

# LeapNest

The tiny house to live your nature

april 2024







# APPLICATIONS

## LEISURE



For many of us spare time means, above all, the chance to travel and to discover places where the extraordinary beauty of nature is still predominant.

LeapNest Leisure enables to organize many functions in support to tourist accomodation in natural areas and to outdoor activities: from Glamping units to sanitary services and logistical support.

A versatile and flexible solution to offer not only a functional hospitality service but also a high quality sensorial experience. A clever detailed design, the variety of finishes, the careful choice of equipment offer a visual value to the assembled modules which integrate in harmony with the landscape.

A 360° experience keeping in mind a fundamental value for Leap Factory: the reduction of the ecological footprint and the full reversibility of the products.

LeapNest Leisure is an innovative proposal for the hospitality sector: a concrete breakthrough in the way of living our spare time in nature.

## GARDEN



LeapNest My Garden is a concrete answer to our daily needs of escaping from modern life to focus on our hobbies and our creativity, no further than in our own backyard.

The garden, a home in the open air, is a place of ancient tradition that continues to be very important for the personal need of quality space.

Our solutions offer an endless range of customizations to meet with your necessities.

For example, you can create your own pod, intimate and relaxing, to meditate, give a massage or share a precious moment with whom you love.

Yoga, painting, music, photography: make of your LeapNest a creative atelier to unleash your hobbies in a protected and laid back environment while enjoying the beauty of the surrounding nature.

Or, for those who like working in open spaces, LeapNest can also become an independent office offgrid in the green area of your backyard.

## MOUNTAIN



The mountains are for many people the favourite setting for an intimate research of peace, freedom and contact with nature.

Unfortunately the high popularity of certain locations often involves negative consequences on the delicate ecosystem of the landscape.

LeapNest Mountain offers cabins specifically designed for the mountain scenery: the highly efficient construction system minimizes the impact of the products on the delicate mountain environment which needs to be preserved.

They are adapted to service all the typical activities that take place in the mountains: from traditional work scenarios such as migrant animal farming to specialized tourism such as hiking and mountaineering. They are also able to provide services for the ecological management of polluting refuse and the treatment of biological waste waters.

The system of modular prefabricated building LeapNest is best to organize most of the typical activities of mountain scenery: from tourist hospitality to the storage of technical equipment.





# TECHNICAL FEATURES



# ADVANTAGES

## FLEXIBLE

The construction system is flexible and enables a countless number of configurations. Conceived for the combination of annular modules, the use of multiple units can provide more complex housing solutions. Are available solutions for the organization of leisure activities, for the garden and for the mountain. Each module can be fitted and equipped in a very flexible way. The external finishes and interiors are customizable based on the specific necessities.



**CONFIGURATION**  
7-15 days

## SAFE

LeapNest shell is made of a pine-coated multilayer sandwich and a core of polystyrene closed cells, a material of exceptional stability. This solution provides the best balance between endurance and lightness, guaranteeing a very high thermal insulation and the correct permeability to vapour. The stainless steel structural frame and the high quality of accessory components provide extreme reliability and refined aesthetics.



**PRODUCTION**  
20-30 days

## TRANSPORTABLE

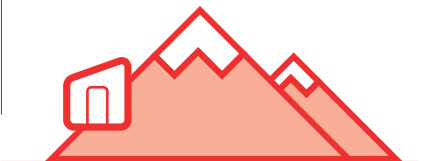
LeapNest modules are conceived to reduce logistic burdens. Airlift by a medium size helicopter ("Ecureuil" B3 category) is also possible. This important factor, added to the simplicity and speed of the process, ensures the installation of modules in places inaccessible by road. Modules are provided with hoist points which are also useful for vehicle loading operations by means of a mechanical crane. The units are entirely pre-assembled, once positioned Nest modules are immediately operative.



**TRANSPORT**  
1-5 days

## UNEXPENSIVE

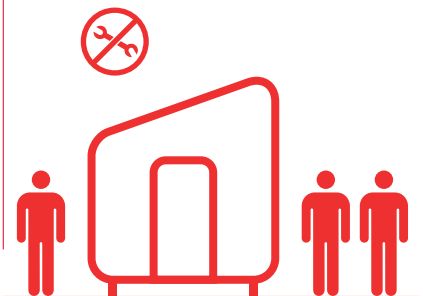
The industrial construction process guarantees high quality levels at a controlled price. The simple transportation options and quick on-site positioning greatly reduce logistic costs, even temporary use becomes affordable. The installation and re-positioning of the cabins can also be performed multiple times in a season.



**INSTALLATION**  
1-3 days

## COMFORTABLE

The interior space of LeapNest is accurately organized to permit all the basic functions of living. Convenient design solutions optimize the furniture space thanks to multiple configurations which meet with each activity's necessities. Selected materials and finishes are used to combine aesthetic quality with maximum practicality. All the materials used are highly resistant and easy to clean and guarantee reliability while reducing maintenance costs.

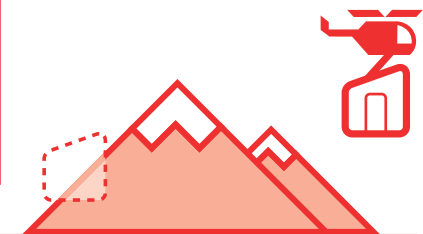


**MODULE LIFESPAN**  
>50 years

## GREEN

LeapNest's ecological strategy is based on three fundamental points:

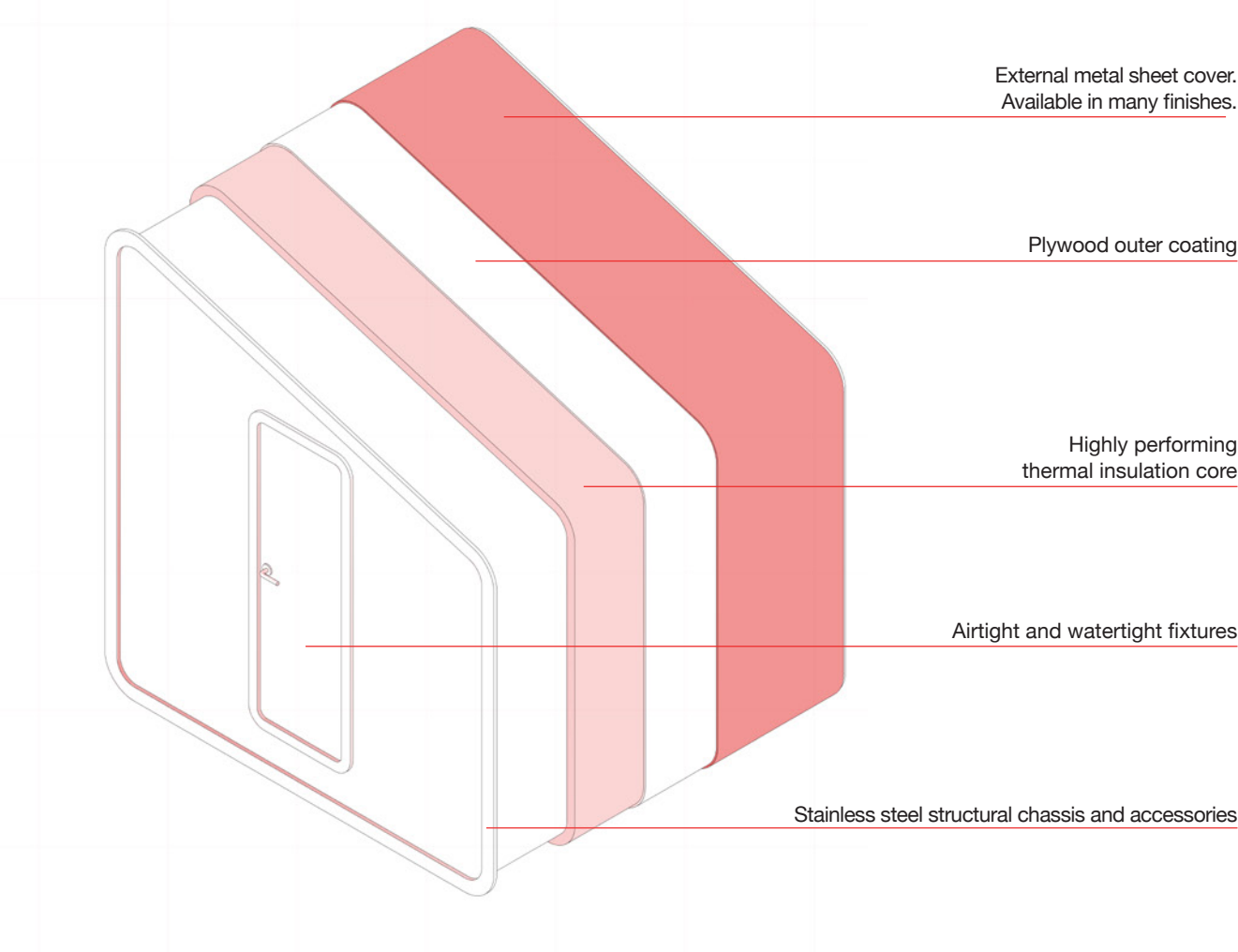
- a complete prefabrication system. Our modules are entirely factory produced, thanks to a controlled industrial process that makes use of certified and eco-friendly materials;
- an intelligent installation process. There is no need for permanent foundations nor invasive modifications on the natural site. With very few and simple on-site operations the typical burden and environmental impact of a traditional construction site is greatly reduced;
- complete reversibility. Once a module has been used it can easily be removed leaving nature pristine.



**REMOVAL**  
1-2 days



# NEST materials and finishes



## LIGHTING



Low energy consumption LED technology for interiors and exteriors.

## PHOTOVOLTAIC PACK



Photovoltaic cells are integrated into the modular shell. Different power provisions and configurations are available for different uses and location requirements.

## THERMAL SOLAR PANELS



Solar thermal systems produce hot water from solar energy. Different power provisions and configurations are available for different uses and local conditions.

## HEATING



Radiating technology air conditioning. The system is integrated into the shell, to provide increased comfort.

## ON BOARD COMPUTER



Local and remote monitoring systems. To provide information about the state of health of the unit and the external weather conditions. Essential for an efficient and economical management.

## PURIFICATION SYSTEMS



For biological liquid waste treatment. Combined with the toilet units they allow the independent management of sewage and avoid the dispersion of polluting substances into the environment.

## COOKING APPLIANCES



Safe electrical systems that avoid the use of open flames.

## FURNITURE SOLUTIONS



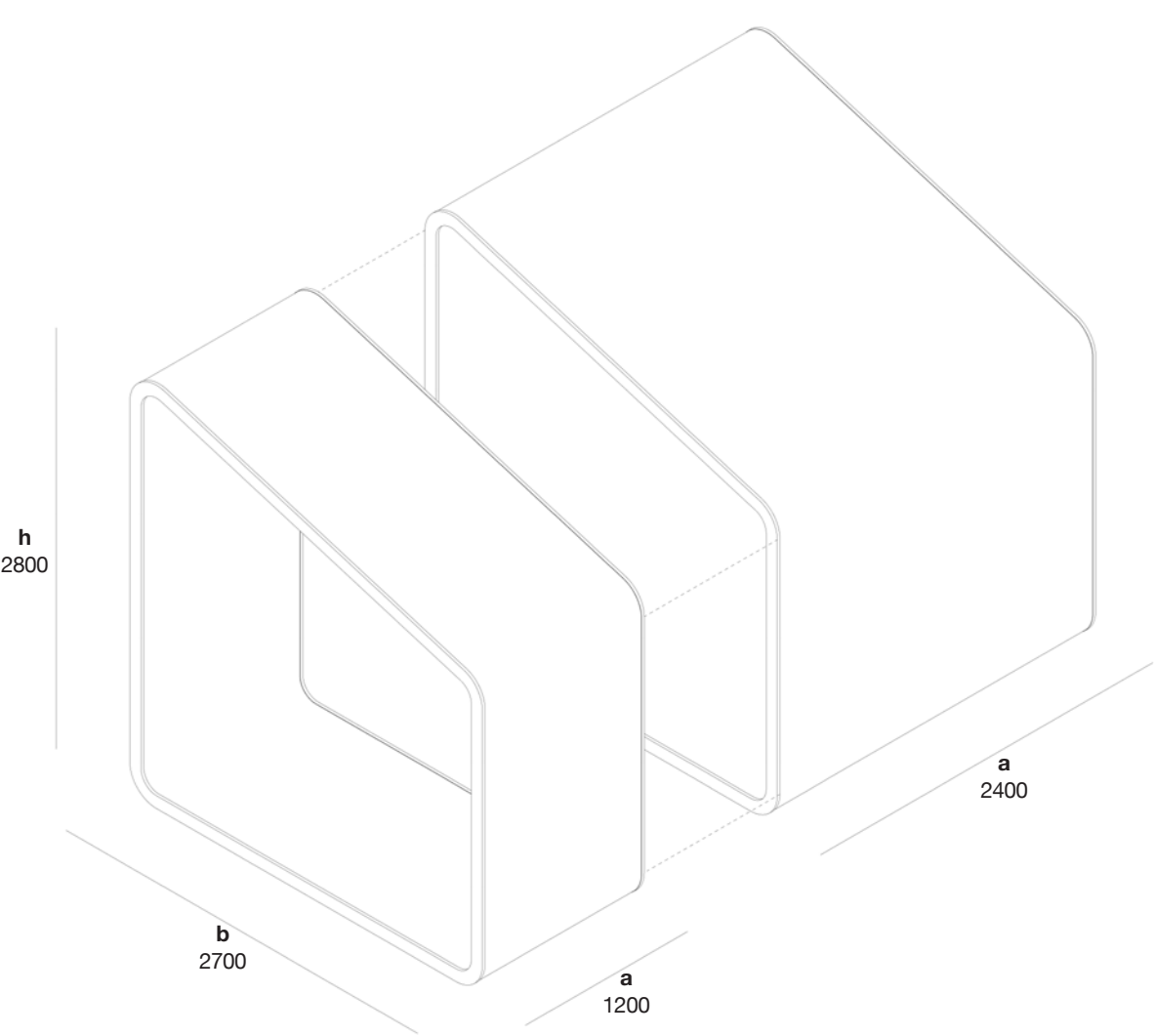
Customized solutions for interior and exterior equipment in addition to the basic layout. High quality,

## EXTERNAL OPENINGS



It is possible to define the quantity and position of doors, windows and external openings.

# NEST features



## TECHNICAL DATA (single unit module)

### Small size

### Large size

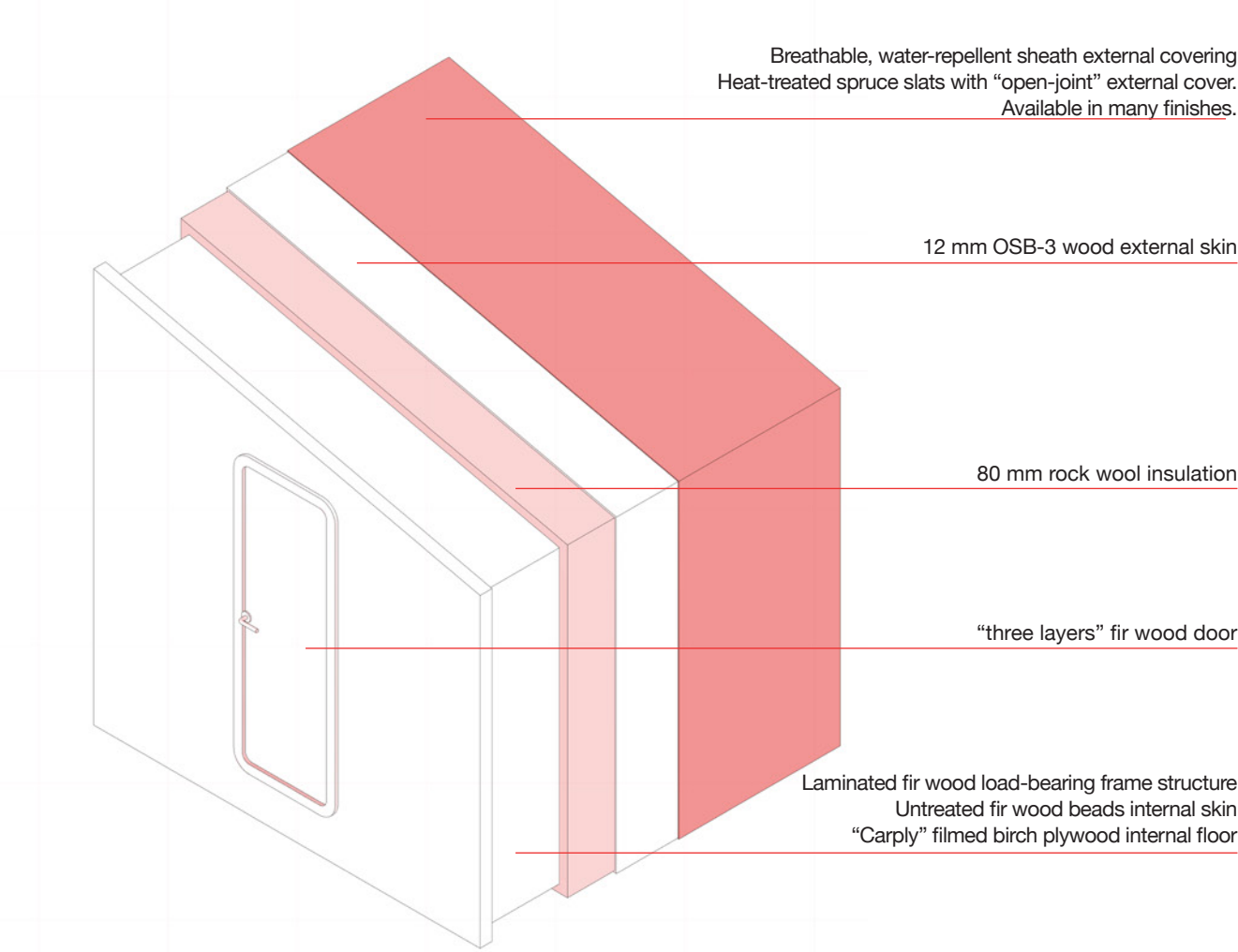
external dimension (a x b x h)	mm 2400/1200 x 2700 x 2800	mm 2400/1200 x 3330 x 3460
internal dimension (a x b x h)	mm 2400/1200 x 2540 x (2640/1930)	mm 2400/1200 x 2540 x (2640/1930)
external volume (1200 mm module)	8 m <sup>3</sup>	
floor area (1200 mm module)	3 m <sup>2</sup>	
weight (empty - for each 1200-mm module)	350 kg	
internal equipment weight ( <i>starting from</i> )	80 kg	
outer shell thermal transmittance		

Data and images provided in this brochure are intended as an indicative reference. Features may change upon specific equipment and version requirement. Leap Factory reserves the right to make changes to the product's features.



# NEST\_LT

## materials and finishes



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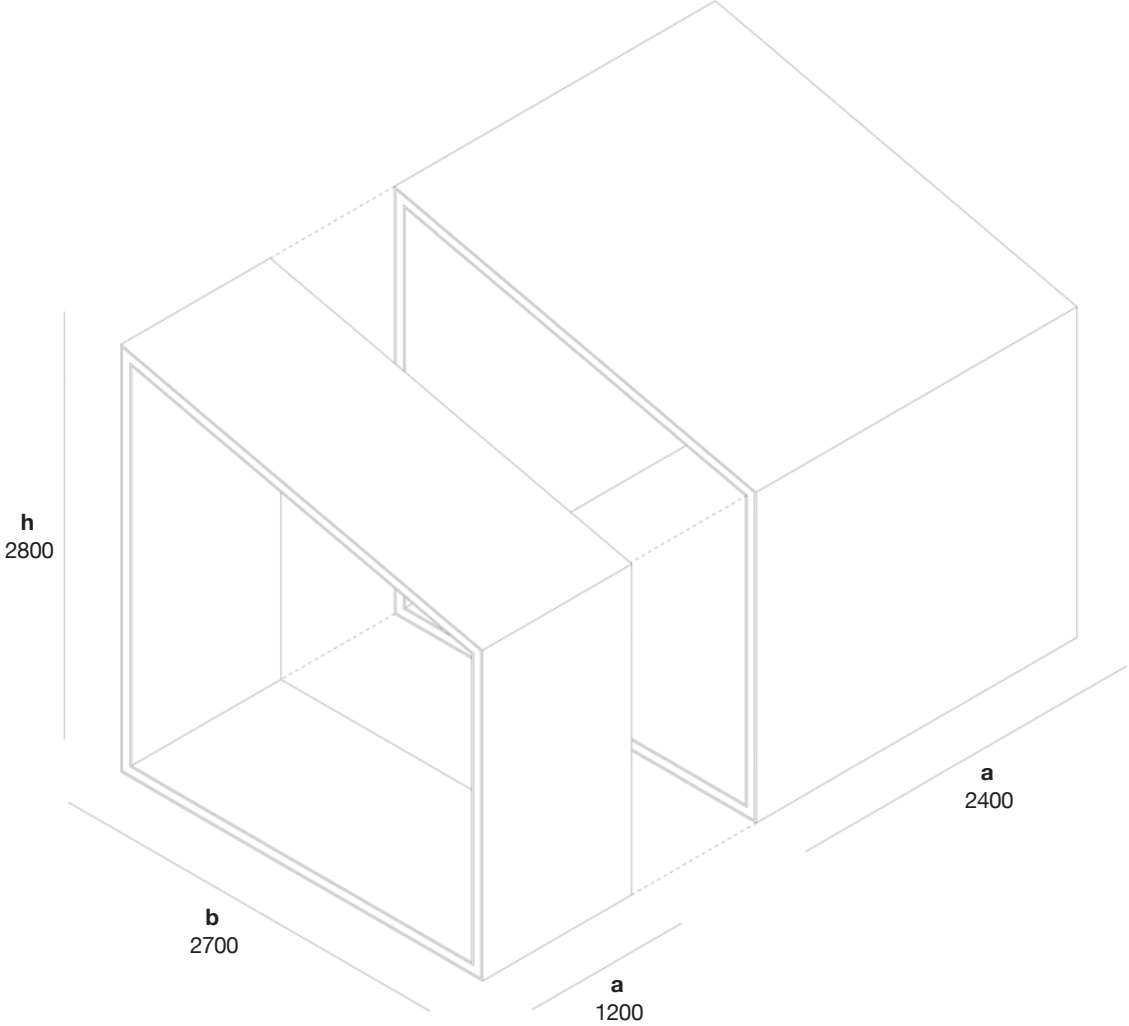
### EXTERNAL OPENINGS



It is possible to define the quantity and position of doors, windows and external openings.

# NEST\_LT

## features



### TECHNICAL DATA (single unit module)

external dimension (a x b x h)	mm 2400/1200 x 2700 x 2800
internal dimension (a x b x h)	mm 2400/1200 x 2500 x (2500/1940)
external volume	8 m <sup>3</sup>
floor area	3 m <sup>2</sup>
weight (empty - for each 1200 mm module)	300 kg
internal equipment weight (starting from)	80 kg
outer shell thermal transmittance	U= 0,33 W/m <sup>2</sup> K

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# LEISURE

PAVILION

KIOSK

EQUIPMENT CABIN

TOILET





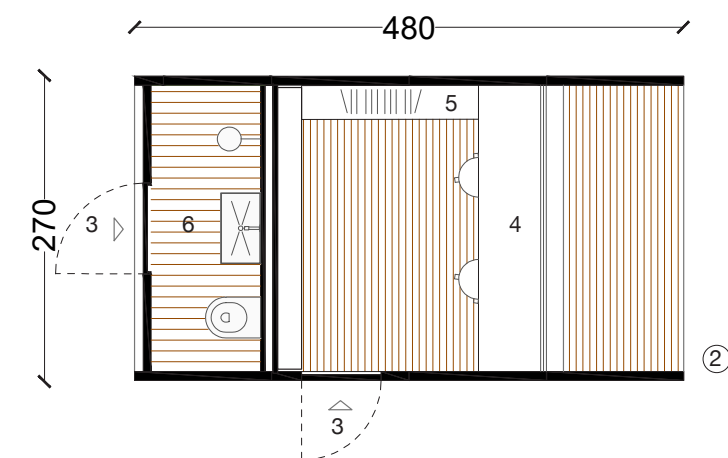
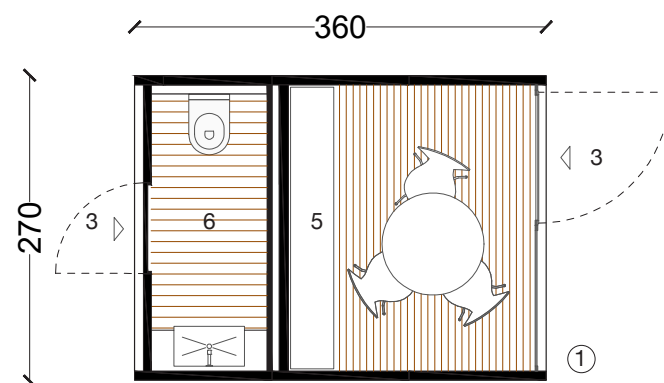
# PAVILION

## ELEGANT HOME FOR SERVICES

Pavilion is a modular building thought to house many service functions for tourist hospitality. The following configurations display layouts for an information point, a ticket office and a first aid point.

All different solutions which can be combined with a Toilet unit.

The overall dimensions, the external finishes and the interior fittings are thought, designed and produced according to the specific demands of each request.



- 1. info point
- 2. ticket office / info point
- 3. entrance
- 4. desk
- 5. wardrobe
- 6. WC







# KIOSK

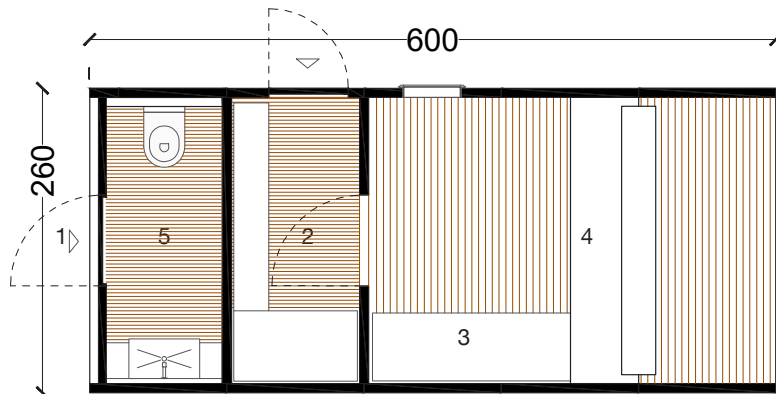
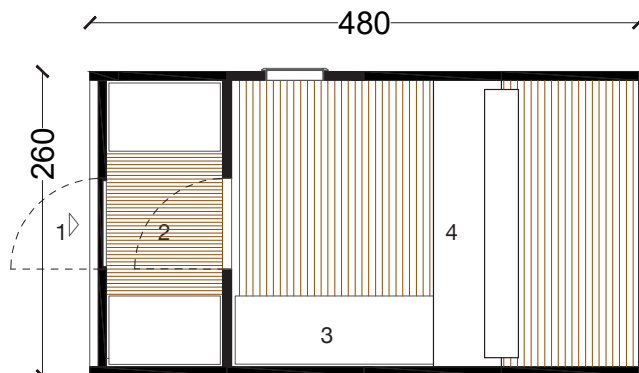
SEASONAL REFRESHMENT POINTS

The presence of seasonal public often calls for refreshment points.

Kiosk is a modular construction that responds to this need while offering an efficient solution in terms of nature protection, functionality and aesthetic quality.

Like all LeapNest units, Kiosk can be installed by simple and fast operations and does not require permanent foundations nor significant alterations to the ground. It is therefore suitable for temporary installation during the tourist season. The integration with technologically advanced devices for green energy production and waste water treatment systems guarantees the unit's full autonomy.

The modularity of the system is ideal for the assembly of structures of any size. The finishes, technological devices and interior fittings can be designed according to each specific demand.



- 1. entrance
- 2. storage /
- 3. food processing
- 4. bar
- 5. WC







# EQUIPMENT CABIN

## OUTDOOR ACTIVITIES MANAGEMENT

### SPORT CABIN

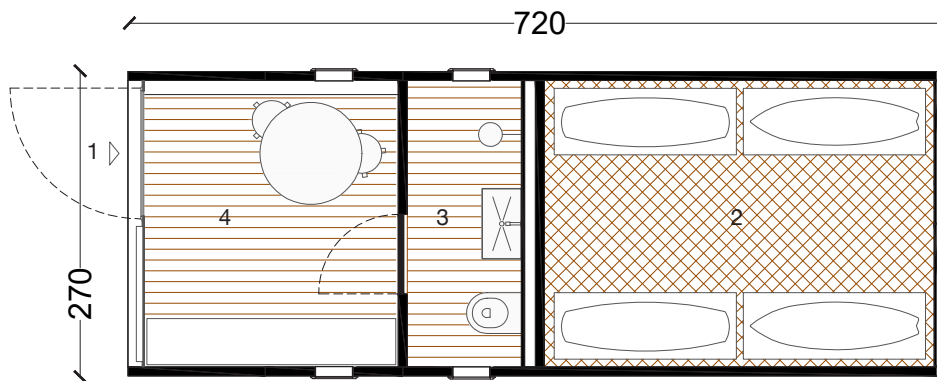
The seasonal tourist offer can be enriched with organized activities that often require logistic bases for their management, for equipment storage and for essential services.

The LeapNest prefab modular system is the best solution for temporary buildings, it is suitable for different uses, inexpensive and very simple to install. At the same time it is a product of high technical quality, resistant, durable and aesthetically pleasing.

The configuration shown below illustrates a summer surfing school. The space is organized in an office room for reception and administration, a room for gear storage and sanitary facilities.

The modules can be equipped according to the requirement of every activity. Likewise for the exterior/interior finishes and the technological provisions. All modules can be integrated with a solar thermal or photovoltaic green energy production system and with waste water treatment facilities.

The quality and efficiency of the products make them an interesting choice even for permanent use.



- 1. entrance
- 2. equipment storage
- 3. WC
- 4. office/reception







# EQUIPMENT CABIN

## DRESSING CABIN

Constructing service buildings for sport facilities often implies a cumbersome and time-consuming process, and is always an inconvenience for the use of open air spaces while work is under way.

Prefabricated modules are a convenient and effective solution. The LeapNest modular system, in addition to logistic simplification, offers the possibility to build and equip a fully customized structure in its dimensions and finishes boasting at the same time high level technological and aesthetic qualities.

The service facility can house dressing rooms, toilets, showers or storage space for garden furniture and sport gear. It is suitable for swimming pools, tennis courts, golf ranges – and for any circumstance where nearby services may be needed.

Installation only requires a few simple and quick operations, with no invasive preparation work to the ground.

The availability of optional accessories for green energy production, to provide hot water and electricity, or for waste water treatment makes the unit potentially autonomous.



- 1. entrance
- 2. wc
- 3. dressing room
- 4. indoor shower
- 5. outdoor shower







# TOILET

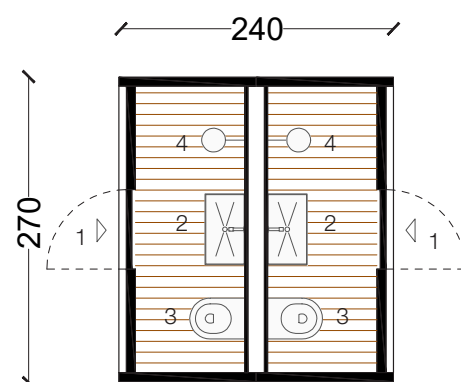
## INDEPENDENT TOILET MODULE

The LeapNest modular prefab construction system also includes a toilet unit. The flexibility and modularity of the products guarantees numerous solutions: from the rugged and essential single isolated modules for alpine huts or ski slopes, to the more sophisticated and articulate blocks for resorts, glamping or camping sites.

LeapNest Toilet is the perfect answer wherever temporary structures are needed, or in natural areas of outstanding interest where, in addition to the convenience of the prefabricated construction, a product of high aesthetic quality is suited best.

The interiors are carefully designed and assembled, to offer both maximum hygiene and cleaning ease as well as a comfortable and functional place. The interior space can be organized in many different ways to meet with the various uses, typologies, users and contexts. The continuous surfaces and the resistant finishes simplify maintenance and increase safety.

However, the most interesting feature of the Toilet unity is the possibility to work in total autonomy. After careful experimentation, the biological waste water treatment equipment designed by Leap Factory guarantees the efficient purification of waste waters with no need for any further drainage. Fully integrated on board, the purifiers don't require connection to an external sewage system.



- 1. entrance
- 2. wash basins
- 3. wc
- 4. shower







# GARDEN

MY POD

OFFICE POD

TOOL POD

GAZEBO

SAUNA





# MY POD

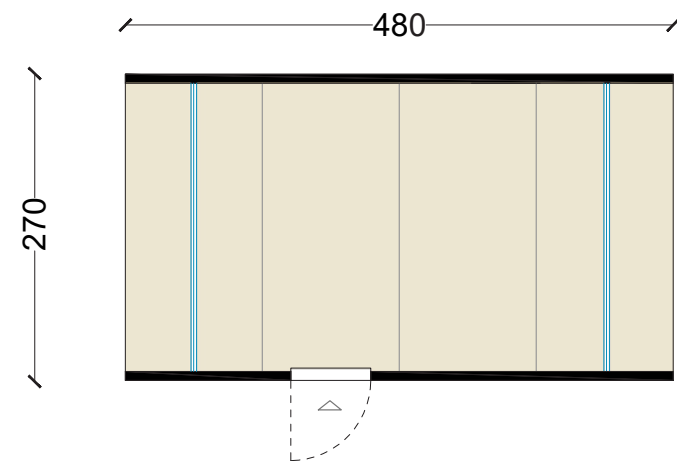
INSPIRATION IN MY BACKYARD

Cutting yourself off from the hectic modern life in an intimate and creative space in which you can express your inner self surrounded by the beauty of the garden. My Pod is a private shelter to meet once again with your own creative potential, in balance and harmony.

My Pod boosts your hobbies, sport and holistic activities you love, or it simply makes you savour inner peace and silence. Art, Music, Yoga, Meditation, the applications are as many as the creative expressions of each of us.

Create your own world inside My Pod thanks to the unit's high flexibility: My Pod is in fact customizable to meet your necessities in terms of dimensions, finishes and fittings. Always in a constant research of quality and design.

Assembling is simple and easy. The product requires no permanent nor invasive arrangement in order to leave your garden pristinine.







# OFFICE POD

## A PERSONAL GREEN HIDEAWAY

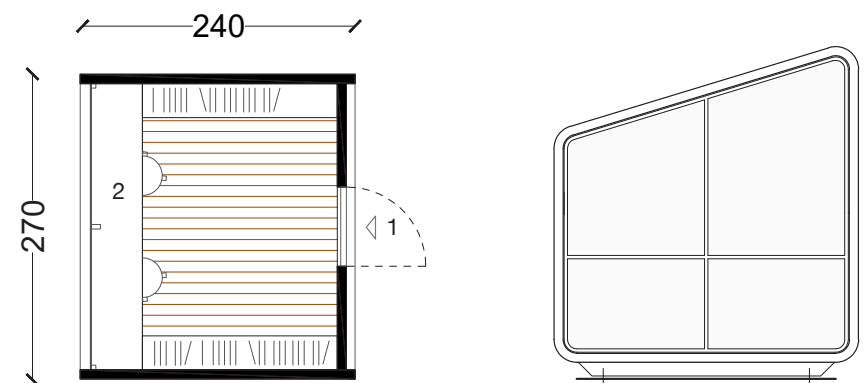
To set up a personal refuge in the garden. A revised version of the Renaissance studio, to keep an intimate contact with nature. Or simply an extra space to enjoy the beauty of your garden.

Office Pod gifts you with this unique opportunity.

Dimensions, finishes and equipment can be fully customized, according to personal needs, through our careful design process with high quality materials.

The installation is very quick and requires no permanent nor invasive arrangement. The unit can be moved throughout the seasons, to take advantage of the best spots in the garden.

Different configurations range from a simple single space to more articulate layouts with toilets and scenic bookcases. A green energy production kit, with photovoltaic cells integrated into the outer shell guarantees the autonomy of the units by excluding the need to connect to existing grids.



- 1. entrance
- 2. desk







# TOOL POD

## THE GARDEN SHED FOR YOUR TOOLS

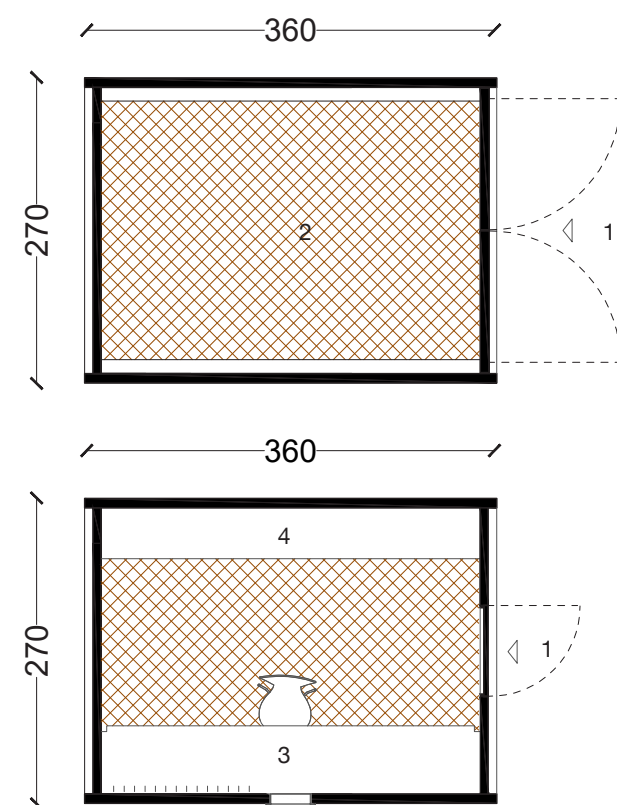
Tool Pod is a garden shed.

The LeapNest modular prefab construction system allows the assembly of different configurations for every request.

The careful design evokes the traditional shape of a rural construction, presented in its elemental lines. The available finish materials lend additional aesthetic quality: natural pine wood, oxidized metals, reflective surfaces. Each detail contributes to give the product a formal dignity, beyond its mere utility.

The interior is simple and rational, for maximum practicality. Among the different layouts a possible version is a workshop, equipped with a workbench and tool holders on the walls.

Among the available technical accessories an electric power supply kit is provided with photovoltaic cells integrated into the module outer shell. Different configurations are also available, according to the required energy, whether just for interior and exterior lighting or for powering tools too.



- 1. entrance
- 2. storage
- 3. workbench
- 4. cabinet





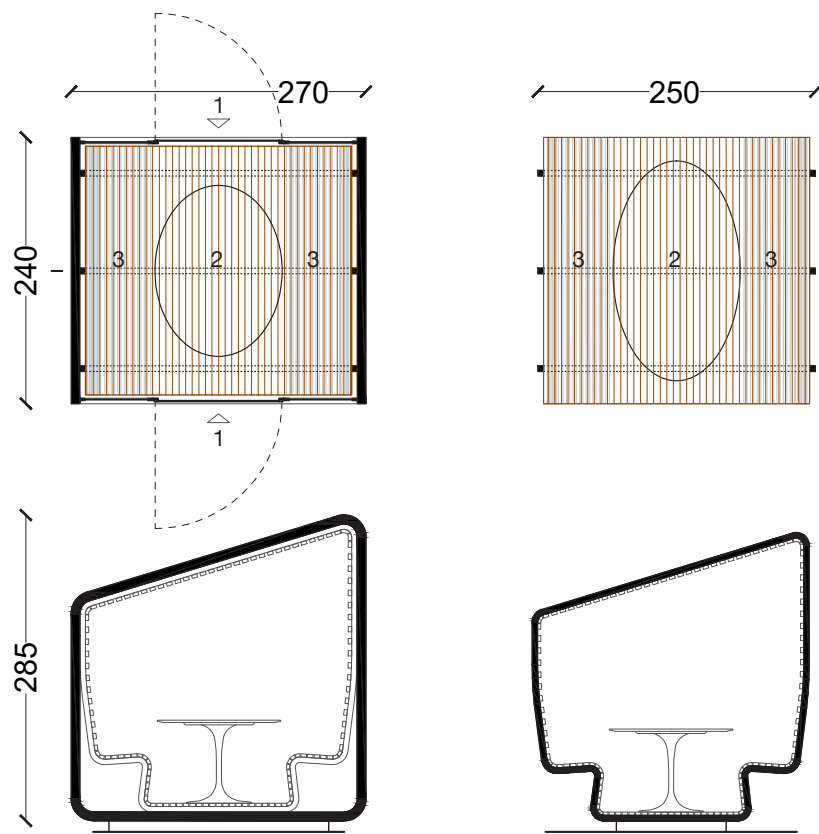


# GAZEBO

AN ORIGINAL SHELTER

For open air meetings. To talk, rest or work. Protected from the sun, the rain and the wind, or simply from intrusive glances. A well-defined space yet entirely surrounded by nature.

Gazebo can be a simple canopy or a fully independent pavilion, in a open or closed solution. It can be equipped with green energy production systems, to provide power for lights, wi-fi internet connection or to charge personal communication devices.



- 1. entrance
- 2. workspace/  
meeting space
- 3. side benches







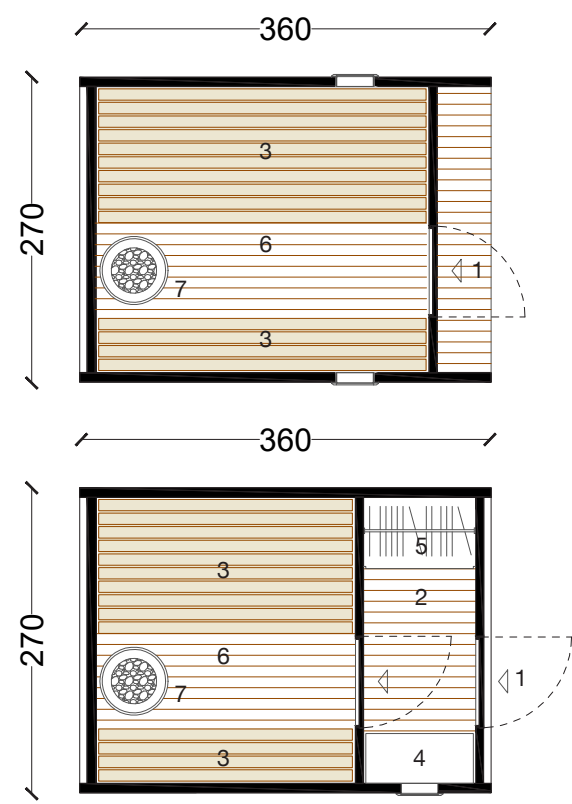
# SAUNA

A REVISED TRADITIONAL FINNISH CABIN

The sauna has very ancient origins and numerous healthy properties, it is extremely useful to relax.

Made of natural materials, with adequate insulation, LeapNest Sauna guarantees the oxygen balance in its interior thanks to natural and mechanical ventilation. It is equipped with an electric stove and, thanks to its flexibility in terms of space, it offers numerous different configurations: an entrance, a dressing room and a toilet can in fact be added. Thanks to its modularity the size of the chamber can be adapted to any demand.

It can be installed anywhere in a short time and without specific assembly operations.



- 1. entrance
- 2. dressing room
- 3. benches
- 4. shoe rack
- 5. coat rack
- 6. sauna chamber
- 7. stove







# MOUNTAIN

**WINTER CABIN**

**ALPINE CABIN**

**SHEPARD CABIN**

**MILK LAB**

**ECO R**





# WINTER CABIN

## WINTER ANNEX FOR ALPINE REFUGE

Mountain huts must be provided with an all-year open winter shelter especially during the months in which the refuge is unattended. A winter cabin can be conceived to host as many hikers are expected during the season: they have to find shelter and the essential equipment to guarantee minimal survival.

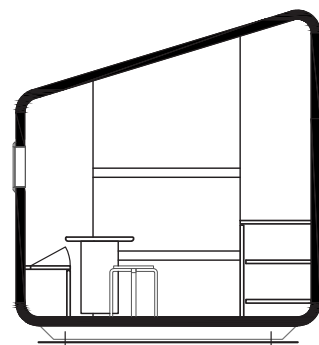
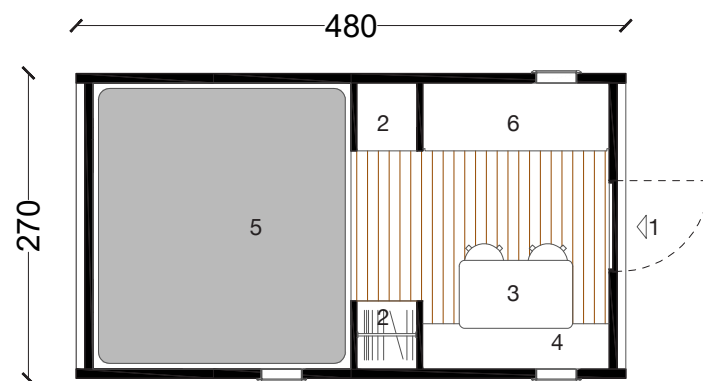
Not all huts are equipped with such structures: often there is not enough room or the required space may be too expensive.

LeapNest prefab system is a very efficient solution to provide a separate annex to the main building.

In a short time, and within given costs, it is possible to equip a hut with a very comfortable, well designed and optimally insulated winter space. The installation does not require permanent foundations. The limited time and ease of installation do not involve the organization of a traditional construction site which is always very expensive in economical and environmental terms, often only possible in the favourable season and likely in conflict with the high presence of tourists.

The modular assembly system allows the best arrangement of the appropriate interior fittings and equipment and provides the required space. Any specific functional program can be fulfilled.

1. entrance
2. wardrobe
3. table
4. bench
5. beds for 6 people
6. kitchenette

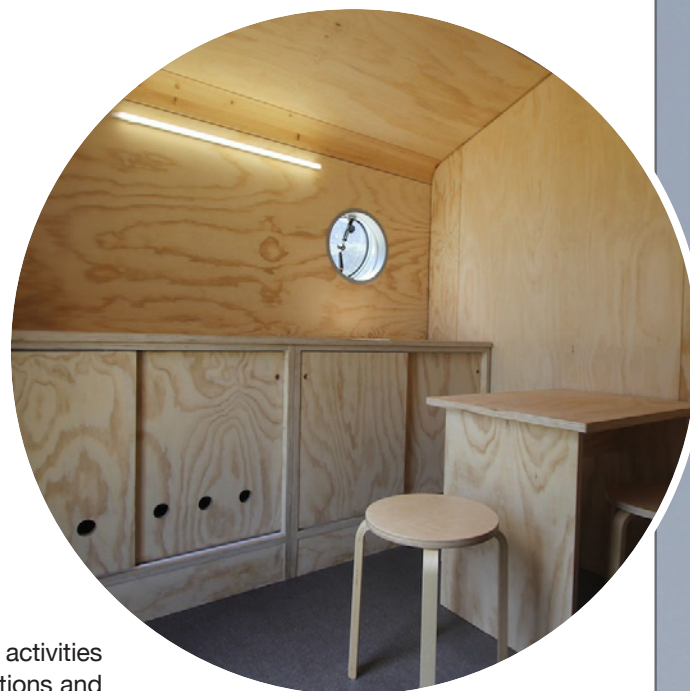






# ALPINE CABIN

## MINIMUM UNIT FOR ALPINE REFUGE



The unattended alpine hut is a traditional building to shelter hiking activities in the mountains. As a basic building, it gives access to remote locations and fascinating areas that would otherwise be barely reachable.

The construction of a new cabin, or the renovation of an existing structure often in bad conditions, is a demanding challenge, especially on an economical and technical point of view.

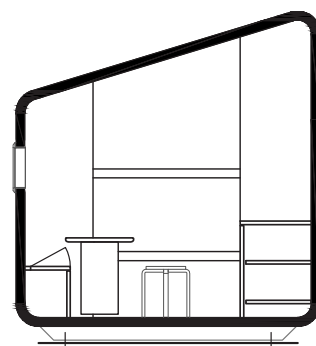
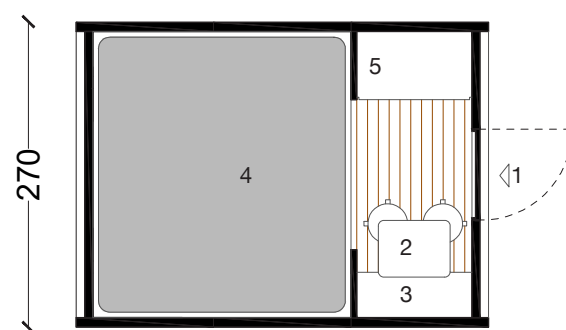
Thanks to LeapNest system, Leap Factory provides an efficient answer to this problem. Entirely built and fitted off-site our LeapNest cabin boats the quality of lightness, resistance and durability combined with a high comfort standard and carefully detailed design.

Technologically advanced materials and construction techniques determine a highly reduced weight, an essential factor that permits the airlift of completely equipped modules.

The speed and ease of installation reduce the cost of the entire operation, much to the benefit of the product's quality.

Working at a high altitude is very expensive, also for environment. For this reason the LeapNest cabin gives an ecological opportunity to reduce the environmental footprint.

1. entrance
2. table
3. bench
4. beds for 6 people
5. kitchenette







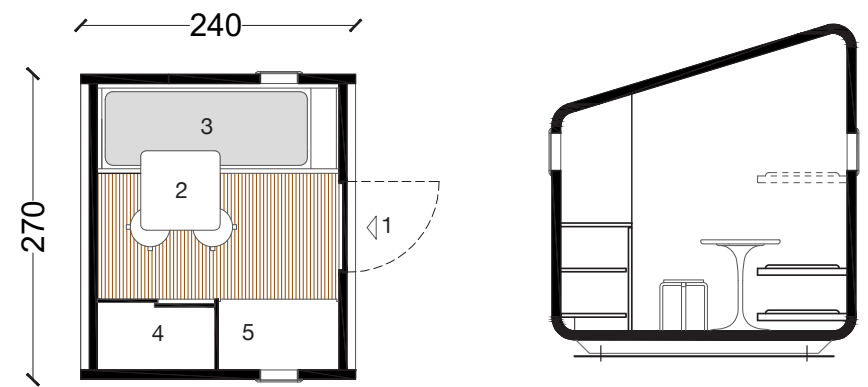
# SHEPARD CABIN

## DWELLING UNIT FOR NOMADIC HERDING

The constant watch over herds during the summer season is becoming once again an unavoidable demand, above all in those places where big predators, such as wolves, have reappeared. Packs of this wonderful animal are settled back in vast areas of the Alps and of the Apennines. A feast for nature! But this is a serious problem for animal farmers. Providing accommodation for the modern farmer in mountain pastures calls for an appropriate solution that guarantees safety, modern standard comforts and respect for the natural environment.

The LeapNest pasture shelter completely solves these issues. It is an essential cabin built with natural materials which can be transported by helicopter. It is energetically independent, and designed for temporary installations. Its assembly does not require heavy foundations or modifications to the ground in order to preserve the environment.

The pasture shelter can be easily placed on site and used to follow the herd during seasonal migrations. The cabin leaves no footprint, it can also be stored at lower altitudes until the following season.



- 1. entrance
- 2. table
- 3. bed
- 4. wardrobe
- 5. kitchenette / work surface







# MILK LAB

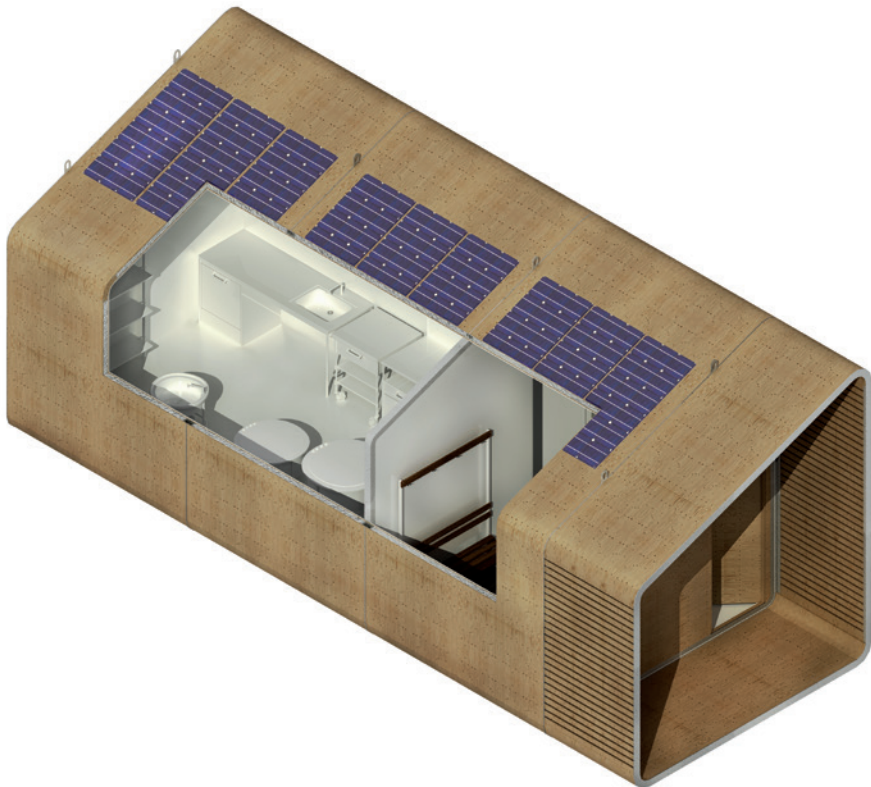
## MOUNTAIN PASTURE DAIRY LABORATORY

Milk Lab is the perfect solution to the sanitary problems of dairy production in remote locations.

The structure consists in a cheap prefabricated modular laboratory. It can be airlifted and installed anywhere with very few ground preparation. Composed of an entrance, a dressing room, a toilet, and a room for dairy product transformation, the interior space and equipment are designed in full respect of health and safety regulations: Milk Lab ensures the structural and hygienic requirements necessary for sanitary licenses.

All the machines for dairy transformation find place inside the lab: tanks, skimmers, basins, boilers, dryers. All the interior surfaces are made of easily cleanable material, with the correct slopes for the flow of water and with integrated floor drains. The system includes steam extractors and water outlets for the connection of washing equipment.

Thanks to the integrated green energy production systems the power supply for machinery and lighting can be provided in full autonomy.







# ECO R

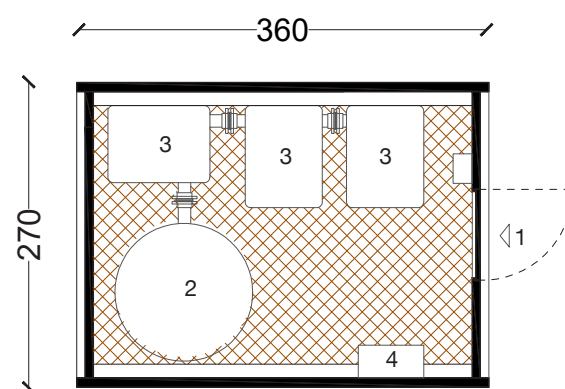
## BIOLOGICAL WASTE WATER TREATMENT UNIT

The presence of tourists and the need to accommodate them in the natural environment sets an important issue of biological waste management. The remoteness of locations, and often reduced budgets, hinders the installation of sophisticated waste management systems or the transport of waste to purification plants. Nonetheless it is no longer acceptable to simply disperse sanitation waste to the ground, even if this is still the most common procedure. Recent international regulations have imposed the obligation to all accommodation structures to be locally provided with efficient waste management systems.

A specific case concerns the rigid climate in mountain locations or, in general, at high altitudes. Low temperatures, even during the summer period, hamper the correct functionality of a traditional underground purification system. This is the typical case of mountain huts and shelters in which the irregular use further reduces the efficiency of traditional waste management methods.

In this context, Leap Factory has developed a winning strategy: our solutions solve the problem of waste sanitation with a quick and inexpensive technique. Following the Leap Factory module key-concepts for ease of transport and installation, the Eco R products introduce all necessary equipment to provide effective biological waste sanitation.

LeapNest Eco R modules don't require expensive or invasive provisional arrangements. They can be airlifted by a medium size helicopter and fixed to the ground in a short time by means of simple mechanical connections. This fact offers evident advantages in terms of cost-effectiveness and reduction of the environmental footprint.



1. entrance
2. Imhoff tank
3. Biological filter
4. control panel







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