



**GLEOITE HOMES LTD**



# **'Beag'** Modular Home **2026**



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[www.gleoitehomesltd.ie](http://www.gleoitehomesltd.ie)



# ‘Beag’ Range



Choose from three smart layouts: a roomy 45sqm two-bedroom, a comfortable 32sqm one-bedroom, or a cleverly planned 25sqm one-bedroom. Includes solar panels, heat pump, triple glazing and full interior fit-out.

Everything you see is included — *no hidden extras*

# Modern Homes, Built to Perform



A home should feel natural to live in — personal, practical, and built to last. At Gleoite Homes Ltd, we combine trusted construction methods with modern design and energy-smart performance — delivering homes built for Irish living. Smartly designed. Beautifully finished. Built to last.

# Built to Perform



## 180mm SIP Construction

- Superior insulation and structural strength

## Steel Frame Chassis

- Engineered durability and long-term stability

## Contemporary Composite & Rendered Exterior

- Low-maintenance finish built to withstand Irish weather conditions.

## 150mm Roof Insulation

- Warm in winter, cool in summer

## Future-Proof Triple-Glazed Window System

- Modern anthracite finish with high-performance 90mm frames for superior insulation and durability.

## Solar Panels

- Reduced running costs

## Heat Pump System

- Efficient, sustainable heating

# Quality Interior Finishes

Fitted Kitchen

Fitted Wardrobes

High Quality Laminate  
& LVT Flooring

Doors & Ironmongery

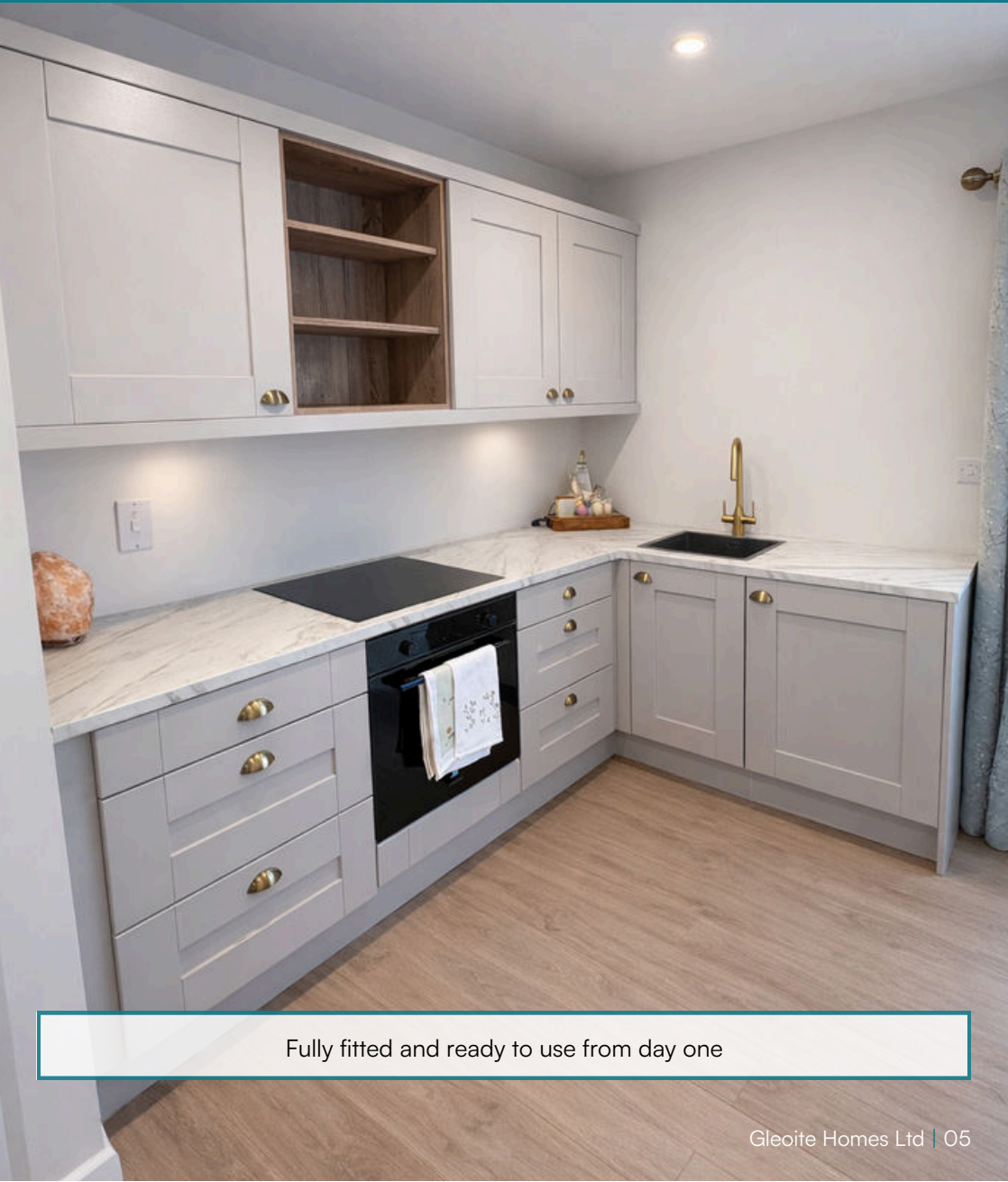
Skirting & Architrave

Fitted Storage

Professionally Painted

Carefully selected finishes throughout create a bright, contemporary interior designed for comfort and durability.

# Fitted Kitchen



Fully fitted and ready to use from day one

# Bathroom Set

1400 x 800 shower tray

Fully tiled finish

Back-to-wall toilet

Contemporary fittings

Client tile selection option

Modern bar shower

Contemporary vanity basin

Contemporary design with practical durability for everyday living.

# What's Included?

## Structure & Build

- Steel chassis
- SIP wall system
- 150mm high-performance insulated roof system
- Reinforced waterproof flat roof membrane

## Energy & Efficiency

- A1 Rated
- 8 Solar panels
- Domestic hot water heat pump
- Triple glazing
- EV charger provision

## Interior Finish

- Laminate & LVT flooring
- Fitted wardrobes
- Shaker doors

## Kitchen & Bathroom

- Integrated appliances
- Fully tiled bathroom
- Washer/dryer



# Who Is This Home Perfect For?

Downsizers seeking a comfortable, low-maintenance home

First-time buyers looking for smart, energy-efficient living

Garden homes for family members

Rental or holiday investment properties

# From Order to Move-In



## 1. Initial Consultation

- Meet with our team to discuss your site, requirements, and suitable layout.

## 2. Layout Selection & Planning

- Choose from the Beag layouts — 45sqm, 32sqm, or 25sqm.
- Planning and site preparation are confirmed.

## 3. Off-Site Manufacturing

- Your home is built using high-performance SIP construction in a controlled factory environment.

## 4. Site Preparation

- Excavation and services arranged by Gleoite Homes or a contractor of your choice.

## 5. Delivery & Installation

- The finished modular home is delivered and installed onto the prepared foundations.

## 6. Final Connections & Handover

- Services to be connected and final checks completed.
- Your home is ready to move into.

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