



EXPLORE  
MARKET  
LEADING  
HOME GOLF  
SIMULATORS



Presented by  
**GolfSimRooms**



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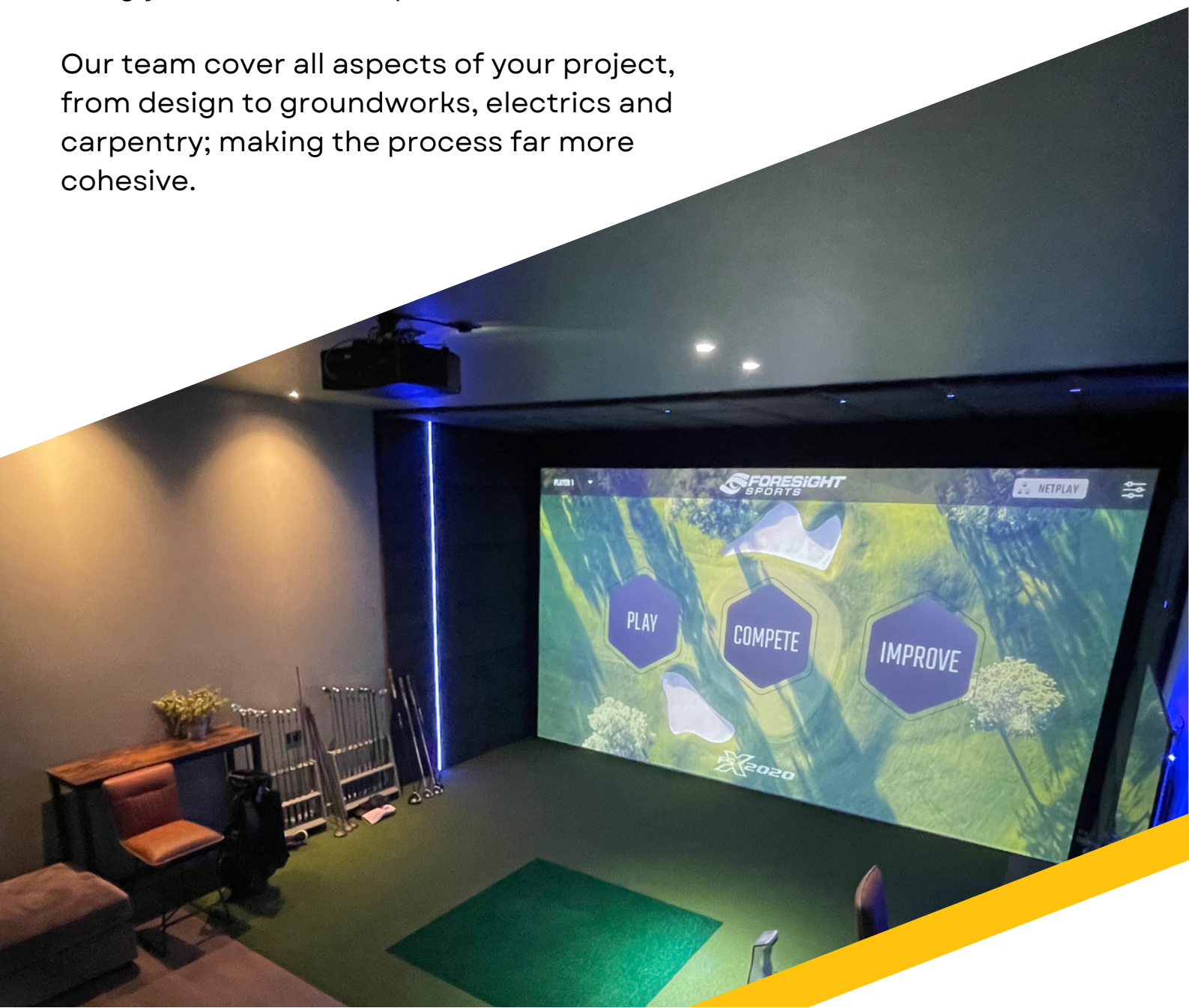


## About us

# GSR provide the **ultimate service** for building Golf Simulator Rooms in the UK

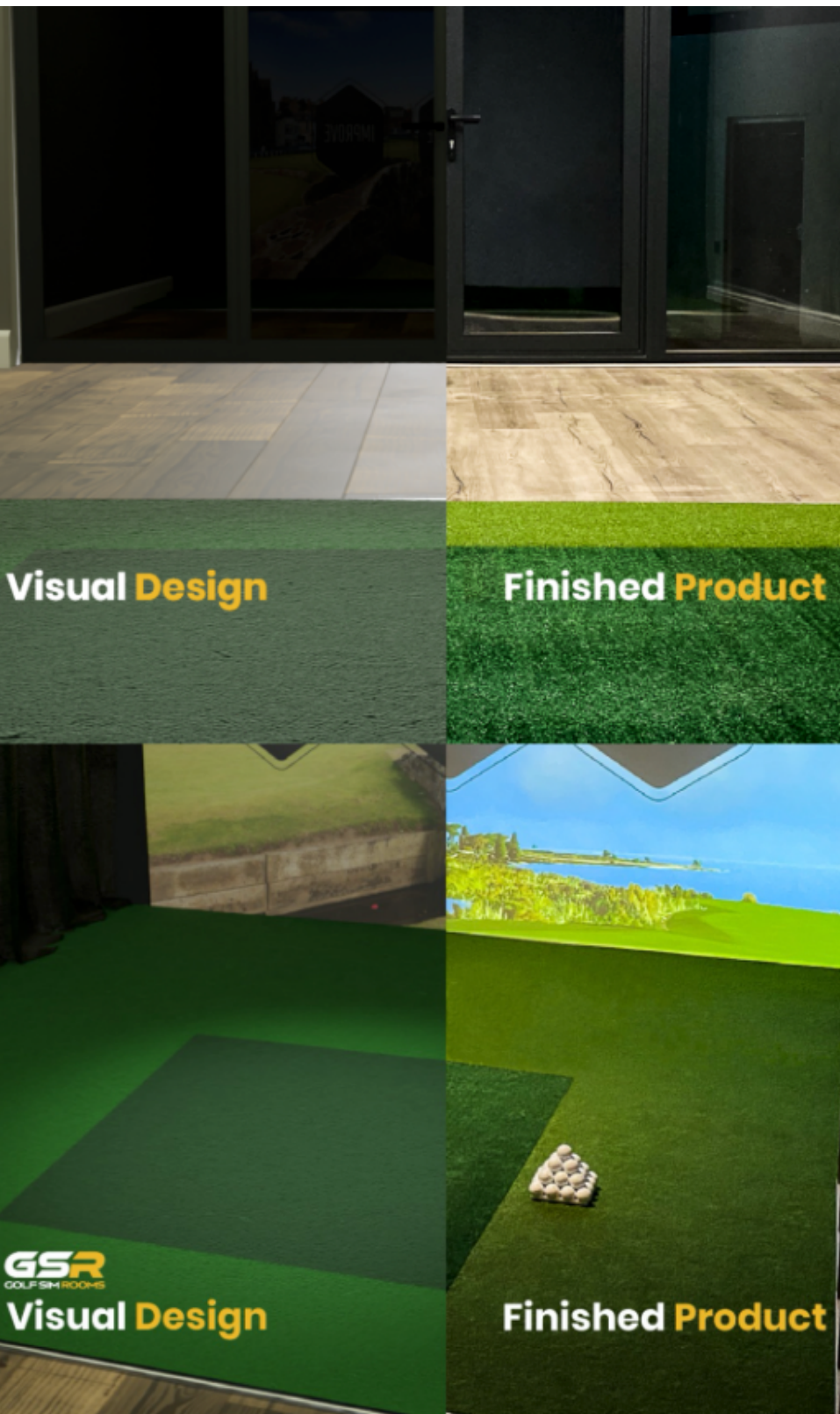
We work closely with the biggest and best in the golf simulator hardware business to bring you an unrivalled product.

Our team cover all aspects of your project, from design to groundworks, electrics and carpentry; making the process far more cohesive.





# We are **the best** in this game. Period.



A true life golfing experience in your own home. GSR brings you the latest in Golf Sim Rooms. Unique and bespoke, purpose built spaces offering the worlds best golf courses, any time you want to play them.

Intelligently designed rooms within permitted development guidelines to give avid golfers the opportunity to train or play when you want, where you want.

From concept to completion, using the latest 3D tech, we develop outstanding visual designs to clearly guide you through your golf room development journey.

Our highly skilled build teams will bring the visuals to life, seamlessly creating the magic from on the screen, to on the green.

**So what exactly do we do? ➡**



# What exactly do we do?

Golf.Simulator.Rooms. It's as simple as that. Play golf, in the comfort of your own home with our uniquely designed rooms.

We offer various options of rooms, dependant on the measurements and requirements of your own space, with the options of a multi function sim room.



## Site Visit

The GSR team will visit the required location to develop a comprehensive survey and decide what the next steps are



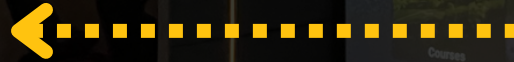
## Design Phase

We will provide you with the 3D visuals and videos to give you the best representation of what your room can look like



## Completion

Once completed and you are happy we'll hand over the keys for you to enjoy your new simulator room



## Construction

We'll provide you with constant updates on the progress of your build so you have complete peace of mind



# Avoid planning permission



Negate the need for any planning permission with our unique dig down approach and apex roof style builds.





# Our Products



THE BUNKER



BESPOKE TURNKEY BUILDS



GARAGE CONVERSIONS/FIT OUTS



# Our Service

Our Home Golf Simulator Rooms are designed and engineered to bring you the ultimate 'golf from home' experience.



Best in the golf  
simulator hardware  
business



Free home  
or online  
consultations



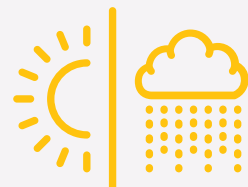
Planning permission  
is very rarely  
required



Insurance backed  
warranty on Windows,  
Doors and Roof



Low  
maintenance



Engineered for  
year-round use

# THE BUNKER

## A MODEST NEW GOLF ROOM

From as little as £10,000 including delivery (building only option), The Bunker is geared towards broadening the golf sim audience.

## NO PLANNING PERMISSION REQUIRED

With eaves under 2.5m and total height no more than 4m, this room requires no planning permission when sited 2m from a boundary.





# THE BUNKER



## FULLY CUSTOMISABLE

From the size and shape of the room, to the double glazing, colours, trims and roofing types - all aspects can be tailored to suit any taste.

Flat roof, and Apex available.

## FULLY LOADED

Matching you with your perfect package - spending wisely to create the ultimate golf experience, to suit (almost) any budget. Standard Package includes Foresight GC3 Launch Monitor.



# THE BUNKER



## GOLF, WORK, CHILL, REPEAT

Utilise your new space for a golf sim, home office, family & social space, cinema room, man cave, secret lair - the world is your lob wedge.

## GET IN TOUCH

It doesn't hurt to ask, and with turn key builds starting from £25k, it really doesn't hurt to use "Probably The Best Sim Builders in The World".

Our standard option includes: Base, building delivery & installation, electrics, internet and full Foresight sim fit out!







# BESPOKE TURNKEY BUILDS

## THE KING OF SIMULATOR ROOMS

Our bespoke turnkey insulated builds are designed and built completely from scratch to your dimensions and spec. When it comes to the best of the best, these are the ultimate options.

## AVOID PLANNING PERMISSION

We offer apex roofing and dig down approaches which negate the need for any planning permission. (2m boundary required for apex roof).



# TURNKEY BUILDS



## FULLY CUSTOMISABLE

From the size and shape of the room, to the double glazing, colours, trims and roofing types - all aspects can be tailored to suit any taste.

Flat roof, and Apex available.

## FULLY LOADED

Matching you with your perfect package - spending wisely to create the ultimate golf experience.



# TURNKEY BUILDS



## THE GOLFERS ULTIMATE PARADISE

Take your golf to the NEXT level with your bespoke golf simulator. Practice and play whenever you want for as long as you want. Lose yourself for hours on end in the comfort of your own home. When you want a break, simply use the room as a social/family space for entertainment.







# CONVERSIONS & FIT OUTS

## MAKE BETTER USE OF YOUR GARAGE OR EXISTING SPACE?

Look no further than our conversion/fit out service. We can convert any existing space you may already have whether that be your garage, out house or internal room space.

We cover everything from plastering to the installation of all electrics, sound, lighting etc. Tell us how you want it and we'll do it.



# CONVERSIONS & FIT OUTS



## THE GOLFERS PERFECT HIDEOUT

Take your golf to the NEXT level with your bespoke golf simulator. Practice and play whenever you want for as long as you want. Lose yourself for hours on end in the comfort of your own home. When you want a break, simply use the room as a social/family space for entertainment.

**See examples of garage conversions ➡**







# GSR 1 – THE TEE BOX



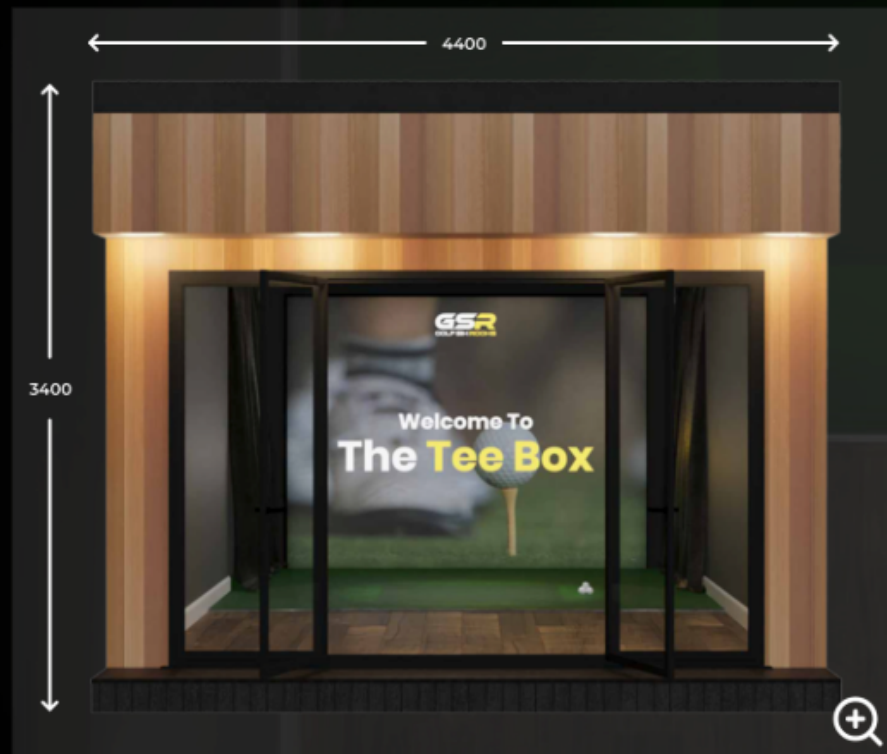
Welcome to The Tee Box. This room is focused on providing you with enough space to play and sit down with your guests. Entertain and improve your game all in one place.

**See more** ➔

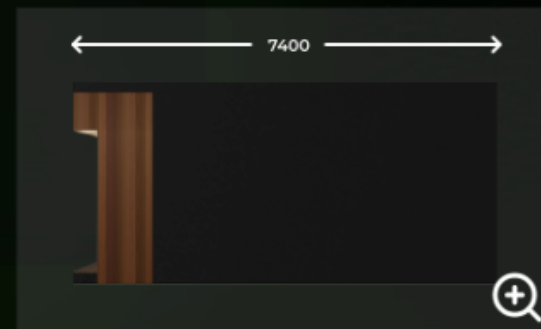


# GSR 1 – THE TEE BOX

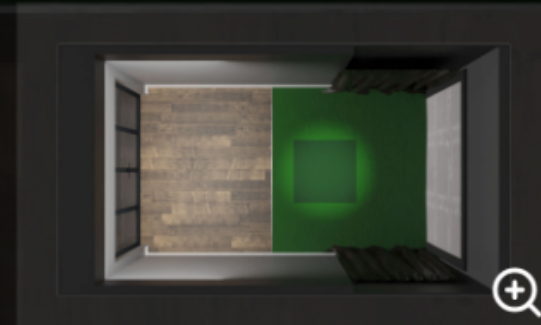
Internal Dimensions  
7m(D) x 4m(L) x 3m(H)



Side View



Top View





# GSR 2 – THE HALFWAY HOUSE



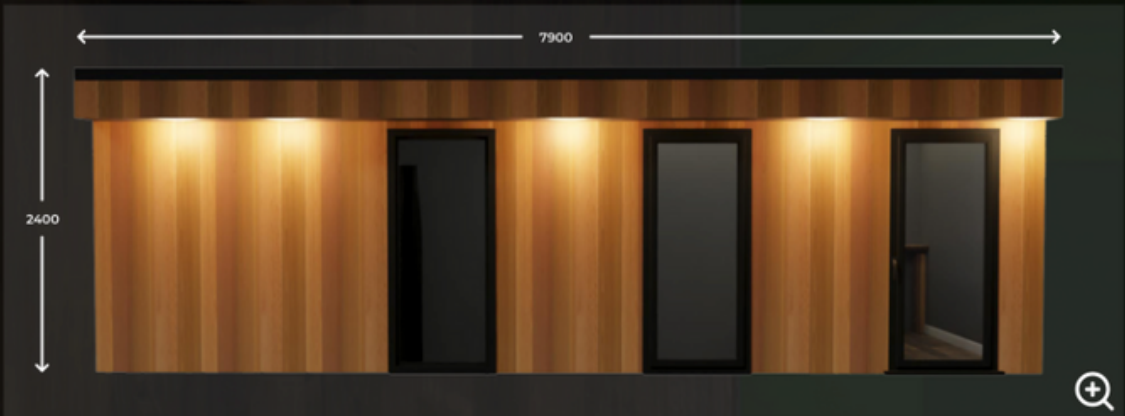
You've reached The Halfway House. In this golf simulator room we've really tried to give you that feeling you're in your own bar or lounge. Grab a beer and a snack and watch the action from the lounge or bar section which overlooks the playing area.

**See more** ➔

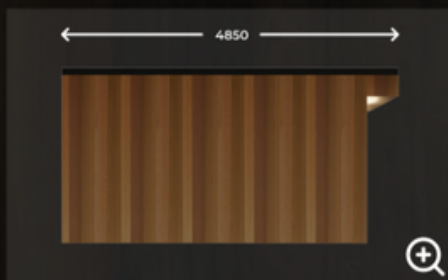


# GSR 2 – THE HALFWAY HOUSE

Internal  
Dimensions  
4m (D)  
7.5m (L)  
3m (H)



Side  
View



Top  
View





# GSR 2 – THE HALFWAY HOUSE





# GSR 3 – THE CLUBHOUSE



We call this one The Clubhouse. Our L-shaped design gives you a whole new look and feel, intelligently using space to craft a unique room with plenty of internal and external character.

For all you lefties out there we can provide different options to the ones shown.

**See more** →

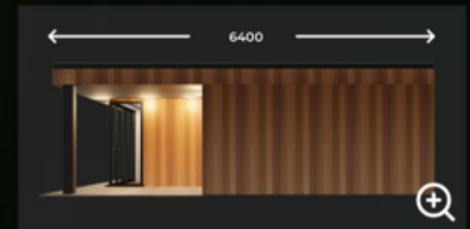


# GSR 3 – THE CLUBHOUSE

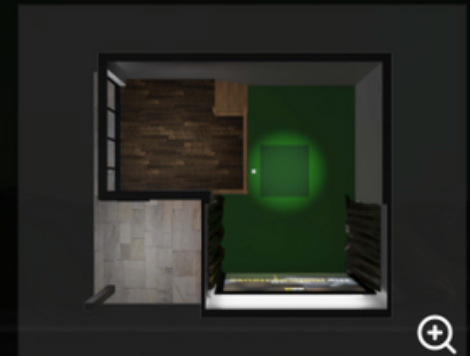
Internal Dimensions  
30m<sup>2</sup> L shape



Side View



Top View





# GSR 3 – THE CLUBHOUSE





# GSR 3 – THE CLUBHOUSE





# GSR U – THE MASTERS



The master of all rooms. A totally bespoke room focussed on providing all the internal and external space you need.

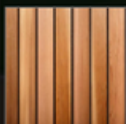
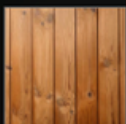
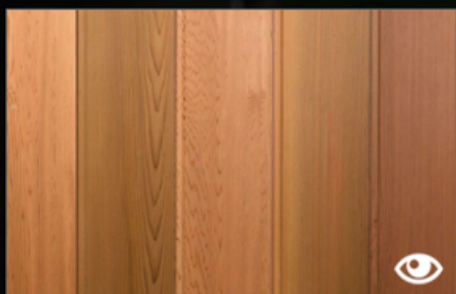
Be your own Club Captain.

See more →



# GSR **EXTERNAL** OPTIONS

## Cladding



We use attractive and durable timber claddings which provide a modern, uniform look. Prices may vary depending on the material you choose. Contact us for more details and options.

## Door & Windows



Many different options of doors and windows available to give you the choice to adapt the overall look and feel of your golf room.

## Lighting

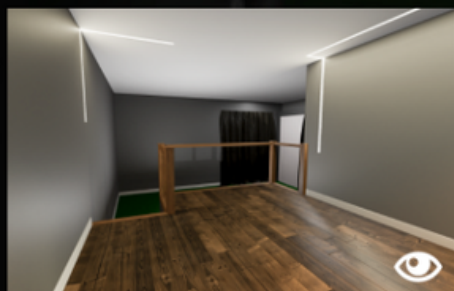


Many different external lighting options are available, so you can create the perfect ambience for you. Contact us for more details and options.

See internal options →

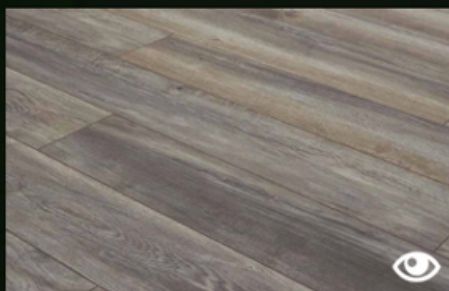
# GSR INTERNAL OPTIONS

## Wall Colour



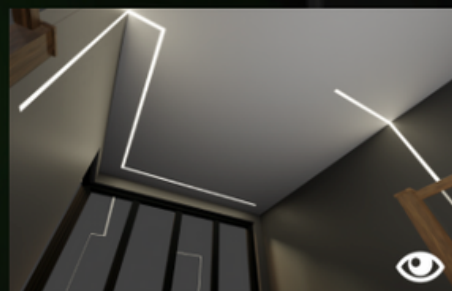
With a multitude of options, choose your colour, however, we think the GSR two tone colour scheme in grey hits the sweet spot.

## Flooring



Many different options of hard wearing flooring available to you here. Choose anything you like or let us make the decision for you and we'll fit it.

## Lighting



Check out our signature lighting. The GSR's distinctive look and feel pulls all the unique elements of design together into harmony. Other options are also available.

See all options →



# GSR ALL YOUR OPTIONS

Service	Electrics	Design	Full Build
Electrical	✓		✓
Lighting	✓		✓
AV Installation	✓		✓
3D Design Visuals		✓	✓
3D Design Videos		✓	✓
Build Plan		✓	✓
Structural / Ground Works *			✓
Interior / Exterior Construction			✓
Simulator Fit Out **			✓
Landscaping ***			✓
Full Turnkey Build			✓

See all options →

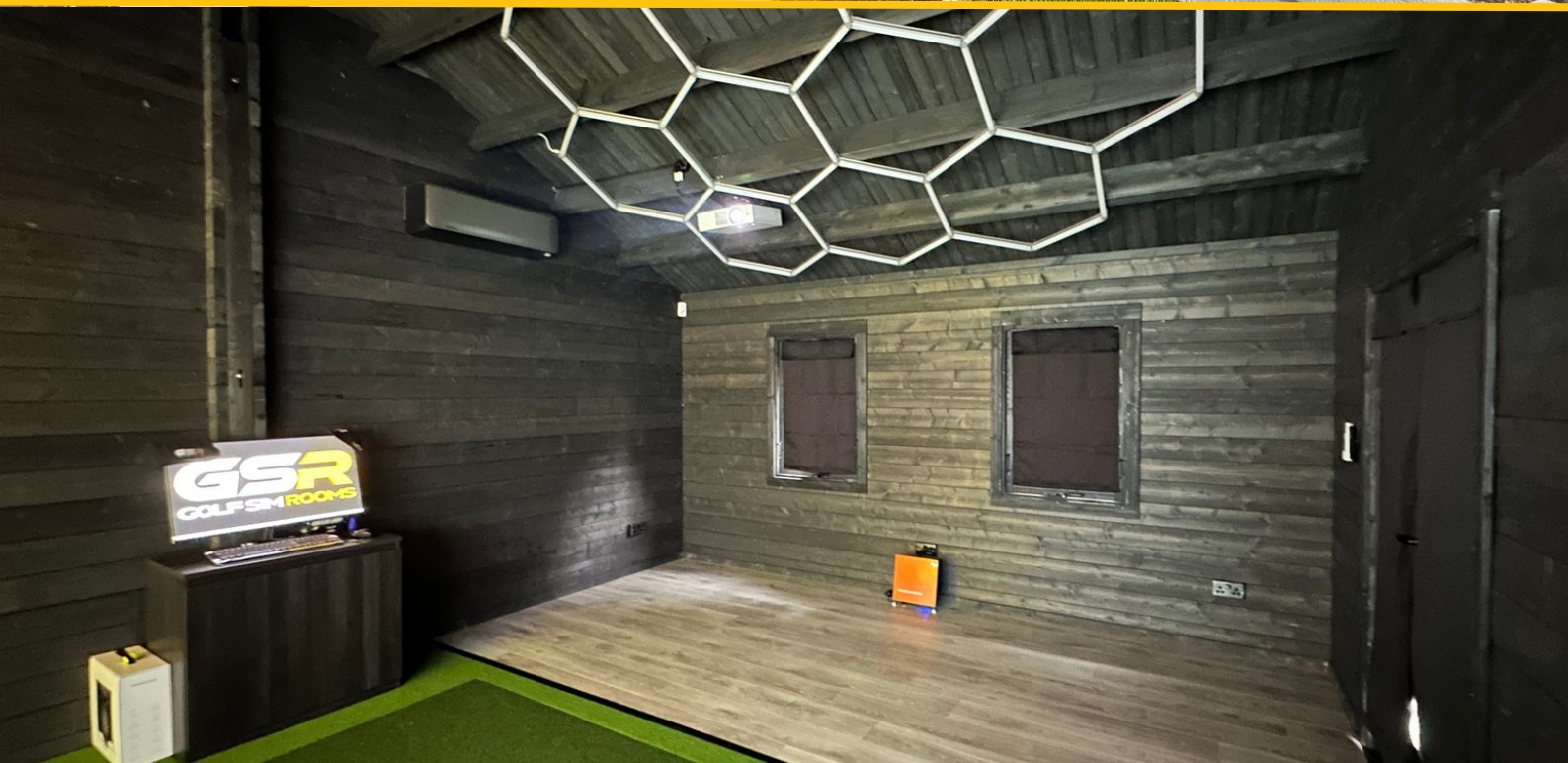
# GALLERY



See more →



# GALLERY



See more →



# GALLERY



See more →



# GALLERY



See more →



# GALLERY



**See more →**



# GALLERY



See more →



# Contact us

Interested in starting **your own project**? Get in touch for your free home or online consultation

If you have registered your interest through one of our ads, a member of our team will be in touch soon. Alternatively please email us!

 [info@golfsimrooms.co.uk](mailto:info@golfsimrooms.co.uk)

 [www.golfsimrooms.co.uk](http://www.golfsimrooms.co.uk)

