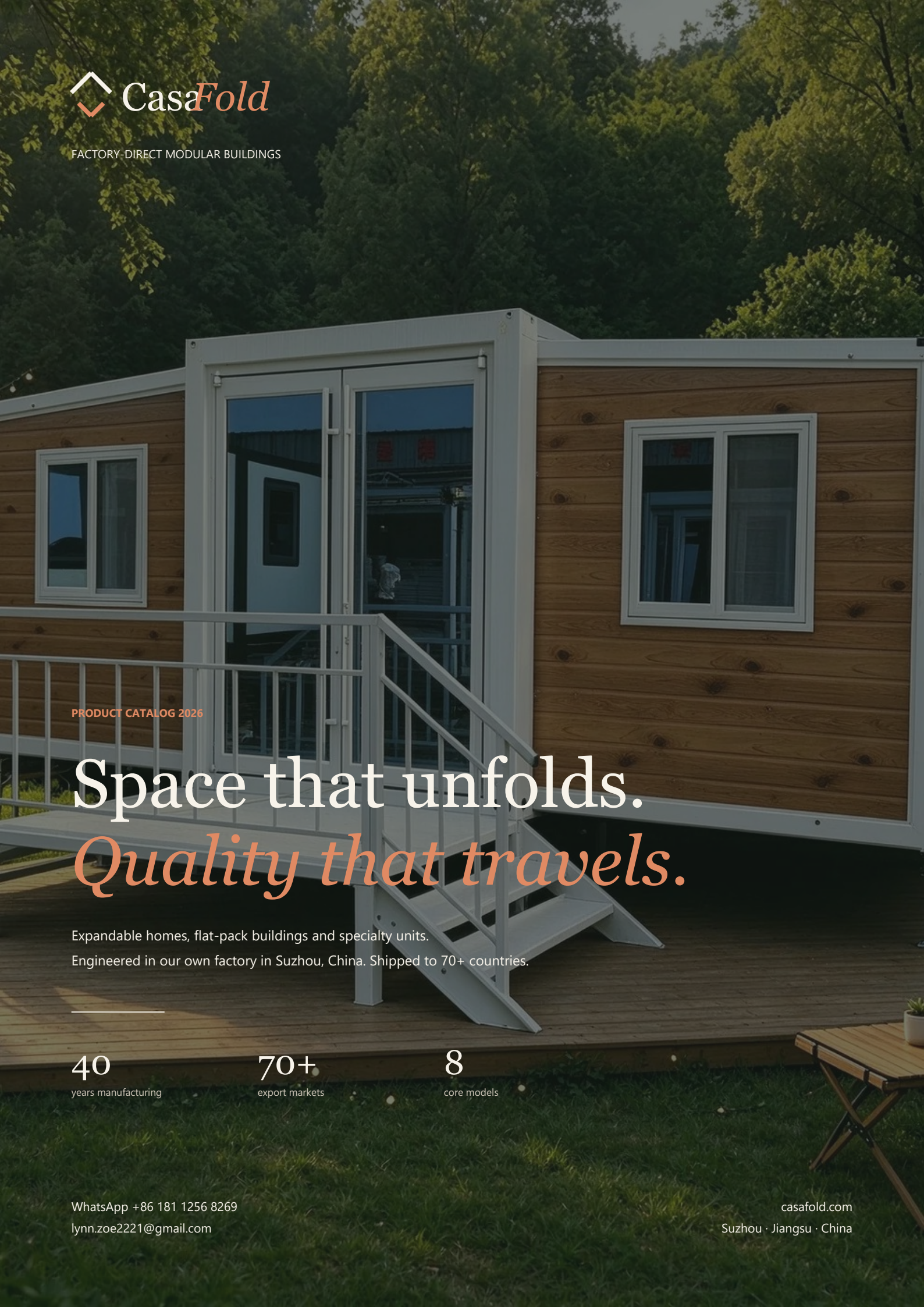

CasaFold

FACTORY-DIRECT MODULAR BUILDINGS

PRODUCT CATALOG 2026

Space that unfolds.
Quality that travels.

Expandable homes, flat-pack buildings and specialty units.
Engineered in our own factory in Suzhou, China. Shipped to 70+ countries.

40	70+	8
years manufacturing	export markets	core models

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casafold.com
Suzhou · Jiangsu · China

ABOUT CASAFOLD

A factory brand, *not a trading company.*

CasaFold is the export brand of a prefabricated housing factory in Suzhou, China. The factory has spent four decades building modular accommodation for domestic projects and central state-owned enterprise camps, and has exported to more than 70 countries.

Because we manufacture and sell direct, you deal with the people who control the schedule. The drawing you approve is the building we make — with the same jigs, the same panel line and the same pre-assembly checks.



Our factory floor, Suzhou, Jiangsu.







Finished unit, ready for loading.

40	70+	100%
years of manufacturing	export markets	checked before packing

THREE WAYS TO BUILD

Choose the system *that fits the project.*



01

Expandable Homes

Fold flat to ship, open into a finished living space. The fastest route from container to home.

SEE PRODUCTS →



02

Flat-Pack & Modular

Maximum units per container, assembled on site. Built for camps and volume projects.

SEE PRODUCTS →



03

Site & Specialty

Gatehouses, restrooms, glass studios and wash bays — practical buildings, properly finished.

SEE PRODUCTS →

Every model is configurable.

Layout, cladding, glazing, services and finish are set with your drawing.

EXPANDABLE HOMES · CF-X20

X20 Expandable Home

A 37 m² home that ships folded.



OVERVIEW

The X20 is our flagship expandable home. It leaves the factory folded to a 2.2 m width, so two complete units fit inside a single 40HQ container. On site, the side wings unfold to create a 37 m² interior — roughly the footprint of a small apartment.

Inside, the shell is open for your layout: one bedroom and a living area, or two bedrooms with a compact kitchen and bathroom. Walls, doors, windows, flooring and joinery are specified to your project, and units are pre-wired and pre-plumbed before they ship.

SPECIFICATIONS

Open size	**5.9 × 6.3 × 2.48 m**
Internal size	**5.46 × 6.14 × 2.24 m**
Floor area	**37 m²**
Folded width	**2.2 m**
Structure	**Galvanized steel frame**
Wall panels	**50 mm rock wool sandwich panel**
Layout	**1 or 2 bedrooms**
Loading	**2 units per 40HQ**
Customization	**Layout, kitchen, bathroom, deck, glazing, cladding, smart home**

WHY THIS MODEL

01 Folds for freight

A 2.2 m shipping width means two units per 40HQ — a material saving on ocean freight.

02 Opens in hours

The wings unfold on site with a small crew, turning a container into a usable room.

03 A real interior

2.24 m ceiling, full-height glazing and space for a proper kitchen and bathroom.

04 Export-ready

Pre-wired, pre-plumbed and packed with a loading plan, drawings and installation guide.

Request a drawing and quote: **WhatsApp +86 181 1256 8269 · lynn.zoe2221@gmail.com**

EXPANDABLE HOMES · CF-X20G

X20 Garage Edition

Expandable living, with a covered bay below.



OVERVIEW

Where land is tight, build upwards. The X20 Garage Edition lifts the expandable living level over a covered drive-in bay, so a car, boat or work vehicle sits protected underneath without consuming a separate plot.

The living floor uses the same 37 m² double-wing body as the standard X20, reached by an external steel staircase. It suits narrow urban plots, staff housing with fleet parking, and resort units that need to keep vehicles out of sight.

SPECIFICATIONS

Living area	**37 m²**
Open size	**5.9 × 6.3 × 2.48 m**
Lower level	**Covered drive-in garage bay**
Structure	**Galvanized steel frame**
Wall panels	**50 mm rock wool sandwich panel**
Access	**External steel staircase**
Layout	**1–2 bedrooms plus parking bay**
Customization	**Bay size, cladding, stair position, layout**

WHY THIS MODEL

01 Two functions, one footprint

Living space above, protected parking below — no second plot required.

02 Drive-in clearance

An open bay sized around your vehicles, with options for side screening.

03 Separate access

An external staircase keeps the home entry independent of the garage.

04 Same proven body

The 37 m² expandable shell, glazing and interior package as the standard X20.

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FLAT-PACK & MODULAR · CF-Q20

Q20 Flat-Pack Building

Maximum units per container, assembled on site.



OVERVIEW

The Q20 is the workhorse of our range. It ships as a flat-packed kit — galvanized frame, wall and roof panels, windows, doors and trim — and is assembled piece by piece on site. That packing method is what makes it so efficient to move: seven units fit in a 20GP container, seventeen to eighteen in a 40HQ.

It is the right choice for large camps, dormitory blocks and projects where freight cost or local labour economics matter more than factory completion. A skilled worker can assemble roughly one unit per day, and units can be configured as single storeys or stacked two high with an external stair.

SPECIFICATIONS

External size	**5,950 × 3,000 × 2,800 mm**
Internal size	**5,630 × 2,680 × 2,480 mm**
Frame	**Galvanized steel**
Wall panels	**50 mm rock wool sandwich panel**
Windows	**PVC-coated steel or aluminum alloy**
Doors	**High-end framed integrated doors**
Loading	**7 sets per 20GP · 17–18 sets per 40HQ**
Assembly	**Approx. one unit per skilled worker per day**
Configuration	**Single storey or stacked two-storey**

WHY THIS MODEL

01 Freight-efficient

Loose-part packing puts 17–18 units in a 40HQ — the lowest shipping cost per unit in our range.

02 Galvanized frame

A steel frame protected against corrosion, bolted together on site.

03 Rock wool core

50 mm rock wool panels for thermal and acoustic separation.

04 Stack two high

Engineered for two-storey layouts with an external staircase and walkway.

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FLAT-PACK & MODULAR · CF-T20

T20 Terrace Home

A pitched roof, a covered porch, room to breathe.



OVERVIEW

The T20 takes the flat-pack building and gives it a residential silhouette: a pitched roof, a deep covered porch and a timber deck that extends the living space outdoors. It reads as a small house rather than a site cabin.

The 20 ft body can be arranged as a studio, one-bedroom or two-bedroom unit, with a bathroom and compact kitchen. It is a strong fit for resorts, guest accommodation and sales suites where appearance matters as much as delivery.

SPECIFICATIONS

Footprint	**20 ft / 5,950 mm**
Roof	**Pitched metal roof**
Terrace	**Covered porch and timber deck**
Structure	**Galvanized steel frame**
Wall panels	**50 mm rock wool sandwich panel**
Glazing	**Aluminum or PVC-coated steel windows**
Layout	**Studio, 1 or 2 bedrooms**
Customization	**Deck length, cladding, layout, kitchen and bathroom**

WHY THIS MODEL

01 A proper roof

A pitched metal roof sheds water and gives the unit a house-like profile.

02 Outdoor room

The covered porch and deck add usable floor area without another container.

03 Residential finishes

Timber-look cladding, full-height glazing and a finished interior.

04 Fast to place

A 20 ft footprint fits standard transport and can be set on a simple foundation.

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SITE & SPECIALTY · CF-G20

G20 Glass Studio

A bright, open workspace with full-height glazing.



OVERVIEW

The G20 replaces solid walls with a full-height aluminum glass curtain, turning a standard 20 ft shell into a light-filled studio. It is used as site offices, sales suites, showrooms, reception buildings and meeting rooms.

The open plan can be partitioned for a meeting room or kitchenette. Frames are powder-coated to your colour, glass can be tinted or laminated, and the unit arrives pre-wired with lighting and power points ready for connection.

SPECIFICATIONS

Footprint	**20 ft**
Glazing	**Full-height tempered glass curtain wall**
Frame	**Aluminum glazing system, galvanized steel structure**
Layout	**Open plan with optional partition**
Electrical	**Pre-wired with lighting and distribution board**
Use	**Office, studio, showroom, reception**
Customization	**Frame colour, glass type, fit-out, signage**

WHY THIS MODEL

01 Daylight first

Floor-to-ceiling glass on the long elevation, with sliding or hinged entry.

02 Brandable

A clean frame and flat roof edge make it easy to apply graphics and signage.

03 Comfortable

Insulated roof and floor, with optional air conditioning and blinds.

04 Plug-in ready

Lighting, sockets and distribution board installed before dispatch.

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SITE & SPECIALTY · CF-S20

S20 Gatehouse

An entrance point that looks the part.



OVERVIEW

The S20 is a small building with a serious job: controlling access. It pairs an insulated panel shell with a wide sliding service window, a secure door and a layout that fits a desk, monitor and small heater or air conditioner.

Standard units are pre-wired and can be supplied with a counter, restroom compartment or extra glazing. The cladding and colour are chosen to match the site — dark charcoal for a corporate gate, white for a public entrance, timber-look for a resort.

SPECIFICATIONS

Footprint	**Custom, typically 2–6 m**
Structure	**Galvanized steel frame**
Walls	**Insulated sandwich panel**
Window	**Sliding service window**
Electrical	**Pre-wired with distribution box**
Use	**Gatehouse, kiosk, toll booth, site office**
Customization	**Size, counter, restroom, air conditioning, signage**

WHY THIS MODEL

01 A working window

A wide sliding service window with a counter for passes and payments.

02 Insulated shell

Comfortable in heat and cold, with optional air conditioning.

03 Secure by design

Solid door, lockable window and optional security glazing.

04 Pre-wired

Lighting, sockets and a distribution board fitted before delivery.

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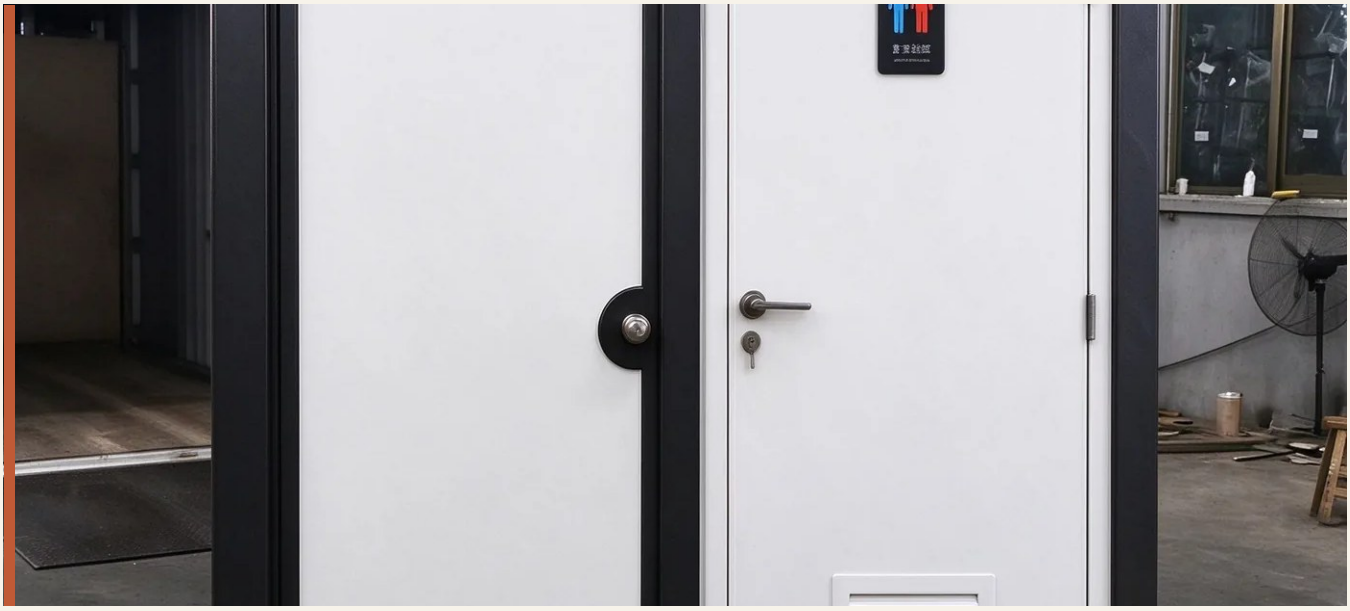
SITE & SPECIALTY · CF-W20

W20 Public Restroom

Clean, durable public amenities, ready to connect.



OVERVIEW

The W20 is a public restroom that is easy to keep clean and hard to wear out. The interior uses smooth, washable panels and a non-slip floor; each cubicle has its own ventilation, lighting and fittings.

Units are built around your site: two cubicles for a small park, four to six for an event ground or construction camp, with an optional accessible cubicle and a separate attendant or storage room. Water, drainage and power are brought to a single connection point.

SPECIFICATIONS

Configuration	**2–6 cubicles**
Structure	**Galvanized steel frame**
Walls	**Easy-clean insulated panels**
Fittings	**Toilets, basins, ventilation, lighting**
Services	**Water, drainage and power connection points**
Accessibility	**Optional accessible cubicle**
Use	**Parks, events, construction sites, public spaces**

WHY THIS MODEL

01 Easy to clean

Smooth wall panels, coved edges and a non-slip floor.

02 Ventilated

Individual extract fans keep each cubicle fresh.

03 Service-ready

Water, waste and power terminate at one accessible point.

04 Accessible option

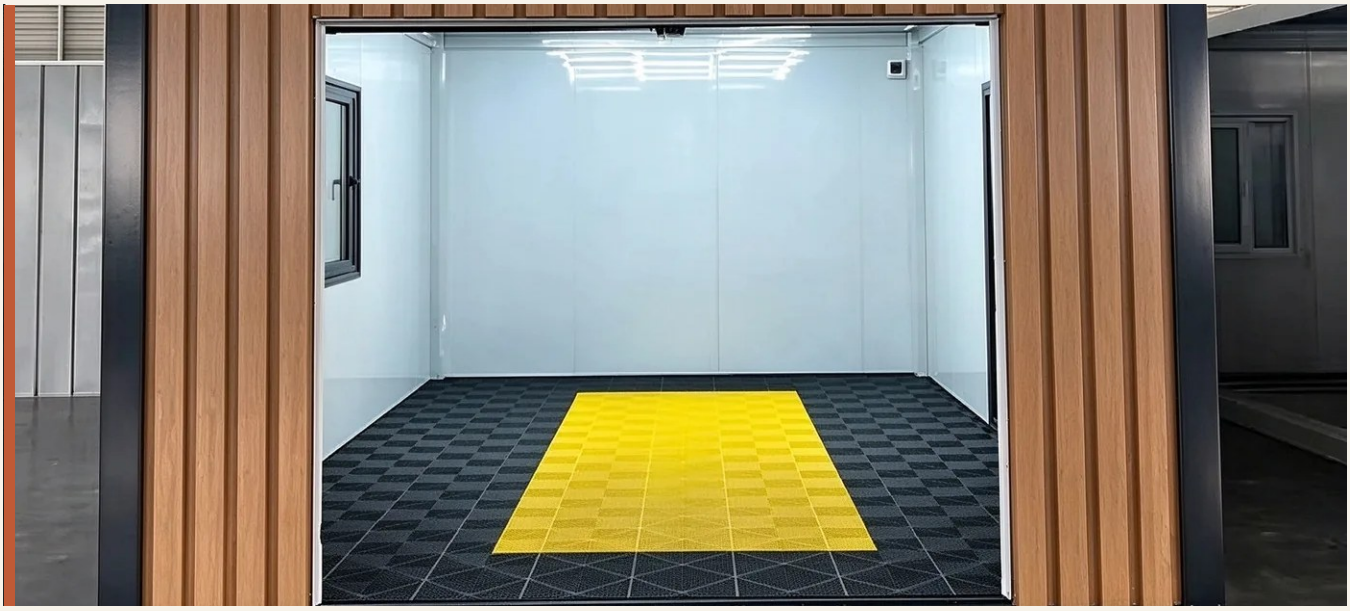
A wider cubicle with grab rails and an outward-opening door.

Request a drawing and quote: **WhatsApp +86 181 1256 8269 · lynn.zoe2221@gmail.com**

SITE & SPECIALTY · CF-C20

C20 Car Wash Bay

A wash bay built for water, traffic and weather.



OVERVIEW

The C20 is a dedicated bay for vehicle cleaning and light service. A wide opening lets cars drive straight through, the floor is prepared for drainage, and the walls are clad in materials that tolerate water and chemicals.

It can be supplied as a single bay or linked to a second unit for a wash and vacuum pair. Water, power and drainage are brought to agreed entry points, and the equipment layout — pressure washers, tanks, matting — is planned with you at drawing stage.

SPECIFICATIONS

Footprint	**20 ft**
Use	**Car wash, detailing, light service bay**
Structure	**Galvanized steel frame**
Cladding	**Insulated panel with timber-look entrance**
Floor	**Reinforced, drain-ready**
Services	**Water, drainage and power ready**
Customization	**Bay size, equipment layout, drainage, signage**

WHY THIS MODEL

01 Drive-through

A clear opening at each end for straight-in, straight-out traffic.

02 Drain-ready floor

Slope and drainage outlet prepared for wash water.

03 Water-tolerant

Cladding and linings selected for a wet, humid environment.

04 Service connections

Water, power and drainage at agreed points.

Request a drawing and quote: **WhatsApp +86 181 1256 8269 · lynn.zoe2221@gmail.com**

CasaFold

START A PROJECT

Tell us what you need.
We'll come back with a plan.

Send your use case, quantity and destination. We reply with a layout, specification and delivered-cost options.

WHATSAPP / WECHAT

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HOW TO ORDER

01
Share the brief
Use, quantity, destination, climate and budget.

02
Get a layout
Plan, specification and delivered-cost options.

03
Approve & build
Drawings signed, deposit received, production photos.

04
Ship & install
Loading plan, export documents and installation support.

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