

# 2026 MODULAR HOUSE BIANCA



# experience

## Quality with Purpose

We elevate your living standards through smart design, refined comfort, and high-quality construction. Our prefabricated homes are affordable, durable, and environmentally responsible — built to support modern living without compromise.

Our modular homes are thoughtfully designed to simplify everyday life and create a better living experience for you.

**dHouse**  
be different

# BIANCA COMMUNITY

Set within a thoughtfully designed community, these homes create a harmonious and elegant living environment. Identical architectural forms ensure visual unity, while generous spacing, greenery, and pathways provide privacy and a sense of openness.

The layout encourages a calm, neighborhood atmosphere where nature and modern living coexist. Landscaped gardens, pedestrian paths, and soft lighting connect the homes seamlessly, creating a welcoming setting that feels both exclusive and connected.



# craftsmanship



Climate conditions are no challenge for these homes. They are engineered with advanced, high-performance wall systems that deliver exceptional energy efficiency.

By using off-site construction methods, we ensure superior build quality while minimizing environmental impact. This process optimizes resource use, reduces waste, and allows materials to be reused and recycled efficiently.

## GREEN ENVIROMENT

Our homes are designed to withstand extreme weather and environmental changes. They offer generous, customizable living spaces and can be completed in a fraction of the time required for conventional construction.



MIES VAN DER ROHE:

“God is in the details”

# Premium Villa



Built using our advanced prefabrication and modular systems, the villa offers exceptional energy efficiency, structural strength, and durability. Natural materials, precise craftsmanship, and clean architectural lines create a timeless design that blends seamlessly with its surroundings.

**This luxury villa is a refined expression of modern living, designed and manufactured by dHouse with a focus on quality, comfort, and long-term value. Every element of the villa is carefully engineered to combine elegant architecture with high-performance construction.**

Manufactured under controlled conditions, our villas ensure consistently high quality, faster delivery times, and reduced environmental impact compared to traditional construction methods. At dHouse, we don't just build homes — we manufacture living spaces that stand for luxury, sustainability, and a new standard of modern living.



## Three Elements. One Timeless Design.

### **HPL Facade**

High-pressure laminate (HPL) panels provide a durable, weather-resistant exterior with a clean, modern look. Designed to withstand UV exposure, moisture, and temperature changes, HPL ensures long-term performance with minimal maintenance while preserving a refined architectural appearance.

### **Natural Wood Elements**

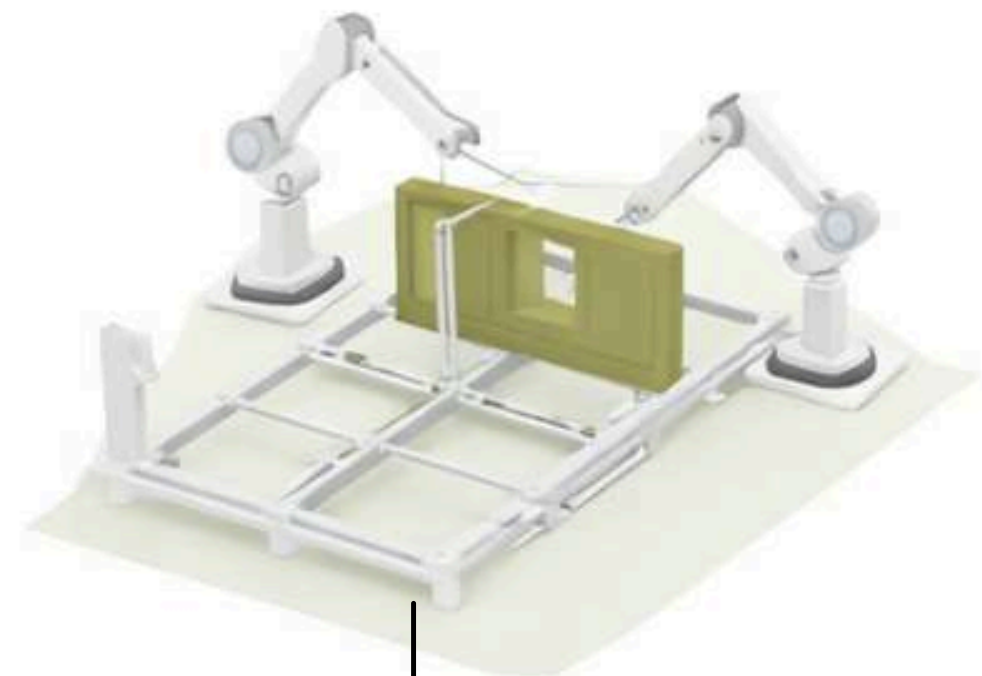
Carefully selected natural wood surfaces add warmth, texture, and a timeless character to the design. The wood elements create a balanced contrast to the modern structure, enhancing visual depth while maintaining a strong connection to nature and high-end craftsmanship.

### **Flat Roof Design**

The flat roof emphasizes a contemporary architectural language with clean lines and a minimalist profile. It enables efficient drainage, improved insulation performance, and future flexibility for additional features such as solar panels or green roof solutions.



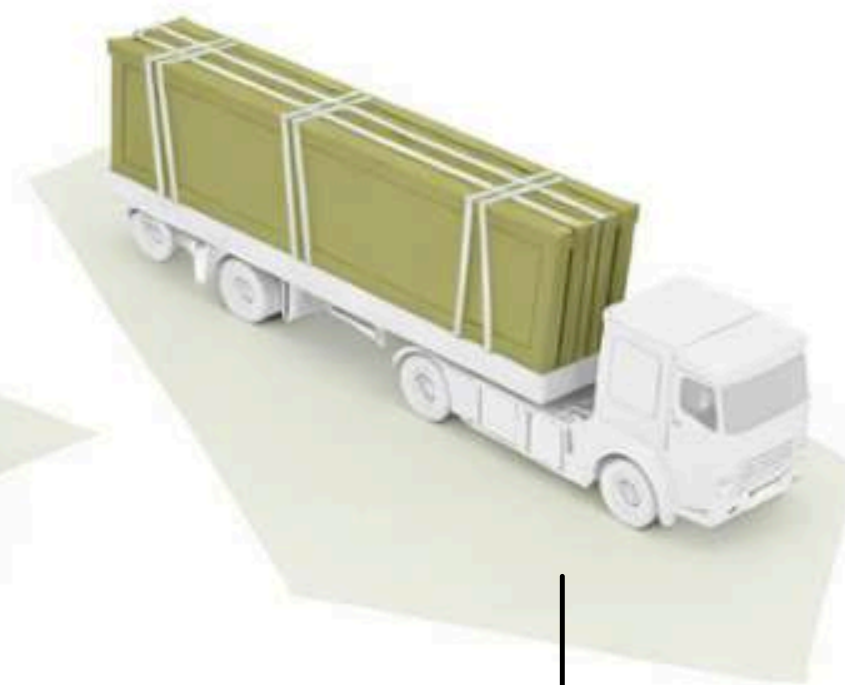
# The Process - How it works?



Fabricate



Load



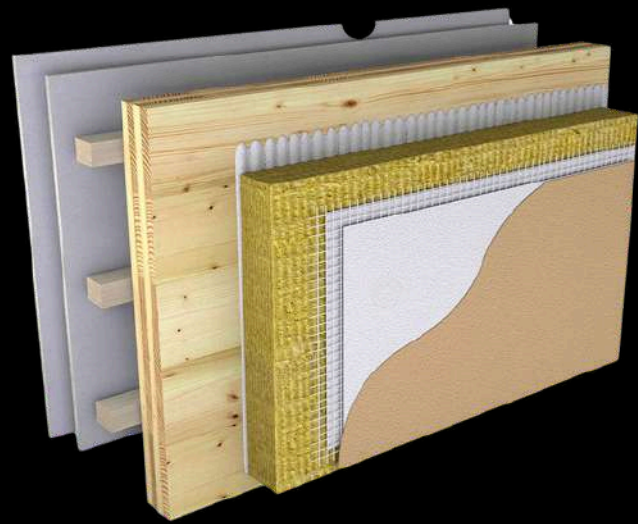
Transport



Assembly

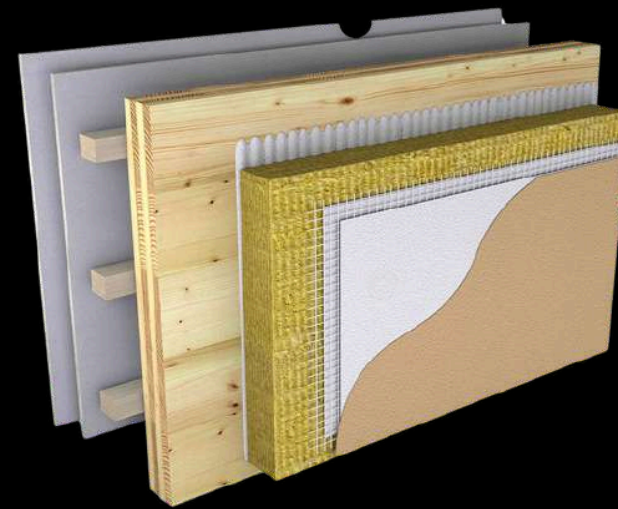
# Construction System

Our building solutions are developed to adapt to a wide spectrum of architectural and structural applications. By relying on proven materials, trusted brands, and internationally approved standards such as **CE** and **ETA**, we ensure reliability, durability, and high performance in every project.



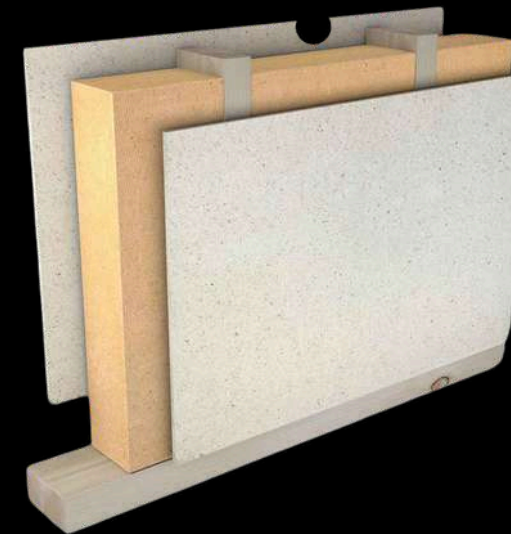
## External wall

- 1 Plaster
- 2 Reinforcement mesh
- 3 OSB board 12 mm
- 4 Thermal insulation (Tervol) 50 mm
- 5 Stone wool insulation 50 mm
- 6 Vapor barrier membrane
- 7 OSB board 12 mm
- 8 Timber structure 5 × 10 cm
- 9 Gypsum board 12.5 mm



## External wall

- 1 HPL / Fiber Cement Board
- 2 Substructure and stone wool insulation 5 cm
- 3 OSB Board/3 Swiss - 15 mm
- 4 Thermal Insulation Tervol 5 cm
- 5 Vapor Barrier Foil
- 6 OSB Board/3 Swiss - 15 mm
- 7 Stone Wool Insulation 5 cm
- 8 Timber Structure 5 × 15 cm
- 9 Fire Resistant Gypsum Board 12.5 mm



## Internal wall

- 1 Gypsum SonicBoard panel (acoustic) 12.5 mm
- 2 OSB board 12 mm
- 3 Thermal insulation (Tervol) 100 mm
- 4 Timber structure 10 × 5 cm - KVH
- 5 OSB board 12 mm
- 6 Gypsum SonicBoard board 12.5 mm OR
- 7 WPC Interior Board



## Floor

- 1 Laminate AC5 - 12 mm
- 2 Felt underlay
- 3 Screed 5 cm
- 4 Nylon foil
- 5 Styrodur (XPS insulation) 2 cm



Premium Villa



## BIANCA INTERNAL VIEW

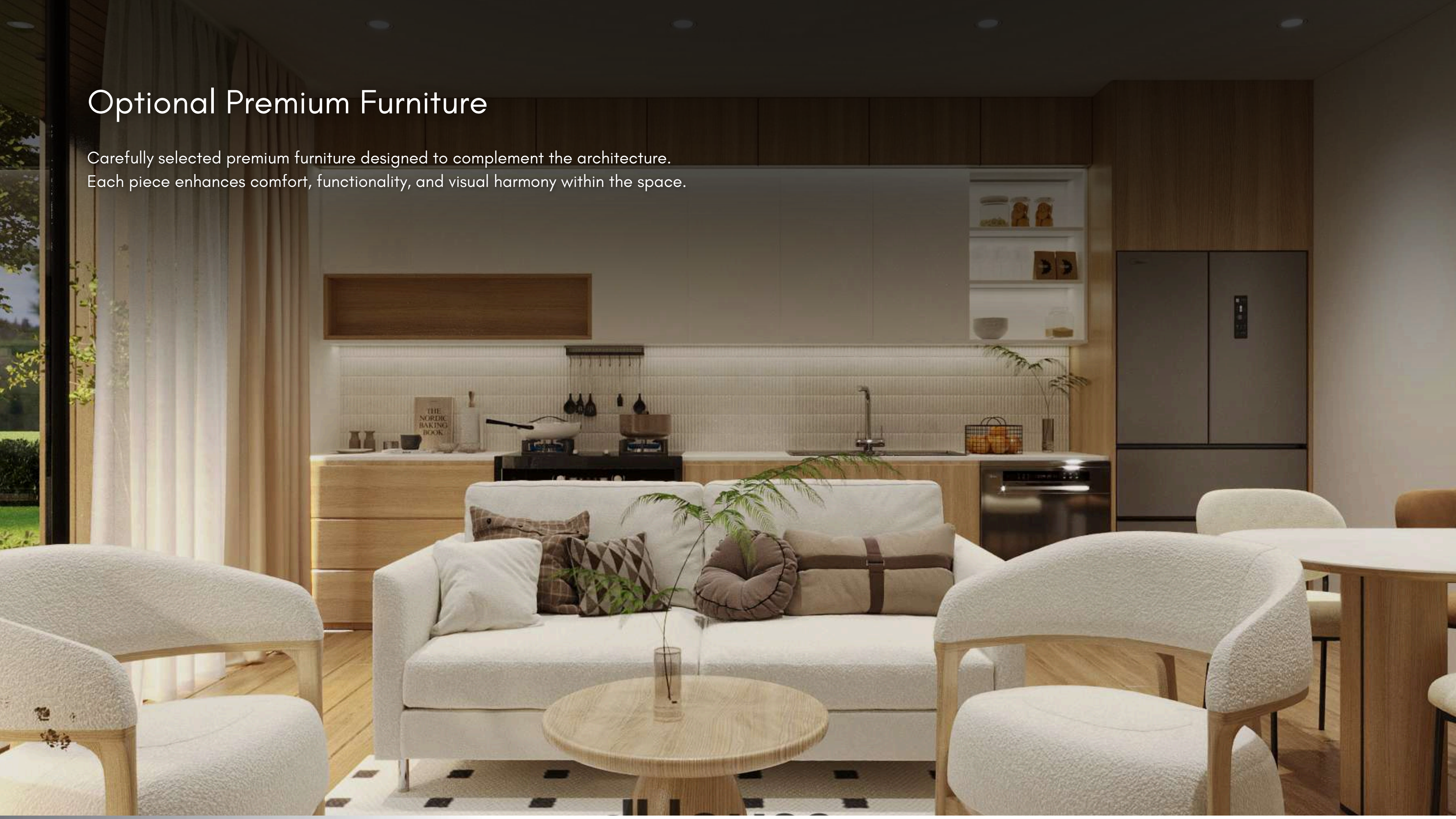
Optional premium furnishings that complete the interior experience. Thoughtfully chosen for timeless design, balance, and lasting comfort.

A calm and minimalist environment focused on comfort and functionality. Clean materials, thoughtful lighting, and a refined layout create a spa-like experience.

**dHouse**  
be di erent

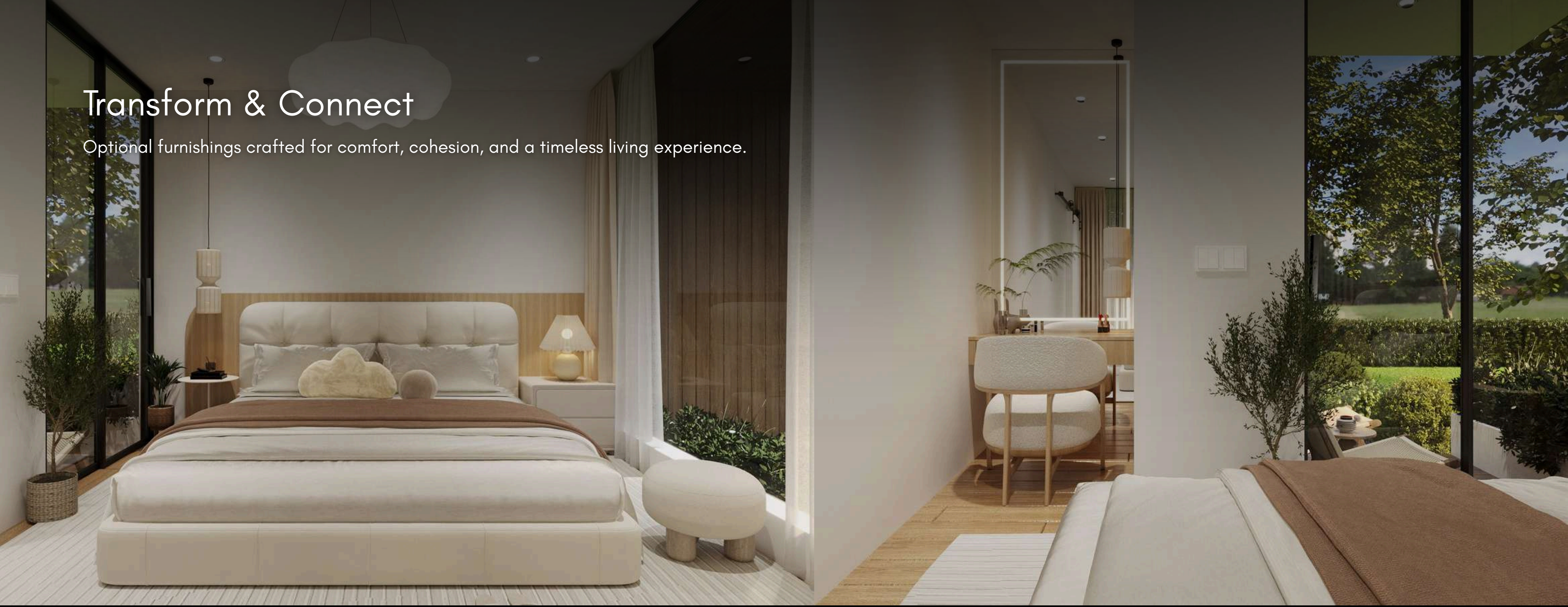
# Optional Premium Furniture

Carefully selected premium furniture designed to complement the architecture.  
Each piece enhances comfort, functionality, and visual harmony within the space.



# Transform & Connect

Optional furnishings crafted for comfort, cohesion, and a timeless living experience.



## Master Bedroom

The master bedroom offers a refined sense of comfort and tranquility. Spacious, light-filled, and thoughtfully designed, it provides a private sanctuary with a strong connection to the surrounding environment.

# BIANCA LAYOUT



## Ground Floor

No. | Room / Area | Net Area (m<sup>2</sup>)

1. Interior area (without terraces)

2. Living area 23.5 m<sup>2</sup>

3. Bathroom 3.7 m<sup>2</sup>

4. Walk-in wardrobe 2.3 m<sup>2</sup>

5. Laundry room 2.2 m<sup>2</sup>

6. Bedroom 10.5 m<sup>2</sup>

Total interior area 42.2 m<sup>2</sup>

Outdoor areas (terraces)

1. Terrace 1 15.5 m<sup>2</sup>

2. Terrace 2 2.1 m<sup>2</sup>

Total terraces 17.6 m<sup>2</sup>

Building Total Net Area - 42.2 m<sup>2</sup>

Building Total Gross Area - 47.46 m<sup>2</sup>

+ Total terraces 17.6 m<sup>2</sup>

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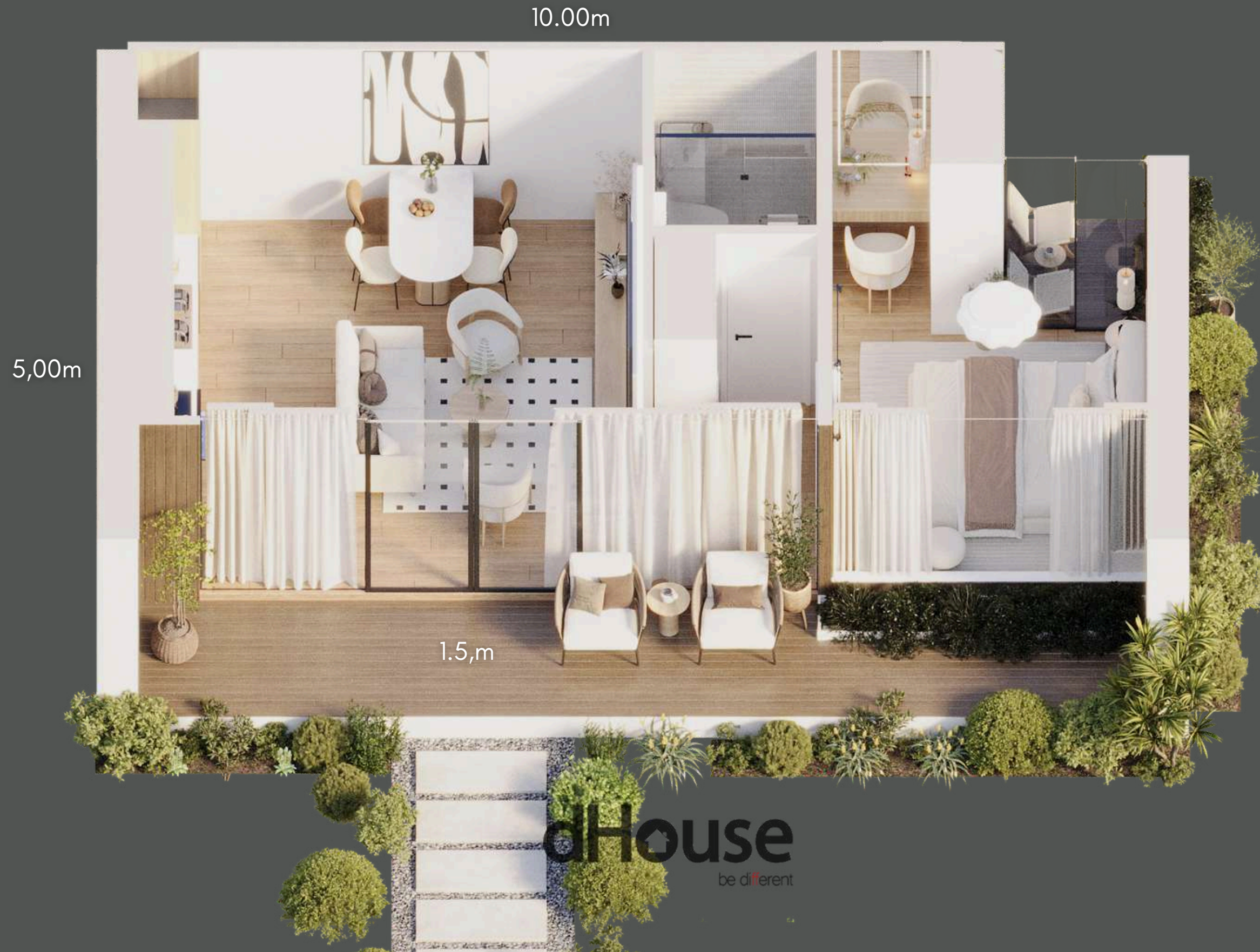
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# Smart living. Built in.

Not a retrofit. No compromises.



Everything integrated. Not visible.



**dHouse**  
be di erent

*The future of living*

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A stylized, handwritten signature in white ink, consisting of a large loop followed by several smaller, connected strokes.