

ELSEWHEREPODS.COM







elsewhere

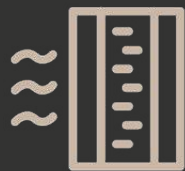


## Studios, tiny homes & luxury eco-tourism accommodation

Empowering customers to rethink modular building and design, connecting occupants with their environment seamlessly and comfortably.

Pod style outdoor living which will inspire owners to imagine the possibilities; whether its luxury eco-tourism accommodation, or a stylish and customisable home studio or office.

### BENEFITS



INSULATION  
PERFORMANCE



PLUG &  
PLAY



DELIVERED  
AND INSTALLED



CONTEMPORARY  
DESIGN



VENTILATION  
SYSTEM



COST  
EFFECTIVE







## Modular Design

Our modular system has been developed to allow for almost unlimited customisation. Every wall panel included in our standard designs can be swapped out for an alternate panel type, window or door type, colour or finish.

There is almost no limit to the design customisations we can achieve with our system, so we encourage our customers to “tell us what the dream looks like” in our design meeting.

## Our supply chain

Elsewhere Pods has developed a unique and innovative supply chain solution which resolves one of the largest challenges in the prefabricated building industry - Logistics.

Our simple and unique process:

- Our factory prefabricates the materials to our customer's specs
- We test assemble the product in the factory
- We disassemble the product and flat pack into crates for shipment
- Product is shipped direct to the customer's property
- Our team arrives at the customer's property and install the product within 2-4 days for standard designs.

This whole process from order placement to finished installation usually takes 12 weeks, and is included in the purchase price when installed in metro areas.






# Our process

- Initial consultation - We get to know all about you, your property and your project. Our Customer Success Team can book you in for on site inspection of a display, or even a virtual tour. We run through all of the options and answer all of your questions.
- Design meeting - Once you've got a feel for our system we get together to design the dream. We'll draw it up together and make suggestions on how to get the most out of our products and your property.
- Quoting - Once we have the draft design, we provide you with an initial quote. We then discuss any required changes, material selections, add ons and substitutions. We can also discuss leasing options at this stage.
- Order agreement / deposit payment - We draft up and send the agreement for signing. Payment of a 5% holding deposit locks your pricing in for a maximum of 3 months, alternatively payment of a 30% deposit means we can place the order into production.
- Delivery and installation - Final payment is made upon delivery to site, then we install and handover your dream studio or tiny home!





The background image shows a modern, white-framed modular office unit with large glass windows. The unit is situated in a garden with a green hedge in the foreground, various trees, and a dog partially visible on the right. The scene is brightly lit, suggesting a sunny day.

**Creators of modular, double-glazed,  
insulated space, Elsewhere offers you an  
effective solution for the noisy workplace.**

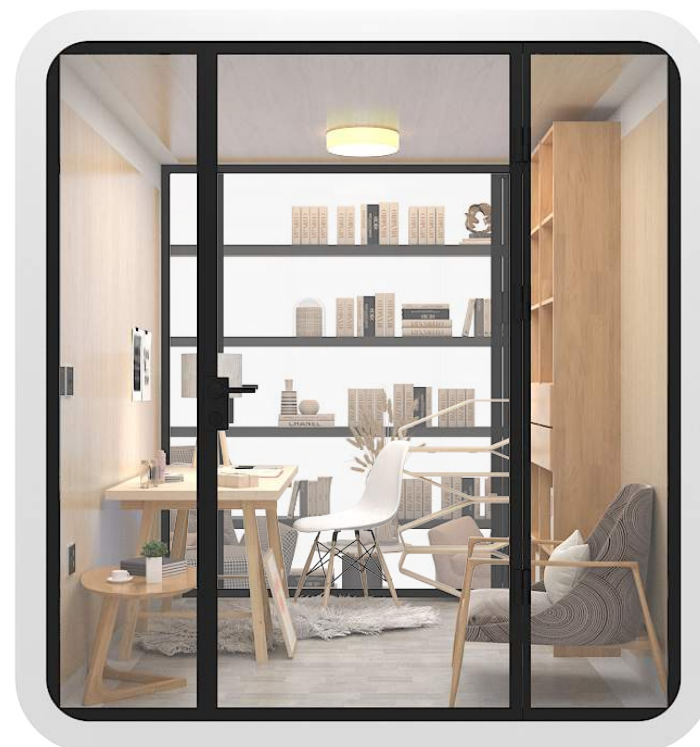


## STUDIO OFFICES



- Unlimited customisation
- Available in 6 sizes 2.7m, 4m, 6m, 8m, 10m & 12m long units.
- Standard width and height of 2.4m x 2.4m (custom widths available on request)
- Price includes delivery and installation
- Tiny home upgrades including kitchenette, bathrooms and trailers available
- Ask about our lease options

2.7m



4m



6m





8 m

Double Wide

## STUDIO OFFICES & TINY HOMES

The future of flexible work, living spaces, and eco-tourism accommodation has arrived with Elsewhere's prefabricated modular designs.



10 m

Deck & Pergola



12 m



# Design your own space

Utilising premium materials and modular design, there are endless possibilities to customise your luxury escape or office space.





## TECHNICAL FEATURES

### Frame

Titanium Magnesium Alloy with a modern matte finish in a selection of colours.

### Insulation/Panel

CEP aluminium film composite thermal insulation with sandwich construction and internal insulation.

### Electrical and Plumbing

Sandwich panel construction allows for easy electrical and water connections.

- Price includes delivery and installation
- Tiny home upgrades including kitchenette, bathrooms and trailers available
- Ask about our lease options



### Ventilation

Ventilation and air-conditioners systems included in purchase price.

### Premium fittings included

Standard installation includes premium lighting, ventilation system, air-conditioner, kitchenette and bathroom fixtures.

### Glass

Double glazed tempered mute glass with Low-e treatment to ensure maximum noise reduction and insulation.



STUDIO  
OFFICE

Make the most of your  
views bby adding a  
rooftop balcony







### STANDARD INCLUSIONS:

- Delivery & installation to metro areas
- 2.5kw Split system heater/airconditioner
- Double glazed, tempered, mute, Low-e treated, thermally broken glass panels
- Internal electrical components installed by certified/licenced trades



DESIGNING AND  
MANUFACTURING  
INSPIRING  
SPACES



ENDLESS  
POSSIBILITIES  
FOR LUXURY  
ECO-TOURISM  
ACCOMMODATION



elsewhere



ENDLESS  
POSSIBILITIES



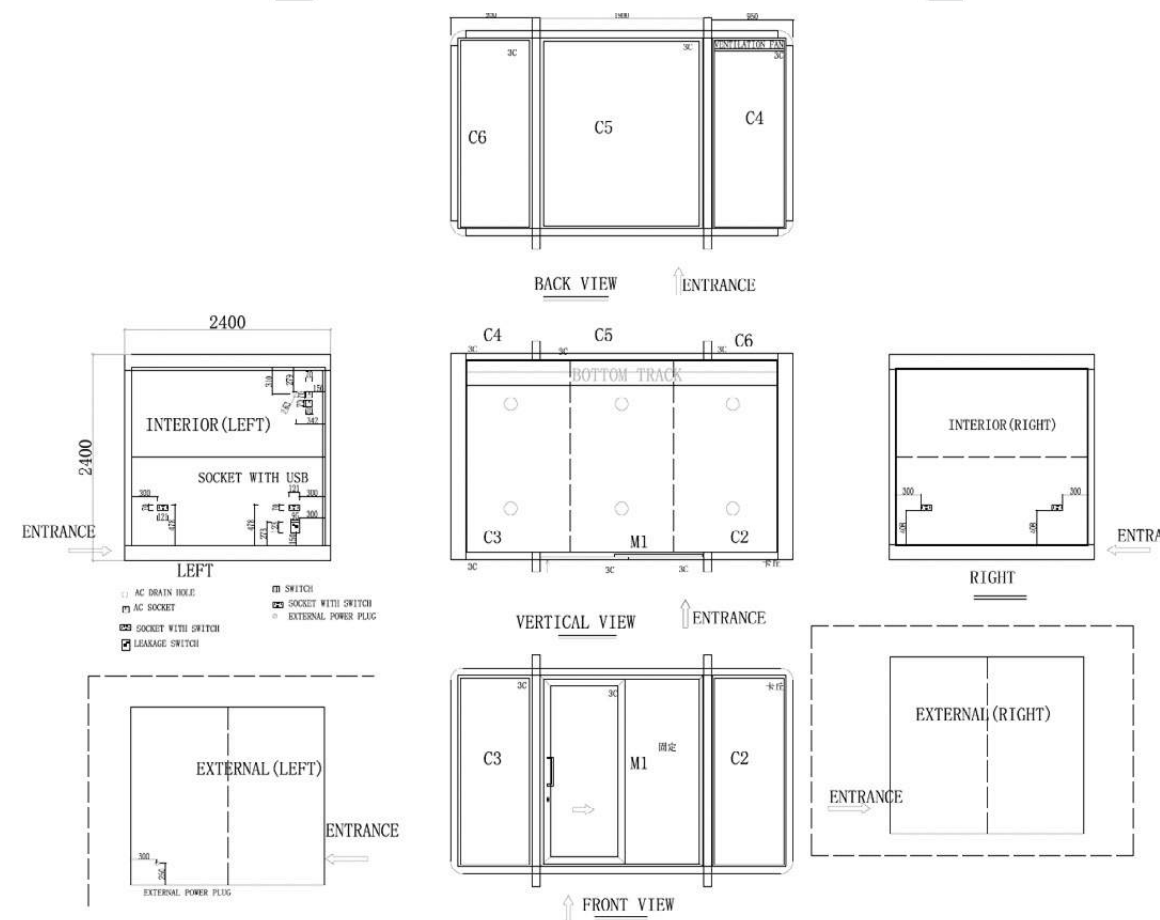
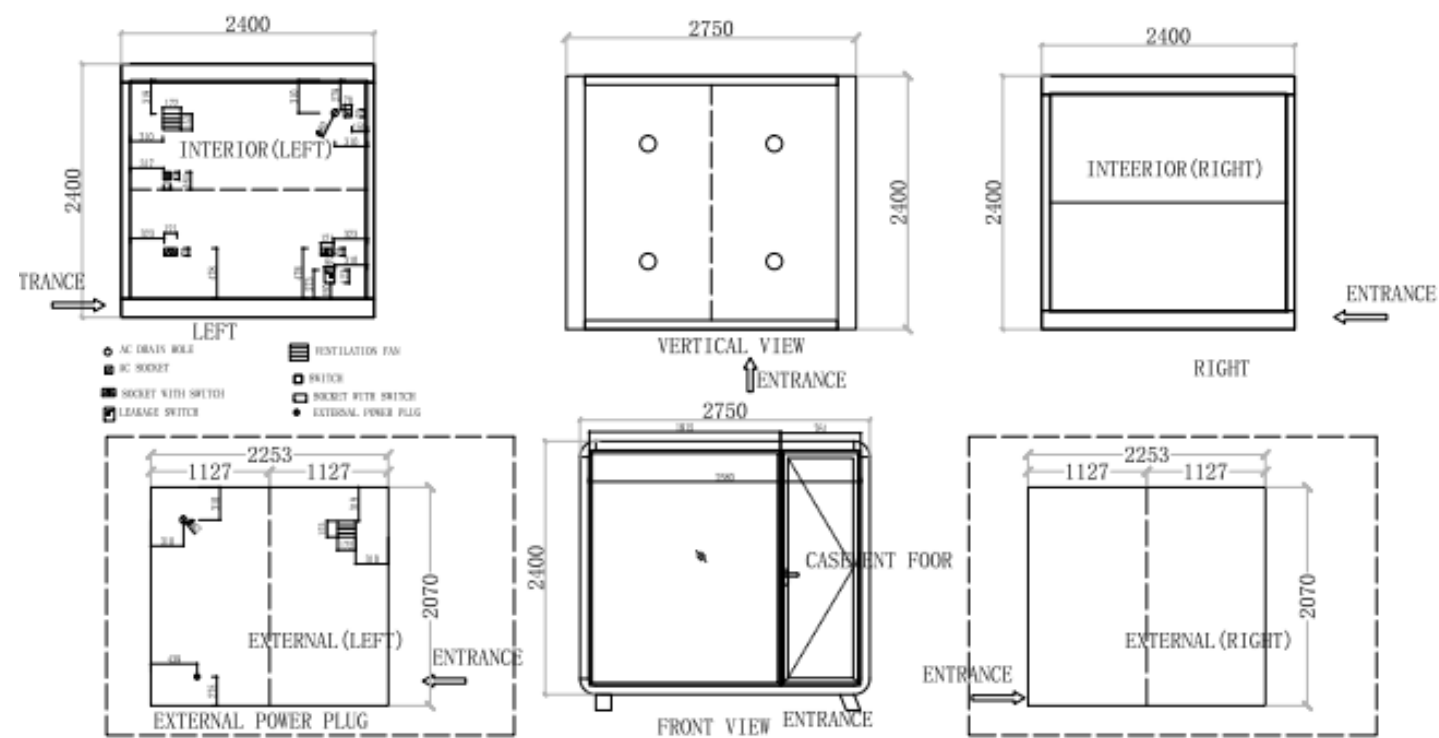


# TECHNICAL SPECIFICATIONS

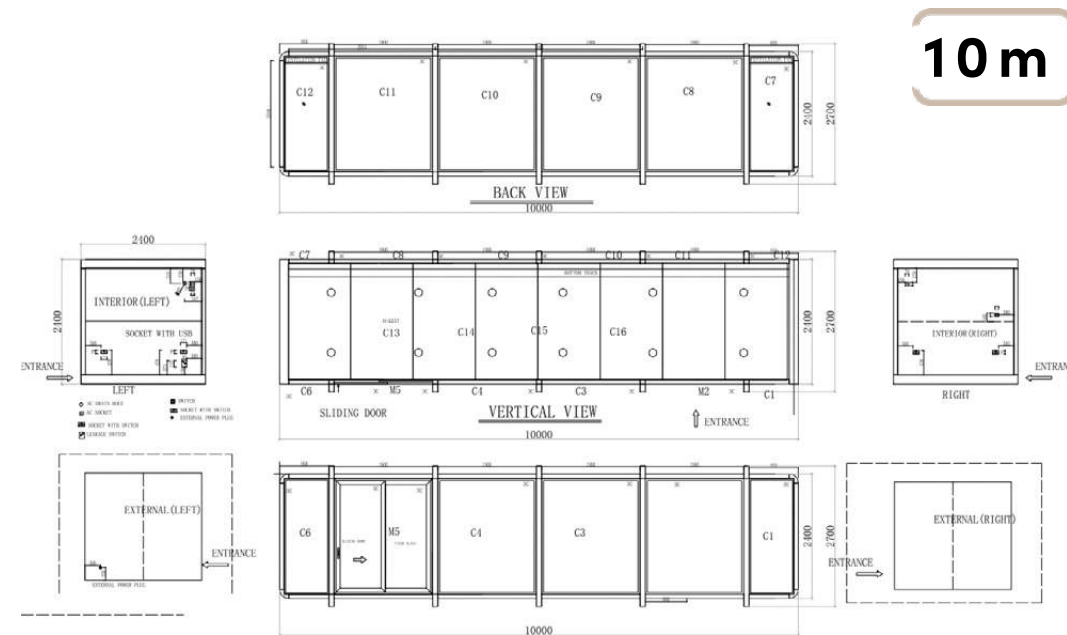
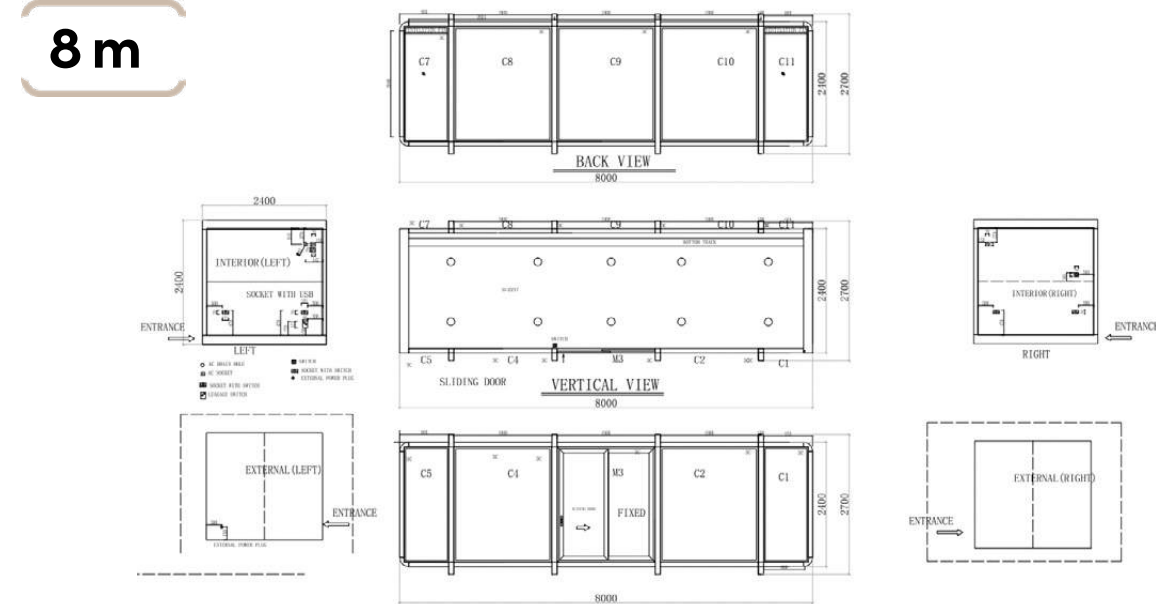
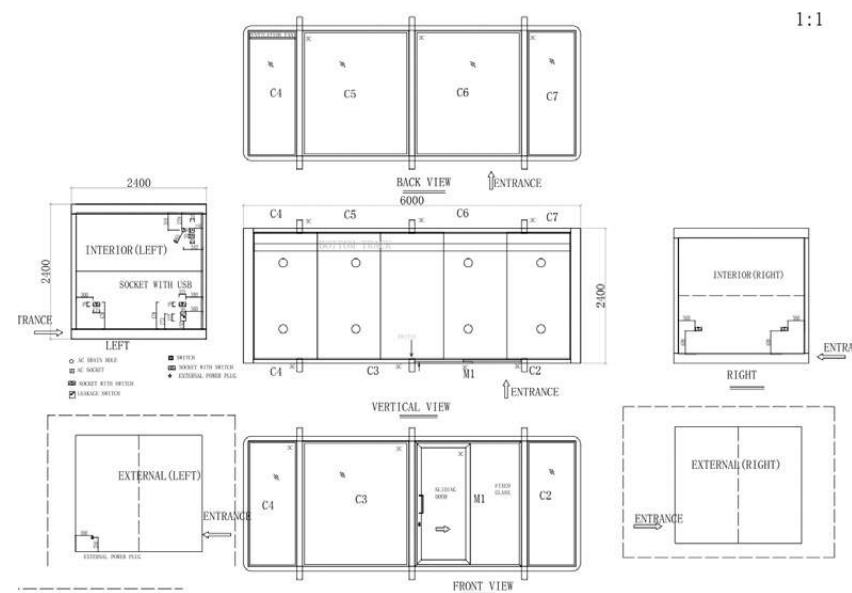
2.7m



4m

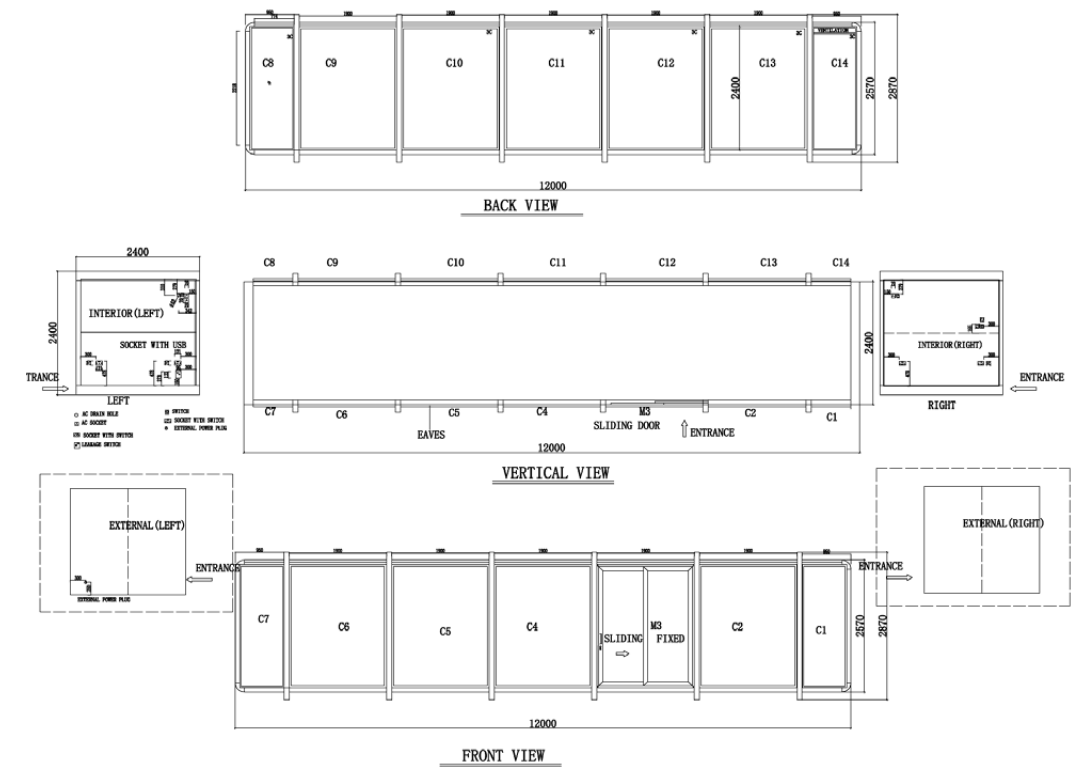








12m





# ECO-TOURISM ACCOMMODATION



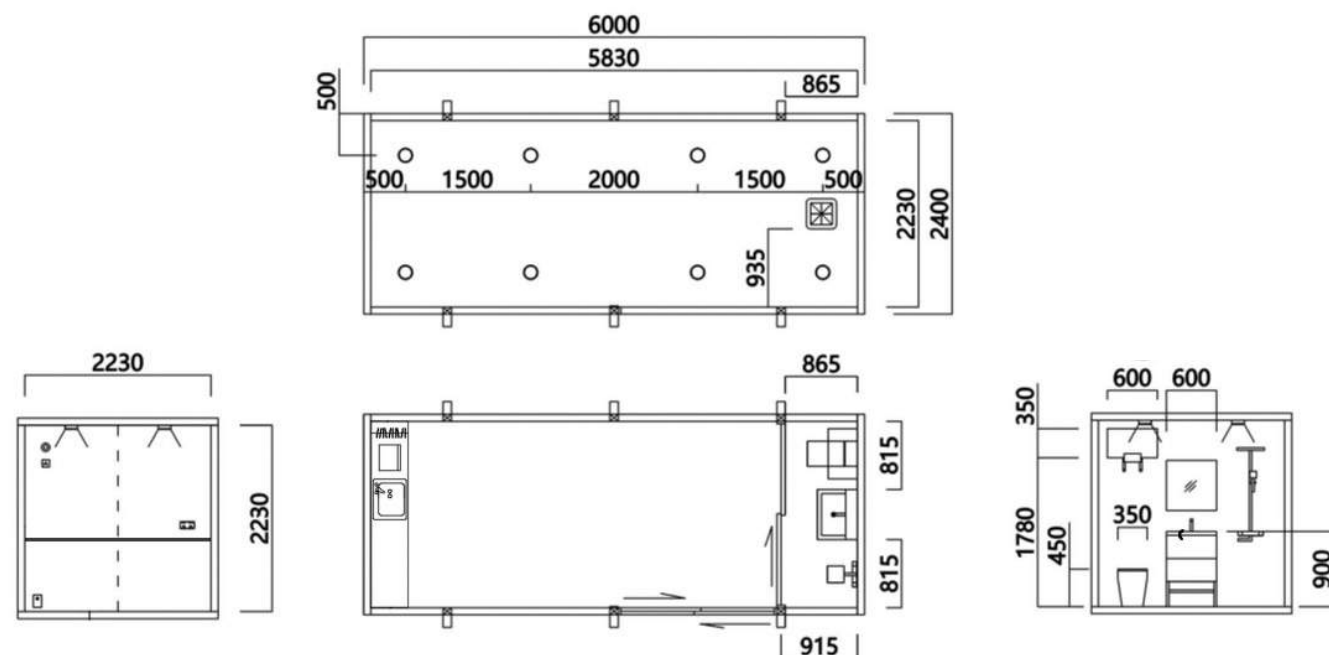
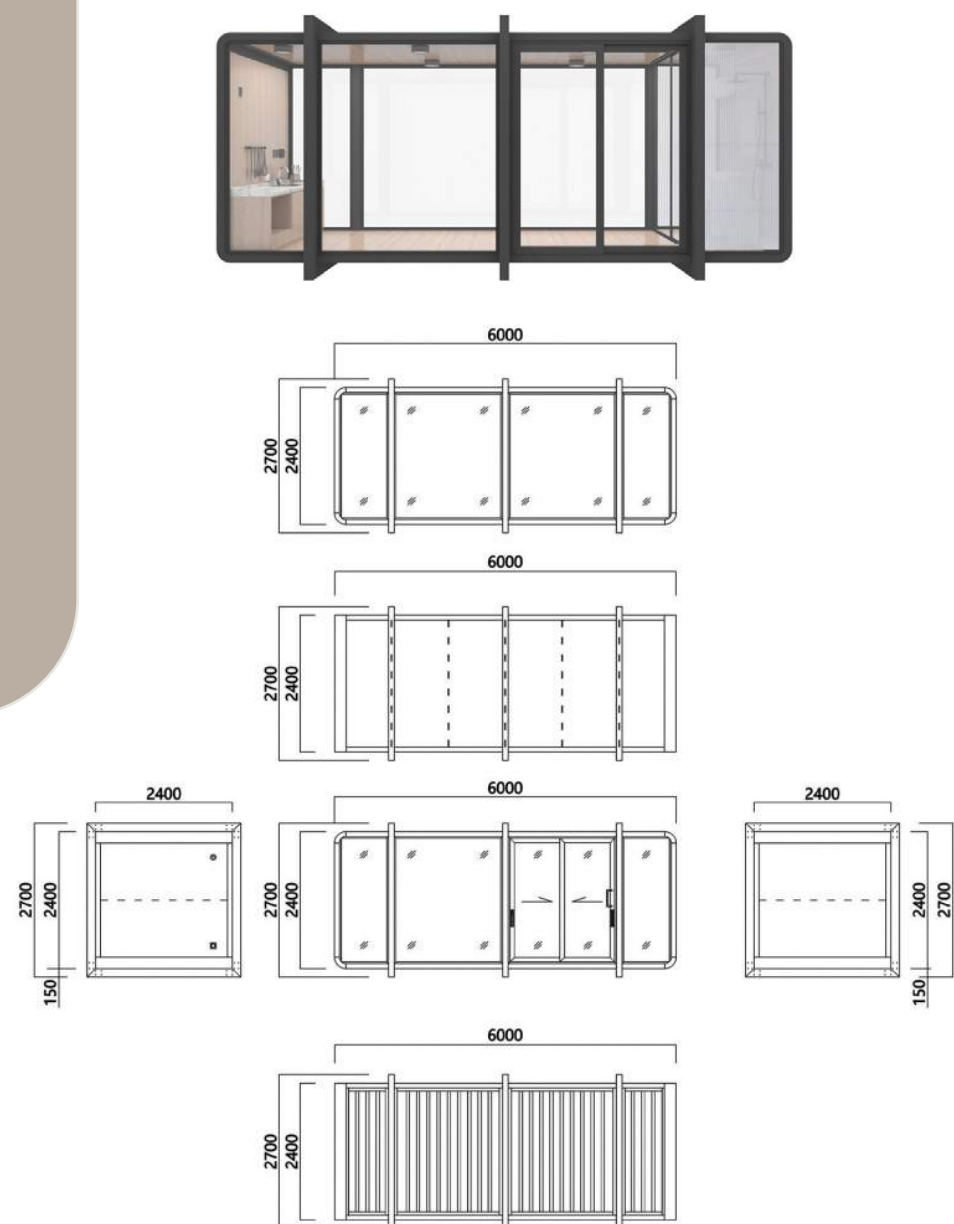
## TINY HOMES (6m)

Utilising premium materials and modular design, there are endless possibilities to customise your luxury escape.



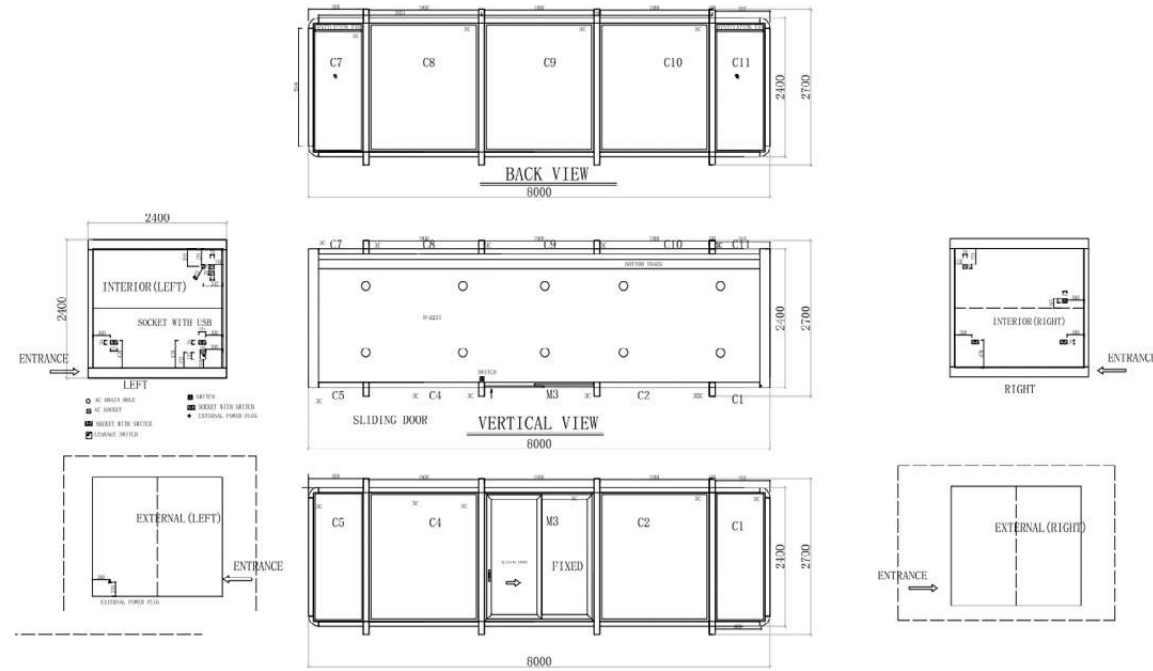


# STRUCTURAL DRAWINGS





# TINY HOMES (8m)



Double Wide



Utilising premium materials and modular design, there are endless possibilities to customise your luxury escape.









## TINY HOMES (12m)

Utilising premium materials and modular design, there are endless possibilities to customise your luxury escape.

TINY HOMES (12m)





## STANDARD INCLUSIONS:

- Delivery & installation to metro areas
- Kitchenette – sink, mixer tap, cabinets as per 'standard' design.
- Bathroom – Shower base and rail system, vanity, mirror, slimline toilet, integrated exhaust fan.
- 2.5kw Split system heater/airconditioner
- Moru / frosted glass in bathroom + Moru / frosted glass internal sliding door
- Double glazed, tempered, mute, Low-e treated, thermally broken glass panels
- Internal electrical and plumbing components installed by certified/licenced trades









# COLOUR PALETTE



INTERNAL AND  
EXTERNAL  
PANEL COLOR



Matte White



Cuba Grey



Cedar

EXTERNAL FRAME:  
TITANIUM  
MAGNESIUM ALLOY  
IN MATTE FINISH



Matte White



Matte Black

# OPTIONS + UPGRADES PANEL SELECTIONS

Elsewhere Pods has developed a range of stunning and cost effective ways to increase the livable space of our studios and tiny homes.

## Decks:

Our decks integrate seamlessly with the facade of the pod and match the modern minimalist design aesthetics. The materials match those of the pod and the decking itself is made of low maintenance composite wood.

## Pergolas:

Elsewhere has designed a pergola system which connects to the pod structure and the deck. The pergola includes an electronic louvre system to allow sunshine or collect water depending on weather conditions, and also has LED lights integrated as standard.

## Rooftop Balconies:

Our modular products can be stacked or customised to include rooftop balconies and staircase systems. These options allow occupants to capitalise on roof space to create stunning and easily accessible views.





winners



## OMG! FUND

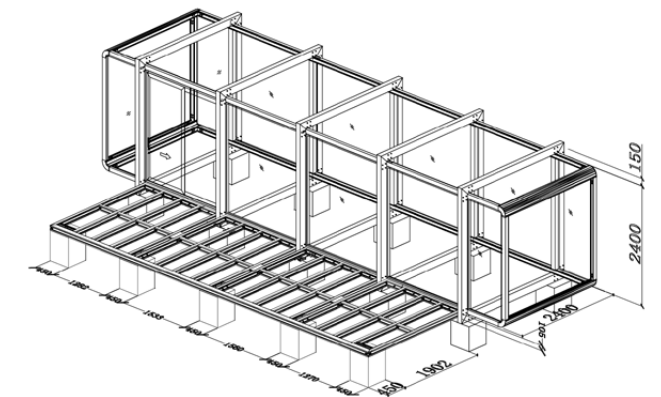
Elsewhere recently won a global design competition run by Airbnb called the OMG! Fund. Elsewhere was selected from over 10,000 entrants to be funded by Airbnb in building this concept called 'Kangaroom'. The structure will be located in Daylesford Victoria and will be available to guests on Airbnb by the end of 2023.



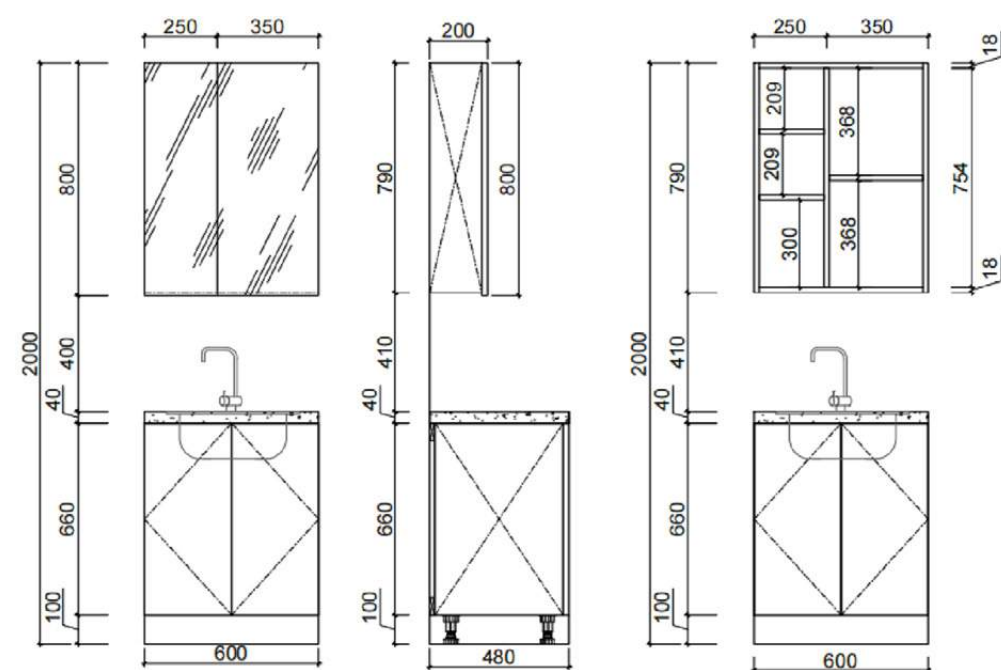


# TINY HOMES (10m)

Integrated Deck  
& Pergola Options









# CABINET HANDLE OPTIONS



## BLACK LIP PULL HANDLE OPTION

Standard option



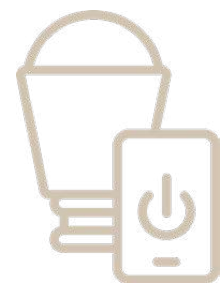
# CABINetry OPTIONS

				
Pitted Gentleman Grey	Withered White Wood	Hand Scrape Light Walnut	Hand Scrape Dark Walnut	Linen Grey
				
Dizygotheca	Grey Oak	Concrete Grey	Calacatta White	Wood Grain Marl
				
Brocade Green	Saussurea	Limestone	Pigeon White	Twill Marl
				
Multicolour Walnut	Warm White Wood	White Eucalyptus	Smoky Eucalyptus	Wood Linen
				
Terrazzo White	Terrazzo Green	Sky White	Sky White	Verona Mix
				
Moda Grey	Moda White	Terrazzo Grey	Panna Cotta	Terrazzo Black

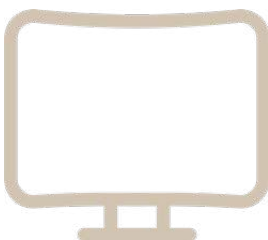


# SMART HOME PACKAGE

Upgrade your pod with our smart home package, which includes smart lights, motorised ceiling mounted TV, smart door locks, and smart bluetooth speakers



SMART LIGHTS



MOTORISED  
CEILING MOUNTED TV



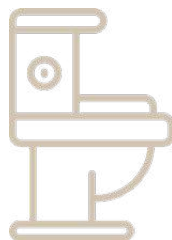
SMART DOOR LOCK



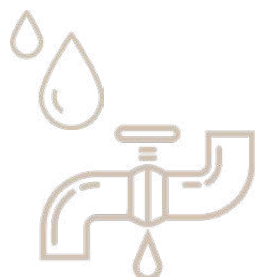
SMART BLUETOOTH  
SPEAKERS

# OFF-GRID SOLUTIONS

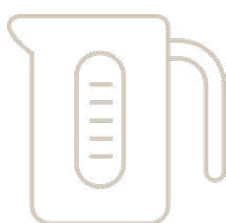
Take your pod off grid with our compost toilet, greywater management, water catchment/storage, and hot water solutions. Elsewhere can also refer customers to our solar & battery provider who have developed a flexible solar panel which integrates seamlessly with our curved roof design.



COMPOST TOILET



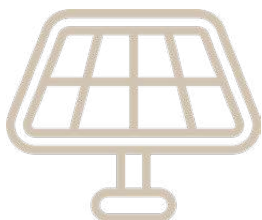
WATER STORAGE



HOT WATER  
SOLUTIONS



BATTERY



SOLAR PANEL



# TRAILERS

Elsewhere can also provide a trailer for your pod to be installed on as a registered vehicle. This allows customers flexibility and mobility and will usually mean that building permits are not required (check with your local council).



# LEASING OPTION

Financing tiny homes or studios can be a nightmare, especially if you don't have property to use as security. This is why Elsewhere has developed leasing arrangements for eligible customers.

Standard lease terms:

- 15% Commissioning fee which goes towards delivery and installation
- Flexible lease terms
- Monthly or weekly repayments
- Customer is eligible to make a buyout payment of 5% at any time
- Alternatively customers can continue to lease for as long as they wish, or
- End the lease by paying a decommissioning fee of 5-10%, Elsewhere will come and collect the pod
- Customers who wish to upgrade or update their pod at the end of their lease will receive a 10% discount on their subsequent purchase/lease.

# DIMENSIONS

2.7 m



Size - Ext. Length (m)

Int. Lenght (m)	2.58 m
Int. Dept (m)	2.23 m
Int. Height (m)	2.40 m
Ext. Depth (m)	2.40 m
Ext. Depth incl. Structural 'Ribs' (m)	2.40 m
Ext. Height (m)	2.57 m
Ext. Height incl. Structural 'Ribs' (m)	2.72 m
Internal Area (sqm)	5.75 sqm
External Area (sqm)	6.60 sqm
External Area incl. Structural 'Ribs' (sqm)	6.60 sqm

4 m



Size - Ext. Length (m)

Int. Lenght (m)	3.83 m
Int. Dept (m)	2.23 m
Int. Height (m)	2.40 m
Ext. Depth (m)	2.40 m
Ext. Depth incl. Structural 'Ribs' (m)	2.70 m
Ext. Height (m)	2.57 m
Ext. Height incl. Structural 'Ribs' (m)	2.87 m
Internal Area (sqm)	8.54 sqm
External Area (sqm)	9.60 sqm
External Area incl. Structural 'Ribs' (sqm)	10.80 sqm



# DIMENSIONS

6 m



Size - Ext. Length (m)

Int. Length (m)	5.83 m
Int. Depth (m)	2.23 m
Int. Height (m)	2.40 m
Ext. Depth (m)	2.40 m
Ext. Depth incl. Structural 'Ribs' (m)	2.70 m
Ext. Height (m)	2.57 m
Ext. Height incl. Structural 'Ribs' (m)	2.87 m
Internal Area (sqm)	13 sqm
External Area (sqm)	14.40 sqm
External Area incl. Structural 'Ribs' (sqm)	16.20 sqm

8 m



Size - Ext. Length (m)

Int. Length (m)	7.83 m
Int. Depth (m)	2.23 m
Int. Height (m)	2.40 m
Ext. Depth (m)	2.40 m
Ext. Depth incl. Structural 'Ribs' (m)	2.70 m
Ext. Height (m)	2.57 m
Ext. Height incl. Structural 'Ribs' (m)	2.87 m
Internal Area (sqm)	17.46 sqm
External Area (sqm)	19.20 sqm
External Area incl. Structural 'Ribs' (sqm)	21.60 sqm



10 m



Size - Ext. Length (m)

Int. Lenght (m)	9.83 m
Int. Dept (m)	2.23 m
Int. Height (m)	2.40 m
Ext. Depth (m)	2.40 m
Ext. Depth incl. Structural 'Ribs' (m)	2.70 m
Ext. Height (m)	2.57 m
Ext. Height incl. Structural 'Ribs' (m)	2.87 m
Internal Area (sqm)	21.92 sqm
External Area (sqm)	24.00sqm
External Area incl. Structural 'Ribs' (sqm)	27.00 sqm

12 m



Size - Ext. Length (m)

Int. Lenght (m)	11.83 m
Int. Dept (m)	2.23 m
Int. Height (m)	2.40 m
Ext. Depth (m)	2.40 m
Ext. Depth incl. Structural 'Ribs' (m)	2.70 m
Ext. Height (m)	2.57 m
Ext. Height incl. Structural 'Ribs' (m)	2.87 m
Internal Area (sqm)	26.38 sqm
External Area (sqm)	28.80sqm
External Area incl. Structural 'Ribs' (sqm)	32.40 sqm



DOUBLE WIDE

Double Wide 2.7m

Int. Lenght (m)	2.58 m
Int. Dept (m)	4.63 m
Int. Height (m)	2.40 m
Ext. Depth (m)	4.80 m
Ext. Depth incl. Structural 'Ribs' (m)	4.80 m
Ext. Height (m)	2.57 m
Ext. Height incl. Structural 'Ribs' (m)	2.72 m
Internal Area (sqm)	11.95 sqm
External Area (sqm)	13.20 sqm
External Area incl. Structural 'Ribs' (sqm)	13.20 sqm

Double Wide 6m

Int. Lenght (m)	5.83 m
Int. Dept (m)	4.63 m
Int. Height (m)	2.40 m
Ext. Depth (m)	4.80 m
Ext. Depth incl. Structural 'Ribs' (m)	5.10 m
Ext. Height (m)	2.57 m
Ext. Height incl. Structural 'Ribs' (m)	2.87 m
Internal Area (sqm)	26.99 sqm
External Area (sqm)	28.80 sqm
External Area incl. Structural 'Ribs' (sqm)	30.60 sqm

Double Wide 4m

Int. Lenght (m)	3.83 m
Int. Dept (m)	4.63 m
Int. Height (m)	2.40 m
Ext. Depth (m)	4.80 m
Ext. Depth incl. Structural 'Ribs' (m)	4.80 m
Ext. Height (m)	2.57 m
Ext. Height incl. Structural 'Ribs' (m)	2.72 m
Internal Area (sqm)	11.95 sqm
External Area (sqm)	13.20 sqm
External Area incl. Structural 'Ribs' (sqm)	13.20 sqm

Double Wide 8m

Int. Lenght (m)	7.83 m
Int. Dept (m)	4.63 m
Int. Height (m)	2.40 m
Ext. Depth (m)	4.80 m
Ext. Depth incl. Structural 'Ribs' (m)	5.10 m
Ext. Height (m)	2.57 m
Ext. Height incl. Structural 'Ribs' (m)	2.87 m
Internal Area (sqm)	45.51 sqm
External Area (sqm)	48.00 sqm
External Area incl. Structural 'Ribs' (sqm)	51.00 sqm

Double Wide 10m

Int. Lenght (m)	9.83 m
Int. Dept (m)	4.63 m
Int. Height (m)	2.40 m
Ext. Depth (m)	4.80 m
Ext. Depth incl. Structural 'Ribs' (m)	5.10 m
Ext. Height (m)	2.57 m
Ext. Height incl. Structural 'Ribs' (m)	2.87 m
Internal Area (sqm)	45.51 sqm
External Area (sqm)	48.00 sqm
External Area incl. Structural 'Ribs' (sqm)	51.00 sqm

Double Wide 12m

Int. Lenght (m)	11.83 m
Int. Dept (m)	4.63 m
Int. Height (m)	2.40 m
Ext. Depth (m)	4.80 m
Ext. Depth incl. Structural 'Ribs' (m)	5.10 m
Ext. Height (m)	2.57 m
Ext. Height incl. Structural 'Ribs' (m)	2.87 m
Internal Area (sqm)	54.77 sqm
External Area (sqm)	57.60 sqm
External Area incl. Structural 'Ribs' (sqm)	61.20 sqm

Decks & Pergolas 4m Pod

Lenght (m)	1.90 m
Dept (m)	2.50 m
Area (sqm)	4.75 m

Decks & Pergolas 6m Pod

Lenght (m)	3.90 m
Dept (m)	2.50 m
Area (sqm)	9.75 m

Decks & Pergolas 8m Pod

Lenght (m)	5.90 m
Dept (m)	2.50 m
Area (sqm)	14.75 m

Decks & Pergolas 10m Pod

Lenght (m)	7.90 m
Dept (m)	2.50 m
Area (sqm)	19.75 m

Decks & Pergolas 12m Pod

Lenght (m)	9.90 m
Dept (m)	2.50 m
Area (sqm)	24.75 m



PRICELIST

2.7 m



**Studio Office**  
\$29,250  
**Tiny Home**  
N/A

4 m



**Studio Office**  
\$38,250  
**Tiny Home**  
N/A

6 m



**Studio Office**  
\$54,000  
**Tiny Home**  
\$65,250

8 m



**Studio Office**  
\$67,500  
**Tiny Home**  
\$78,750

10 m



**Studio Office**  
\$83,250  
**Tiny Home**  
\$94,500

12 m



**Studio Office**  
\$96,750  
**Tiny Home**  
\$108,000



INCLUSIONS	STUDIO OFFICE	TINY HOME	DOUBLE WIDE
Delivery (Metro)	Included	Included	Included
Standard Installation	Included	Included	Included
Ventilation System	Included	Included	Included
2.5kw Split System	Included	Included	Included
Standard Kitchenette		Included	
Standarda Bathroom		Included	

DOUBLE WIDE (ADD)	
2.7 m	\$ 18,000
4 m	\$ 24,750
6 m	\$ 29,250
8 m	\$ 38,250
10 m	\$ 42,750
12 m	\$ 51,750





OPTIONAL EXTRAS	STUDIO OFFICE	TINY HOME	DOUBLE WIDE
INTERNAL			
Standard Kitchenette	\$ 4,500		POA
L Shaped Kitchen	\$ 5,625		POA
U Shaoed Kitchen	\$ 7,425		N/A
Standard Bathroom	\$ 6,750		N/A
CEP Partition	\$ 1,688		
Glass Partition	\$ 1,125		
Standard Storage	\$ 1,688		
Bluetooth Speakers (starts at)	\$ 675		
Smart Door Lock	\$ 1,125		
Motorised Ceiling Mounted TV	\$ 1,125		
Tile / Wood Veneer (Per metre)	\$ 450		
EXTERNAL			
Glass side Wall	\$ 1,688		
Large CEP Wall Panel	\$ 2,700		
Small CEP Wall Panel	\$ 1,350		
Small Mirror/Frosted Glass Panel	\$ 225		
Large Mirror/Frosted Glass Panel	\$ 380		
Large Sliding/Casement Window or Door	\$ 2,025		
Large Bi-fold Window or Door	\$ 2,700		
Small Vertical/Casement Window or Door	\$ 1,350		
Trailer - 6m	\$ 14,000	\$ 14,000	N/A
Trailer - 8m	\$ 15,000	\$ 15,000	N/A
Trailer - 10m	\$ 16,000	\$ 16,000	N/A
Rooftop Staircase	\$ 4,725	\$ 4,725	\$ 4,725
Rooftop Balcony - 4m	\$ 9,450	\$ 9,450	\$ 16,425
Rooftop Balcony - 6m	\$ 12,825	\$ 12,825	\$ 22,500
Rooftop Balcony - 8m	\$ 16,425	\$ 16,425	\$ 28,800
Rooftop Balcony - 10m	\$ 20,025	\$ 20,025	\$ 34,875
Rooftop Balcony - 12m	\$ 23,625	\$ 23,625	\$ 41,175
Deck Staricase	\$ 1,800		
Deck - 1.9m x 2.5m (4m pod)	\$ 3,150		
Deck - 3.9m x 2.5m (6m pod)	\$ 6,075		
Deck - 5.9m x 2.5m (8m pod)	\$ 9,000		
Deck - 7.9m x 2.5m (10m pod)	\$ 11,925		
Deck - 9.9m x 2.5m (12m pod)	\$ 14,850		

OPTIONAL EXTRAS	STUDIO OFFICE	TINY HOME
EXTERNAL		
Deck & Pergola - 1.9m x 2.5m (4m pod)	\$ 8,775	
Deck & Pergola - 3.9m x 2.5m (6m pod)	\$ 14,400	
Deck & Pergola - 5.9m x 2.5m (8m pod)	\$ 21,375	
Deck & Pergola - 7.9m x 2.5m (10m pod)	\$ 28,575	
Deck & Pergola - 9.9m x 2.5m (12m pod)	\$ 35,550	
Pergola Water Catchment	\$ 1,688	
OFF GRID SOLUTIONS		
Compost toilet	\$ 5,625	
Greywater System	\$ 4,050	
Electric Heat Pump (starts at)	\$ 4,500	
Solar + Battery (starts at)	\$ 10,000	
Water storage system	\$ 4,050	
*All prices are +GST*		
ASK US ABOUT		
Roller shutters		
Fly screens		
Blinds/Curtains		
Architecture/Engineering		
Interior Design		
Building Permits		
Site Preparation		





elsewhere

[WWW.ELSEWHEREPODS.COM](http://WWW.ELSEWHEREPODS.COM)