

móro

MADE IN IRELAND

CERTIFIED COMPACT HOMES, IRELAND

Live lighter.

A real home for your back garden.

Planning-exempt and fully certified. Built like a house, because it is one. Delivered to your garden in months, not years. A home you can mortgage, insure, live in or let.

BROCHURE & SPECIFICATION
IRELAND, 2026





THE REAL DIFFERENCE

This is not a garden room. It's a *home*.

Garden rooms, pods and cabins look the part. Until you try to mortgage, insure or add real value with one. Most are not compliant with our Building Regulations or Building Control Regulations and cannot be lived in. A Móro home is, and it is one of the very few that provides full compliance with all Regulations.

Planning-exempt

Complies with Ireland's new Exempted Development rules for Auxiliary Dwelling Units (ADUs). No planning application, no waiting.

Compliant with all Regulations

Certified by the NSAI and meets the Building Regulations and Building Control Regulations in full. Most units on the market don't.

Mortgageable & insurable

Certification and compliance render the home capable of being mortgaged and insured.

Rentable

A self-contained dwelling you can legally let. Real income, with rent-a-room relief available.

Adds to your valuation

Counts as demised living space when your property is valued. A true home extension, not a shed in your garden.

Three homes, one certified system.

A deliberately small range, built on one proven structural system. Every price includes VAT, site clearance, foundations and service connections on a standard site. Anything more is priced before you sign.



Studio

STARTING FROM

€95,000

ONE-BED STUDIO, 32 M², SINGLE-MODULE

A bright studio for a home office, a guest suite or a calm room of your own. The simplest way into a certified Móro.

One

STARTING FROM

€135,000

ONE-BEDROOM HOME, 45 M², TWO-MODULE

A full one-bedroom home. Living, kitchen, bathroom and a proper double bedroom. Room for family, a tenant or you.



One + Office

STARTING FROM

€155,000

ONE BED WITH HOME OFFICE, 45 M²

Our largest home. A one-bedroom home with a dedicated office space. Room for you to live and work.

A real home, room by room.

Kitchen / living / dining, bathroom, heating, plumbing, electrics and all internal finishes (tiling, flooring, painting) are completed in the factory. What arrives onto the foundations in your back garden is a finished BER A-rated home.



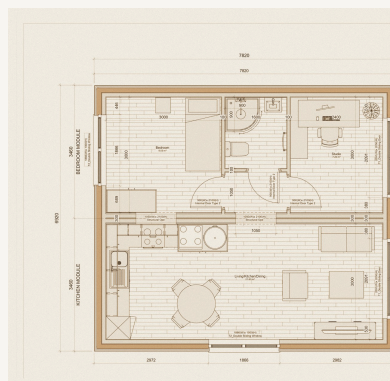
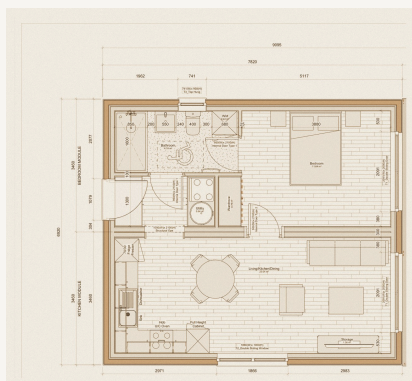
LIVING & KITCHEN

BEDROOM · BATHROOM

A BER RATING	45 m² LARGEST LAYOUT	11.6 m² DOUBLE BEDROOM	60 yr DESIGN LIFE
-----------------------------------	--	--	--

ONE

ONE + OFFICE



Layouts are indicative. Final configurations, including an accessible bathroom, are confirmed at design stage.

One home, many faces.

The same certified home, dressed to suit your garden and your taste. Five exterior finishes, each hard-wearing and low-maintenance.



ALUMINIUM STANDING SEAM



White render

Clean and bright. The classic look.



Cedar

Warm natural timber that silvers with age.



Charred timber

Deep matt black, quietly modern.



Dark metal

Crisp architectural cladding.

Built offsite. Installed in days.

About 12 weeks from deposit to keys. Your home is built in the factory while your site is prepared in parallel, so nothing waits in a queue.

01 Order & design freeze

We check your site for size, access, ground conditions and services, confirm your model, finish and layout, prepare your Local Authority notification and Building Control paperwork.

02 Site prep

Siteworks, foundation system and connections to services are prepared while your home is built offsite. The two run at once.

03 Factory build & install

Frame, façade, insulation, windows, doors, cladding, kitchen / living / dining, bedroom, bathroom, heating, plumbing and electrics all completed in our factory in Longford, then delivered and craned into place, typically over a couple of days on site. About 12 weeks from deposit to keys, with your site prepared in parallel.

Certified end to end. MADE BY FRAMESPACE · LONGFORD

**ISO
9001**

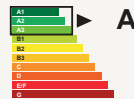
QUALITY
SYSTEM



CE STEEL
CONFORMITY



AGRÉMENT
22/0429



BER A
STANDARD



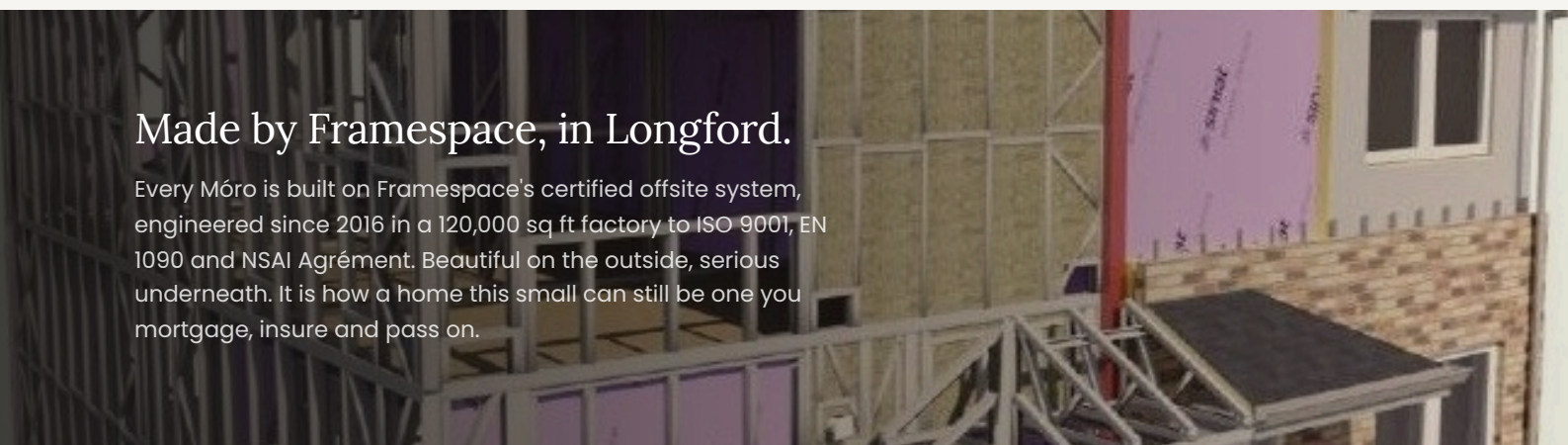
FULLY
INSURABLE



PI INSURED
ENGINEERS

Made by Framespace, in Longford.

Every Móra is built on Framespace's certified offsite system, engineered since 2016 in a 120,000 sq ft factory to ISO 9001, EN 1090 and NSAI Agrément. Beautiful on the outside, serious underneath. It is how a home this small can still be one you mortgage, insure and pass on.



The rules, in plain terms.

The new Class 3A planning exemption (SI No. 340 of 2026) lets you place a 32 m² to 45 m² home in your back garden without planning permission up to the end of 2030. Here is who it is for and what your garden needs.

Who can avail

You **own your home** and live in it as your sole or main residence when you start work.

Class 3A is **not available to investors or companies**.

Your home has **not already been subdivided**.

The ADU **must be completed by 31st December 2030**.

What your home and garden need

At least **25 m² of private open space** in the garden after the ADU is installed.

Adequate services to meet the additional capacity.

No new water or wastewater connections or septic tanks permissible.

Proper access to your back garden.

What you need to do (and we'll do for you)

Be satisfied your new ADU will comply with the conditions in Class 3A. A **Compliance Statement** is required.

Submit a **notice to your Council** at least 14 days before you intend to start work.

Submit a **Commencement Notice** to Building Control within the Local Authority 14–28 days before you intend to start work.

Receive an **Acknowledgement of a Valid Commencement Notice** from Building Control.

WHAT EVERY PRICE INCLUDES

/ Site clearance, site works and foundation

/ Frame, façade, insulation, internal structural elements, claddings, roof and covering

/ Windows, doors and internal joinery

/ Air-to-water heat pump

/ Fitted kitchen & full bathroom

/ Standard utilities and services, including connections

/ Delivery & install

/ BER A-rating

/ Full certification pack

/ VAT, included in every price

We will flag anything unusual about your site following an initial site inspection (e.g., size, ground conditions, boundary complications, limited side access, issues in connecting to services, access for a crane to lift and install our units etc.). If your unit will need planning permission for any reason, we will flag this too. Letting is permitted; short-term letting is not. Rent-a-room relief of up to €16,000 a year, tax-free, may apply while you remain resident in the main house. You should confirm your tax position with your accountant.

The standard specification.

Every Móro price includes VAT, delivery and installation on a standard site.
This document tells you what is included and what your garden needs to be
for that price to apply. Prices are in the brochure and the online configurator.

1 How the price works

One specification	The Studio, the One and the One + Office are built to the same specification, sections 2 to 4, in the same Longford factory. They differ in size, layout and roof shape, and nothing else.
One set of site conditions	The price is based on a garden that meets the conditions in section 6. Most gardens do. We set them out in full so there are no surprises.
Beyond the standard	If your garden needs more, we tell you at the site survey and price it in your written proposal. You decide before you sign, and nothing is added afterwards. Want a larger home than the exemption allows? We build those too. They need planning permission, and we take you through it.

2 The home Structure, exterior and performance

A	3.0 m ³ /h/m ²	22/0429	60 years
BER RATING	AIRTIGHTNESS	NSAI AGRÉMENT	DESIGN LIFE

2.1 Structure

SYSTEM	Framespace light-gauge steel frame, cut by machine and assembled in Longford.
MODULES	The Studio arrives as one piece. The One and One + Office arrive as two, joined in your garden.
FLOOR	Insulated steel-framed floor with a radon barrier, on the standard foundation.
WALLS	Steel-framed, insulated and airtight, with a ventilated cavity behind the cladding.

2.2 Exterior

CLADDING	Cedral fibre-cement boards with a timber look, in two colours. They will not rot, warp or need painting.
ROOF SHAPE	A single slope on the Studio, a gable on the One and One + Office. All under the 4 m planning limit.
ROOF COVERING	Profiled metal sheeting on battens, over a vapour barrier.
RAINWATER	Fascia, soffit, gutters and downpipes, draining to a soakaway in your garden.
ON SITE	The cladding and roof arrive finished. All we do on site is close the joint between the modules.

2.3 Performance

ENERGY	BER A. We give you a BER certificate when it is finished, even though one is not required for a home this size.
U-VALUES	Floor 0.18, walls 0.18, pitched roof 0.16, windows 1.4 W/m ² K.
FIRE	Meets Part B of the Building Regulations. We check the distances to your boundaries at the site survey.
ACCESS	Level entrance, 0.8 m wide doors and a bathroom a wheelchair user can visit, to Part M.

3 Inside Everything fitted in the factory

3.1 Windows and doors

WINDOWS	Double-glazed, with trickle vents and cills, fitted in the factory. U-value 1.4 W/m ² K.
FRONT DOOR	Insulated front door with a multi-point lock, a 0.8 m opening and no step.
GLAZED DOORS	Glazed doors to the garden are an upgrade. See section 7.

3.2 Kitchen

UNITS

Shaker-style fitted kitchen in a choice of colours, with soft-close doors and drawers.

WORKTOP

Laminate worktop with a matching upstand.

APPLIANCES

Built in: electric hob, oven, extractor, fridge-freezer, washer-dryer and dishwasher.

SINK

Stainless-steel sink with mixer tap.

3.3 Bathroom

SUITE

Toilet, basin and a walk-in shower with a tray and glass screen.

TILING

Tiled shower and splashbacks.

FLOOR

Vinyl tile flooring.

FITTINGS

Mirror and towel rail. A fitted vanity unit is an upgrade.

LAYOUT

No step in, and room for a wheelchair, to Part M.

3.4 Floors and finishes

LIVING, BEDROOM

Oak-effect laminate flooring on underlay.

WALLS, CEILINGS

Plastered and painted white or off-white throughout.

JOINERY

Painted internal doors, skirting boards and door frames.

4

Services and paperwork Heating, electrics and certification

4.1 Heating, hot water and air

HEATING

Air-to-water heat pump for heating and hot water, with radiators in every room and a thermostat.

VENTILATION

Mechanical ventilation to Part F of the Building Regulations.

4.2 Electrical and data

SUPPLY

Runs off your house's electricity supply, with its own fuse board in the Móro.

FIT-OUT

Sockets, switches and LED lights throughout, in white.

DATA

Internet and TV points.

SAFETY

Mains-powered smoke and heat alarms, linked together, and a carbon monoxide alarm.

COMMISSIONING

Our electrician connects, tests and switches on the home on installation day.

4.3 Delivery and installation

TRANSPORT

The modules are brought from Longford to your garden.

INSTALLATION

Lifted onto the foundation by crane and joined by our team.

4.4 Certification

DESIGN TEAM

Our designers and engineers, and all the Building Control paperwork.

BUILDING CONTROL

The Commencement Notice, the Assigned Certifier and the Certificate of Compliance on Completion.

PLANNING

Your 14-day notice to the council, prepared with you.

PACK

A certification pack with the product and design warranties. We hold professional indemnity insurance throughout.

4.5 Handover

CLEANING

Cleaned before you get the keys.

AFTERCARE

A year of aftercare, and one named person looking after you from order to keys.

5

Your designer, and your next step



Valentina

Valentina and her design team designed every Móro, from the first sketch to where the light comes into the kitchen. Each home is planned to feel bigger than it is, and to last. She is based with the team in Longford, and she and her team are there for you from your first call to the day you move in.

BOOK YOUR SITE SURVEY

sales@moroliving.ie

ONLINE

moroliving.ie

We walk the garden with you and check every condition in section 6. Then your price is your price.

Outside these? We price it first. Anything beyond S1 to S19 is extra work that depends on your garden. We spot it at the survey, price it in your proposal and agree it before you sign. We publish no prices for it, because every garden is different.

6.1 Position

- S1** The home sits **within 7 m of the back of your house**, and of your drains, water and electricity.
- S2** It is at least **0.6 m from every boundary**, and leaves you 25 m² of garden. Both are planning conditions.
- S3** No existing shed or garage over 13 m² that would take you over the 45 m² planning limit.

6.2 Ground and foundation

- S4** The ground is **firm and level** where the home will sit. No rock, soft spots, filled ground or steep slopes.
- S5** A **simple foundation**, designed by our engineer for firm, level ground. We strip the topsoil and spread it on your garden.
- S6** No land drains, gravel beds, retaining walls or extra groundwork are needed.

6.3 Services

- S7** **Up to 12 m of drain** to your house's existing drain, with a small pump so it does not rely on a slope.
- S8** One soakaway for rainwater from the roof.
- S9** **Up to 20 m of water pipe** from your existing supply.
- S10** Electricity from your house's fuse board, in an underground duct or above ground where the site allows.
- S11** No new ESB or Uisce Éireann connection and no new septic tank. If you have a septic tank, it has spare capacity.

6.4 Access and the lift

- S12** The delivery lorry can stop on the road or your driveway, close to the garden.
- S13** A standard mobile crane can set up **within 15 m of where the home will sit**.
- S14** **Clear sky above**: no overhead wires, overhanging trees or anything else in the crane's way.
- S15** The lift is over a house of **no more than two storeys**.
- S16** No road closure, escort or traffic management is needed for the lorry or the crane.

6.5 The site itself

- S17** The spot is clear. Nothing to knock down or remove, and no pipes, manholes or cables under it.
- S18** The work does not need planning permission, and no planning condition on your house stops you building.
- S19** The cladding and roof arrive finished. The only work in your garden is closing the joint between the modules.

7.1 Extra work

The usual reasons a garden needs more. Priced after your survey, agreed before you sign.

A home more than 7 m from the house, or longer pipe and cable runs.
Soft, sloping or rocky ground that needs a stronger foundation.
A larger crane, a longer reach, or a lift from the front of the house.
Brick-slip cladding, which is heavier and needs a bigger crane.
Road closures, escorts or traffic management.
Taking out trees, sheds or walls.
Moving pipes, manholes or cables that are in the way.
Extra finishing work in the garden.

7.2 Not included

Landscaping, paths, patios and decking.
Blinds, curtains and furniture.
A new ESB, Uisce Éireann or wastewater connection.
Tree removal, boundary walls and fences.
Land drains or extra groundwork.
Road closures and escorts.
Planning permission, if your site needs it, and any professional fees that go with it. We also build larger homes that need planning permission. Just tell us.
Planning levies and development contributions, where they apply.
Wells, boreholes and other off-mains services.

7.3 Upgrades

Cladding in render, fibre-cement panels, standing-seam metal or brick slips.
Glazed doors to the garden.
More kitchen colours, and quartz or stone worktops.
Engineered oak or herringbone flooring.
A fitted vanity unit, a terrazzo-look floor or tiling to the ceiling.
Fitted wardrobes and decking.
Elderly enabled pack: level-access shower, grab rails, non-slip floor, contrast colours and an emergency alarm.
Premium interior: a choice of timber floor, kitchen taps, cabinets and worktops, and a bathroom theme.
Bespoke: a design consultation with our interior designer.
Furniture packs, from the basics to fully furnished.

This specification is correct at the time of printing and may change. Prices include VAT and are based on the site conditions in section 6. Any extra site work is priced after the survey and agreed in writing before you sign. The Class 3A planning exemption applies to owner-occupiers, has conditions, and runs to 31 December 2030. © 2020 Múro living limited, registered in Ireland No. 620756, registered office Aghafad, Longford, N39 E337.

From enquiry to keys.

A calm path, from first enquiry to first morning. Four steps, no pressure, and a named person with you the whole way.

01

Explore

Browse the three standard options side by side (Studio, One and One + Office). Real specifications, real prices and answers to any questions you have.

02

Shape

Choose your model and specifications, see what it looks like placed in your garden and get your price.

03

Order

Review our contract terms, confirm your order, sign your contract and pay your 20% deposit, with the balance due on installation day. We then prepare your Local Authority and Building Control notifications. If you would like to spread the cost, talk to your bank or mortgage lender about the financing options available to you.

04

Settle

Live updates from factory to install, then handover and a full year of aftercare.

Let's start.

Live lighter.



SALES & ENQUIRIES

sales@moroliving.ie

MANUFACTURING

Aghafad, Longford, N39 E337,
Ireland

ONLINE

moroliving.ie

OFFICE

33 Dawson Street, Dublin 2,
Ireland

MÓRO LIVING LIMITED, REG. IN IRELAND NO. 826758, MADE IN IRELAND

Prices and specifications are indicative, correct at time of printing, and may change. Pricing is based on standard site and service conditions, confirmed at your site survey. The Class 3A exemption applies to owner-occupiers, is subject to conditions, and runs to 31st December 2030. Rent-a-room and other tax reliefs depend on your circumstances; please confirm your position with your accountant or solicitor. Images are computer-generated for illustration. © 2026 Móro Living Limited, registered in Ireland No. 826758, registered office Aghafad, Longford, N39 E337.