



PREFABRICATED PREMIUM HOME CATALOG

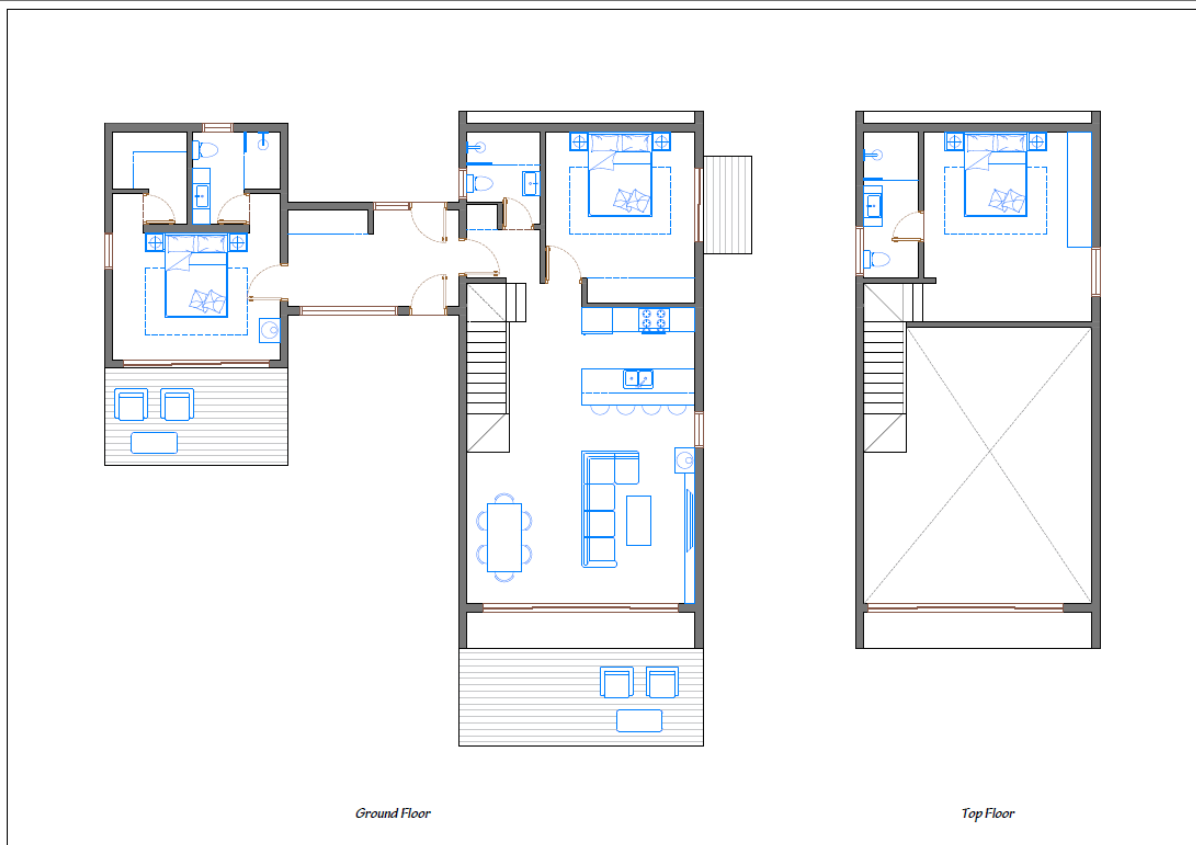
(2026 Updated)

Joha Modern Alpine Dual Unit

A **premium 3-bedroom prefabricated home** featuring a modern Scandinavian design with twin gable forms, expansive glass façades, and warm timber cladding. This model combines architectural elegance, fast construction, and energy efficiency, making it ideal for **residential housing, holiday homes, Airbnb rentals, eco-resorts, and estate developments.**

Built off-site in a controlled factory environment and assembled quickly on location, this unit offers consistent quality, reduced construction waste, and predictable timelines.





Key Specifications

General

- **Product Type:** Prefabricated / Modular House
- **Bedrooms:** 3
- **Bathrooms:** 2
- **Storeys:** Single storey with high gable ceilings
- **Design Style:** Modern / Scandinavian / Minimalist
- **Construction Method:** Factory-built modular system

Size & Area

- **Total Gross Floor Area: Approx. 140 m²**
(Customizable from approx. 120 m² – 160 m²)

Typical Area Allocation

- Open-plan living, dining & kitchen: ~70 m²
- Master bedroom (ensuite ready): ~20 m²
- Bedroom 2: ~14 m²
- Bedroom 3: ~12 m²

- Bathrooms, corridor & storage: ~24 m²
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Layout Overview

- 3 well-proportioned bedrooms
 - 2 modern bathrooms (1 ensuite + 1 shared)
 - Spacious open-plan living, dining, and kitchen area
 - Floor-to-ceiling windows for natural light
 - Optional outdoor deck / terrace
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Construction & Materials

Structure

- Galvanized light-gauge steel frame or engineered timber frame
- Precision factory fabrication

Exterior

- Natural timber or WPC cladding
- Standing-seam metal roof
- High-performance insulated wall and roof panels
- Double-glazed aluminum windows

Interior

- Gypsum board or wood-panel finished walls
 - Vinyl, laminate, or engineered wood flooring
 - Pre-installed electrical and plumbing systems
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Insulation & Energy Performance

- Thermal insulation suitable for cold, temperate, or warm climates
 - Double-glazed Low-E glass
 - Energy-efficient design to reduce heating and cooling costs
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Utilities & Services

- Electrical wiring (international standard)
- Plumbing for kitchen and bathrooms

- HVAC and water-heater ready
 - Solar-ready roof option available
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Delivery & Installation

- Delivered as modular sections
 - Transportable via container or flatbed truck
 - Crane-assisted installation
 - **On-site assembly time:** approx. **10 days** (foundation ready)
 - Compatible with concrete slab, strip, or pier foundations
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Customization Options

- Floor plan adjustments
 - Size expansion or reduction
 - Exterior cladding color & material options
 - Window & door upgrades
 - Smart-home integration
 - Furnished or unfurnished delivery
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Ideal Applications

- Family residential homes
 - Holiday and vacation houses
 - Airbnb / short-let investment properties
 - Eco-lodges and resorts
 - Housing estates and developments
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Warranty & Quality

- Factory quality-controlled production
 - Structural warranty available (up to 10 years, supplier-dependent)
 - Designed to meet international residential building standards
(*Final approval subject to local authority requirements*)
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Reseller Advantage

- High-demand modern design
- Fast installation = quicker ROI
- Strong customization flexibility
- Attractive margins for distributors and developers

SELLING PRICE = \$45,000 USD

4-Bedroom Twin-Gable Prefabricated Alpine House

Designed for modern living, nature immersion, and energy efficiency, the **Joha Smart Homes 4-Bedroom Twin-Gable Prefabricated House** blends Scandinavian architecture with advanced modular construction. This model is ideal for residential estates, holiday homes, eco-resorts, and premium Airbnb developments.



KEY HIGHLIGHTS

- 4 spacious bedrooms
 - Open-plan living, dining & kitchen
 - Iconic twin-gable architecture
 - Floor-to-ceiling Low-E glass façades
 - Vaulted ceilings up to 4.8 m
 - High thermal & acoustic insulation
 - Fast installation (10 days)
 - Fully customizable finishes
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TECHNICAL OVERVIEW

Total Built-Up Area: 175 m²

Storeys: Single-storey

Overall Length: 18.5 m

Overall Width: 9.5 m

Ridge Height: 5.6 m

Standard Ceiling Height: 2.6 m (vaulted to 4.8 m)

FLOOR PLAN CONFIGURATION

Bedrooms

- **Master Bedroom (Ensuite):** 20 m²
- **Bedroom 2:** 13 m²
- **Bedroom 3:** 12 m²
- **Bedroom 4 / Guest Room:** 12 m²

Living Spaces

- **Open-Plan Living & Dining:** 36 m²
 - **Kitchen:** 14 m²
 - **Main Bathroom:** 6 m²
 - **Ensuite Bathroom:** 5 m²
 - **Hallways & Storage:** 15 m²
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STRUCTURAL SPECIFICATIONS

- Galvanized light-gauge steel frame or engineered timber frame
- Factory-built modular panels
- Designed for wind, snow, and seismic zones

Foundation Options:

- Reinforced concrete slab
 - Strip footing
 - Screw pile system (site dependent)
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EXTERIOR SPECIFICATIONS

- Thermally treated timber or composite cladding
 - Standing seam metal roofing (anti-corrosion)
 - Wall insulation: 150 mm high-density insulation
 - Roof insulation: 200 mm mineral wool / PIR
 - Aluminum-framed triple-glazed windows
 - Low-E tempered safety glass
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INTERIOR FINISHES

Walls & Ceilings

- Moisture-resistant gypsum boards
- Acoustic insulation in bedrooms
- Exposed timber or dark slatted ceilings in living areas

Flooring

- Engineered wood / SPC flooring (living & bedrooms)
- Porcelain tiles (bathrooms)

Doors

- Solid core internal doors
 - Soft-close hinges & magnetic locks
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KITCHEN SPECIFICATIONS

- Custom modular cabinetry
- Soft-close drawers & hinges

- Quartz or compact laminate countertops
 - Built-in appliance allowance
 - Integrated LED strip lighting
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BATHROOM SPECIFICATIONS

- Walk-in glass showers
 - Freestanding bathtub (selected layouts)
 - Wall-hung WC systems
 - Floating vanity units
 - Matte black fittings
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ELECTRICAL & MECHANICAL

Electrical

- LED recessed lighting throughout
- Designer pendant lighting
- International socket standards
- Smart-home ready wiring

HVAC Options

- Split air-conditioning system
 - Underfloor heating (optional)
 - Heat pump compatibility
 - Optional wood-burning fireplace
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ENERGY EFFICIENCY

- High-performance insulation envelope
 - Airtight modular construction
 - Low-E glazing
 - Designed to meet US, EU, UK & Australian residential standards (with local adaptation)
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MODULAR CONSTRUCTION & DELIVERY

- Factory prefabricated modules
 - Flat-pack or volumetric transport
 - On-site installation: 14 – 30 days
 - High level of customization available
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OPTIONAL UPGRADES

- Solar power system
 - Off-grid package
 - Smart home automation
 - Rainwater harvesting
 - Extended timber deck / terrace
 - Triple glazing for cold climates
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IDEAL APPLICATIONS

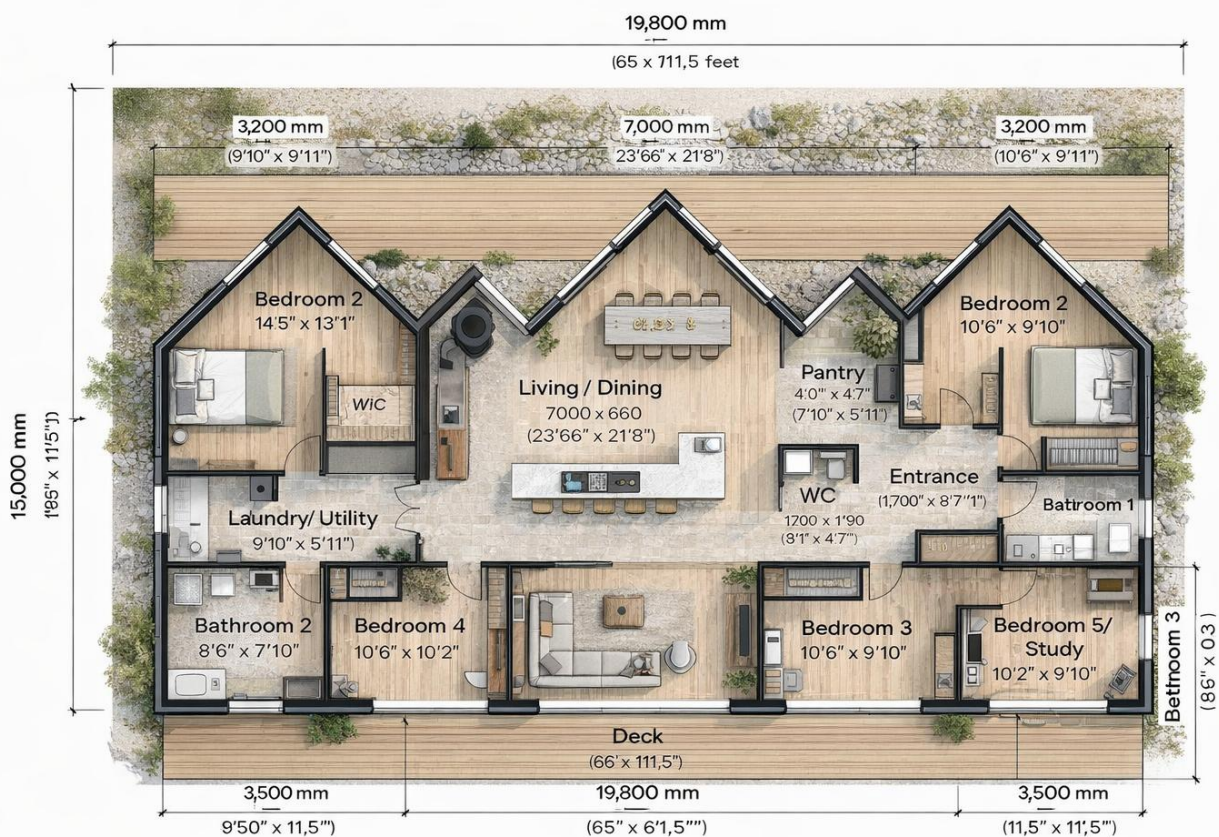
- Private residential homes
- Holiday & vacation homes
- Eco-resorts & lodges
- Airbnb & short-term rental investments

SELLING PRICE: \$65,000 USD

JOHA SCANDI 5 – FIVE-BEDROOM PREFABRICATED HOME

The **SCANDI 5** is a premium **5-bedroom prefabricated home** designed for modern living, eco-resorts, luxury family homes, and high-return Airbnb investments.

Inspired by Scandinavian architecture, it features **three connected gable volumes**, expansive glazing, and an open-plan living core that maximizes light, space, and comfort.



Floor Plan (65m)

FLOOR AREA & DIMENSIONS

- **Total Internal Floor Area: ~260 sqm**
- **Overall Building Width: 19,800 mm**
- **Overall Building Depth: 15,000 mm**
- **Front Deck Width: 19,800 mm**
- **Deck Projection: 3,500 mm**

(Dimensions clearly reflected on the approved 2D floor plan)

LAYOUT CONFIGURATION (5 BEDROOMS)

Bedrooms

- **Master Bedroom (Bedroom 1):**
 - Approx. **4.4 m × 4.0 m**
 - Walk-in Closet
 - Ensuite Bathroom
 - **Bedroom 2:** 4.4 m × 4.0 m
 - **Bedroom 3:** 3.2 m × 3.0 m
 - **Bedroom 4:** 3.2 m × 3.1 m
 - **Bedroom 5 / Study:** 3.1 m × 3.0 m
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Living & Shared Spaces

- **Living / Dining Area:**
 - **7,000 mm × 6,600 mm**
 - Full-height glass façade
 - Direct deck access
- **Kitchen:**
 - Large island kitchen
 - Pantry (1.2 m × 1.4 m)
- **Bathrooms:**
 - Bathroom 1 (shared)
 - Bathroom 2 (shared)
 - Master ensuite

- Guest WC
 - **Laundry / Utility Room:**
 - 3.0 m × 1.8 m
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CONSTRUCTION SPECIFICATIONS

- **Structure:** Light-gauge steel frame or engineered timber (client choice)
 - **Wall System:** High-performance insulated sandwich panels
 - **Roof:** Insulated standing-seam metal roof
 - **Foundation Options:**
 - Concrete slab
 - Raised platform
 - Screw piles (site dependent)
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WINDOWS & DOORS

- Floor-to-ceiling **double-glazed tempered glass**
 - Aluminum or uPVC frames
 - Excellent thermal & acoustic insulation
 - Designed for panoramic views and natural light
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INSULATION & ENERGY EFFICIENCY

- High-density thermal insulation (walls, roof & floor)
 - Suitable for **cold, temperate & hot climates**
 - Optional upgrades:
 - Triple glazing
 - Solar system
 - Heat pump / underfloor heating
 - Smart home integration
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INTERIOR FINISHES (CUSTOMIZABLE)

- Engineered timber or SPC flooring
 - Modern gypsum or timber wall panels
 - Fully fitted kitchen cabinetry
 - Quartz or stone countertops
 - Built-in wardrobes
 - Contemporary bathroom fixtures
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PRODUCTION & INSTALLATION

- **Factory Production Time:** 20 days
 - **On-Site Installation:** 10–14 days
 - **Delivery Format:** Flat-pack or modular container shipping
 - **Minimal site disruption**
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BUILDING CODE COMPLIANCE

Designed to comply with:

- AU Australia – NCC (Class 1a Residential)
- GB UK / EU – Eurocodes
- us USA / ca Canada – IRC / IBC
-  Africa – Local council regulations

(Final compliance subject to local approvals)

IDEAL FOR

- Private family homes
 - Luxury eco-resorts & lodges
 - Airbnb & short-let investments
 - Rapid housing developments
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RESELLER ADVANTAGES

- High-demand modern design
- Fast installation = faster client turnover
- Customizable finishes & layouts
- Strong margins for distributors
- Scalable for multi-unit projects

SELLING PRICE: \$110,000 USD

(Worldwide Shipping Included)