INDIVIDUAL DESIGN / ZE-04

Four Bedroom Duplex

2-storey 4-bedroom home / 1080 sq ft enclosed

A 12 x 45 ft 4-bedroom home with Ivory corrugated steel on two fully enclosed stacked floors, charcoal rails, timber entrance accents; flat container roof. Kitchen and washroom on both floors; right-end stairs connect to the upper front access balcony.

12' x 45'

1080 SQ FT ENCLOSED / 2 STOREY

FLOOR PLANS + FOUR EXTERIOR VIEWS

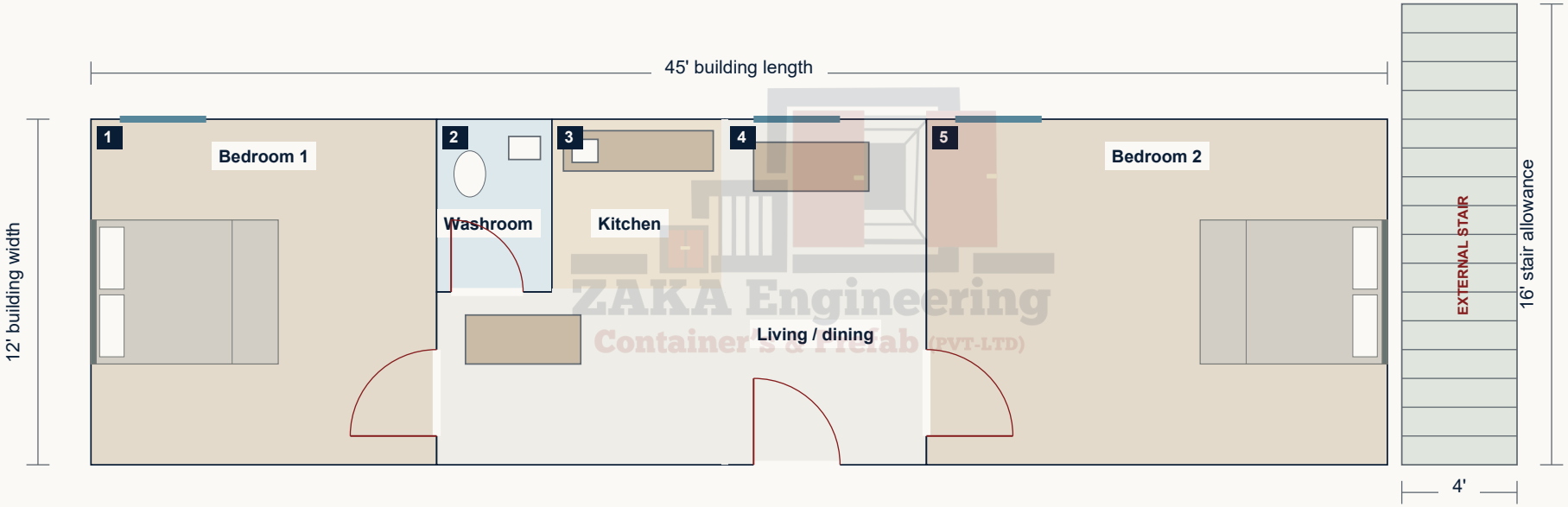
ORIGINAL EXTERIOR CONCEPT / CLIENT REFERENCE INSPIRED

ISLAMABAD / DESIGN COLLECTION 2026

01 / CLIENT LAYOUT REVISION

Ground floor. Planned around your brief.

Nominal feet, before wall deductions. Numbered spaces correspond to the room schedule below.



RIGHT-END STAIR: 4' x 16' outside footprint. Upper front access balcony: 3' deep, additional outdoor area. Stair geometry to be engineered.

ROOM SCHEDULE / DIMENSIONS IN FEET

01 Bedroom 1
12' x 12' / 144 sq ft

02 Washroom
4' x 6' / 24 sq ft

03 Kitchen
6' x 6' / 36 sq ft

04 Living / dining
17' x 12' less 10' x 6' services / 144 sq ft

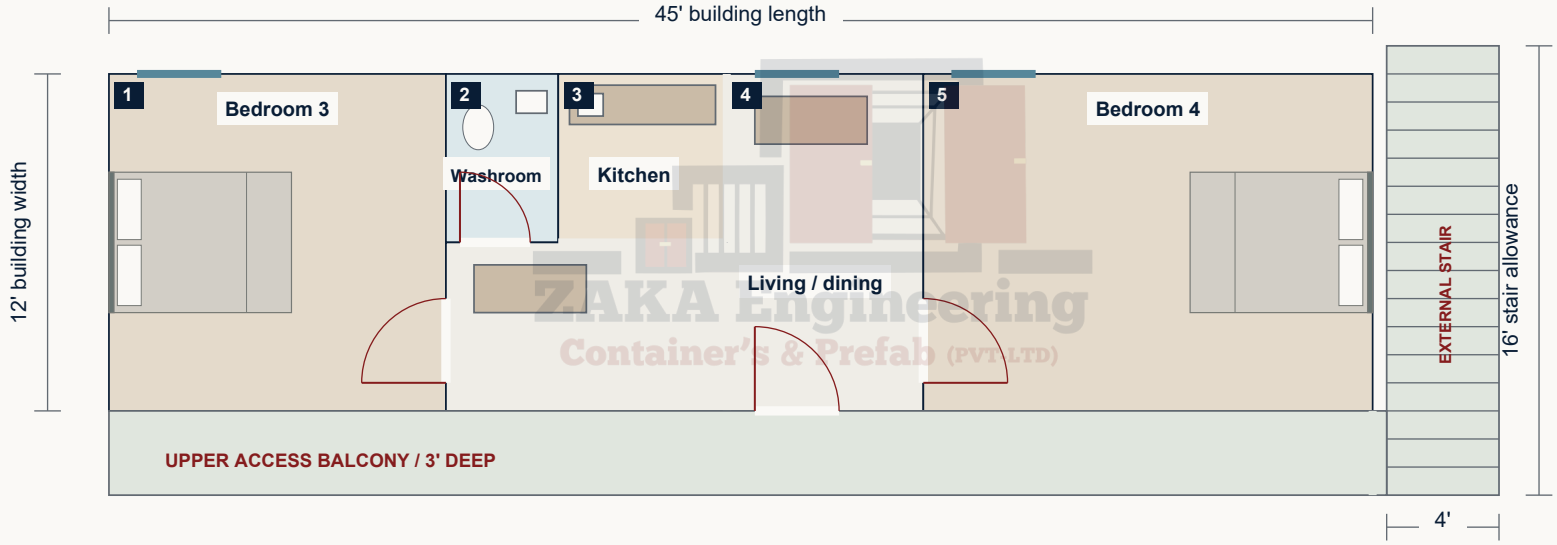
05 Bedroom 2
16' x 12' / 192 sq ft

Bedrooms at opposite ends open directly to the shared living area. Kitchen and washroom are integrated into the central service bay; no separate bedroom corridor.

01 / CLIENT LAYOUT REVISION

First floor. Planned around your brief.

Nominal feet, before wall deductions. Numbered spaces correspond to the room schedule below.



RIGHT-END STAIR: 4' x 16' outside footprint. Upper front access balcony: 3' deep, additional outdoor area. Stair geometry to be engineered.

ROOM SCHEDULE / DIMENSIONS IN FEET

01 Bedroom 3
12' x 12' / 144 sq ft

02 Washroom
4' x 6' / 24 sq ft

03 Kitchen
6' x 6' / 36 sq ft

04 Living / dining
17' x 12' less 10' x 6' services / 144 sq ft

05 Bedroom 4
16' x 12' / 192 sq ft

Bedrooms at opposite ends open directly to the shared living area. Kitchen and washroom are integrated into the central service bay; no separate bedroom corridor.

02 / EXTERIOR DESIGN

The same design. Every side.

Four original visualizations illustrate this individual concept. Openings and construction details remain schematic.

FRONT / ENTRY FACADE

45' nominal span / 2 enclosed storey

REAR / SERVICE FACADE

45' nominal span / 2 enclosed storey

FINISH DIRECTION: Ivory corrugated steel on two fully enclosed stacked floors, charcoal rails, timber entrance accents; flat container roof.

Images depict a concept finish. Exact window locations, heights, stairs and roof assemblies are coordinated with the measured layout before fabrication.

02 / EXTERIOR DESIGN

The same design. Every side.

Four original visualizations illustrate this individual concept. Openings and construction details remain schematic.

LEFT / END VIEW

12' nominal span / 2 enclosed storey

RIGHT / END VIEW

12' nominal span / 2 enclosed storey

FINISH DIRECTION: Ivory corrugated steel on two fully enclosed stacked floors, charcoal rails, timber entrance accents; flat container roof.

Images depict a concept finish. Exact window locations, heights, stairs and roof assemblies are coordinated with the measured layout before fabrication.

03 / MATERIALS & PROGRAMME

Details for this design.

A defined visual direction and spatial brief for the project quotation.

Building	12 x 45 ft footprint; 2 enclosed storey(s); 4 bedroom(s).
Enclosed floor area	540 sq ft per floor / 1080 sq ft total, before wall deductions.
Exterior palette	Ivory corrugated steel on two fully enclosed stacked floors, charcoal rails, timber entrance accents; flat container roof.
Roof & outdoor space	Flat container-style corrugated steel roof with level perimeter rails; concealed drainage falls coordinated during detailing.
Structure	Fabricated or joined steel modules; foundation, openings, connections and lifting points engineered for site conditions.
Comfort & finish	Insulated walls and roof; selected internal linings and floor finish; washable wet-area surfaces.
Glazing & doors	Opening schedule coordinated with rooms, privacy, escape and ventilation; safety glass and hardware specified individually.
Electrical & services	Power, lighting, sockets and data developed to suit use. Plumbing, water supply and drainage coordinated with available site services.
Circulation & access	Right-end stair: 4 x 16 ft. Upper front access balcony: 3 ft deep, outside enclosed footprint. Final stair geometry to be engineered.
Delivery & installation	Transport route, crane access, supports, anchoring and connections agreed before manufacture.

Concept proposal only. Final engineering, quantities, approvals and price are established for the selected design and site.

04 / CLIENT MATERIAL STANDARD

Materials. As specified by Zaka.

Complete client-supplied specification / part 1 of 5. Selection and inclusion follow the approved quotation.

01. SHIPPING CONTAINER

Material: Original Shipping Container / Corten Steel Container
Construction: Heavy-Duty Corrugated Steel Structure
Body: Weather-resistant Corten Steel
Floor: Original Container Flooring, where specified
Doors: Original/Modified Container Steel Doors
Corner Posts: Heavy-Duty Original Container Corner Castings & Posts
Protection: Anti-Rust Primer & Protective Paint Coating
Application: Offices, Rooms, Homes, Stores, Site Offices, Cafés, Restaurants, Guard Rooms, Control Rooms and Customized Structures.

02. PREFAB SANDWICH PANEL

Type: Insulated Prefabricated Sandwich Panel
Standard Thickness: 2" (50 mm)
Application: Walls & Roof
Construction: Insulated Core with Protective Metal Sheets
Properties: Thermal Insulation, Heat Resistance, Moisture Resistance and Weather Resistance
Surface: Smooth & Ready for Finishing
Installation: Interlocking / Properly Fixed Panel System
Application: Offices, Classrooms, Homes, Kitchens, Stores, Cabins and Commercial Units.

03. GI U-SECTION

Material: Galvanized Iron (GI) Steel
Standard Gauge: 18 / 20 SWG according to project requirement
Type: U-Section Profile
Finish: Galvanized / Corrosion Resistant
Application: Sandwich panel framing, joining, partition framing and structural support
Properties: Lightweight, Durable, Corrosion Resistant and Easy to Install.

04. FIBER CEMENT BOARD

Product: Fiber Cement Board / Cement Board
Country of Origin: Sri Lanka
Standard Sheet Size: 4' x 8'
Available Thickness: 6 mm / 8 mm / 9 mm / 12 mm according to requirement
Composition: Cement, Cellulose/Reinforcing Fibers and Mineral Components
Surface: Smooth & Suitable for Paint / Tile Finishing
Water Resistance: Water & Moisture Resistant
Fire Performance: Fire Resistant / Non-Combustible, subject to manufacturer's certified rating
Termite Resistance: Termite Resistant
Fungus Resistance: Resistant to Fungus & Mould
Rot Resistance: Rot Resistant
Dimensional Stability: Resistant to Warping and Swelling
Durability: High Strength & Long Service Life
Applications: Interior Walls, Exterior Walls, Partitions, Ceilings, Bathrooms, Kitchens, Wet Areas and Prefabricated Structures.

04 / CLIENT MATERIAL STANDARD

Materials. As specified by Zaka.

Complete client-supplied specification / part 2 of 5. Selection and inclusion follow the approved quotation.

05. GLASS WOOL INSULATION

Material: Glass Wool Thermal & Acoustic Insulation
Application: Walls & Roof
Purpose: Heat Insulation & Sound Reduction
Properties: Thermal Insulation, Acoustic Performance and Lightweight Construction
Installation: Installed within wall/roof cavity as per project design
Application: Offices, Homes, Classrooms, Control Rooms, Server Rooms and Commercial Structures.

06. MS STEEL PIPE / STRUCTURAL FRAME

Material: Mild Steel (MS)
Type: Square / Rectangular / Round Pipe
Gauge: According to structural and project requirements
Application: Main structure, roof framing, floor framing, supports and cross members
Properties: High Strength, Durable, Weldable and Suitable for Heavy-Duty Fabrication
Protection: Anti-Rust Primer & Paint Coating.

07. ALUMINIUM WINDOWS

Frame: Aluminium Profile
Type: Sliding / Fixed / Openable
Glass: Clear / Toughened / Other glass according to requirement
Hardware: Handles, Rollers, Locks & Necessary Accessories
Properties: Lightweight, Corrosion Resistant, Durable and Low Maintenance
Application: Offices, Homes, Classrooms, Cabins, Kitchens and Commercial Units.

08. ALUMINIUM DOORS

Frame: Aluminium Profile
Type: Sliding / Hinged / Full Glass Door
Glass: Clear / Toughened Glass according to requirement
Hardware: Heavy-Duty Hinges, Handles, Locks & Accessories
Properties: Durable, Corrosion Resistant, Low Maintenance and Modern Finish.

09. GLASS

Types Available: Clear Glass / Toughened Glass / Decorative Glass according to requirement
Application: Doors, Windows, Partitions, Front Elevations and Commercial Structures
Properties: Clear Visibility, Modern Appearance and Easy Maintenance
Thickness: According to design and safety requirements.

04 / CLIENT MATERIAL STANDARD

Materials. As specified by Zaka.

Complete client-supplied specification / part 3 of 5. Selection and inclusion follow the approved quotation.

10. FLOORING - TILE

Material: Ceramic / Porcelain Floor Tiles
Finish: Matt / Gloss according to requirement
Application: Offices, Homes, Kitchens, Washrooms and Commercial Units
Properties: Durable, Easy to Clean, Moisture Resistant and Suitable for Regular Use
Installation: Properly leveled surface with suitable adhesive/grouting.

11. PVC / VINYL FLOORING

Material: PVC / Vinyl Flooring
Application: Offices, Classrooms, Cabins, Homes and Commercial Spaces
Properties: Water Resistant, Easy to Clean, Durable and Low Maintenance
Finish: Available in different colors, patterns and textures according to client selection.

12. ORIGINAL CONTAINER FLOOR

Material: Original Shipping Container Floor Boards
Type: Heavy-Duty Container Flooring
Application: Container Offices, Rooms, Homes, Stores and Customized Containers
Properties: Strong, Durable and Designed for Heavy Use
Finishing: Can be covered with PVC, Vinyl, Rubber Mat or Tiles according to project requirement.

13. PVC CEILING

Material: PVC Ceiling Panels
Application: Interior Ceilings
Properties: Moisture Resistant, Easy to Clean, Lightweight and Low Maintenance
Application: Offices, Kitchens, Washrooms, Homes, Cabins and Commercial Units.

14. ELECTRICAL SYSTEM

Wiring: Quality Electrical Cables
Installation: Concealed / Duct Patti Wiring according to project design
Lighting: Indoor LED Lights & Outdoor Lights where specified
Accessories: Switches, Sockets, Power Points, Fan Points and Light Points
Protection: Distribution Board & Circuit Breakers according to electrical load
Application: Complete electrical installation according to project requirements.

15. PLUMBING SYSTEM

Water Supply: PPR / Suitable Plumbing Pipes
Drainage: PVC Drainage Pipes
Fittings: Quality Plumbing Fittings
Sanitary Items: WC, Wash Basin, Shower, Taps, Floor Drain and Accessories where specified
Application: Washrooms, Kitchens, Cafés, Homes and Commercial Units.

04 / CLIENT MATERIAL STANDARD

Materials. As specified by Zaka.

Complete client-supplied specification / part 4 of 5. Selection and inclusion follow the approved quotation.

16. KITCHEN / PANTRY

Counter: MS / Steel Structure with Suitable Countertop
Sink: Stainless Steel Kitchen Sink
Storage: Shelves / Cabinets according to design
Plumbing: Water Supply & Drainage Points
Electrical: Required Power & Appliance Points
Finish: Durable and Easy-to-Clean Surface.

17. DOORS & HARDWARE

Hardware Includes:
- Door Locks
- Handles
- Hinges
- Bolts
- Screws
- Fasteners
- Brackets
- Sealants
- Silicone
- Required Installation Accessories

Quality: Heavy-Duty & Suitable for Long-Term Use.

18. PAINT & SURFACE PROTECTION

Surface Preparation: Cleaning, Grinding & Preparation
Primer: Anti-Rust Metal Primer for Steel Structures
Coating: Quality Protective Paint
Finish: Smooth & Uniform Finish
Properties: Weather Resistant, Corrosion Protection and Improved Service Life.

19. STEEL FABRICATION

Materials: MS Pipes, GI Sections, Angles, Flat Bars, Supports & Cross Members
Process: Cutting, Welding, Grinding, Assembly & Finishing
Application: Container Modification, Prefab Structures, Roofs, Floors, Stairs, Supports and Customized Fabrication.

04 / CLIENT MATERIAL STANDARD

Materials. As specified by Zaka.

Complete client-supplied specification / part 5 of 5. Selection and inclusion follow the approved quotation.

20. GENERAL INSTALLATION & FINISHING

Our projects may include, according to the selected design and quotation:
- Material Transportation
- Loading & Unloading
- On-Site Installation
- Panel Installation
- Steel Fabrication
- Electrical Installation
- Plumbing Installation
- Door & Window Installation
- Flooring Installation
- Ceiling Installation
- Painting & Finishing
- Final Inspection & Touch-Up

QUALITY & CUSTOMIZATION

At Zaka Engineering Containers & Prefab (Pvt) Ltd, material specifications are selected according to the project's application, design, dimensions and client requirements.
Available Customizations:
- Different panel thicknesses
- Different steel gauges
- Different insulation options
- Different flooring systems
- Aluminium / Steel / Glass doors
- Aluminium windows
- Electrical & plumbing packages
- Kitchens & washrooms
- Interior partitions
- Ceiling systems
- Custom dimensions and layouts
- Special-purpose container modifications

Note: Final material thickness, gauge, brand, finish and accessories shall be as per the approved quotation, design and project requirements.

05 / MAKE IT YOURS

A clear plan for your next step.

Bring us your site and requirements. We will help develop the layout, scope, and quotation for your project.

BEFORE WE DESIGN

01 Intended use and number of occupants

02 City, site access and available footprint

03 Preferred room layout and finish palette

04 Available power, water and drainage

05 Budget range and desired delivery timeline

LET'S BUILD YOUR SPACE.

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REFERENCE & DESIGN NOTES

Architecture direction informed by client-assets references, then developed as an original concept. All measurements are nominal feet; wall thicknesses are not deducted. Wider modules require fabricated or joined frames. Right-end external stairs: 4 x 16 ft, plus a 3 ft deep upper front access balcony, both outside the enclosed footprint. Final stair geometry, structure and clearances require detailed design. Original drawings in this catalogue are newly authored schematic interpretations, not reproductions of approved engineering drawings.