

TETRIS HOMES

B R O C H U R E

REAL ESTATE 100 AWARDS



ABOUT TETRIS HOMES



ISM Homes is East Africa's premier specialists in modular home construction. We are at the forefront of innovative and sustainable living solutions, offering distinct building systems tailored to meet your needs.

ISM Tetris Homes are built using our advanced prefabricated fast build technology. This method streamlines the construction process, significantly reducing build times without sacrificing the quality of the final product. It involves manufacturing sections of the home in a controlled factory setting, ensuring precision and consistency, and then assembling on-site. Almost any design can be tailored to your requirement. This system is ideal for those who value both efficiency and quality in their home construction.

INTRODUCTION

At ISM Homes, we are committed to delivering homes that are not only aesthetically pleasing but also cost-effective and time-efficient, ensuring you get the best value and a home you love. Join us in redefining home construction across East Africa.





— OUR TEAM



OMRI COHEN

CHIEF EXECUTIVE OFFICER (CEO)

Born in Israel, Omri has 25 years' experience building and managing companies, including 17 in East Africa. Omri is a co-founder of ISM Africa, and brings exceptional experience in cleantech and renewable energy. He earned a BA degree (cum laude) in Government, Diplomacy Management and Strategy from the Herziliya University.

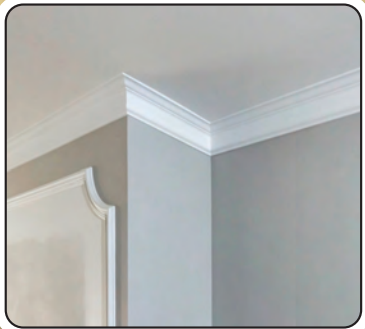


PAUL WILLIAMSON

CHIEF OPERATING OFFICER (COO)

Born in Kenya, Paul has over 17 years' experience building companies both in the United Kingdom and in East Africa. Paul is one of the cofounders of ISM Africa. and brings exceptional experience in supply chain management, entrepreneurship and organization strategy. He holds a Business Law Degree from the London Met University

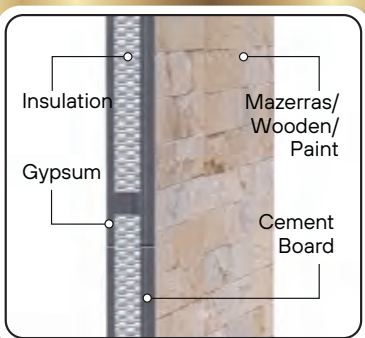
— TETRIS ENGINEERING



Gypsum Ceilings



GI Sheets Roofing



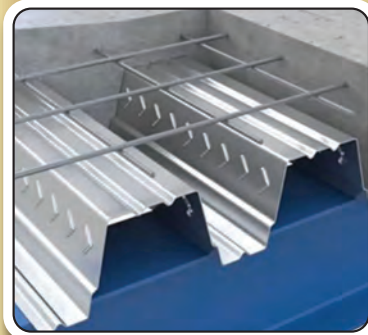
Walls with Cladding

RXT/Mazerras/Wooden/Aluminium
/Corrugated Steel Cladding



Floors

Ceramic tiles / Wooden floor
/ Polished concrete / Laminate



Sub structure

Saf-deck / Suspended floor
/ Concrete slab



Internal Doors

Aluminium / Wooden
Barn / Swinging / Folding



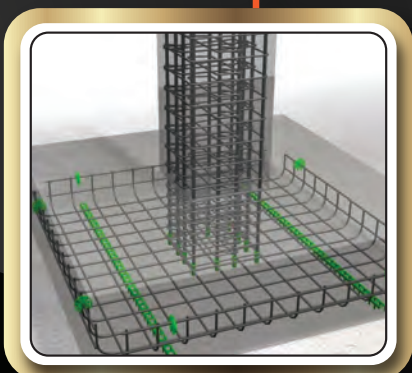
Windows

Aluminium / Steel / Sliding / Swinging

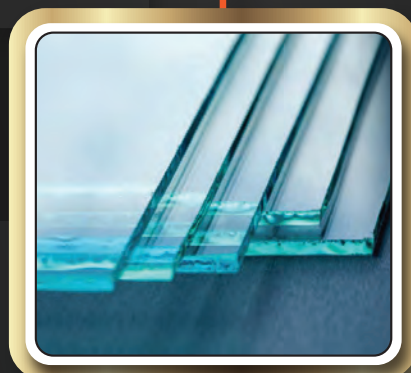


External Doors

Aluminium / Wooden / Steel
Sliding / Swinging / Folding



Poured concrete slab
reinforced with rebar



6-10MM Glass

Suspended Flooring

— TURNKEY SOLUTIONS



Approval
Processes

Design,
Engineering,
Architecture



Other Services
Including
Landscaping



Warranty &
Maintenance



Interior
Design



Construction
& Production



— OUR APPROACH

ISM Homes has not only revolutionized the construction process through its Tetris prefabricated method but also offers a comprehensive, end-to-end service by incorporating in-house architects, engineers, and interior designers.

This expert multidisciplinary team engages closely with you from the outset, beginning with the initial design and approval phase and progressing through to the intricate details of structural and interior designs. This collaborative approach is key to transforming each structure into a personalized living space that resonates with your unique taste and lifestyle. Moreover, our service transcends the traditional boundaries of home construction. The team provides a range of complementary services, including utility connections, landscaping, and sustainable power solutions like solar energy



OUR TEAM OF EXPERTS

Interior
Designers

01

02

Architects

Render Experts

03

04

Quantity
Surveyors

Civil
Engineers

05

06

MEP Engineers

Solar
Engineers

07

08

Environmental
Engineers



ADVANTAGES OF TETRIS CONSTRUCTION



Modular construction is more environmentally friendly



Minimal impact on your business / your land



Modular design has easier debugging processes.



Usage of Eco-friendly materials



Cost-effective construction methods



High return on investment



Modular building projects can be completed 30-50% quicker than traditional construction methods.



Mobility of structure after usage



Modular buildings are constructed with the most durable building materials to ensure that your modular construction is built to last.



Modular design is shown to improve the design process by allowing better re-usability

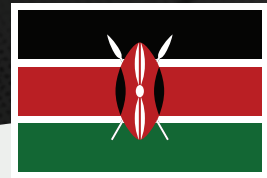


Maintaining range of price stability throughout the construction phase



Modular construction helps reduce emissions associated with transporting materials

— OUR REACH



Preliminaries
& Design

01

Fabrication
at ISM Factory

02

Delivery across
East & Central
Africa

03

Installation &
Handover

04

EAST & CENTRAL AFRICA



Kenya



Uganda



Tanzania



Rwanda



Burundi



Djibouti



Malawi



Mozambique



Somalia



South Sudan



Madagascar



DRC



DESIGN — OPTIONS

— 1 BEDROOM



1-BEDROOM

SIZE
80 – 130 SQM

SPECIFICATIONS

BEDROOMS 1 Bedroom

KITCHEN (1) Island Countertop

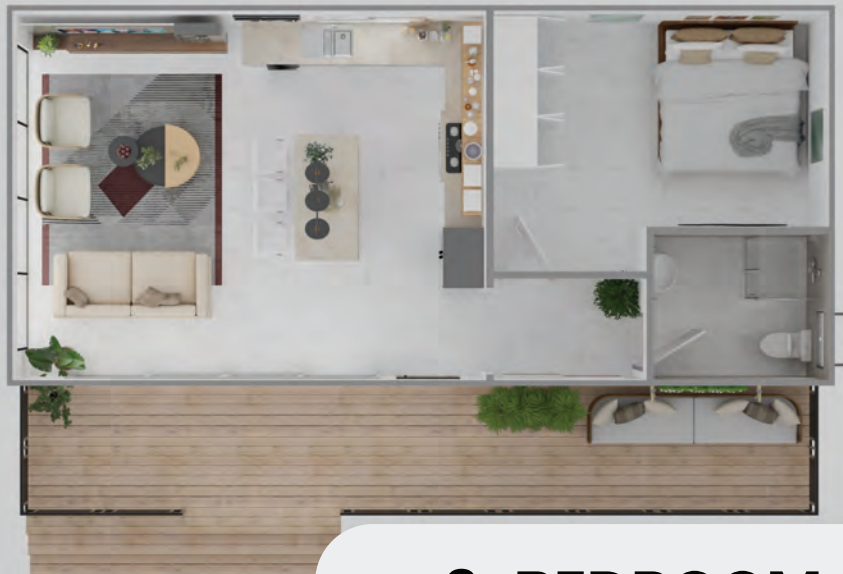
BATHROOMS 1 Master Bathroom

TOTAL SIZE 80 -130 sqm





— 2 BEDROOM



2-BEDROOM

SIZE
100 – 130 SQM

SPECIFICATIONS

BEDROOMS 2 large bedrooms

KITCHENS With Countertop

BATHROOMS 1 Bathroom

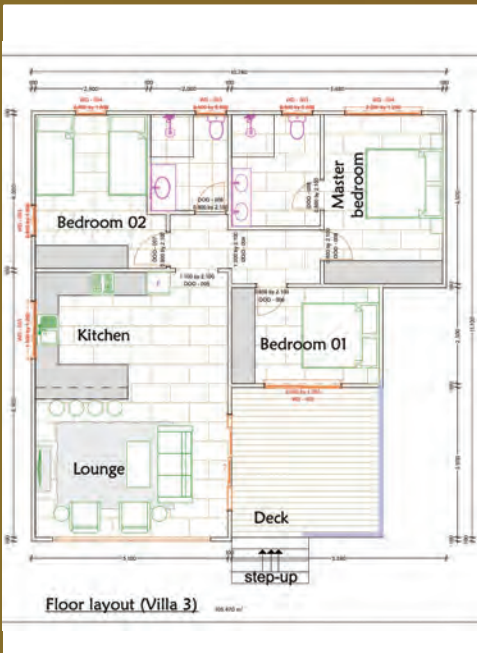
TOTAL SIZE 100 -130 sqm







— 3 BEDROOM



3-BEDROOM

SIZE
120 – 160 SQM

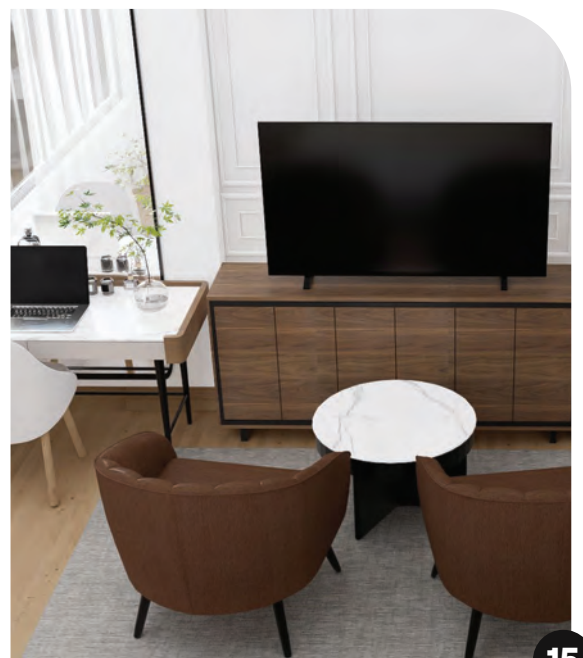
SPECIFICATIONS

BEDROOMS 3 Large bedrooms

KITCHENS With Countertop

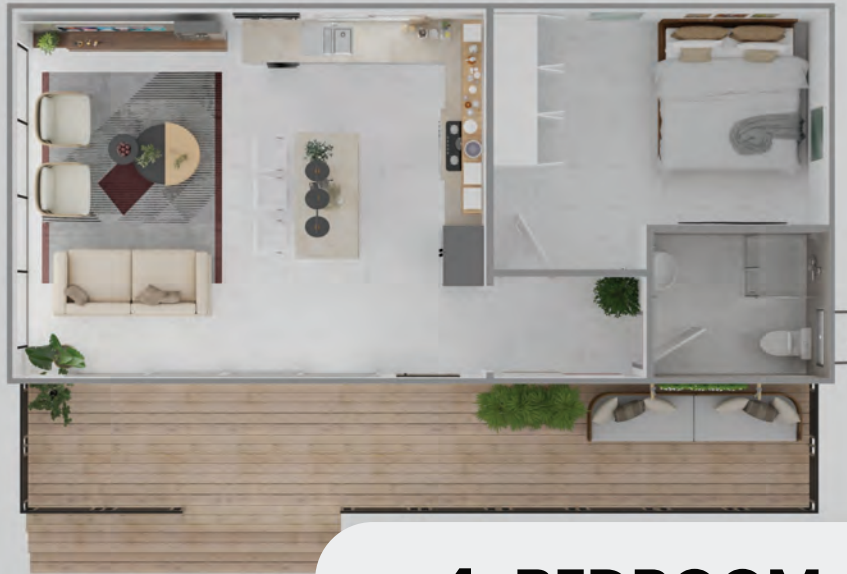
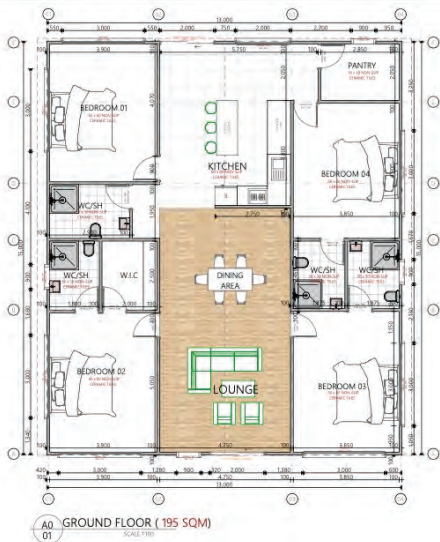
BATHROOMS Master + Guest

TOTAL SIZE 120 -160 sqm





— 4 BEDROOM



4-BEDROOM

SIZE
160 – 200 SQM

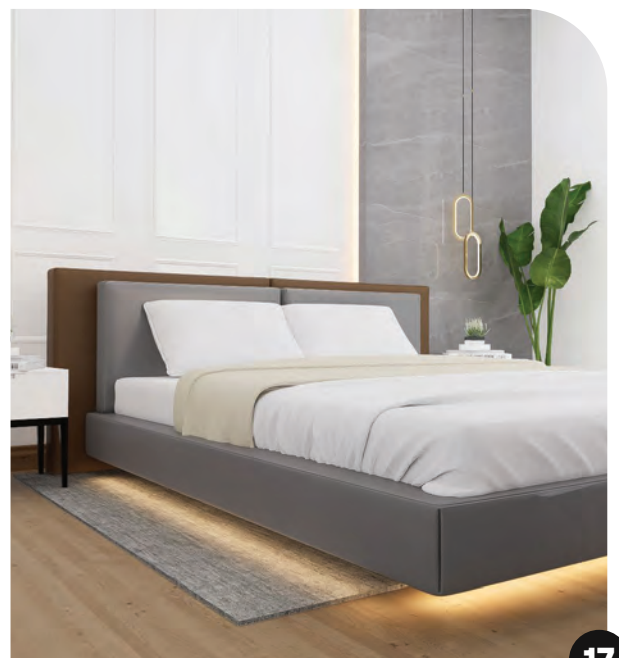
SPECIFICATIONS

BEDROOMS 4 Large bedrooms

KITCHENS With Countertop

BATHROOMS Master + Guest

TOTAL SIZE 160 -200 sqm







— INTERIOR FITOUT OPTIONS

— WHAT'S INCLUDED?

Floors

Tiled floors

Vinyl Floors

Bathrooms

Tiled floors

Toilets

Sinks

Showers

Back splash

Mixers

Toilet paper holders

Mirrors

Soap dishes

Fire Systems

Smoke detectors

Roofs (Sloped/Gable)

GI Sheets Guage 28

Kitchens

Upper & lower cabinets MDF

Back splash

Granite tops

Cabinet holders

Kitchen mixers

Sinks

Doors (Ext & Int)

Aluminium swinging

Aluminium sliding

Steel swinging

Timber doors

Walls & Ceilings

Gypsum finish + Paint

Cladding

Corrugated Steel Painted

Cement boards & RNT Paint

EXTRA OPTIONS

Decks & Stairs

External decks (Composite wood)

External decks (Teak/Hardwood)

Cyprus wood (Soft wood)

Ext. & Int. Stairs (Straight/Spiral)

Cladding Options

Cypress Cladding

Mazerras Cladding

Aluminium Cladding

Hard wood cladding

Other Extras

Water purification systems

Water storage and water towers

Sewage systems

Power systems / power generation

Floors

Polished Concrete

Wooden

Laminate

Finishes

Matt black fittings

Brass fittings

Farm sinks

Kitchen islands

Curtain rods & blinds

Roofs

Verandas cover

Canopy finish

Tented finishes

Other Extras

CCTV

Security doors

Security bars

Solar solutions PV

Solar water heaters

Access control systems



— COMPLETE PROJECTS

— COMPLETE PROJECTS

— EXTERIOR



— COMPLETE PROJECTS

— EXTERIOR



— COMPLETE PROJECTS

— INTERIOR



— COMPLETE PROJECTS

— INTERIOR



— COMPLETE PROJECTS

— INTERIOR





PART OF ISM HOMES AFRICA



MODULAR • PREFABRICATED • AFFORDABLE

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