

BAUHU



The Coconut COTTAGE

Affordable, Sustainable Modular homes

Price Guide

\$123,000 - \$137,000

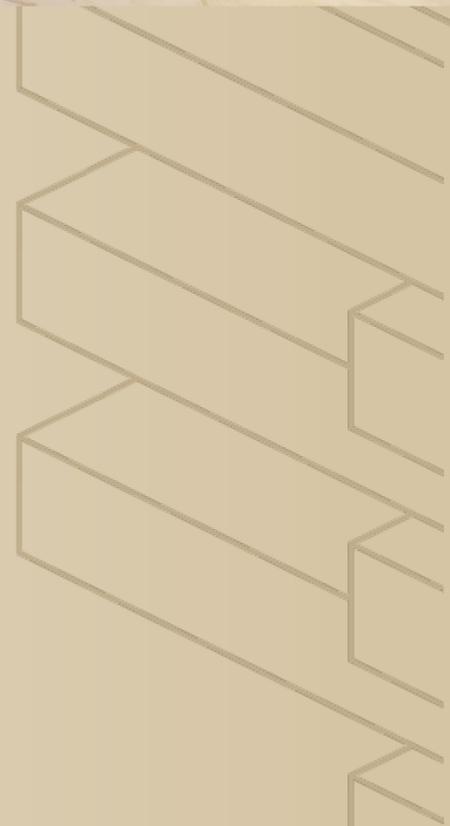
One bedroom

Two bedroom



A charming, hurricane resistant modular building designed for residential and resort projects.

This home offers one or two bedrooms, both with en suite bathrooms and a central open plan living area with a galley kitchen. A spacious covered terrace and a wealth of unique features makes for an attractive small home or a splendid guest cottage.







At Home Anywhere

A self contained home or guest cottage. Resort or hotel accommodation or an Airbnb style rental opportunity, this home is a perfect solution.

This versatile design is equally at home on a beach in the Caribbean, in Europe's countryside or overlooking the Mediterranean Sea.

Subtle architectural detailing ensures that the building blends perfectly with your chosen location. Choose from a selection of cladding styles and finishes to personalise this home.





Living

Accessed by way of full width double glazed doors the open plan living room has ample space for seating and a dining table.

An open sided staircase provides access to the mezzanine guest bedroom and a fully vaulted ceiling provides a spacious feel to the property.

Natural tone flooring and high-quality finishes ensure an elegant and stylish feel to the property.

Behind the scenes are heavily insulated walls, solar controlling laminated glass windows, a robust steel framed structure and a complex selection of energy saving construction techniques designed to minimise running costs and ensure a comfortable, long lasting structure



The Kitchen



Bauhu homes are supplied with a custom-made kitchen package with base and wall cabinets and a composite countertop.

Base units are fully equipped with labour saving ergonomic features. A sink unit with a premium quality chrome mixer tap complete the inclusive kitchen package

Electrical appliances are optional and typically excluded for US 120v locations. Kitchens are supplied for gas or electric appliances.



Composite Countertop

The kitchen boasts an attractive, durable and hard-wearing composite countertop

Solid Wood Cabinetry

Kitchen cabinets are white with Shaker style mouldings and have various storage features

Premium Quality Fittings

A high-quality kitchen mixer faucet complements an inset sink





The Master Bedroom

The master bedroom, presented with a super king-sized bed offers an attractive and well-appointed room with a built-in double closet and ample space for additional furniture.

The master bedroom benefits from wide double glazed sliding doors which flood the room with light and provide direct access to the exterior terrace.

Finished in natural tones and with a choice flooring the master bedroom suite blends perfectly with the style of the property.





The Guest Bedroom

The well thought out guest bedroom offers a comfortable and spacious bedroom with ample room for a dressing table and further free-standing furniture.

Presented with a king-sized bed this bedroom can also accept two single beds or alternative furnishing options.





The Bathrooms

Each en-suite bathroom offers a glass walled walk in shower and a suspended feature vanity unit with a composite countertop.

The bathrooms are supplied with premium quality white sanitary ware and a wall hung vanity unit.

Taps, shower and bathroom equipment accessories are polished chrome. The shower base is shallow tray, and the shower enclosure is toughened glass with aluminium trims. Wall tile finishes are included.



Floorplans

Gross footprint: 861ft² / 80m²



Two bedroom

Covered terrace area: 312ft² / 29m²
Living room, kitchen: 183ft² / 17m²
Master bedroom: 130ft² / 12m²
Guest bedroom: 130ft² / 12m²
Bathrooms: 54ft² / 5m²

One bedroom

Covered terrace area: 510ft² / 47m²
Living room, kitchen: 183ft² / 17m²
Master bedroom: 130ft² / 12m²
Bathrooms: 54ft² / 5m²

*Sizes are approximate





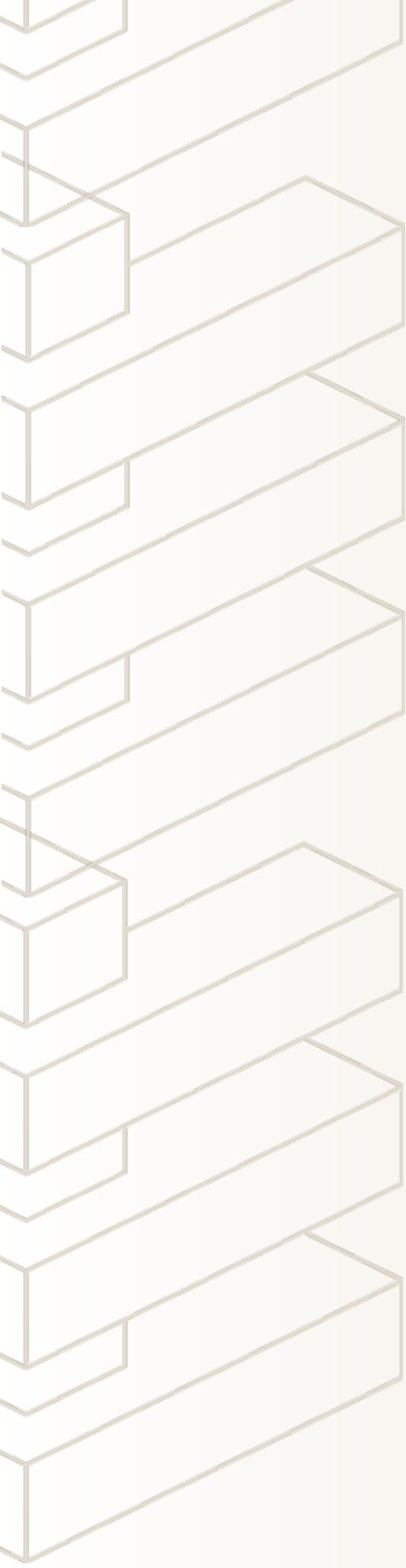
Features

At a glance...

The Coconut Cottage home model is supplied as a complete kit ready for assembly on site and benefits from many key features and finishes

- ✓ *Light steel frame insulated roof*
- ✓ *Standing seam metal roof finish*
- ✓ *Hurricane resistant steel structure*
- ✓ *Thermal and acoustic insulated walls*
- ✓ *Low maintenance uPVC doors*
- ✓ *Double-glazed windows*
- ✓ *Impact resistant laminated glass*
- ✓ *Fiber cement / ETICs exterior siding*
- ✓ *Wall and ceiling paint finishes*
- ✓ *Natural stone style flooring*
- ✓ *White ceramic sanitary ware*
- ✓ *Polished chrome faucets*
- ✓ *Wall hung bathroom vanity units*
- ✓ *Shower closet wall tiling*
- ✓ *Base and wall kitchen cabinetry*
- ✓ *Composite panel interior doors*
- ✓ *Polished aluminium door furniture*
- ✓ *Terrace Railings (optional)*
- ✓ *Terrace shade louvres (optional)*





Ceramics

Wall and floor finishes are supplied according to the Bauhu neutral ceramic selection, but you can choose your own tile finishes from our extensive catalogue

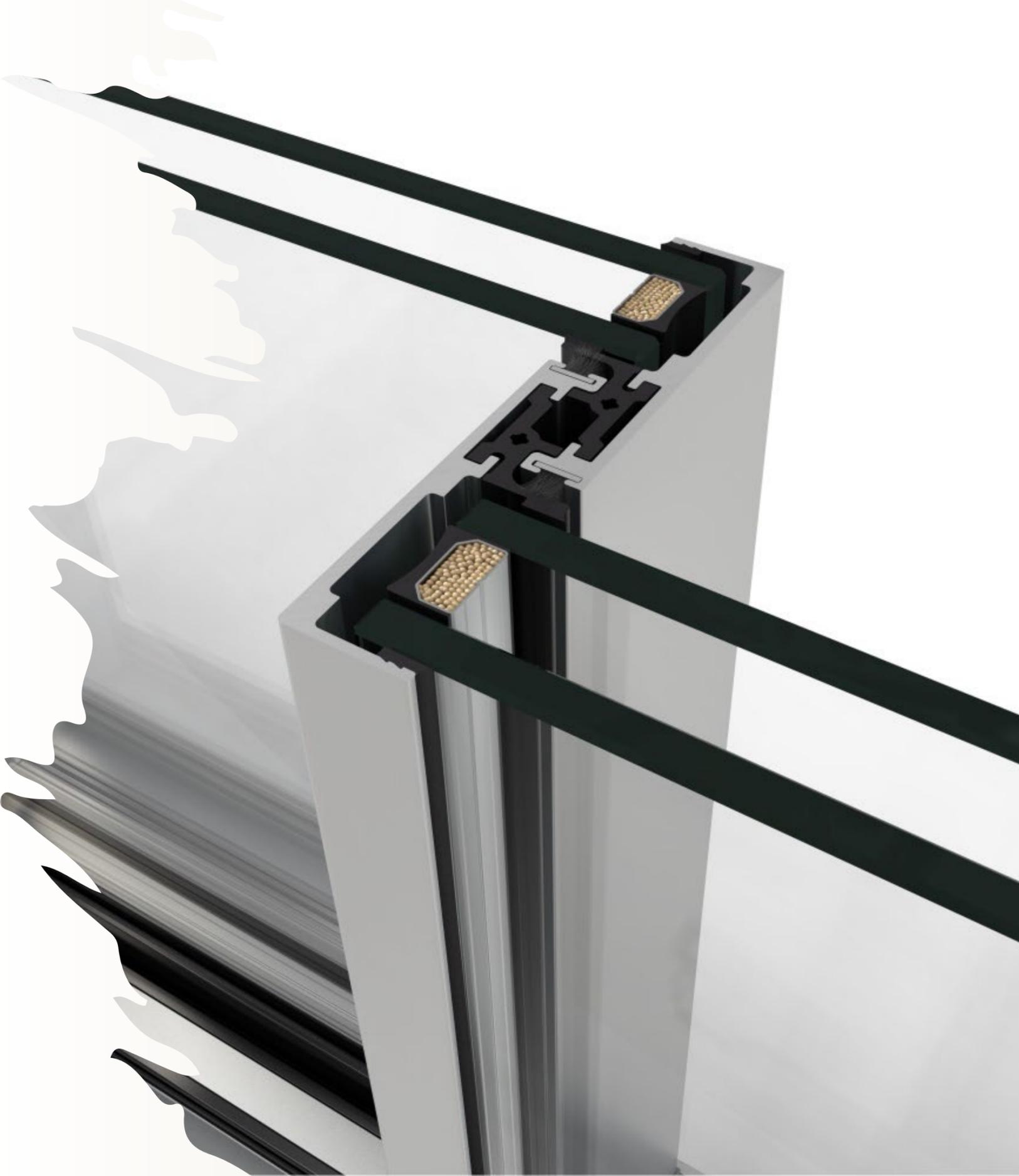


Sanitary Ware

Like all Bauhu homes, our designers have carefully chosen a range of interior décor and finishes which are included with the home.

- ✓ *Wall hung gloss white vanity cabinet*
- ✓ *Composite vanity countertop and deck mounted mixer tap.*
- ✓ *Wall mounted mirror with LED backlight*
- ✓ *Polished chrome basin mixer faucet*
- ✓ *White ceramic toilet with dual flush and soft close seat.*
- ✓ *White slimline shower tray with waste fitting.*





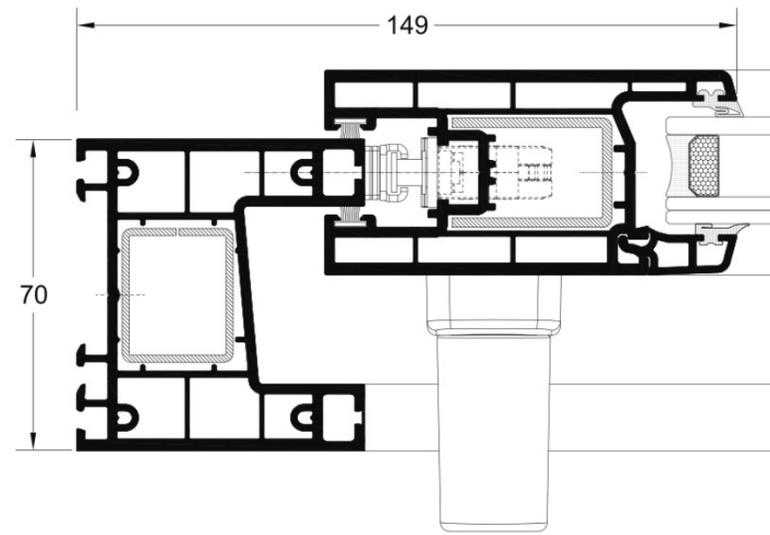
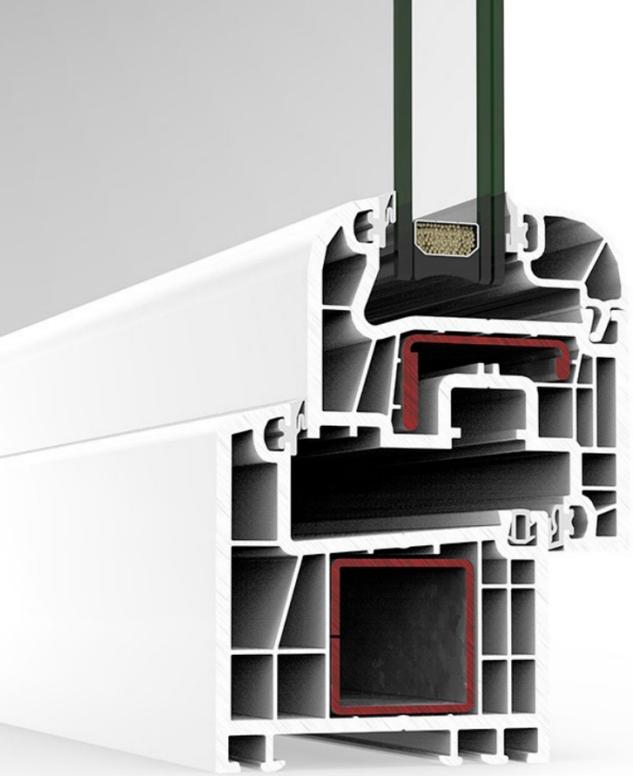
Glass

Impact resistant laminated glass

Advanced architectural glazing

Our laminated glass significantly improves a window's ability to withstand breakage, adds colour and sound control, and meets building codes in high velocity wind regions.

- ✓ 4+2+4 Laminated outer glass layer for impact protection*
- ✓ 16mm argon filled inter pane cavity for maximum insulation*
- ✓ 4mm solar control glass interior pane for heat control.*

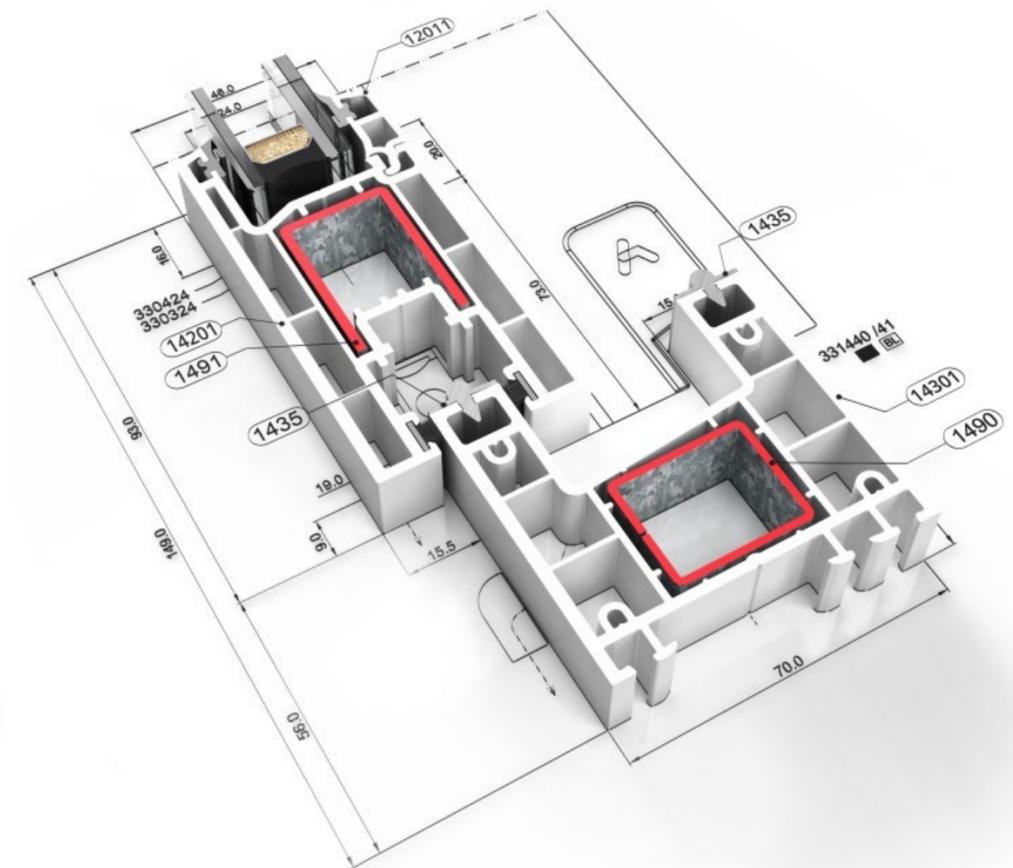
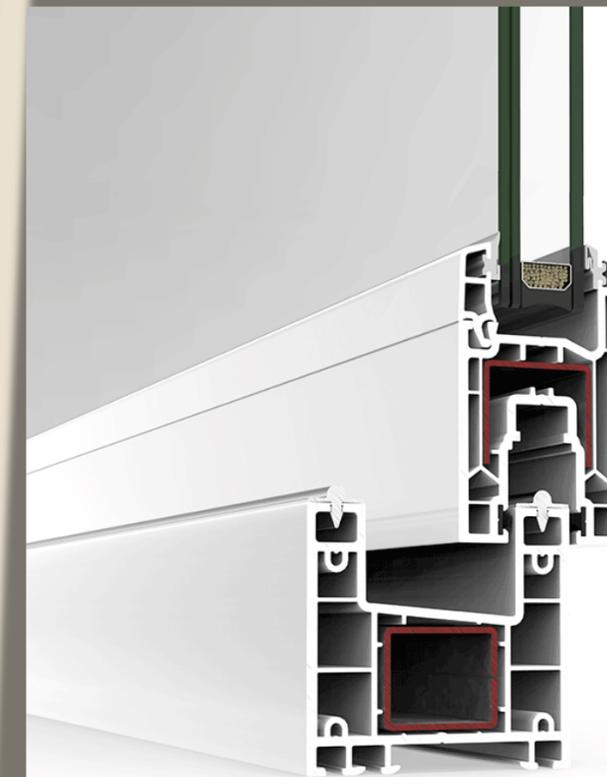


Windows

Premium quality PVC windows and sliding glass doors from industry leading manufacturers provide high levels of insulation and the stylish looks of an ultra slim frame.

What's more, PVC is a completely recyclable material.

- ✓ *Smooth sliding insulated window system*
- ✓ *Double pane slide directions*
- ✓ *Robust hinged window system*
- ✓ *Super slim 70mm frame depth*
- ✓ *Zero maintenance*
- ✓ *Transmittance (U_w) from 1.3W/m²K*
- ✓ *Five profile inner chambers provide enhanced energy efficiency*



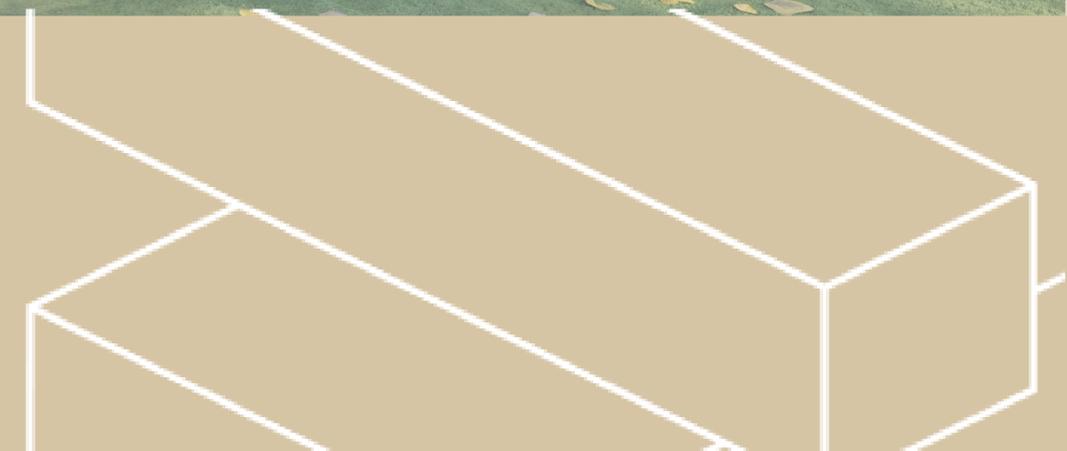
BAUHU



About

Affordable, Sustainable Modular homes

Bauhu
Homes



Why Bauhu Modular...

Our buildings are made of steel, which is strong and is protected by a galvanized coating generally accepted to provide a time to first maintenance of a 100 years. With this highly effective galvanization process, steel profiles resist even the most humid regions.

They are packed with insulation, reducing energy consumption. Once clad the frame is not exposed to the elements and is airtight.

The kit is made in a factory and delivered in sections, so the structure can be erected very quickly. Buildings are engineered to ASCE 7-16 (The American Society of Civil Engineers Code) and designed for high wind and seismic locations.

The building envelope is watertight and airtight. The windows and doors are fitted with impact resistant glass. All the building materials are completely termite proof.

Our wall panels are made in multiple layers of non-wood composite, insulation, air and moisture barriers and cement board siding or an ETICs system (External thermal insulation system)

The outer cladding protects not only against impact, but also provides fire resistance up to two hours. The patented, multi-layer, interlocking wall panel cladding system meets the stringent international construction standard criteria for thermal insulation, impact resistance, air and water infiltration, and wind load resistance.

All of the building components are recyclable. Each complete building fits inside standard sized shipping containers and a home can be ready for delivery in as little as ten weeks.



Affordability

Delivering affordability by design...

Value Engineering

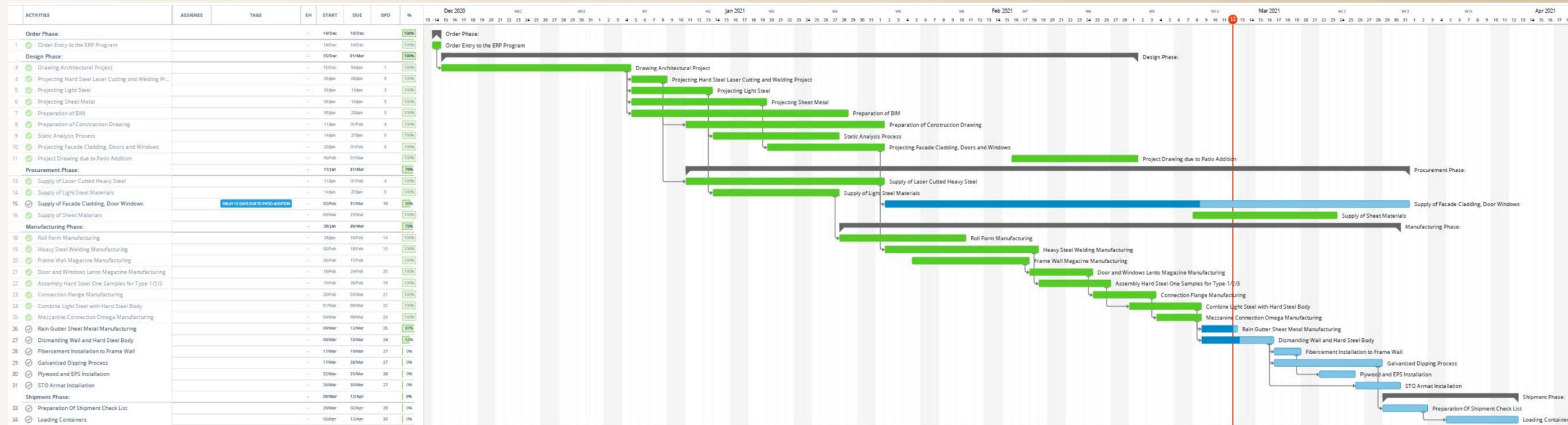
Designed to respond to global housing needs, Bauhu homes maximise the benefits of modular, off-site construction and take full advantage of factory-based batch manufacture as well as the economies of scale that can be achieved by bulk component and material sourcing.

The result is a reasonably priced home that satisfies building code criteria. Our homes are supplied as a complete kit incorporating the entire building envelope, sanitary ware, kitchen cabinetry, floor and wall finishes and decorative materials.

Whilst no minimum order quantity is required, prices are dictated by order volume.

Rapidity

A ten-week timeline...



Precision engineered components guarantee accuracy ensuring rapid assembly on site, reducing global construction cost and providing absolute cost certainty. Each modular building is provided with a detailed step by step assembly guide to assist contractors in the assembly process.

Typically, one of our engineers is present on site to supervise during the structural assembly of the building. Alternatively, or own assembly team can carry out the installation



Sustainability

The Earth we share...

Bauhu Homes are manufactured entirely from 100% recyclable materials and are designed to preserve the environment by providing exceptional thermal insulation performance, minimising running costs and reducing power consumption.

Keeping it green...

Protecting our planet one home at a time with a responsible selection of materials and sustainable architectural design:

- ✓ *Zero wastage*
- ✓ *Recyclable and recycled materials*
- ✓ *Exceptional thermal and acoustic insulation*
- ✓ *Double glazed windows*
- ✓ *Impact resistant windows and doors*
- ✓ *Bioclimatic design*
- ✓ *Zero structural timber*
- ✓ *Low VOC finishes*
- ✓ *Recycled plastics*
- ✓ *Rainwater recuperation*
- ✓ *Natural ventilation*
- ✓ *Low E solar control glazing*
- ✓ *Flat packed*
- ✓ *Inert fiber cement siding*
- ✓ *Composite kitchen counter*
- ✓ *LED lighting (option)*
- ✓ *Composite panel interior doors*
- ✓ *Solar PV (option)*
- ✓ *Solar thermal water heating (option)*





Durability

Engineered to outperform...

A lightweight galvanized steel structure is used for external walls and internal partition walls (frames) according to structural calculations for the building type. These models incorporate a steel (HRS) structure which is hot dipped galvanized to eliminate corrosion in salty environments.

Our modular buildings are supplied in 'kit' format having been pre-assembled and checked prior to delivery. Each building is provided with an extensive 'step by step' assembly guide to ensure quick and simple erection on site.



Climate Control

Hurricane safe...

Our complete range of homes are engineered for use in hurricane prone locations. They are made with a robust steel frame structure which is engineered according to the building code that applies in the build location.

For hurricane prone locations the modular construction system is designed for 180MPH wind loadings in coastal terrain category D exposure in full compliance with ASCE7-16 codes.

Each Bauhu home is supplied with a full structural engineering report and detailed architectural and construction plans

Support

Peace of mind...

Warranty

Our strict factory-based quality control ensures that completed buildings are thoroughly inspected prior to delivery.

Nevertheless, our buildings are fully guaranteed for two years in the case of manufacturing defects.

Third party supplier's component failure varies from two to thirty years.

Detailed limited warranty terms are available on request.

Traceability

Every component that goes into our modular buildings has a unique reference code making parts easy to identify.

Component codes are used in detailed shipping inventories and are referenced throughout the assembly guides and technical drawings.

Bar coding allows our architects to quickly identify components and assist with technical questions during the site assembly process.





Delivery

This modular home is supplied in prefabricated 'flat pack kit' format and the building has been carefully designed so that all of the building components can be packed inside one 40' standard shipping container. Our logistics experts handle international transportation to the sea port of your choice.



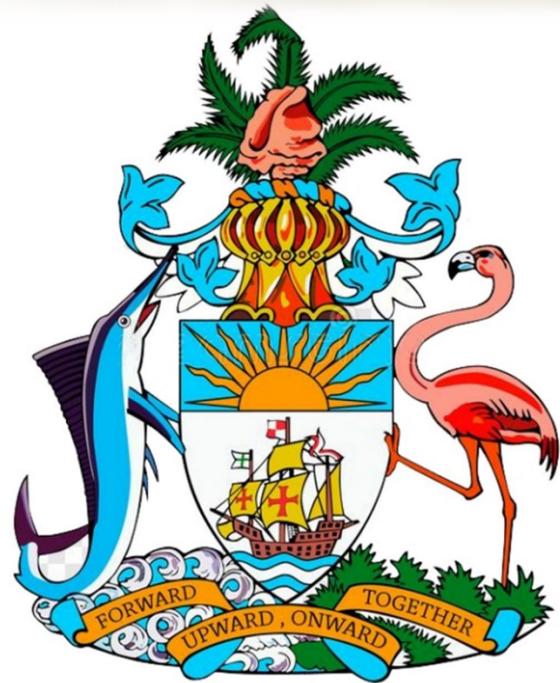
Assembly

The building arrives on site with all the components required for the complete installation. The unique, patented, interlocking insulated steel frame panel system is incredibly easy to assemble allowing this building to be erected very quickly.

Our team can install the building, or it can be assembled by local contractors with the help of our detailed assembly guide, under the supervision of our experienced technicians.

Accreditation

Compliance...



THE BAHAMAS MINISTRY OF PUBLIC WORKS

Approved by the
Bahamas Ministry of Public Works



OECS building Code compliant



Building analysis and design for structural steel



Design loads criteria for wind loadings ASCE7 - 16



INTERNATIONAL
BUILDING
CODE®

International building code compliant

The Coconut Cottage



Eco resort - Antigua

Abaco AirBnB - The Bahamas



Architectural & Design support

Bauhu provide an end-to-end bespoke architectural design, project planning and visualization service for homeowners, developers, resort and hotel operators



BAUHU



The Next STEPS

Affordable, Sustainable Modular homes

YOUR NEW BAUHU HOME

There are several steps to be completed in order to proceed with your new home purchase

YOUR LAND

Identify and secure the land that you intend to build on

YOUR PERMIT

Submit our building plans and your foundation plans to get a building permit

YOUR HOME

Take delivery of your new all inclusive Bauhu modular home



YOUR DESIGN

Select the Bauhu home design that you want to purchase and place your order

YOUR SURVEY

Your building lot is surveyed to understand the ground conditions and design a foundation

YOUR ORDER

We manufacture your fully code compliant home designed for your site location

PREPARATION

A simple roadmap to preparing for your new home

YOUR DESIGN

Once you have chosen the Bauhu home design you prefer you can choose from the available décor and finish options. We will confirm your choices with a detailed supply scope.

YOUR LAND

The land that you have acquired for your new home needs to be surveyed so that a competent local engineer or architect can understand the ground conditions and the topology of the site you are building on.

YOUR FOUNDATIONS

Our homes are designed to comply with locally applicable building codes. Your foundations need to be as strong as the building we supply so a local engineer must design your foundation in compliance with local codes & climate.

YOUR PERMIT

With an approved foundation design and our fully code compliant architectural drawings, we can be confident that the permitting process will be approved by the local authorities and we can commence manufacture.

MANUFACTURE and DELIVERY

With architectural plans, a fixed scope of supply and permits in place we can begin manufacturing your new home. Procurement and fabrication takes approximately ten weeks after which the building is packaged for transportation and readied for dispatch.

YOUR ORDER

During the manufacturing phase, we assemble your complete home in the factory and check each component. Kitchen cabinetry, bathrooms and décor items are built and prepared for final on-site assembly.

YOUR HOME

After a thorough inspection by third party quality controllers, the finished building and materials are packaged and loaded into shipping containers for onward transportation to your location.

AFTER MARKET ASSISTANCE

Each Bauhu home is supplied with an extensive packing list, a range of tools and installation materials and a detailed step by step assembly guide for your building contractor or yourself if you are carrying out the assembly yourself. Bauhu modular homes are supported by local representatives in several locations worldwide who can assist and advise on contractor works, the assembly process and offer guidance on furnishings and periodic maintenance.

THE SUPPLY PROCESS

We follow a simple payment procedure from order to completion for 'off the shelf' home designs. Once you have chosen your preferred décor and finishes, we provide detailed architectural drawings and structural plans to assist in the foundation design and permitting process. When you are ready to proceed we carry out the manufacture of your home and arrange transportation to your location.



ORDERING

Place your order for the home that you have selected with a deposit payment of 35%
Choose your décor and finishes options.
Receive a supply scope, detailed plans and supply contract.



PERMITTING

Bauhu provides structural and technical information to assist local architects or engineers to design foundations and obtain building permits. When you are ready we begin manufacture.



MANUFACTURE

The materials procurement and manufacturing process require approximately eight weeks to complete.
An Interim payment of 35% is requested midway through this process



DELIVERY

When manufacture is completed your home is inspected, loaded for shipping and insured by Lloyds for transit at replacement value. The balance payment of 20% is requested prior to delivery

Developers

Resorts, hotels and residential developments can benefit greatly from the speed and economies of scale associated with modular construction

Contact us to discuss our project design, planning, visualisation and marketing services

Contact Us

Email: contact@bauhu.com

Website: <https://bauhu.com>

Telephone: (+44) 7949 345 478

**This brochure is non contractual - free standing furniture shown is excluded*



BAUHU