

SPINKS
INVEST



POD Models

Residential

THE POD SYSTEM

A smarter way to build

Our **PODs** are precision-built off-site and assembled quickly on location, dramatically reducing build time compared to traditional construction.

With most of the work completed in a controlled factory environment, installation is fast, clean, and highly efficient — minimising noise, waste, and disruption to your site.

Designed for flexibility, **PODs** can be installed in remote or sensitive locations without the need for heavy construction or large site works.



**100%
RECYCLABLE**

1 YEAR
WARRENTY



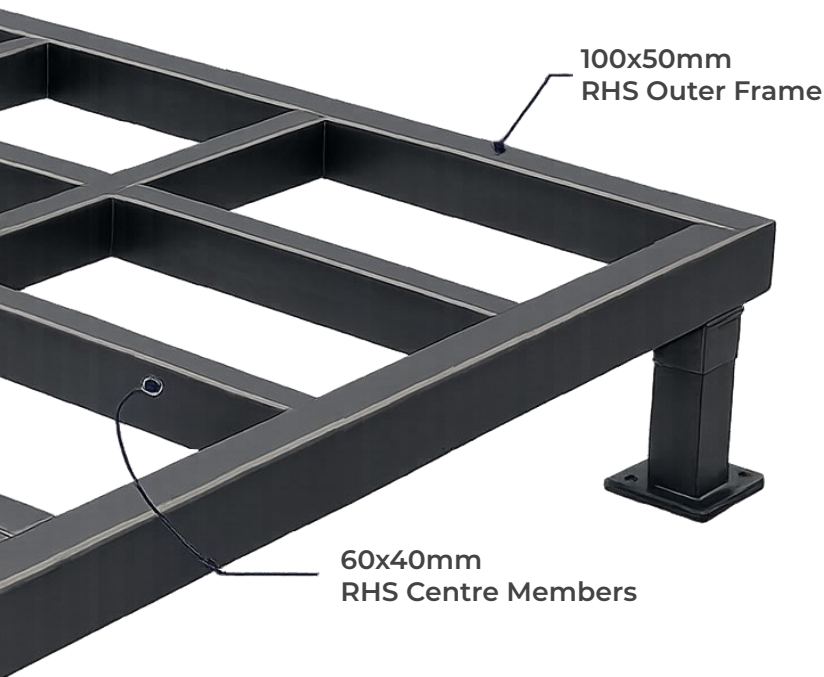
**MADE IN
KENYA**

WHAT IS A POD?

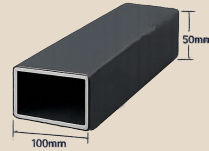
POD SUBFLOOR STRUCTURE

Strong foundation. Built to last.

Our PODs are built on a high-strength steel subframe system, designed for durability, easy transport, and long-term performance in any environment.

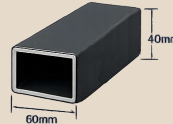


Subframe Specifications



100x50mm RHS Outer Frame

High-strength steel perimeter providing maximum durability and structural stability.



60x40mm RHS Centre Members

Internal steel supports designed for superior load distribution and rigidity across the floor.



Easy Transport & Access

Built in manageable sections that can be carried onto site by hand.

This allows installation in remote or hard-to-reach locations without the need for heavy trucks or machinery — reducing site disruption and preserving the natural environment.



Termite Proof

Steel construction means no rot, no warping, and nothing for termites to eat.



Extremely Durable

Engineered to withstand time, weather, and demanding conditions.



Built to Last Forever

A solid, stable foundation designed for long-term performance.



Low Maintenance

No timber. No decay. No ongoing structural concerns — just long-term peace of mind.

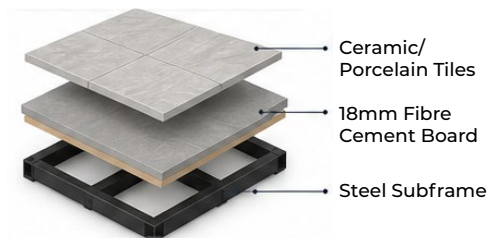
FLOOR BUILD-UP

Main Living Areas



Durable, comfortable, and moisture-resistant flooring system designed for everyday living.

Wet Areas (Bathrooms, Kitchens)



Waterproof, fire-resistant, and built to handle high-moisture environments.



HIGH LOAD CAPACITY



MOISTURE RESISTANT



FIRE RESISTANT



SOUND REDUCTION



CORROSION RESISTANT



Stronger from the ground up.

Our steel subframe system delivers unmatched strength, stability, and durability. No timber. No termites. No compromises. Just a better, smarter foundation.



100% RECYCLABLE

1 YEAR WARRANTY

MADE IN KENYA

WHAT IS A POD?

POD WALL & ROOF STRUCTURE

Built for strength. Designed for comfort.



**STRONG
STEEL FRAME**



**THERMAL
INSULATION**



**SOUND
REDUCTION**



**FIRE
RESISTANT**



**LIGHTWEIGHT
& EFFICIENT**

- 1 28G Charcoal Grey Iron Sheet**
Durable exterior cladding providing weather protection and a modern finish.
- 2 Outer Steel Layer (26-30G)**
Protective steel layer forming the exterior face of the insulated panel.
- 3 High Density EPS Core (75-150mm)**
Thermal insulation core for excellent temperature control and energy efficiency.
- 4 Inner Steel Layer (26-30G)**
Structural steel layer on the interior side of the insulated panel.
- 5 9mm Gypsum Board**
Smooth internal finish ready for painting or final decoration.

Note: This Construction is used for both Walls and Roofs across all POD models



**Stronger from the
ground up.**

Our steel subframe system delivers unmatched strength, stability, and durability.
No timber. No termites. No compromises. Just a better, smarter foundation.



**100%
RECYCLABLE**

**1 YEAR
WARRENTY**



**MADE IN
KENYA**



OUR POD MODELS

Designed to fit your needs

We offer a range of POD models to suit different uses — from compact living spaces to larger, fully equipped units. Each model is thoughtfully designed for comfort, efficiency, and modern living.

Flexible by design

While our models are standardised for speed and quality, we offer a level of customisation within each design. This allows you to tailor your POD without compromising build time or performance.

You can choose from a range of finishes, including:

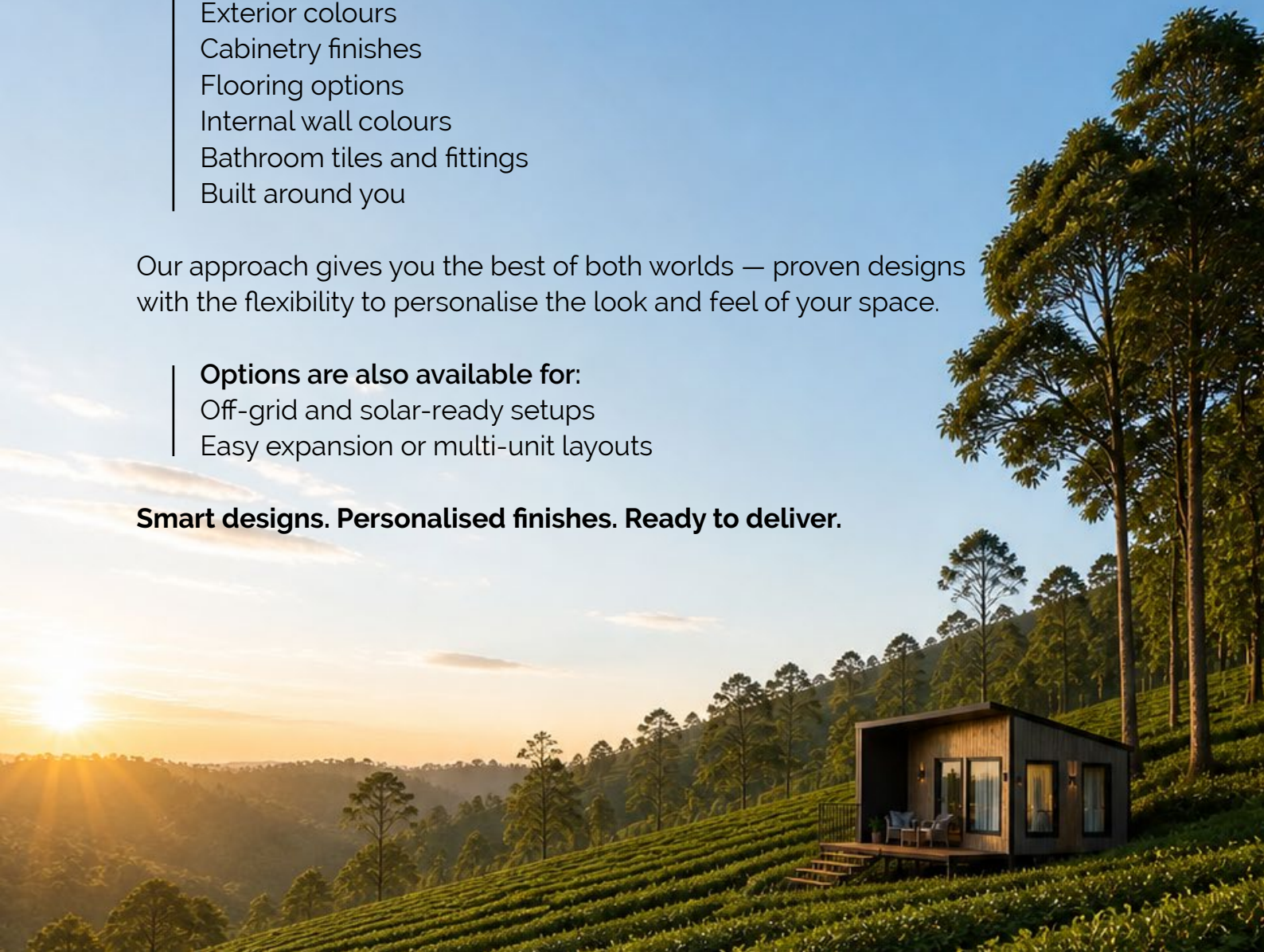
- Exterior colours
- Cabinetry finishes
- Flooring options
- Internal wall colours
- Bathroom tiles and fittings
- Built around you

Our approach gives you the best of both worlds — proven designs with the flexibility to personalise the look and feel of your space.

Options are also available for:

- Off-grid and solar-ready setups
- Easy expansion or multi-unit layouts

Smart designs. Personalised finishes. Ready to deliver.





Starting Price

2.59m

POD ZERO



1



1



17.4
square metres



Gable/
Single Pitch

Hotel Room



Transportation

Depending on Location

Kshs 60,000 - 120,000/=



On-site Logistics

Depending on Location

Kshs 100,000 - 200,000/=



Expected delivery

5 - 7 Weeks

Figures are inclusive of applicable Government Taxes. All Figures in Kenyan Shillings



*Shown with optional external wood cladding

Starting Price
3.64m

POD S1

Studio



1



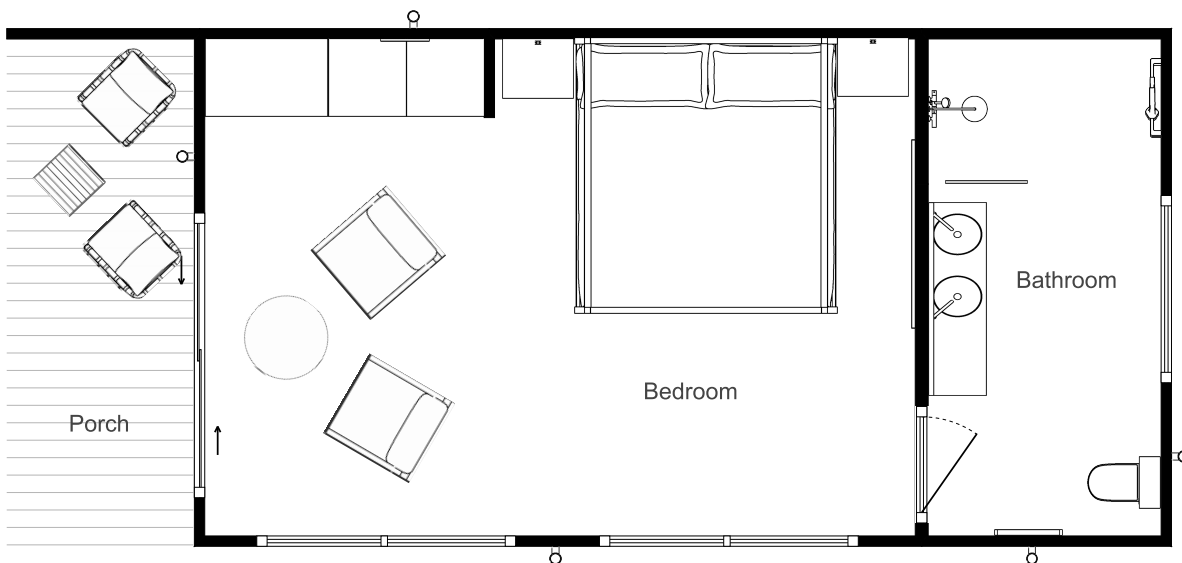
1



28
square
metres



Gable/
Single Pitch



Transportation

Depending on Location
Kshs 100,000 - 200,000/=



On-site Logistics

Depending on Location
Kshs 200,000 - 300,000/=



Expected delivery

6 - 8 Weeks

Figures are inclusive of applicable Government Taxes. All Figures in Kenyan Shillings



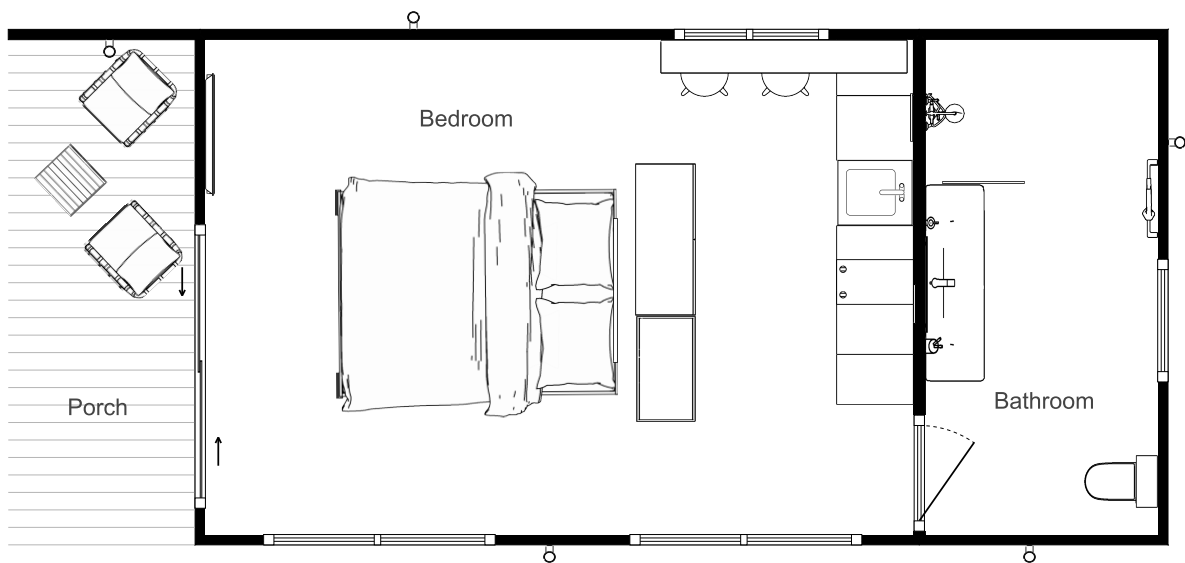
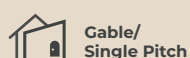
Starting Price
3.87m

POD S2

Studio



28
square
metres



Transportation

Depending on Location
Kshs 100,000 - 200,000/=



On-site Logistics

Depending on Location
Kshs 200,000 - 300,000/=



Expected delivery

6 - 8 Weeks

Figures are inclusive of applicable Government Taxes. All Figures in Kenyan Shillings



Starting Price
5.49m

POD S3



1



1



41
square
metres



Single
Pitch Roof

Premium Studio



Transportation

Depending on Location
Kshs 130,000 - 250,000/=



On-site Logistics

Depending on Location
Kshs 280,000 - 400,000/=



Expected delivery

9 - 10 Weeks

Figures are inclusive of applicable Government Taxes. All Figures in Kenyan Shillings

POD S3



*Shown with optional finishing upgrades

2026 MODEL



Starting Price
TBA

POD S4

Studio with Loft



1



1



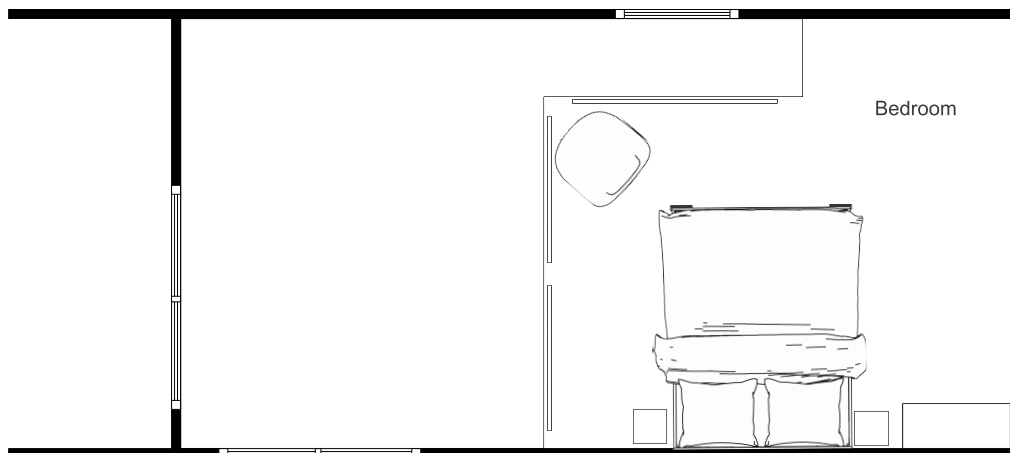
43
square
metres



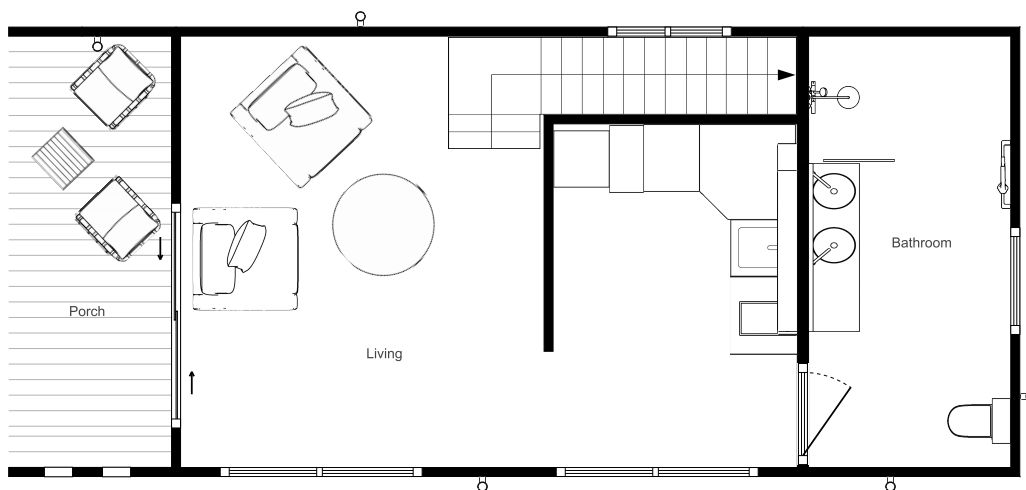
Gable
Roof



Loft



Lower Floor



POD S4



Transportation

Depending on Location
Kshs 150,000 - 250,000/=



On-site Logistics

Depending on Location
Kshs 280,000 - 400,000/=



Expected delivery

9 - 10 Weeks

Figures are inclusive of applicable Government Taxes. All Figures in Kenyan Shillings



Starting Price
4.09m

*Shown with optional exterior paint and gable roof

POD 1.1

One Bedroom Home



1



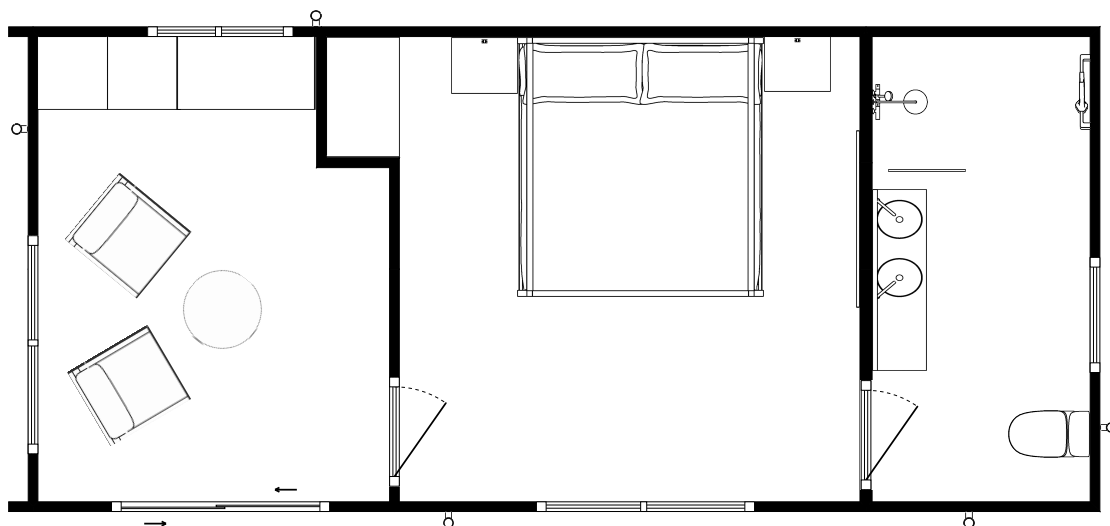
1



32
square
metres



Gable/
Single Pitch



Transportation

Depending on Location
Kshs 120,000 - 200,000/=



On-site Logistics

Depending on Location
Kshs 220,000 - 320,000/=



Expected delivery

6 - 8 Weeks

Figures are inclusive of applicable Government Taxes. All Figures in Kenyan Shillings

UPDATED PLAN



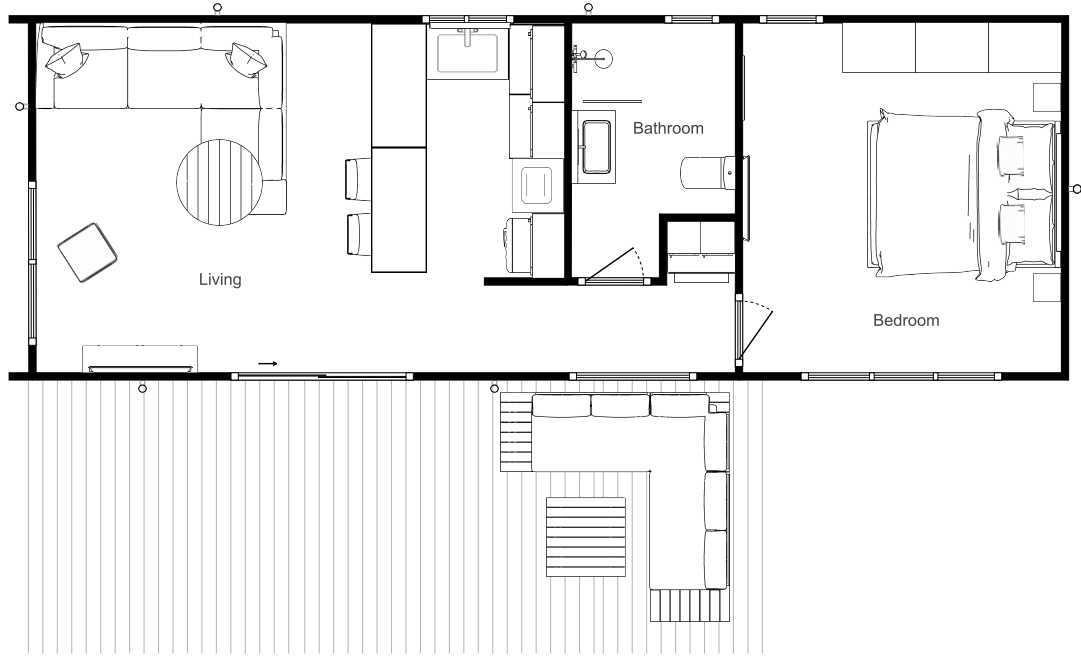
Starting Price
4.95m

*Shown with optional deck and deck cover

POD 1.2

One Bedroom Home

 1	 1	 41 square metres	 Gable/ Single Pitch
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 Transportation Depending on Location Kshs 130,000 - 240,000/=	 On-site Logistics Depending on Location Kshs 250,000 - 370,000/=	 Expected delivery 6 - 9 Weeks
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Figures are inclusive of applicable Government Taxes. All Figures in Kenyan Shillings

UPDATED PLAN



Starting Price
5.95m

*Shown with optional gable roof and dark colour wood

POD 1.3



2



1

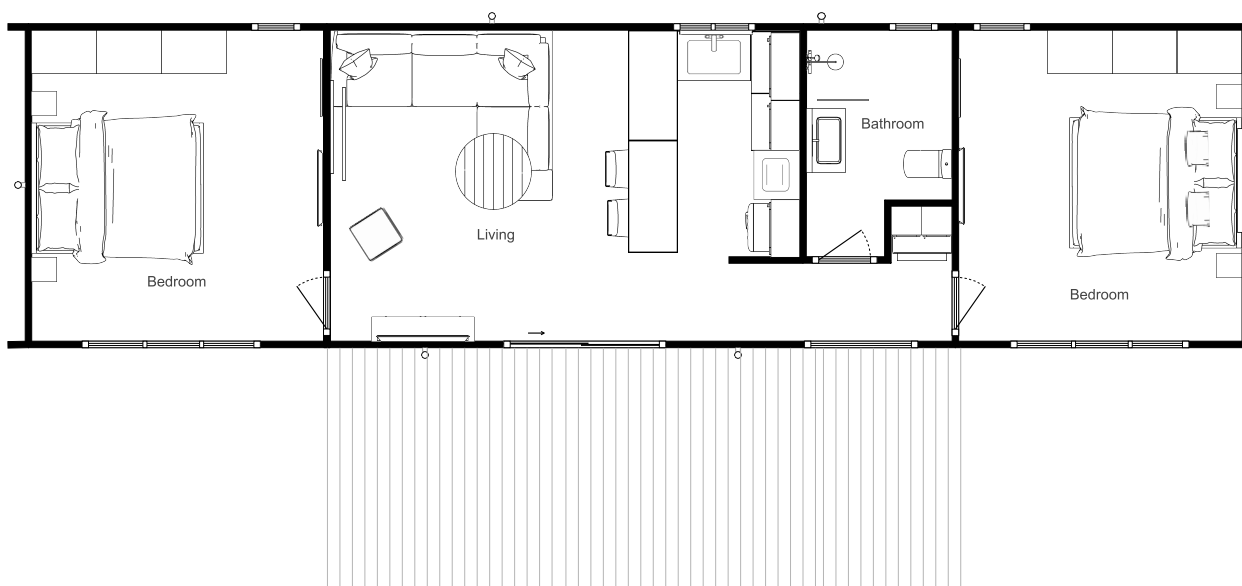


54
square
metres



Gable/
Single Pitch

Two Bedroom Home



Transportation

Depending on Location
Kshs 160,000 - 250,000/=



On-site Logistics

Depending on Location
Kshs 300,000 - 400,000/=



Expected delivery

7 - 9 Weeks

Figures are inclusive of applicable Government Taxes. All Figures in Kenyan Shillings

2026 MODEL



Starting Price
6.89m

#Shown with optional extended deck

POD 1.4



2



2



84
square
metres

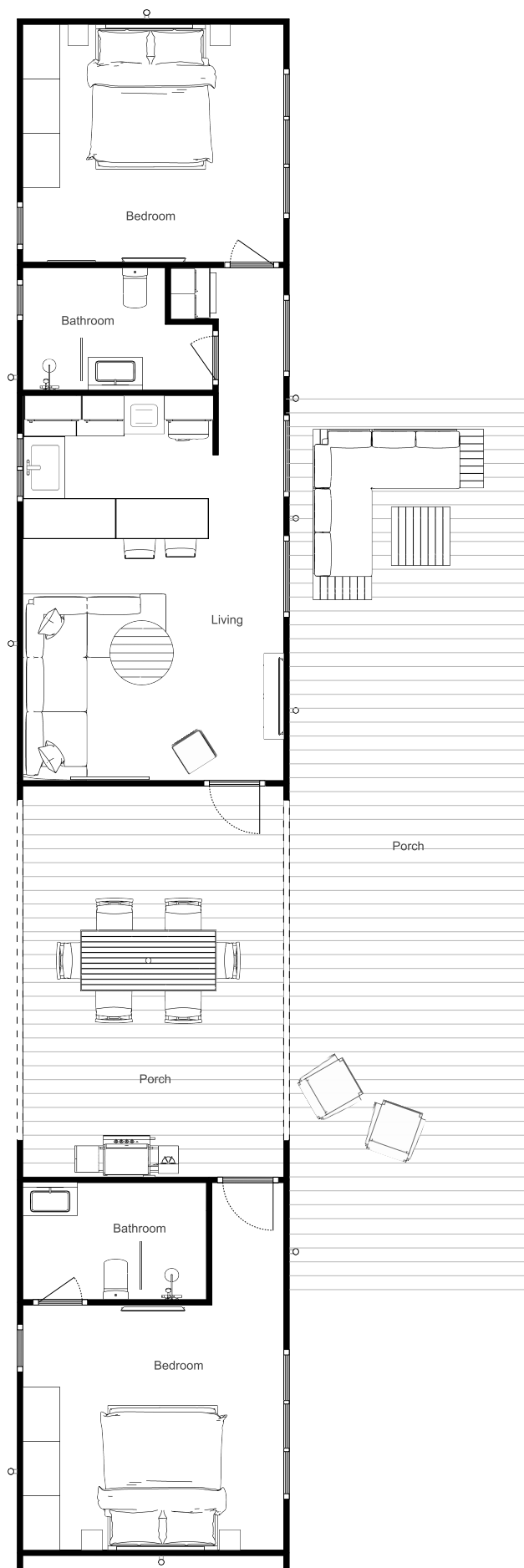


Gable/
Single Pitch

Two Bedroom Home



POD 1.4



Transportation

Depending on Location
Kshs 200,000 - 290,000/=



On-site Logistics

Depending on Location
Kshs 340,000 - 450,000/=



Expected delivery

7 - 10 Weeks

Figures are inclusive of applicable Government Taxes. All Figures in Kenyan Shillings

UPDATED PLAN



*Shown with optional exterior paint

Starting Price
6.99m

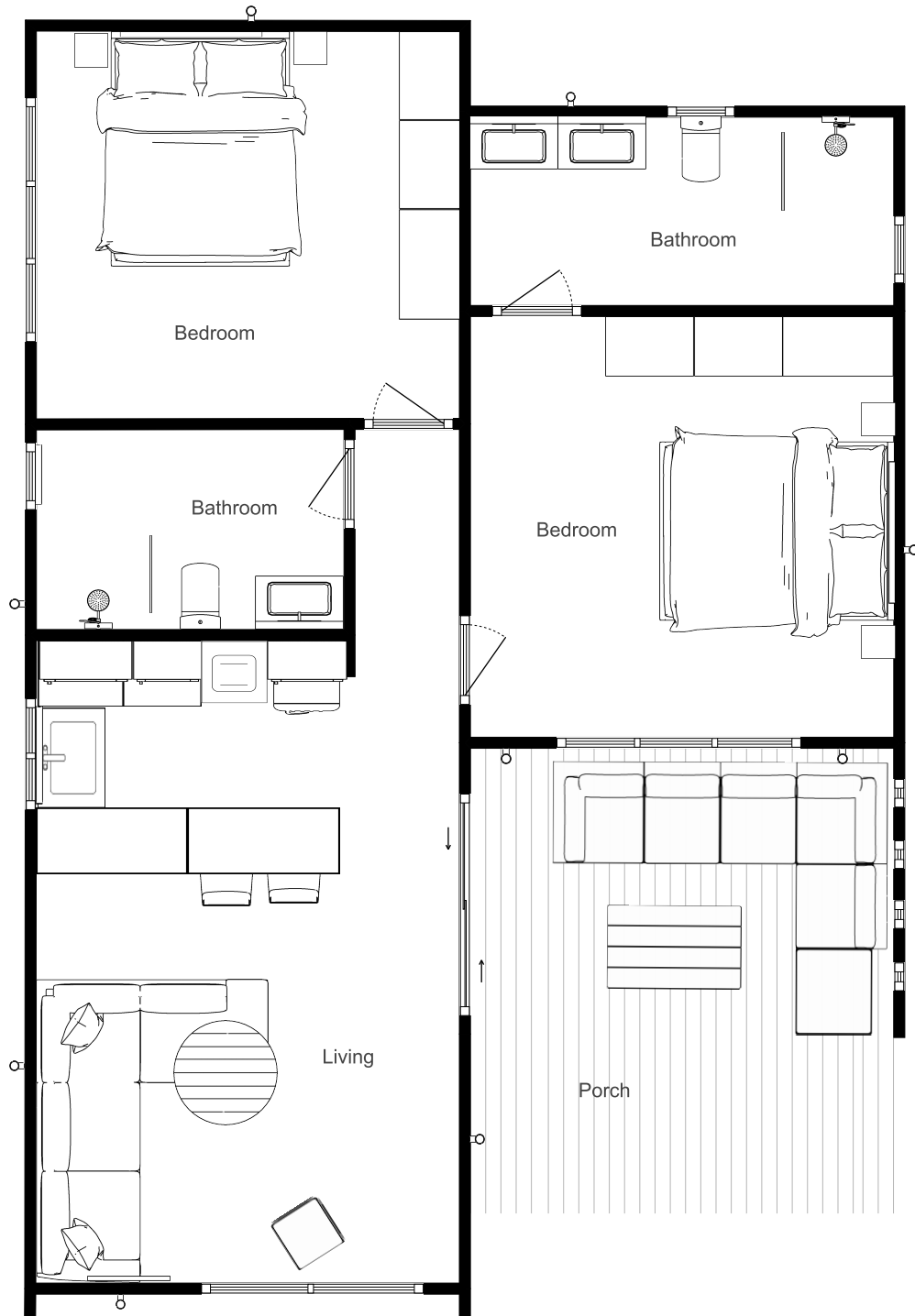
POD 2.1

Two Bedroom Home

2	2	61 square metres	Split Level Roof
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POD 2.1



Transportation

Depending on Location
Kshs 190,000 - 270,000/=



On-site Logistics

Depending on Location
Kshs 290,000 - 420,000/=



Expected delivery

7 - 10 Weeks

Figures are inclusive of applicable Government Taxes. All Figures in Kenyan Shillings

UPDATED PLAN



Starting Price
8.40m

*Shown with optional extended deck

POD 2.2

Two Bedroom Home



2



2

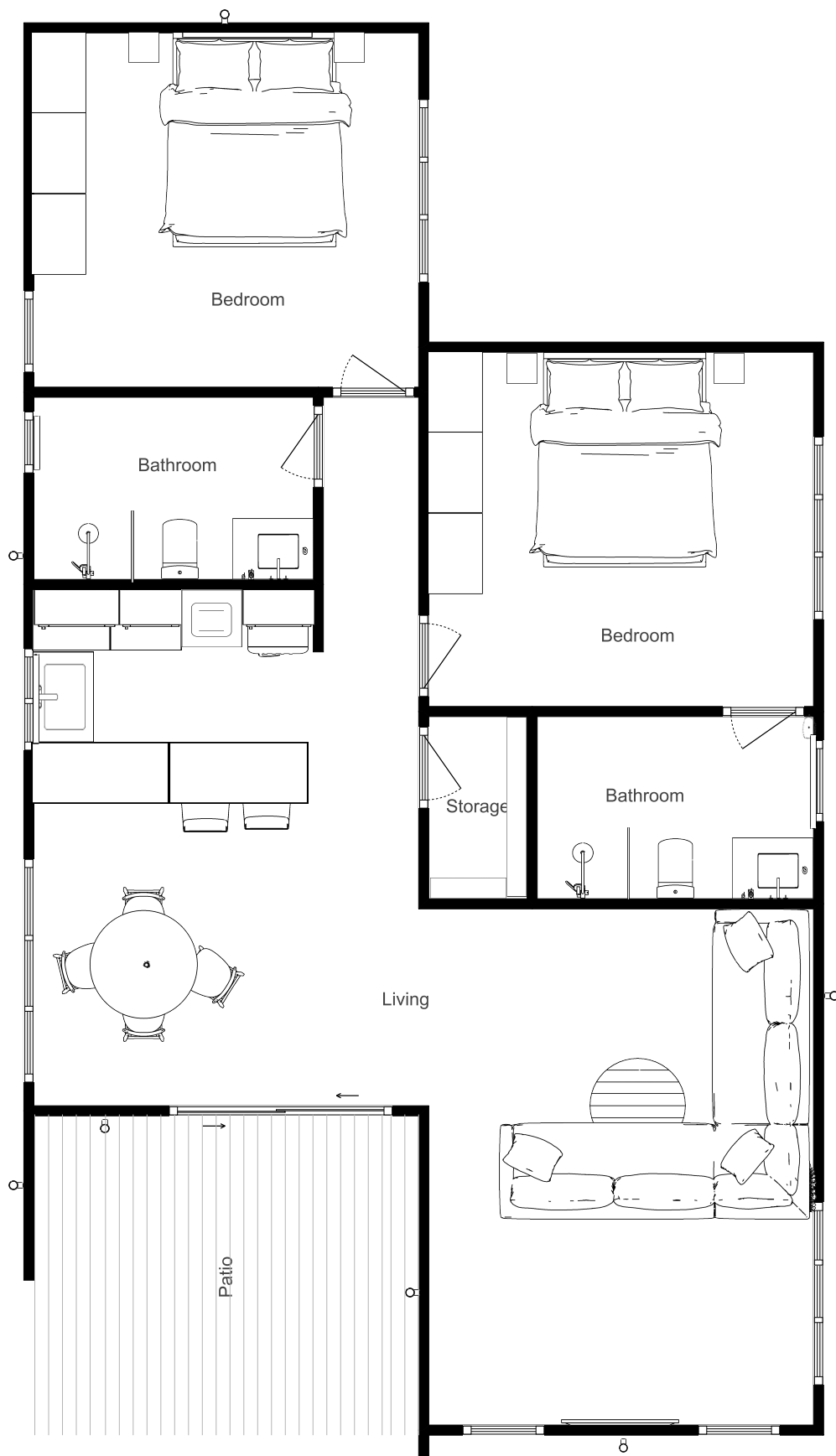


84
square
metres



Split Level
Roof





Transportation

Depending on Location
Kshs 210,000 - 340,000/=



On-site Logistics

Depending on Location
Kshs 320,000 - 450,000/=



Expected delivery

8 - 10 Weeks



Starting Price

10.15m

*Shown with optional exterior paint and extended deck

POD 2.3

Two Bedroom Home



2



2

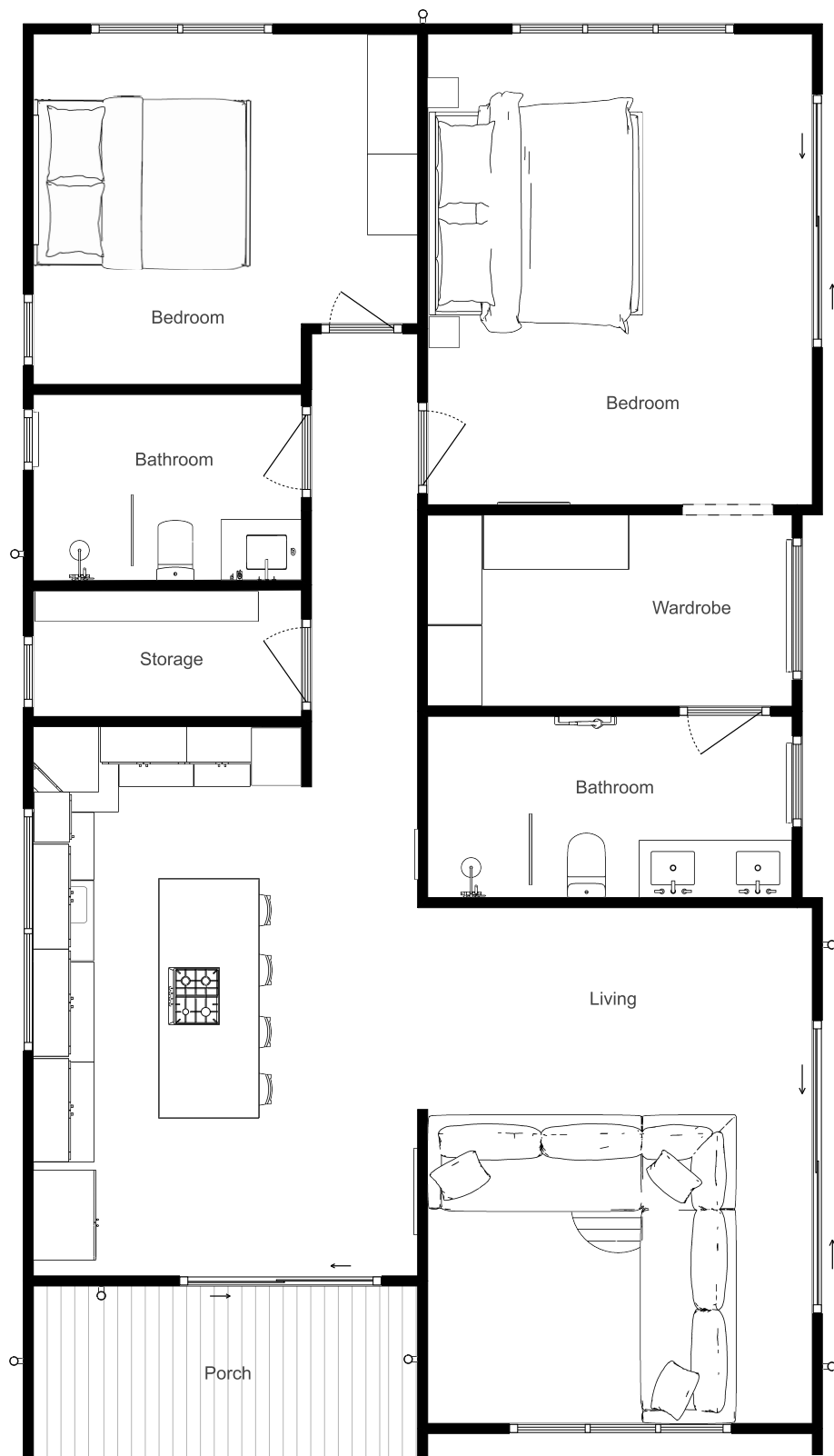


97
square
metres



Split Level
Roof





Transportation

Depending on Location
Kshs 230,000 - 360,000/=



On-site Logistics

Depending on Location
Kshs 400,000 - 550,000/=



Expected delivery

8 - 10 Weeks

Figures are inclusive of applicable Government Taxes. All Figures in Kenyan Shillings



Starting Price
9.59m

POD 2.4



3



2



93
square
metres

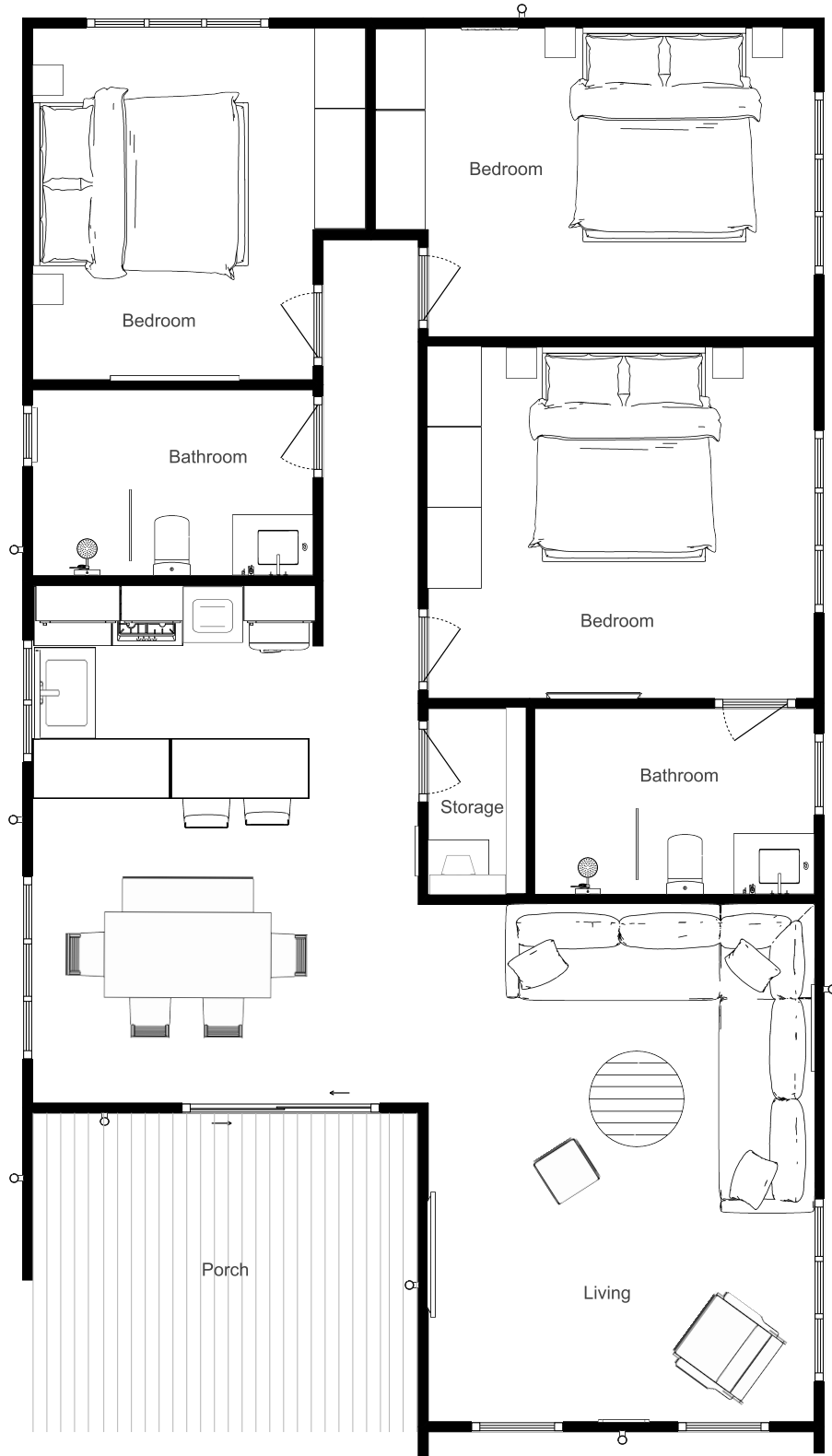


Split Level
Roof

Two Bedroom Home



POD 2.4



Transportation

Depending on Location
Kshs 230,000 - 360,000/=



On-site Logistics

Depending on Location
Kshs 400,000 - 550,000/=



Expected delivery

8 - 10 Weeks

Figures are inclusive of applicable Government Taxes. All Figures in Kenyan Shillings

2026 MODEL



Starting Price
9.89m

*Shown with optional exterior paint

POD 2.5

Two Bedroom Home



2



2



87
square
metres



Gable/
Single Pitch



POD 2.5



Transportation

Depending on Location
Kshs 210,000 - 310,000/=



On-site Logistics

Depending on Location
Kshs 380,000 - 550,000/=



Expected delivery

8 - 10 Weeks

Figures are inclusive of applicable Government Taxes. All Figures in Kenyan Shillings



Starting Price
13.99m

POD 3.1



3



2



134
square metres

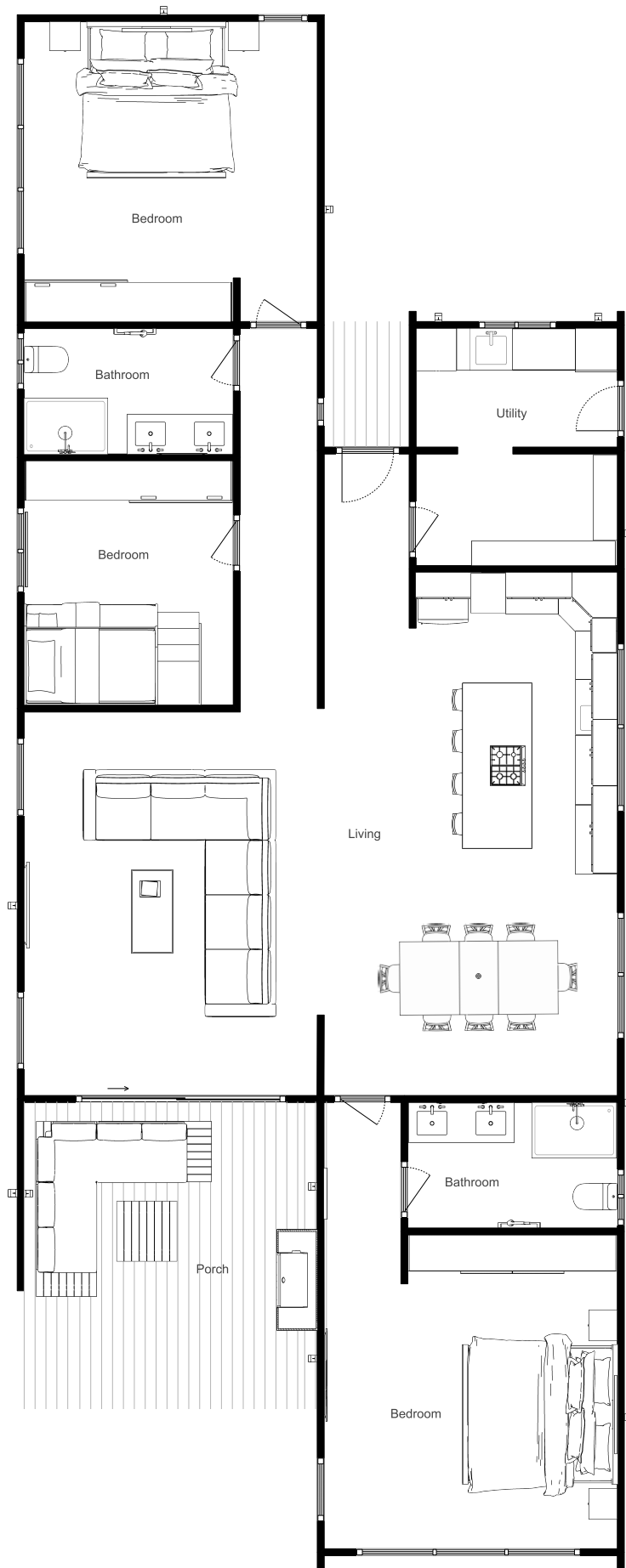


Split Level
Roof

Three Bedroom Home



POD 3.1



Transportation

Depending on Location
Kshs 280,000 - 390,000/=



On-site Logistics

Depending on Location
Kshs 600,000 - 750,000/=



Expected delivery

9 - 11 Weeks

Figures are inclusive of applicable Government Taxes. All Figures in Kenyan Shillings

2026 MODEL



Starting Price
TBA

*Shown with included deck

POD 3.2



3



2.5



160
square metres

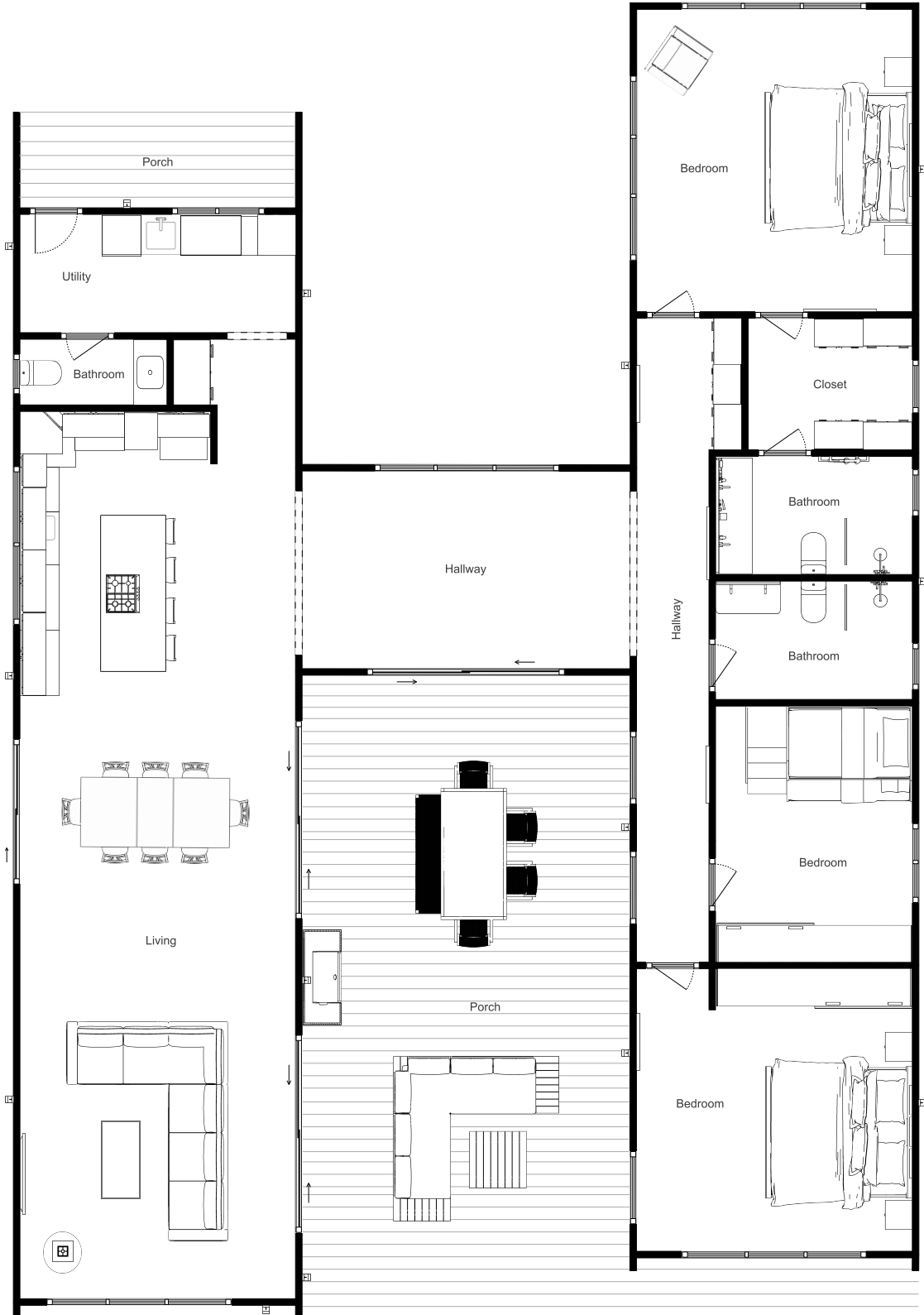


Split Level/
Gable Roof

Three Bedroom Home



POD 3.2



Transportation

Depending on Location
Kshs 320,000 - 430,000/=



On-site Logistics

Depending on Location
Kshs 650,000 - 900,000/=



Expected delivery

12 - 15 Weeks

Figures are inclusive of applicable Government Taxes. All Figures in Kenyan Shillings

2026 MODEL



Starting Price
15.69m

*Shown with optional deck and deck cover

POD 3.3



3



2.5



145
square metres

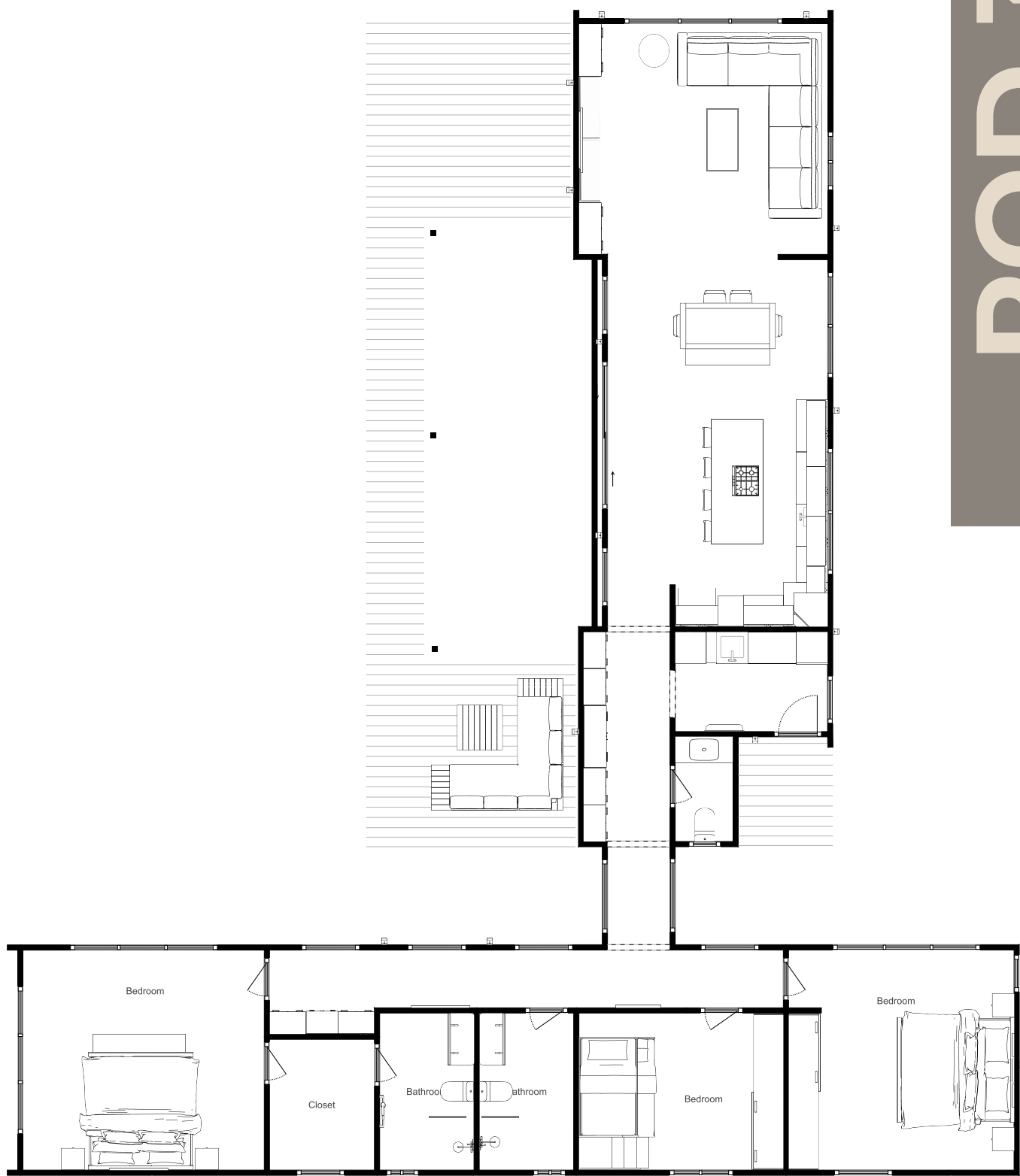


Gable/
Single Pitch

Three Bedroom Home



POD 3.3



*Shown with optional deck and deck cover



Transportation

Depending on Location
Kshs 280,000 - 390,000/=



On-site Logistics

Depending on Location
Kshs 700,000 - 950,000/=



Expected delivery

12 - 15 Weeks

Figures are inclusive of applicable Government Taxes. All Figures in Kenyan Shillings

2026 MODEL



Starting Price
14.49m

POD 3.4



3



2.5



140
square metres



Gable/
Single Pitch

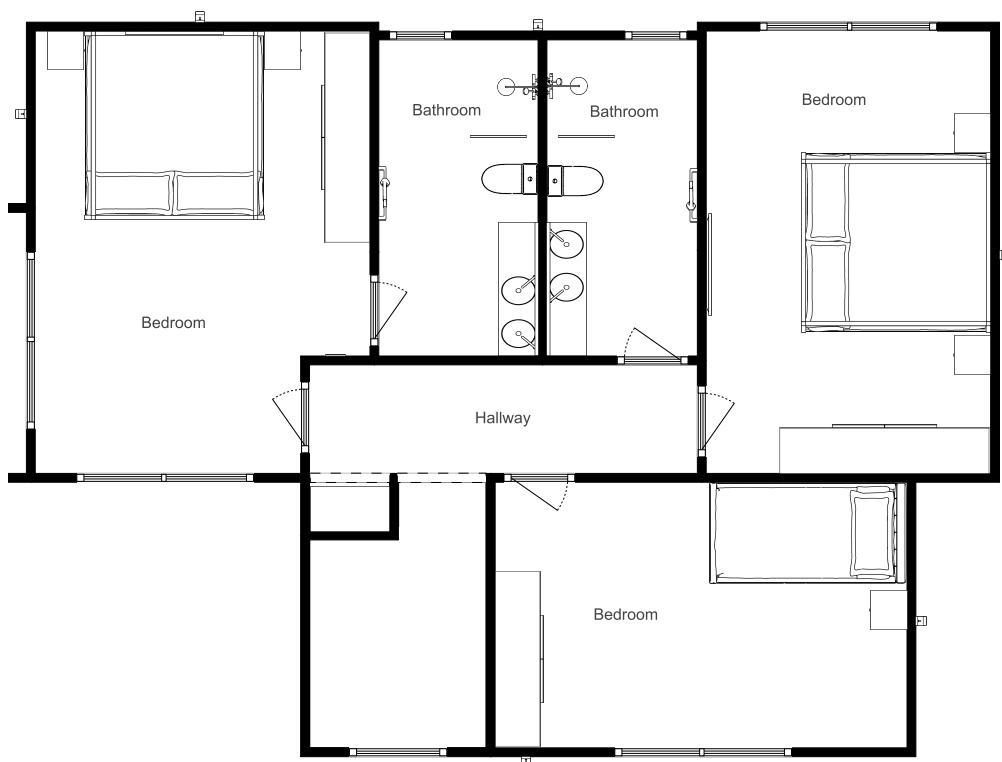
Two Story Home



Lower Floor



Upper Floor



Transportation

Depending on Location
Kshs 280,000 - 390,000/=



On-site Logistics

Depending on Location
Kshs 700,000 - 950,000/=



Expected delivery

11 - 15 Weeks

Figures are inclusive of applicable Government Taxes. All Figures in Kenyan Shillings

POD DOG



Starting Price
49,000/=

POD SMALL DOG

A cosy, secure retreat for small to medium dogs

The POD SMALL DOG is a compact, stylish, and secure outdoor home designed for small to medium-sized dogs. With its modern black exterior, warm timber finish, and raised structure, it gives your dog a cosy and protected space while still looking great in a garden, compound, or landscaped outdoor area.

 **Expected delivery - 2 - 3 Weeks**



Ideal for:

Small to medium breeds, puppies, family dogs, and pets that prefer a cosy enclosed space.



Starting Price
79,000/=

POD BIG DOG

A spacious outdoor home for medium to large breeds

The POD BIG DOG is a larger, more spacious outdoor home designed for medium to large dogs that need extra room and comfort. Built with the same modern POD-style design, it combines a strong black exterior with natural timber detailing to create a durable, secure, and premium-looking kennel.

 **Expected delivery - 2 - 3 Weeks**



Ideal for:

Medium to large breeds, outdoor dogs, working dogs, guard dogs, and larger family pets.

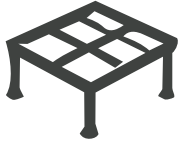


 **MADE IN
KENYA**

WHAT'S INCLUDED

BASE STARTING PRICE

Our base price includes a fully built POD, complete with structure, finishes, and all core systems — ready for installation on your site.



Core Structure

- Steel subframe system
- Fully insulated wall and roof panels
- External cladding (charcoal grey iron sheet)
- Internal gypsum walling



Internal Finishes

- Painted internal walls (client choice of colours)
- SPC luxury vinyl flooring (client choice of design/colour)
- Internal and external lighting



Electrical & Systems

- Full internal electrical wiring
- Switches, sockets, and fittings
- Internal and external lighting
- Electric hot water system



Built-In Cabinetry

- Kitchen cabinetry
- Bedroom wardrobes
- Bathroom vanities

All cabinetry finished in client-selected colours.



Bathroom

Fully fitted bathroom(s)
Shower, toilet, and basin
Vanity with granite countertop



Kitchen (Model Dependent)

- Built-in electric oven
- Built-in Microwave
- Built-in Gas hob
- Granite countertops (18 colour options)



**Built smarter.
Delivered faster.**

Each POD is delivered as a complete, ready-to-install unit — not a shell, with all finishes and systems included.



**100%
RECYCLABLE**

1 YEAR
WARRENTY



**MADE IN
KENYA**

WHAT'S INCLUDED

DELIVERY & SITE COSTS

Delivery, installation, and all on-site logistics required to complete your POD.



Transportation Costs

Delivery of POD components to your site.

Pricing depends on:

- Location
- Accessibility
- Number of transport trips required



On-Site Logistics

The cost of setting up the POD on your land.

- Full assembly of the POD
- Installation team and labour
- Team transportation and accommodation (if required)
- Foundation construction
- Equipment and setup required to complete installation

NOT INCLUDED (CAN BE QUOTED SEPARATELY)



Site & Utilities

- Septic and grey water systems
- Connection to main power supply
- Plumbing connections beyond the POD



Additional Requirements

- Generator hire (if no power on site)
- Site security during installation
- Landscaping and external works
- Unforeseen site-specific costs
- Permit or approval fees (if applicable)

IMPORTANT NOTE

Each project is unique. Final pricing will be confirmed after a site visit to assess access, ground conditions, and service requirements.



OPTIONAL EXTRAS

CUSTOMISE YOUR POD

Make your POD truly yours with our range of upgrade options — designed to enhance comfort, performance,



EXTENDED DECKING

We offer decking systems to suit any requirement, in sizes tailored to your space. Built on a steel frame with 150x50mm Gravelia wood decking, our systems are strong, durable, and built to last.



DECK/ENTRANCE COVERS

Custom-sized deck and entrance covers built using our insulated panel system with steel framing. Designed to provide shade and keep your veranda or deck area cool and comfortable.



SOLAR HOT WATER SYSTEMS

We offer solar hot water systems up to 300L, suitable for all POD models. Systems can be mounted on the roof or installed on a separate frame.



HEAT EXCHANGE HOT WATER SYSTEMS

An ideal solution for off-grid living, providing reliable hot water at all times — even during periods of low sunlight or poor weather.



SOLAR OFF-GRID SOLUTIONS

A wide range of solar power systems tailored to your needs. We design and supply complete off-grid solutions to ensure reliable, uninterrupted power for your POD.



EXTERIOR PAINT OPTIONS

Make your POD your own. Choose from a wide range of exterior paint colours to customise the look and feel of your unit.



SWIMMING POOL (POD POOL)

Add a POD POOL to your space — available in 20ft and 40ft options. A simple, fast-install solution designed for durability and family enjoyment.



COASTAL MATERIAL UPGRADE

Specialised material upgrades for coastal environments. Designed to protect against salt air and extend the lifespan of your POD — ideal for beachside locations.



BUILT AROUND YOU

Choose the upgrades that suit your lifestyle, location, and needs.



QUALITY THAT LASTS

Premium materials and systems designed for long-term performance.



FAST & EASY

All upgrades are designed for smooth, efficient installation.



ADD VALUE

Enhance comfort, functionality, and long-term value.

Your POD. Your way.

Flexible options.
Complete freedom.
Endless possibilities.

All optional extras can be quoted separately.
Let us help you create the perfect POD for your needs.

HOW TO BUY A POD

1

Choose Your POD Model

Choose the POD model that best suits your needs, lifestyle, land, and budget. Whether you need a home, rental unit, office, lodge room, or guest space, our team can help guide you toward the best option.

Book a Site Visit

Our team will visit your land to assess the best location for your POD. We will review access, ground conditions, utilities, delivery logistics, site preparation, and any approvals or permissions required. Site visits are charged from **Kshs 20,000**.

2

3

Receive Your Quotation

After the site visit, we will prepare a detailed quotation covering the POD cost, transport, site logistics, installation, and any extras discussed, such as extended decks, entryway covers, solar off-grid solutions, upgraded finishes, or other custom additions.

Confirm and Begin Production

Once everything is agreed and the deposit is paid, we immediately begin work on your POD at our factory. Payment terms, project timelines, and any client site preparation requirements will be confirmed in writing before production begins.

4

5

Delivery and On-Site Completion

When your POD is ready, it will be transported to your site in its unassembled form. Our team will then assemble and complete the POD on site, including the final finishes, while working neatly and causing as little disruption as possible.

Handover and Move In

Once the POD is complete, our team will carry out the final handover with you. You can then move in, furnish, rent out, or begin using your POD. Your 1-year warranty begins from the date of handover.

6

Important Note:

The client is responsible for ensuring that the site is legally available for development and that any required county approvals, permissions, utility connections, groundworks, or access improvements are in place before installation, unless otherwise agreed in writing.

WARRANTY

INCLUDED 1 YEAR WARRANTY

We offer a complete **1-year warranty** on all POD units from the date of practical completion and handover. This warranty covers defects in workmanship, structural assembly, installed fixtures, fittings, plumbing, electrical systems, doors, windows, cabinetry, finishes, and any components supplied and installed by us as part of the agreed POD specification. During the warranty period, we will repair or replace, at our discretion, any covered item found to be faulty due to manufacturing, installation, or material defects. The warranty does not cover damage caused by misuse, neglect, accidents, unauthorised alterations, lack of maintenance, normal wear and tear,

movement or settlement of the client's site, extreme weather events, pest damage, or issues caused by utilities, drainage, foundations, or site conditions outside our control. Any warranty claim must be reported to us in writing with supporting photos or details, and we will assess the issue and arrange the appropriate remedial works where the claim falls within the warranty coverage.

EXTENDED 5-YEAR WARRANTY SUBSCRIPTION

In addition to our standard 1-year warranty, clients may choose to subscribe to an **Extended 5-Year Warranty Plan**, giving continued protection and peace of mind after the first year of ownership. This subscription would cover the inspection, repair, or replacement of covered items that fail due to defects in materials, workmanship, or installation, including key structural components, wall and roof panel systems, doors, windows, plumbing fittings, electrical fittings, cabinetry, internal finishes, and other components originally supplied and installed by us as part of the POD. The plan would also include scheduled maintenance inspections, where our team can assess the condition of the POD, identify any early issues, and recommend preventative works to help protect the unit over time. To remain valid, the client must keep the subscription active, allow reasonable access for inspections or repairs, and follow the recommended maintenance requirements for the POD. The extended warranty would not cover normal wear and tear, misuse, accidental damage, unauthorised alterations, lack of maintenance, pest damage, cosmetic deterioration, damage caused by extreme weather, movement or failure of the client's land, foundations, utilities, drainage, or any work carried out by third parties. Any claim under the plan must be reported in writing with supporting photos or details, after which we will assess the issue and arrange repair or replacement where the claim falls within the extended warranty coverage.





SPINKS
INVEST

CALL US NOW

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Flower Business Park
Naivasha, Kenya



 **MADE IN
KENYA**