

OURAHOME

READY TO LIVE



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A ready-built home delivered to your door

Imagine your dream home being delivered to your doorstep, and you being able to enjoy its practicality on the very same day.

Imagine that all you have to do is move in and start living there. Just a few weeks after placing your order.

Finishes without compromise

We prioritise reliability, high quality and durability. We use only tried-and-tested solutions and products from reputable brands.

SIMPLE MODEL COLLECTION



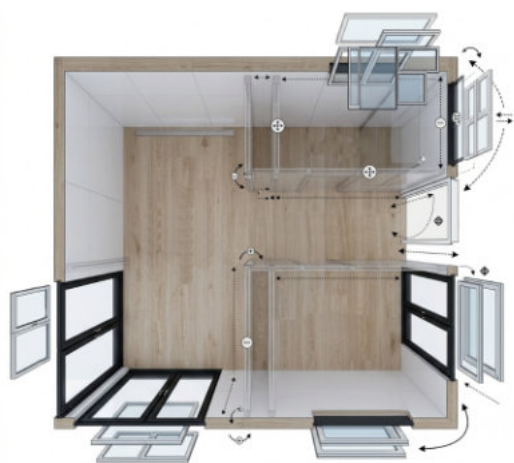
SIMPLE 8
3.5 x 8 m (28 m²)



SIMPLE 10
3.5 x 10 m (35 m²)



SIMPLE 12
3.5 x 12 m (42 m²)



A home tailored to your needs

We believe that the perfect home is one that uncompromisingly suits your lifestyle, daily routines and plans for the future. Whether you're looking for a compact retreat for weekend getaways, a functional space for year-round living, or a place to work remotely surrounded by nature – it's up to you to decide what the interior should look like.

Choose one of our tried-and-tested, ergonomically optimised ready-made designs or completely redesign the layout of the rooms:

- Move partition walls to create open, bright living areas or carve out additional, private rooms, a walk-in wardrobe or an office area.
- Choose between a minimalist single-row kitchen and a spacious L-shaped corner layout. Adjust the size of the shower area and toilets.
- Adjust the position of internal doors and windows to make the most of natural light and the advantages of the plot.

We implement any modifications and customisations to the wall layout at the order stage completely free of charge

MODERN CONSTRUCTION NO COMPROMISES

Discover the new generation of modular homes. We know how crucial proper building thermal performance is for everyday comfort and low

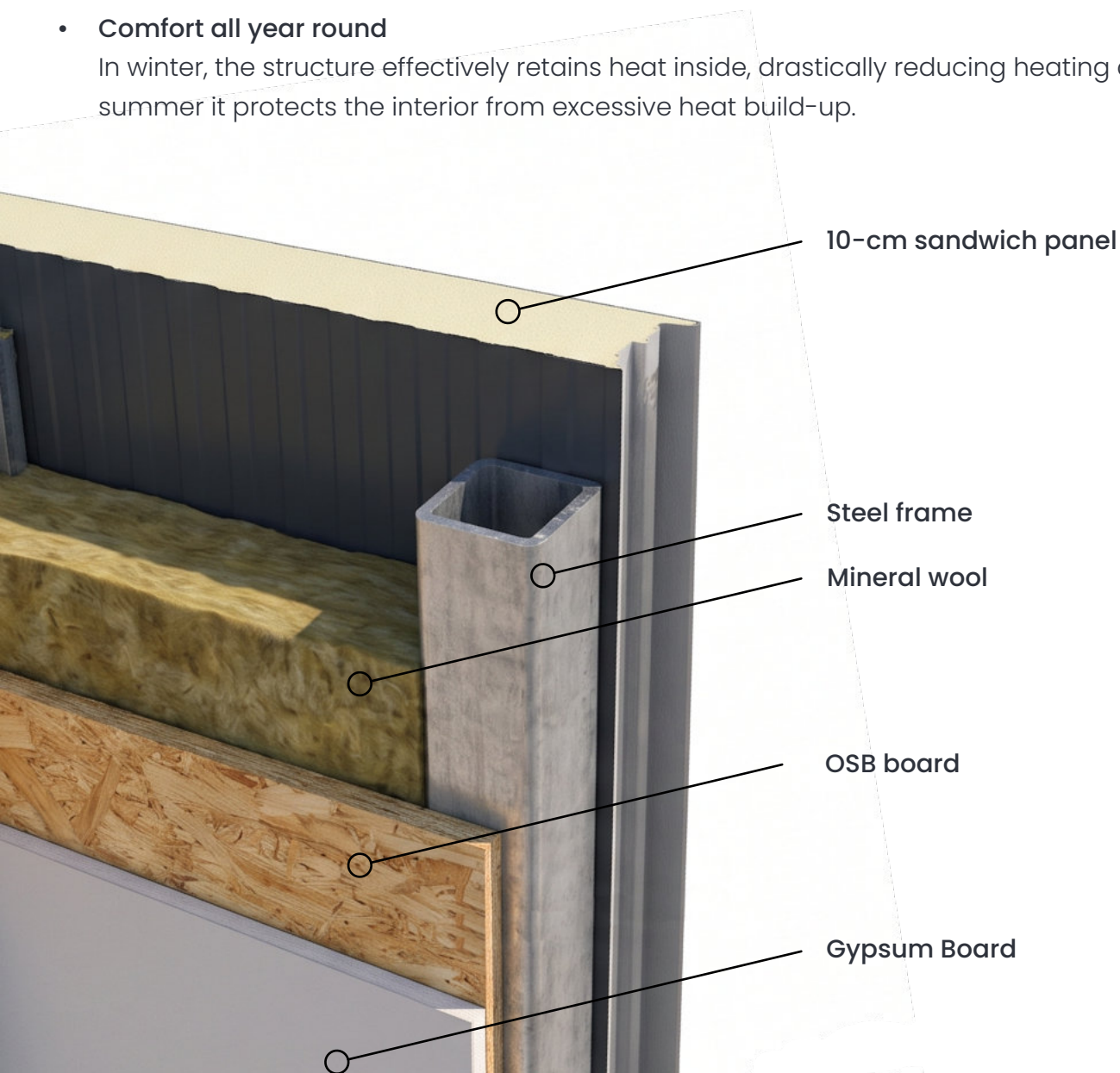
energy bills. We design our homes as structures suitable for use all year round, ready to withstand the most demanding and changeable weather conditions.

- **Double thermal shield**

The hybrid combination of an external sandwich panel with an additional, thick layer of mineral wool eliminates thermal bridges and guarantees an excellent heat transfer coefficient

- **Comfort all year round**

In winter, the structure effectively retains heat inside, drastically reducing heating costs, whilst in summer it protects the interior from excessive heat build-up.



COMFORT NO MATTER THE SEASON

- **Top-class soundproofing**

The use of dense mineral wool, combined with a multi-layered wall construction, creates an excellent acoustic barrier – inside, you can enjoy undisturbed peace and quiet, regardless of rain, wind or ambient noise.

- **Durability for decades**

The hot-dip galvanised steel load-bearing structure, concealed beneath layers of insulation and plasterboard, ensures rigidity, safety and the building's long-term resistance to external factors.

Warmth and light without energy loss

To meet the most stringent energy-efficiency standards, we complement the excellent wall insulation with top-class window frames.

Triple-glazed windows from the renowned German brand Kömmerling are standard in our homes.

- **Maximum protection against the cold**

- **Peace and quiet**

The robust profile construction and thick glazing create an effective barrier that dampens noise coming from outside.

- **Comfort and durability**

Precision-engineered German fittings ensure smooth, fault-free operation of the sashes and excellent sealing against draughts and driving rain.

- **Large glazed areas, zero compromises**

Enjoy panoramic views of the outdoors and natural light flooding into the interior without worrying about your living room or bedroom getting too cold.



Customize Your Kitchen Space

The kitchen in a modular home should combine full functionality with excellent design. Instead of rigid, pre-determined solutions, OURA HOME gives you the freedom to arrange your cooking area so that it perfectly suits your cooking habits and living space. Three tried-and-tested colour schemes as standard.

Choose your kitchen layout:

- Straight (single-row) layout
- L-shaped corner layout

Choose from three options:

- ☐ White matt
- ☐ Black matt
- ☐ Oak

Other front colours are available for custom orders

Are you looking for an unusual shade, milled fronts, a specific stone texture for your worktop or unusual handles? Make use of the customisation options.



Straight kitchen



Corner Kitchen

Kitchen Appliances:

- Bosch oven and induction cooktop
- Bosch built-in dishwasher
- Bosch built-in refrigerator
- Franke sink
- Grohe kitchen faucet
- Under-cabinet LED lighting



Durability and Natural Design from Quick-Step

We rely exclusively on the uncompromising quality of Quick-Step vinyl panels. They combine the warmth and authentic look of natural wood with exceptional resistance to everyday wear and tear.

- 100% waterproof
- High resistance to scratches and stains
- Wide range of designs

Modern style and water resistance with the Fibo system

In our bathrooms, we use the innovative Norwegian Fibo wall panel system, which guarantees 100% watertightness and a modern design straight from Scandinavia.

- 100% waterproof technology
- Hygienic and easy to clean
- A wide range of finishes from the catalog

Bathroom fixtures:

- Grohe bathroom fixtures
- Grohe concealed toilet system
- bathroom cabinetry
- LED lighting
- floor heating

Available front panel colors:

- ☐ White matt
- ☐ Black matt
- ☐ Oak

Other front panel colors are available for custom orders



HEAT AND COOLING SOURCES. THE PERFECT CLIMATE ALL YEAR ROUND

Homes **OURA HOME** have been designed to respond instantly to rapidly changing weather conditions. We combine modern, maintenance-free heating technologies with efficient cooling, giving you full control over the temperature in every zone of the home.

- **Multi-Split Air Conditioning System**

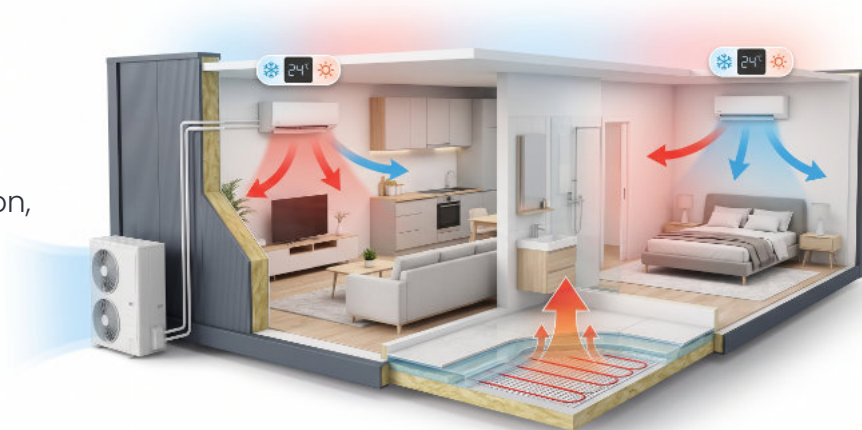
Separate units in the living area and bedrooms allow you to precisely control the temperature in each room – they efficiently heat the interior on cold days and provide pleasant coolness during the summer heat.

- **Electric underfloor heating in the bathroom**

It provides pleasant warmth underfoot, quickly dries the floor, and enhances the comfort of your daily routines.

- **High energy efficiency**

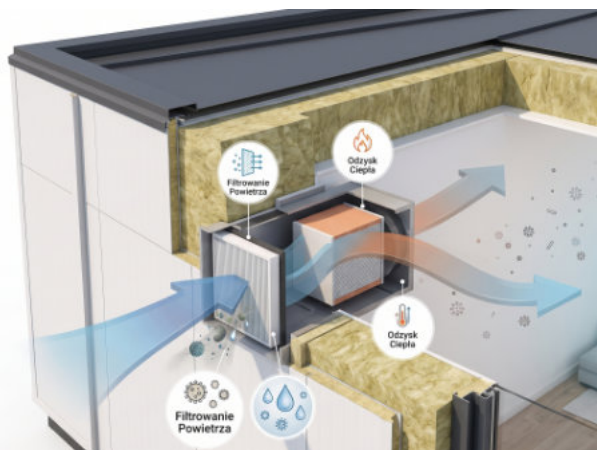
Modern inverter systems consume a minimal amount of electricity, and thanks to the walls' excellent insulation, the building maintains the set temperature.



Breathe clean air – a healthy indoor environment with wall-mounted heat recovery

The perfect insulation and high airtightness of the **OURA HOME** structure prevent energy loss, but require intelligent management of air exchange. That is why we equip every home with a wall-mounted heat recovery system as standard.

- The system constantly replaces stale air with fresh air from outside, without cooling the interior in winter or letting in hot air in summer.
- The built-in ceramic heat exchanger extracts heat from the exhaust air and heats the supply air, which significantly reduces heating bills.
- Constant circulation effectively removes excess water vapour generated whilst bathing or cooking.



ADDITIONAL OPTIONS

Don't compromise. When placing your order, you have complete freedom to customise every detail so that your home **OURA HOME** is exactly as you need it to be.

- **Layout of windows and doors**

Adjust the position, number, and size of interior doors, picture windows, and large patio glass walls to make the most of natural light and the advantages of your plot.

- **Modifications to the building's form and facade**

Change the color or material of the exterior finish.

Premium options to choose from

- **Terrace adjacent to the building**

Expand your relaxation area by adding a spacious wooden terrace

- **Roof terrace**

Make the most of your building's footprint and create an exclusive, private space on the roof.

- **Pergola**

Add space and character by installing a terrace pergola.

* All additional options are priced individually



ADDITIONAL OPTIONS

PASSIVE HOUSE – INDEPENDENCE ON YOUR OWN TERMS

Choose the passive standard if your priority is absolute energy independence, freedom from rising bills and caring for the environment. In the passive variant, the **OURA HOME** becomes an autonomous unit that 'runs on its own', allowing you to live comfortably anywhere – even where there is no access to mains utilities (off-grid system).

Instead of relying on external suppliers, opt for modern technologies and enjoy self-sufficiency:

- **Your home as your own power station**

An integrated system of high-efficiency photovoltaic panels on the roof converts solar energy into free electricity, fully covering your needs for heating, cooling, lighting and powering household appliances.

- **Energy available 24/7**

Any surplus electricity generated isn't wasted – it's stored in a secure, home-based energy storage system (lithium-ion battery). This means you can enjoy free power at night, on cloudy days or in the event of a power cut.

- **Relaxing in tune with nature (Off-Grid)**

Do you dream of a cottage deep in the forest, in a clearing at the foot of the mountains or on the shores of a wild lake? The passive standard, combined with energy storage, eliminates the need for costly electrical connections. Build your home wherever you like and live in complete harmony with your surroundings.

- **Minimum energy requirements**

Thanks to its extremely thick and airtight insulation (a hybrid of sandwich panels and mineral wool), Kömmerling triple-glazed windows, and a heat recovery system, a passive house requires a minimal amount of energy to maintain the ideal temperature. The electricity generated lasts much longer.

- **Live on your own terms**

The passive house **OURA HOME** is not just a building – it is a declaration of freedom. It is the assurance that your comfort does not depend on external factors, pricing policies or supply disruptions.



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www.ourahome.com