ONSO™



Leisure

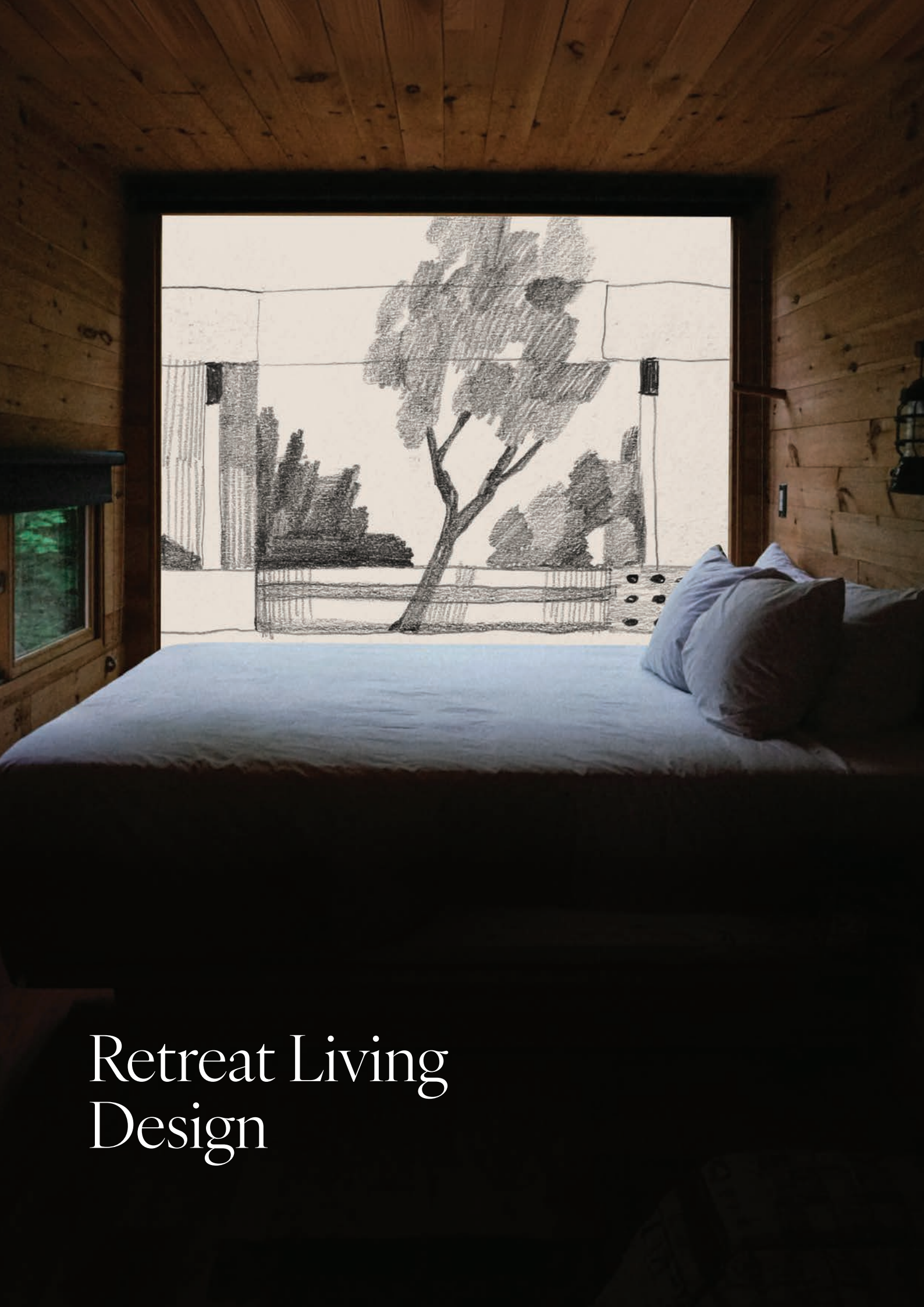
Modular
mobile
homes

Collection
2026

Modular homes for a life closer to nature – designed around the way you experience a place and its landscape.

Conscious architecture shaped through proportion, material and the details of everyday use.





Retreat Living Design

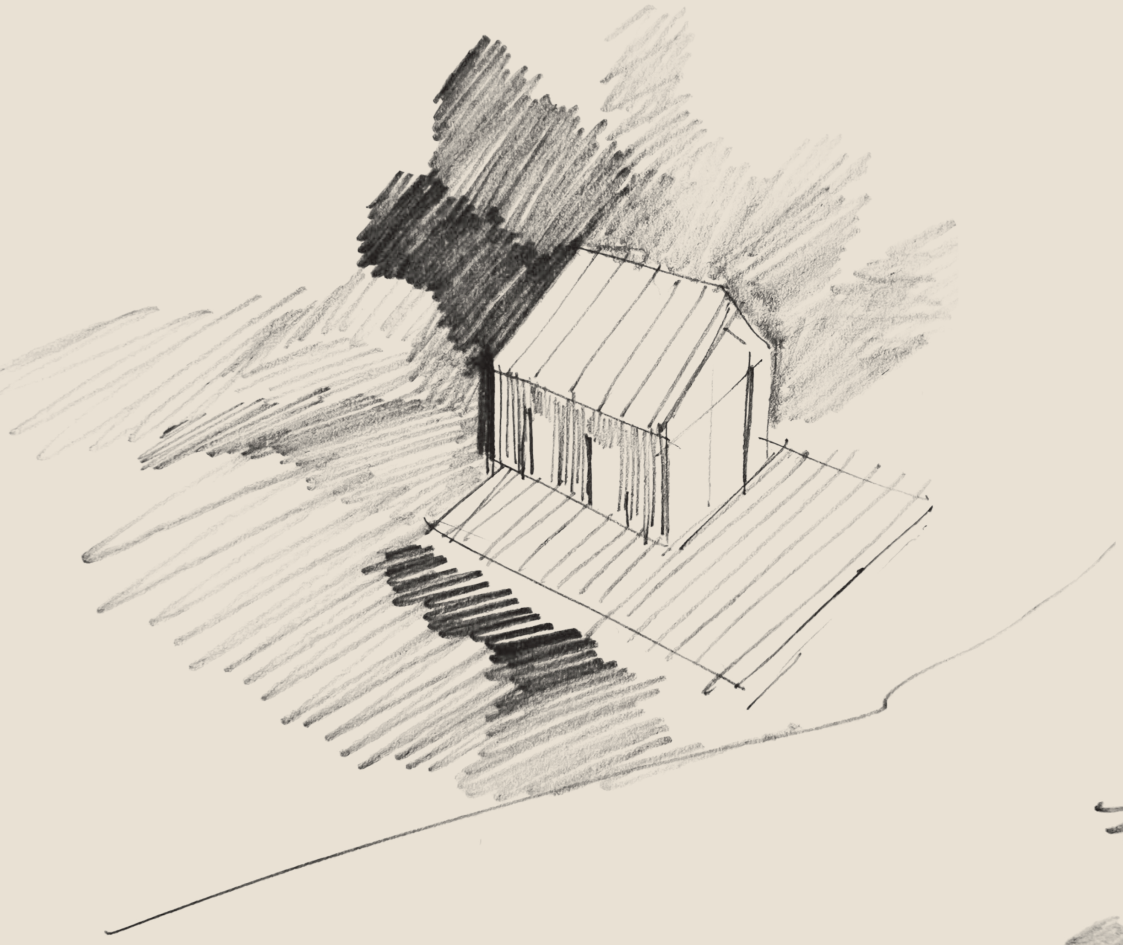


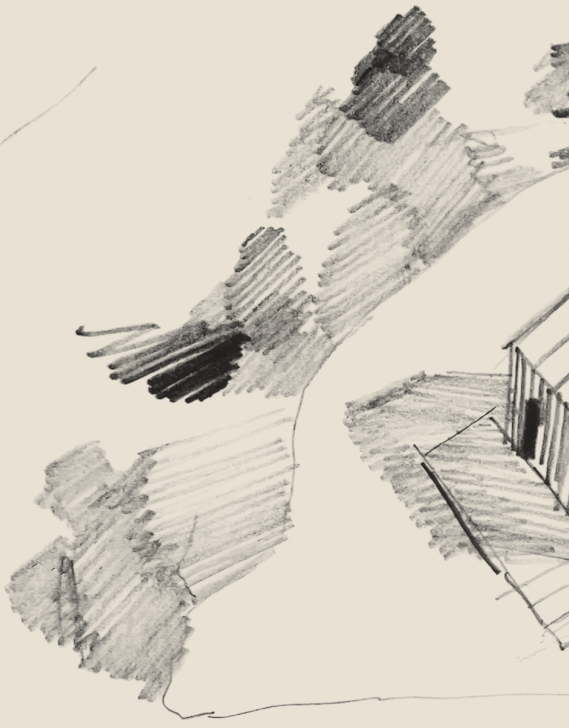
The result is not just walls, but a complete home ready to live in.



Combining design, engineering, production and development planning in one integrated process.

From a single home





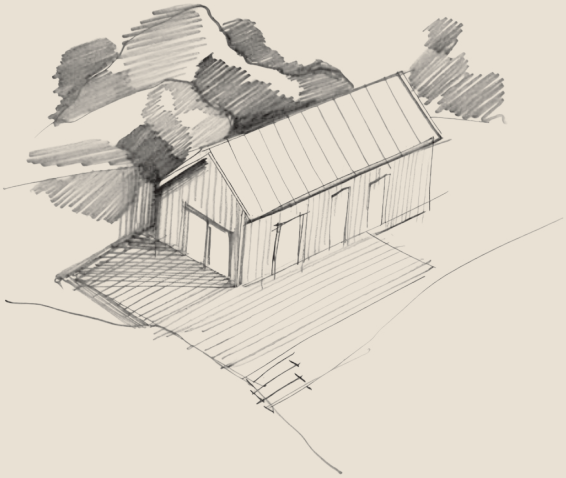
We can start with a single home and scale the solution across an entire development – while maintaining quality, design consistency and adapting to local conditions and market requirements.

to an entire destination



For investors with a vision – landowners, developers and hospitality operators creating places people want to stay in.

Our homes are designed from the start to make the most of every space, with proportions and layouts that respond to both function and different ways of living.



We offer fully equipped homes in a range of forms and floor plans – from models designed for leisure stays to year-round homes ready to live in from day one.





We take care of the entire process – from planning and model selection to production, delivery and assembly.

01 Site & Project Planning and Consultation	02 Design & Customisation
03 Engineering & Technical Production Documentation	04 Production & Fit-out
05 Furnishing, Delivery & Assembly	06 Development & Scaling

ONSO is backed by TLC Group – a Polish–Swedish family of brands with over 20 years of experience in engineering, manufacturing and project delivery.

We have the know-how, production capacity and processes to manage complex, multi-unit projects with consistency and control.

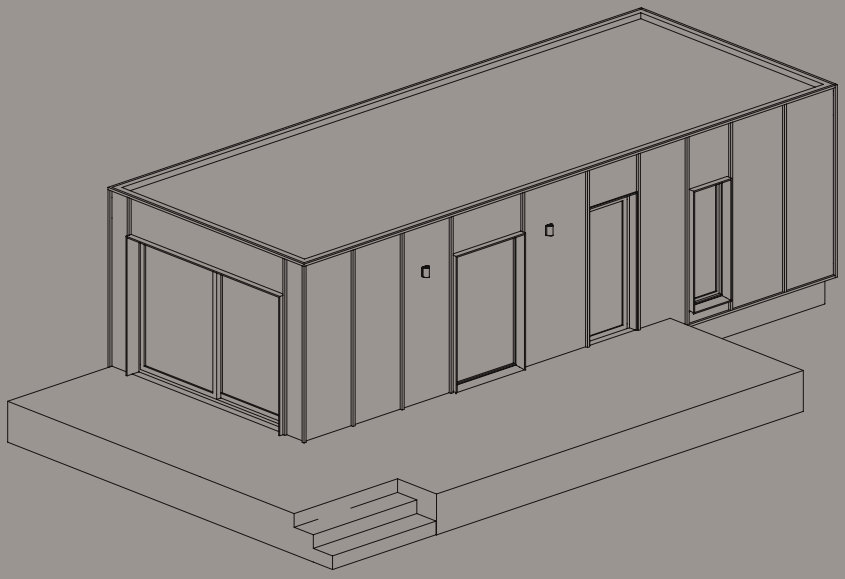
- 20+ years of experience
- Projects in 50+ countries
- 5 production facilities
- 35,000 m² of production space
- 750+ people

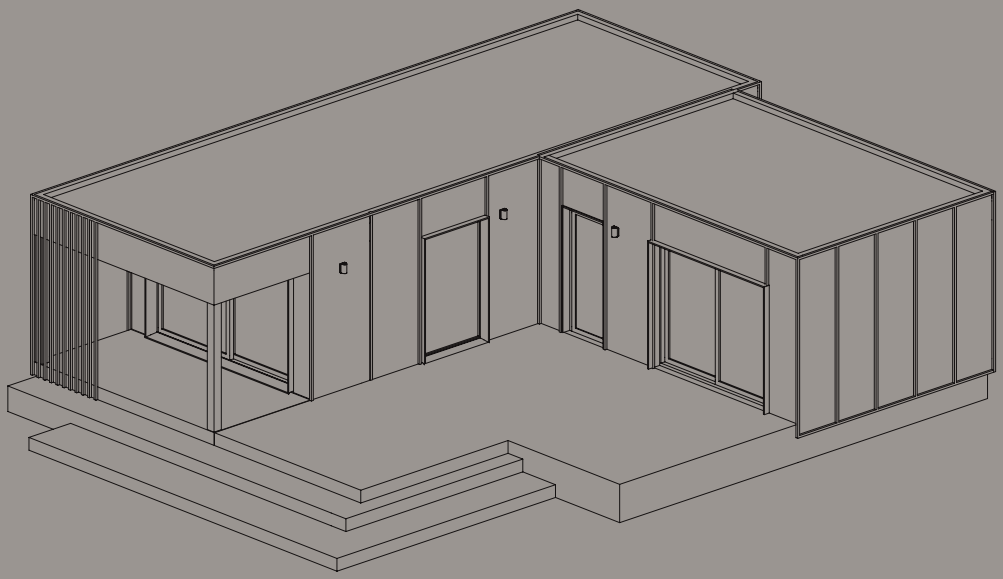


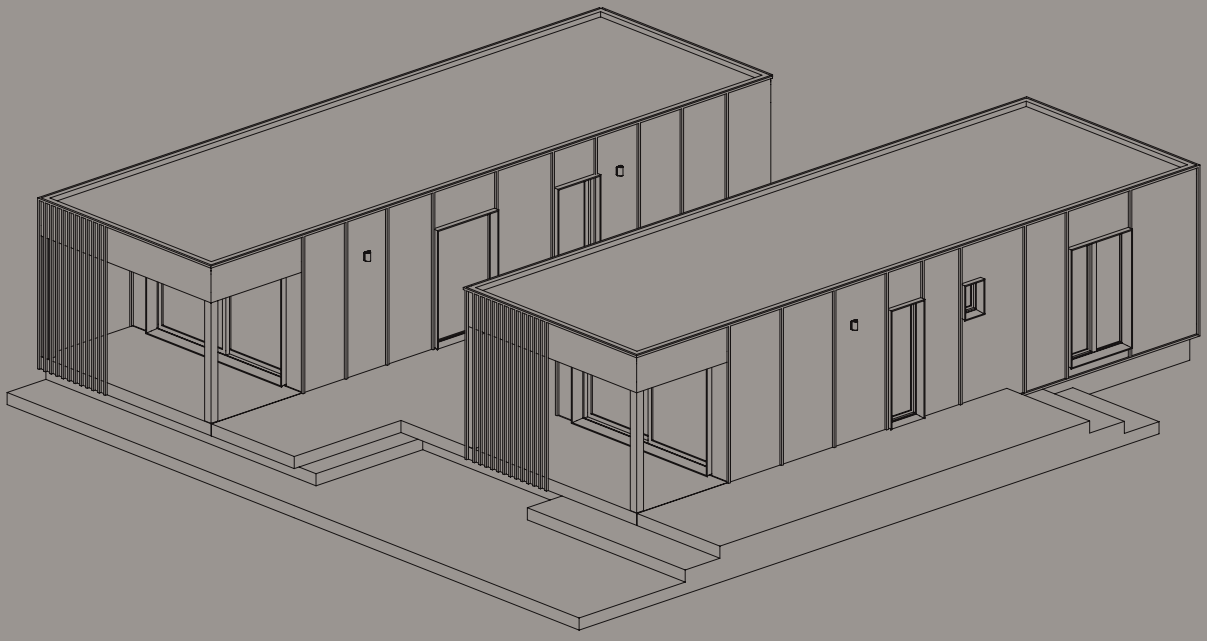
Modularity gives us the freedom to adapt the space to both the setting and the way you want to use it.

We tailor the layout and materials so the house does not simply sit in the landscape, but feels naturally connected to it.

Homes are manufactured in controlled conditions, ensuring consistent quality, precision and shorter installation times.







Onso Leisure Collections

Flexible collection based on proven layouts and a range of standard sizes. Homes can be delivered on a mobile or stationary frame and used seasonally or all year round.



Each collection sets a visual direction rather than defining a location. The final character of the home responds to the needs, purpose and ambition of each project, with natural materials helping shape its look and feel. Every model can be adapted to the scale, context and character of the wider development.

PURE 20–29

CALM 30–41

BOLD 42–49

FORM 50–59

Different roof forms, finishes and energy standards make it easy to adapt each model to the character of the place and the way it will be used.

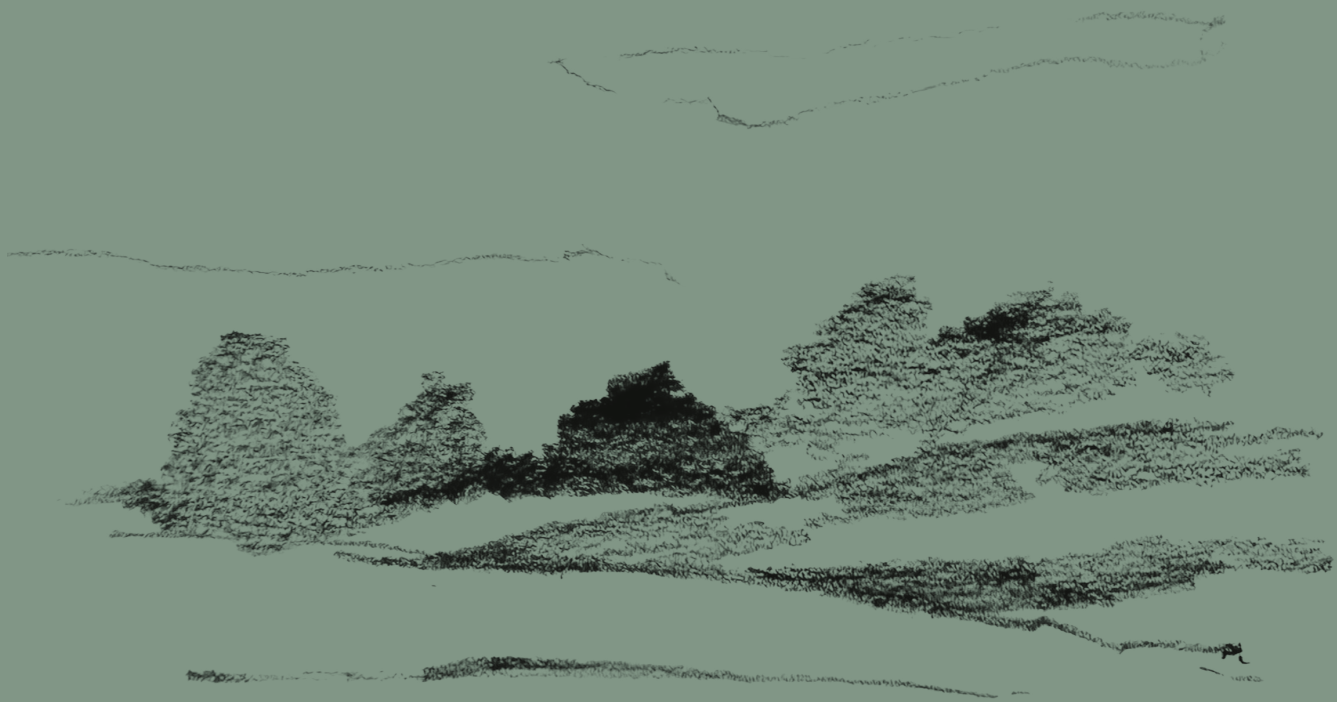
Inside, the focus is on simple, comfortable everyday living – separate bedrooms, an open-plan living area with kitchen, practical storage and well-planned bathrooms.

The flexibility of modular construction allows each home to respond to its surroundings and the needs of those who use it. By carefully selecting layouts, finishes and materials, we create spaces that blend naturally into the landscape and complement the character of their setting.



Pure draws on Scandinavian minimalism, with a dark, monolithic form and a simple mono-pitched roof. Light oak frames around the windows and doors create a warm contrast, softening the darker facade and giving the house a more natural, welcoming character.

A distinctive glazed opening follows the angle of the roof, reinforcing the geometry of the form.




Collection
PURE



Minimalist & Compact

Large windows are a defining feature of every home, bringing in daylight while opening the interior to the surrounding landscape and making the view feel like part of the space.

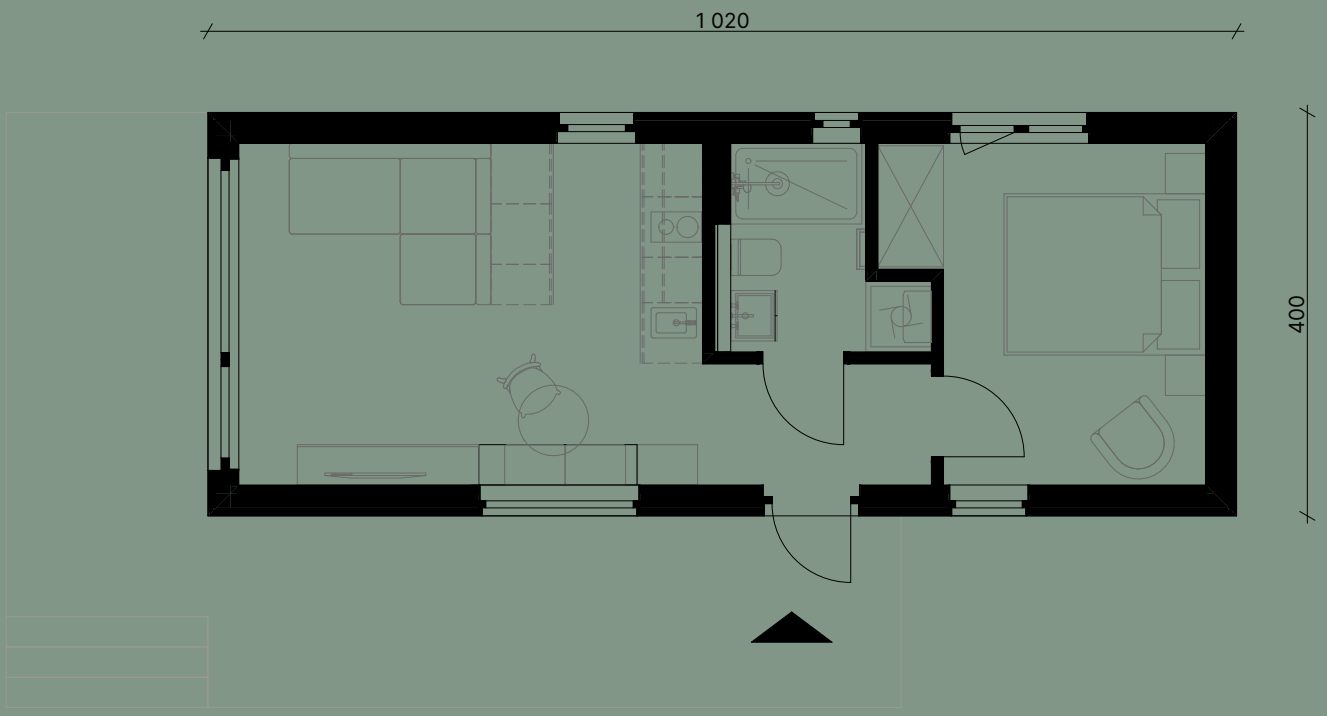






PURE

Flagship Model



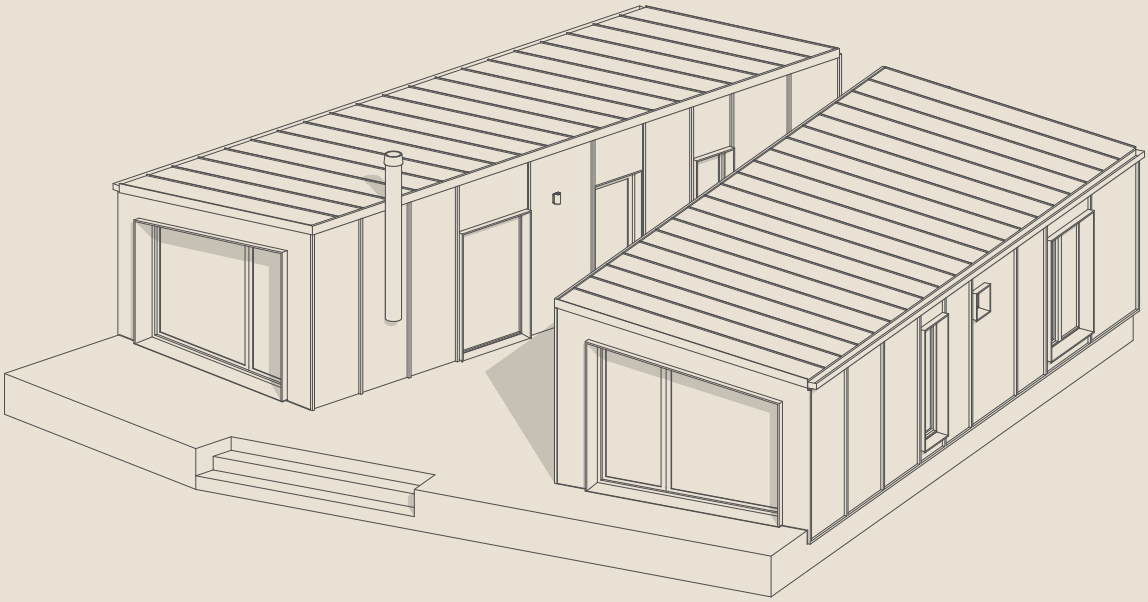
2-Room home, 400 cm wide variant

TECHNICAL SPECIFICATIONS

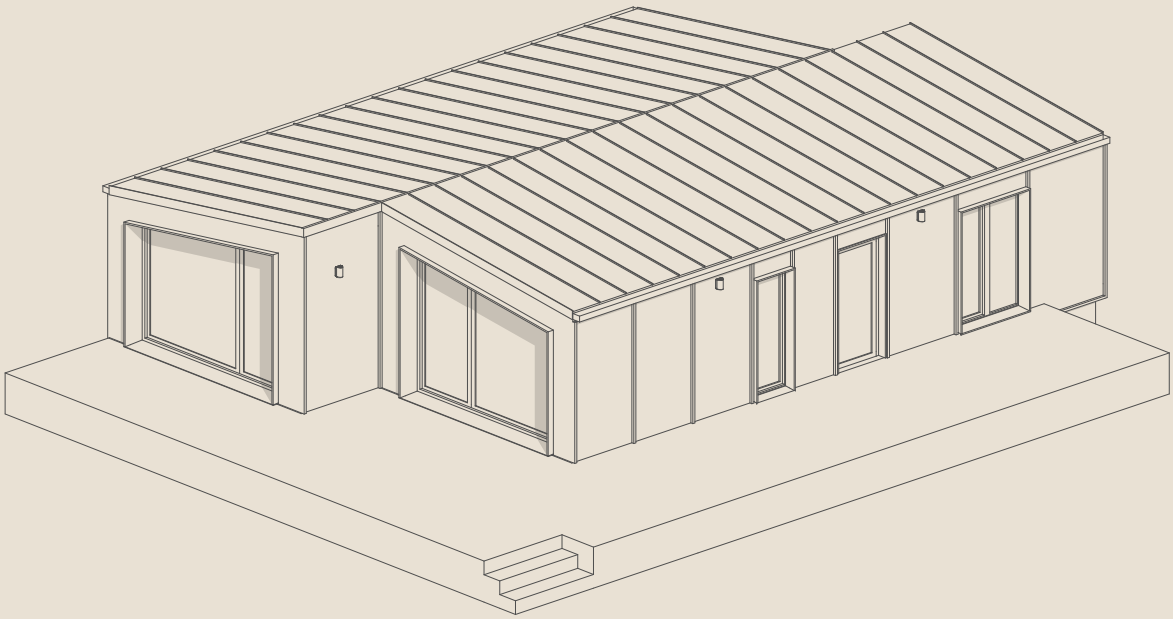
Dimensions	400 x 1020 cm
Roof type	Mono-pitched
Number of rooms	2
Integrated terrace	No
Building footprint	40,8 m²

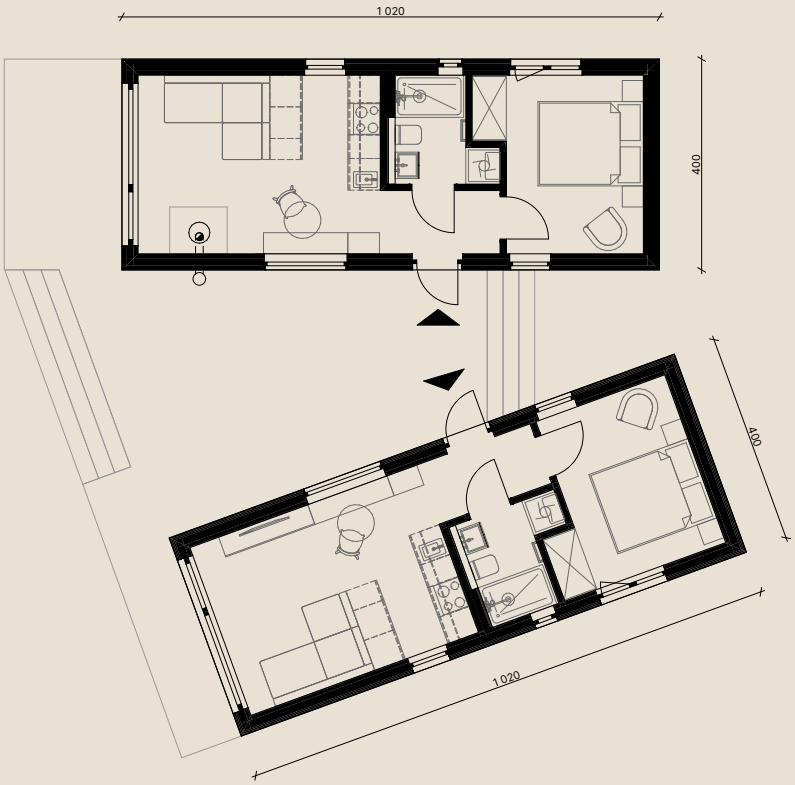
Example Configurations

House V



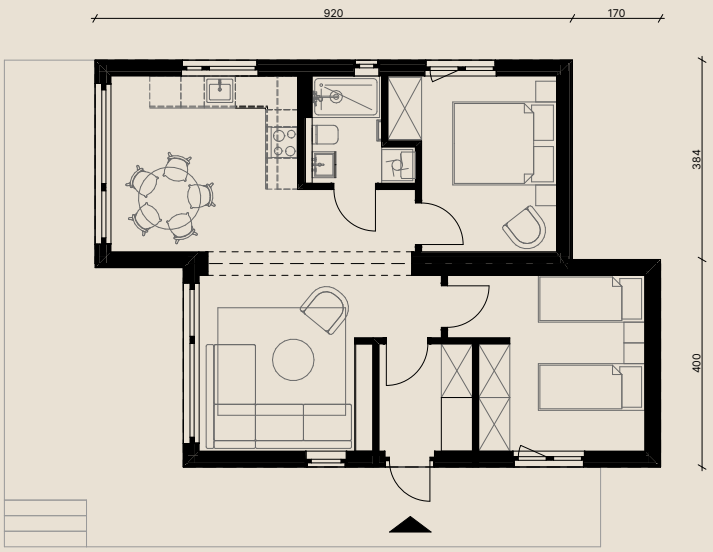
House Duo





TECHNICAL SPECIFICATIONS

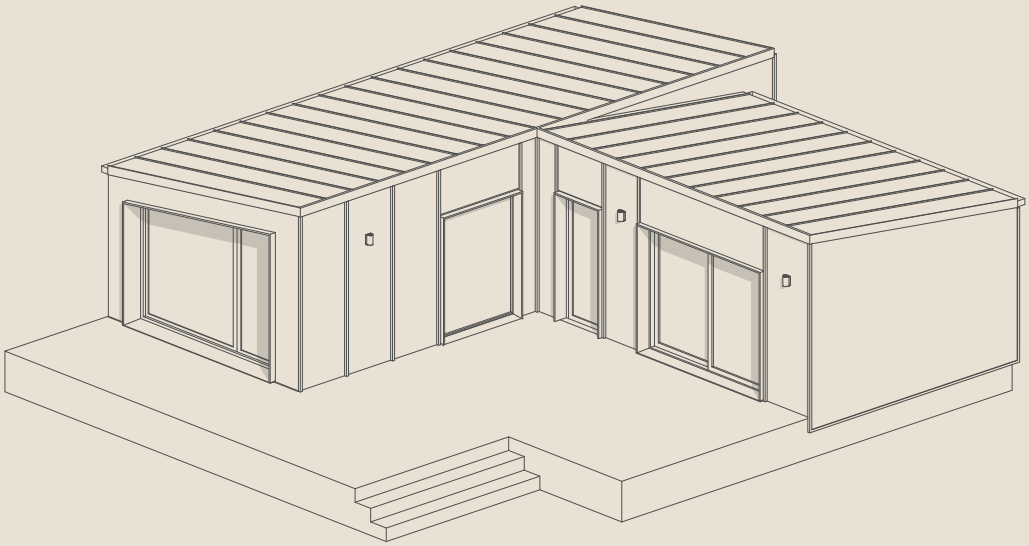
Dimensions	2 x 1020 x 400 cm
Roof type	Mono-pitched
Number of rooms	4
Integrated terrace	No
Building footprint	2 x 40,8 m²

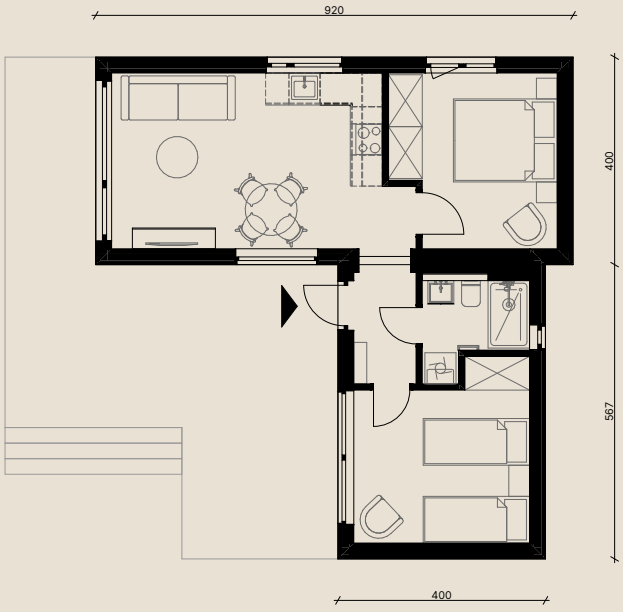


TECHNICAL SPECIFICATIONS

Dimensions	920 x 384 cm, 920 x 400 cm
Roof type	Gable roof
Number of rooms	4
Integrated terrace	No
Building footprint	~72,4 m²

House L-shaped



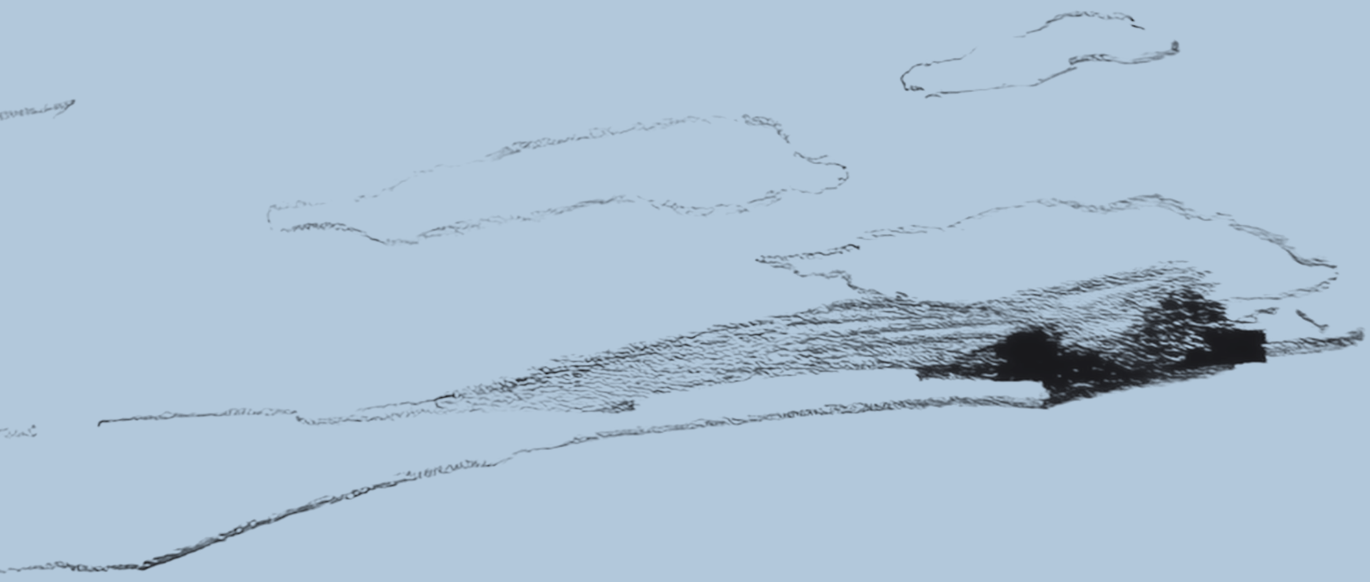


TECHNICAL SPECIFICATIONS

Dimensions	920 x 967 cm
Roof type	Mono-pitched
Number of rooms	3
Integrated terrace	No
Building footprint	~59,5 m²



Vertical timber screens filter the light and provide natural shading, helping to create a more comfortable interior.



Higher windows bring in additional daylight, while the timber is allowed to age naturally, gaining character over time.

Collection

CALM





Coastal & Compact



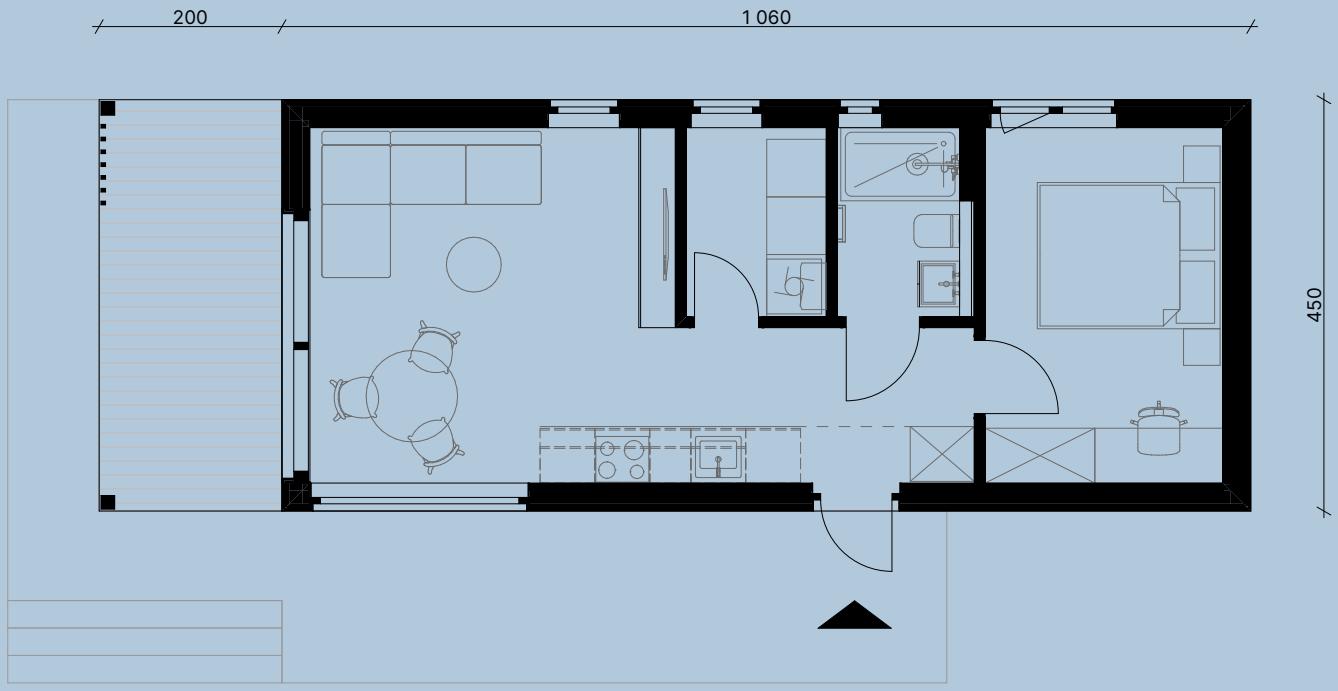
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CALM

Flagship Model



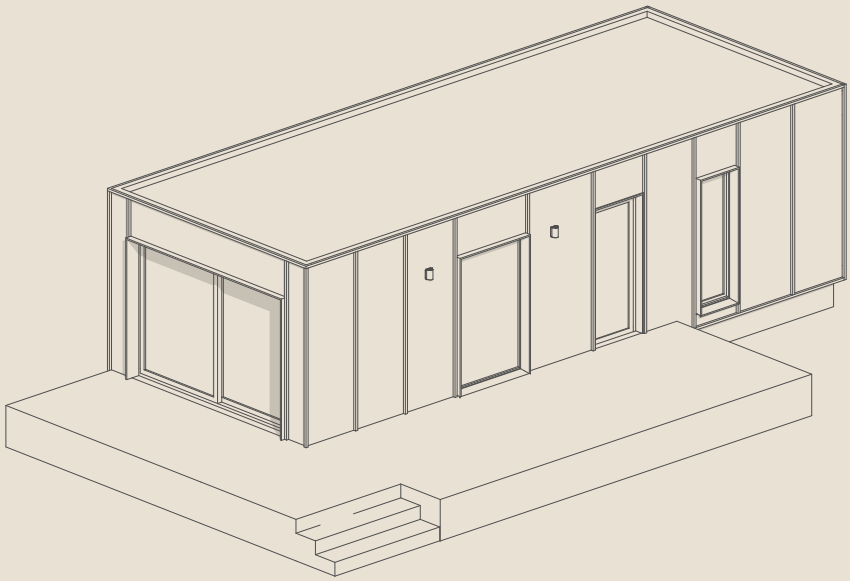
2-Room home, 450 cm wide variant

TECHNICAL SPECIFICATIONS

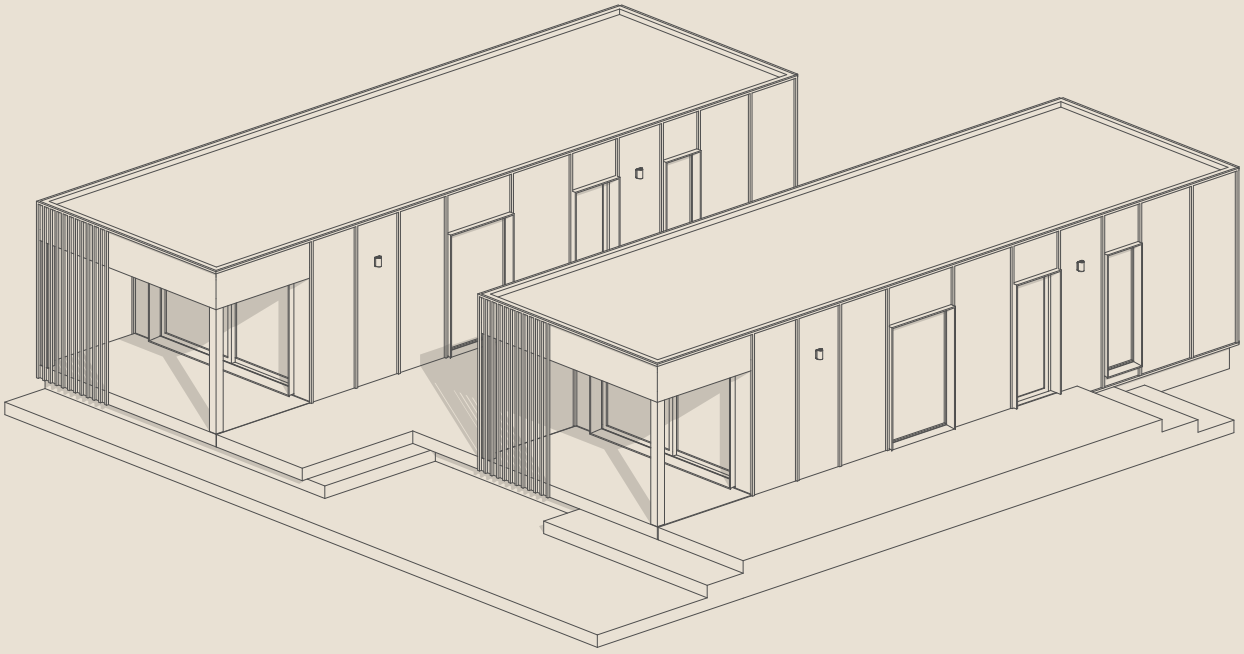
Dimensions	450 x 1260 cm
Roof type	Flat roof
Number of rooms	2
Integrated terrace	No
Building footprint	56,7 m²

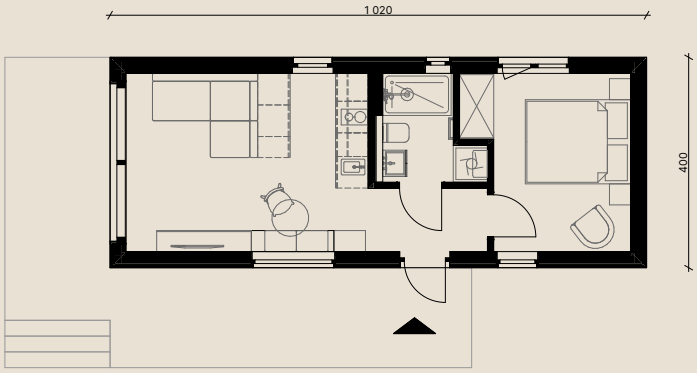
Example Configurations

House S (4)



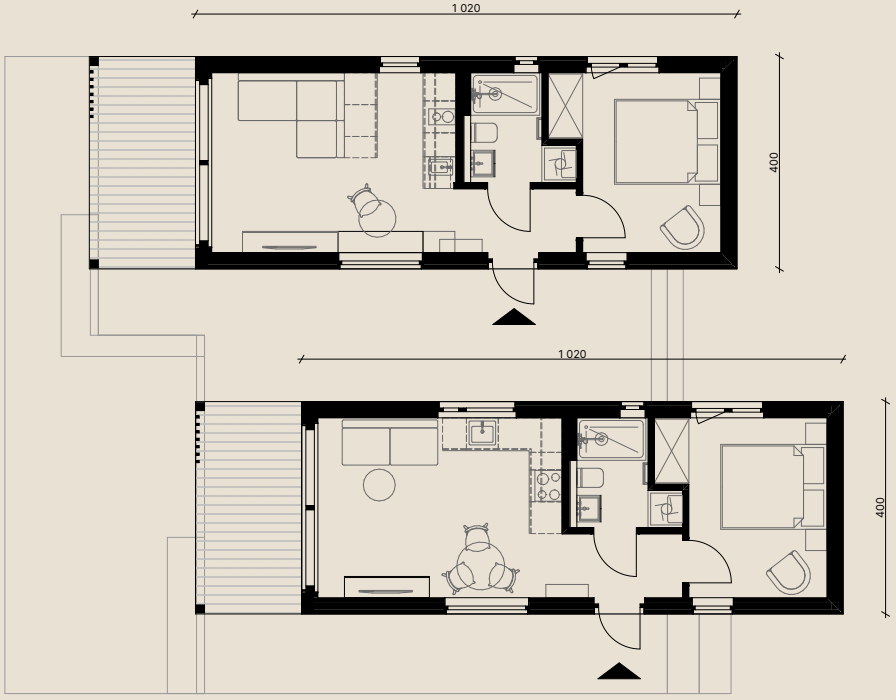
House Twix





TECHNICAL SPECIFICATIONS

Dimensions	1020 x 400 cm
Roof type	Flat roof
Number of rooms	2
Integrated terrace	Yes
Building footprint	40,8 m²

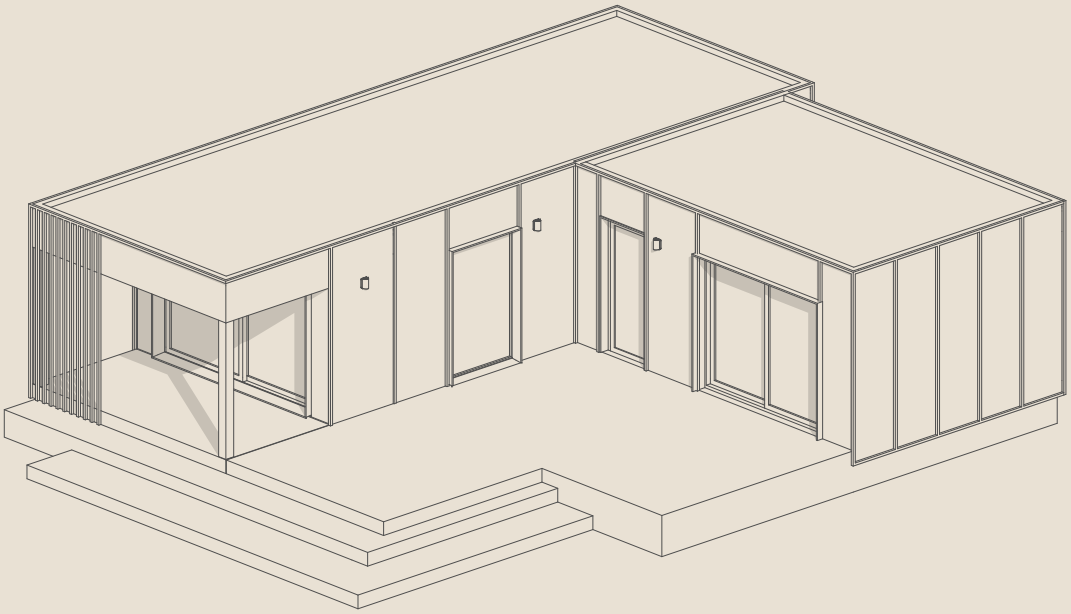


TECHNICAL SPECIFICATIONS

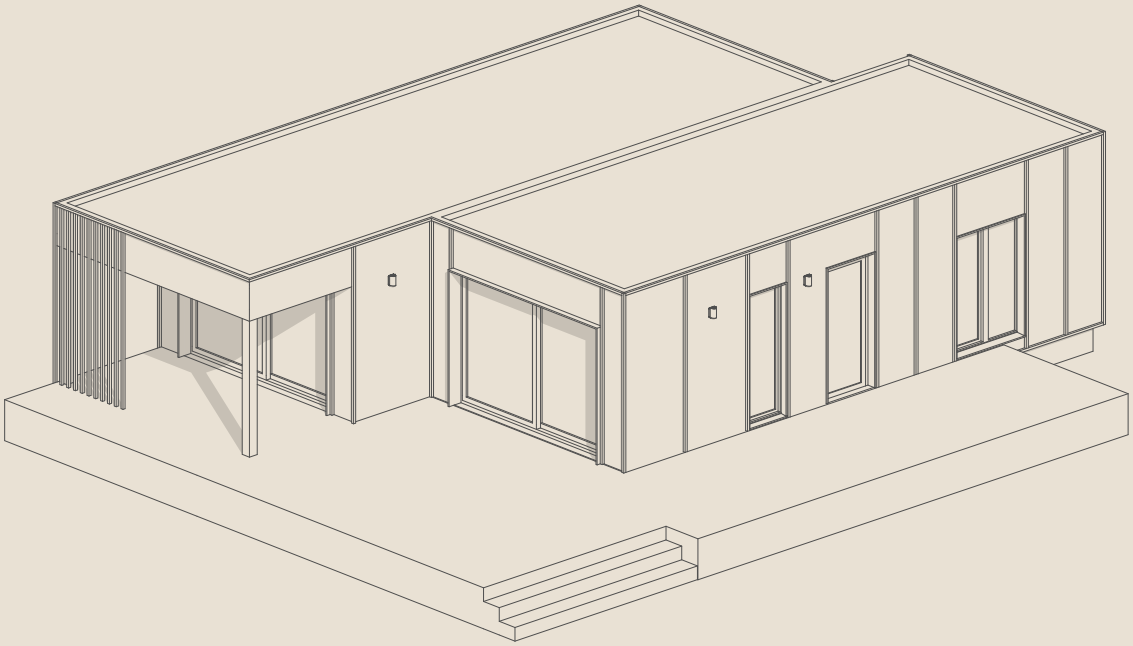
Dimensions	2 x 1020 x 400 cm
Roof type	Flat roof
Number of rooms	4
Integrated terrace	Yes
Building footprint	2 x 40,8 m²

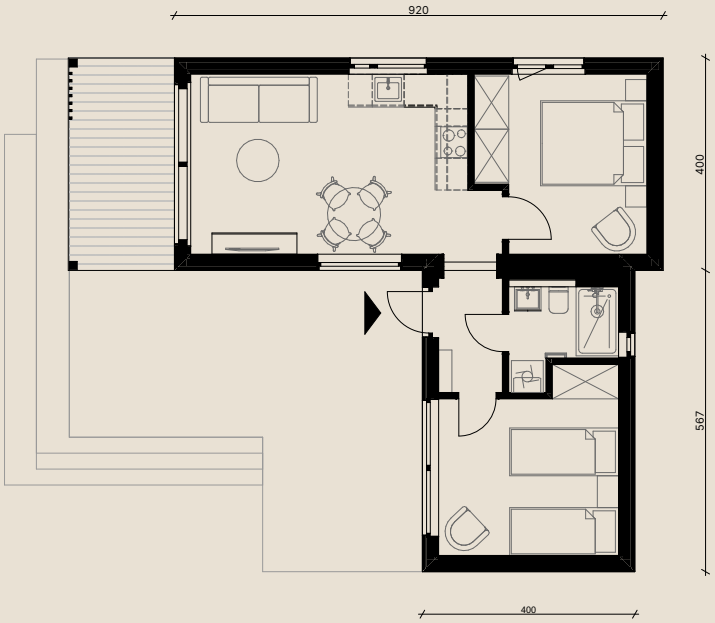
Example Configurations

House L-shaped



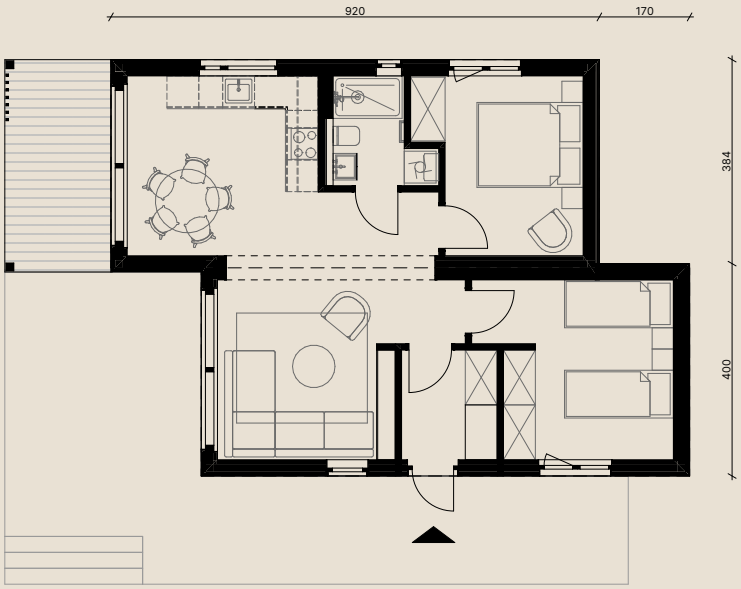
House Duo





TECHNICAL SPECIFICATIONS

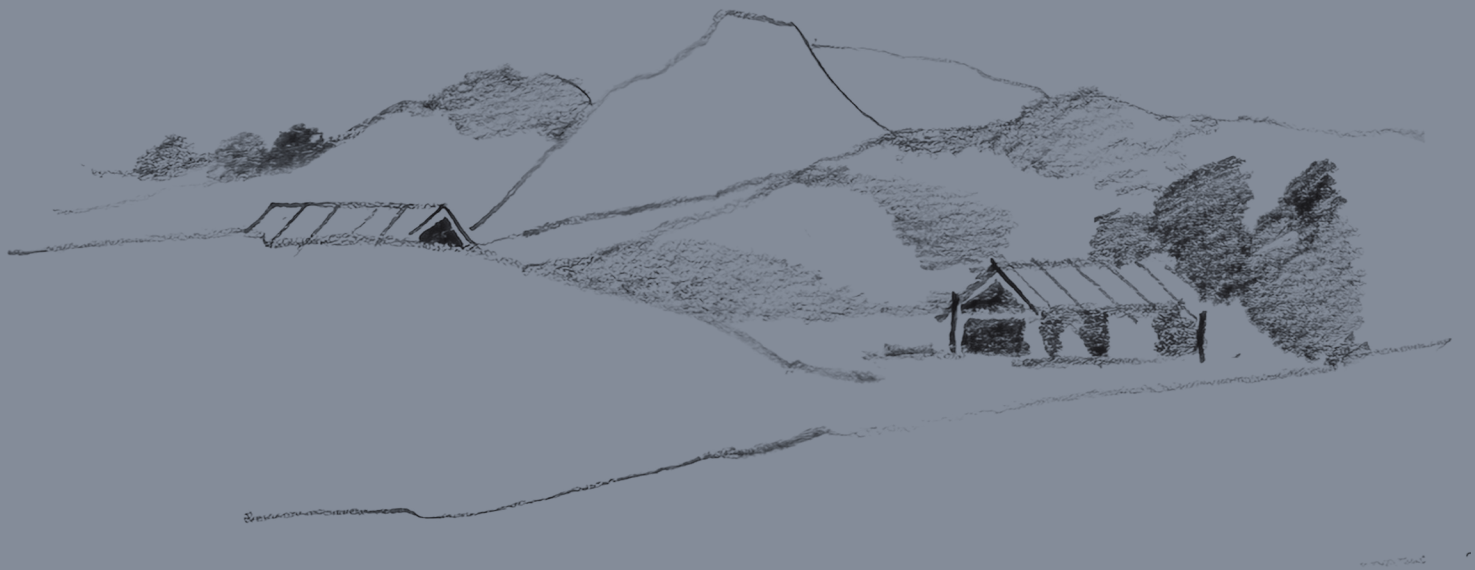
Dimensions	920 x 967 cm
Roof type	Flat roof
Number of rooms	3
Integrated terrace	Yes
Building footprint	~67,5 m²



TECHNICAL SPECIFICATIONS

Dimensions	920 x 384 cm, 920 x 400 cm
Roof type	Flat roof
Number of rooms	4
Integrated terrace	Yes
Building footprint	80,4 m²

Bold is defined by a steep, eave-free roof and a continuous material treatment across both roof and facade.



The result is a strong, monolithic form with a clear architectural identity.

Collection

BOLD





Monolithic & Expressive

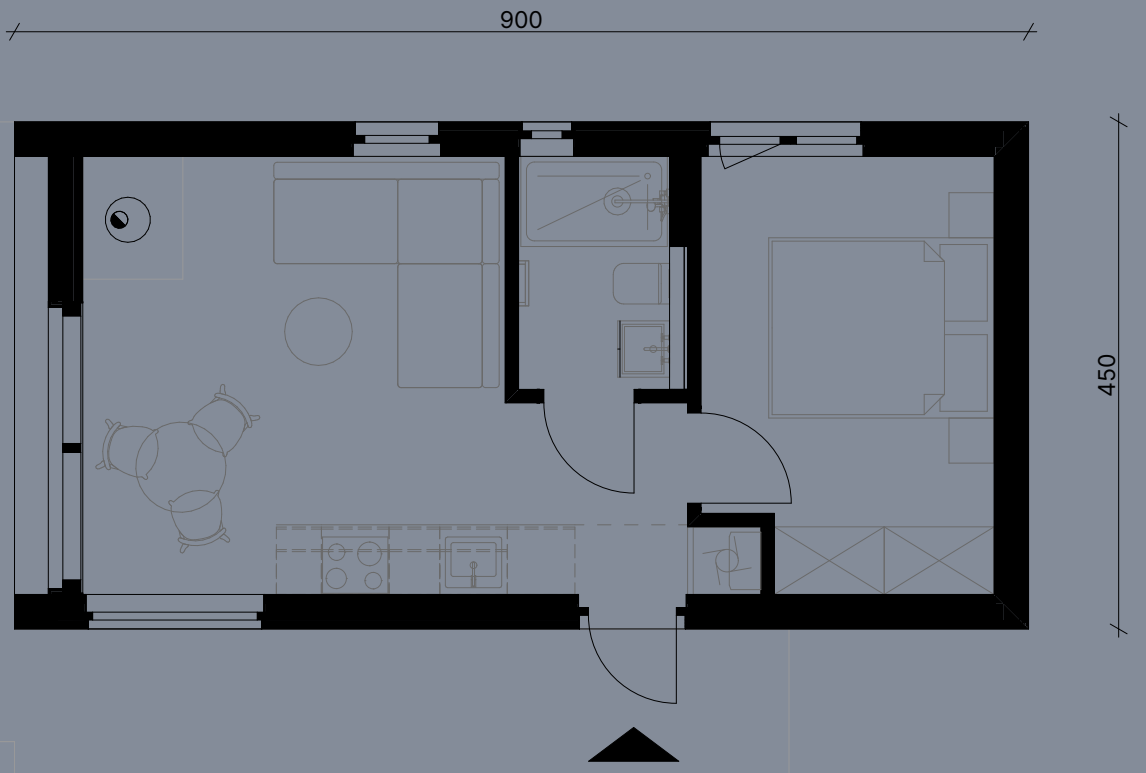
Large windows are
a defining feature of every home,
bringing in daylight while opening
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like part of the space.





Flagship Model

-



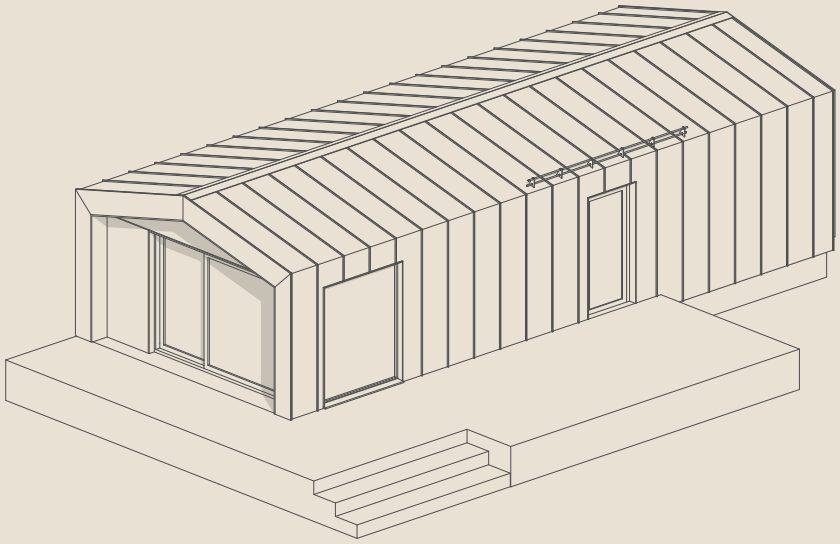
2-Room home,
450 cm wide variant

TECHNICAL SPECIFICATIONS

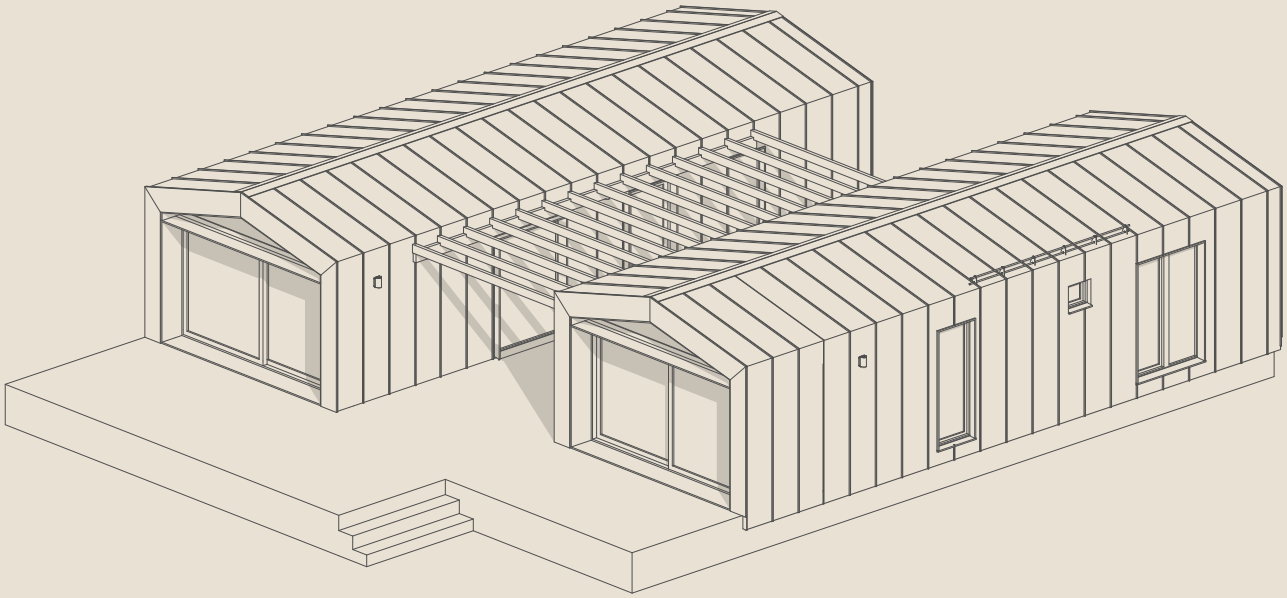
Dimensions	450 x 900 cm
Roof type	Gable roof
Number of rooms	2
Integrated terrace	No
Building footprint	40,5 m²

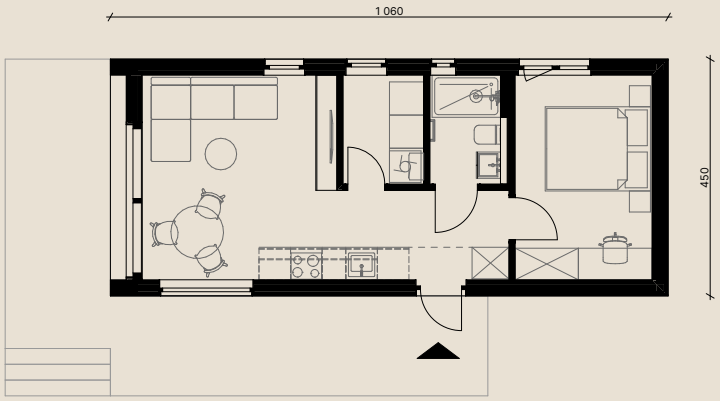
Example Configurations

House M (4.5)



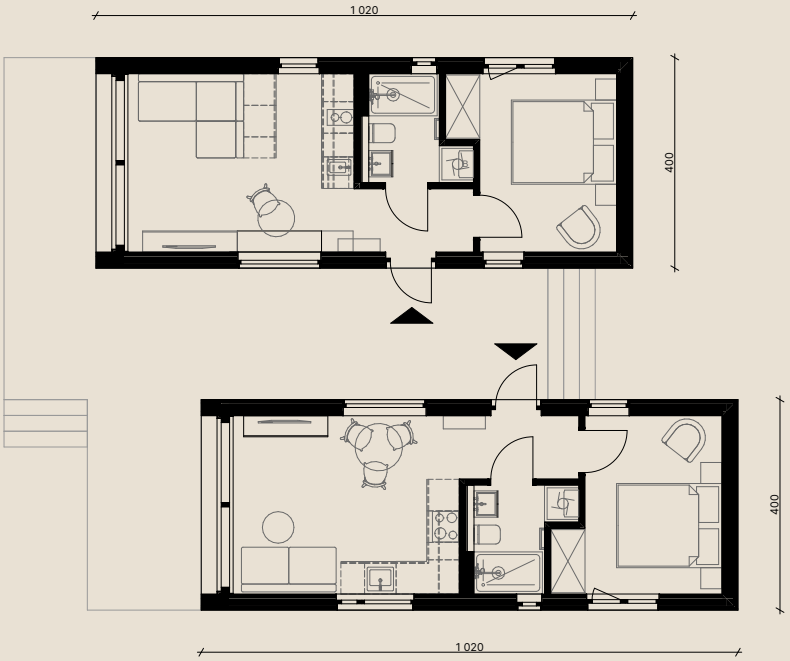
House Twix





TECHNICAL SPECIFICATIONS

Dimensions	1060 x 450 cm
Roof type	Gable roof
Number of rooms	2
Integrated terrace	No
Building footprint	47,7 m²



TECHNICAL SPECIFICATIONS

Dimensions	2 x 1020 x 400 cm
Roof type	Gable roof
Number of rooms	4
Integrated terrace	No
Building footprint	2 x 40,8 m²

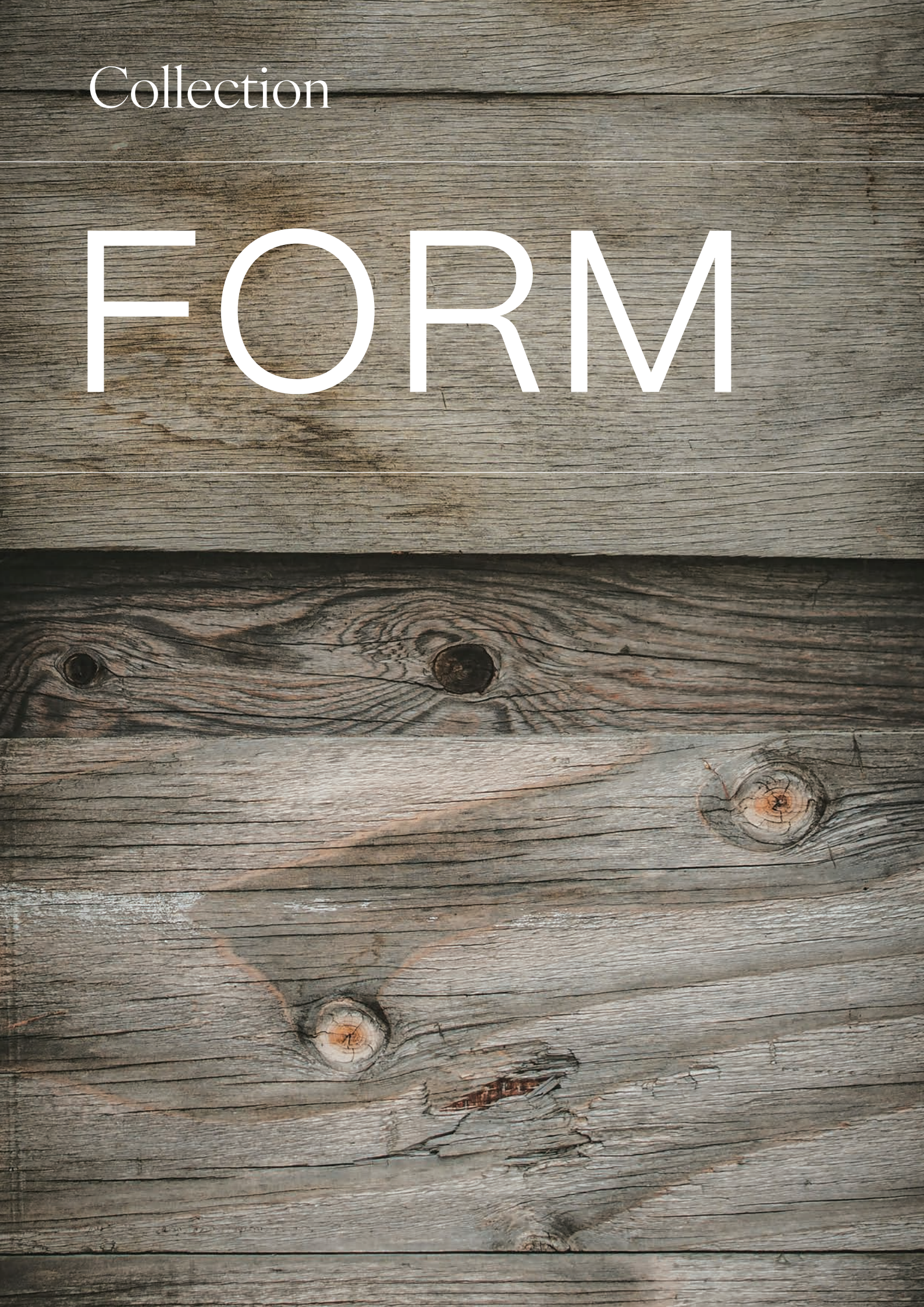
Form is based on a familiar, classic house shape, with a simple gable roof and a clean exterior.

Its compact layout is designed for leisure stays and works particularly well in holiday parks and clustered retreat settings.



Collection

FORM



Light & Sheltered



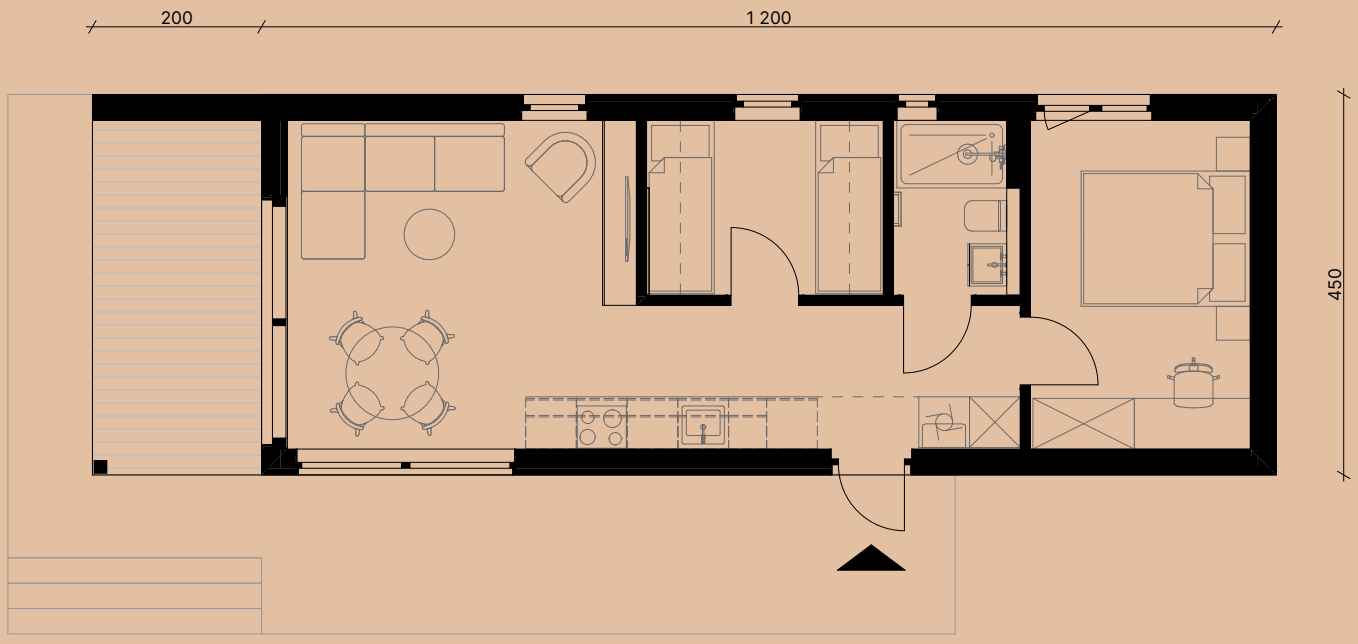
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Flagship Model



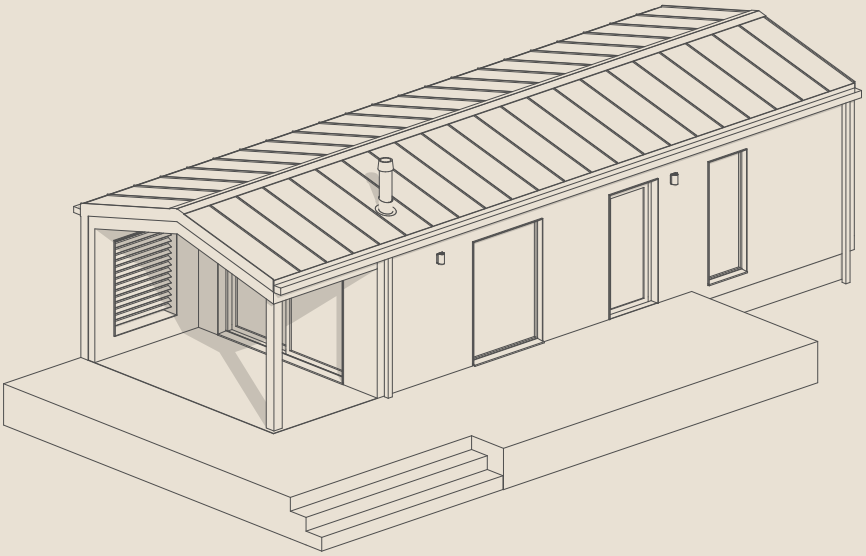
3-Room home,
450 cm wide variant

TECHNICAL SPECIFICATIONS

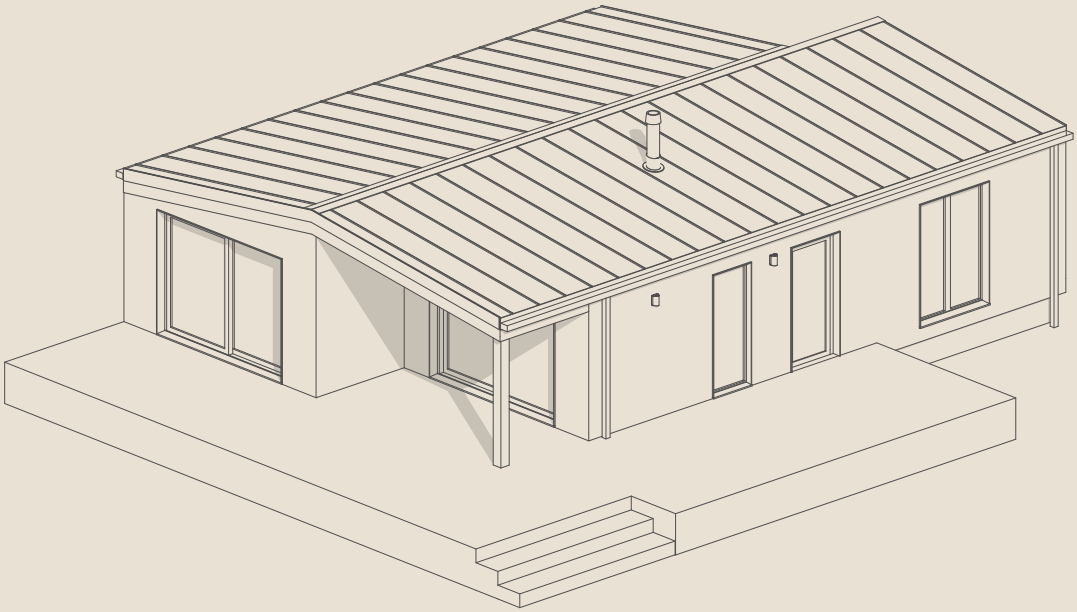
Dimensions	450 x 1400 cm
Roof type	Gable roof
Number of rooms	3
Integrated terrace	No
Building footprint	63 m²

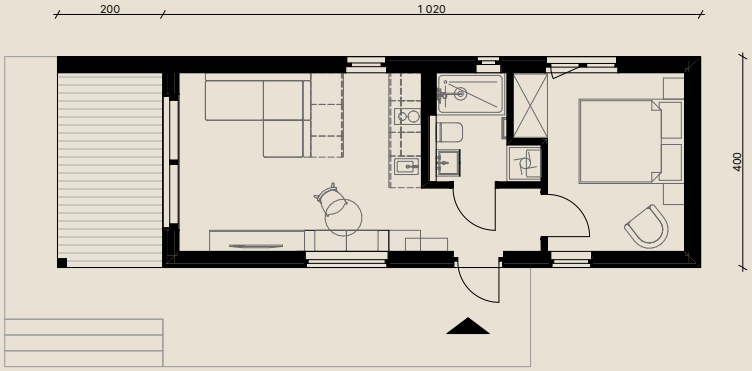
Example Configurations

House S (4)



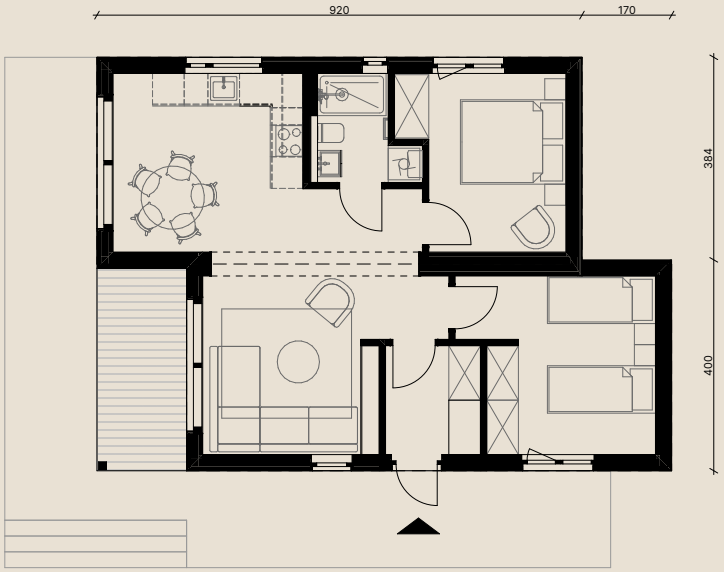
House Duo





TECHNICAL SPECIFICATIONS

Dimensions	1220 x 400 cm
Roof type	Gable roof
Number of rooms	2
Integrated terrace	Yes
Building footprint	48,8 m²

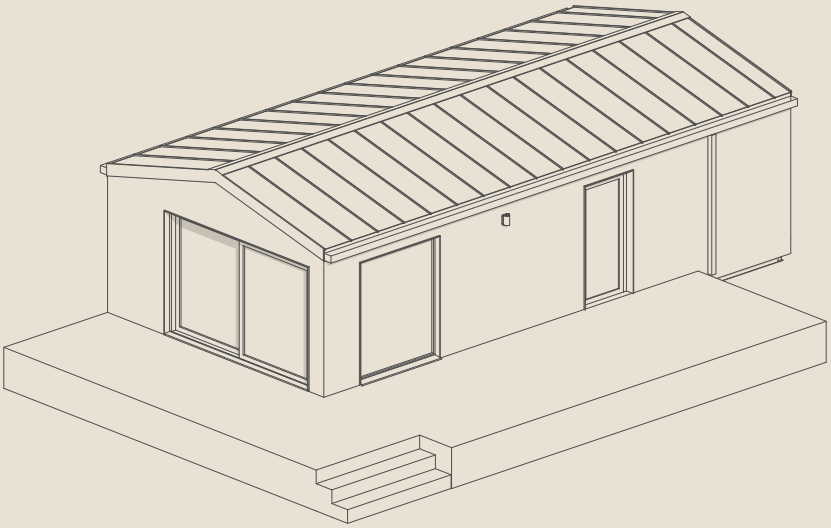


TECHNICAL SPECIFICATIONS

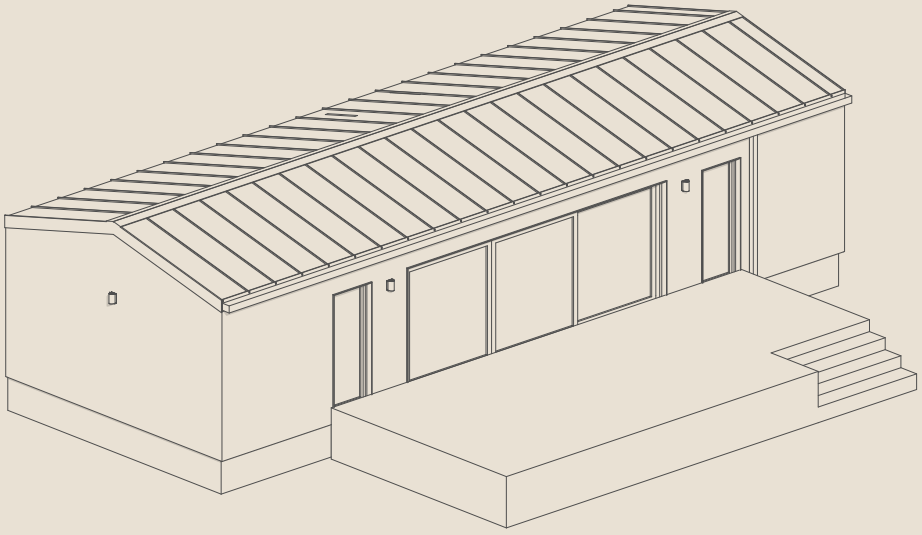
Dimensions	920 x 384 cm, 1020 x 400 cm
Roof type	Gable roof
Number of rooms	3
Integrated terrace	Yes
Building footprint	78,9 m²

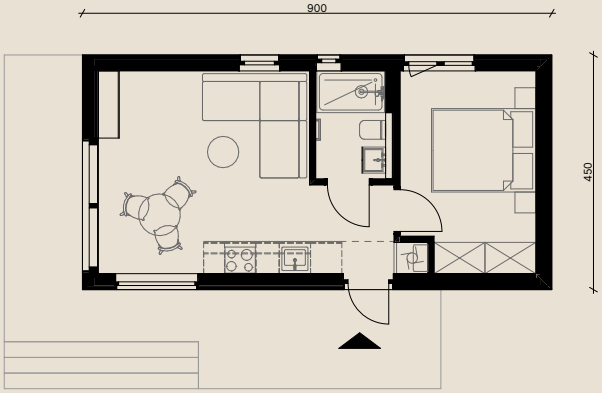
Example Configurations

House S (4.5)



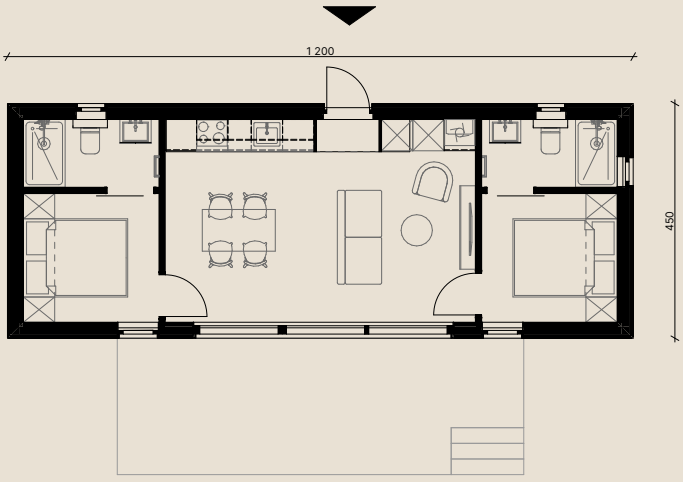
House L (4.5)





TECHNICAL SPECIFICATIONS

Dimensions	900 x 450 cm
Roof type	Gable roof
Number of rooms	2
Integrated terrace	No
Building footprint	40,5 m²

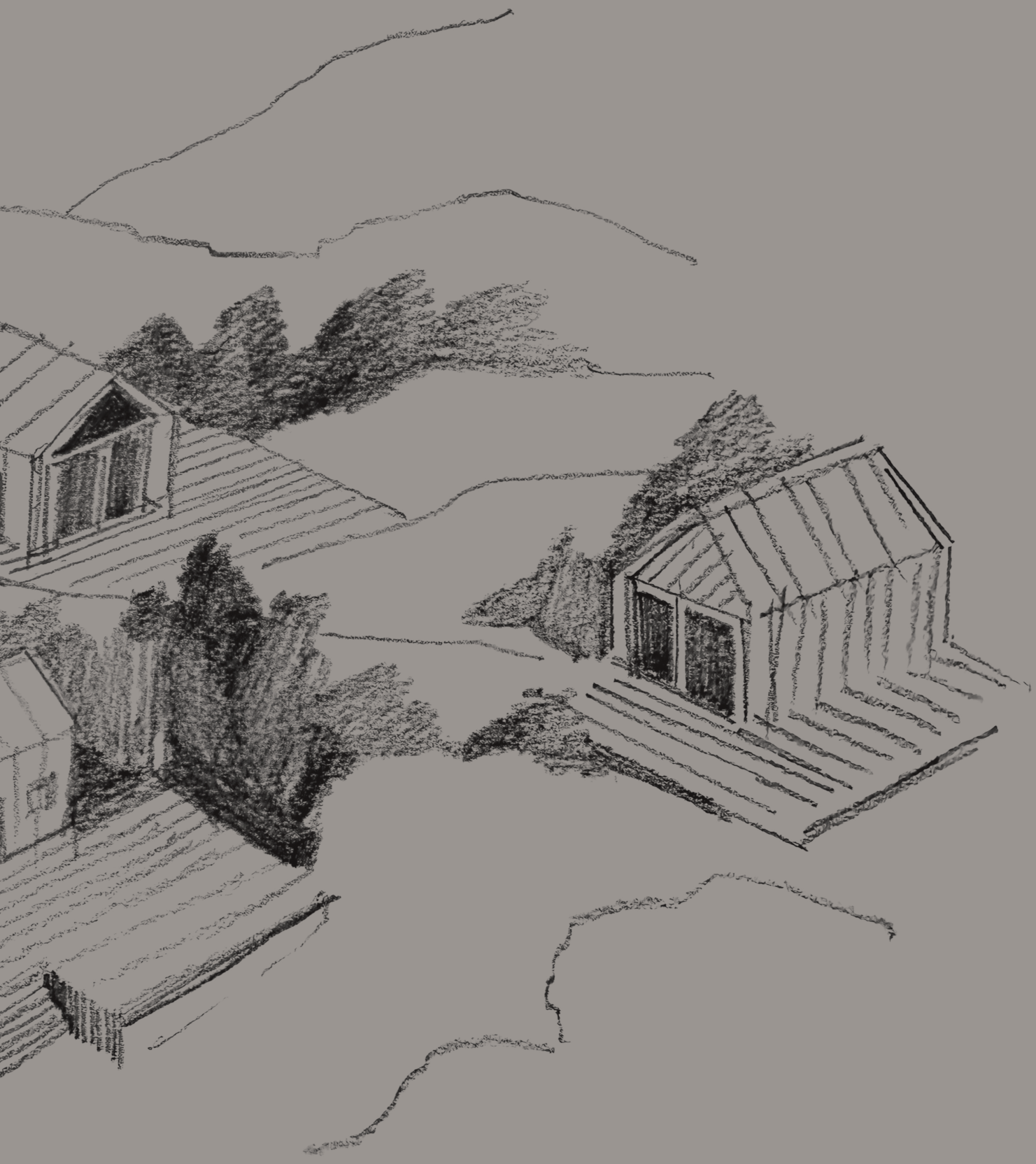


TECHNICAL SPECIFICATIONS

Dimensions	1200 x 450 cm
Roof type	Gable roof
Number of rooms	3
Integrated terrace	No
Building footprint	54,0 m²

Configuration and product specifications



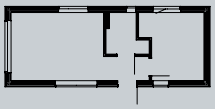


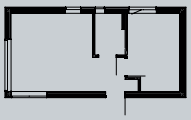
Configure your home

01

Size
Choose the dimensions and functional layout of your home

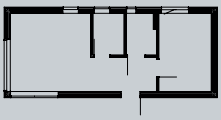
2-room home
SINGLE TYPE (S)





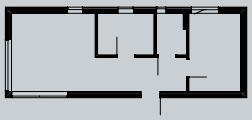
2-room home with a separate utility room SINGLE TYPE (M)



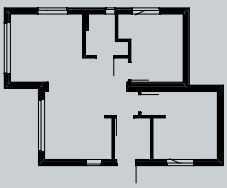


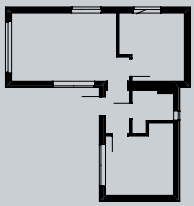
3-room home
SINGLE TYPE (L)





3-room home
DUO TYPE (L / XL)





02

Roof Geometry
Choose a roof type that suits your preferences and complies with local planning regulations

SINGLE TYPE

Mono-pitched



Symmetrical gable roof

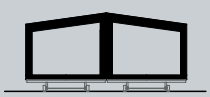


Flat roof



DUO TYPE

Mono-pitched



Flat roof

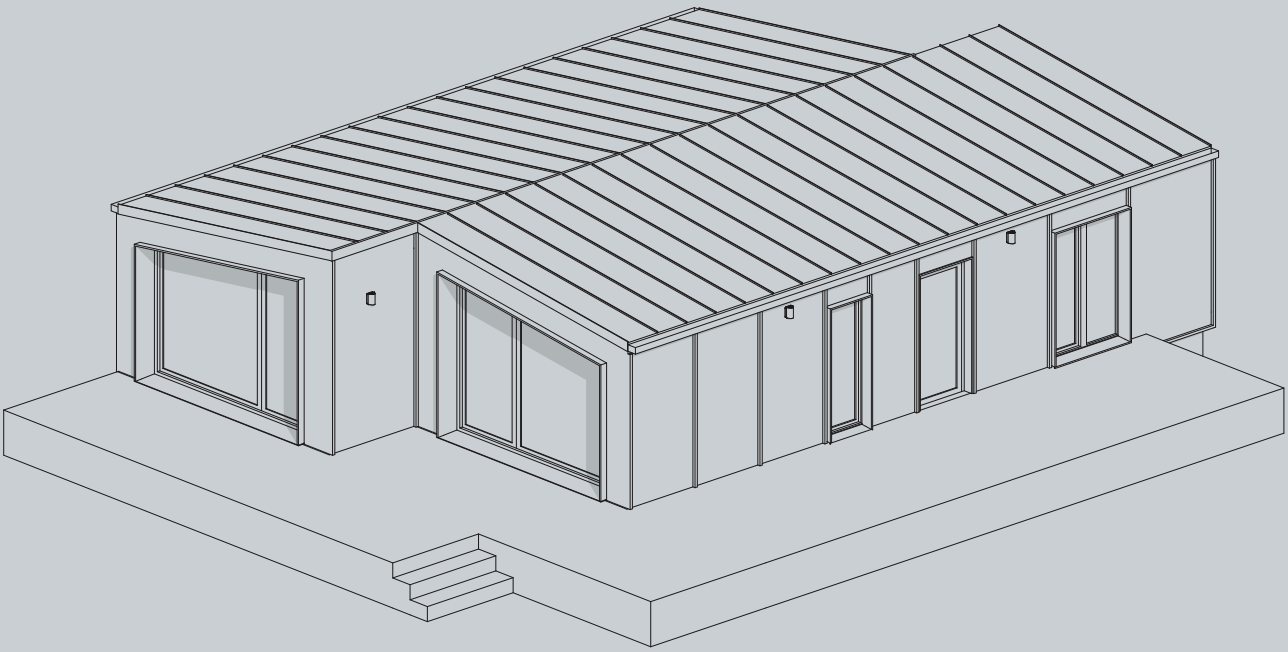


03

Finishes

Choose the finishes that reflect your preferences and best suit the character of your plot





Finishes

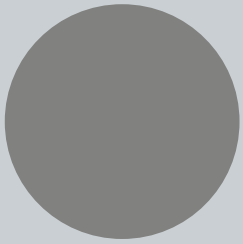
Exterior Materials – Roofing and window frames

Roof Finishes – Standing seam metal roofing / Roof tiles


RAL 7016


RAL 9004


RAL 9006

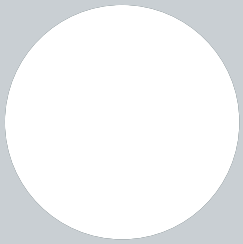

RAL 9007

Window Frame Finishes – PVC profile foils


Oak


Anthracite


Black


White

Exterior Materials – Facade cladding

Composite cladding



Natural Oak



Golden Oak

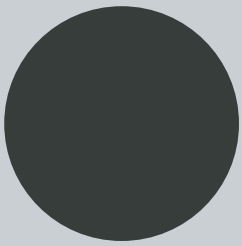


Warm Oak



Dark Oak

Complementary materials – HPL / MBP



Anthracite



Black

Exotic wood cladding



Natural



White



Ebony

Spruce / Pine wood cladding



Natural



White



Ebony

Interior Materials – Floor, wall and ceiling finishes

Wood-effect vinyl flooring



Light Oak



Natural Oak



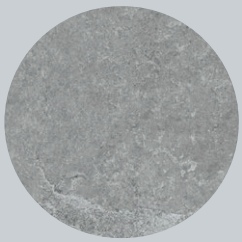
Warm Oak

Tile-effect flooring



Light Stone

Tiles



Stone



Travertine



Wood Effect

Ceiling finishes



Ceiling panels



Spruce three-layer panel – Clear lacquer



Spruce three-layer panel – Whitewashed

Wall finishes

White textured wallpaper



Grey textured wallpaper



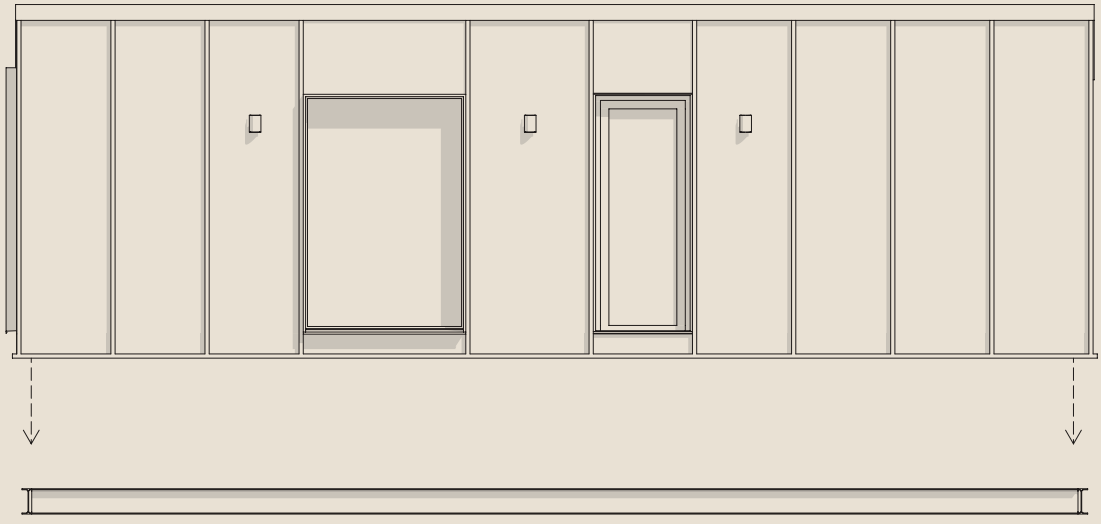
Spruce three-layer panel – Clear lacquer



Spruce three-layer panel – Whitewashed

Decorative wall panel

Frame types



Option A
Stationary Frame

Total house height
with stationary frame:
360 cm



Option B
Wheeled Frame

Total house height
with wheeled frame:
390 cm

Each house in the Leisure Collection can be supplied with either Option A or Option B.

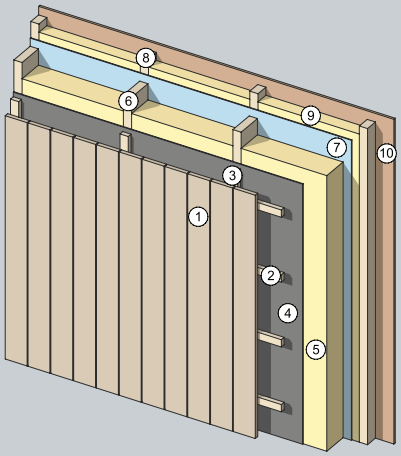
Construction

3D Building envelope layers – Energy-efficient

External Wall

1. Facade finish (wooden cladding)
2. Counter battens
3. Ventilation cavity / battens
4. Breather membrane
5. Thermal insulation – mineral wool, 150 mm
6. Structural timber – C24
7. Vapour barrier
8. Installation cavity
9. Thermal insulation – mineral wool, 70 mm
10. Interior lining

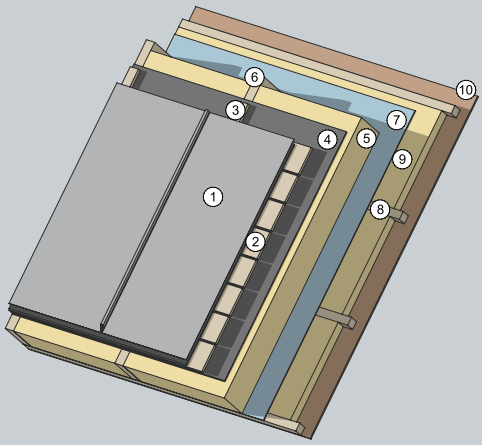
U-value = 0,19 W/(m²K)



Roof

1. Roof finish (standing seam metal roofing)
2. Roof boarding
3. Ventilation cavity / battens
4. Breather membrane
5. Thermal insulation – mineral wool, 250 mm
6. Structural timber – C24
7. Vapour barrier
8. Installation cavity
9. Thermal insulation – mineral wool, 70 mm
10. Interior lining

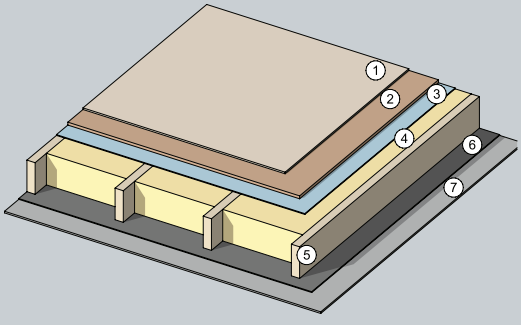
U-value = 0,14 W/(m²K)



Floor

1. Floor finish (vinyl flooring)
2. Structural board
3. Vapour barrier
4. Thermal insulation – mineral wool, 200 mm
5. Structural timber – C24
6. Breather membrane
7. Exterior lining

U-value = 0,21 W/(m²K)

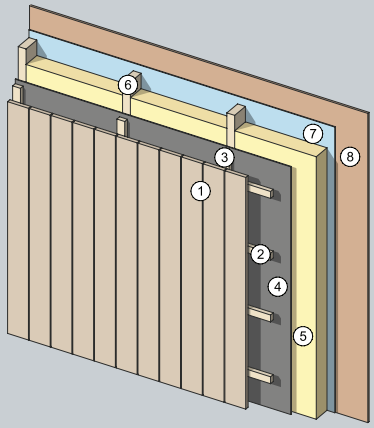


3D Building envelope layers – Standard

External Wall

1. Facade finish (wooden cladding)
2. Counter battens
3. Ventilation cavity / battens
4. Breather membrane
5. Thermal insulation – mineral wool, 100 mm
6. Structural timber – C24
7. Vapour barrier
8. Interior lining

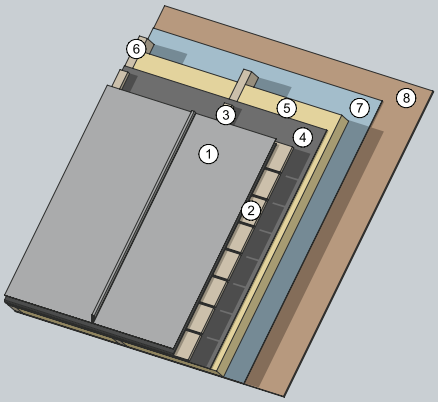
U-value = 0,37 W/(m²K)



Roof

1. Roof finish (standing seam metal roofing)
2. Roof boarding
3. Ventilation cavity / battens
4. Breather membrane
5. Thermal insulation – mineral wool, 100 mm
6. Structural timber – C24
7. Vapour barrier
8. Interior lining

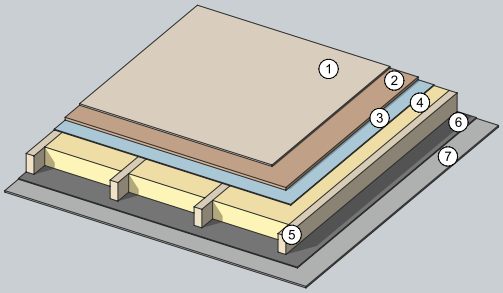
U-value = 0,41 W/(m²K)



Floor

1. Floor finish (vinyl flooring)
2. Structural board
3. Vapour barrier
4. Thermal insulation – mineral wool, 120 mm
5. Structural timber – C24
6. Breather membrane
7. Exterior lining

U-value = 0,32 W/(m²K)



Specifications

Energy Performance Standards

CATEGORY	AVAILABLE OPTIONS	
ENERGY-EFFICIENT	Thermal insulation	Mineral wool / rock wool External walls: 220 mm Floor: 200 mm Roof: 320 mm
	Windows & doors	PVC, triple glazing, single-sided colour HS sliding doors, PVC, triple glazing, single-sided colour
	Heating & domestic hot water	Multi-split air conditioning system + electric boiler
	Ventilation	Mechanical, decentralised ventilation Wall-mounted heat recovery units
STANDARD	Thermal insulation	Mineral wool / rock wool External walls: 100 mm Floor: 120 mm Roof: 100–250 mm
	Windows & doors	PVC, double glazing, single-sided colour HS sliding doors, PVC, double glazing, single-sided colour
	Heating & domestic hot water	Dual-function gas boiler + wall-mounted water heaters
	Ventilation	Natural ventilation with mechanical assistance Window trickle vents + wall-mounted extract fans

Exterior Finishes

CATEGORY	AVAILABLE OPTIONS
Roof Finishes	I: Standing seam metal roofing (pitched roof) II: Metal roof tiles (pitched roof) III: PVC roofing membrane (flat roof)
Facade Finishes	I: Timber cladding – spruce / pine II: Timber cladding – exotic wood III: Vinyl siding – standard range IV: Vinyl siding – premium range V: Standing seam metal cladding VI: Additional accents – HPL / MBP panels
Optional Extras	Integrated terrace (available on request) Smart home system PV panels – pre-installation provisions (panels not included) Freestanding fireplace





Interior Finishes

CATEGORY	AVAILABLE OPTIONS
Floor Finishes	Vinyl flooring
Wall Finishes	I: Vinyl wallpaper II: Three-layer natural wood panels III: Wall panels
Ceiling Finishes	I: Ceiling panels II: Three-layer natural wood panels
Bathroom Finishes (Floor and Wall Tiles)	I: Porcelain tiles – standard range II: Porcelain tiles – premium range III: Bathroom wall panels

Interior Equipment

CATEGORY	AVAILABLE OPTIONS
Interior Doors	White rebated doors with door frames
Skirting Boards	60 mm high, white
Lighting	Ceiling spotlights, white Wall-mounted reading lights, white LED under-cabinet lighting (kitchen) Exterior wall lights, anthracite / grey
Built-in Furniture	Construction: 18 mm furniture board Finish: Laminate Cabinet hinges and drawer systems Handles: Edge pull handles
Kitchen Appliances	Fridge with freezer compartment (built-in) Induction hob (installation by customer) Kitchen extractor hood (built-in) Oven Dishwasher Washing machine (optional)
Electrical Sockets & Switches	Interior sockets and switches: white or anthracite Exterior sockets and switches: anthracite or grey
Kitchen Fittings	Worktop: 38 mm board Finish: Laminate Inset sink Deck-mounted kitchen tap
Window Accessories	I: None II: Interior blinds III: Pleated blinds
Freestanding Furniture	None
Bathroom Equipment	Washbasin with vanity unit Deck-mounted washbasin tap (3 colour options) Compact toilet Surface mounted shower mixer (3 colour options) Sliding shower door (3 colour options) Wall-hung toilet with concealed cistern and flush plate Mirror Wall-mounted electric towel radiator

ONSO™

Leisure Collections 2026

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Manufactured by:

TLC Unit Sp. z o.o.
Poprzeczna 11A,
75–841 Koszalin, Poland

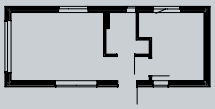
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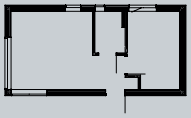
Skonfiguruj swój dom

01

Rozmiar
Wybierz gabaryt i układ funkcjonalny domu

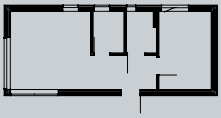
Dom 2-pokojowy SINGLE (S)





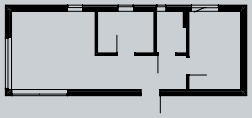
Dom 2-pokojowy z wydzielonym pomieszczeniem technicznym SINGLE (M)



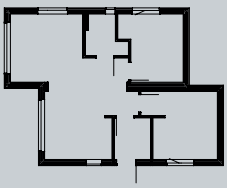


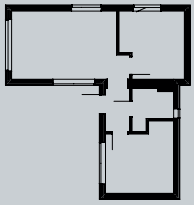
Dom 3-pokojowy SINGLE (L)





Dom 3-pokojowy typu DUO (L / XL)





02

Geometria dachu
Wybierz geometrię dachu, która odpowiada Twoim preferencjom oraz wymogom planu miejscowego

SINGLE

Jednospadowy



Dwuspadowy symetryczny

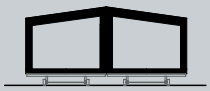


Płaski



DUO

Jednospadowy



Płaski



03

Wykończenia
Wybierz stylistykę wykończenia domu, które odpowiada preferencjom oraz najlepiej pasuje do Twojej działki



