



COLLECTION

KES
GROUP



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YOUR SPACE REDEFINED

THE EPITOME OF ARCHITECTURAL ELEGANCE

Welcome to the X Collection by KES Group - where architectural mastery meets elevated working. Each structure is an artful blend of innovative engineering and sophisticated aesthetics, crafted in a state-of-the-art off-site facility for flawless precision. Constructed using the finest eco-conscious materials, the X Collection is a statement of refined luxury, intended for discerning clients who demand excellence.

- Crafted using sustainable, premium-grade components
- Manufactured off-site for immaculate precision and finish
- Exudes exclusivity, innovation, and prestige
- Each space is customisable to your unique vision



OPEN PLAN OFFICE

Where Collaboration Meets Sophistication

Designed for elite teams and visionary leaders, our open-plan offices foster creativity, synergy, and productivity in a luxuriously appointed environment. Every element is tailored for seamless integration and effortless functionality.

- Spacious, light-filled layouts for dynamic collaboration
- Premium power and data integration for plug-and-play capability
- Modern, refined aesthetic that enhances the professional atmosphere

PRIVATE OFFICE

Elegance and Privacy in Perfect Harmony

This executive suite offers a serene sanctuary for confidential conversations and focused work, without sacrificing light or visibility. Precision-fitted with high-spec finishes and discrete technology.

- Ideal for executive decision-making or private consultations
- Uncompromising functionality with high-end power and data connectivity
- Thoughtfully designed to maintain openness without distractions



KITCHENETTE

The Luxury of Convenience

A beautifully integrated kitchenette where form and function coalesce. Created with world-renowned brands, it delivers everyday ease with upscale elegance.

- Cosentino stone countertop for refined durability
- Siemens integrated microwave and fridge - sleek and silent
- Quooker boiling water tap for instant refreshment
- Ample hidden storage in a minimalist, designer finish



BATHROOM

A Boutique Spa Experience in Every Detail

Step into a space of tranquil sophistication. The X Collection bathroom fuses contemporary design with luxury-grade fixtures to create an indulgent retreat.

- Textured decorative wall panels for a refined ambience
- Floating vanity with integrated storage
- Soft-close, wall-hung toilet for modern efficiency
- Touchless tap and soap dispenser for a smarter, cleaner, and more efficient experience



SERVICE CHAMBER

Discreet Intelligence

Behind every luxurious experience is an invisible layer of flawless infrastructure. Our intelligent service chamber houses all systems securely and discreetly.

- Centralised housing for electrical, HVAC, and comms
- Fire-safe design for peace of mind
- Streamlined maintenance without disrupting the aesthetic





SPECIFICATIONS

Engineered to Exceed Expectations

Each X Collection structure is a testament to uncompromising quality and advanced engineering.

- Total Area: 48 sqm of intelligently optimised space
- Frame: Certified galvanised steel for lasting strength
- Exterior: Bespoke aluminium cladding with hand-selected Dekton Spanish stone
- Sustainability: Solar Photovoltaic with integrated battery storage and water heating controls.
- Interior: Dual-textured MFC fire-resistant panels and Porcelanosa Linkfloor
- Smart Technology: Siemens KNX system with ETS6 integration
- Kitchenette includes Quooker Tap and state-of-the-art Siemens appliances

BUILT TO LAST

Resilience in Every Layer

The X Collection is engineered not just for beauty, but for permanence. Every surface, structure, and seal is selected for its ability to endure - without compromise.

- Exterior cladding and roofing built to accommodate photovoltaics
- Vapour control layers for enhanced thermal performance
- Long-life components from elite partners such as Siga and Cosentino

OUR PARTNERS

Exclusivity Through Association

We partner only with globally respected brands, ensuring that every X Collection building carries the assurance of premium quality.

- Siemens, Porcelanosa, Cosentino, Sonos
- Chosen for innovation, reliability, and design leadership
- Each component elevates the total experience

SIEMENS

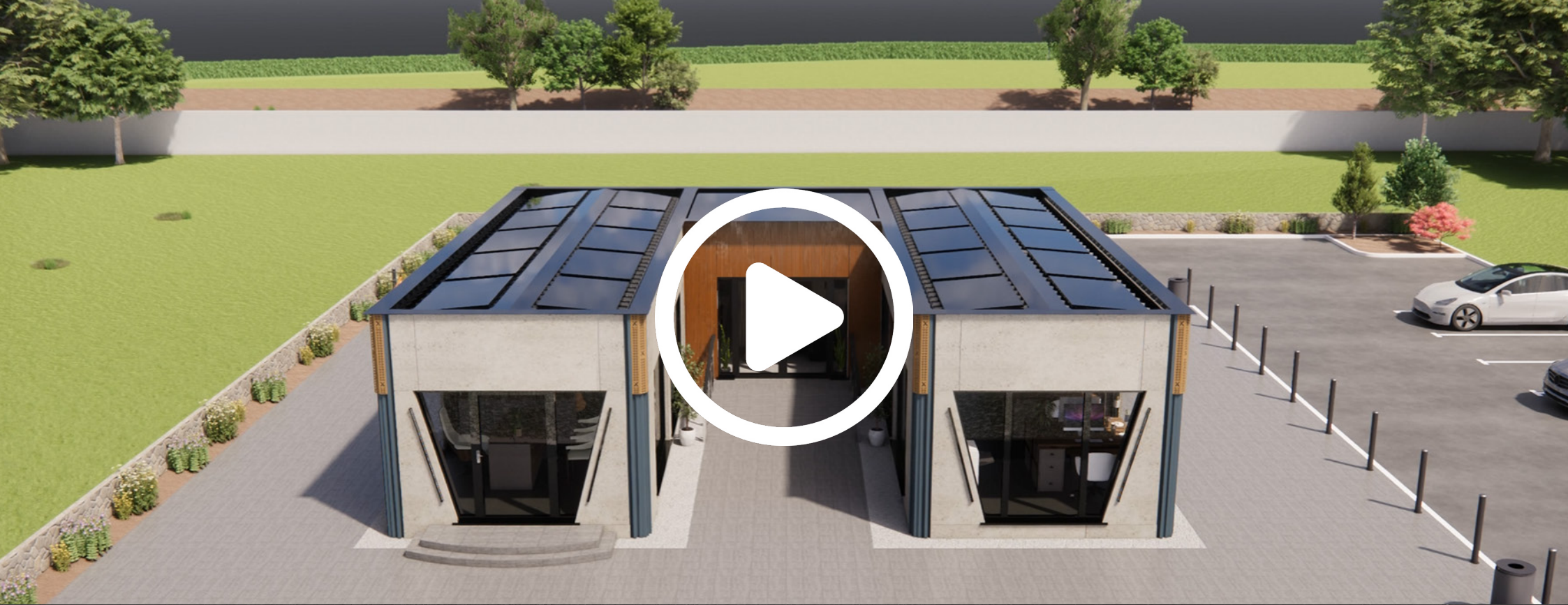
SONOS

Quooker®

COSENTINO®

PORCELANOSA





SCALABLE

Limitless Possibilities

Whether for boutique consultancies or high-powered firms, the X Collection adapts to your ambitions. Connect multiple modules effortlessly and design a complex that's uniquely yours.

- Expandable architecture to suit growing enterprises
- Seamless connectivity for large or multi-room configurations
- Personalised layouts to reflect your operational style

MOBILE

Built to Move, Designed to Stay Iconic

Our patented Lifting Beam technology allows your X Collection building to be relocated with ease—without sacrificing structural integrity or design.

- Relocatable without compromise
- Engineered for repeated installation
- Ideal for businesses with flexible or multi-site strategies



ABOUT

KES

GROUP

A Legacy of Precision and Innovation

Since 2009, KES Group has established itself as a trailblazer in high-performance modular construction. With a distinguished portfolio and a relentless pursuit of excellence, we are trusted by those who value quality above all else.

- Over a decade of premium manufacturing expertise
- Cutting-edge production facility in Strabane, Northern Ireland
- Reputation built on precision, trust, and innovation



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