

# The Future of Living



# Prefab Today

Steel-based modular buildings.  
Engineered for prefabrication.

TLC<sup>EU</sup> Unit



Take advantage of the possibilities offered by modern prefabrication.



# Modular house

Area: tailored to your needs

You can choose different sizes, shapes, functions, and module layouts to create a home that meets your individual needs.



It is an ideal space designed for your comfort and convenience. The size and layout of the house can be easily adapted to your needs and to the development possibilities of your plot.

You can choose different sizes, shapes, purposes, and module layouts to create a home that meets your individual needs.





# Variant I

Single module

17 m<sup>2</sup>  
of the area

External dimensions: 3490 × 6705 mm

This compact modular home is designed as a single-unit solution, offering a functional and well-organized living space. The layout includes a living room with a kitchenette, a corridor, a WC, and a bathroom, providing everyday comfort within a total area of 17.16 m<sup>2</sup>.

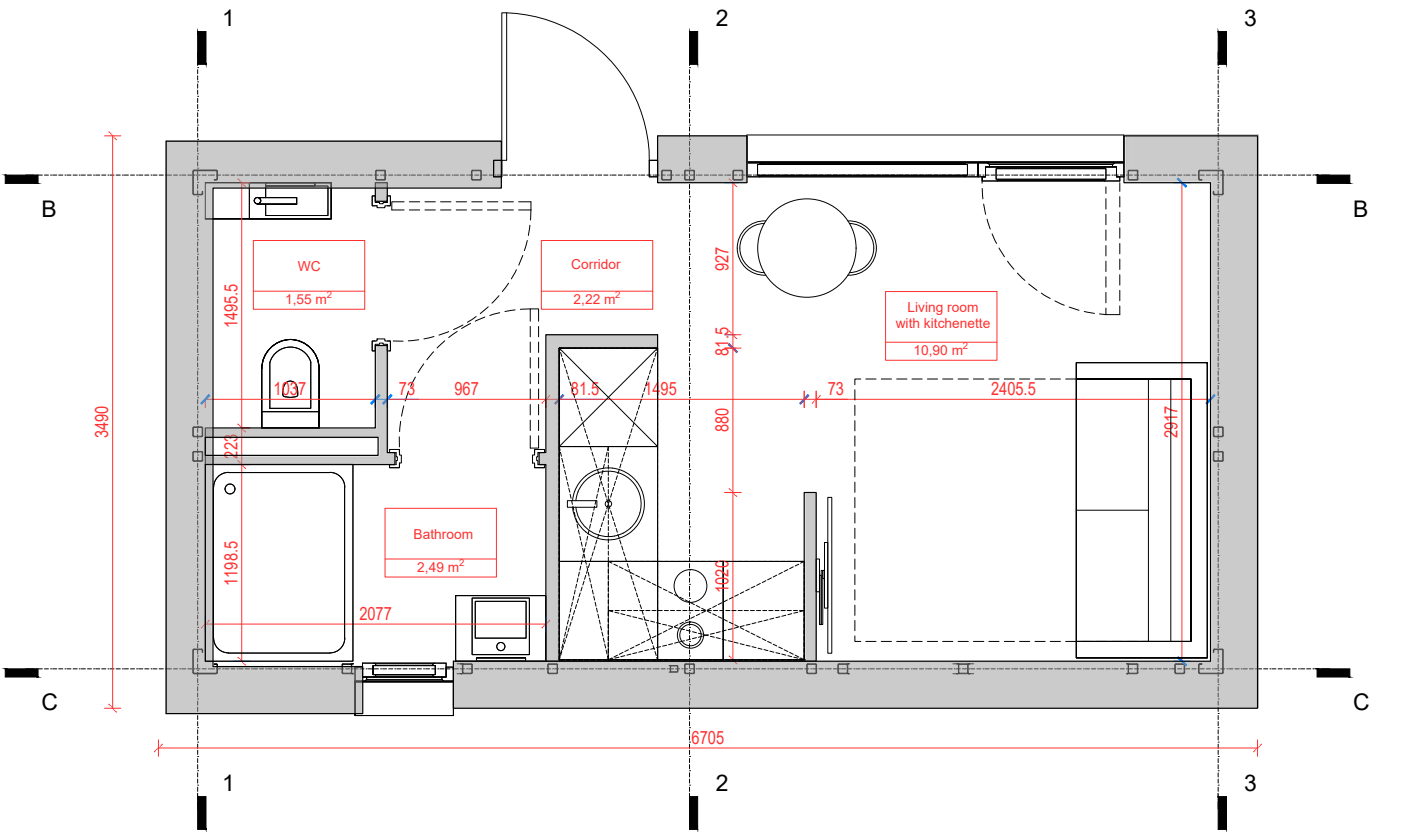
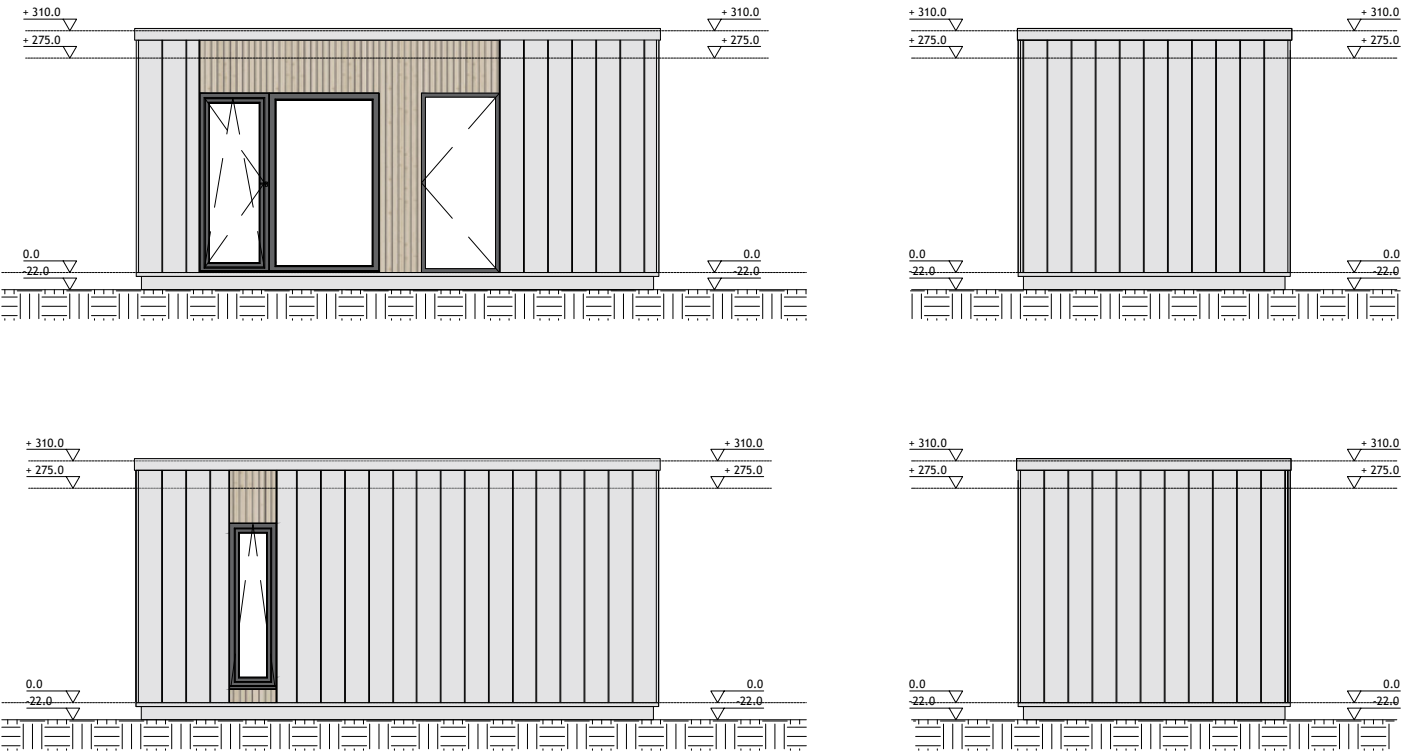
## Room list:

Living room with kitchenette	10.90 m <sup>2</sup>
Corridor	2.22 m <sup>2</sup>
WC	1.55 m <sup>2</sup>
Bathroom	2.49 m <sup>2</sup>
Total	17.16 m <sup>2</sup>



# Variant I

Facade concept, functional layout





Variant II

Module connected along the longer side

35 m<sup>2</sup>  
of the area

External dimensions: 6560 × 6705 mm

Room list:

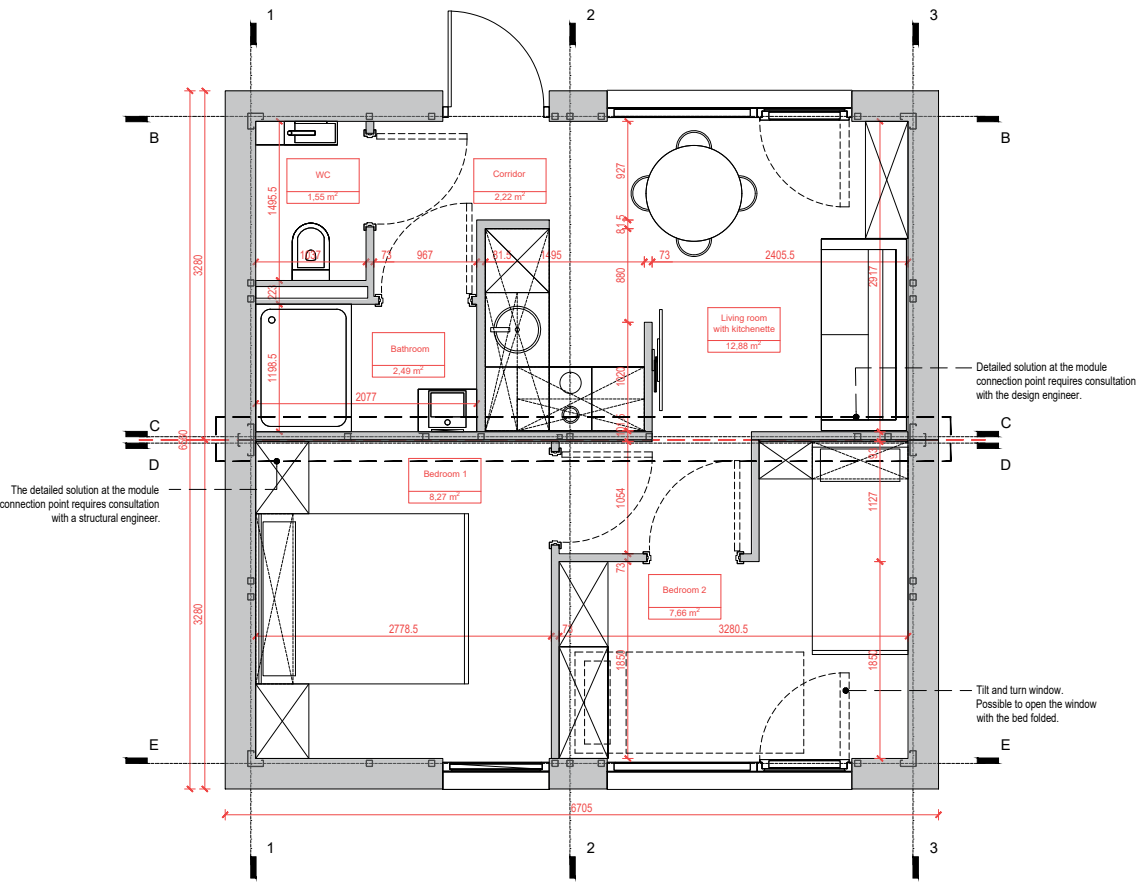
Living room with kitchenette	12,88 m <sup>2</sup>
Corridor	2,22 m <sup>2</sup>
WC	1,55 m <sup>2</sup>
Bathroom	2,49 m <sup>2</sup>
Bedroom 1	8,27 m <sup>2</sup>
Bedroom 2	7,66 m <sup>2</sup>
Total	35,07 m <sup>2</sup>

This modular home features two units connected along the longer side, creating a functional layout. The design includes a living room with a kitchenette, two separate bedrooms, a corridor, a WC, and a bathroom. Thanks to the clear zoning of living and private areas, the layout is well suited for comfortable everyday living or recreational use.



Variant II

Facade concept, functional layout





# Variant III

Module connected along the shorter side

35 m<sup>2</sup>  
of the area

External dimensions: 3490 × 12990 mm

This variant is created by connecting units along the shorter side, resulting in an elongated and well-organized layout. It offers a spacious living area with a kitchenette, two bedrooms, and full sanitary facilities, making it suitable for comfortable living or recreational use.

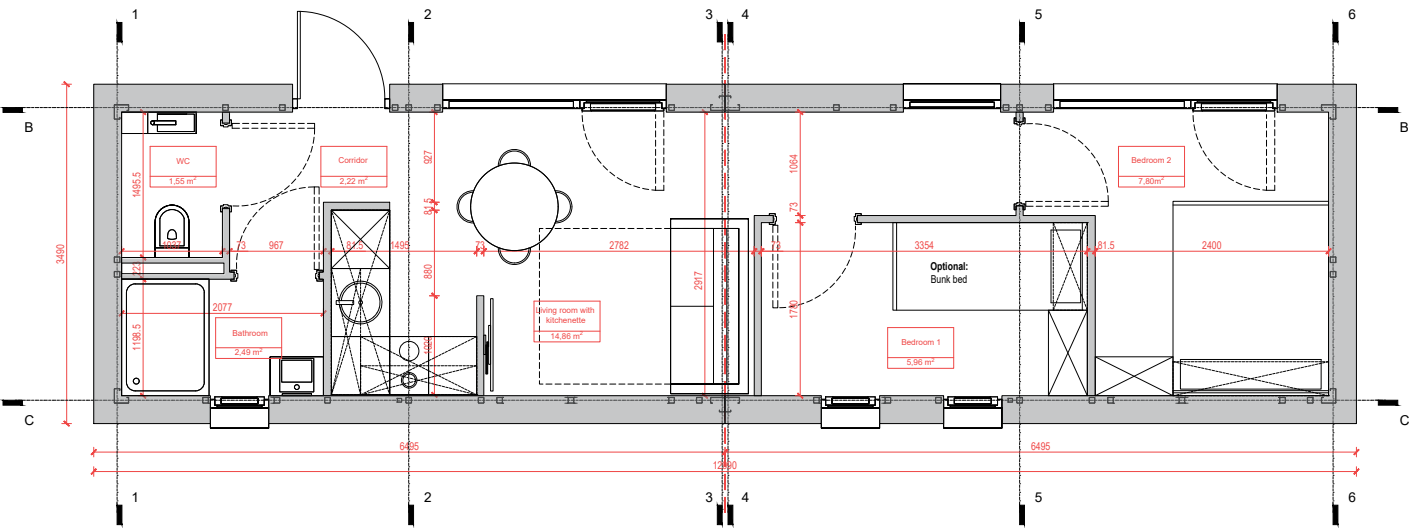
### Room list:

Living room with kitchenette	14,86 m <sup>2</sup>
Corridor	2,22 m <sup>2</sup>
WC	1,55 m <sup>2</sup>
Bathroom	2,49 m <sup>2</sup>
Bedroom 1	5,96 m <sup>2</sup>
Bedroom 2	7,80 m <sup>2</sup>
Total	34,88 m <sup>2</sup>



# Variant III

Facade concept, functional layout





# Variant L

Modules connected in an L-shaped form

34 m<sup>2</sup>  
of the area

External dimensions: 9775 × 6490 mm

## Room list:

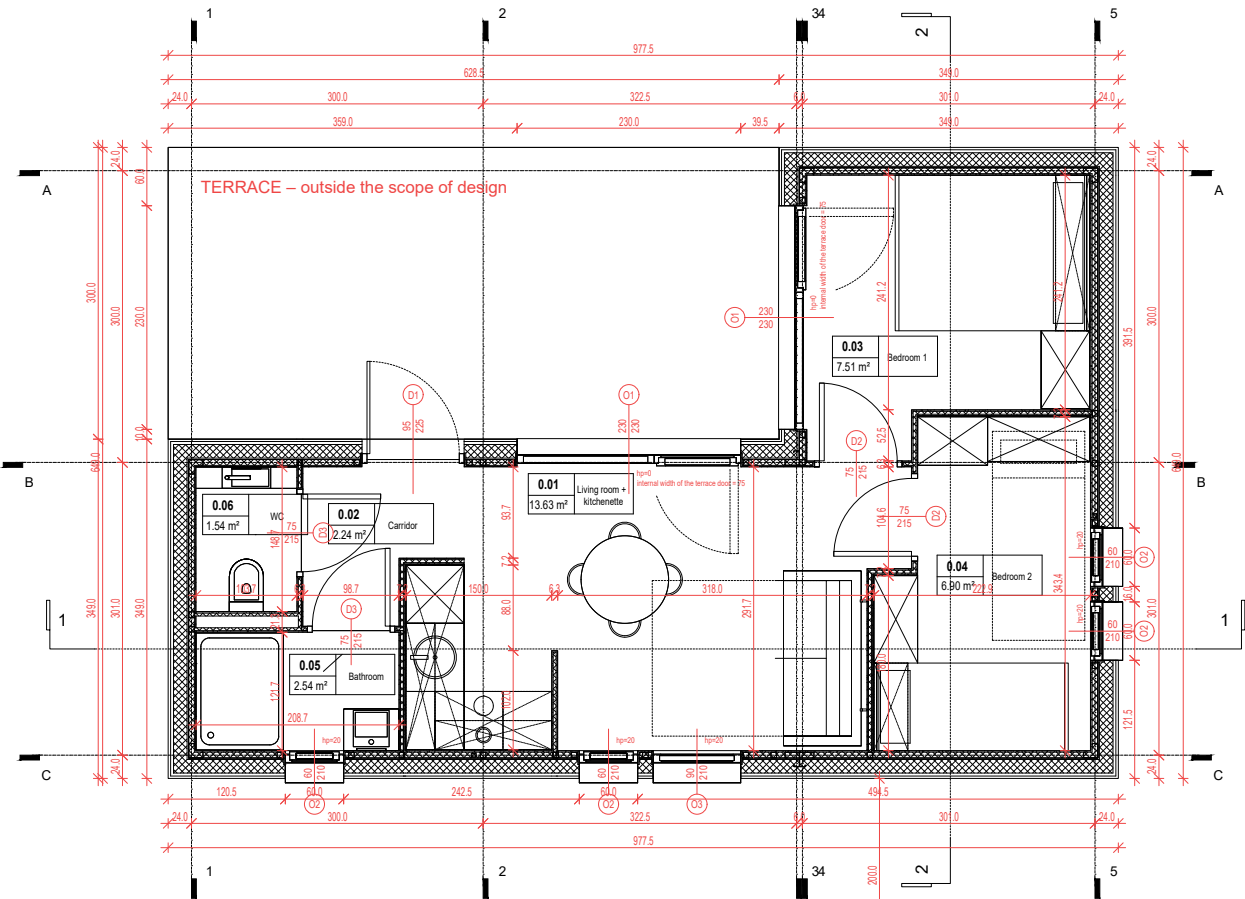
Living room with kitchenette	13,63 m <sup>2</sup>
Corridor	2.24 m <sup>2</sup>
WC	1.54 m <sup>2</sup>
Bathroom	2.54 m <sup>2</sup>
Bedroom 1	7,51m <sup>2</sup>
Bedroom 2	6,90m <sup>2</sup>
Total	34,37 m <sup>2</sup>

This modular home variant offers a compact yet comfortable layout with two bedrooms, a living room with a kitchenette, and full sanitary facilities, providing a total usable area of 34.37 m<sup>2</sup>. Thanks to its L-shaped form, the design allows for the inclusion of a terrace that naturally extends the living space and enhances outdoor usability.



# Variant L

Facade concept, functional layout



# Types of facades

Be confident that at TLC Unit we have worked intensively to ensure that each of these homes meets the highest quality standards.

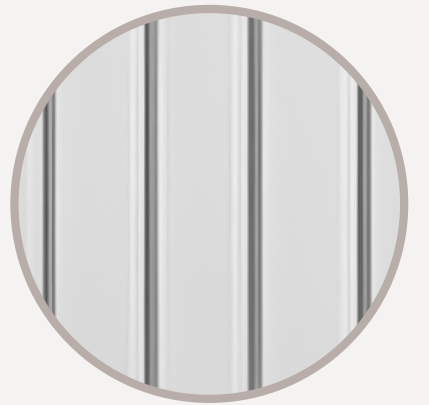
We also place strong emphasis on the use of natural and environmentally friendly materials.

You will find the specification table at the end of the catalogue.

Choose a facade that matches your style:

## Standing seam metal sheet

- + colour RAL 9016
- + Modern, minimalist design with clean architectural lines
- + High resistance to weather conditions and mechanical damage
- + Long-lasting solution with minimal maintenance and high durability



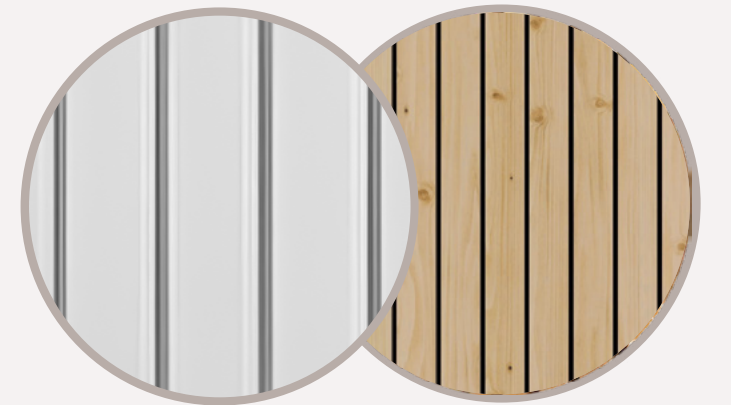
## Jura Pine facade board

- + VINYLIT VinyPlus Quattro
- + Natural, wood-like appearance with high aesthetic value
- + Durable and weather-resistant material with low maintenance requirements
- + Consistent quality and long service life without the need for regular treatment



## Standing seam metal sheet + Jura Pine facade board

- + A hybrid solution combining both facades above





If you choose a wooden façade for your home, it will be made of Siberian larch. The wood is additionally treated with a special oil that protects the raw material against adverse weather conditions, such as mould growth and UV radiation.

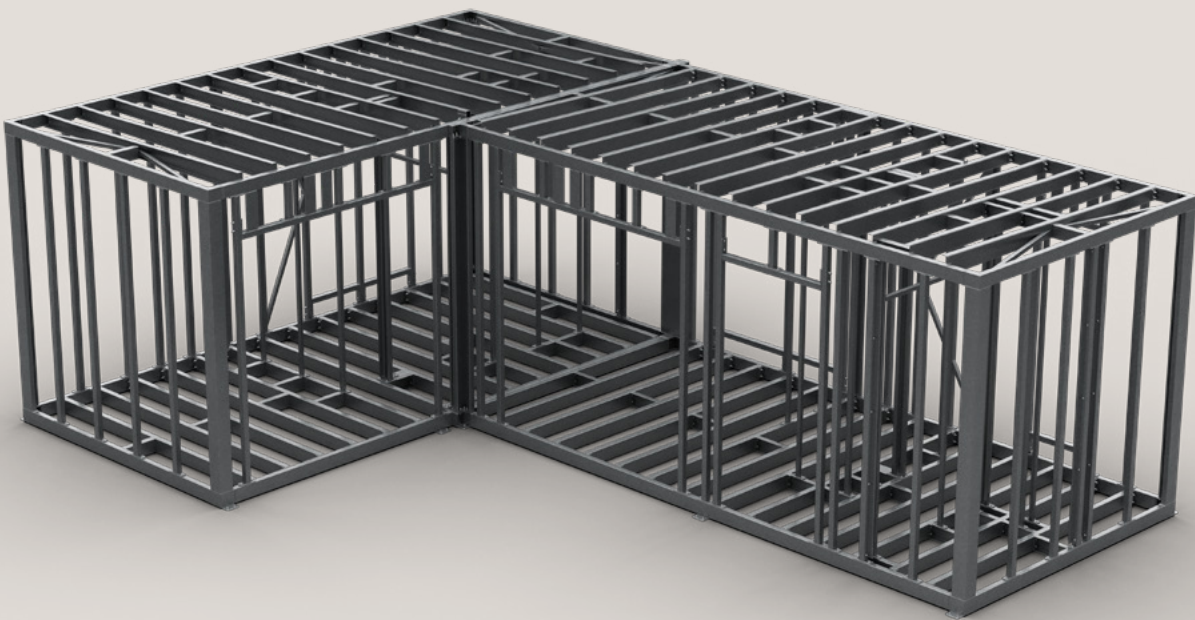
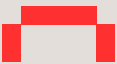


25 mm  
board thickness

Siberian larch looks exceptional in natural surroundings. It is an excellent choice for summer houses as well as recreational and tourist facilities.

Did you know?

Siberian larch wood delivered to the sawmill is cut to the appropriate thickness (32 mm) and then seasoned for a minimum of six months. The boards are then kiln-dried for two weeks at high temperature, which is crucial to prevent shrinkage and expansion of the material. In the final stage, the boards are processed in the carpentry workshop, where they undergo thickness calibration, cutting into narrower boards, and removal of defects and cracks. At the end of the process, the wood is sanded and milled.



The TLC Unit modular building is constructed on a solid, self-supporting steel frame, hot-dip galvanized in TLC's own galvanizing plant.

Steel is an extremely versatile and highly durable structural material. By using a properly engineered base material and applying hot-dip galvanizing in-house, we ensure that the building remains fully protected during transport and installation, with no risk of structural damage.

During the production process, the steel frames are hot-dip galvanized in TLC's own galvanizing facility, providing long-term protection against corrosion and moisture. This controlled in-house process guarantees consistent coating quality and durability.

We use both cold-formed and hot-rolled steel profiles, all of which undergo hot-dip galvanizing. This ensures reliable protection of the steel structure against corrosion, moisture, and microscopic damage, even in demanding environmental conditions.



# Technical specification

## Construction

Wall windows	+
Entrance doors	+
Internal doors	+
Thermal insulation compliant with WT 2021 – all-year residential standard	+
Partition walls (separation of bathroom and bedroom)	+

## Electrical installation

Wiring in conduits, junction boxes for electrical equipment	+
Electrical fittings: switches and sockets	+
Domestic hot water boiler	+
Electrical distribution board	+
Built-in lamps, LED strips	+

## Water and sewage installation

Water and sanitary sewage connection	+
Internal water and sewage installation (walls and floor)	+
Sanitary fittings installation, faucets	+

The furnishing of the houses is the responsibility of the client. In the case of custom-made built-in furniture, cooperation with our sales department is possible to support and optimize the design process.

# Transport and installation of your home

The home you order is delivered to the construction site by a truck with a trailer. The building is fully secured against weather conditions and all types of mechanical damage and is transported as a complete unit.

In the case of orders involving a larger number of buildings, the transport is escorted, ensuring that the units arrive safely at their destination.



## Site

The site should have properly prepared foundations in accordance with detailed guidelines provided by TLC Unit specialists.

## Utilities

The client is responsible for preparing utility connections, including water, sewage, and electricity.

## Transport

Home transport is carefully planned and secured, ensuring safe delivery so you can be confident your home arrives in perfect condition.

## Unloading

The unloading process takes place with the use of a crane. Our team supervises and coordinates the entire process, ensuring all operations are carried out safely and efficiently.



Example modular construction projects –  
TLC Unit







We are a Polish-Swedish industrial group specializing in the design and production of solutions for the industrial and construction sectors.

With a global presence, TLC has successfully completed thousands of projects, solidifying its reputation as a trusted business partner.

## Work with Us

We are at your disposal

50+

Countries where our project are located

1500 /yr

Large-scale project delivery year after year

700+

A team of over 700 professionals

35000 m<sup>2</sup>

of production area

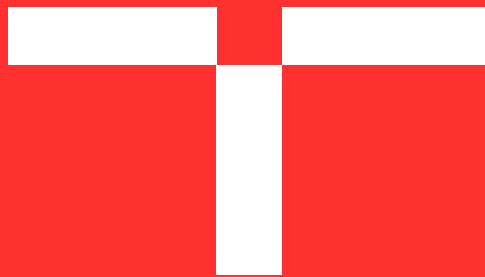
### Customer Service:

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# The Future of Living, Prefab Today



**TLC<sup>EU</sup> Unit**