



MODULAR HOUSE DEVELOPMENT





CONTENTS

04	Your partner
06	Why NEOS
08	Modular house development
10	Details and options
26	Prefab home 75m ²
30	Prefab home 100m ² D
34	Prefab home 100m ² E
38	Prefab home 125m ²
42	NEOS For Your Project

YOUR PARTNER FOR MAKING EXCEPTIONAL LIVING SPACES

NEOS offers a comprehensive turnkey solution to developers and cities by providing modular houses that are high-quality and sustainable. As a house manufacturer, we specialise in designing and constructing modular homes catering to residential and commercial needs.

Our steel-frame modules are versatile and designed to meet different requirements, from single housing units to apartment buildings, hotels, and other buildings. With customisable layouts and various interior finishing options, NEOS solutions are tailored to fit the global market and ensure maximum customer satisfaction.

NEOS modular houses are designed sustainably, utilising eco-friendly materials and advanced construction techniques that reduce waste and energy consumption. By choosing NEOS as your modular house provider, you can be assured of receiving a high-quality, sustainable, and cost-effective solution for your housing needs.





WHY NEOS

NEOS is the right choice for those who prioritise nature, beauty, and quality in their homes - these values guide our passion and work to create exceptional homes that you would be happy to live in.

When you choose NEOS, you can trust that the home will be built to the highest possible standard. Your home is where you spend most of your time, so we go above and beyond to ensure that every aspect of your home is perfect.



Steel-Frame Modules



Built with Robots



Time to Market



Semi-Customizable



Turn-Key Solutions



START YOUR MODULAR HOUSE DEVELOPMENT WITH NEOS TODAY

NEOS is a provider of modular homes that offers a complete solution to developers and municipalities. Our focus lies in producing modular homes for residential and commercial purposes, enabling us to deliver superior quality with incredible speed and sustainability.



Steel-Frame Modules

The NEOS Steel-Frame serves as the backbone of the modular home, ensuring that each unit is built with accuracy and endurance while allowing for versatility in the arrangement and style of the living spaces. Our modular homes offer various customisation options to suit our client's unique preferences and needs.



Built with Robots

The high-precision automated manufacturing robot, designed by NEOS, mass-produces our room modules. By implementing automated modular manufacturing, we can construct more efficiently and positively impact construction costs in various markets.



Turn-Key Solutions

Although our expertise lies in producing modular houses, we also provide turnkey solutions tailored explicitly for the European market.



Time to Market

Compared to conventional construction methods, modular housing projects can be finished up to 50% quicker and are more resistant to delays that may arise during the construction process.



Semi-Customizable

Although they were designed for mass production, the ingeniously engineered modules provide versatility in size, floor plans, and interior and exterior finishes. The assembled structures are virtually indistinguishable from those constructed on-site.



Building Quality

NEOS maintains rigorous quality control standards throughout its process, utilising 3D modelling, a skilled team, and carefully selected materials to minimise on-site work.



DETAILS AND OPTIONS



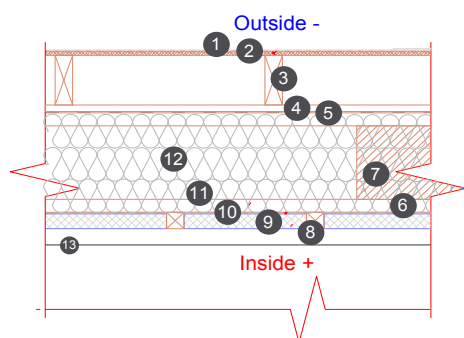
SPECIFICATION

Type	75	100E extra bedroom	100D living room	125
Full compliance with STR; EN; ISO	LT - STR, EN1090, ISO 9001, ISO 14001, ISO 45001			
Built-up area without terrace (m ²)	96	128	128	160
Built-up area with terrace (m ²)	126	158	158	190
Usable floor area (m ²)	75	100	102	127
Number of bedrooms	2	3	2	3
Number of bathrooms	1	2	1	2
Energy efficiency class	A++	A++	A++	A++
Power demand	10kW	12kW	12kW	15kW
Structure: welded metal frame	3vnt	4vnt	4vnt	5vnt
In accordance with STR1.04.04:2017 (LT) thermal energy consumption for heating the building:	18,21 kWh/m ² per annum			

SPECIFICATION FOR PARTIAL FINISH:

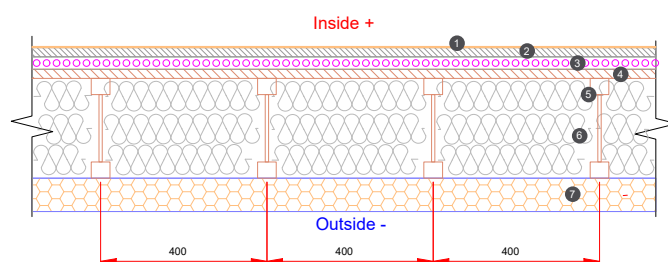
ROOF U=0.115 W/M²K

1. Roof covering single layer
2. OSB 12mm
3. 50x150mm batten with slope (ventilated air gap)
4. Batten 50x20mm
5. Diffusion film 1 layer
6. JOIST beam suspension
7. Plywood t=18mm
8. Batten 50x50mm c/c400
9. Thermal insulation board PIR 50x1200x2400mm (without sheeting)
10. Steam insulation 1 layer
11. Steico beam 300mm
12. Paroc ultra; $\lambda=0,035$ W/mK 3 layers x 100mm = 300mm
13. Stretch ceiling



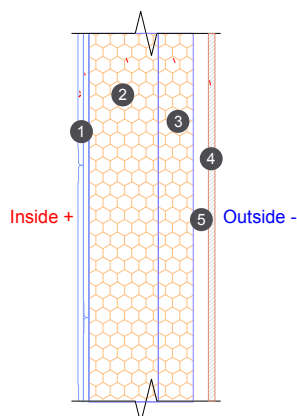
FLOORING U=0.111 W/M²K

1. Floor covering (underlay 1 mm) and Rocko topcoat 5 mm.
2. Cement particleboard CETRIS with spike 22mm
3. Thermal insulation floor plate TECE 30mm.
4. Underlay OSB-3 2500x625x22mm with spike TG4
5. Steico beam 240mm
6. Paroc ultra t=250mm
7. Polyurethane board PIR 80mm



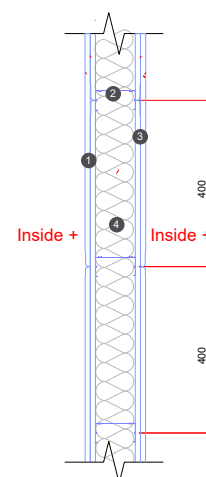
WALLS U=0.097 W/M²K

1. The thickness of the external facade depends on the facade option.
2. Polyurethane board PIR 160mm
3. Polyurethane board PIR 80mm
4. Knauf plasterboard 12.5mm 2 sheets
5. Air gap



PARTITIONS

1. Knauf plasterboard 12.5mm 2 sheets
2. Knauf plasterboard profiles for CD walls
3. Knauf plasterboard panels 12.5mm 2 sheets
4. Paroc ultra 100mm/75mm



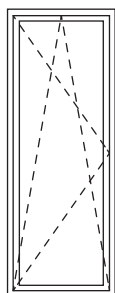
HVAC + ELECTRIC

electrical installation
low-current installation
routing of ventilation and cooling ducts

WINDOWS + OUTSIDE DOORS U=0.72

Aluminium profile system ALIPLAST ULTRAGLIDE
with 3-pane package.

Aluminium-glass façade display system. Clear, 3-pane, safety
glass (toughened) unit. Profiles powder-coated RAL7016. Overall
thermal conductivity of the products $U \leq 0.72 \text{ W/m}^2\text{K}$.



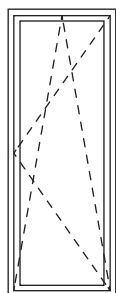
LV-1

75 sq.m. 900×2400 | 1 pc.

100 E sq.m. 900×2400 | 1 pc.

100 D sq.m. 900×2400 | 1 pc.

125 sq.m. 900×2400 | 1 pc.



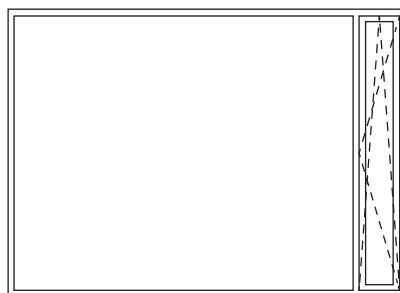
LV-1K

75 sq.m. 900×2400 | 1 pc.

100 E sq.m. 900×2400 | 2 pc.

100 D sq.m. 900×2400 | 2 pc.

125 sq.m. 900×2400 | 3 pc.



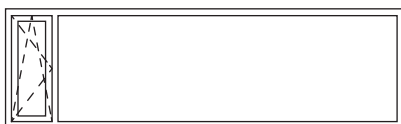
LV-3K

75 sq.m. 3300×2400 | 1 pc.

100 E sq.m. 3300×2400 | 1 pc.

100 D sq.m. 3300×2400 | 1 pc.

125 sq.m. 3300×2400 | 1 pc.



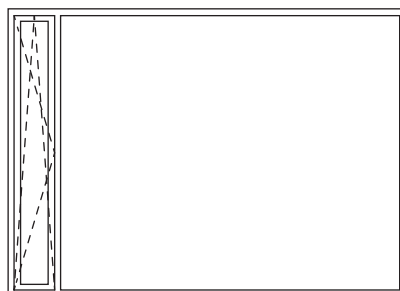
LV-2

75 sq.m. 3300×1000 | 1 pc.

100 E sq.m. 3300×1000 | 2 pc.

100 D sq.m. 3300×1000 | 2 pc.

125 sq.m. 3300×1000 | 3 pc.



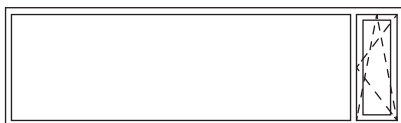
LV-3

75 sq.m. 3300×2400 | 1 pc.

100 E sq.m. 3300×2400 | 1 pc.

100 D sq.m. 3300×2400 | 1 pc.

125 sq.m. 3300×2400 | 1 pc.



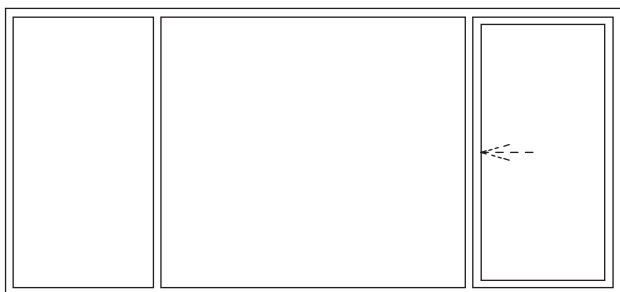
LV-2K

75 sq.m. 3300×1000 | 1 pc.

100 E sq.m. 3300×1000 | 1 pc.

100 D sq.m. 3300×1000 | 1 pc.

125 sq.m. 3300×1000 | 1 pc.



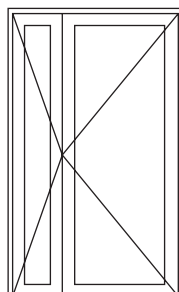
LV-4

75 sq.m. 5140×2400 | 1 pc.

100 E sq.m. 5140×2400 | 1 pc.

100 D sq.m. 5140×2400 | 1 pc.

125 sq.m. 5140×2400 | 1 pc.



LD-1

75 sq.m. 1450×2400 | 1 pc.

100 E sq.m. 1450×2400 | 1 pc.

100 D sq.m. 1450×2400 | 1 pc.

125 sq.m. 1450×2400 | 1 pc.

OPTIONS IN PARTIAL FINISH:

FACADE

Thermowood pine (standard option)



Ruukki Classic Design, three widths, anthracite - Random sheet RAL 7016 (standard option)



Corten sheet (additional option)



FLOORING

TECE floors* - heating and cooling function (standard option)



FULL FINISH:

COMMON AREAS

Walls Plastered, painted Colour Sadolin GN01.89
Stretch Ceiling/plaster Colour matt RAL110 96 02 TEQTUM film (Germany)

Flooring (vinyl)

Vinyl dark A



Vinyl brown B



Vinyl light C



WC walls (vinyl)

ROCKO R156
Atacama Fields A



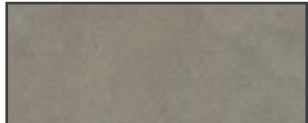
ROCKO R159
Soulstone B



ROCKO R158
Soulstone A



ROCKO R157
Atacama Fields B



FULL FINISH:

FURNITURE

Built-in kitchen with appliances and holo cupboard

Design A - Corten (additional option)



Design B - Grey (additional option)



Design C - Light (additional option)



Design D - Standard option



FULL FINISH:

FURNITURE

Kitchen equipment



BOSCH integrated dishwasher



BOSCH induction hob



BOSCH oven



Hood black, Elica LANE



BOSCH Refrigerator with freezer, built-in



IDEAL Standart mixer - Type A / Type B

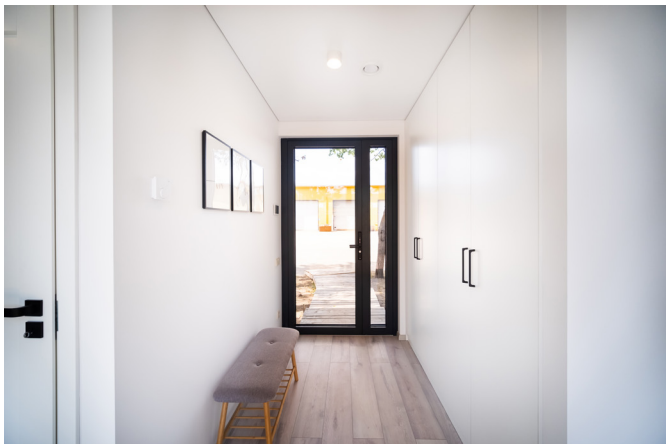


Sink IDEAL Standart



BOSCH Washing machine

Built-in wardrobe, lounge



Wall cabinets, bedrooms



FULL FINISH:

LUMINAIRES



Surface luminaire SPIKE
PL1277417 1 X 15W GX53
D:100H-65MM WHITE/ 3000K /
or the same - matt Black



Recessed luminaire
AMBIENCE UGR WHITE 10W
3000K IP44 / or matt Black for
wet rooms.



Surface-mounted luminaire
8210 AGNES ROUND LED
WHITE 64W 3000K IP44 /,
H-50mm,D-640mm. White or
matt Black



Surface luminaire 50W One
Light 3000K,4250lm. Housing
- metal painted White or matt
Black. LED type: SMD 2835,
IP20, LED manufacturer:
Bridgelux. H-85mm,
D-610mm.



8796Laser WH1*G9,10W
3000K,only LED, housing
White or matt Black



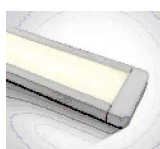
Surface track - length 3m with
LED floodlights, quantity
- 5 pcs. About 10-12W 3000K.
Surfaces painted matt White
(RAL9016) or matt Black.
Includes power supply, lamps
-5pcs. and necessary fixing
and finishing fittings.



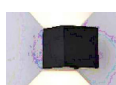
Surface track - 2m length with
LED floodlights, quantity
- 3pcs. Approx. 10-12W
3000K. Surfaces painted
matt White (RAL9016) or matt
Black. Includes power supply,
lamps -3pcs and necessary
fixing and finishing fittings.



Hanging luminaire for kitchen
furniture option with round
table 3000K IP20 / . Illustrated
conditionally, to be clarified
prior to production of kitchen
furniture and after selection of
table model.



Surface-mounted, versatile
ceiling-wall, LED luminaire
B-7, 25W LED 3000K
38225M/W/W, dimensions
615*130*27. Manufacturer
ONE Light



LED outdoor luminaire,
square, dark grey, upward and
downward shining. 3000K,
IP54.



LED outdoor luminaire,
directional, for mounting on
the terrace, directing the light
towards the plants. 3000K ,
IP54. Model to be selected
and adjusted during project
supervision.

ELECTRICAL SOCKETS AND SWITCHES

Selectable switches and sockets
Black combo

Opt. A. JUNG LS990 black

White combo

(RAL9016), Opt. B. This series in white matt.

FULL FINISH:

INSIDE DOORS

With frame - Type A

800×2400h mm (aperture dimensions)



A.: white RAL9016 painted matt smooth doors. Hidden hinges, white/black. Optional handle
 1. White/black Tupaj 4002 R5S.
 2. White/black Nuda Pure.
 B.: NCS S7500-N grey, matt smooth doors. Hidden hinges, black. Optional handle:
 1. White/black Tupaj 4002 R5S.
 2. White/black Nuda Pure.

Without frame - Type B

800×2100h mm (aperture dimensions)



A.: white RAL9016 painted matt smooth doors. Hidden hinges, white/black. Optional handle
 1. White/black Tupaj 4002 R5S.
 2. White/black Nuda Pure.
 B.: NCS S7500-N grey, matt smooth doors. Hidden hinges, black. Optional handle:
 1. White/black Tupaj 4002 R5S.
 2. White/black Nuda Pure.

HEAT PUMP

Heating and cooling function



VIESMANN

75 sq. m. Vitocal 222-S AWBT-M-E-AC-AF 221.E06
 100 E sq. m. Vitocal 222-S AWBT-M-E-AC-AF 221.E06
 100 D sq. m. Vitocal 222-S AWBT-M-E-AC-AF 221.E06
 125 D sq. m. Vitocal 222-S AWBT-M-E-AC-AF 221.E08

RECUPERATION



VIESMANN

75 sq. m. VITOAIR FS Tipas 300E
 100 E sq. m. VITOAIR FS Tipas 300E
 100 D sq. m. VITOAIR FS Tipas 300E
 125 D sq. m. VITOAIR FS Tipas 300E

CEILING AIR CONDITIONER



75 sq. m. Samsung AC026RN1DKG/EU 2.6/3.3KW
 100 E sq. m. Samsung AC026RN1DKG/EU 2.6/3.3KW
 100 D sq. m. Samsung AC026RN1DKG/EU 2.6/3.3KW
 125 D sq. m. Samsung AC026RN1DKG/EU 2.6/3.3KW

ALARM

Satel fire, security





FULL FINISH:

WC WITH SHOWER



Ideal Standard potinkinis WC frame PROSYS 80 M



Ideal Standard ProSys acoustic gasket for WC/bidet installation



Ideal Standard OLEAS M2 mechanical flush key



Type A - Ideal Standard Tesi wall-hung WC , Rimless LS+, with EASYFIX, white



Type B - Ideal Standard Tesi seat with thin soft close cover (THIN), easily removable, only suitable for Tesi WC with EASYFIX, white



Type A - Ideal Standard i.Life A wall-mounted bathroom cabinet 80 cm (800×440×630mm), two drawers, soft close, matt white



Type B - Ideal Standard Adapto wall cabinet 77 cm (770×417×490mm), two drawers, push to open, soft close, glossy white



Ideal Standard i.life Handle, matt black, aluminium



Ideal Standard round frameless mirror with LED light, 80 cm



Type A1 / A2 - Ideal Standard CERALINE basin mixer with bottom valve, chrome, matt black

FULL FINISH:



WC WITH SHOWER



Type B1 - Ideal Standard JOY mixer with bottom valve, chrome alternative



Type B2 - Ideal Standard CERAFINE O Raised basin mixer with metal bottom valve, aerator Perlator 5l/min, mat black alternative



Type A - Ideal Standard Ultraflat S i.Life Shower tray 2000x900x30mm, pure white, slipperiness class C for barefoot



Type B - Ideal Standard Ultraflat S i.Life Shower tray 2000x900x30mm, jet black, slipperiness class C for barefoot



Ideal Standard siphon without cover



Type A - Ideal Standard CONNECT 2 Glass Shower Wall 1200x1950mm (width 1154-1177 mm)



Type B - Ideal Standard CONNECT 2 glass shower wall 1200x1950mm (width 1154-1177 mm), mat black



Ideal Standard CONNECT 2 Glass Wall Bracket for perpendicular wall mounting, chrome or mat black



Type A1 - Ideal Standard Ceratherm T25 shower system with thermostatic mixer, shower head Ø200 mm 12 l/min, 100 mm 3 functions Idealrain hand shower 8 l/min, 1500 mm Idealflex hose, chrome



Type A2 - Ideal Standard Alu+ Shower System, thermostatic mixer, black matt



Type B1 - Ideal Standard S200 thermostatic shower system. Included: thermostatic mixer Ceratherm S200, rectangular metal hose 300x200mm main shower head, hand shower, chrome alternative



Type B2 - Ideal Standard Idealrain Thermostatic Shower System Idealrain, matt black



Ideal Standard brush with holder, wall-mounted, frosted glass, matt black



Ideal Standard Connect spare paper holder, chrome.
Ideal Standard IOM paper holder, matt black



Ideal Standard Connect towel rail 60 cm (450x85x18mm), chrome.
Ideal Standard towel rail 45 cm (448x48x58mm), matt black

FULL FINISH:

WC WITH BATH



Ideal Standard potinkinis WC frame PROSYS 80 M



Ideal Standard ProSys acoustic gasket for WC/bidet installation



Ideal Standard OLEAS M2 mechanical flush key



Type A - Ideal Standard Tesi wall-hung WC, RIMLESS LS+, with EASYFIX, white



Type B - Ideal Standard Tesi seat with thin soft close cover (THIN), easily removable, only suitable for Tesi WC with EASYFIX, white



Type A - Ideal Standard i.Life A wall-mounted bathroom cabinet 60 cm (600x440x630mm), two drawers, soft close, matt white



Type B - Ideal Standard Adapto wall cabinet 57 cm (570x417x490mm), two drawers, push to open, soft close, glossy white



Ideal Standard i.Life Handle, matt black, aluminium

FULL FINISH:



WC WITH BATH



Type A1 / A2 - Ideal Standard CERALINE basin mixer with bottom valve, chrome, mat black



Type B1 - Ideal Standard JOY mixer with bottom valve, chrome alternative



Type B2 - Ideal Standard CERAFINE O Raised basin mixer with metal bottom valve, aerator Perlator 5l/min, mat black alternative



Ideal Standard round frameless mirror with LED light, 60 cm



Type A - Ideal Standard Dea Duo freestanding acrylic bathtub 170x75 cm with Click-Clack waste valve, white



Type B - Ideal Standard Dea Duo Wall-mounted acrylic bathtub 180x80 cm with Click-Clack waste valve, white alternative



Type C - Ideal Standard Dea Duo freestanding acrylic bathtub 170x75 cm with Click-Clack waste valve, inside matt white and outside matt black alternative



Type A1 - Ideal Standard Ceratherm T50 thermostatic bath and shower mixer with bracket and Evo hand shower head, chrome



Type A2 - Ideal Standard CERAFINE O Single lever bath mixer with shower hose, hand-held shower head and holder, mat black alternative



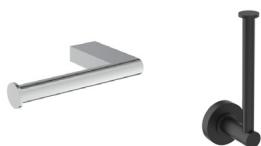
Type B1 - Ideal Standard Joy overhead bath mixer with hose, hand-held shower head and bracket, chrome alternative



Type B2 - Ideal Standard CERLINE Single lever bath mixer with shower hose, hand shower head and holder, mat black



Ideal Standard Wall-mounted brush with holder, frosted glass, mat black



Ideal Standard Connect spare paper holder, chrome.
Ideal Standard IOM paper holder, mat black



Ideal Standard Connect towel rail 60 cm (450x85x18mm), chrome.
Ideal Standard towel holder 45 cm (448x48x58mm), mat black

ADDITIONAL OPTION LIST

TERRACE

Thermal wood boards



PERGOLA

By agreement



ENTRANCE CANOPY AND STAIRS

By agreement



SOLAR PLANT

10-15kw



CHARGING STATIONS

By agreement



EXTRA

Offgrid electricity package (battery)	
Fully furnished	By agreement
Foundations	For LTU market
Transport	
Installation	
Building connection and utilities	For LTU market
Engineering works	For LTU market
Landscaping	For LTU market
Power	10kW





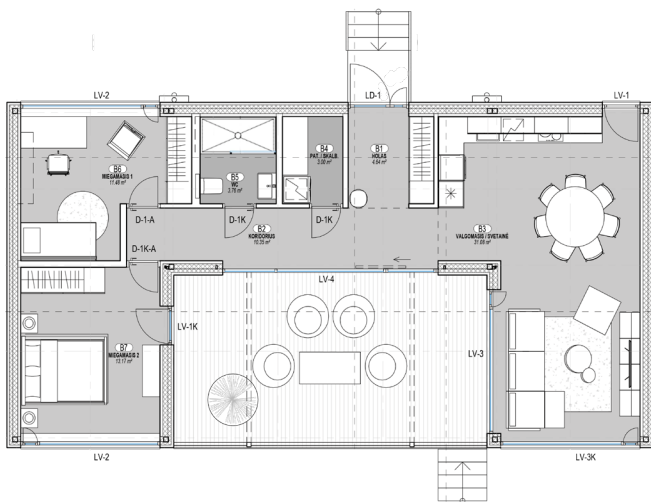
75M² HOUSE



75M² HOUSE

The 75m² NEOS modular house consists of 3 modules. The total built-up area of the house is 0.96 a, so it is a great choice if you have a small plot of land and want to build your own home. This house model is suitable for a family of 2-3 people. All the houses we offer meet the requirements of the A++ energy class, so you can be sure of low heating bills even in the cold season.







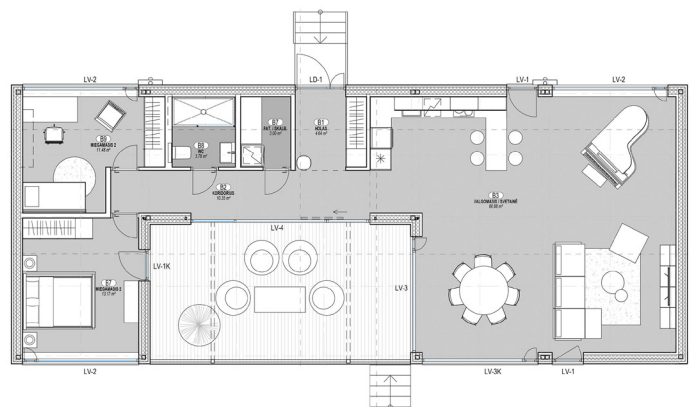
100M² D HOUSE: 2 BEDROOMS EXPANDED LIVING ROOM



100M² D HOUSE

The 100m² NEOS modular house consists of 4 modules. The house has two bedrooms, one bathroom, a utility room and an expanded living room with a dining room. This house project is a great choice for a family of 2-3 people. Everyone will have their own place to rest, and you can spend warm summer evenings on the spacious terrace of the house. Every modular house designed by us meets the requirements of the A++ energy class, so you can be calm about the low costs of the house.







100M² E HOUSE: 3 BEDROOMS

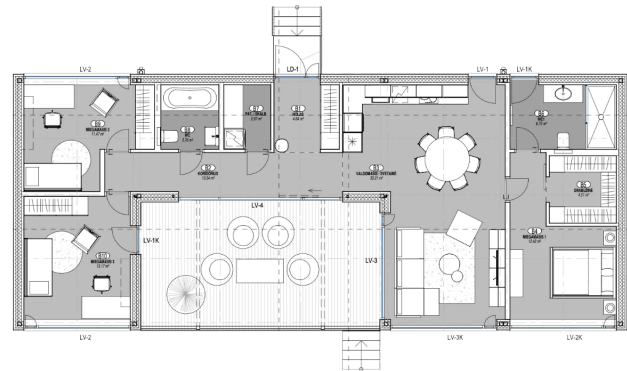


100M² E HOUSE

The 100m² NEOS modular house consists of 4 modules. The house has three bedrooms, two bathrooms, a utility room and a living room with a dining room.

This house project is a great choice for a family of 3-4 people. Everyone will have their own place to rest, and you can spend warm summer evenings on the spacious terrace of the house. Every modular house designed by us meets the requirements of the A++ energy class, so you can be calm about the low costs of the house.







125M² HOUSE



125M² HOUSE

The 125m² NEOS modular house consists of 5 modules. The house is designed with three bedrooms, two bathrooms, a utility room and a particularly spacious living room. The house fully satisfies the needs of even the most demanding customers. Just like all the houses we design, this one meets the requirements of the A++ energy class, so you don't have to worry about the high maintenance costs of the house.





NEOS FOR YOUR PROJECT

If you're searching for an intelligent approach to your upcoming real estate project, NEOS's modular housing system may be the answer. It offers versatility in creating multi-purpose buildings and the potential to construct whole communities by combining row houses and multi-functional apartments.

Contact us, and let's explore the possibilities of implementing the NEOS modular houses system for your next project.

About NEOS

At NEOS modular house factory, our focus is on utilizing technological advancements to create a housing industry that is both sustainable and accessible to all consumers. Our ultimate goal is to democratise home ownership so that it is no longer a privilege reserved solely for the wealthy but a commodity readily available to everyone.

"The Future Is Modular

While the concept of factory-built homes may seem strange today, in the next few years, planned modular communities may become much more commonplace. We may be asking not "Who built your house?" but "What factory did it come from?" – Forbes "

Our story

With natural resources dwindling and the global population continuing to grow at a staggering rate of 67 million per year, owning a home has become a luxury only a few can afford. The current pace of human resource consumption could be more sustainable, with 30% more resources being used than

can be replenished. If we continue at this rate, we will require two planets by 2030. As construction accounts for 50% of the annually extracted raw materials, focusing on this industry is crucial in changing our trajectory.

In 2013, Ryterna Modul was established as an autonomous modular building manufacturer, building on 12 years of experience as a subdivision of Ryterna. With over 20 years of industry expertise, we recognised the need to explore the modular permanent buildings sector further and drive industry-wide transformation, which led to the birth of NEOS in 2023.

NEOS is committed to sustainable construction practices and resilient urban development grounded in reusable and transformable modular principles. Our approach combines intelligent and innovative engineering with context-driven architectural design, delivering modular prefabricated housing solutions for a more sustainable future.



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