



VITA MODULAR

TYPICAL LAYOUT

1 Bedroom Annexe

6.0 m × 4.0 m · 24 m²

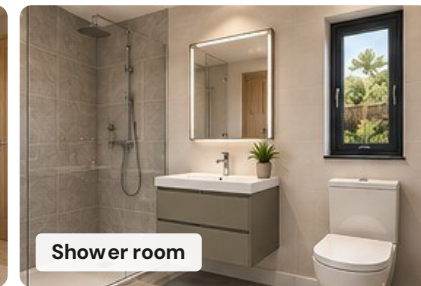
From **£54,790** inc. VAT

Our most popular annexe, and the one that fits a standard terrace garden. A self-contained home with a double bedroom, shower room, fitted kitchen and open-plan living space.

BEDROOM	SHOWER ROOM	KITCHEN / LIVING
2.6 × 2.5 m	2.6 × 1.5 m	3.4 × 4.0 m

BESPOKE SPACES. BUILT BETTER.

VITA-MODULAR.CO.UK · SALES@VITA-MODULAR.CO.UK · 0330 133 7209



BESPOKE SPACES.
BUILT BETTER.

TYPICAL LAYOUT

1 Bedroom Annexe

6.0 m (W) × 4.0 m (D) = 24 m²

From **£54,790** inc. VAT

- Bedroom**
2.6 x 2.5 m (6.5 m²)
- Kitchen / Living**
3.4 x 4.0 m (13.6 m²)
- Shower Room**
2.6 x 1.5 m (3.9 m²)
- Total floor area**
24 m²

- 100% bespoke — any size, layout or finish
- Around 6 weeks on site
- No cranes or heavy plant needed
- Caravan Act or Building Regs · 0% VAT
- 10-year structural warranty
- Ideal for elderly parents, family or rental income

Typical layout shown for illustration. Every Vita annexe is designed bespoke around your plot, with internal dimensions confirmed at survey.



VITA MODULAR

TYPICAL LAYOUT

2 Bedroom Annexe

8.0 m × 5.0 m · 40 m²

From **£85,990** inc. VAT

Room for a couple, or a parent with space for grandchildren to stay. Two bedrooms, a full bathroom and a generous L-shaped kitchen and living space.

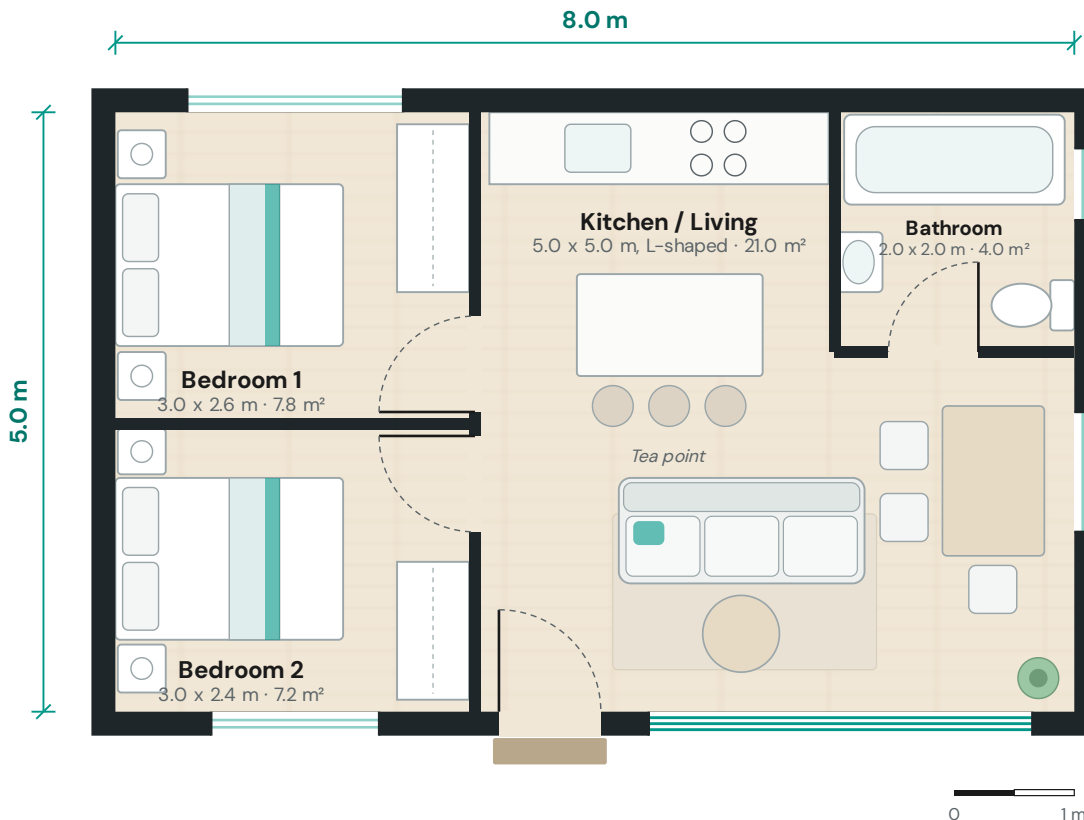
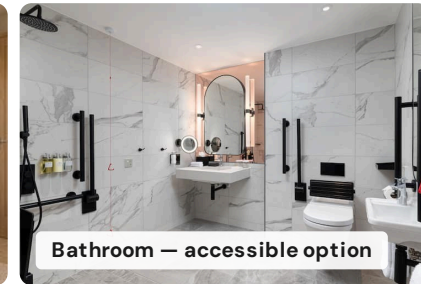
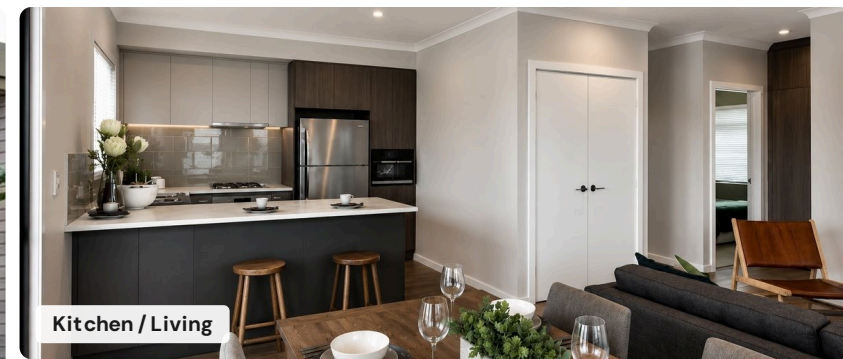
BEDROOM 1
3.0 × 2.6 m

BEDROOM 2
3.0 × 2.4 m

BATHROOM
2.0 × 2.0 m

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TYPICAL LAYOUT

2 Bedroom Annexe

8.0 m (W) × 5.0 m (D) = 40 m²

From **£85,990** inc. VAT

- Bedroom 1**
3.0 x 2.6 m (7.8 m²)
- Bedroom 2**
3.0 x 2.4 m (7.2 m²)
- Kitchen / Living**
5.0 x 5.0 m, L-shaped (21.0 m²)
- Bathroom**
2.0 x 2.0 m (4.0 m²)
- Total floor area**
40 m²

- 100% bespoke — any size, layout or finish
- Around 6 weeks on site
- No cranes or heavy plant needed
- Caravan Act or Building Regs · 0% VAT
- 10-year structural warranty
- Ideal for elderly parents, family or rental income

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VITA MODULAR

TYPICAL LAYOUT

3 Bedroom Annexe

10.0 m × 5.0 m · 50 m²

From **£105,490** inc. VAT

A complete family home within the garden, suited to larger plots. Three bedrooms, a full bathroom and a 20 m² kitchen and living space opening onto the garden.

BEDROOM 1

3.0 × 3.0 m

BEDROOMS 2 & 3

3.0 × 2.6 / 2.4 m

BATHROOM

3.0 × 2.0 m

BESPOKE SPACES. BUILT BETTER.

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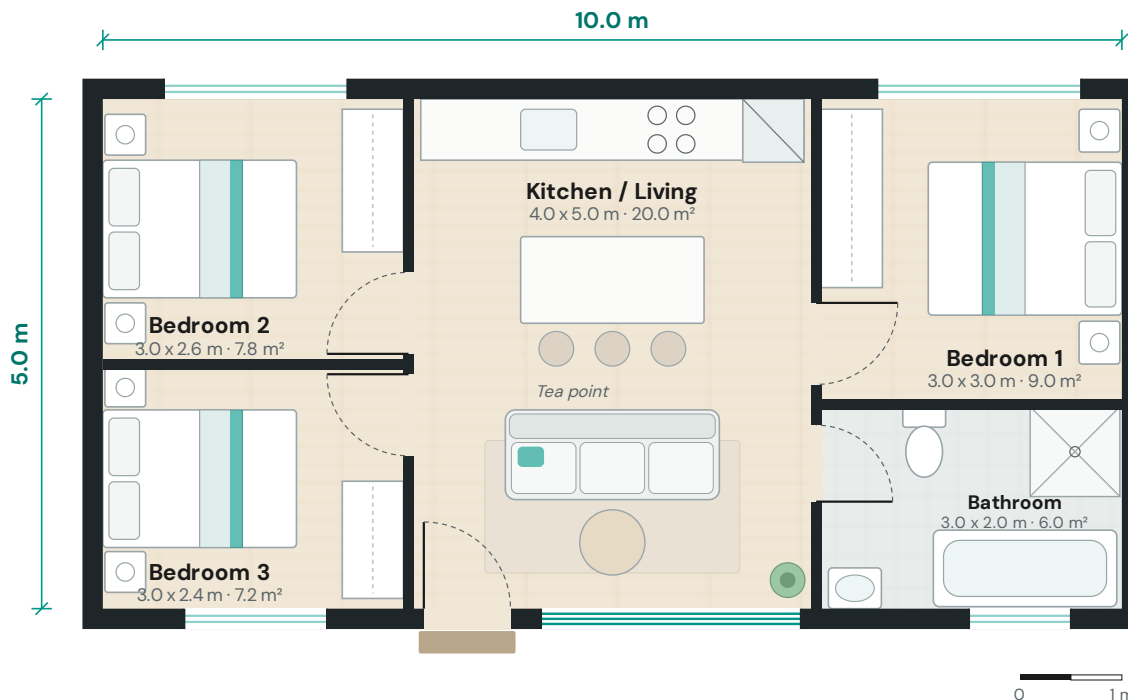
Kitchen / Living



Principal bedroom



Bathroom



BESPOKE SPACES.
BUILT BETTER.

TYPICAL LAYOUT

3 Bedroom Annexe

10.0 m (W) × 5.0 m (D) = 50 m²

From **£105,490** inc. VAT

- Bedroom 1**
3.0 x 3.0 m (9.0 m²)
- Bedroom 2**
3.0 x 2.6 m (7.8 m²)
- Bedroom 3**
3.0 x 2.4 m (7.2 m²)
- Kitchen / Living**
4.0 x 5.0 m (20.0 m²)
- Bathroom**
3.0 x 2.0 m (6.0 m²)
- Total floor area**
50 m²

- 100% bespoke — any size, layout or finish
- Around 6 weeks on site
- No cranes or heavy plant needed
- Caravan Act or Building Regs · 0% VAT
- 10-year structural warranty
- Ideal for elderly parents, family or rental income

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NEXT STEP

Build your own bespoke quotation

The layouts in this document are starting points, not a fixed range. **Every Vita annexe is made to order** — any size, any layout, any external finish — so the quickest way to price the annexe you actually want is to build it yourself using our **instant fixed price quotation form**.

It takes a few minutes, there is no obligation, and the figure you receive is itemised rather than a guide price.

1 Choose your size and build type

Set the floor area you need and select a Caravan Act or Building Regulations build.

2 Add the options that apply

Kitchen and bathroom installation, internal partitions, service connections, roof and cladding upgrades, decking and canopies.

3 Receive your fixed price

An itemised quotation by email, valid for 28 days, with our Price Beat Guarantee behind it.

What your quotation includes

- ✓ A fixed price for the base build at a transparent rate per m²
- ✓ Every optional item priced openly — no provisional sums
- ✓ Install duration and lead time for your project
- ✓ Full specification of what is and is not included
- ✓ 10-year structural warranty as standard

START YOUR QUOTATION

vita-modular.co.uk

sales@vita-modular.co.uk

0330 133 7209

Price Beat Guarantee. Found a genuine like-for-like annexe quotation for less? Send it over and we will beat it.