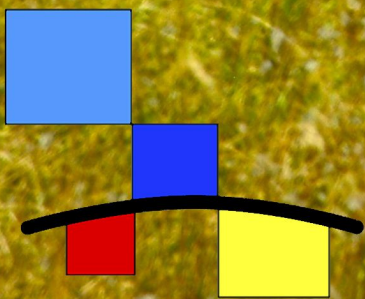


The perfect rent earner

doubles
as a
holiday
home



iesha homes

STUDIO POD
information pack

Key Features:

leshahomes' studio pod is a **self-contained demountable** home.

The studio pod is delivered direct to your site as a whole unit and fitted to your land (**no building required**).

This pod uses modern building materials and requires **low to no maintenance**.

SPECIAL PRICE
\$133k



Studio Pod

Introducing the Studio Pod. This home is the perfect addition to your property. It provides an independent and private space with a spacious kitchen and bathroom- perfect for extra family members. The Studio Pod is designed for versatility. You can live in it, rent it, or advertise it as a bed & breakfast.



Studio Pods are move in ready



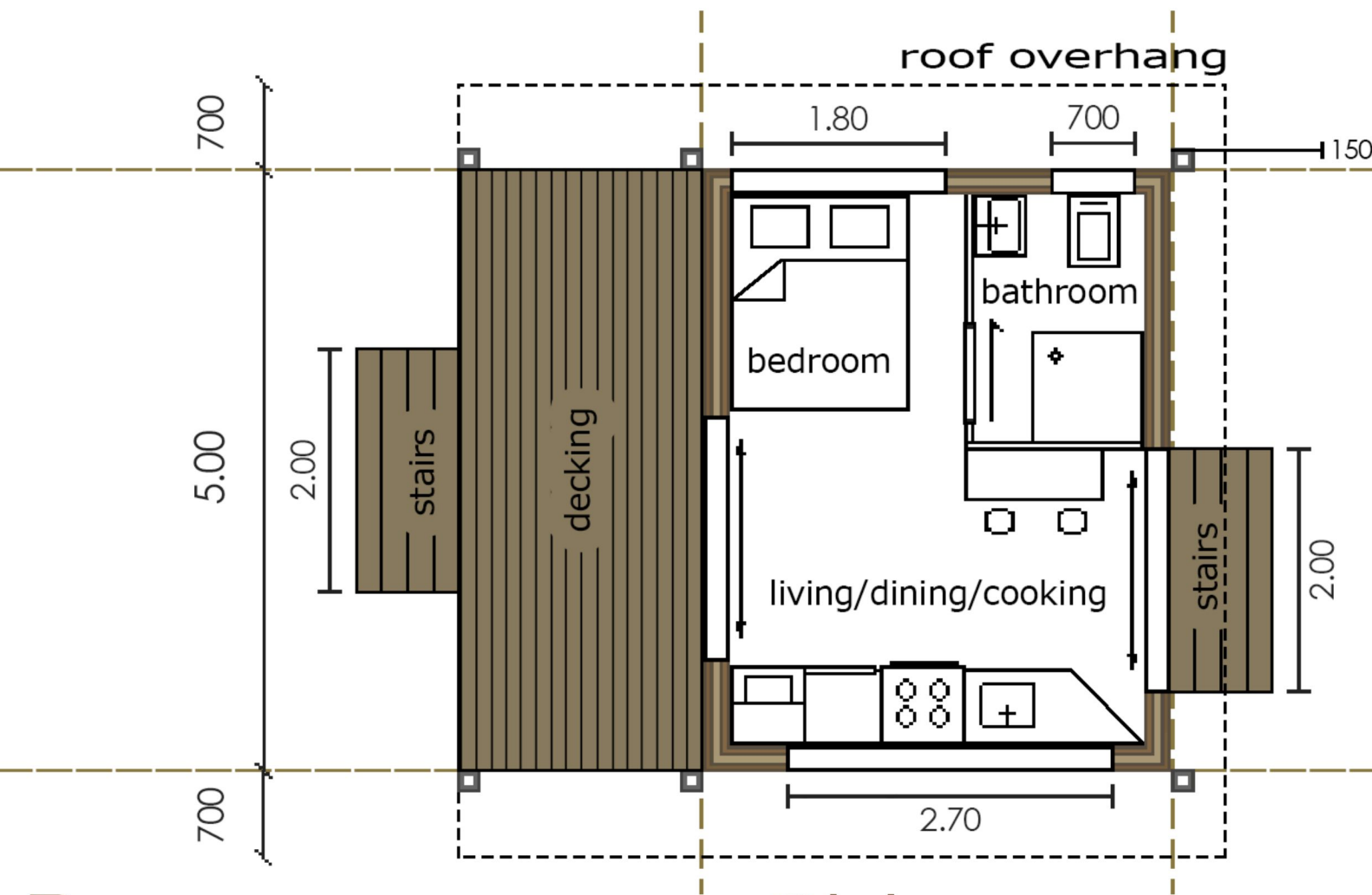
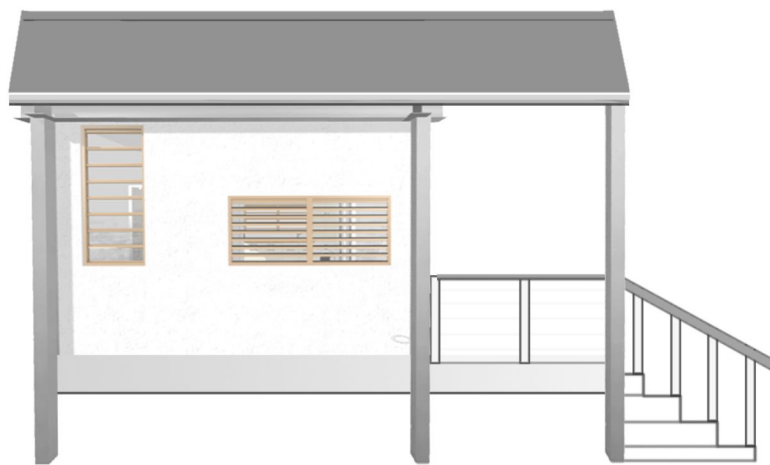
complete with town service connections



Front



Side

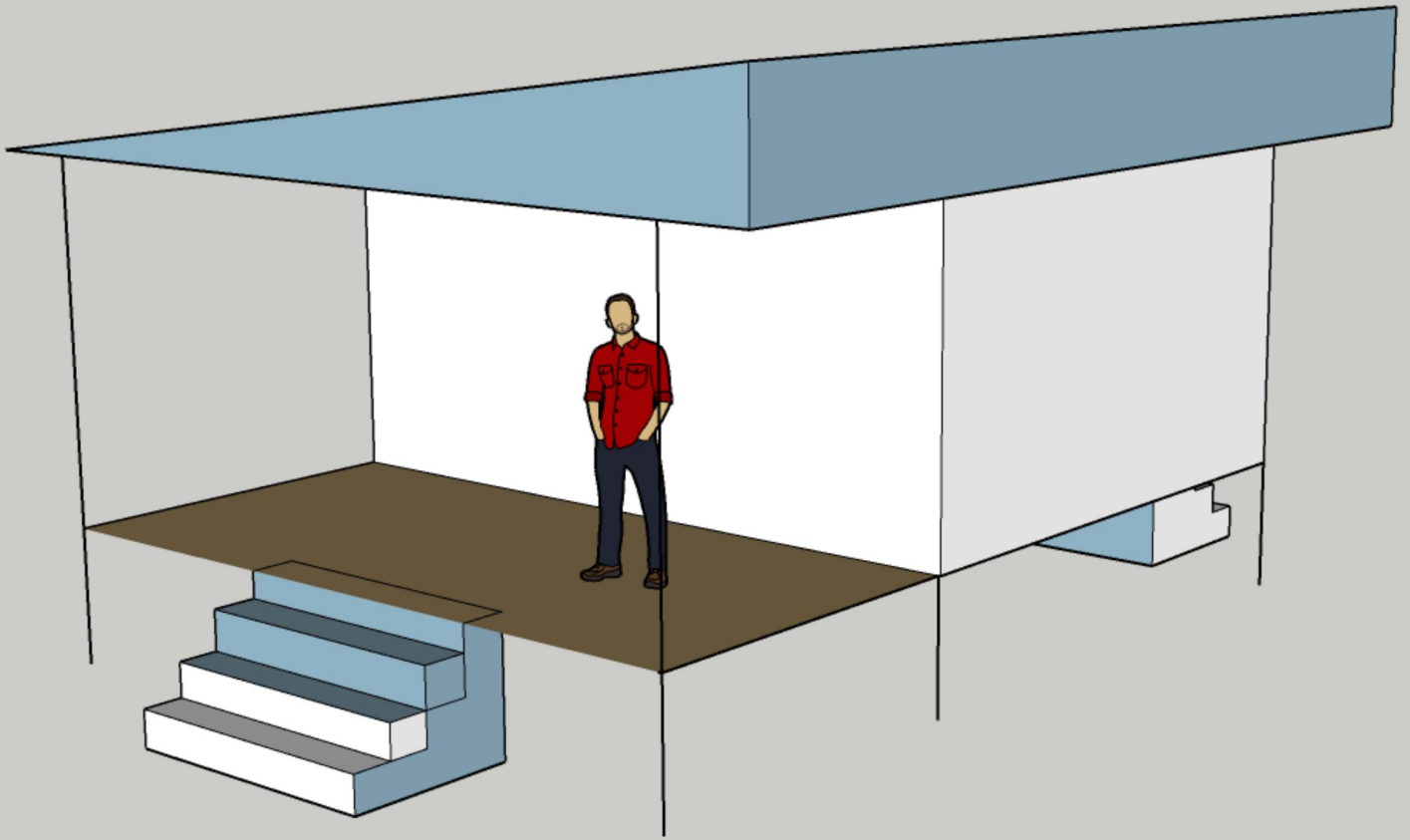


Rear



Side





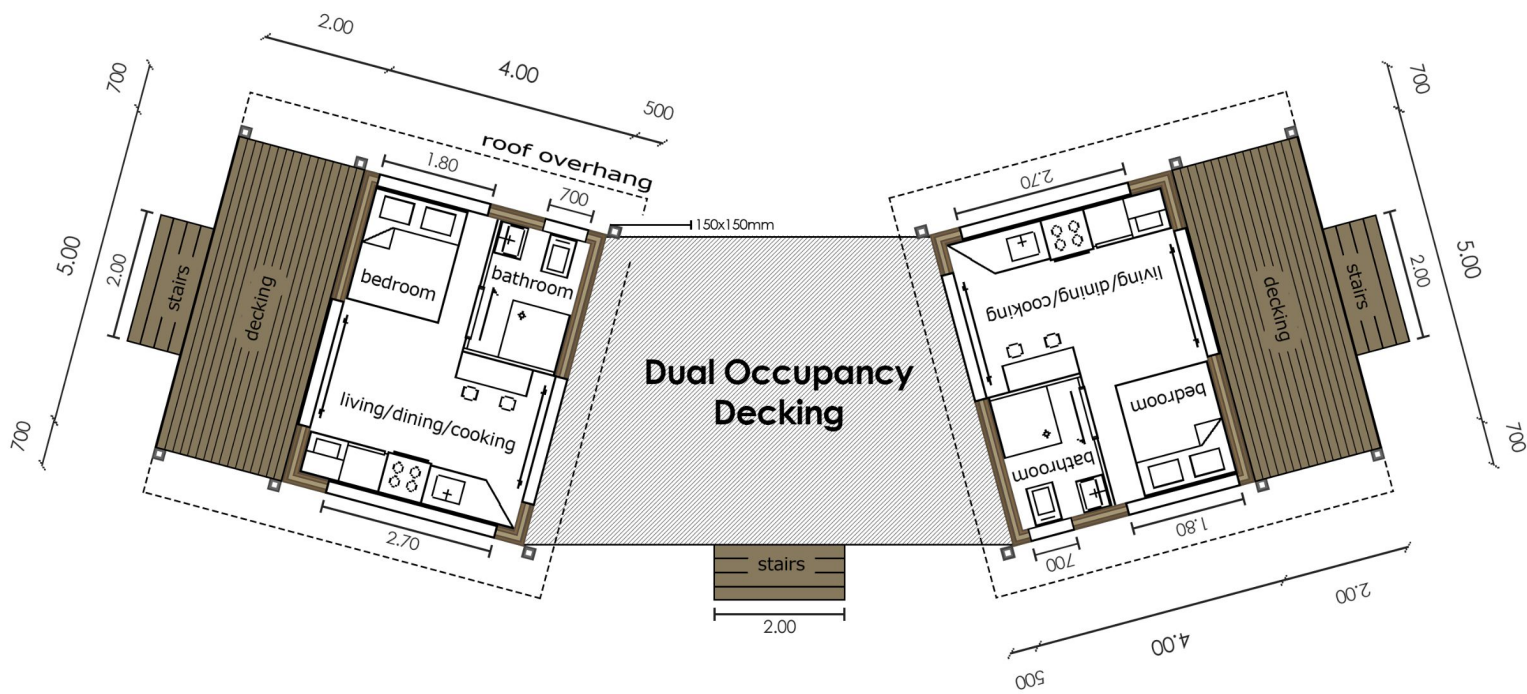
Choose Single Occupancy

CURVED



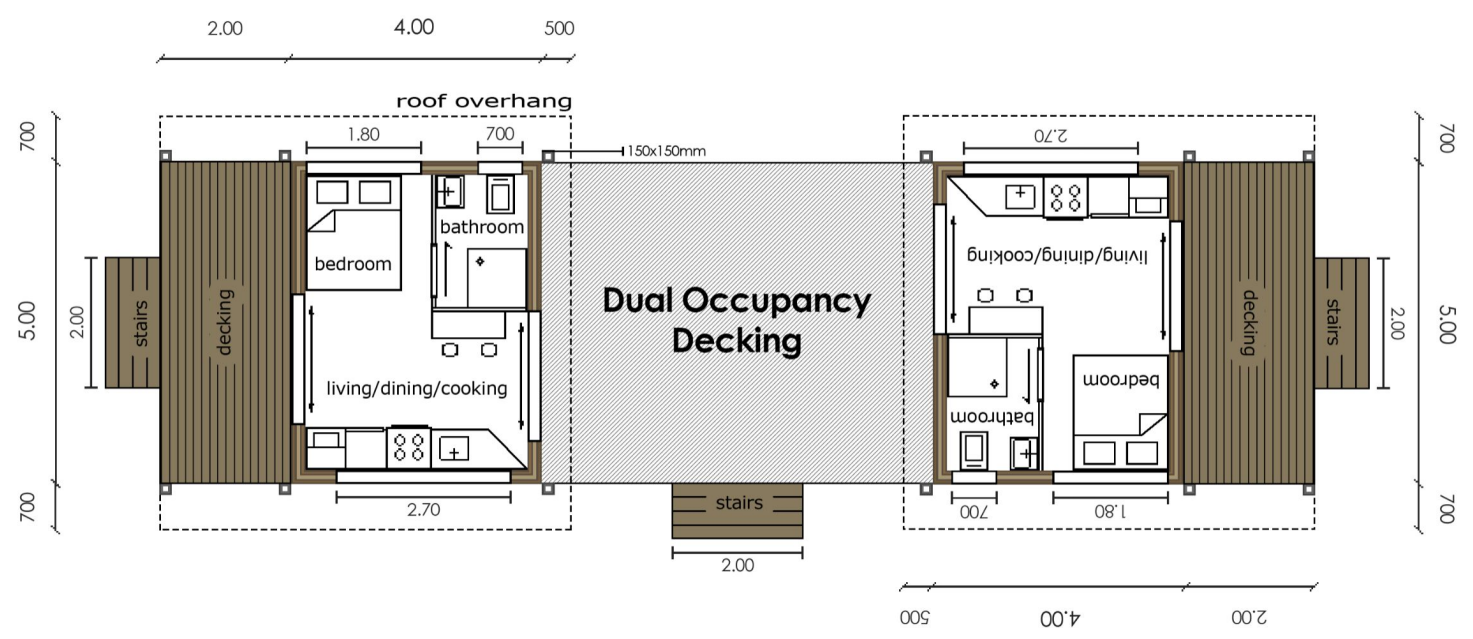
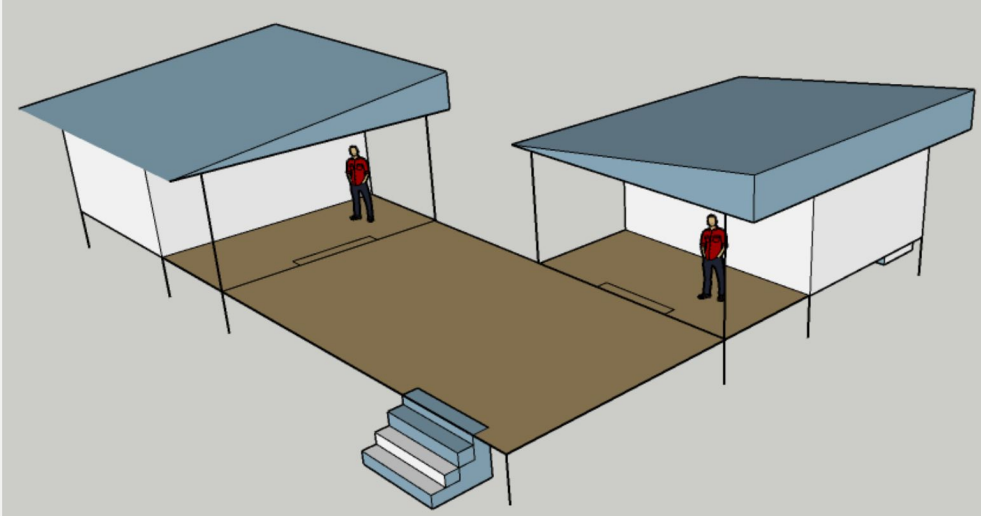
FLAT





Or Dual Occupancy

EASY CASHFLOW = RENT OUT THE 2ND HOME





2.5m ceiling to floor interior, maximum natural light, structural steel poles, and an angled roof for the ultimate architectural design.



MATERIALS

Studio Pods are built on poles using a structural steel frame. This eliminates the need for extensive foundation work and reduces risks of termites and other pests.

-

The walls and roof of your Studio Pod are constructed using **SIPs (structurally insulated panels)** which comprise of two steel sheets sandwiching an insulated foam core. You can choose between DELTACOOL all-in-one panels (available in several colours) or BONDOR panels with MATRIX cladding (available in six patterns).

-

Delta Panels provide the roof of your Studio Pod. These roof SIPs consist of a smooth ceiling finish on one side and a durable corrugated steel on the other, with insulated foam in the middle. The **pitched roof** allows rainfall to be naturally diverted and doubles as an architectural feature that will set your home apart from the rest. Choose between their DELTAORB or DELTATRIM series.

-

Floor boards are similarly assembled using either INEX (by Ubiq) or JH floor panels.

-

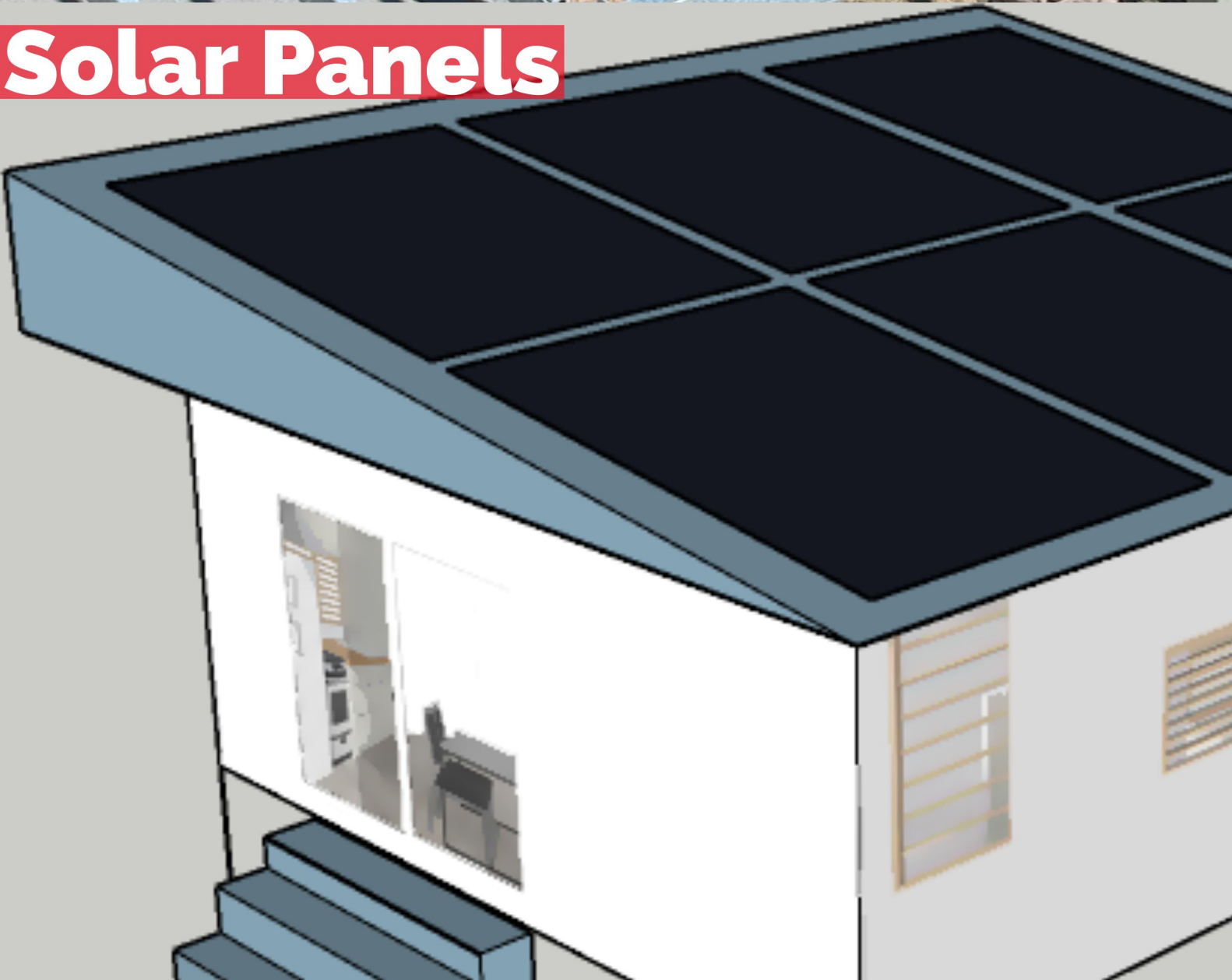
leshahomes takes advantage of the **most modern and cost efficient** materials on the market to bring you a home that is as stylish as it is affordable.



Architectural Steel Design



Solar Panels





INCLUSIONS



- **All parts and components come pre-installed** or are installed by Ilesha Homes upon delivery
- **Concrete Pad Pouring Sleeves x 16 + Seismic** components for NZ (for fixed studio pods)
- **STEEL 125mm, Galvanised (your choice of colour)** + Engineered Boxed Steel Skelton Frame with "Usable" under space sub floor, decks, railings, steps.
- **Aluminium Window and Doors + screens and** louvres (Double/tri- glazed option for NZ) High set with louver options.
- **Double Front and Back Fire Rated Doors (Wood/Core and Wood) or Aluminium**
- **Internal Core Designer Matched Doors and Frames**
- **Bondor or NZSIP Panels Wall Cladding (easy fit)** 120mm (No Maintenance) and tough standard finish using Matrix Panel series from James Hardie.
- **Bondor or NZSIPs Roof (Colourbond) SIP 150mm** to 200mm
- **UBIC – INEX or James Hardie no maintenance** flooring (like a cloudy concrete polish finish) or can be covered
- **INEX or James Hardie no maintenance deck and** step covering
- **Cyclone Gutters and downpipes**
- **Kitchen and Bathroom**
- **Electrical and Plumbing fixtures and Fittings** (modern snap fit)
- **Finishing components and Paint**
- **On demand Instant Gas Emersion Heater 16L**
- **Solar Panels + configuration**
- **Power Box**
- **Administration service for Results of Surveying** and soil test (You provide these) and we use these for engineering spec ratings and Subfloor/Main Pole Heights
- **Insurance and Administration**
- **Basix Support Aust. (NSW) or NZ equivalent**
- **Delivery**
- **Customer Chooses Colourbond roof colour and** ceiling and house finishes (Basix Approved Colour pending area and sun aspect (if conditional).
- **D.A support**
- **All Aust. and NZ components are matched for** the right performance and with AUSNZ standards.
- **Water pump & or inverter (options) + Water** collection tank
- **Waste tank**



ADDITIONAL INFORMATION



- **All inclusions and exclusions are** included in the house and land agreements which we work through with the customer. (See websites) Ieshahomes.
- **For Pre-Fabricated and Flat Packed** Kit form a 50% deposit is required and the other 50% 3 days prior to delivery.
- **Each IESHAHOME is specifically** engineered for the land type it is built on so surveying and Geotech soil reports and plans are required before the house can be fabricated to suit the order.
- **Studio Pods are cyclone rated and** have high thermal comfort.
- **Additional strength, seismic extras,** additional engineering is addressed and provided as a service for any customer requiring additional changes to the steel systems.
- **All homes are interior undercoated** in 1 base color. This applies to the external also and or the type of cladding chosen finish. (Some do not need painting).
- **Average build will take 6-8 weeks or** less, including delivery of the home and manufacturing of the parts.
- **All insurances and warranties are** inclusive for Ieshahomes Studio Pods, H&L packages, and Flat Pack kits.
- **Qualified builder and tradesman are** used.
- **Ieshahomes strictly comply to all** AUS and NZ building standards.

You can

STOREMORE

in an

IESHAHOME