

Modular Abodes by Loha

GENERATION I, II & III MODULES

Loha is a portable and modular tiny homes designing and manufacturing company built on the principles of aesthetics, functionality, and durability. Units are manufactured at our factory, transported, and installed on any terrain – engineered to withstand extreme weather conditions including high winds, heavy rainfall, snowfall, and high temperatures. Our tiny homes and cottages are suitable for estates and farm houses, holiday homes and resorts, glamping and camping sites, and are even approved for restricted construction zones such as CRZ and eco-sensitive zones.

"Our ultimate goal is to revolutionise construction using cutting edge design and manufacturing technology and build sustainable self-reliant and eco-friendly tiny homes and cottages."

About Us



Loha's modular homes are expertly crafted using shipping containers, blending industrial strength with modern design. Each unit is engineered for rapid deployment, making them the perfect solution for farm houses, home stays, resorts, beach fronts, river fronts, holiday pads, and out houses. Our refined fabrication process ensures both luxury and long-lasting structural integrity in every project.

Fabricated

Precision-fabricated using shipping containers in a controlled environment for consistent quality and faster delivery.

Any Terrain

Transportable and installable on virtually any terrain, including restricted and eco-sensitive zones.

Weather Proof

Engineered to withstand high winds, heavy rainfall, snowfall, and extreme temperatures.

Eco-Friendly

Sustainable, self-reliant design with minimal site disruption and reduced construction waste.

Modula I

Specifications

Floor Space: **260 sq ft**

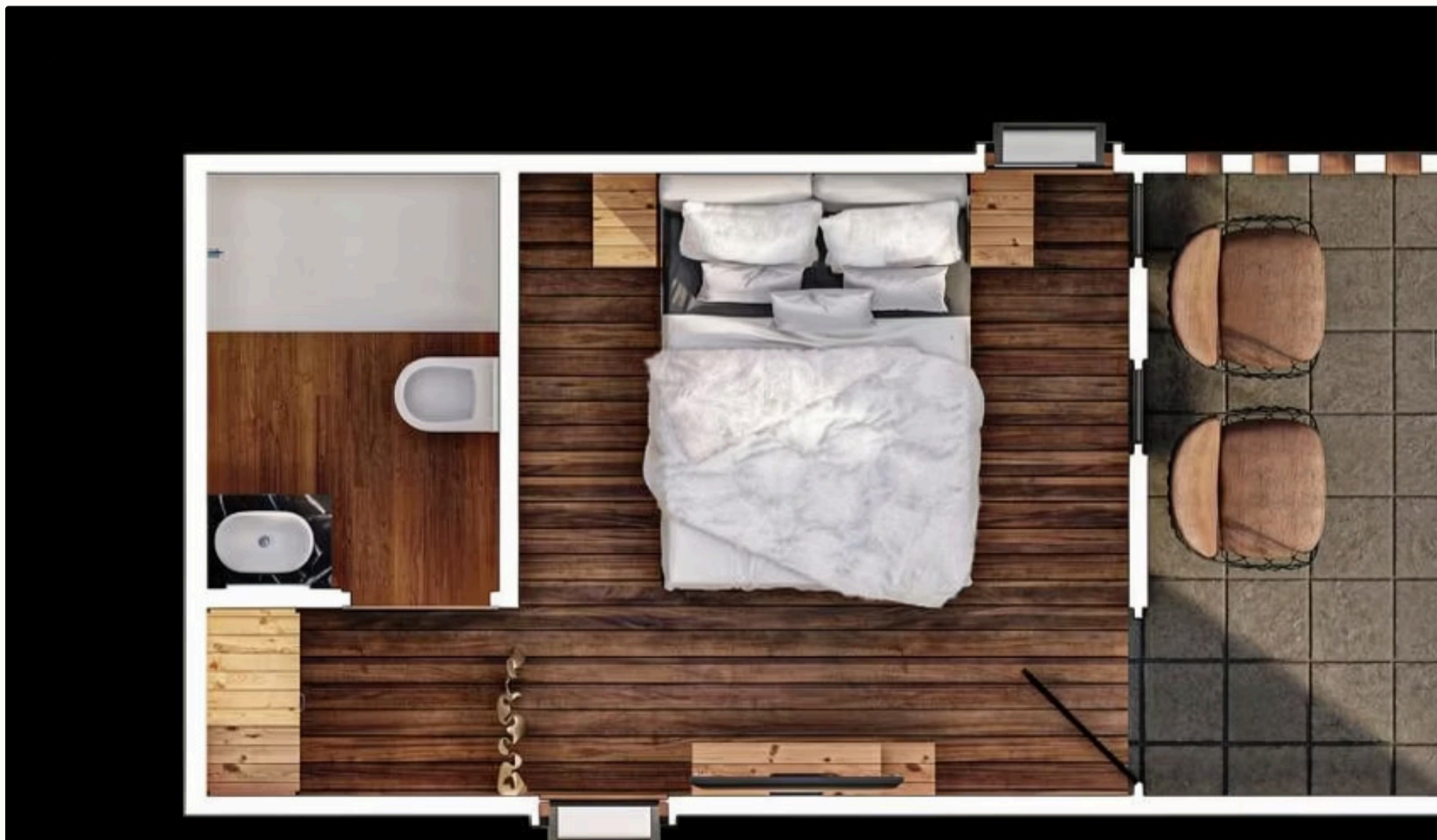
Ideal For: **Family of Two**

Price: **₹7 Lakhs + GST**

- Entry & Sitout
- Living Area with Bed
- Wardrobe
- Full Bathroom
- Soft Furnishing
- Air Conditioning
- Complete Interior



Modula I is the first unit of Generation I, offering 160 square feet of thoughtfully designed living space ideal for a family of two. The compact 20' × 10' footprint includes a welcoming entry, an outdoor sitout, a comfortable living area with a full bed, a wardrobe, and a complete bathroom – all finished with warm natural wood tones that create a cozy, retreat-like atmosphere.



Modula I — Interior Views



The Modula I interior is a masterclass in compact luxury. The bedroom features a full-size bed with a rich wooden headboard, soft natural lighting, and a neatly integrated wardrobe. The bathroom, though compact, includes all essentials — a toilet, vessel sink with wooden cabinetry, and a walk-in shower — finished in clean whites and warm wood tones that feel far more spacious than the footprint suggests.

Modula II



Specifications

Floor Space: **600 sq ft**

Dimensions: **40' × 15'**

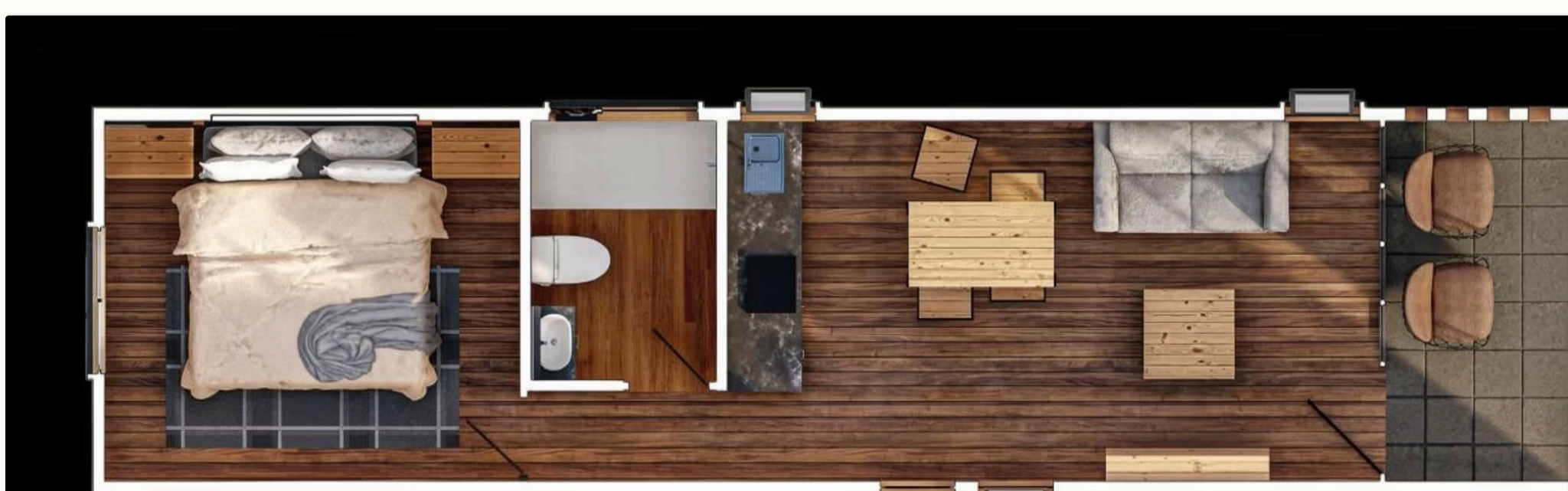
Sleeps: **Up to 4 People**

Price: **₹12 Lakhs + GST**

- Separate Bedroom (King Bed)
- Living Area with Sofa Bed
- Kitchenette & Dining
- Full Bathroom
- Entry, Sitout & Wardrobe
- Soft Furnishing
- Air Conditioning
- Complete Interior



Modula II is a 600 square foot 1BHK unit that can sleep up to four people. It features a separate bedroom that can accommodate a king-size bed, a living area with a convertible sofa bed that can comfortably accommodate an additional two people, a fully equipped kitchenette, dining area, and a complete bathroom. The rustic wood-paneled interior with black accents creates a warm, lodge-like ambiance that feels both luxurious and grounded in nature.



Modular Farm Unit — 2BHK Variant-1



Specifications

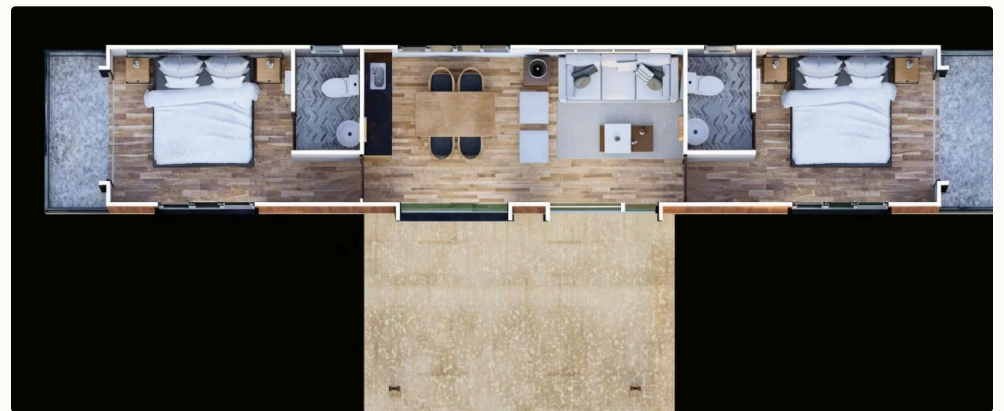
Floor Space: **720 sq ft**

Occupancy: **4 Members**

Sleeps: **Up to 4 People**

Price: **₹18 Lakhs + GST**

- 2 Spacious Bedrooms
- 2 Attached Washrooms
- Living & Dining Area
- Fully Equipped Kitchen
- 2 Balconies
- Soft Furnishing
- Air Conditioning
- Complete Interior



The 2BHK Variant-1 is a 720 square foot luxurious unit with a linear design, perfect for 4-member occupancy. The unit features a spacious and luxurious living room, and the top-of-the-line version includes a fully equipped kitchenette and space-saving dining units. Two spacious bedrooms provide comfortable accommodation for 4 members, each with a luxurious attached wooden-finish bathroom. The warm-toned wooden exterior with a large covered porch and fire pit area creates an inviting outdoor living experience.

2BHK Variant-1 — Interior Views



The 2BHK Variant-1 interior is bright, modern, and meticulously detailed. The open-plan living and dining area features light wood parquet flooring, a grey sofa with botanical-print cushions, and a kitchenette with warm wood cabinetry. The bedrooms are serene retreats with dark-framed beds, textured green headboard panels, and large windows with soft vertical blinds. The bathrooms feature white subway tile walls, dark tiled floors, glass-enclosed showers, and wooden-framed mirrors — a clean, contemporary finish throughout.

2BHK Variant-2 — T-Shape Design



Specifications

Floor Space: **1040 sq ft**

Occupancy: **4 Members**

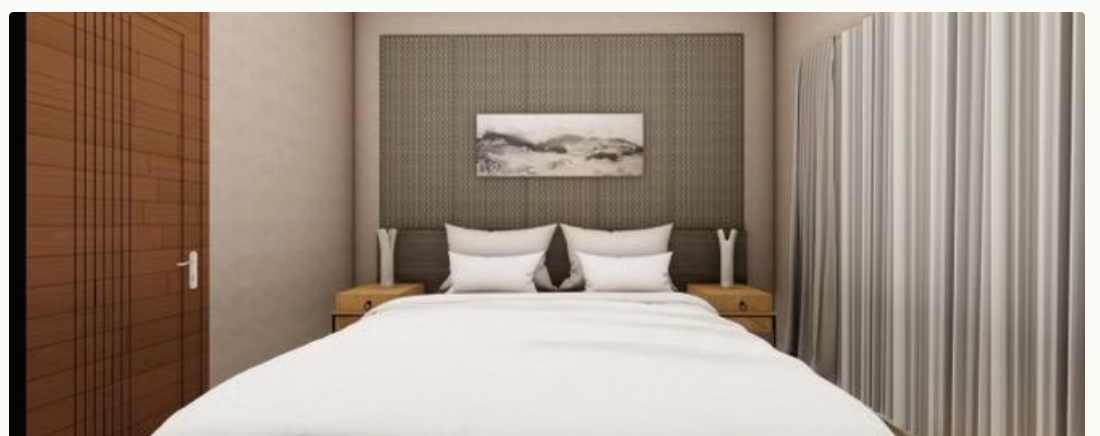
Sleeps: **Up to 4 People**

Price: **₹22 Lakhs + GST**

- 2 Spacious Bedrooms
- 2 Attached Washrooms
- Living Room with TV
- Kitchen & Dining
- Sitout
- Soft Furnishing
- Air Conditioning
- Complete Interior



The 2BHK Variant-2 is a 1040 square foot luxurious unit that uses a T-shape design concept to connect functional spaces. Perfect for 4-member occupancy, the unit features a spacious and luxurious living room with the top-of-the-line version offering a fully equipped kitchenette and space-saving dining units. Two spacious bedrooms accommodate 4 members, each with a luxurious attached wooden-finish bathroom. The minimalist white interior with light wood accents and a wall-mounted TV creates a clean, contemporary living environment.



2BHK Variant-3 — Two-Level Design



Specifications

Floor Space: **1040 sq ft (Total)**

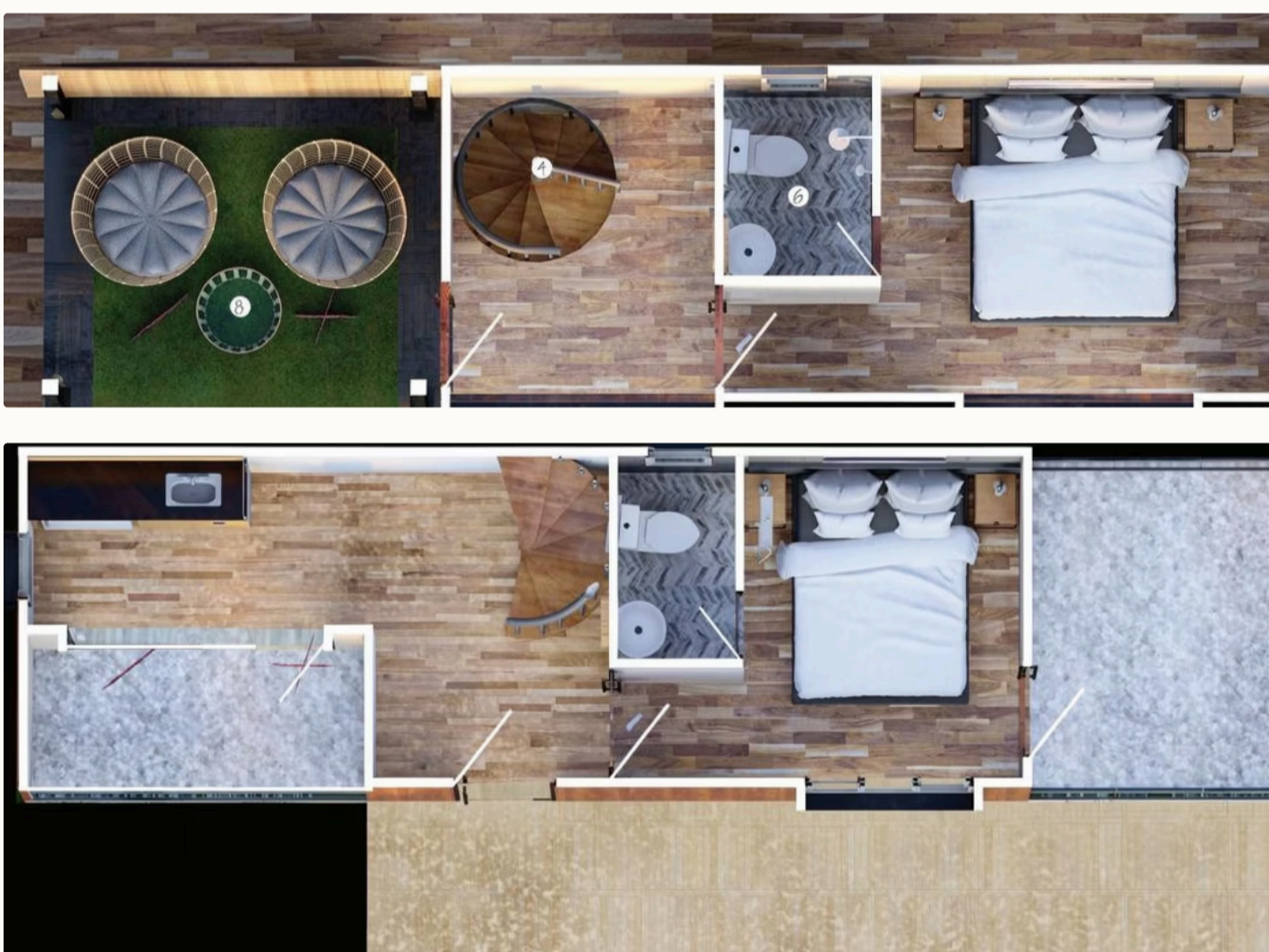
Levels: **2 (Level -1 & Level 0)**

Occupancy: **4 Members**

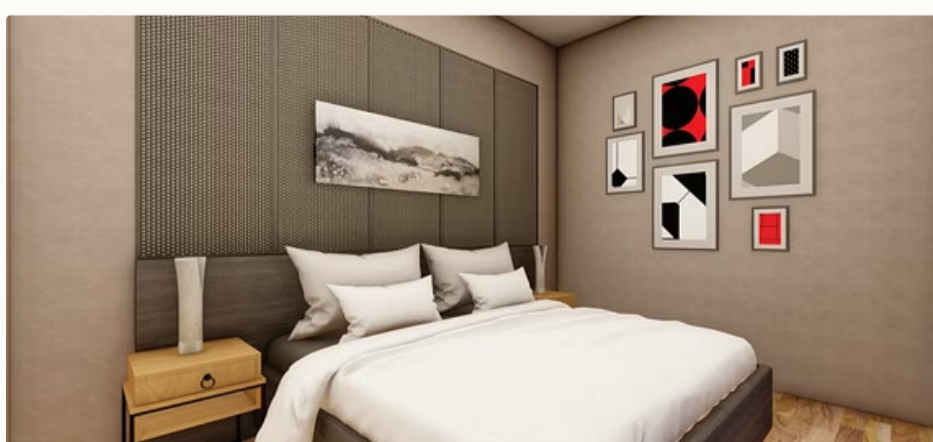
Sleeps: **Up to 4 People**

Price: **₹22 Lakhs + GST**

- Level 0: Entry, Kitchen, Seating, Bedroom, Bathroom, Balcony
- Level -1: Garden, Bedroom, Bathroom, Spiral Stairs
- Soft Furnishing
- Air Conditioning
- Complete Interior



The 2BHK Variant-3 is a total 600 square foot luxurious unit with a two-level design. Perfect for 4-member occupancy, the unit distributes 2 spacious bedrooms across two different floor levels, each with a luxurious attached wooden-finish bathroom. The first floor level includes a sit-out space that creates a better outdoor ambience. The top-of-the-line version features a fully equipped kitchenette, and the dramatic cantilevered upper floor creates a bold architectural statement in any landscape.



3BHK Variant-1 — L-Shape Design



Specifications

Floor Space: **1250 sq ft**

Occupancy: **6 Members**

Sleeps: **Up to 6 People**

Price: **₹27 Lakhs + GST**

- Living Area with Sofa Bed
- Kitchenette & Dining
- Full Bathroom
- Entry, Sitout & Wardrobe
- Soft Furnishing
- Air Conditioning
- Complete Interior



The 3BHK Variant-1 is a total 1250 square foot luxurious unit with an L-shape design concept. Perfect for 6-member occupancy, the unit features a spacious and luxurious living room, and the top-of-the-line version includes a fully equipped kitchenette and space-saving dining units. Three spacious bedrooms accommodate 6 members, with a luxurious attached wooden-finish bathroom for all rooms. The modern wooden facade with a large covered porch, stone steps, and fire pit area creates a welcoming, resort-like arrival experience.



3BHK Variant-1 — Interior Views



The 3BHK Variant-1 interior is bright and cohesive throughout. The open-plan living and dining space features a white modular sofa with botanical-print cushions, light wood parquet flooring, and a kitchenette with warm wood cabinetry. All three bedrooms follow a consistent design language — dark-framed beds, textured headboard panels, and large windows providing abundant natural light. Each attached bathroom features white walls, wooden-finish floors, glass-enclosed showers, and clean modern fixtures.

3BHK Variant-2 — Cross-Shape Design



Specifications

Floor Space: 1250 sq ft

Occupancy: 6 Members

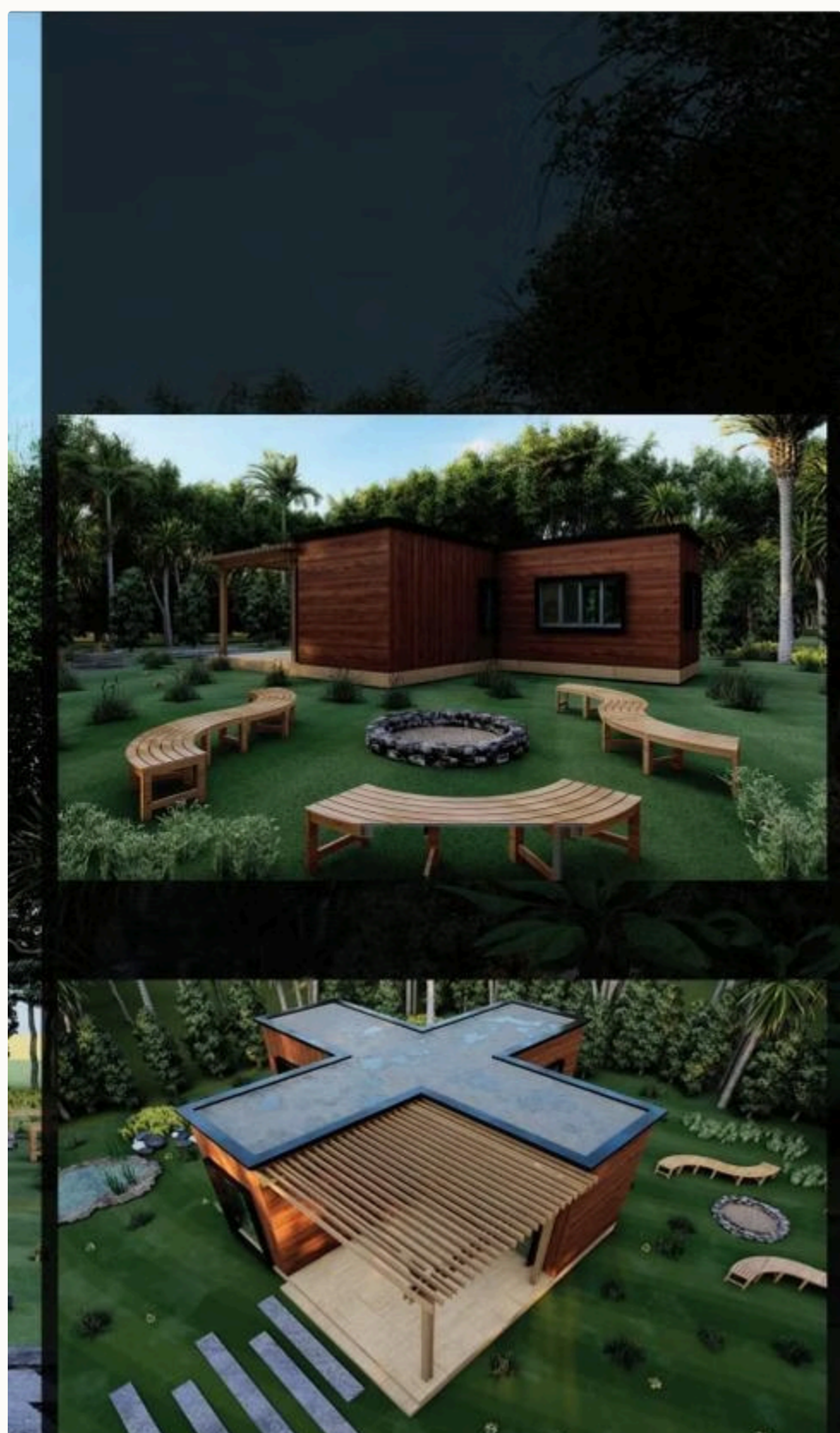
Sleeps: Up to 6 People

Price: ₹27 Lakhs + GST

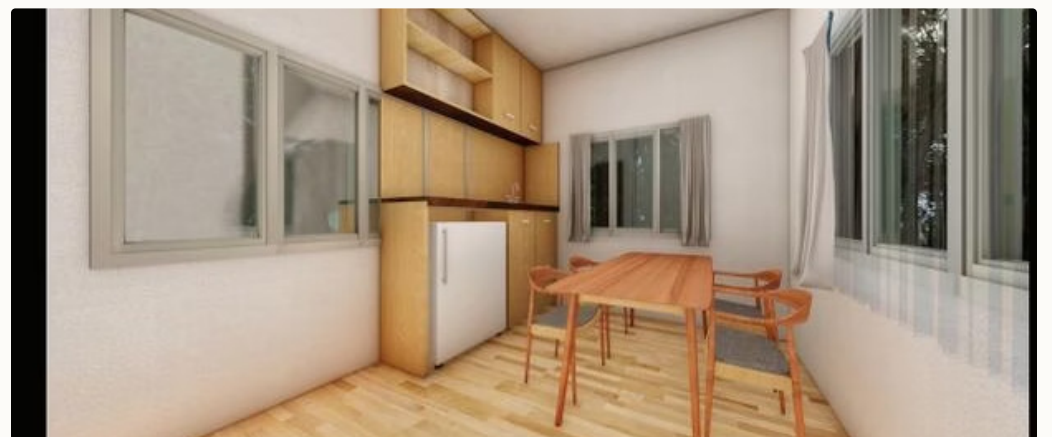
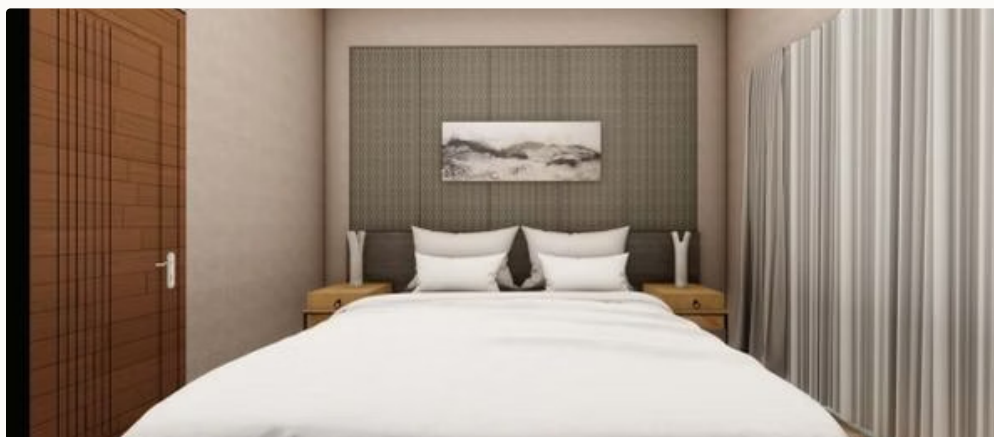
- Living Area with Sofa Bed
- Kitchenette & Dining
- Full Bathroom
- Entry, Sitout & Wardrobe
- Soft Furnishing
- Air Conditioning
- Complete Interior



The 3BHK Variant-2 is a total 1250 square foot luxurious unit with a cross-shape design concept. Perfect for 6-member occupancy, the unit features a spacious and luxurious living room, and the top-of-the-line version includes a fully equipped kitchenette and space-saving dining units. Three spacious bedrooms accommodate 6 members, each with a luxurious attached wooden-finish bathroom. The cross-shaped roof creates a distinctive architectural silhouette visible from above, while the stone path and covered entrance make for a dramatic arrival experience.



3BHK Variant-2 — Interior Views



The 3BHK Variant-2 interior maintains the same high standard of finish as its sibling variants. The minimalist living room features a long white sofa, wooden sideboard, and wall-mounted TV, opening to a dining area with a wooden table and kitchenette. The bedrooms feature dark-framed beds against textured green accent walls, with horizontal artwork and large windows overlooking greenery. The bathrooms are finished in white subway tiles with dark floors, wooden-framed mirrors, and glass-enclosed showers — a clean, contemporary aesthetic throughout.

Why Choose Container Modular Homes?

Choosing container-based modular homes is a smart investment in modern living. Engineered for exceptional structural strength and built from repurposed high-grade steel, these homes offer rapid fabrication and significant cost savings. Whether you're looking for a sustainable farm house, a boutique home stay, a luxury resort, or a holiday pad on a beach or river front, our homes combine durability with eco-conscious design to suit any landscape.



Versatility

Built from repurposed shipping containers, Loha homes can be placed on any terrain — from beachfronts and river banks to farmlands and hillsides. Their modular nature allows easy relocation, expansion, or reconfiguration as your needs evolve.



Quality

Shipping containers are engineered to withstand extreme weather, heavy loads, and ocean conditions. This industrial-grade steel construction ensures your home is built to last decades with minimal maintenance.



Sustainability

By repurposing decommissioned shipping containers, Loha reduces industrial waste and minimises the carbon footprint of construction. Less raw material, less site disruption, and a greener build from start to finish.



Cost-Effectiveness

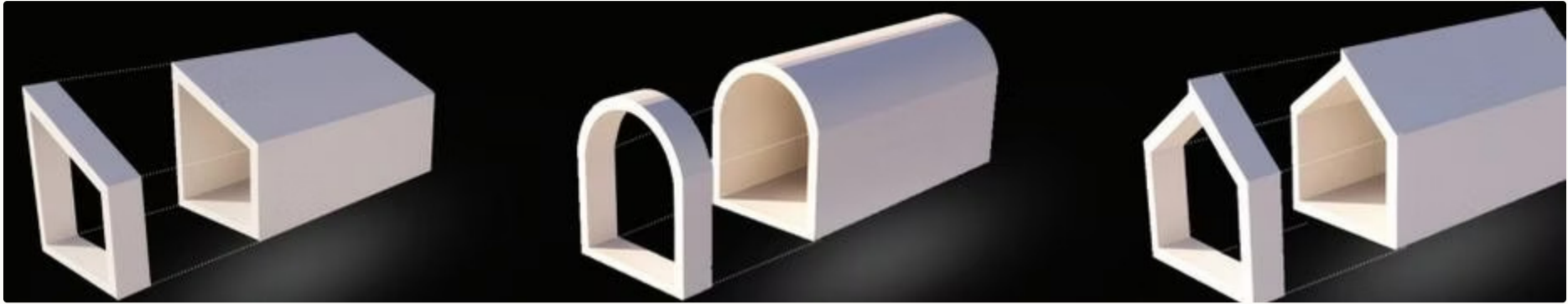
Container-based fabrication significantly reduces material and labour costs compared to conventional construction. With off-site fabrication running parallel to site preparation, you save both time and money without compromising on quality.



Time-Effectiveness

Loha homes are precision-fabricated in a controlled environment and delivered ready to install. Most units are completed and set up in a fraction of the time it takes to build a traditional structure — so you move in faster.

Customization in Shapes & Finishes



Loha modules are available in a range of structural shapes – from the classic rectangular box to semi-cylindrical tunnel forms and gabled roof profiles – allowing each project to be tailored to its site, climate, and aesthetic vision. Every unit can be further personalized with a choice of three exterior finish options, ensuring the final home feels truly unique.

🪵 Wooden Finish

Warm, natural timber cladding that blends seamlessly into forest, farm, and resort settings.

🏗️ Concrete Finish

A bold, industrial aesthetic with a textured concrete exterior – ideal for contemporary and urban-edge designs.

⚙️ Metal Finish

Sleek, durable metal cladding for a modern, high-tech look that weathers beautifully over time.

How It's Done



Fabricated to perfection
Produce modules with chosen finishes



Crane Lift
Position modules precisely on foundation



Truck Transport
Securely move modules to site



Final Assembly
Connect services and finish interiors



Get in Touch

Ready to explore your modular home journey with Loha? Whether you're planning a holiday retreat, a glamping resort, a farm house, or a permanent residence in an eco-sensitive zone, our team is ready to help you design and deliver the perfect modular abode. Reach out to us today to discuss your project requirements, site conditions, and preferred module configuration.

 Website

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— **Loha**