

SMART SPACES. MAXIMUM YIELD.

2026 PRODUCT CATALOGUE

27 STANDARD MODELS • 3 FLOOR PLANS • 3 COLLECTIONS • 3 FINISHES



PLANNING
EXEMPT*

In Most Cases



BUILT IN
8 WEEKS

From Arrival
of Panels



TURNKEY
SOLUTION

We Do Everything
Start to Finish



A-RATED
ENERGY
EFFICIENCY

High Performance
as Standard

*Subject to Conditions

OUR PRODUCT RANGE



PY30/S

STUDIO

30m²

Smart. Compact.
Profitable.



PY40/1

1 BEDROOM

40m²

Ideal for High
Rental Yield.



PY45/2

2 BEDROOM

45m²

Maximum Income.
Maximum Value.

EVERY PROPERTY YIELD HOME INCLUDES:

- ✓ Complete Start to Finish Service
- ✓ Concrete Foundations
- ✓ Steel Frame & Timber Construction
- ✓ High Performance Insulation
- ✓ MVHR System for Fresh, Healthy Air
- ✓ Quality Finishes Throughout
- ✓ Optional Furnishing & Management

3 COLLECTIONS



MODERN
COLLECTION
Flat Roof



CONTEMPORARY
COLLECTION
Standing Seam Roof



HERITAGE
COLLECTION
Tile Profile Roof

3 FINISHES



CLASSIC
Smooth
Render Finish



NORDIC
Scandinavian
Cladding Finish



ARCHITECTURAL
Premium Slatted
Façade Finish

WE BUILD. YOU EARN.

UNLOCK THE VALUE
IN YOUR GARDEN.



HIGH RENTAL INCOME
UP TO €2,000+ PER MONTH



FIXED PRICE
NO HIDDEN COSTS



TRUSTED LOCAL
EXPERTS



BUILT IN IRELAND
FOR IRISH LANDLORDS

DESIGNED & DELIVERED
IN 8 WEEKS

PROPERTYIELD.IE

WELCOME TO

PROPERTY YIELD

Transform Underused Gardens Into High-Quality, Income-Producing Homes.

Designed for landlords, homeowners and investors who want to unlock the value of the property they already own.

Across Ireland there are thousands of properties with valuable rear gardens that are doing nothing.

For landlords, homeowners and investors, those gardens represent an opportunity to create additional income, increase property value and make better use of existing assets – often without purchasing another property.

Instead of asking our customers to move, buy another investment property or undertake a lengthy bespoke construction project, Property Yield provides a faster, standardised solution designed specifically for rear garden developments.

Our homes are purpose-built to maximise rental return while maintaining high standards of construction, energy efficiency and long-term durability.



UNLOCK MORE INCOME

Generate up to €2,000+ per month in rental income.



INCREASE PROPERTY VALUE

Add a high-quality asset that boosts the overall value of your property.



PLANNING MADE SIMPLE

Most 40m² homes are planning exempt in the right circumstances.*

*Subject to planning regulations.



OUR MISSION IS SIMPLE

WE BUILD. YOU EARN.

WHY PROPERTY YIELD EXISTS

Property Yield was founded by experienced construction professionals who recognised that traditional building methods often make small residential developments slower, more expensive and more complicated than they need to be.

WE BELIEVE THERE IS A BETTER WAY.

By combining standardised designs, modern construction methods and proven site experience, we can deliver high-quality homes with greater efficiency while maintaining the flexibility required for real residential sites.

Every Property Yield home has been developed with one purpose: to unlock the value already sitting in your garden.



WE DON'T
JUST BUILD
HOMES.
WE UNLOCK
INCOME FROM
UNDERUSED LAND.

WHY CHOOSE PROPERTY YIELD?



SPECIALISTS IN REAR GARDEN DEVELOPMENT

Rear garden construction is different. Limited access. Occupied homes. Neighbours. Existing services. Careful logistics.

These are challenges we have designed our business around. Our systems have been developed specifically for projects where access may be as little as 1 metre, allowing construction in locations many conventional builders would find difficult.

Rear garden development isn't part of what we do. It is what we do.



A COMPLETE TURNKEY SOLUTION

From your first enquiry through to final handover, Property Yield manages every stage of the project.

- | | | |
|------------------------|---------------------------|--------------------|
| ✓ Initial Consultation | ✓ Structural Frame | ✓ Bathrooms |
| ✓ Site Assessment | ✓ External Finishes | ✓ Flooring |
| ✓ Design Selection | ✓ Plumbing | ✓ Painting |
| ✓ Foundations | ✓ Electrical Installation | ✓ Final Completion |
| ✓ Groundworks | ✓ Kitchen Installation | |

One company. One project team. One point of contact.



BUILT FOR SPEED WITHOUT COMPROMISING QUALITY

Our homes are based on standardised product designs rather than one-off bespoke construction.

This allows us to streamline manufacturing, improve quality control and reduce build times.

Our target programme is:

8 WEEKS FROM PANEL INSTALLATION TO HANDOVER*

*Excluding foundations and subject to site conditions.



BUILT FOR IRELAND

Every Property Yield home is designed for Irish conditions.

- | | | |
|------------------------------|-------------------------------|--------------------|
| ✂ Steel structural system | 📊 High-performance insulation | 🌀 MVHR ventilation |
| 🏠 A-rated energy performance | 🏡 Durable external finishes | ⚙️ Low maintenance |



OUR PROMISE

We don't aim to become Ireland's biggest builder. We aim to become Ireland's leading specialists in rear garden rental developments.

Every decision we make is guided by one principle:

CREATE MORE VALUE FOR OUR CUSTOMERS BY TRANSFORMING UNDERUSED GARDENS INTO HIGH-QUALITY, INCOME-PRODUCING HOMES.



HIGH RENTAL INCOME
UP TO €2,000+ PER MONTH



FIXED PRICE
NO HIDDEN COSTS



TRUSTED LOCAL
EXPERTS



BUILT IN IRELAND
FOR IRISH LANDLORDS

DESIGNED & DELIVERED
IN 8 WEEKS



PROPERTY YIELD | SMART SPACES. MAXIMUM YIELD.



PROPERTY YIELD | SMART SPACES. MAXIMUM YIELD.

OUR PRODUCT SYSTEM

Three Floor Plans. Three Collections.
Three Finishes. Twenty-Seven Proven Configurations.

We make it simple to choose the right home for
your garden and your goals.



“

We don't just
build homes.
We build
income.

– Property Yield

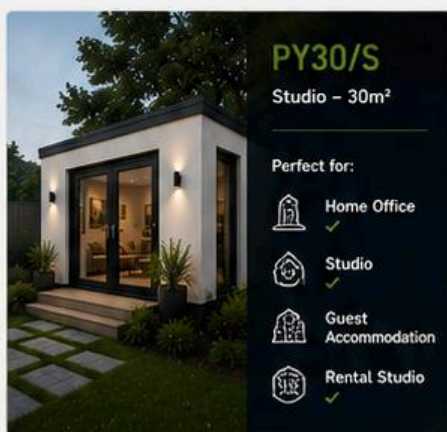


WHY WE STANDARDISE

Instead of designing every project from scratch, we've developed a range of proven home designs.

That means:

- ✓ Faster quotations
- ✓ Faster manufacturing
- ✓ Better quality control
- ✓ Fixed specifications
- ✓ Predictable pricing
- ✓ Faster completion
- ✓ Easier future maintenance



Every Property Yield home is built using the same proven construction system, ensuring **consistent quality, predictable costs and faster delivery.**



MORE THAN A BUILDING. A SMARTER INVESTMENT.

At Property Yield, we design and build premium rear garden living solutions that help homeowners and landlords unlock the full potential of their property.

Every model has been carefully developed to maximise space, energy efficiency and long-term value, while providing a seamless turnkey experience from concept to completion.

BUILT AROUND WHAT MATTERS MOST



REAR GARDEN SPECIALISTS

We specialise in high-quality rear garden developments, designing homes specifically for sites where space and access can be challenging.



COMPLETE TURNKEY SOLUTION

We manage every stage of your project from start to finish. One company. One contract. One point of contact.



BUILT IN IRELAND

Every Property Yield home is designed and manufactured in Ireland using proven construction methods, premium materials and skilled local tradespeople.



DESIGNED TO MAXIMISE VALUE

Whether your goal is rental income, additional family accommodation or increasing the value of your property, our layouts deliver results.

FROM CONCEPT TO COMPLETION

WE DO EVERYTHING

A seamless process. A single team. Total peace of mind.



1. CONSULTATION & SITE ASSESSMENT



2. DESIGN & PLANNING GUIDANCE



3. FOUNDATIONS & GROUNDWORKS



4. SERVICES & CONNECTIONS



5. MANUFACTURE



6. DELIVERY & INSTALLATION



7. INTERNAL FIT-OUT & FINISH



8. FINAL HANDOVER



SMART SPACES. MAXIMUM YIELD.

BUILT ON EXPERIENCE. DELIVERED WITH CARE.



SPECIALISTS IN NARROW ACCESS SITES

Our specialist equipment, experience and construction methods allow us to complete projects where conventional building methods are often not practical.



ENERGY EFFICIENT BY DESIGN

Our homes are designed to achieve excellent thermal performance through quality insulation, airtight construction and energy-efficient systems.



FIXED PRICE CONFIDENCE

Clear quotations. Transparent specifications. No unnecessary surprises.



FOUNDATIONS TO FINISH

Unlike many suppliers, Property Yield can deliver the complete project - from foundations and services through to the finished home.



DEDICATED PROJECT MANAGEMENT

From your first enquiry to final handover, you'll have a dedicated point of contact to guide you through every stage of your project.



QUALITY YOU CAN COUNT ON

High-quality materials, experienced tradespeople and rigorous attention to detail at every stage.

WHY CHOOSE PROPERTY YIELD?

- ✓ Designed specifically for Irish rear gardens
- ✓ Premium architectural designs
- ✓ Multiple collections and finishes
- ✓ High-performance, energy-efficient construction
- ✓ Built in Ireland
- ✓ Complete turnkey service
- ✓ Fixed-price quotations
- ✓ Experienced construction professionals
- ✓ Low-maintenance external finishes
- ✓ Dedicated project management



“ We don't just build homes. We create income-producing spaces that improve lives and transform properties. ”



SMART SPACES.
MAXIMUM YIELD.

CHOOSE YOUR COLLECTION

THREE DISTINCT COLLECTIONS. ENDLESS POSSIBILITIES.

Every Property Yield home is available in one of three architectural collections, allowing you to choose a design that perfectly complements your existing property and personal style. Whatever your choice, every home is built to the same high standard of quality, performance and energy efficiency.



ONE CONSTRUCTION SYSTEM.
THREE COLLECTIONS.
THREE PREMIUM FINISHES.

CHOOSE THE ARCHITECTURE
YOU LOVE.

CHOOSE THE FINISH
THAT SUITS YOUR HOME.

WE'LL BUILD THE REST.

HERITAGE COLLECTION

Timeless Irish Character



Inspired by traditional Irish homes, the Heritage Collection combines classic proportions with modern construction technology. Perfect for established neighbourhoods and traditional properties.

- ✓ Heritage pitched roof
- ✓ Tile-effect metal roofing
- ✓ Traditional architectural appearance
- ✓ Classic detailing
- ✓ Low-maintenance finishes
- ✓ Built for modern living



BEST SUITED FOR:

Traditional homes • Rural properties • Mature housing estates

CONTEMPORARY COLLECTION

Modern Architectural Elegance



A refined contemporary design featuring clean lines and premium architectural detailing. Designed for homeowners who want a striking, modern appearance while retaining the warmth of a pitched roof.

- ✓ Standing seam metal roof
- ✓ Architectural slatted cladding
- ✓ Premium contemporary styling
- ✓ Minimalist detailing
- ✓ High-end exterior finishes
- ✓ Designed for modern lifestyles



BEST SUITED FOR:

Modern homes • New developments • Design-conscious homeowners

MODERN COLLECTION

Clean. Simple. Minimalist.



Our Modern Collection features a flat roof design with crisp architectural lines, creating a sleek, contemporary appearance that complements modern homes.

- ✓ Modern flat roof
- ✓ Clean minimalist design
- ✓ Contemporary proportions
- ✓ Premium exterior finishes
- ✓ Low-maintenance construction
- ✓ Bold architectural styling

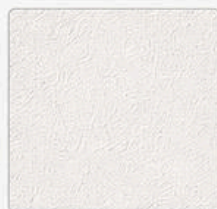


BEST SUITED FOR:

Modern homes • Urban sites • Contemporary developments

EXTERNAL FINISH OPTIONS

Every collection can be finished in one of three premium exterior styles.



CLASSIC FINISH

A smooth white rendered finish offering timeless elegance and a clean appearance suitable for almost every property style.



NORDIC FINISH

Premium vertical composite or aluminium cladding with clean vertical lines, available in a range of contemporary colours including black, anthracite and natural timber finishes.



ARCHITECTURAL FINISH

Premium architectural slatted cladding providing a striking contemporary appearance with exceptional durability and minimal maintenance.



OUR PROCESS

A SIMPLE, TRANSPARENT JOURNEY
FROM START TO FINISH

At Property Yield, we make the process straightforward and stress-free. From your first call to handing over the keys, we manage every step with professionalism, clear communication and expert care.



BUILT IN
8 WEEKS*

FROM COMMENCEMENT
OF INSTALLATION

*Where applicable.

1



INITIAL CONSULTATION

We discuss your needs, goals and budget. We explain the process, answer your questions and explore the best options for your space.

2



SITE VISIT

We visit your property to assess the site, check access, take measurements and confirm feasibility. No obligation.

3



FIXED QUOTATION

We provide a clear, detailed fixed-price quotation with no hidden costs, so you know exactly what you're getting.

4



DESIGN APPROVAL

We finalise the design and specifications to suit your needs. Once approved, we lock in your build and schedule.

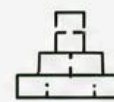
5



MANUFACTURE

Your home is precision-built in our facility using high-quality materials and strict quality control.

6



FOUNDATIONS

We complete all groundworks and foundations, along with utility connections as required.

7



INSTALLATION

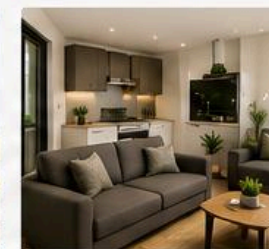
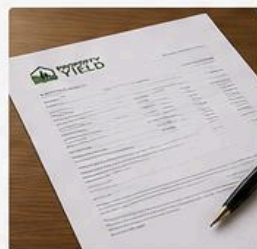
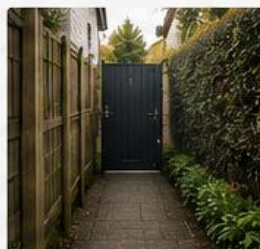
Your home is delivered and installed using specialist equipment. We work efficiently and respectfully on your property.

8



FINAL HANDOVER

We complete all works, carry out final checks and hand over the keys. Your new space is ready to enjoy.



OUR PROMISE TO YOU

Clear communication. Quality craftsmanship.
On-time delivery. Total peace of mind.



ONE POINT
OF CONTACT



FIXED PRICE
CONFIDENCE



BUILT IN
8 WEEKS*



QUALITY
GUARANTEED



FOUNDATIONS
TO FINISH

STANDARD SPECIFICATION

EVERY PROPERTY YIELD HOME IS BUILT TO THE HIGHEST STANDARD.

Our standard specification includes everything you need for a high-performance, comfortable and energy-efficient home.



STRUCTURE

Engineered steel primary frame with timber stud infill panels. Designed and built to exceed current Irish Building Regulations.



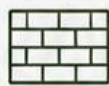
ROOF

Pitched roof with timber trusses. Breathable membrane, high-performance insulation and tile-effect metal roof (Heritage) or standing seam / flat roof options.



INSULATION

High-performance insulation throughout to achieve A-Rated energy performance. Walls, roof and floor built to exceed current standards.



EXTERNAL FINISH

Premium external finishes in your choice of Classic Render, Nordic Vertical Cladding or Architectural Slatted Cladding.



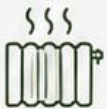
WINDOWS

High-performance uPVC or aluminium windows with low-E double glazing as standard. Argon filled for improved efficiency.



DOORS

High-performance external doors with multi-point locking system. French doors to front as standard.



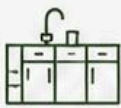
HEATING

Electric panel heaters with digital thermostats as standard. Upgrade option to air-to-air heating & cooling (see page 31).



MVHR

Mechanical Ventilation with Heat Recovery system as standard for superior air quality, comfort and energy efficiency.



KITCHEN

Quality fitted kitchen with soft-close units, laminate worktops, stainless steel sink and tap, oven, hob and extractor fan.



BATHROOM

Contemporary bathroom with shower, WC, vanity unit with basin and heated towel rail. Fully tiled wet areas.



ELECTRICAL

Complete electrical installation including LED lighting, sockets, switches, smoke alarms and consumer unit.



DECORATION

Walls and ceilings skimmed and painted white. Internal woodwork painted. Ready for you to move in and enjoy.



CERTIFICATION

BER Assessed, A-Rated (where applicable). All homes comply with current Irish Building Regulations and fire safety standards.



WARRANTY

10 Year Structural Warranty.
2 Year Defects Warranty on workmanship and materials.



BUILT TO PERFORM

Every Property Yield home is built using proven construction methods and premium materials to deliver long-term quality, comfort and value.



A-RATED
PERFORMANCE



ENERGY
EFFICIENT



BUILT TO LAST



PEACE
OF MIND

OPTIONAL EXTRAS

ENHANCE COMFORT. ADD VALUE. MAKE IT YOURS.

Every Property Yield home is built to the highest standard.

Choose from our range of optional extras to upgrade your home and tailor it to your lifestyle.

“
Small upgrades today. Big differences every day.”



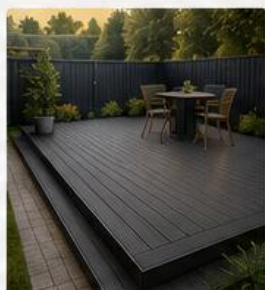
AIR-TO-AIR HEATING & COOLING

Efficient year-round comfort with energy-saving air-to-air heat pump system. Heat in winter, cool in summer.



FURNITURE PACKAGE

Move in ready. Choose from our furniture packages and we'll deliver and set everything up for you.



COMPOSITE DECKING

Create the perfect outdoor space with low-maintenance composite decking in a choice of colours.



LANDSCAPING PACKAGE

Professional landscaping designed to complement your home and maximise your outdoor space.



EV CHARGER

Future ready with a sleek and safe EV charging point professionally installed and tested.



SOLAR READY OPTION

Prepare your home for solar panels with pre-wired connections and upgraded electrical capacity.



ADDITIONAL STORAGE

Smart storage solutions to keep your home organised and your space clutter-free.



SMART HOME UPGRADES

Control heating, lighting and security from your phone with our optional smart home system.



BUILT AROUND YOU

Our optional extras are designed to give you flexibility and choice. We'll help you create the perfect home for your needs and lifestyle.



PREMIUM QUALITY

Only high-quality materials and trusted products.



EXPERT INSTALLATION

Installed by our own experienced team.



TRANSPARENT PRICING

Clear pricing with no hidden costs or surprises.



FULL WARRANTY

All extras come with full warranty for peace of mind.

BUILDER'S FINISH PRICING

Every Property Yield home begins with our premium Builder's Finish specification – designed, engineered and built to deliver long-term value and exceptional rental returns.

BUILDER'S FINISH INCLUDES



Steel
Structure



Roof
Structure



Premium
Windows
& Doors



Kitchen
(Units &
Worktops)



Bathroom
(Sanitaryware
& Shower)



Electrical
Installation



MVHR
Ventilation
System



Internal
Decoration



Ready for your
chosen collection
& finish

CHOOSE YOUR MODEL

PY30/S

FROM
€42,312.50
+ VAT



30m² Studio
Open Plan Living

PY40/1

FROM
€54,062.50
+ VAT



40m² One Bed
with En-Suite

PY45/2

FROM
€59,500.00
+ VAT



45m² Two Bed
with 2 En-Suites



NEXT STEP:

Choose your Roof Collection
& Exterior Finish to create your perfect home.



BUILT TO LAST.
BUILT TO PERFORM.
BUILT TO DELIVER RENTAL INCOME.



A-RATED
ENERGY EFFICIENCY



MODERN METHODS
OF CONSTRUCTION



FIXED PRICE
NO SURPRISES



8 WEEK COMPLETION
FROM ARRIVAL OF PANELS

