



Hello Garden Route



SCAN ME

Price List

Our prices are frequently revised due to continual price changes for various materials used in the building industry.

Unit Type	VAT Excl.		VAT Incl.	
Storage Unit	FROM	R100 000	FROM	R115 000
Retail Unit	FROM	R165 000	FROM	R189 750
A Frame - Basic	FROM	R159 000	FROM	R182 850
A Frame with Bathroom	FROM	R225 000	FROM	R258 750
A Frame with Bathroom & Kitchenette	FROM	R247 000	FROM	R284 050
Mini Sleeper	FROM	R175 000	FROM	R201 250
Mini Sleeper with Bathroom	FROM	R215 000	FROM	R247 250
Glamper / Cozy Cabin	FROM	R345 000	FROM	R396 750
Curve Unit (Lux)	FROM	R380 000	FROM	R437 000
Loft Unit	FROM	R395 000	FROM	R454 250
L Shape	FROM	R580 000	FROM	R667 000
2 Bedroom - U Shape - Small	FROM	R690 000	FROM	R793 500
2 Bedroom - U Shape - Large	FROM	R880 000	FROM	R1 012 000

Delivery is quoted separately as it is based on your specific location. We deliver using our network of Transportation Sub-contractors. Price Excluding Transport. Renders, Engineering Drawings, Panel Plans, Sketch Plans included.

Our Finishes

Colour chart for exterior cladding finishes



African White



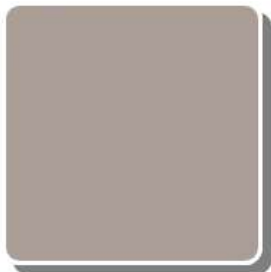
African Cream



Off White



White



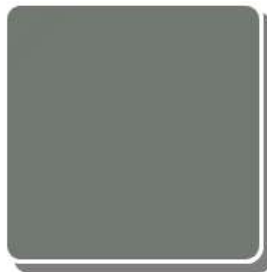
Dune



Cape Charcoal



Vulcanic Grey



Armour Grey



African Blue



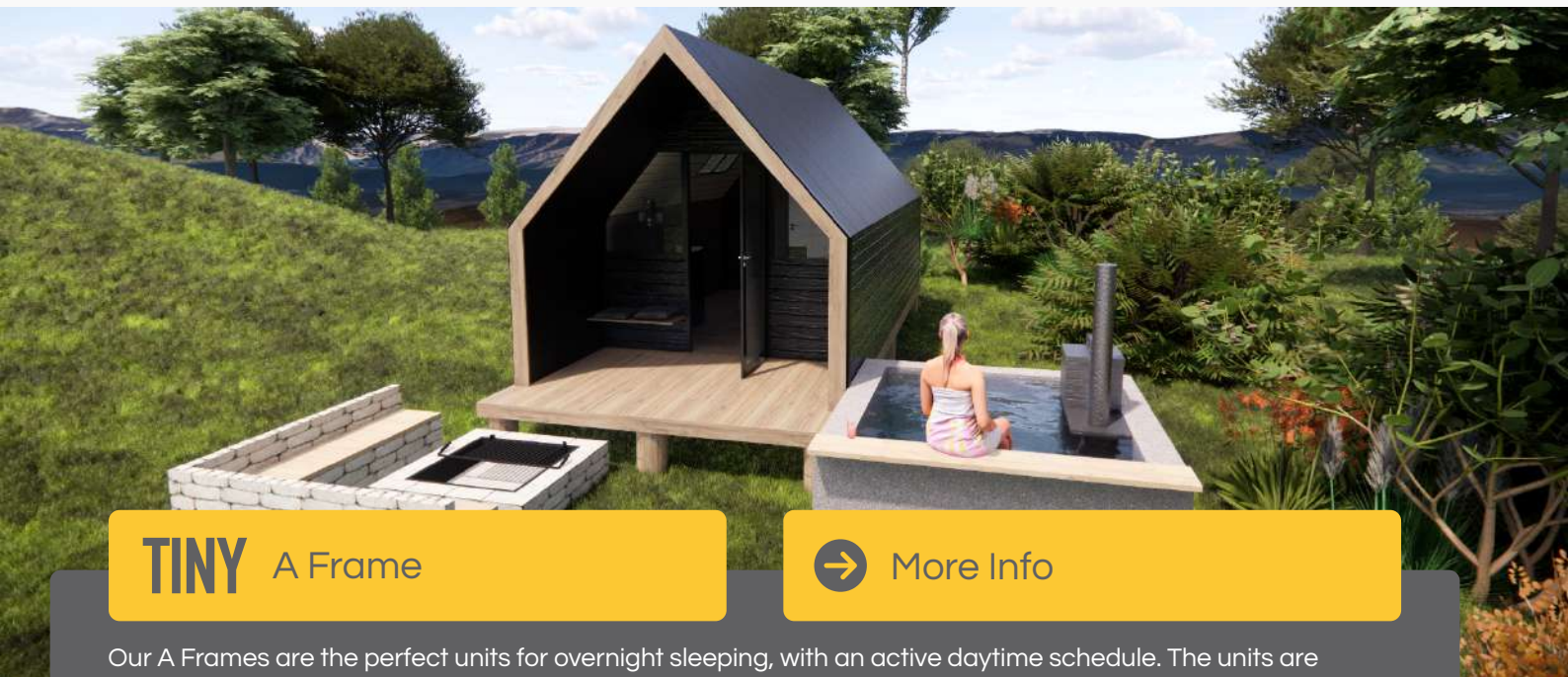
Colonial Green



Heritage Red



Jasper



TINY A Frame

➔ More Info

Our A Frames are the perfect units for overnight sleeping, with an active daytime schedule. The units are designed for total comfort and stunning appeal. They have low impact on the environmental space in which they are placed as they are lifted from 350mm above the ground level.



Structure	Light steel frame, flooring & roof
Dimensions	3m L x 2.9m W x 2.9m H
Flooring	Laminated or vinyl
Interior	Timber finish or Rhinoboard base coat & paint, insulated
Exterior	OSB board clad waterproofed, sealed, colour coded metal cladding
Electrics	LED strip, fan light, exterior light, earth breaker, x3 plug points, light switch
Windows	Aluminum windows - solar view safety glass
Door	Aluminium door - solar view safety glass



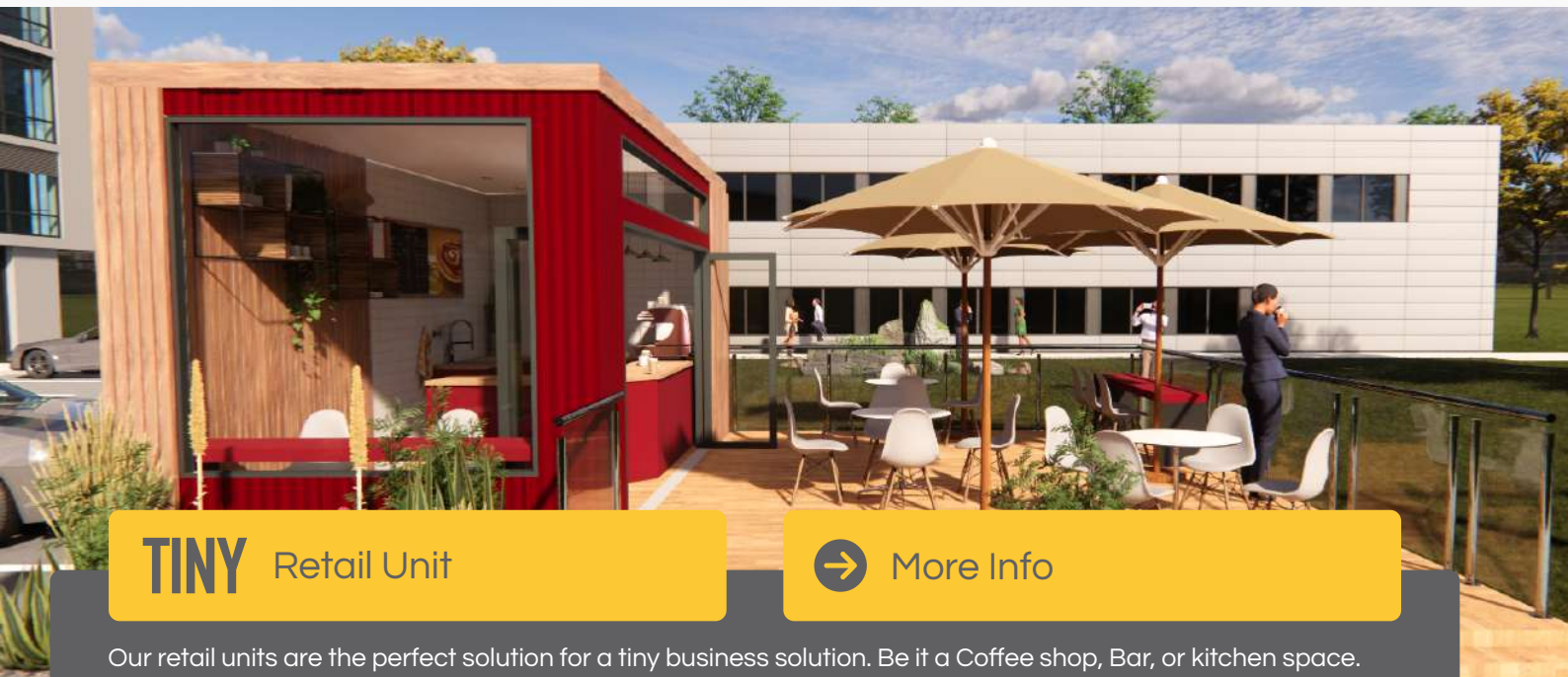
TINY Storage Unit

[➔ More Info](#)

Our Storage units are the perfect units for storage of furniture, Motorcycles, even garden equipment. The units are designed for appeal and fully customizable. Can be lifted above floor level with ramp access. Not forgetting a simple addition of a window can turn this into a simple Home office.



Structure	Light steel frame, flooring & roof
Dimensions	3m L x 2.6m W x 2.6m H
Flooring	Laminated or rubber matting
Interior	Waterproofed, OSB, tyvek layer, internal layer, insulation (all weather)
Exterior	Sheeting with wood panel mix
Electrics	Db board, double plug & LED lights
Windows	Aluminum windows - solar view safety glass (optional)
Door	Aluzinc garage door / standard door (fully lockable)



TINY Retail Unit

[➔ More Info](#)

Our retail units are the perfect solution for a tiny business solution. Be it a Coffee shop, Bar, or kitchen space. These units are cost effective and allows you the long-term solution to be able to move the units if the need arises, with a craned truck.



Structure	Light steel frame, flooring & roof
Dimensions	From 6m L x 2.8m W x 2.8m H
Flooring	Laminated or rubber matting
Interior	Waterproofed, OSB, tyvek layer, internal layer, insulation (all weather)
Exterior	Sheeting with wood panel mix
Electrics	Db board, double plug & LED lights
Windows	Aluminum windows - solar view safety glass (optional)
Door	Aluzinc garage door / standard door (fully lockable)



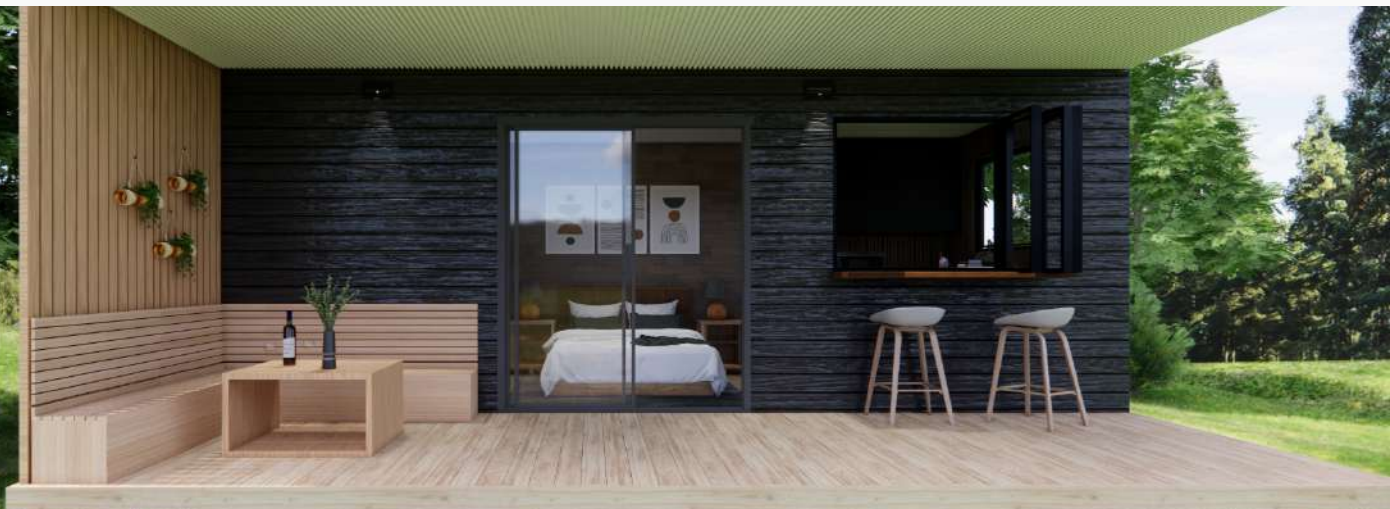
TINY Mini Sleeper

[→ More Info](#)

Our Mini Sleepers are the perfect unit for overnight sleeping, with an active daytime schedule. The units are designed for total comfort and stunning appeal. They word amazing alongside our A Frame units. Perfect for overnight sleeping, B&B, or even turning into a small village camping.



Structure	Light steel frame, flooring & roof
Dimensions	4m L x 2.6m W x 2.8m H
Flooring	Laminated or vinyl
Interior	OSB board, base coat & epoxy paint, insulated
Exterior	OSB board clad, waterproofed, sealed, colour coded metal cladding
Electrics	x2 Double plugs & LED lights & Db board
Windows	Aluminum windows - solar view safety glass
Door	Aluminium door - solar view safety glass



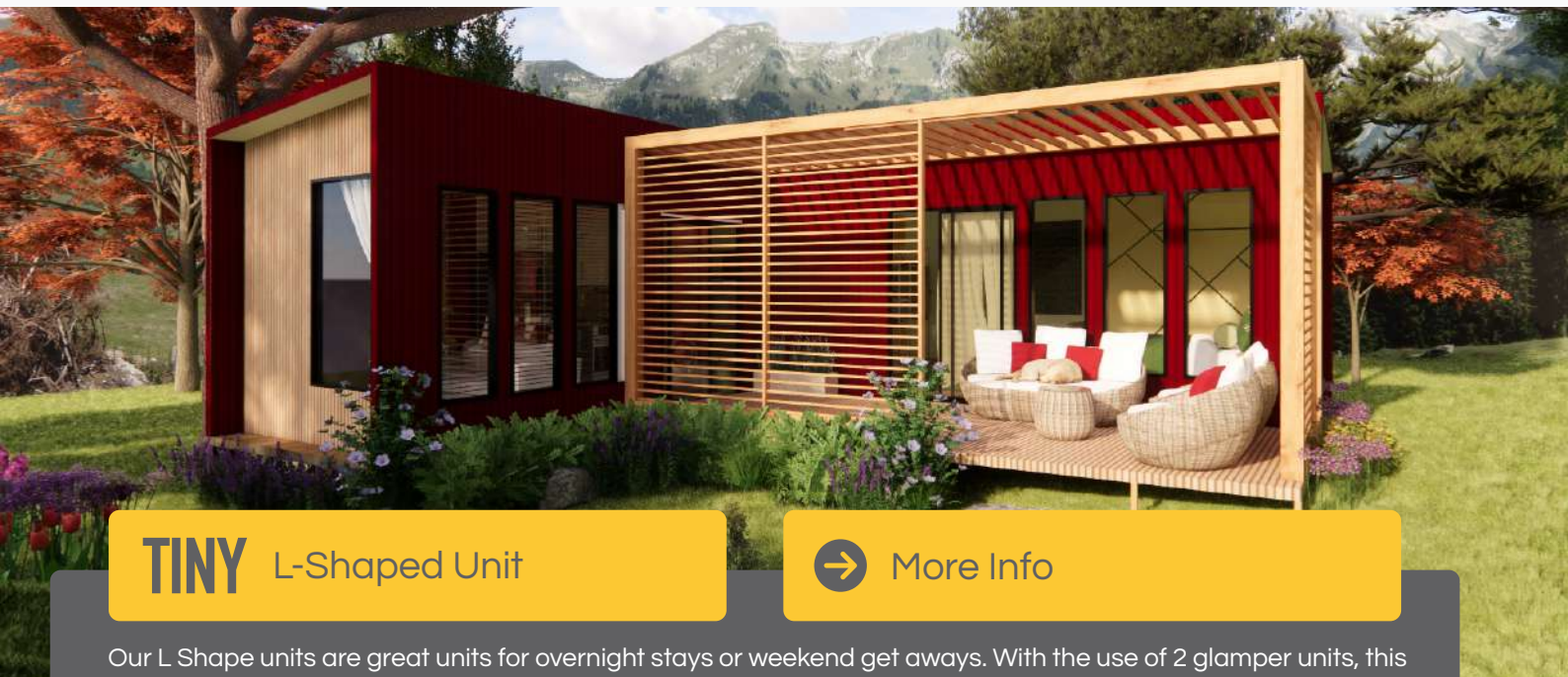
TINY Glamper

[➔ More Info](#)

Our Glamper units are the perfect units for overnight stays or weekend get aways. The units are designed for total comfort and stunning appeal. Fully customizable to meet your dreams or needs. Perfect for Weekend aways, B&B, VIP events Glamping.



Structure	Light steel frame, flooring & roof
Dimensions	6m L x 2.8m W x 2.6m H
Flooring	Laminated or vinyl
Interior	Cladding with mela wood, base coat & paint, insulated
Exterior	OSB board cladded, waterproofed, sealed, colour coded metal cladding
Electrics	Down-lights, exterior light, mini DB board, x3 plug points, light switch
Windows	Aluminum windows - solar view safety glass (optional)
Door	Aluminium door - solar view safety glass (optional)



TINY L-Shaped Unit

[➔ More Info](#)

Our L Shape units are great units for overnight stays or weekend get aways. With the use of 2 glampers units, this allows for larger comfort and space in each space. Fully customizable to meet your dreams or needs. Perfect for Weekend aways, B&B, VIP events Glamping.



Structure	Light steel frame, flooring & roof
Dimensions	6m L x 2.8m W x 2.6m H
Flooring	Laminated or vinyl
Interior	Cladding with mela wood, base coat & epoxy paint, insulated
Exterior	OSB board cladded, waterproofed, sealed, colour coded metal cladding
Electrics	Down-lights, exterior light, mini db board, x5 plug points, light switch
Windows	Aluminum windows - solar view safety glass (optional)
Door	Aluminium door - solar view safety glass



TINY U-Shaped Unit

[➔ More Info](#)

Our U Shape units are great units for overnight stays or weekend get aways. With the use of 2 glamping units, this allows for larger comfort and space in each space. Fully customizable to meet your dreams or needs. Perfect for Weekend aways, B&B, VIP events Glamping.



Structure	Light steel frame, flooring & roof
Dimensions	6m L x 12m W x 2.9m H (top of roof pitch)
Flooring	Laminated or vinyl
Interior	Cladding with mela wood, base coat & epoxy paint, insulated
Exterior	OSB board cladded, waterproofed, sealed, colour coded metal cladding
Electrics	Down-lights, exterior light, mini db board, x6 plugs, light switch
Windows	Aluminum windows - solar view safety glass (optional)
Door	Aluminium door - solar view safety glass

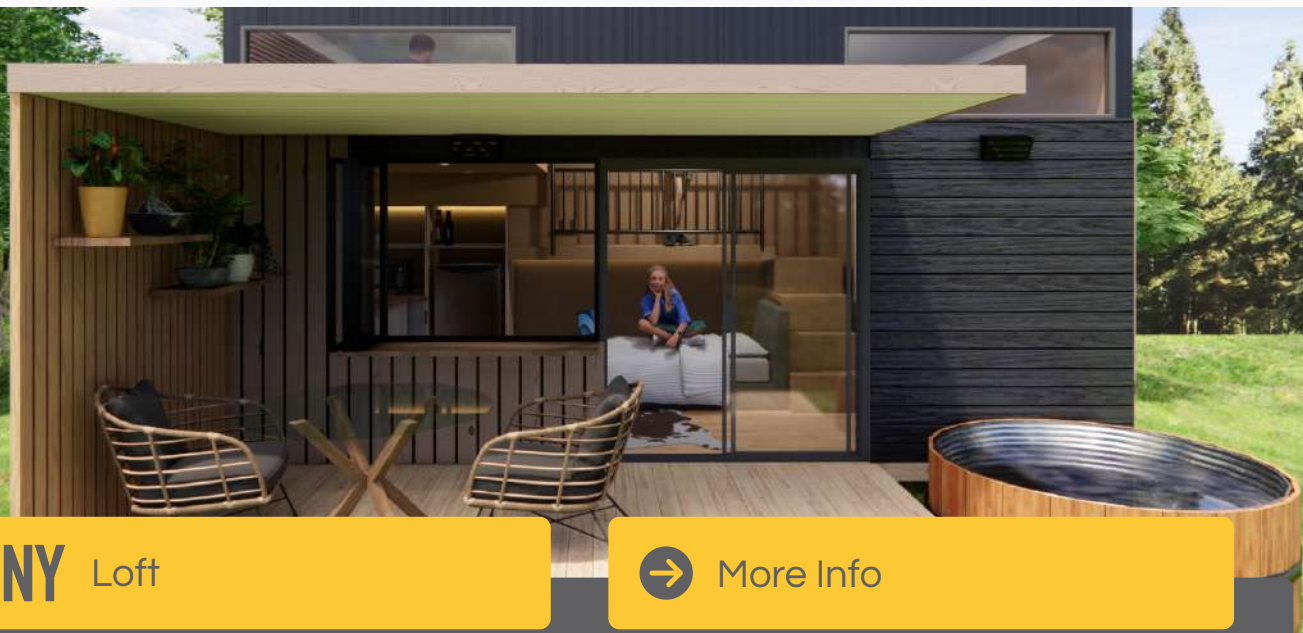
TINY Curve Unit

➔ More Info

Our Curve units are stylishly designed unit for overnight sleeping, with the extra option to get away from the rectangular Tiny home options out there. The units are designed for total comfort and stunning appeal. Perfect for overnight sleeping, B&B, and sophisticated glamping.



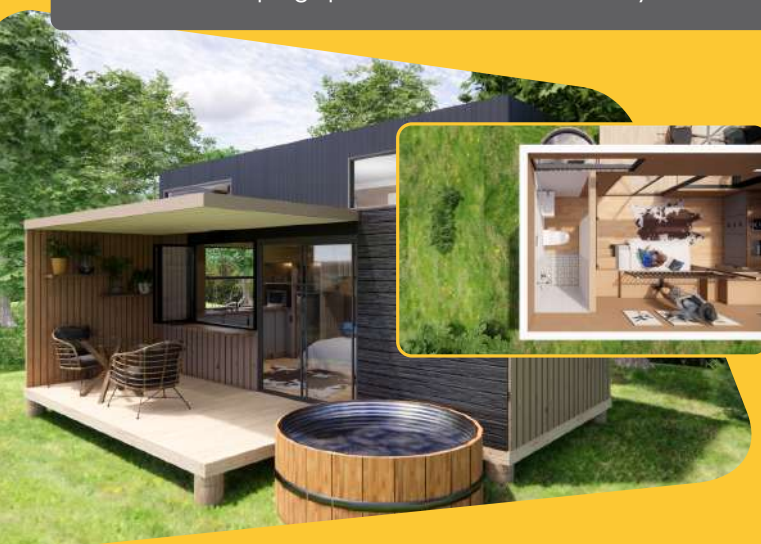
Structure	Light steel frame, flooring & roof
Dimensions	6m L x 2.8m W x 2.9m H
Flooring	Laminated or rubber matting
Interior	Cladding with mela wood, base coat & epoxy paint, insulated
Exterior	OSB board cladded, waterproofed, sealed, colour coded metal cladding
Electrics	Down-lights, exterior light, mini db board, x4 plug points, light switch
Windows	Aluminum windows - solar view safety glass
Door	Aluminium door - solar view safety glass



TINY Loft

[➔ More Info](#)

Our Loft units are the perfect units for overnight stays or weekend get aways. The units are designed for total comfort and stunning appeal. Fully customizable to meet your dreams or needs. This unit also has the option of 3 or 4 sleeping spaces. For the whole family accommodation space.



Structure	Light steel frame, flooring & roof
Dimensions	6.0m L x 2.8m W x 3.3m H
Flooring	Laminated or vinyl
Interior	Cladding with mela wood, base coat & epoxy paint, insulated
Exterior	OSB board cladded, waterproofed, sealed, colour coded metal cladding
Electrics	Down-lights, exterior light, mini db board, x5 plugs, light switch
Windows	Aluminum windows - solar view safety glass (optional)
Door	Aluminium door - solar view safety glass

Our Materials

By using light steel frames, we ensure the structural integrity while reducing construction time and costs.

QUALITY

Factory Precision.
Consistent Material Quality.
Produced in strict accordance with SANS 517.
Light steel is an international product of world class standards.

COST-EFFECTIVE

Lower transport costs.
Material price stability.
Limited wastage - only 2% on-site waste compared to conventional methods.

STRENGTH

Comparatively high material strength.
Did you know? Light steel has been proven to have the highest 'strength-to-weight' ratio of all building materials available.

GREEN

100% Recyclable.
Environmentally friendly.
Green product & building processes.
Did you know? Light steel is one of the most recyclable products on the planet - 68% Industry Recycling Rate.

NON-ORGANIC

Not affected by weather conditions. Superior thermal & acoustic insulation. Free of resin adhesive & harmful chemicals. Inorganic - does not rot, split, crack or creep. Invulnerable to termites, fungi, mould & pests. Provides ventilation in cases of rising moisture
Incombustible - does not burn / contribute to spread of fires.

CONSTRUCTION

Superior building accuracy. Clean, safe & tidy site works. Better utilisation of sloping sites. Shorter & predictable construction schedules. Easier plumbing & electrical installation. Quick assembly - 50% faster than bricklaying.

ARCHITECTURAL

Flexible application - any shape & design. Architecturally attractive. Designed to specification & engineering standards. Reduced foundation footings & base plant size.

CUSTOMER

Earlier occupancy.
Earning additional revenue rental income.
Reduced interest period on bad accounts.
4% Larger lettable rental area - internal space insulation.

Contact Details

Sales Enquiries - Western Cape

 Sonya Custodio 068 635 6564

 Carl Ivins 078 995 4378

Sales Enquiries - Garden Route

 Jimmy Power 082 446 9397

 Piet Van Antwerpen 084 333 3094

 www.TinyMods.co.za



SCAN ME



26 Stella Road,
Montague Gardens,
Milnerton



Unit No. 1, Mirrorball Road,
George Industria,
George