

PITCHED-ROOF MODULAR ARCHITECTURE

EXTRA LARGE CUPCAKE

MODULAR COLLECTION



HOMES / GUEST HOUSES / SAUNA & SPA

ONE ARCHITECTURAL LANGUAGE

Spaces for living. Places to retreat.

A pitched roof, generous glazing and warm facade materials connect a family of compact guest houses, multi-module homes and dedicated wellness spaces.



GUEST HOUSE	26.07 m²	03-04
One bedroom, living area and bathroom		
TWO-MODULE GUEST HOUSE	46.65 m²	05-06
One bedroom and open-plan living		
THREE-MODULE HOUSE	63.04 m^{2*}	07-08
Two bedrooms and a recessed terrace		
FOUR-MODULE HOUSE	107.84 m²	09-10
Two bedrooms with separate leisure space		
SPA	53.03 m²	11-12
Sauna, steam room and relaxation lounge		
SAUNA	25.79 m²	13-14
Compact sauna and relaxation layout		

Areas follow the supplied concept drawings and exclude terraces. *63.04 m² is calculated from the six room labels in the supplied three-module plan.

THE EXTRA LARGE CUPCAKE / GUEST HOUSE

A private place for a short stay.



A separate bedroom, a compact living and kitchen area and a bathroom make this the smallest residential layout in the collection. The glazed gable opens the interior towards the landscape.

26.07 m²

Internal area

1

Bedroom

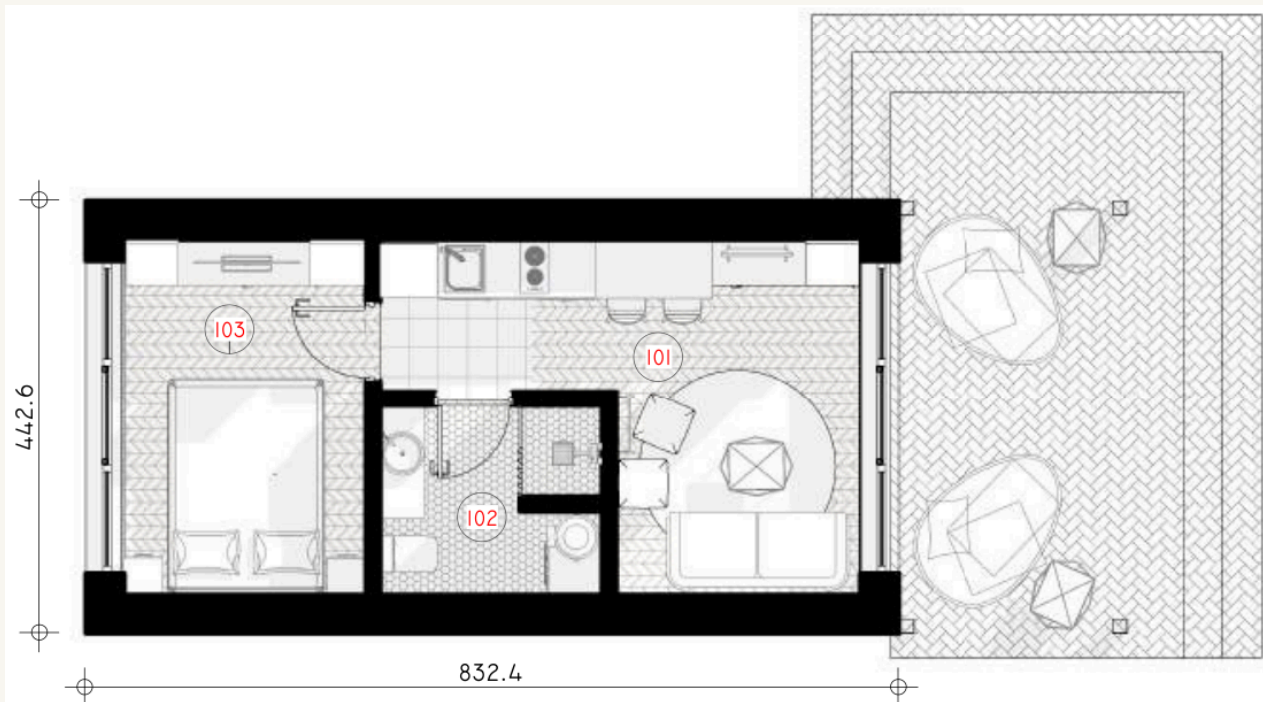
3

Scheduled rooms

Concept visualisation. Finishes, terraces, furniture and landscaping are shown for illustration.

GUEST HOUSE / FLOOR PLAN

Compact, with a separate bedroom.



ROOM / AREA

101	Living / kitchen area	12.80 m ²
102	Bathroom	4.27 m ²
103	Bedroom	9.00 m ²

TOTAL INTERNAL AREA **26.07 m²**

The plan keeps the sleeping space separate while bringing cooking and everyday living together beside the glazed facade.

Source: guest-house proposal, June 2026, sheet 04. Plan reproduced from the supplied drawing; not to scale. Terrace is additional.

THE EXTRA LARGE CUPCAKE / TWO-MODULE GUEST HOUSE

Two modules. Space to stay longer.



Two pitched-roof modules combine a separate bedroom and bathroom with an open living, kitchen and dining area. A recessed entrance and optional sheltered terrace provide two different outdoor settings.

46.65 m²

Scheduled internal area

1

Bedroom

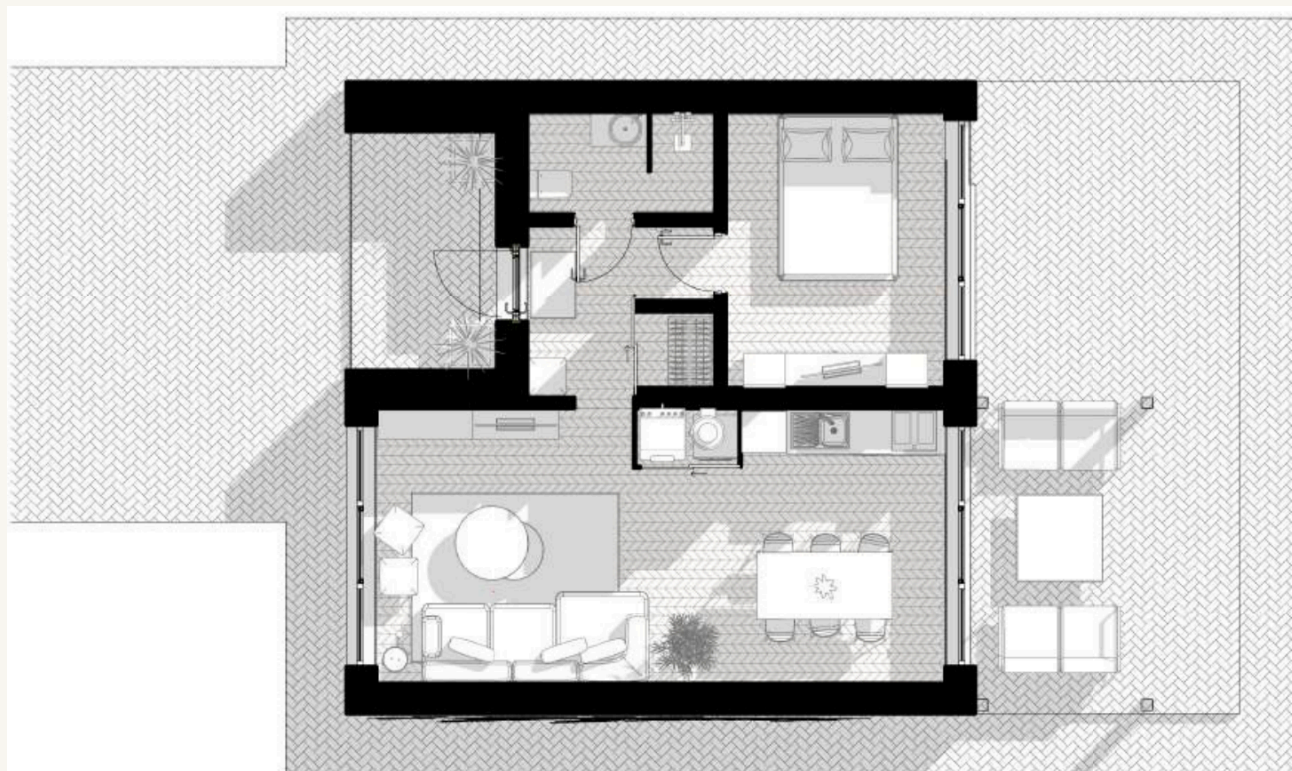
2

Modules

Concept visualisation. Finishes, terraces, furniture and landscaping are shown for illustration.

TWO-MODULE GUEST HOUSE / FLOOR PLAN

A separate bedroom. An open place to gather.



ROOM / AREA

101	Bathroom	3.30 m ²
102	Living / kitchen / dining	27.35 m ²
103	Bedroom	10.54 m ²
104	Entrance lobby	5.45 m ²

TOTAL INTERNAL AREA

46.65 m²

The main room brings cooking, dining and everyday living together, with a separate entrance lobby serving the private spaces.

Source: two-module guest-house proposal, June 2026, sheet 04. Not to scale. Scheduled total: 46.65 m²; displayed room figures sum to 46.64 m². Terrace excluded. Room IDs follow the source schedule.

THE EXTRA LARGE CUPCAKE / THREE-MODULE HOUSE

Three modules. A sheltered terrace.



Two larger side volumes are joined by a smaller central module. Bedrooms occupy one side, the open living area the other, while the recessed terrace sits between them.

63.04 m^{2*}

Calculated room area

2

Bedrooms shown

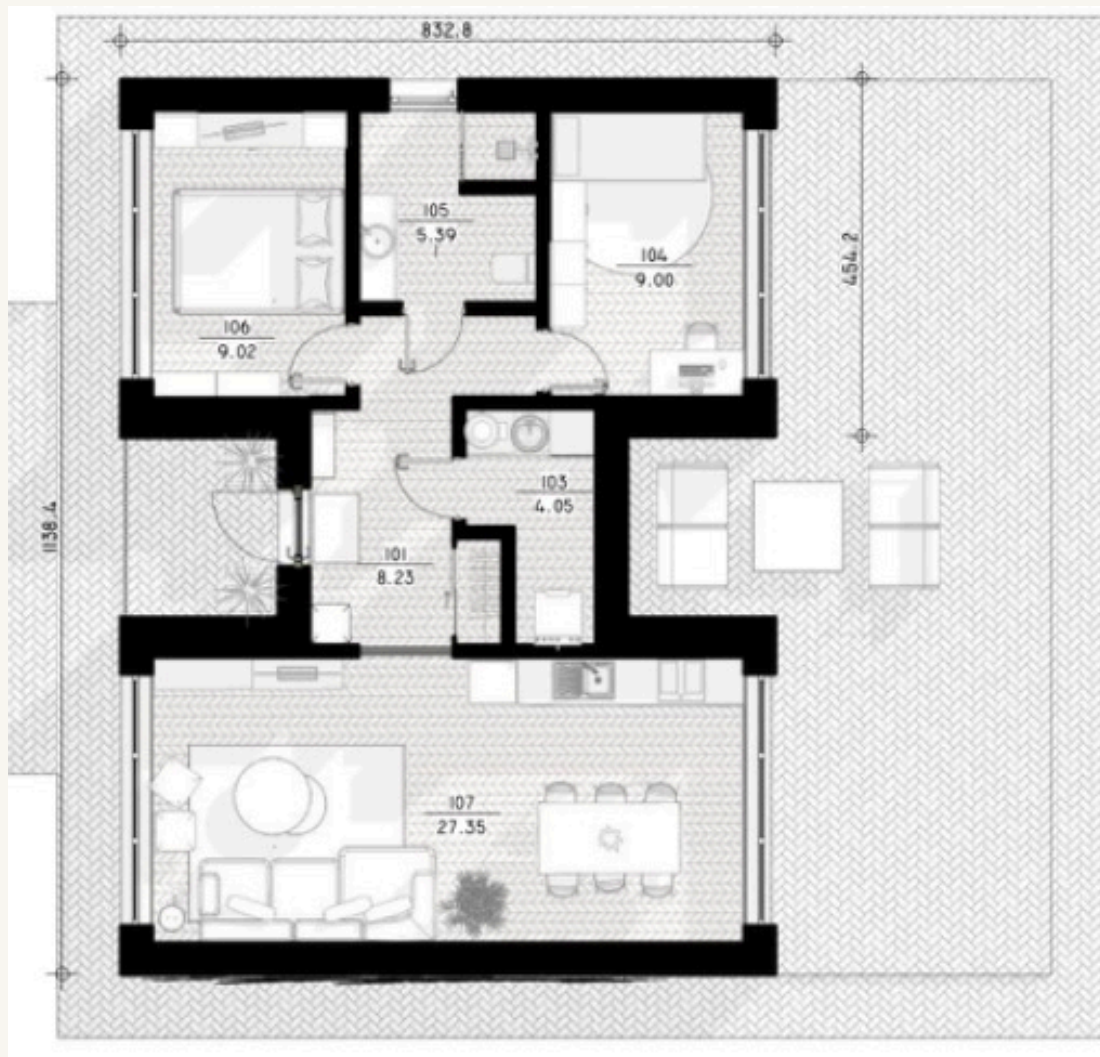
3

Modules

Concept visualisation. *Area calculated from room labels in the supplied plan. Terrace, furniture and landscaping are illustrative.

THREE-MODULE HOUSE / FLOOR PLAN

Two wings, connected by daily life.



ROOM / AREA

101	Entrance / hall	8.23 m²
103	Utility room	4.05 m²
104	Bedroom 1	9.00 m²
105	Bathroom	5.39 m²
106	Bedroom 2	9.02 m²
107	Living / kitchen / dining	27.35 m²

Room names interpreted from the furnished plan; total 63.04 m² calculated from the six visible labels. Source: supplied three-module JPG. Not to scale.

THE EXTRA LARGE CUPCAKE / FOUR-MODULE HOUSE

More room for everyday living.



Four roof volumes bring together two bedrooms, a living and kitchen area and a separate dining and leisure room. The stepped plan creates an extended relationship with the terrace.

107.84 m²

Internal area

2

Bedrooms

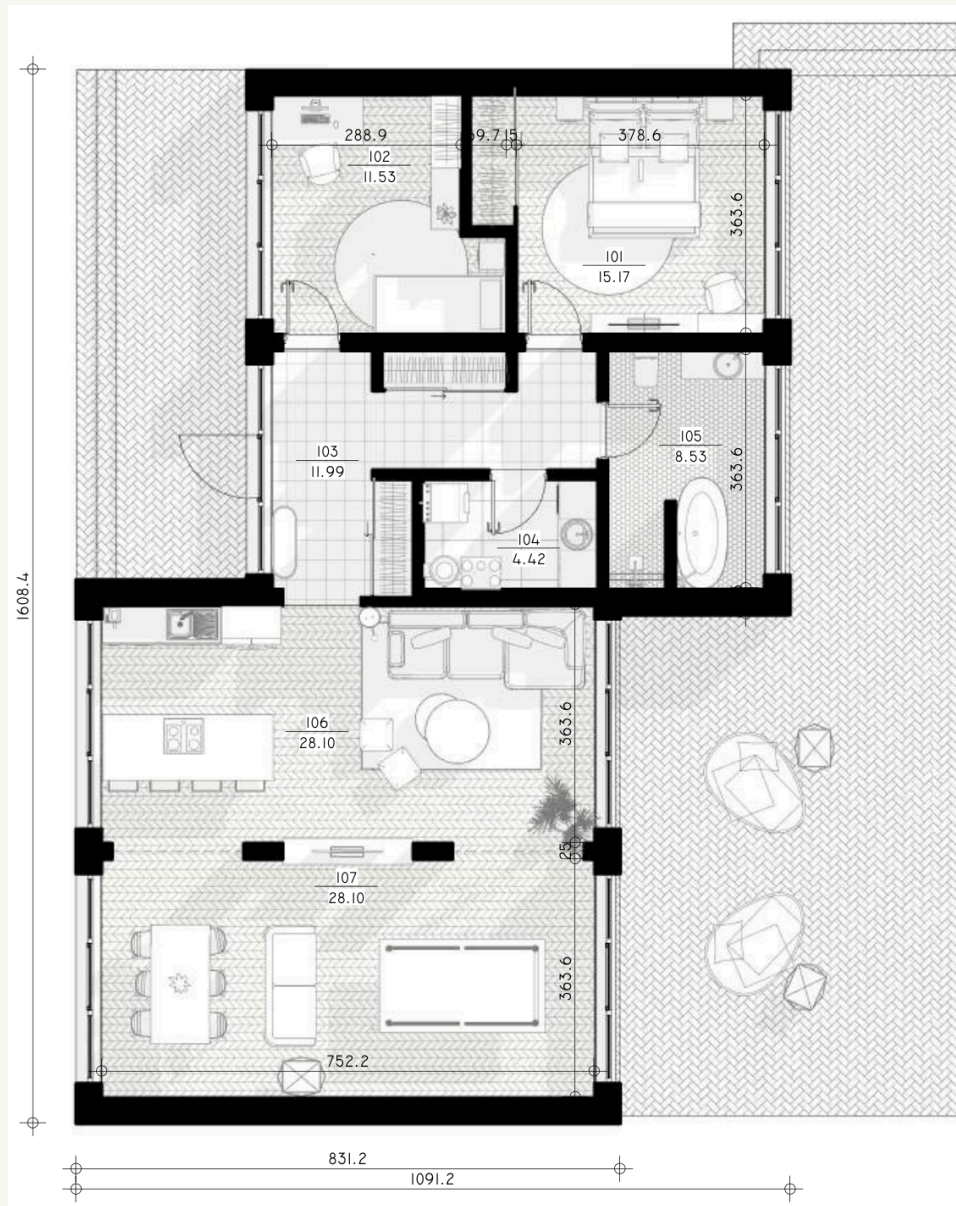
4

Modules

Concept visualisation. Finishes, terraces, furniture and landscaping are shown for illustration.

FOUR-MODULE HOUSE / FLOOR PLAN

Private rooms. Generous shared space.



101	Main bedroom	15.17	105	Bathroom	8.53
102	Bedroom 2	11.53	106	Living / kitchen area	28.10
103	Hall / corridor	11.99	107	Dining / leisure area	28.10
104	Utility room	4.42			

Areas in m². Total 107.84 m². Source: four-module house proposal, June 2026, sheet 04. Original plan; not to scale. Terrace excluded.

THE EXTRA LARGE CUPCAKE / SPA

A dedicated space for slowing down.



The SPA layout combines a relaxation lounge, sauna and separate steam room with showers and a washroom. Glazed fronts connect the wellness spaces with the outdoor setting.

53.03 m²

Internal area

9.00 m²

Sauna

7.77 m²

Steam room

Concept visualisation. Sauna and steam-room equipment, hot tub, terrace and external works are specified separately.

SPA / FLOOR PLAN

Sauna, steam and space to relax.



ROOM / AREA

101	Relaxation lounge	19.58 m ²
102	Showers	3.42 m ²
103	WC / washroom	3.14 m ²
104	Sauna	9.00 m ²
105	Steam room	7.77 m ²
106	Hall / corridor	10.12 m ²

TOTAL INTERNAL AREA

53.03 m²

Source: SPA proposal, June 2026, sheet 04. Original plan; not to scale. Thermal, moisture, ventilation and equipment requirements are defined for the project.

THE EXTRA LARGE CUPCAKE / SAUNA

A small building. A complete sauna layout.



A dedicated sauna room and relaxation area are arranged with showers, a WC and a compact utility space. The terrace can extend the rest area outdoors.

25.79 m²

Scheduled internal area

9.00 m²

Sauna room

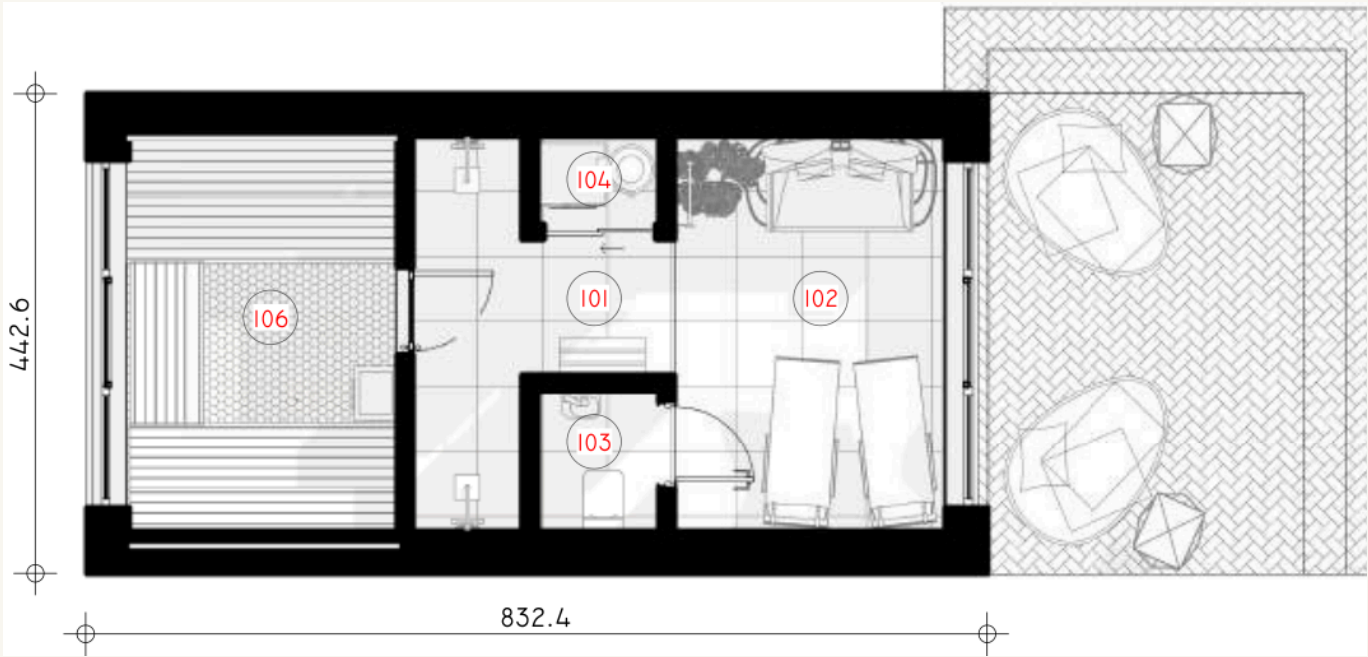
9.04 m²

Relaxation lounge

Concept visualisation. Sauna equipment, terrace and canopy are selected and priced for the individual project.

SAUNA / FLOOR PLAN

A clear route
from arrival to relaxation.



ROOM / AREA

101	Hall / showers	5.40 m²
102	Relaxation lounge	9.04 m²
103	WC	1.46 m²
104	Utility room	0.90 m²
106	Sauna	9.00 m²
TOTAL INTERNAL AREA		25.79 m²

Source: sauna proposal, June 2026, sheet 04. Original plan; not to scale. The drawing states 25.79 m²; displayed room figures sum to 25.80 m². The scheduled total is retained.

A CONNECTED RETREAT

Living and wellness, planned together.



The house and SPA can be considered as one site concept: separate interior functions, a shared outdoor setting and a consistent roof and facade language.

HOUSE**107.84 m²**

SPA

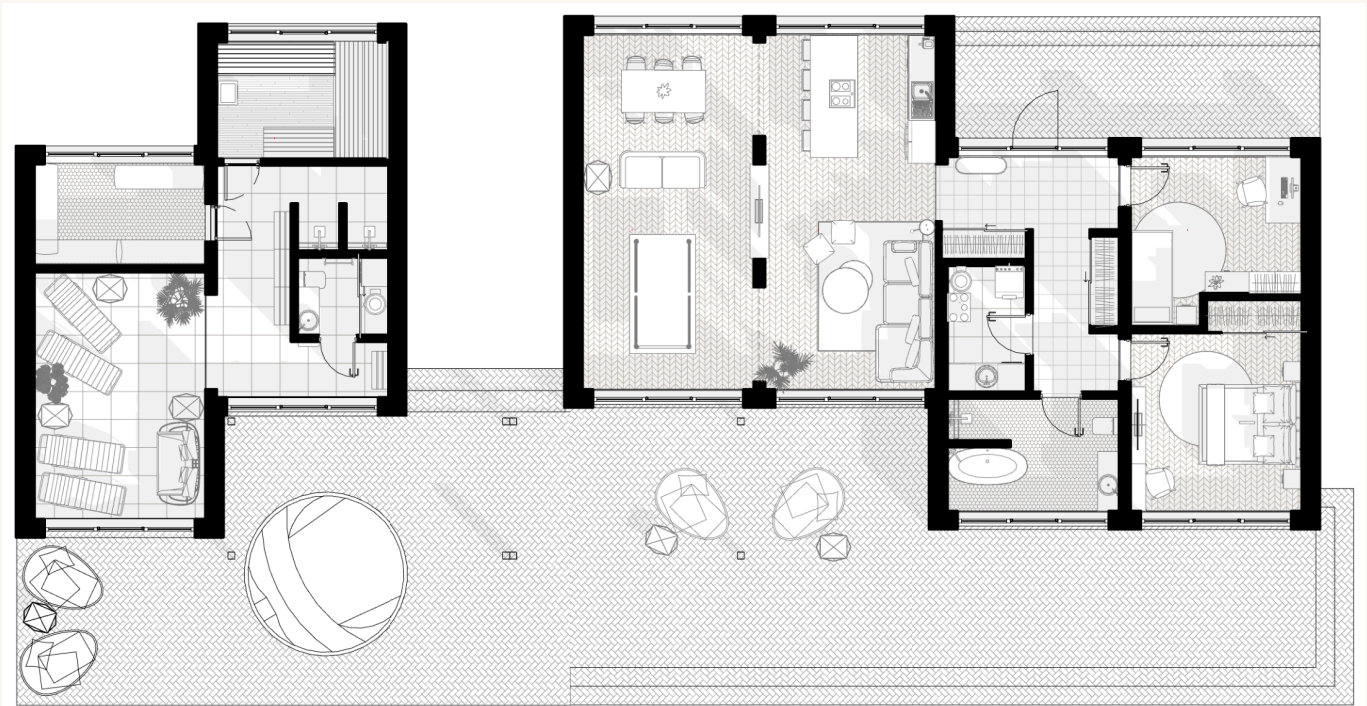
53.03 m²

+

Illustrative combined concept. Areas refer to the separate house and SPA schedules. Terrace, canopy, hot tub and landscaping are optional project elements.

HOUSE + SPA / PLAN CONCEPT

Two buildings. One outdoor living space.



HOW THE SPACES WORK TOGETHER

House: sleeping, everyday living and dining.

SPA: relaxation, sauna and steam-room functions.

Outdoor connection: terrace and sheltered spaces arranged to suit the site.

Source: supplied combined house-and-SPA concept, pages 1-2. Indicative site arrangement; building orientation, separation, access and external works require project coordination.

REFERENCE CONSTRUCTION

Galvanized steel. An insulated envelope.

The supplied modular specification sets out a galvanized-steel load-bearing structure, PIR insulation and triple-glazed PVC windows.



Envelope principle only

STRUCTURE	Galvanized-steel load-bearing frame.
INSULATION	160 mm PIR is listed for walls, roof and floor in the supplied reference specification.
WINDOWS & DOORS	Triple-glazed PVC windows; anthracite inside and outside. PVC external doors to the project.
PERFORMANCE	Energy performance is established for the complete project, including junctions, airtightness and building services.

Reference: NP5 modular-house configuration schedule, version 17 August 2026, sections 1, 4 and 21. Final assemblies and energy performance are confirmed for the selected layout and project.

EXTERIOR OPTIONS

Choose the material character.



Keep the shared pitched-roof language and tailor the facade finish, roof covering and colour to the setting.

01 CHARRED TIMBER
A dark timber finish with visible texture.

02 THERMALLY MODIFIED TIMBER
A natural timber character for the facade.

03 WPC CLADDING
A composite cladding option in the selected finish.

Facade options: configuration schedule, section 2. Flat concrete roof tiles are specified in one supplied example configuration. Final roof covering, colour and structural requirements are agreed for the project. Rendered colours are illustrative.

SELECT THE LEVEL OF COMPLETION

Plan the inside around its use.

The specification offers choices for finishes, services and equipment. The selected items and responsibilities are recorded in the individual quotation.

01 Interior finishes

Floor finishes, wall and ceiling treatments, internal doors and fitted storage can be coordinated as one scheme.

02 Kitchen & bathroom

From prepared service connections to fitted kitchen furniture, appliances and a completed bathroom, according to the agreed scope.

03 Heating & cooling

Air-to-air or air-to-water systems, underfloor heating and cooling options are selected for the intended use and climate.

04 Ventilation

Decentralized heat-recovery units or a central ducted system, designed for the room layout and moisture loads.

05 Electrical & lighting

Power points, lighting outlets, fittings and equipment circuits are coordinated with the final plan.

06 Wellness equipment

Sauna and steam-room equipment, wet-area finishes and controls are specified for the selected wellness layout.

All items on this page are selectable scope. Furniture and equipment shown on plans or renders are not automatically included.

FROM BRIEF TO INSTALLATION

Start with the site. Define the complete scope.

1

Choose the layout

Confirm the intended use, preferred configuration, internal area and finish level.

2

Review the location

Coordinate planning, access, ground conditions, foundations and the local design requirements.

3

Agree the specification

Set the facade, roof, interior, building services, documentation and supply responsibilities.

4

Coordinate production & transport

Confirm production timing, transport dimensions, route, permits and lifting arrangements for the selected modules.

5

Install & connect

Coordinate installation on the prepared foundations, external utilities and the agreed site works.

Delivery, crane access and on-site responsibilities are agreed for each project.

A CLEAR BASIS FOR YOUR QUOTATION

Know what is in your project scope.

A quotation confirms the selected building configuration and exactly what NP5 supplies, installs and coordinates.

Building package	Structure, insulation, openings, facade and roof finish.
Interior & equipment	Partitions, finishes, kitchen, bathroom and building services.
Site & logistics	Foundations, external networks, transport, crane and installation.
Design & documentation	Factory drawings, local design coordination and the agreed permit or certification scope.

ABOUT THE DRAWINGS & SPECIFICATION

Plans and visualisations present design proposals. Areas, layouts and assemblies are confirmed during project development. Terraces are excluded from the stated internal areas. Plan reproductions are not to scale.

The 63.04 m² house area is calculated from room labels. The two-module guest-house schedule states 46.65 m²; displayed room figures sum to 46.64 m². The sauna schedule states 25.79 m²; room figures sum to 25.80 m². Scheduled totals are retained.

Source basis: June 2026 proposals, sheet 04: guest house, two-module guest house, four-module house, SPA and sauna; supplied three-module layout and house + SPA concept; configuration schedule, 17 August 2026; example specification, 11 September 2026. Visual finishes and equipment are illustrative.

LET US DISCUSS YOUR PROJECT

Your site. Your configuration. Your next step.

Send us the preferred layout, project location and desired level of completion. We will review the scope and suggest the next step.



NP5 CONSTRUCTIONS

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EXPLORE NP5