

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.

BUYER'S BROCHURE
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 is all-in. Includes site clearance, foundations, service connections. No surprises.



Studio

ALL-IN FROM

€99,000

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

ALL-IN FROM

€119,000

ONE-BEDROOM HOME · 40 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

ALL-IN FROM

€149,000

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 A2-rated home. BER A1 rating possible with solar.



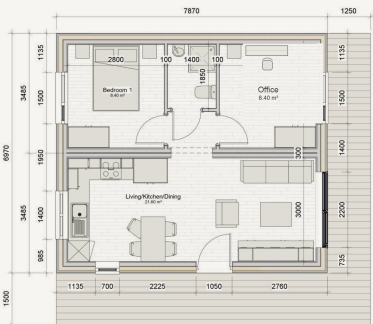
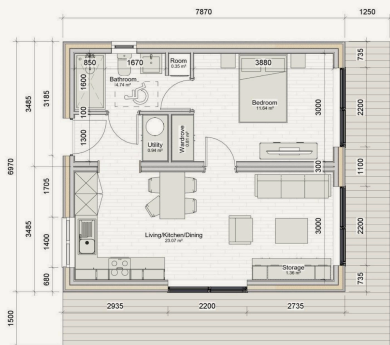
LIVING & KITCHEN

BEDROOM · BATHROOM

A2 BER RATING	45 m² LARGEST LAYOUT	11.6 m² DOUBLE BEDROOM	60 yr DESIGN LIFE
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ONE · INDICATIVE LAYOUT

ONE + OFFICE · INDICATIVE LAYOUT



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.



ZINC · STANDING-SEAM PROFILE



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 in a factory. Finished in two days.

6–8 weeks from contract to keys for our standard homes. Your home is built offsite while your site is prepared in parallel, so nothing waits.

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. 6–8 weeks from contract to keys for our standard unit designs. 10 weeks for bespoke.

Certified end to end. MADE BY FRAMESPACE · LONGFORD



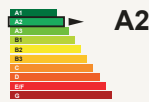
QUALITY
SYSTEM



CE STEEL
CONFORMITY



AGRÉMENT
22/0429



BER A2
STANDARD



FULLY
INSURABLE



PI INSURED
ENGINEERS



GUARANTEED
IRISH

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 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 31 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 ALL-IN 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 A2-rating

/ Full certification pack

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. Long-term letting is permitted; short-term letting is not. Rent-a-room relief of up to €14,000 a year, tax-free, may apply while you remain resident in the main house. You should confirm your tax position with your accountant.

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 all-in price.

03

Order

Review our contract terms, confirm your order, sign your contract and pay your deposit. We then prepare your Local Authority and Building Control notifications.

04

Settle

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

Let's start.

Live lighter.



EMAIL

hello@moroliving.ie

ONLINE

moroliving.ie

MÓRO LIVING LIMITED · CERTIFIED COMPACT HOMES · MADE IN IRELAND

Prices and specifications are indicative, correct at time of printing, and may change. All-in pricing is subject to confirmation of standard site and service conditions during your project. The Class 3A exemption applies to owner-occupiers, is subject to conditions, and runs to 31 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.