

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. © 2026 Móro Living Limited, registered in Ireland No. 826758, registered office Aghafad, Longford, N39 E337.