



Glavloc® Build Systems design and supply quality energy efficient Homes at affordable prices.





*Delivering  
pre-designed  
intelligent  
homes.*

Passive  
Standard



High performance  
Fully certified  
Buildings



G-loc Zero wall  
with insulated  
Passive foundation



Fast build  
Completed  
in 12-16 weeks



Architectural  
Designed  
Buildings



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## Homes Buildings

Experience our super insulated timber build system by Glavloc. Realise your dream home which has been pre-designed to eliminate the costly design process- offering you an intelligently designed home, that is fast to install, energy efficient and precision engineered to the highest quality.

Our pre-designed homes and more importantly our transparent prices give the customer financial peace of mind and ensures an uncomplicated, quick and stress-free experience.

## Innovative building system

The revolutionary Glavloc building system has taken energy efficiency, build time and quality to a new level. Using the latest technology, Glavloc building's are designed in component form, allowing buildings to be delivered to site and completed to a builder's finish in 12 weeks without the need for heavy lifting equipment.

## Efficiency

Our buildings are constructed to achieve an A BER rating and are passivhaus compliant. All walls are engineered for enhanced energy efficiency using the Glavloc wall system. Glavloc's unique patented insulated wall system eliminates thermal bridging.

With the introduction of quality certified double glazing, underfloor heating and air handling systems, Glavloc home owners can achieve substantial energy savings.



**Glavloc**<sup>®</sup> **10**Year  
Structural Guarantee

*"We moved in, the building was warm, cosy and bright, it performs really efficiently, needs surprisingly little heating."*

Orla Hayes

## 2 Bedroom House



- **85m<sup>2</sup> (915 ft<sup>2</sup>) internal area**
- **10m x 6m internal measurements**
- **€98,500.**

*Angled walls in this Glavloc design creates added interest and sets this home apart from the norm. The open yet cosy character of the house becomes apparent immediately upon entry. The generous entrance space combined with an expanse of glazing leads into the spacious vaulted open plan kitchen and dining area.*

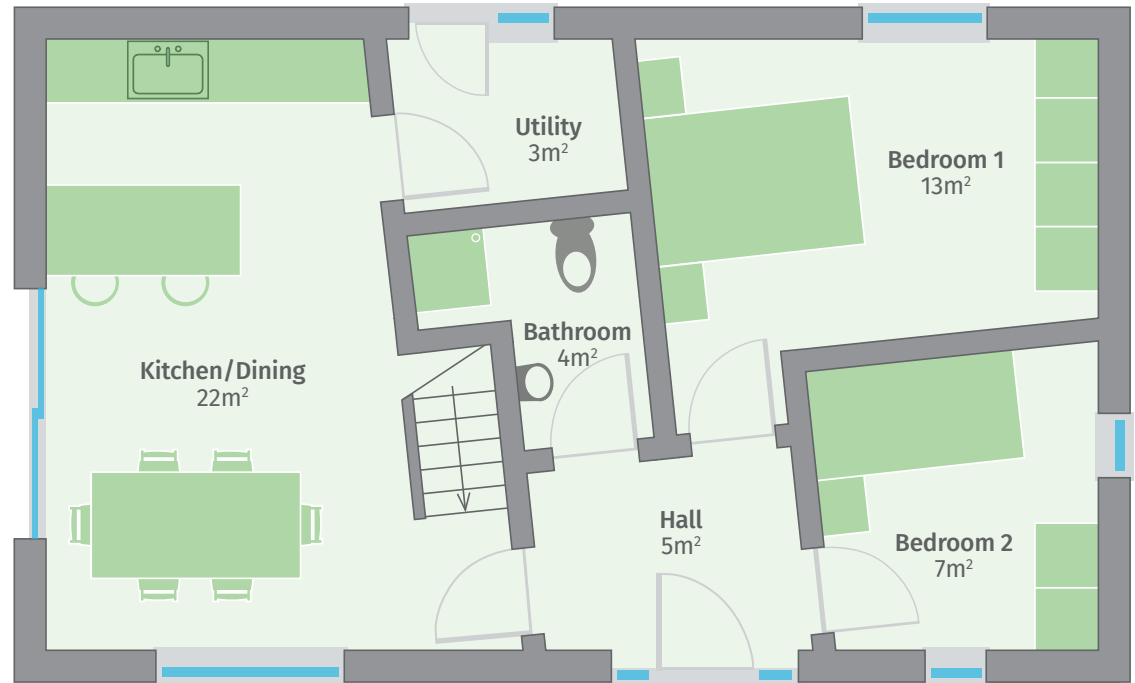
*The main bedroom suite is located on the ground floor with one further bedroom. A bathroom located on the ground floor contains a generous walk-in glass shower. The staircase connects to a large living room mezzanine space on the first floor.*



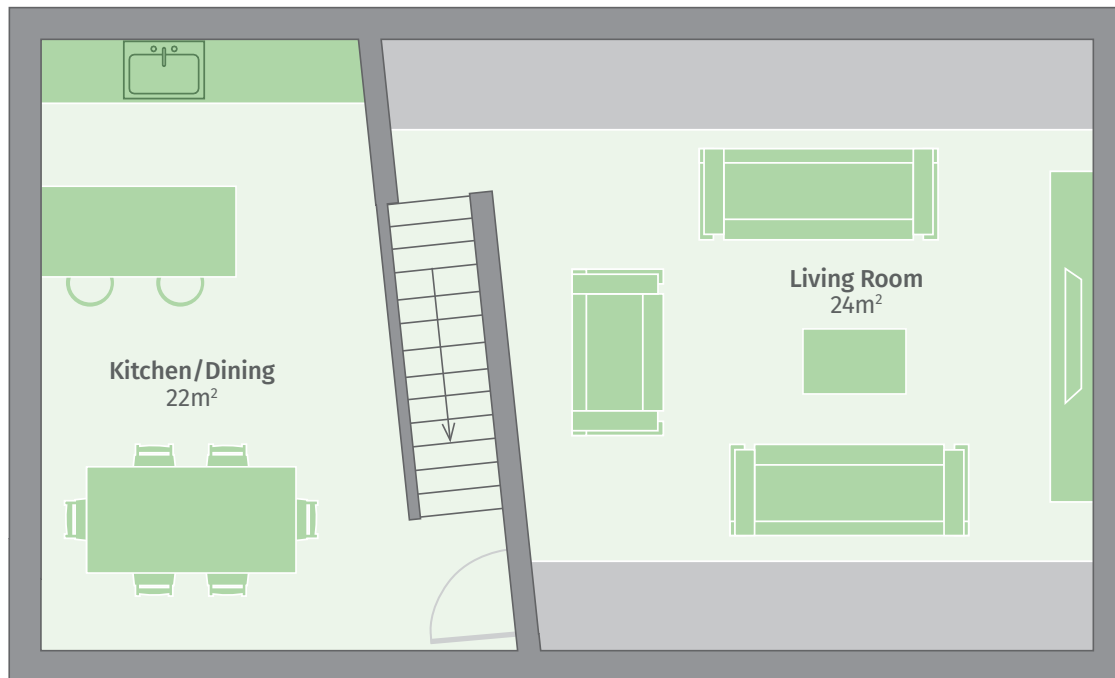
## 2 Bedroom House Floor Plans



*"I am delighted with the quality, standard and workmanship of this building".* Oliver Sheehan



Ground Floor



First Floor



# 3 Bedroom House

3  2 

- 130m<sup>2</sup> (1399 ft<sup>2</sup>) internal area
- 16m x 13.5m internal measurements
- €149,000.

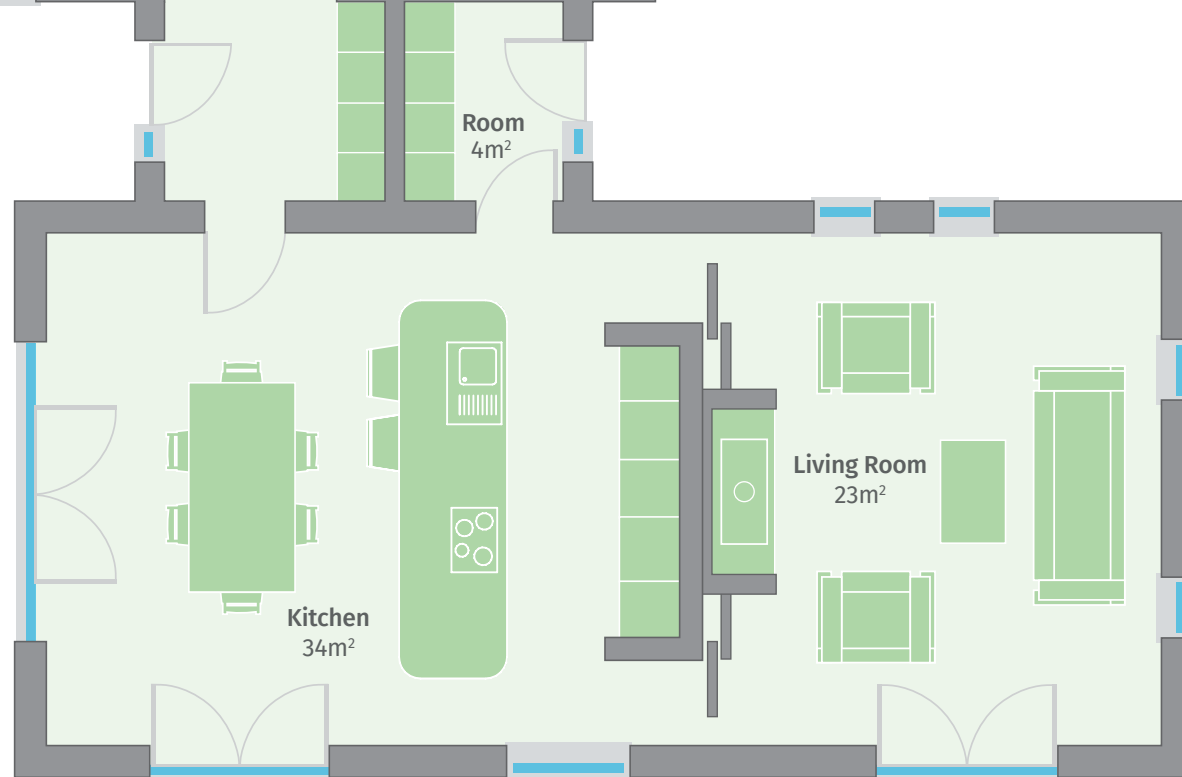
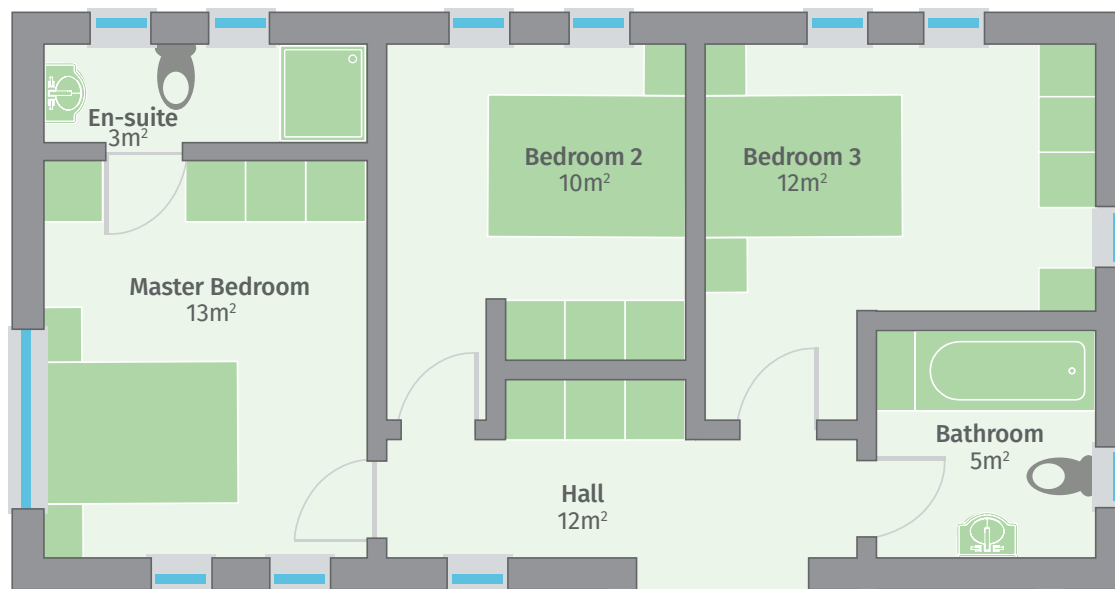
*This intelligent Glavloc design makes great use of space. The house can be viewed as two separate entities, mirroring the proportions and roof angles of traditional buildings and seamlessly blending into the landscape and site.*

*The clever division of living and bedroom zones creates a separate and peaceful sleeping area away from the hustle and bustle of kitchen and living spaces. The entrance hall leads into the vaulted open plan kitchen and dining space with the living room accessed seamlessly through pocket doors.*



*"We moved in, the building was warm, cosy and bright, it performs really efficiently, needs surprisingly little heating."* Orla Hayes

# 3 Bedroom House Floor Plans



Ground Floor

Need more information

Contact

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# 4 Bedroom House



- 180m<sup>2</sup> (1938 ft<sup>2</sup>) internal area
- 13m x 16m internal measurements
- € 197,500.

Based on a similar footprint to the 3 bedroom house, this design is perfect for the whole family. It is both timeless and modern, with cleverly designed room divisions and ample storage. From entering the house, the ground floor appears open and spacious.

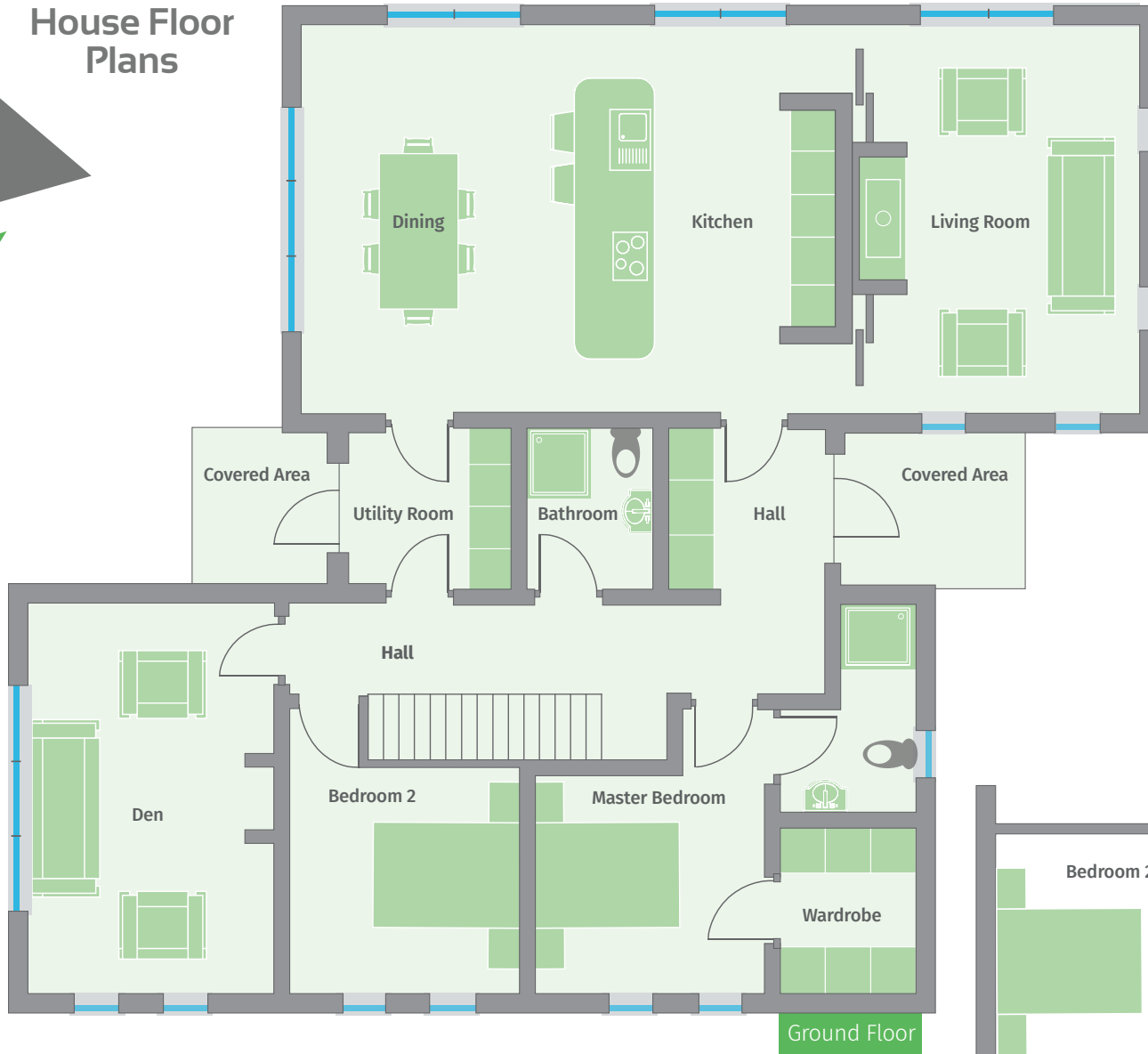
The large kitchen diner accessed from the entrance lobby area opens directly onto nature. With its large dining table facing an expanse of glazing, this area also forms the hub of family life.

The main living area is an extension to the kitchen diner and a second living area on the other side of the house, makes for a perfect place to switch off. The spacious master bedroom suite, located on the ground floor, finds an elegant walk-in dressing area and an en-suite. A further second bedroom has access to a central family bathroom. On the first floor you will see two further bedrooms sharing a second family bathroom. Generously sized Velux rooflights on this floor will create a light and airy atmosphere.

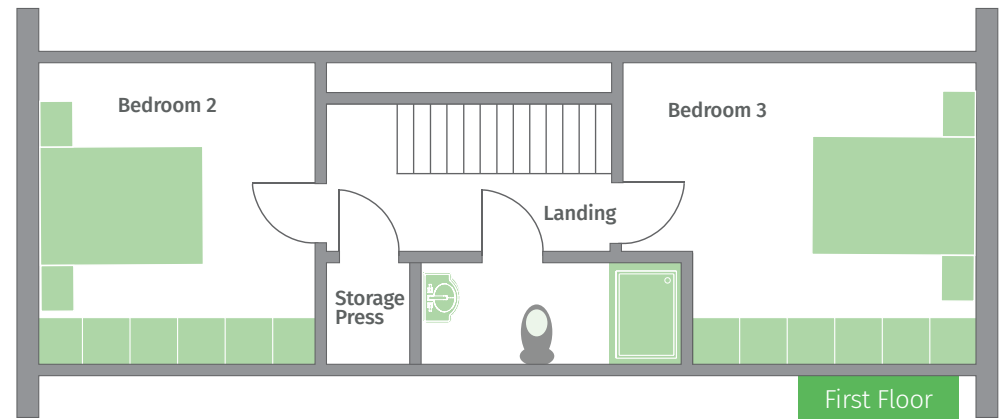




# 4 Bedroom House Floor Plans



Ground Floor



First Floor



# Quality

Glavloc is dedicated to building the best quality homes at affordable prices. Glavloc Build Systems include:

- Certified sustainable wood and ecologically compatible building materials, sourced from Coillte
- Prefabrication on CNC controlled machines guarantee precision on all constructional components
- High load carrying capacity and stability due to the unique construction method of OSB board and wedge components
- The wall system consists of 3 functional layers providing maximum thermal function
- Site checks carried out by Glavloc and externally appointed engineers.



## Our Glavloc homes include

- Roof type: Pitch or flat roof
- Under floor heating/digital electric
- Air handling unit
- External paths and groundworks
- Internal builders finish
- Sanitary ware, doors, architraves, window boards, skirting
- Optional turnkey package includes kitchen, flooring, tiling, painting and built in storage.

### All certifications including

- Foundations and full structure
- BER thermal assessment, guaranteed A rating.

**Glavloc**<sup>®</sup> 10 Year  
Structural Guarantee

