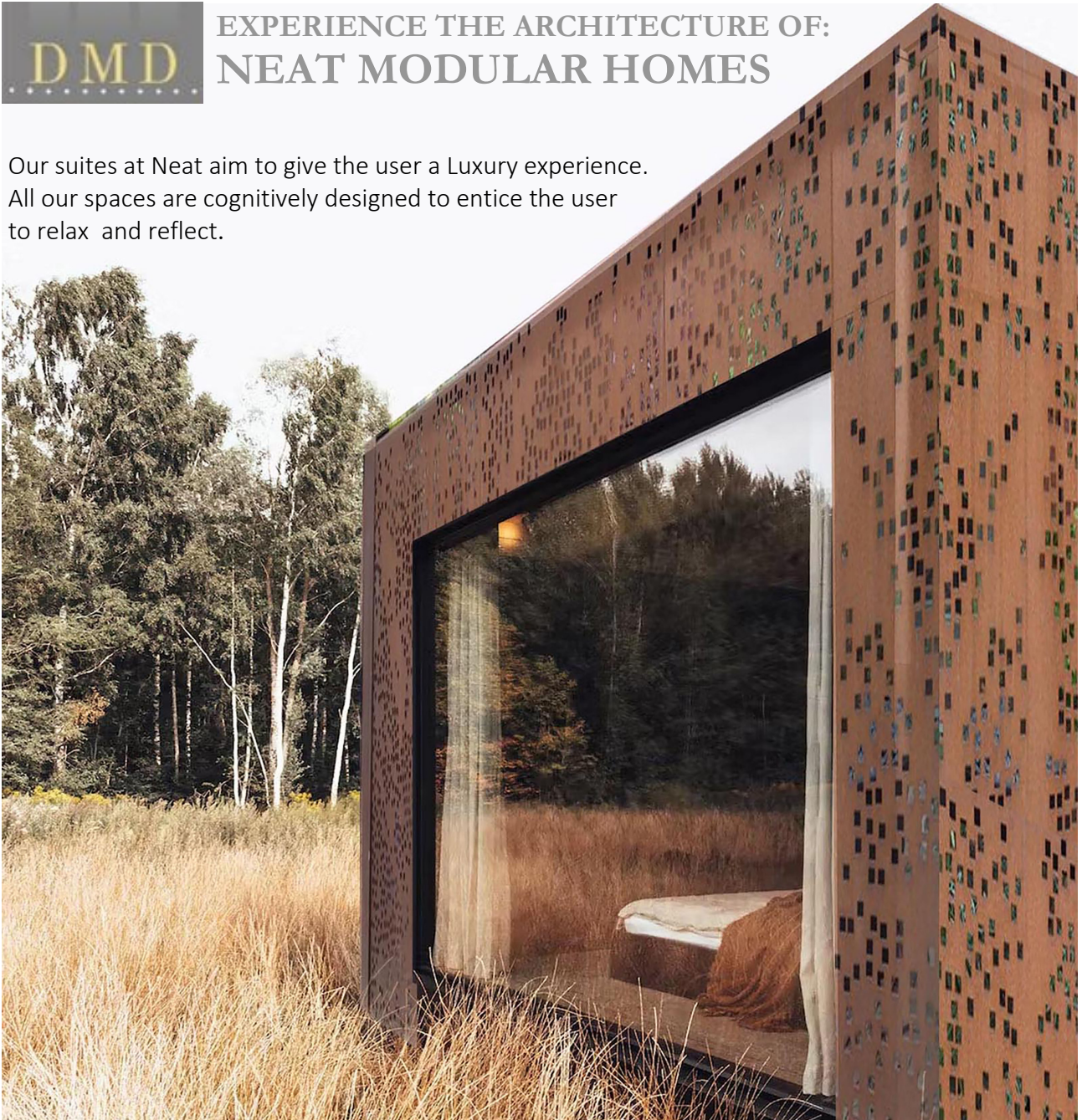




EXPERIENCE THE ARCHITECTURE OF: NEAT MODULAR HOMES

Our suites at Neat aim to give the user a Luxury experience. All our spaces are cognitively designed to entice the user to relax and reflect.



About Neat Living:

Design Features: At Neat we design things, it's what we do. Each space is packed with innovative design features. Our 2 bedroom units come with a feature strip window over the kitchen and dining area allowing the user to feel immersed in the surrounding nature.

Home comfort's: experience the ultimate in comfort with Neat Homes Living. Underfloor heating ensures a cosy, year-round use of your space, reminiscent of the warmth of Scandinavian interiors.

Sustainable : Our two bed units come with Air source heat pumps which provide all of your hot water and underfloor heating requirements. Our Air source heat pumps are professional specified by our Eco heating partner Valliant to ensure the heating system is both robust and sustainable.

Flexible living: We understand a user's lifecycle. Our units can be used as 1-2 bedroom houses but at other times they can be easily transformed in a health and fitness suites or office spaces. Each unit uses practical robust materials which can also allow a loved one to use the unit as an annex or equally they can cater for even the most discerning of Air bnb guests. All of our units are built to exceed current building regulations.

Size Options: 11.2m x 4m / 11.2 x 3.6m / 10m x 3.1m / 10m x 2.8m / 9.4 x 3.9 / 9.3 x 3.3 / 9 x 3.1m

Foundations: Please note that these are excluded from the costs as they are site specific and dependent on ground conditions. Neat will provide setting out drawings and offer preliminary advice on the type of foundation that may be suitable.

FEATURES:

1. Solid engineered structural steel framework at the core.
2. High levels of natural thermal and acoustic insulation to provide comfortable use year-round.
3. Feature glazed wall (with aluminium frames) Separate glazed front door. Low maintenance (powder coated aluminium frames). The slim line frames maximise the amount of glazing. They are all energy efficient and double glazed.
4. Our Cladding on our marketing suite is **Corten steel**. This beautiful low maintenance material weathers with a gorgeous rustic patina over time. Our laser cut corten panels allow strategically placed LED back-lights to subtly penetrate through the facade. This features adds design quality and sophistication.
5. Digitally controlled underfloor heating that comes with its own App so you can control from your phone.
6. Sustainable Air source heat pump that provides 100% of your heating and hot water requirements.
7. Beautiful Scandinavian effect wood flooring throughout which is fully waterproof.

Wifi controlled Heat Recovery System: Enjoy continuous fresh air with our Blauberg Maxi-AirHeat Recovery

Kitchen: Our hand made Kitchens are crafted with the beautifully exposed grain of Birch Plywood. This low maintenance material offers both practicality and timeless Scandinavian elegance.

Appliances: All our Kitchens come fully equipped with Samsung appliances. We also have our larger units plumbed in for washer dryer machines.

Bathrooms: Our elegant bathrooms come with double showers and Lusso stone sanitary ware

Wood Burner: **Optional** Quality Scandinavian wood burner (various options), base plate, twin wall flue, cowl and internal ventilation.

Statutory Approvals: (Planning & Building Regulations): (only applies if it has sleeping accommodation): • Preparation of architectural Planning and Building Regulations detailed drawings. • Structural Engineers details and calculations. • Part L2B energy assessment. • Air leakage test. • Ongoing liaison with planning authority. • Building Regulation specific works. • Thermal insulation to walls, floor and roof. • Smoke detection to living area and bedroom

CONTACT US: Discover the endless possibilities of Neat homes Architecture today. Contact us for a consultation or visit our website to explore the versatility and elegance of our products.

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