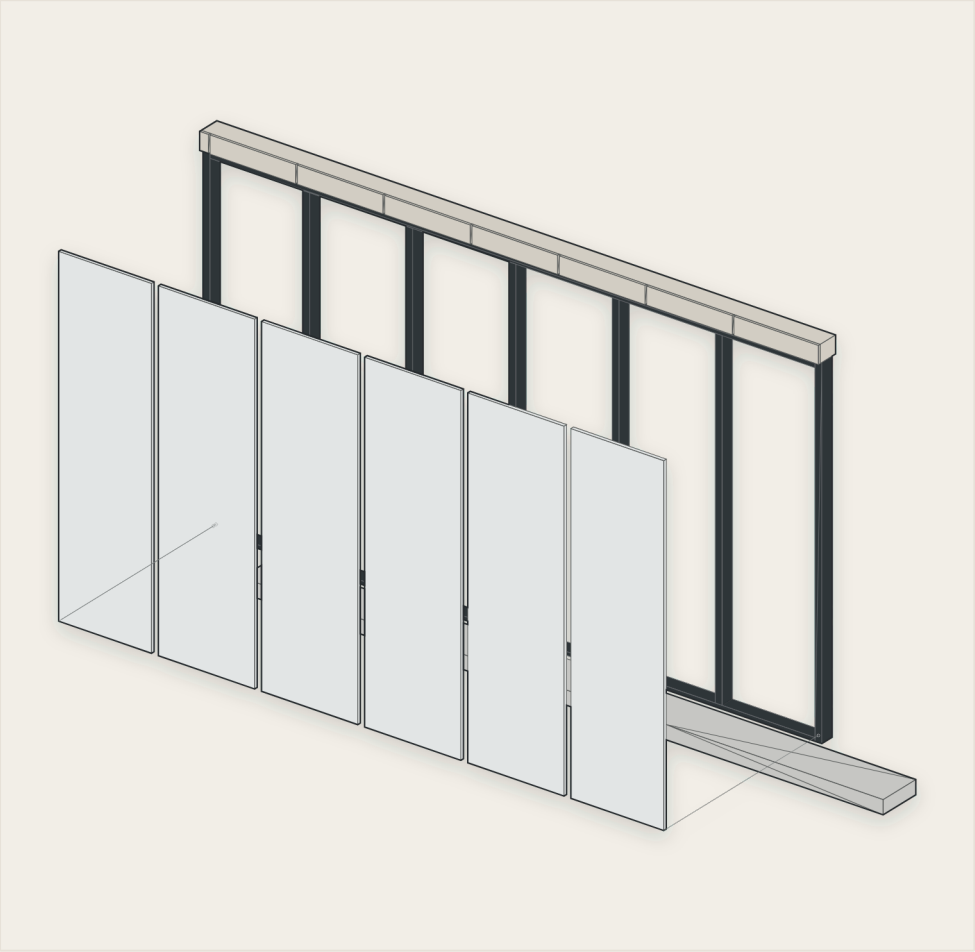
ILLUSTRATIVE ASSEMBLY SEQUENCE

G4-SOP-02

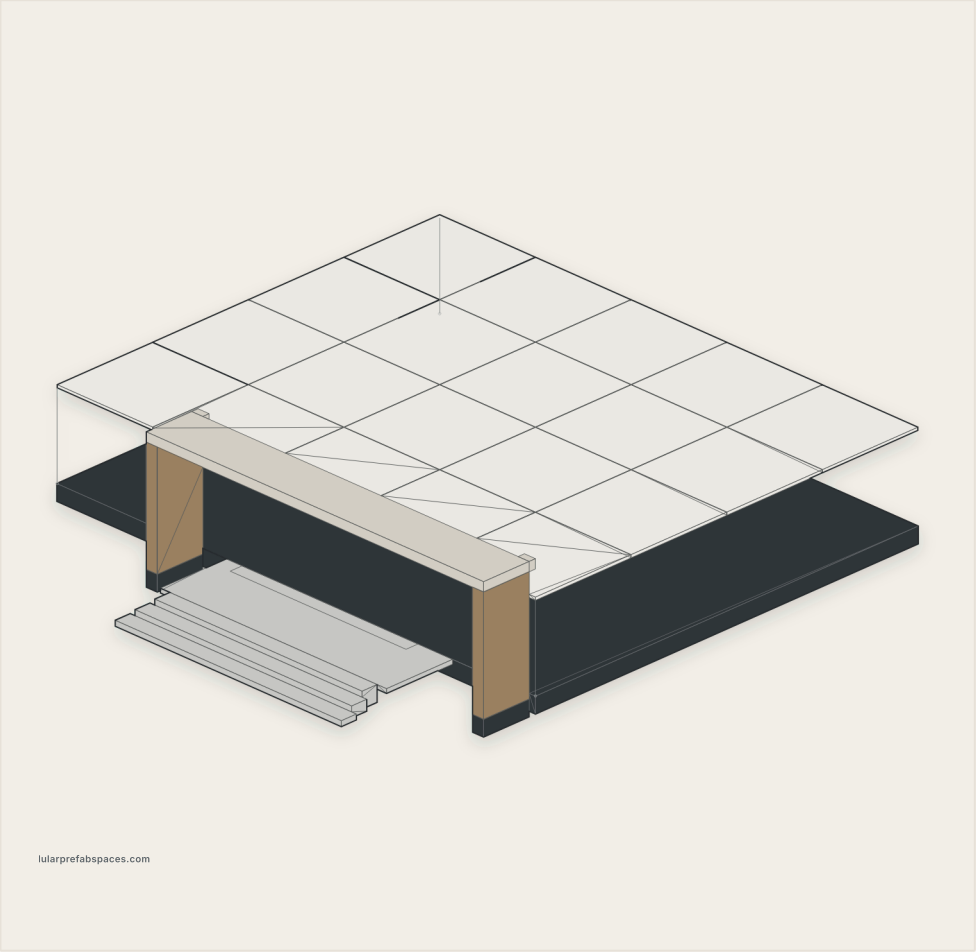
Five stages: 01 Plinth · 02 Floor · 03 Enclosure · 04 Openings and portal · 05 Roof. These stages explain the concept. No connection design, engineering sequence or site equipment is represented, and no installation method is implied.

Where the parts meet

The two junctions that decide the quality of the whole.



GLAZING AND OPENING INTERFACE G4-SOP-04

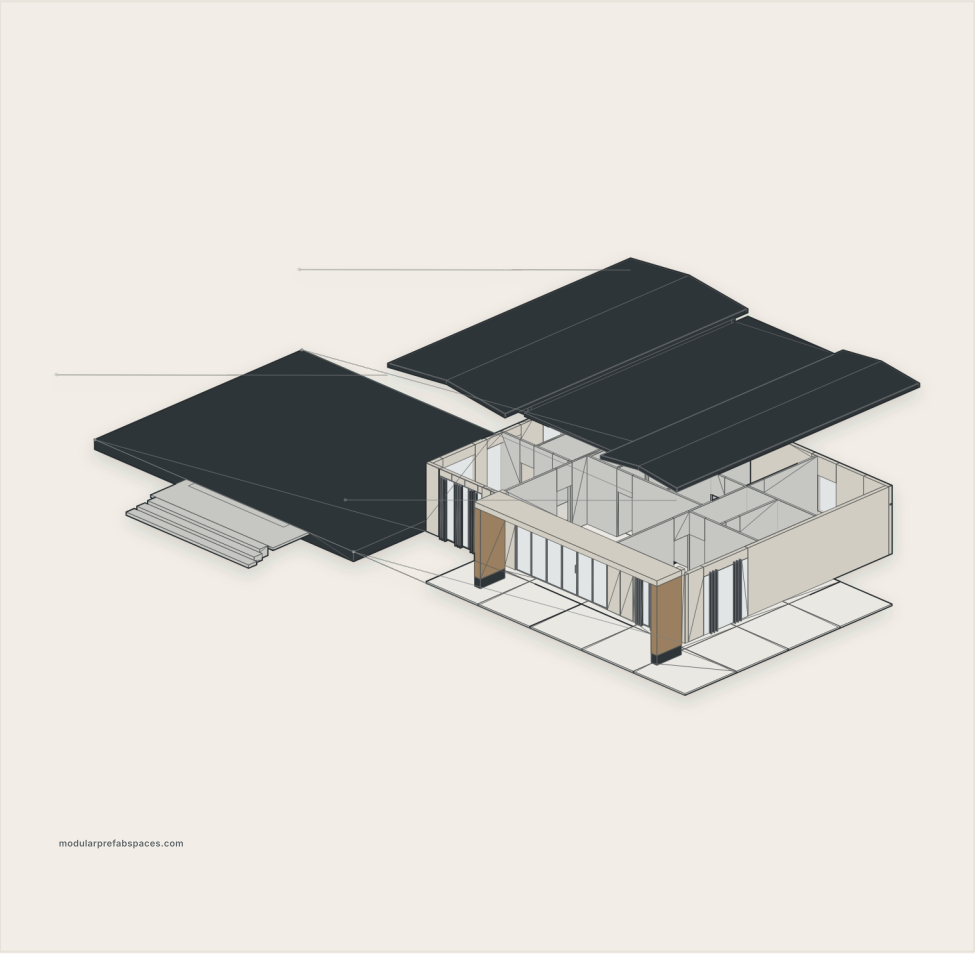


PLINTH, FLOOR AND SERVICES INTERFACE G4-SOP-05

Two interfaces decide whether a modular house feels manufactured or improvised: where the glazing meets its frame and the wall beside it, and where the floor cassettes meet the plinth. Both are drawn here. Seals, anchors and fasteners are not developed at concept stage and no performance value is implied.

Transport and site set

How the house arrives — shown as a concept, not a promise.



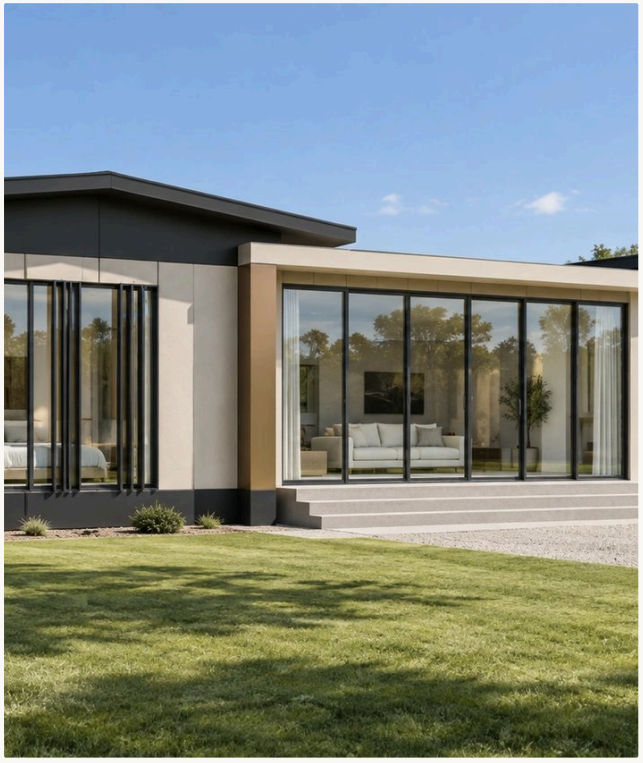
TRANSPORT AND SITE-SET CONCEPT G4-SOP-06



THE HOUSE IN ITS SETTING DESIGN VISUALISATION

Three colour options

One house, three finish systems, three settings.



OPTION 01 — GRAPHITE PEARL — **ESTATE GARDEN**

Warm pearl panel	D2CDC3
Graphite	2F3438
Champagne bronze	9A8060



OPTION 02 — SEA GREEN — **MODERN ESTATE**

Sea-green rainscreen	3E6B60
Shell-white fibre-cement	D9D2C4
Warm bronze anodised	7A5A3C



OPTION 03 — RED OXIDE — **CITY GARDEN**

Red-oxide powder coat	9C4B33
Lime-white fibre-cement	F0EBE0
Deep umber anodised	5A3428

The house does not change between options. The form, the roof, the portal, the glazing and the panel joint line stay exactly as drawn. Only the finish system and the setting move. Every finish named is a specifiable factory panel or coating — no render, no plaster, no masonry, no exterior timber.

The same house at dusk, and inside

Each finish system carried into the evening and into the principal living room.



GRAPHITE PEARL — EVENING DESIGN VISUALISATION



SEA GREEN — EVENING DESIGN VISUALISATION



RED OXIDE — EVENING DESIGN VISUALISATION



GRAPHITE PEARL — LIVING DESIGN VISUALISATION



SEA GREEN — LIVING DESIGN VISUALISATION



RED OXIDE — LIVING DESIGN VISUALISATION

SPECIFICATION

Core materials

The envelope — what each component is, and the values you confirm.



WALL PANEL

Large-format architectural composite panel with a precise expressed vertical joint. Factory-finished; on site the work is fixing, not finishing.

Panel system	Confirmed at project stage
Panel format	Confirmed at project stage
Thickness	Confirmed at project stage



EXTERNAL COATING

Factory-applied satin coating, colour-matched to the approved palette. The finish arrives on the panel, not in a bucket.

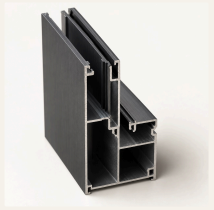
Coating system	Confirmed at project stage
Finish and gloss	Confirmed at project stage
Colour reference	Confirmed at project stage



PANEL BUILD-UP

A dense outer skin each side of a lighter core. What you see at the joint is a manufactured section, not a rendered wall.

Skin material	Confirmed at project stage
Core material	Confirmed at project stage
Core thickness	Confirmed at project stage



FRAMES AND MULLIONS

Multi-chamber aluminium extrusion in graphite anodised finish, carrying the glazing and the tall bays.

Alloy and temper	Confirmed at project stage
Finish	Confirmed at project stage
Section depth	Confirmed at project stage

SPECIFICATION

Core materials

Accent, glazing and floor.



ACCENT PROFILE

Brushed champagne bronze anodised aluminium — the portal piers and elevation end panels, and nowhere else.

Alloy and temper	Confirmed at project stage
Anodising	Confirmed at project stage
Section	Confirmed at project stage



GLAZING UNIT

Sealed double-glazed unit with a slim dark spacer. Clear glass with real reflection and real transparency.

Glass build-up	Confirmed at project stage
Spacer	Confirmed at project stage
Unit thickness	Confirmed at project stage



FLOOR CASSETTE

A rigid framed cassette with a dense board face — the floor arrives as a component, and sits on the plinth.

Frame	Confirmed at project stage
Deck board	Confirmed at project stage
Cassette depth	Confirmed at project stage

SPECIFICATION

Core materials

Roof, fixings and seals.



ROOF SHEET

Graphite standing-seam metal roofing over the two pavilion roofs and the lower central plane.

Sheet material	Confirmed at project stage
Coating	Confirmed at project stage
Seam type	Confirmed at project stage



FIXINGS

Stainless structural fixings and brackets at every component interface.

Grade	Confirmed at project stage
Coating	Confirmed at project stage
Anchor type	Confirmed at project stage



GASKETS AND SEALS

Weather gaskets at the panel joints and the glazing line.

Material	Confirmed at project stage
Profile	Confirmed at project stage
Colour	Confirmed at project stage

REFERENCE STATUS

What this document is

MODULAR
PREFAB SPACES

This is a proposed plan, certified by our architects for construction.

THE NEXT STEP

If this house is close to what you want, the next conversation is about your site, your family and your budget — not about the drawings. The design is already fixed and drawn. What changes is where it sits and what it is finished in.

modularprefabspaces.com

Luxury Modular Homes · Set 1 · Digital catalogue, Edition 1



WHAT IS IN THIS CATALOGUE

6 dimensioned 2D sheets	6 three-dimensional views
6 assembly and interface sheets	24 design visualisations
14 room areas, measured	3 finish options