



# Catalogue Homes Price List Uganda 2024

Easy Housing



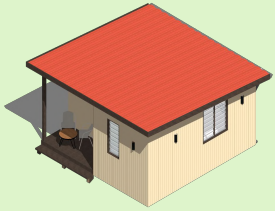


**Our homes**

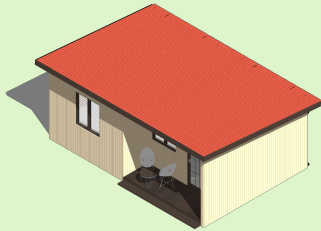
**Our homes are affordable, comfortable and sustainable.  
We offer a fast and flexible building technology.  
Easy Homes are produced in factories and have a high quality.  
We help you build your dream home!**



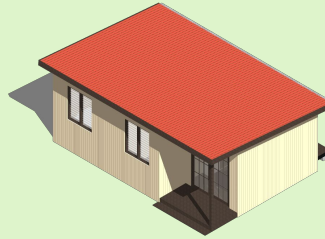
## Our models



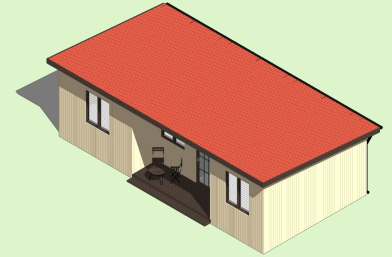
**One Bedroom Studio.**  
32 sqm



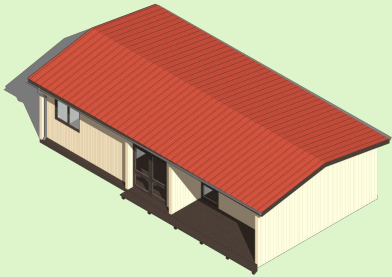
**One Bedroom Urban.**  
46 sqm



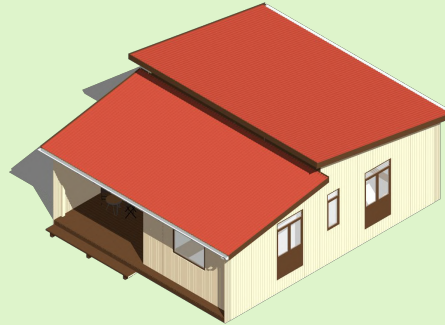
**Two Bedroom Urban.**  
46 sqm



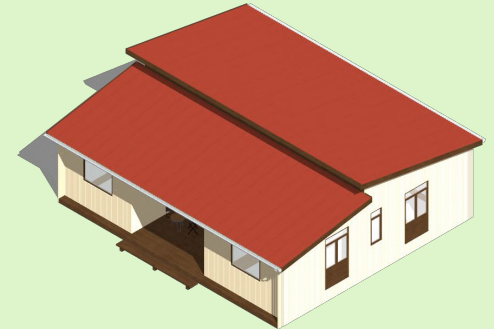
**Three Bedroom Urban.**  
60 sqm



**Two Bedroom Comfort.**  
92 sqm



**Two Bedroom Space.**  
80 sqm



**Three / Four Bedroom Space.**  
114 sqm



## Prices Uganda



Type.	Size.	Bedrooms.	Price in UGX.	Price in USD.
One bedroom studio	32 sqm	1	<b>UGX 34.9M</b>	USD 9 450
One bedroom urban	46 sqm	1	<b>UGX 41.6M</b>	USD 11 260
Two bedroom urban	46 sqm	2	<b>UGX 43.6M</b>	USD 11 790
Three bedroom urban	60 sqm	3	<b>UGX 53.1M</b>	USD 14 330
Two bedroom comfort	92 sqm	2	<b>UGX 78.7M</b>	USD 21 280
Two bedroom space	80 sqm	2	<b>UGX 70.2M</b>	USD 18 970
Three bedroom space	114 sqm	3	<b>UGX 92.5M</b>	USD 25 000
Four bedroom space	114 sqm	4	<b>UGX 94.7M</b>	USD 25 600

Prices are including VAT. Other local taxes may apply. Prices are for the shell home. See details on the pricing page. Price in UGX prevails. Prices are for locations up to a 2 hours truck drive away from the workshop. See site and location criteria page. Size indicates roof footprint in sqm. Prices may change in the future. No rights can be derived from this price list.





## Countries

We can build your home in:



**Ghana.**



**Mozambique.**



**Tanzania.**



**Uganda.**

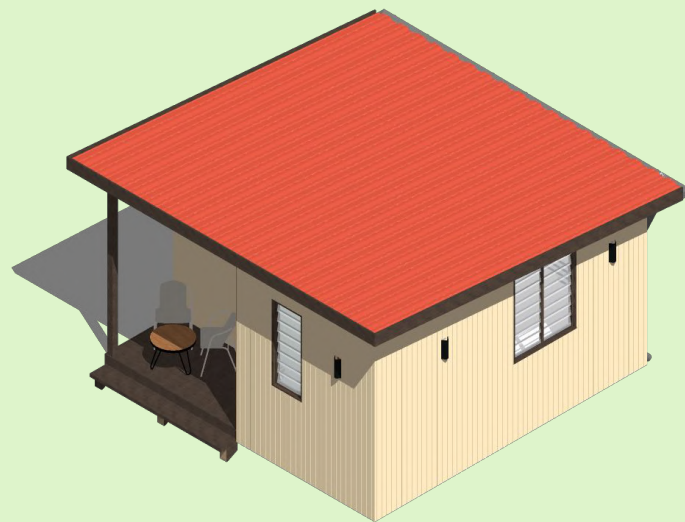


**Kenya.**



\* Prices for Uganda are not applicable to other countries.

**One Bedroom Studio.**







**Name.** One Bedroom Studio  
**Floor.** 25 sqm (net)  
**Roof.** 32 sqm (gross)  
**Rooms.** One bedroom  
**Price.** See price page

### Description.

This space efficient studio offers a home for singles and starters. The design has been optimised for costs while it can fit all the basic amenities for an urban couple.





North Elevation



West Elevation



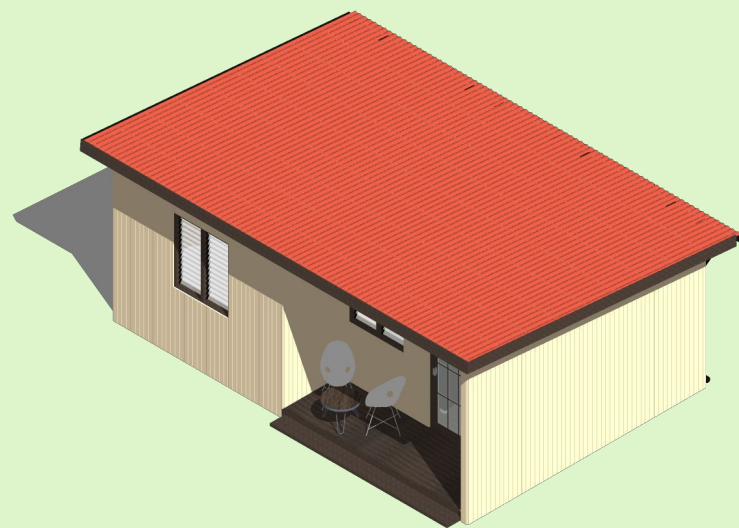
South Elevation



East Elevation



**One Bedroom Urban.**

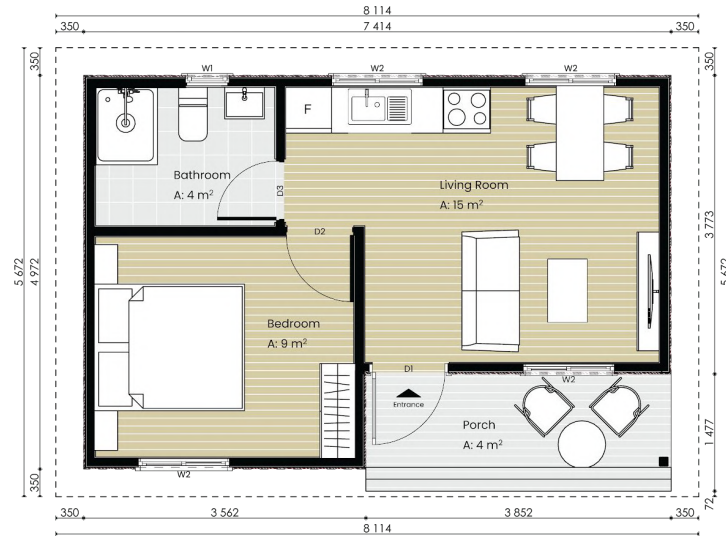




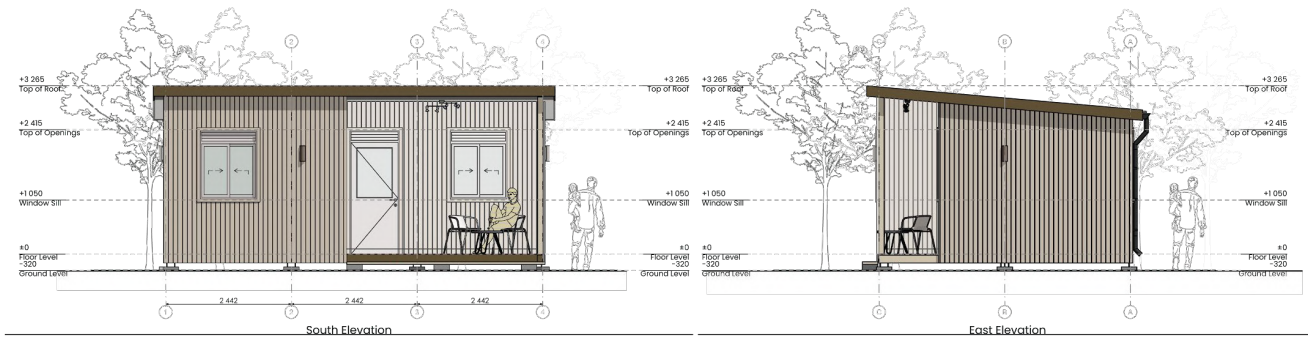
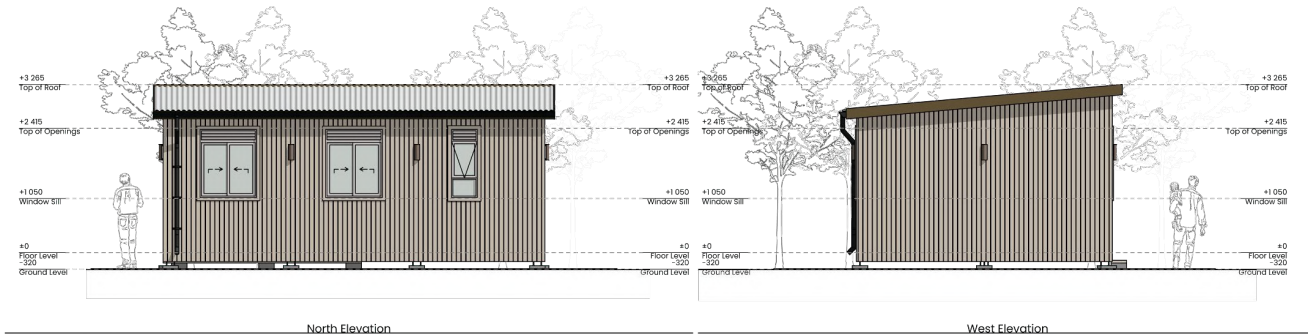
**Name.** One Bedroom Urban  
**Floor.** 37 sqm (net)  
**Roof.** 46 sqm (gross)  
**Rooms.** One bedroom  
**Price.** See price page

### Description.

This space efficient one bedroom home offers a home for singles and starters. The design has been optimised for costs while it can fit all the basic amenities for an urban couple.

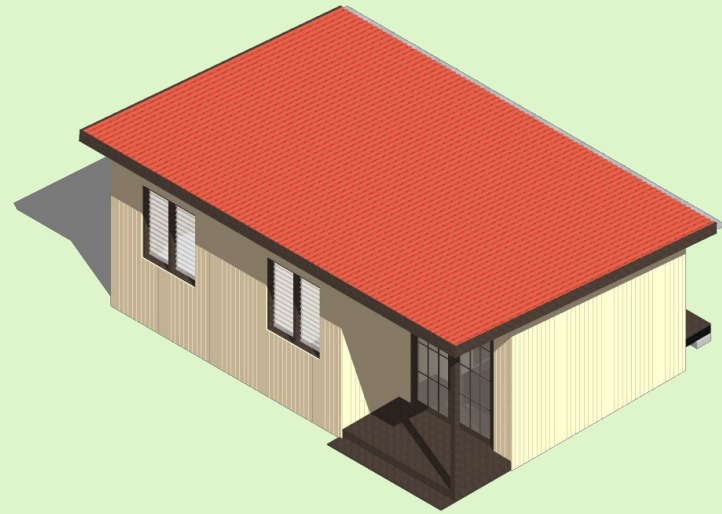






A faded, light green architectural rendering of a kitchen and dining area. The kitchen features a countertop with a sink, a stove, and various cabinets. In the foreground, there is a dining table with two stools. The text "Two Bedroom Urban." is overlaid on the image.

**Two Bedroom Urban.**

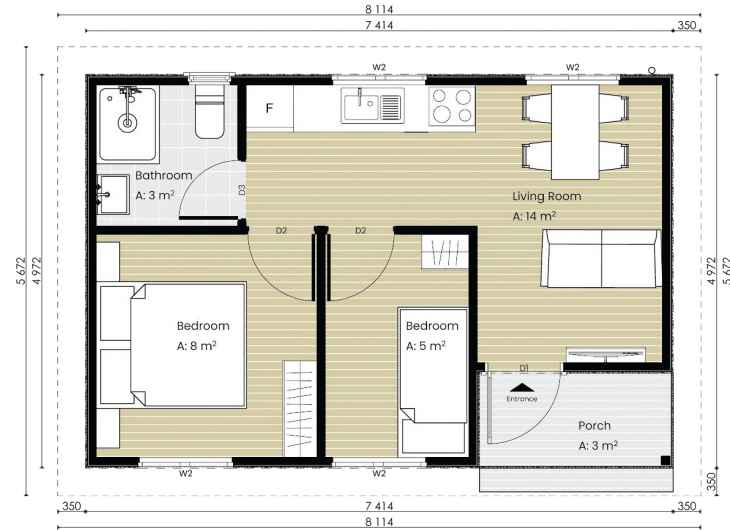




**Name.** Two Bedroom Urban  
**Floor.** 37 sqm (net)  
**Roof.** 46 sqm (gross)  
**Rooms.** Two bedrooms  
**Price.** See price page

### Description.

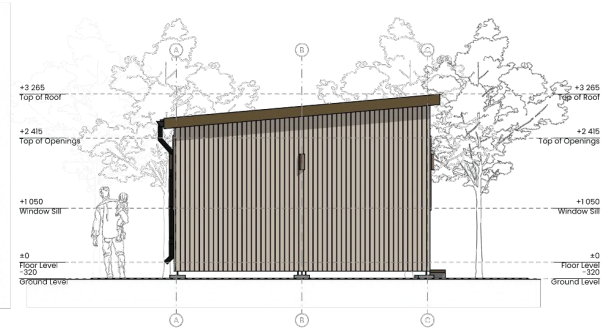
This space efficient two bedroom home offers a home for singles and starters. The design has been optimised for costs while it has all the basic amenities for an urban couple.







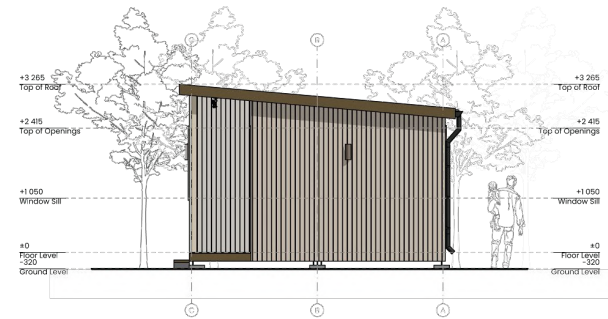
North Elevation



West Elevation

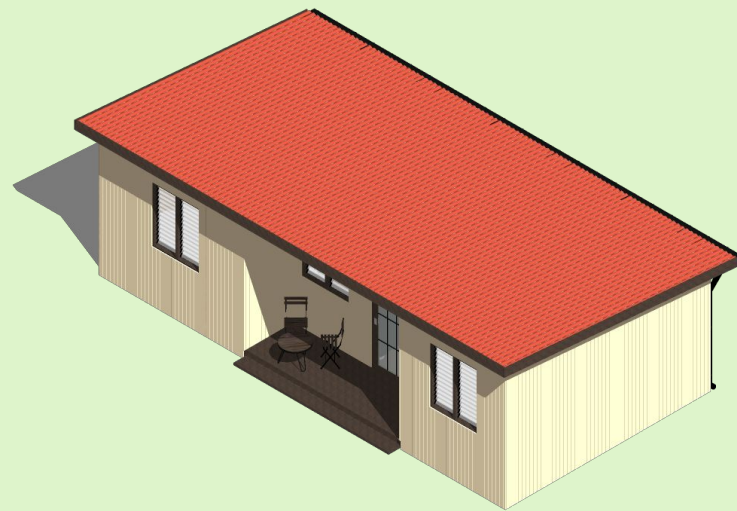


South Elevation



East Elevation

**Three Bedroom Urban.**

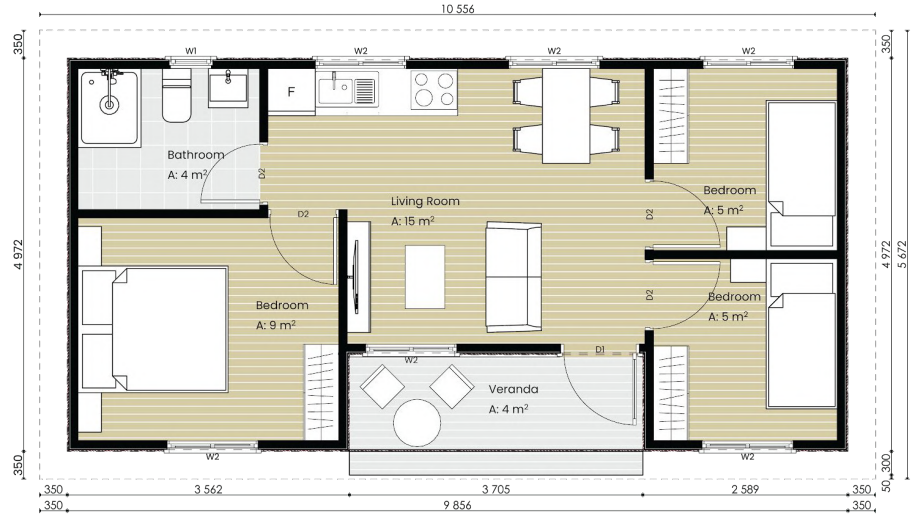




**Name.** Three Bedroom Urban  
**Floor.** 49 sqm (net)  
**Roof.** 60 sqm (gross)  
**Rooms.** Three bedrooms  
**Price.** See price page

### Description.

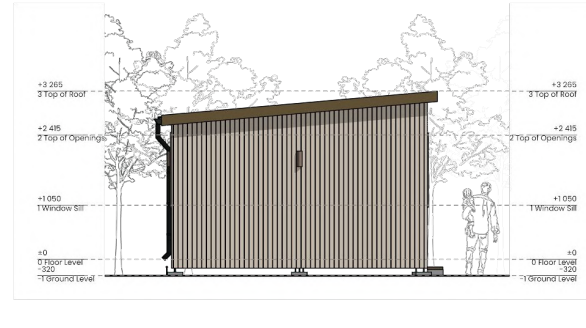
This compact three bedroom home is medium family home that can fit a family of up to six people.







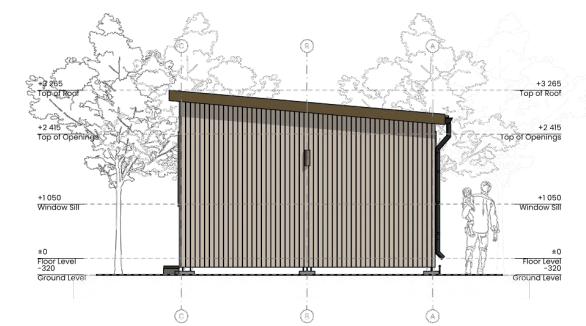
North Elevation



West Elevation

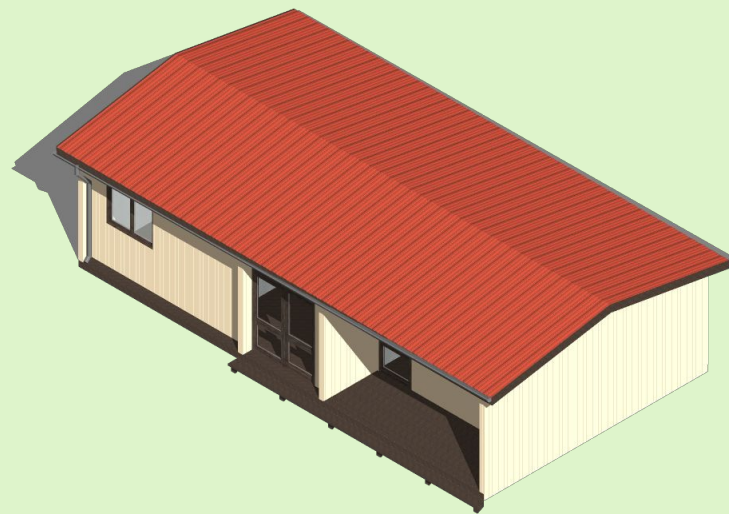


South Elevation



East Elevation

**Two Bedroom Comfort.**

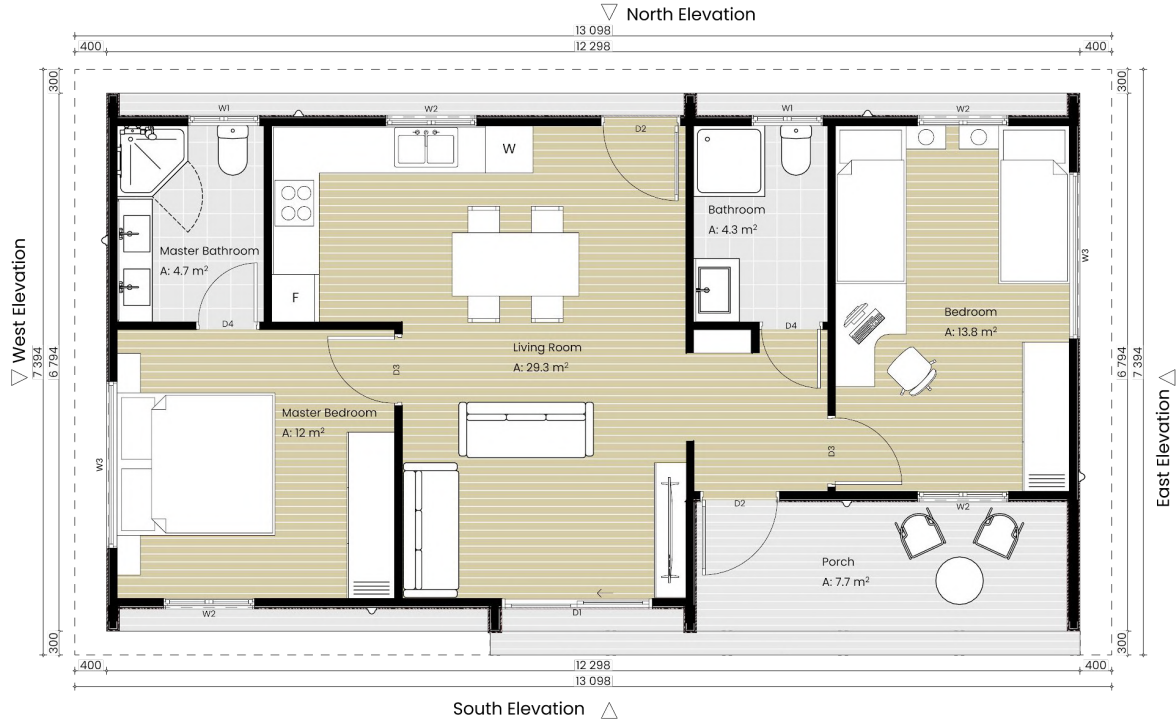


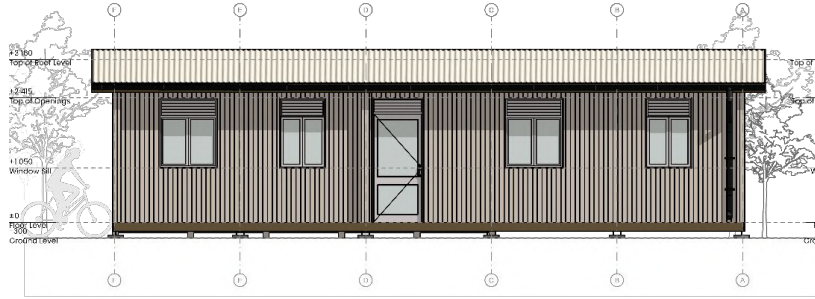


**Name.** Two Bedroom Comfort  
**Floor.** 75 sqm (net)  
**Roof.** 92 sqm (gross)  
**Rooms.** Two bedrooms  
**Price.** See price page

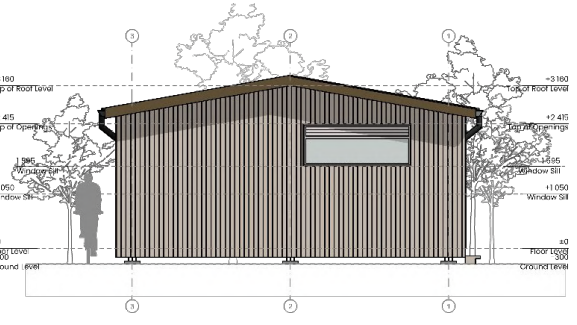
### Description.

This spacious two bedroom home has a comfortable set up with a large kitchen area, living room and veranda. The master bedroom has an ensuite bathroom.





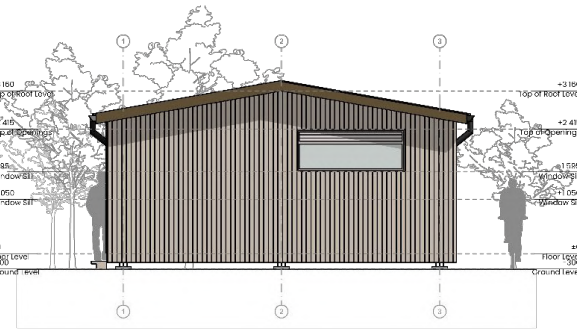
North Elevation



West Elevation



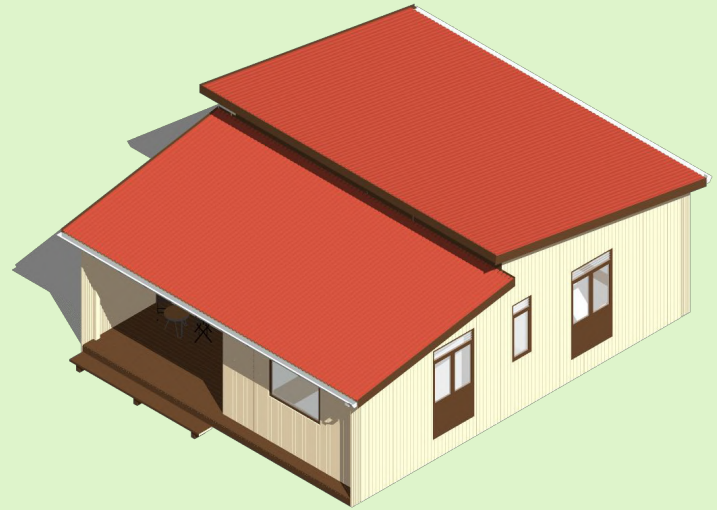
South Elevation



East Elevation



**Two Bedroom Space.**  
(incremental)

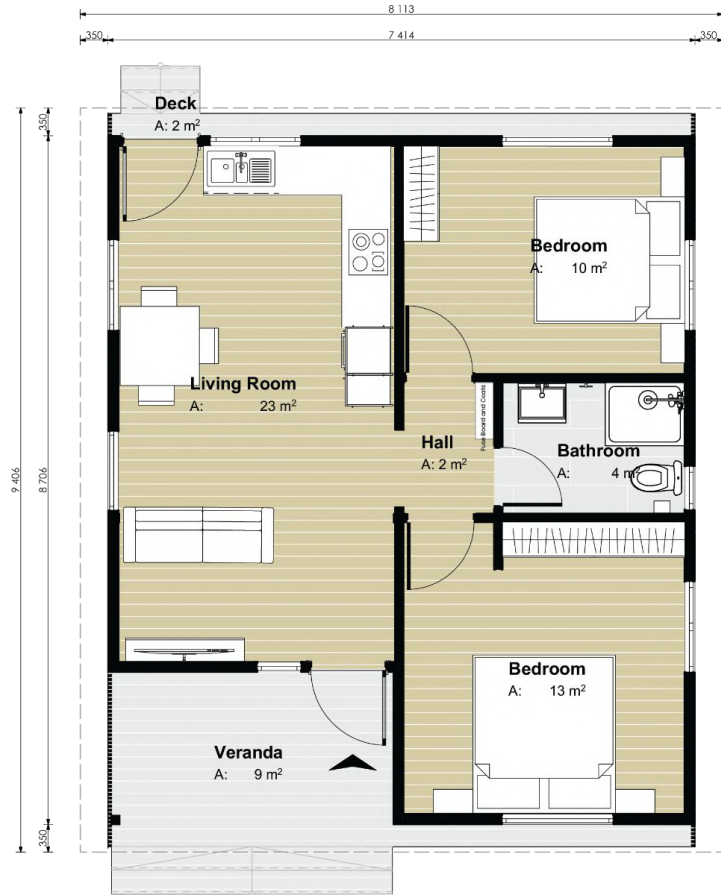




**Name.** Two Bedroom Space  
**Floor.** 64 sqm  
**Roof.** 80 sqm  
**Rooms.** Two bedrooms  
**Price.** See price page

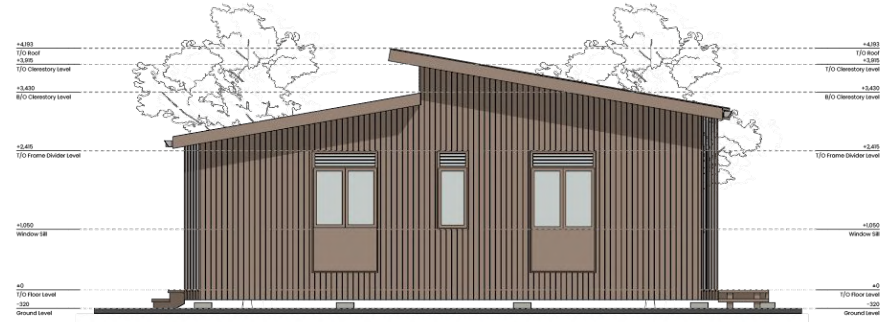
**Description.**

This two bedroom incremental home has a comfortable set up with kitchen, living and veranda. The design is made in a smart way so that it can expand incrementally into three or four bedrooms later.





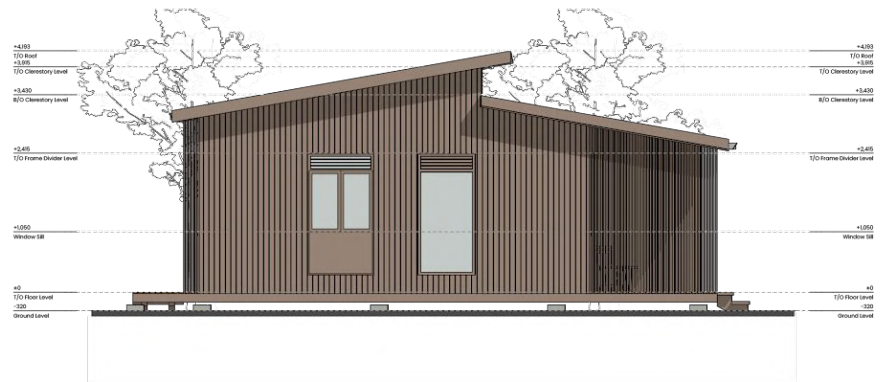
North Elevation  
1:100



West Elevation  
1:100



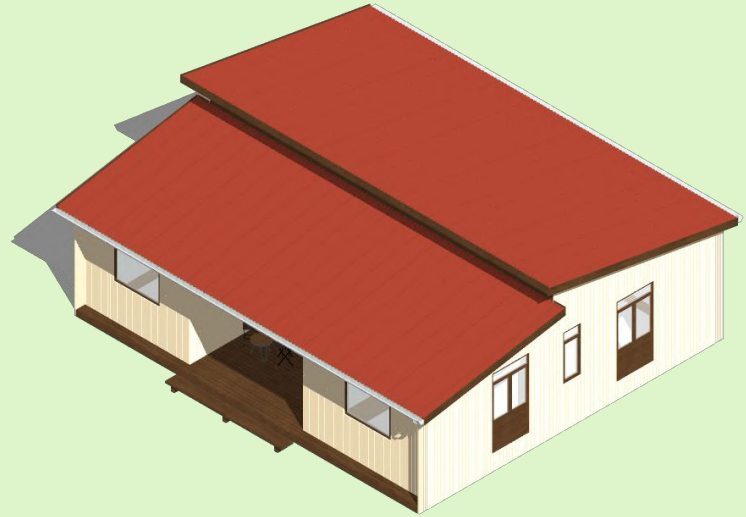
South Elevation  
1:100



East Elevation  
1:100



**Three Bedroom Space.**  
(incremental)







**Name.** Three Bedroom Space  
**Floor.** 95 sqm (net)  
**Roof.** 114 sqm (gross)  
**Rooms.** Three bedrooms  
**Price.** See price page

### Description.

This three bedroom home has a comfortable set up with dedicated kitchen space, living room, veranda and an ensuite bedroom. A sustainable affordable home for big families.





N

North Elevation  
1:100



W

West Elevation  
1:100



S

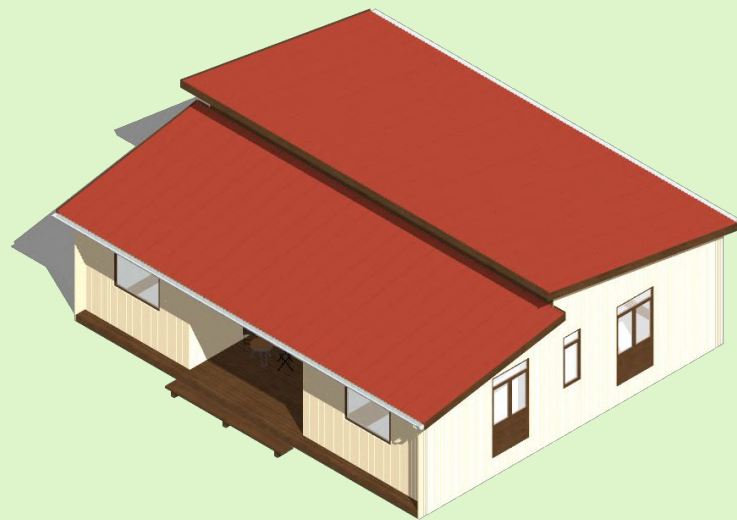
South Elevation  
1:100



E

East Elevation  
1:100

**Four Bedroom Space.**





**Name.** Four Bedroom Space  
**Floor.** 95 sqm (net)  
**Roof.** 114 sqm (gross)  
**Rooms.** Four bedrooms  
**Price.** See price page

### Description.

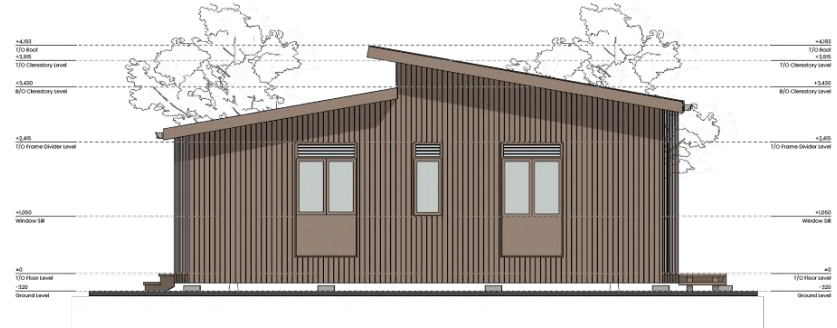
This four bedroom home has a comfortable set up with kitchen, living and veranda. A sustainable affordable home for big families.





N

North Elevation  
1:100



W

West Elevation  
1:100



S

South Elevation  
1:100



E

East Elevation  
1:100





## Price information

### Included in price.

The listed price is for the shell home. This includes:

1. Technical design and project management cost.
2. Foundation blocks, including plotting and placing the blocks on site.
3. Core structure (floor, walls, partitions, ceiling, roof).
4. Roof sheets (box profile gauge 28 - in any available [colour](#)).
5. Window frames (alu slides or louvres with mosquito nets and burglar bars).
6. Front doors (with lock) and interior doors (including frames, grips and hinges).
7. Transport of all materials to the site (for max 2 hour truck drive from the workshop).
8. White painted inner walls and doors.
9. White lacquered or varnished facade.
10. Varnished floor & decking.
11. All labour required for above activities.

Anything not listed above is not included in the shell home listed prices.



## Price information

### **Not included in price.**

Anything that is not specifically mentioned as included in the previous page is not included. See the options page for options that we offer. The following costs are not included in the shell home price.

1. No land.
2. No ground works or site works.
3. No compound walls or landscaping.
4. No septic tank.
5. No rain gutter, down pipes, rainwater collection tank.
6. No sanitation or tiling.
7. No plumbing.
8. No electricity.
9. No solar home system.
10. No kitchen.
11. No furniture.



## Standard Finishings

The standard finishings include:

- **Electricity** (distribution, wiring, sockets, switches, light points);
- **Plumbing** (sewerage and water pipes including fittings, but no sanitary furniture);
- **Cement boards** as tiling substrate in bathroom (tiles not included); and
- **Rain gutter** with downpipe and ground drain.

This standard package is offered at the following prices (depending on the model):

- |                       |           |
|-----------------------|-----------|
| ● One bedroom studio  | UGX 6.8M  |
| ● One bedroom urban   | UGX 8.5M  |
| ● Two bedroom urban   | UGX 8.5M  |
| ● Three bedroom urban | UGX 10.0M |
| ● Two bedroom comfort | UGX 16.7M |
| ● Two bedroom space   | UGX 13.7M |
| ● Three bedroom space | UGX 18.6M |
| ● Four bedroom space  | UGX 18.6M |

Prices including VAT. We highly recommend people to choose this finishings package. People who do their own finishings are responsible in case of any damages due to poor quality finishes. Easy Housing can not be held responsible for any damage in such case.



## Additional options

Easy Housing offers the following additional options:

- **Burglar bars** UGX 250,000 per window
- **Veranda** (additional sqm) UGX 285,000 per additional sqm
- **Pergola** UGX 95,000 per sqm

Prices including VAT. No other options can be chosen. Options will be specified in the quotation.



## Location requirements

### **Site requirement.**

Easy Housing builds homes around Kampala. For other locations we quote upon request if we can deliver there. Additional charges may apply.

The site should have ample space to accommodate the selected home.

There should be at least 1 metre of space around the home.

The buyer has the legal rights to use the land and put an Easy Home on there.

The buyer has to take care of any legal requirements like permits.

The site does not slope more than 5 degrees.

The site is clean and accessible.

The site is accessible by truck. The access road is at least 3 metres wide.

A truck should be able to reach within 50 metres of the location.

Road conditions are adequate for a truck to reach.

The buyer takes care of any siteworks like levelling, putting sand, landscaping, etc.

For some soil conditions the buyer may need to bring sand to stabilise (like on swampy/clay soil).

Easy Housing will do a non refundable site check to see if the site requirements are met.





Contact us



Reach out for more information and quotations:



**[info@easyhousing.org](mailto:info@easyhousing.org)**  
**[www.easyhousing.org](http://www.easyhousing.org)**  
**WA: +31 623914998**





## Background information



Values



**Sustainable.**

Circular.  
Zero carbon.  
Climate resilient.  
Biobased.  
Local sourcing.



**Social.**

Healthy homes.  
Happy families.  
Local jobs.  
Cultural integration.  
Affordable.



**Scalable.**

Prefabrication.  
Fast construction.  
Building partnerships.  
Engineered quality.  
Digitalisation.





## Durability

Easy Homes have a long lifespan and engineered quality. Timber homes can easily last **over 100 years** when properly maintained.

### **Termite resistant.**

We use treated timber which is permanently termite and insect resistant.

### **Hurricane proof.**

Easy Homes are engineered to withstand hurricanes up to category 4.

### **Flood resilient.**

The elevated ground floor makes our homes resilient to floods.

### **Fire safe.**

Our walls have fire safe cladding. Timber structures are hard to set on fire.

### **Healthy and comfortable.**

Wooden homes have a positive impact on air quality and living comfort.





Diverse. Dynamic. Dedicated.  
9 nationalities.  
Architects. Engineers. Sales Experts. Sustainable Forestry Experts.

## Founders.



Wolf  
Bierens



Niels  
van den Berge



Brian  
Onenchan



Patricia  
Rukud'de



Marlene  
Salia



Alberto  
Cumerlato



Maxwel  
Marcus



Mariam  
Manju

## Architecture and Project Management.

## Engineering.



Zani  
Gichuki



Gorret  
Womugisa



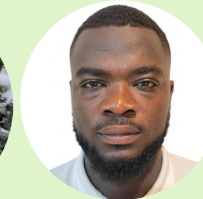
Evaline  
Alum



Mikkell  
Jensen



Kim  
Laane



Ernest  
Kwarteng



Takudzwa  
Madzingira



Corry  
Kobutiiti



Brian  
Kulubya

## Business development & Sales.



Impact



**Scalable and fast prefabrication.**

**Local building partners.**

**Zero carbon and circular economy.**

**Positive impact on 16 SDGs.**

**Climate resilient designs.**

**Durable engineered quality.**

**Relocation and incremental building.**

**Long lifespan (100+ yrs) with treated timber.**

**Solar systems and rainwater tanks (option).**





## Impact dashboard

Easy Housing measures its impact using the following indicators. On average, each home we build creates the following impact.

**CO2  
reduction**

25 ton CO2

**Jobs  
created**

20 jobs

**Forest  
protected**

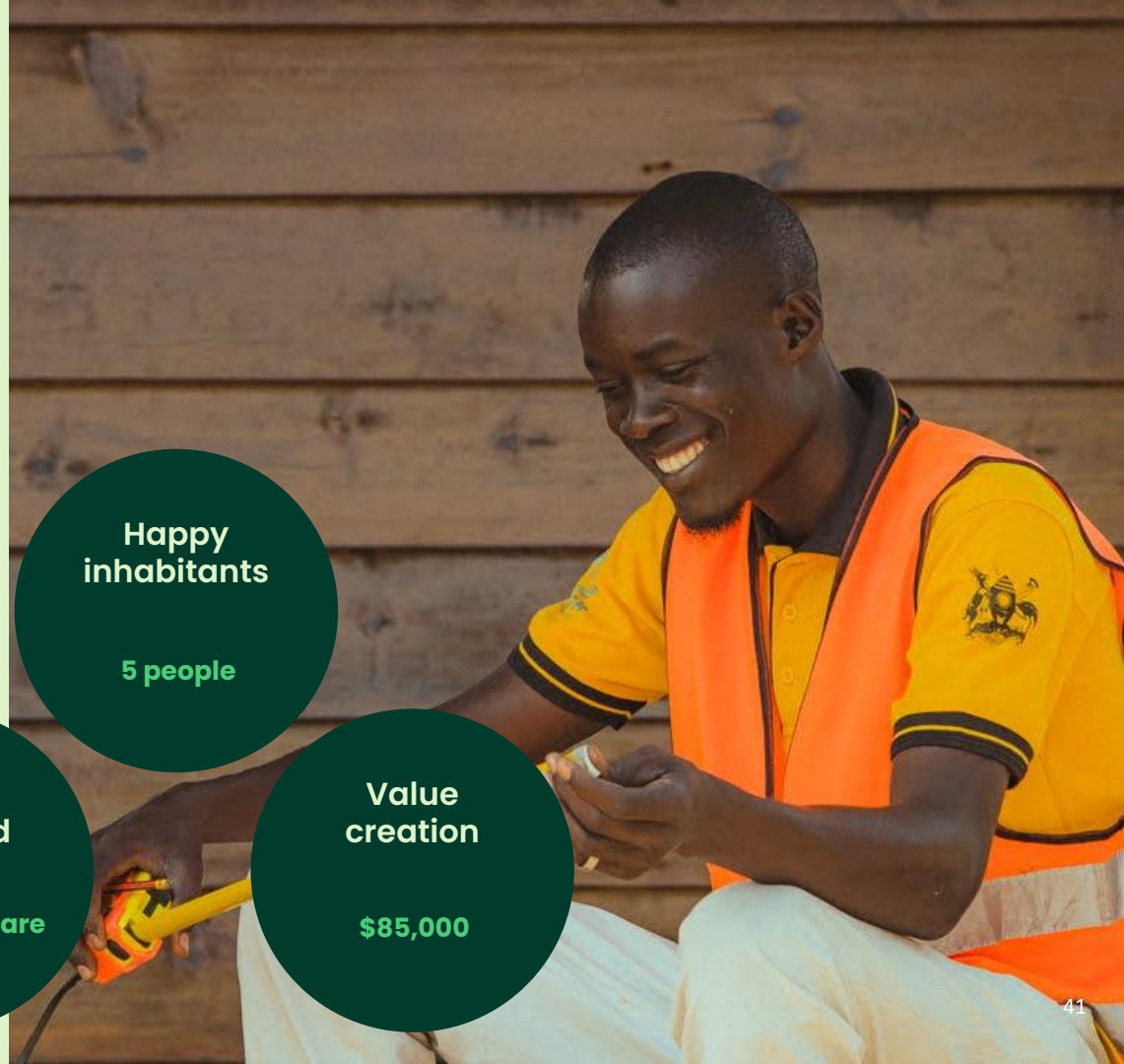
Over 0.5 hectare

**Happy  
inhabitants**

5 people

**Value  
creation**

\$85,000





## Sustainable forestry

Easy Homes are built with sustainably sourced timber, produced by local forestry companies. This way, Easy Housing creates local demand for sustainable timber, promoting sustainable forestry which increases forest cover.

Our sustainable forestry partners (FSC certified):

**LevasFlor.**

Mozambique.

**Green Resources.**

Uganda, Kenya & Tanzania.

**Xylogi.**

Ghana.

Our efforts to promote sustainable forestry have been recognised by:

**Sustainable Forest Economy Challenge (WEF).**

**MIT Solve (cohort 2022).**

**ClimAccelerator (Climate-KIC EU)**

**Climate Smart Forest Economy Program.**

**Good Energies Foundation.**

**Built By Nature.**

**Footprints Africa Case Study.**



UPLINK







## Partners

### We work together with:

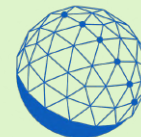
Global Centre On Adaptation.  
Uplink - World Economic Forum.  
African Union for Housing Finance (AUHF).  
Climate KIC (EU).  
Netherlands Enterprise Agency.  
Climate Smart Forest Economy.  
Good Energies Foundation.  
Built By Nature.  
Engineers Without Borders.  
Green Home Transformations.  
Fairventures Worldwide.  
Green Resources.  
Levasflor.

### Recognition:

AUHF - Most sustainable housing developer 2023  
NUTIP - Newcomer of the Year Uganda 2023  
CSFEP - Breakthrough Initiative 2021  
MIT Solve - Climate Cohort 2022  
Climate-KIC (EU) - ClimAccelerator Participant 2022  
WEF Uplink - Sustainable Forest Economy Top Innovator 2023  
Built By Nature - Carbon Monetisation Cohort 2023



Climate-KIC



GLOBAL  
CENTER ON  
ADAPTATION





Design







Contact us

Reach out for more information:



[info@easyhousing.org](mailto:info@easyhousing.org)  
[uganda.easyhousing.org](http://uganda.easyhousing.org)  
WA: [+31 623914998](https://wa.me/31623914998)