



Lifestyle barns built for the way you live

American style barns, shed homes, and Habitable Sheds. Built on your land, for how you actually use it.

At Karma Construction, we've developed a passion for shed and barn-style homes, combining the strength of steel portals with the warmth of timber framing. Finished with durable Colorsteel cladding and roofing, and natural timber detailing inside, our homes are designed to look great, work hard and require minimal maintenance.

WHAT WE BUILD

Lifestyle barns for every use

From working barns to barn homes. One local crew, one contract.

American style barns

High studs and raking timber ceilings, with wide clear spans.

Golf simulator rooms

The height and space for a full sim setup.

Man caves & woman caves

Wired, lined, and fitted out your way.

Garage & car storage

High-clearance space for cars, boats, and gear.



BARNs YOU CAN LIVE IN

Homes with a barn at heart

Barn homes built to code, for living in full-time or hosting.

Minimalist shed homes

Clean, simple, no wasted space.

Off-grid living homes

Solar, water, and power, off the mains.

Guest accommodation

Self-contained and ready for guests.

Rural retreat homes

Designed for relaxed living away from the city.

PRICING

Shed homes start from **\$3,000 per m²**. High-end barns from **\$4,800 per m²**, with timber ceilings and exposed beams. Final price depends on your site and spec.



The Process

We take care of the complicated stuff, so you can focus on what you want the space to become.

- 01

Talk it through

We meet you on your property, understand how you want to use the space, and work through the possibilities.
- 02

Design & consent

We turn the ideas into a practical design, coordinate the details and take care of the consent process.
- 03

We build it

Our local team brings it to life on site, with one point of contact from start to finish.
- 04

Move in & enjoy it

We finish the details, check everything over and hand you the keys. Barn homes come with a Halo 10-year residential guarantee.



WHY KARMA

Barns that last, built by neighbours

Not a national kitset company. Every barn is individually designed and built for you.

Bay of Plenty local

We know the land, councils, and weather.

Design and build, not kitset

One team, start to finish. No flat-pack.

Engineered for local wind zones

Built for the coastal wind zones.

Colorsteel materials

Steel that holds its colour for decades.



MATERIALS

Choose materials guaranteed to last 50 years

Materials chosen to last on the coast.



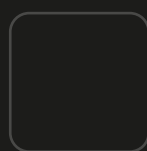
Colorsteel roofing & cladding

Holds its colour through salt air.



Timber linings & beams

Warm ceilings and exposed beams.



Dark steel profiles

Charcoal and black. Low maintenance.



Brick & feature walls

Recycled brick for fireplaces and features.

Off-grid barn homes, sorted from day one

Power, water, and warmth, off the mains.



Solar & battery

Roof solar and battery, sized to you.

Rainwater & tanks

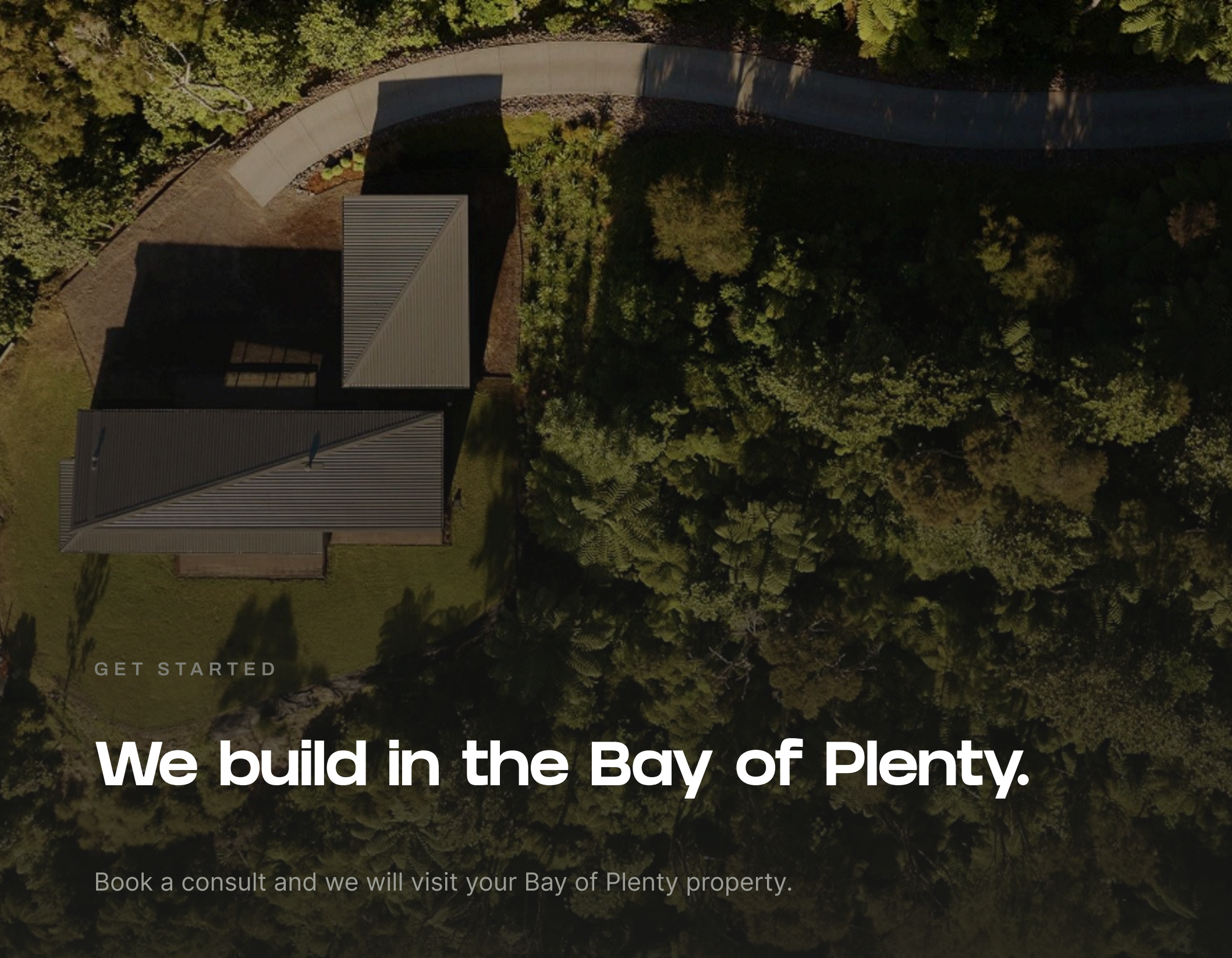
Rainwater collection with clean-water filtration.

Warmth & insulation

Insulation and heating for winter.

Wastewater & septic

Wastewater and septic, consented with the build.



GET STARTED

We build in the Bay of Plenty.

Book a consult and we will visit your Bay of Plenty property.

TALK TO US

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WHERE WE BUILD

Tauranga & rural surrounds
Te Puke & the coastal belt
Whakatāne & the eastern Bay of
Plenty



Karma
construction

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