



Redefining Urban Living in Biratnagar.

An Exclusive Investment Opportunity: Premium 6-Unit Prefabricated Residential Complex.



01

The Market

Capitalizing on Biratnagar's surging demand for modern, high-quality housing in a landscape lacking premium, rapid-deployment supply.

02

The Asset

A highly efficient G+1 (Ground + 1 Floor) layout yielding 6 premium, self-contained residential units designed for high-tier tenant acquisition.

03

The Edge

Advanced Prefabricated Construction utilizing EPS panels and commercial steel framing, enabling rapid deployment and drastically faster time-to-revenue.

Designed for High Yield. Engineered for Modern Tastes.

Modern Geometric Design

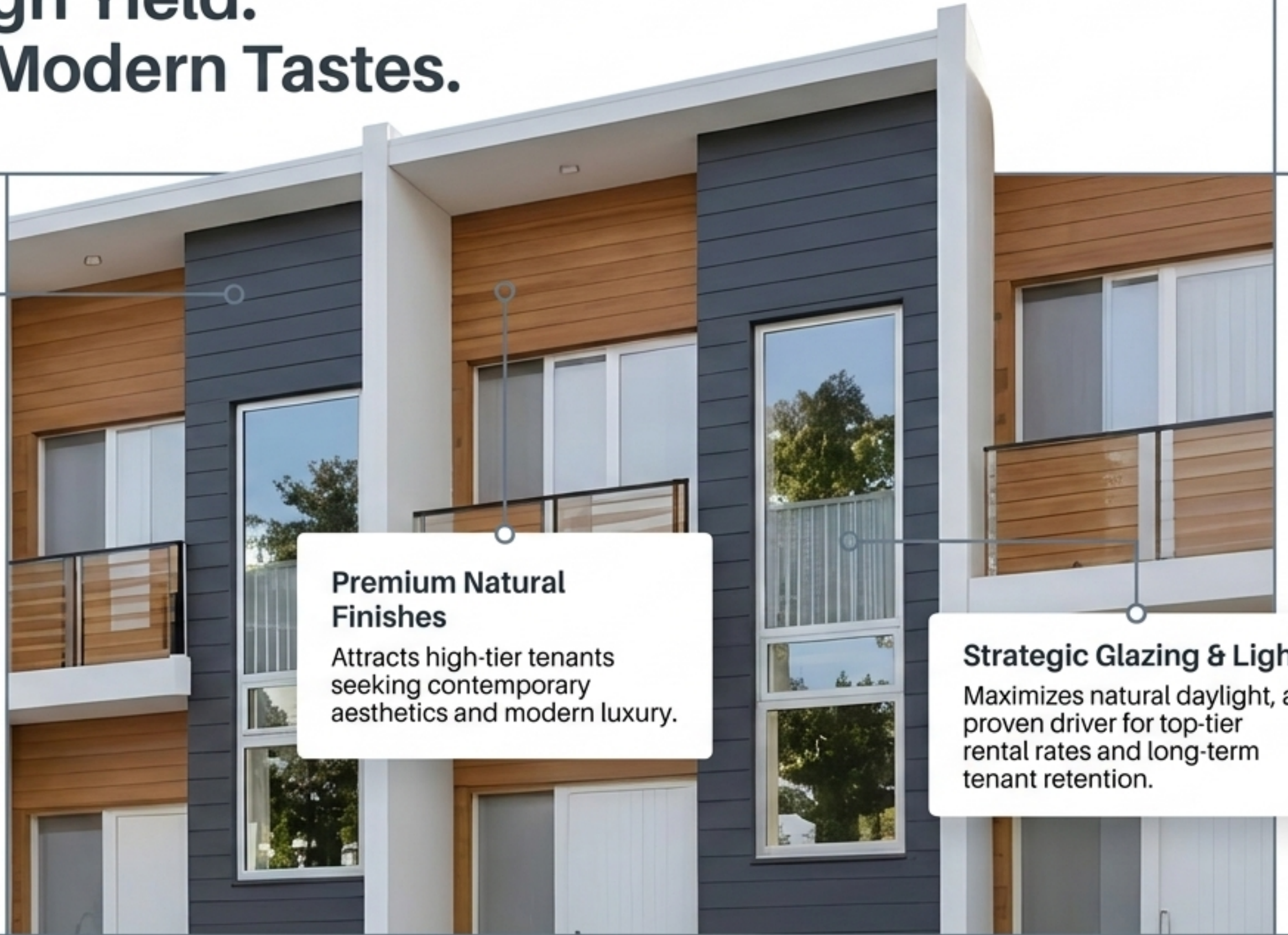
Creates immense curb appeal, elevating perceived property value far above traditional brick builds.

Premium Natural Finishes

Attracts high-tier tenants seeking contemporary aesthetics and modern luxury.

Strategic Glazing & Light

Maximizes natural daylight, a proven driver for top-tier rental rates and long-term tenant retention.



Built Smarter. Built Faster.

The Finish

Aluminum Composite Canopy (1200mm) and flat one-slope roof truss.
Delivers low-maintenance, weather-resistant modern detailing.

SOUTH FACADE - FRONT ELEVATION

PHN-EL-01 · G+1 · 38m RIDE · ONE-SLOPE ROOF TRUSS

RIBGE +6.6

EAVE +3.35

GF +8.45

CANOPY - ALUMINUM COMPOSITE - 1200mm PROJECTION

EPS SANDWICH PANEL EXTERIOR - SMOOTH RENDER FINISH

GL 50.00

UNIT 1/5

UNIT 2/6

UNIT 3/7

UNIT 4/8

6.8m TOTAL HEIGHT

Core Structure

ISMC 200 Box Columns & ISMB Beams.
Commercial-grade steel frame guarantees maximum earthquake resilience and enables rapid site assembly.

The Shell

EPS Sandwich Panel Exterior with smooth render
Superior thermal insulation drastically reduces energy costs and accelerates the construction timeline.

The Prefab Advantage: Traditional vs. Modern Methods

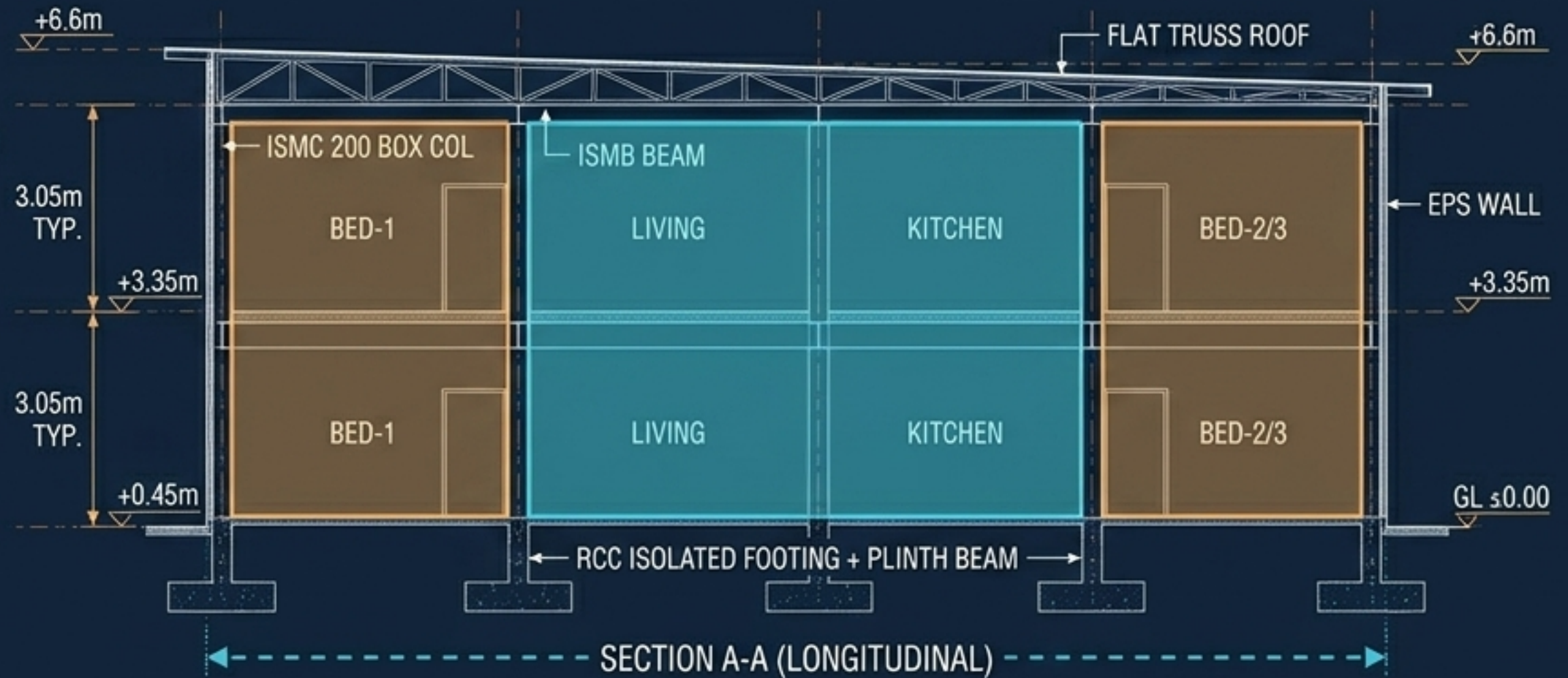
Metric	Traditional Brick & Mortar	Advanced EPS/Steel Prefab	The Investor Benefit
Speed to Market	12-18 Months	3-4 Months	Accelerated ROI and drastically faster tenant acquisition.
Weight & Foundation	Heavy / Costly deep foundations	Lightweight (RCC Isolated Footing)	Significantly reduces groundworks cost and sub-surface risk.
Thermal Control	Poor / Variable	High (EPS Core)	Built-in insulation lowers operational HVAC costs.
Labor Reliance	High / Unpredictable	Low / Standardized	Mitigates local labor shortages and prevents schedule overruns.

Maximized Footprints. Premium Living.

Vertical Volume

Expansive 3.05m floor heights translate to impressive 10 ft ceilings.

This engineered verticality gives each unit a spacious, airy feel, entirely eliminating the "cramped" stigma of older prefab models.



Spatial Flow

The highly efficient 22.0m depth footprint is optimized for real families. The layout guarantees a logical, seamless flow from active zones (Living -> Kitchen) to private resting quarters (Bedrooms).

Project Specifications & Scale



38m x 22m

Total Scale
(Width x Depth)

6.6m

Total Height
(to roof ridge)

6 Units

Distinct G+1
Premium Dwellings

RCC

Isolated Footing +
Plinth Beam Base



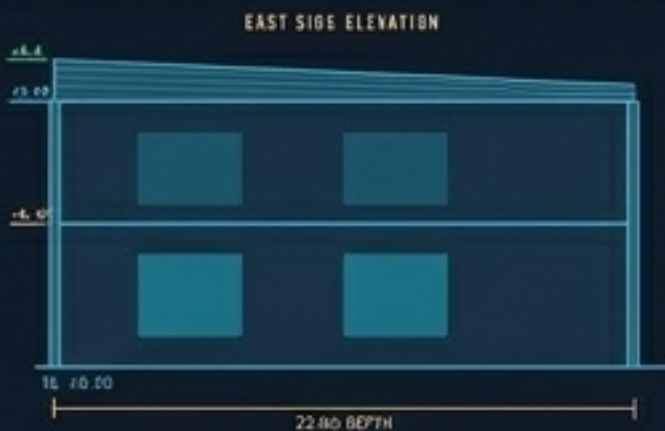
LOWER RISK

Standardized EPS and steel prefab components ensure predictable, fixed costs and ultra-rapid 3-4 month build times.

The Future of Biratnagar Real Estate

HIGHER REWARD

Premium geometric design and 10ft ceilings command top-tier market rental rates and drive immediate tenant interest.



Partner with us to build the benchmark for modern living in Biratnagar.