THEOSTEEL

Light Gauge Steel

INTERNATIONAL



PROJECT REFERENCES

info@theosteel.com theosteel.com theosteel

REDESIGNIN
STRUCTUR

22 Years of Global Experience in Steel Structure Technologies

Theo Steel, headquartered in Bulgaria, is a member of the Özok Group, building on more than 22 years of engineering, manufacturing, and international project expertise. Combining proven know-how with innovative engineering, TheoSteel delivers advanced cold-formed and structural steel solutions, supported by expertise in roll forming technology and structural steel production.

Technical Core Competencies

Theo Steel's engineering department utilizes high-tech manufacturing to deliver versatile structural solutions with a proven track record of over 12,000 completed units worldwide. Our specialized divisions include:

LGS (Light Gauge Steel) Framing

Specialized in cold-formed steel (CFS) systems for residential and commercial load-bearing structures.

Industrial Steel Fabrication

Heavy-gauge structural steel engineering for long-span industrial facilities.

Machinery Manufacturing

In-house R&D and production of Roll Form lines, providing us with unparalleled control over profile precision and
material efficiency.

Structural Performance & Sustainability

All structural components are fabricated in our Ankara facility under stringent quality control protocols to meet extreme environmental demands:

Seismic Analysis

Structures are engineered to meet Eurocode 8
standards, ensuring high ductility and performance in active seismic zones.

IG THE LIMITS OF
RAL EXCELLENCE

Thermal & Acoustic Regulation
Multi-layered wall assemblies providing high R-values (thermal resistance) and optimized STC (Sound Transmission Class) ratings.

Environmental Resilience
Corrosion-resistant galvanized steel finishes and coatings designed for diverse climatic classifications.

Certification	Technical Specification & Scope
EN 1090-1 + A1	*Execution of Steel Structures:* Factory Production Control (FPC) certificate ensuring the structural safety and technical conformity of steel components according to European standards.
CE Marking	*European Conformity:* Official declaration that our structural products meet the essential health, safety, and environmental requirements of the applicable EU directives.
ISO 9001:2015	*Quality Management System (QMS):* A comprehensive framework focused on systematic process optimization, risk management, and consistent high-quality output to ensure global client satisfaction.
OHSAS 18001:2007	*Occupational Health and Safety Management:* An international benchmark for managing workplace risks, ensuring a secure production environment, and maintaining operational integrity.
GOST-R	*State Standard of the Russian Federation:* Certification of conformity with the safety and quality requirements of the Russian Federation and CIS markets.
Domestic Goods Certificate	*Verified Local Manufacturer:* Official accreditation of our integrated manufacturing capability and domestic supply chain autonomy.

Enduring Strength, Advanced Engineering, Universal Standards



PROCUREMENT

- Sustainable raw material sourcing
- Internationally certified material supply (EN, DIN, ASTM)
- Steel coils, galvanized sheets, and structural steel profiles
- Energy and supply chain management



People & Expertis

- Architects, civil enginee

FINANCE & STRATEGY

- Project-based financial analysis
- International trade finance
- Risk assessment & Audit





Raw Material Supply



HEAD OF
BULGA



CORPORATE GOVERNANCE

- Transparent and efficient management
- ISO-certified quality systems (9001, 14001, 45001)
- Sustainable growth strategy



SUSTAINABILITY

- Carbon footprint reduction
- Energy-efficient production systems
- Circular economy approach in steel usage
- Sustainable production processes

THEOSTEEL

SALES AND CUSTOMER MANAGEMENT

- Project-specific steel structure solutions
- Budget optimization and proposal processes
- Customer satisfaction and long-term partnerships
- Post-delivery technical support
- Domestic and international market strategies





e

rs, production teams



ARCHITECTURAL PROCESSES

- Concept and detailed architectural design
- Structural calculations and engineering solutions
- Wall, roof, and floor section design compliant with regulations
- Energy performance optimization



FICE
RIA



COOPERATIONS

- Architectural and engineering offices
- Universities and R&D partnerships
- Contractors and certified suppliers

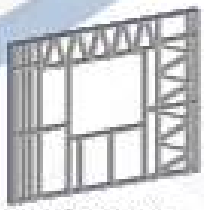


LOGISTICS

- Efficient loading
- Safe transportation of steel components
- International road and sea transportation
- On-time delivery to construction sites

Technical and Operational Support





PRODUCTION

- Roll-form production equipment
- Quality control and testing systems
- BIM and CAD design software

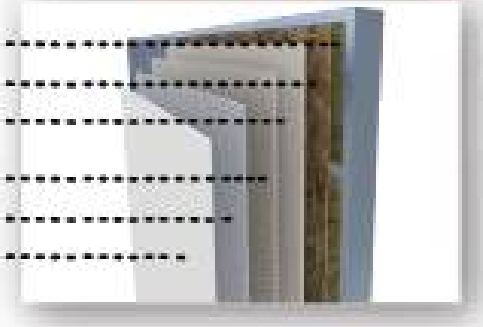
Roof Detail

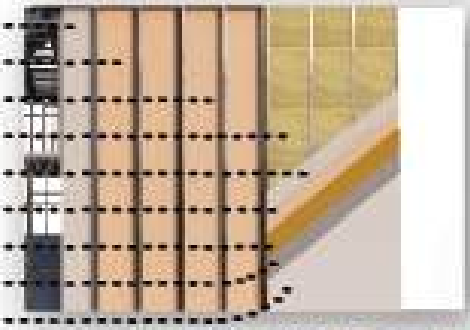




Intermediate Floor Detail

Interior Wall Detail





Exterior Wall Detail



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SYSTEM
Detail



Cubic Elegance on the Adriatic

In the heart of Croatia, we have brought a vision of 10 bespoke, 340 m² residences to life. Defined by bold cubic lines and a minimalist aesthetic, these structures redefine modern living through the strength of light steel.

Here, architecture isn't just a silhouette; it is a response to the individual. Every floor plan has been meticulously designed around the user, ensuring that the space adapts to your lifestyle, not the other way around.





CROATIA
340 m² 10 UNITS





THEOSTEEL



Large, open-concept interiors flow naturally into outdoor living zones, creating a cohesive ecosystem that maximizes every inch of the property.





A Contemporary Vision for a Natural Paradise



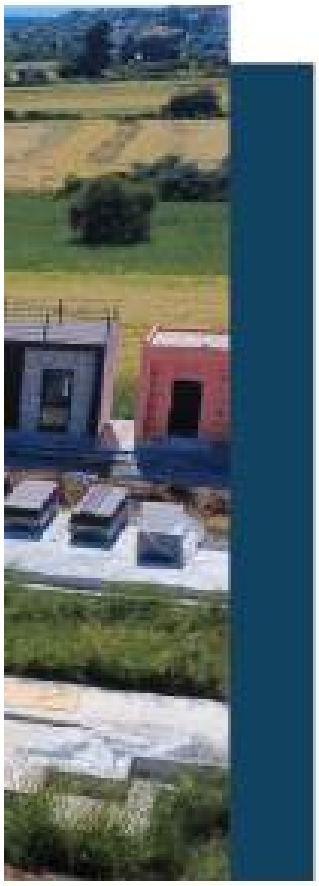


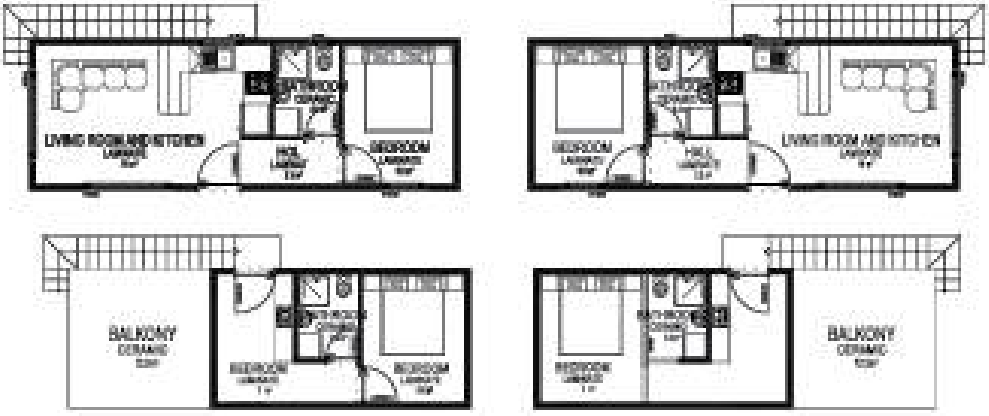




At the meeting point of the Mediterranean sky and the untouched nature of Karpaz, a new story is unfolding.

We have crafted a living space that prioritizes peace over chaos and freedom over complexity. This unique settlement features 52 units, ranging from 50 to 70 m^2, designed to turn minimalism into a lifestyle.





With more than 10 units already completed and residents moving in, the rhythm of life in Karpaz is already changing.



CYPRUS
70 m²
52 UNITS



The New Blueprint for Peaceful Living

Framed by clean architectural lines and a refined material palette, the design emphasizes simplicity without compromising on character.
Each space is carefully proportioned to enhance both functionality and flow.

Large openings create a constant dialogue with the surroundings, while the generous porch becomes a natural extension of daily life a place where moments stretch a little longer, and living feels effortless.







CYPRUS
163 m²



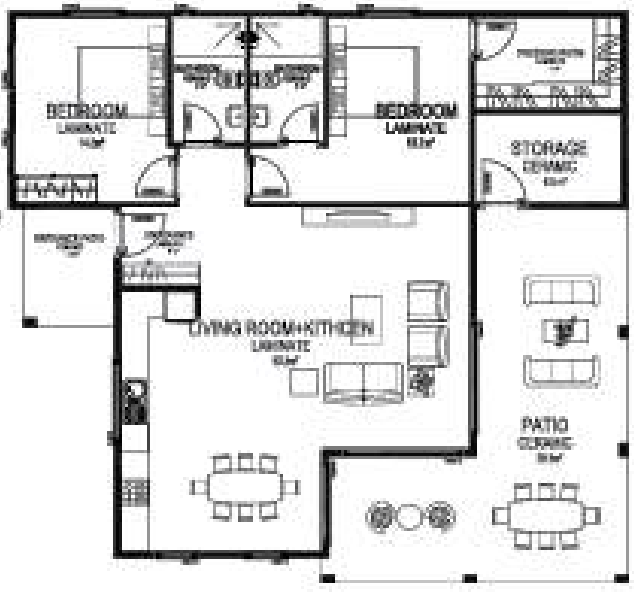


THEOSTEEL



In Cyprus, life is meant to be lived where the breeze meets the shore.

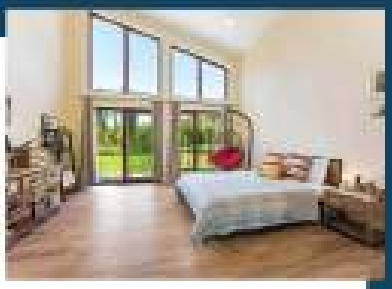
Our 163 m^2 contemporary residence is designed to celebrate this harmony. Centered around a vast, welcoming porch, this home blurs the lines between indoor comfort and outdoor freedom.



Maple Horizon: Rethinking the Forest Retreat





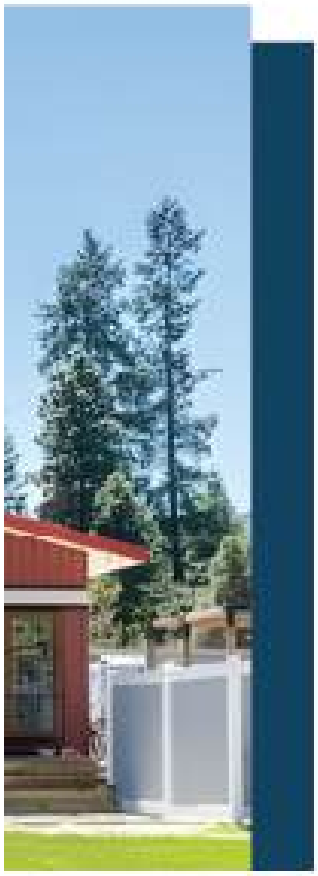


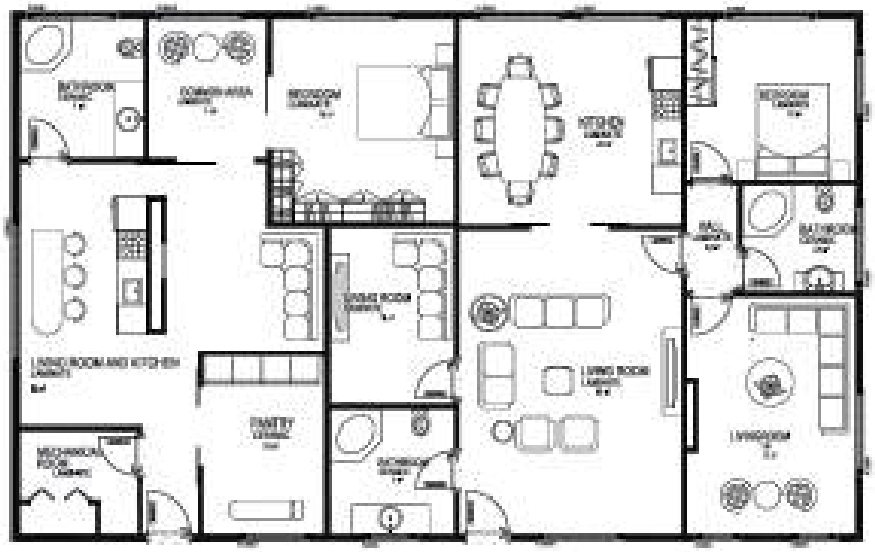
Set against the rugged beauty of the north, this 216 m^2 residence redefines the forest retreat.

With soaring high ceilings and expansive glass walls, the home captures the essence of the surrounding woods, inviting the wilderness into every room.



THEOSTEEL



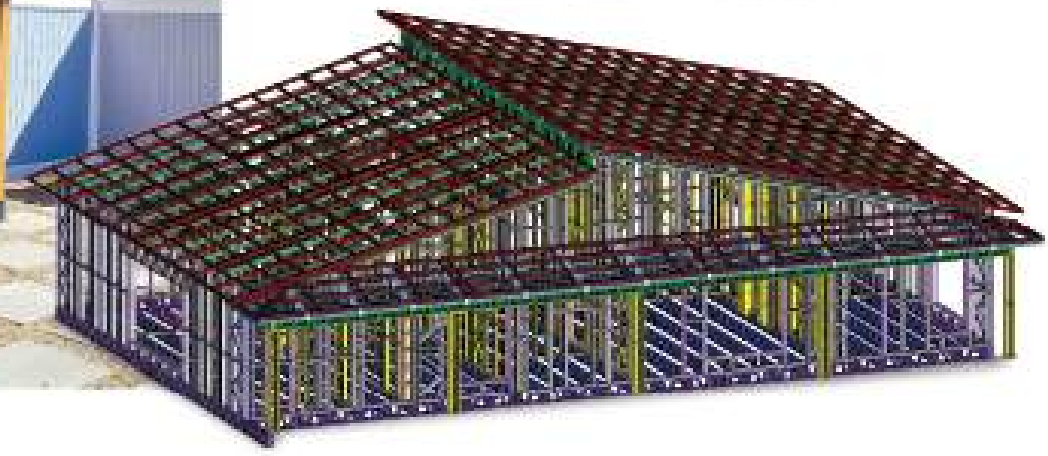


It's a sophisticated, airy haven where rugged durability meets visionary geometry.

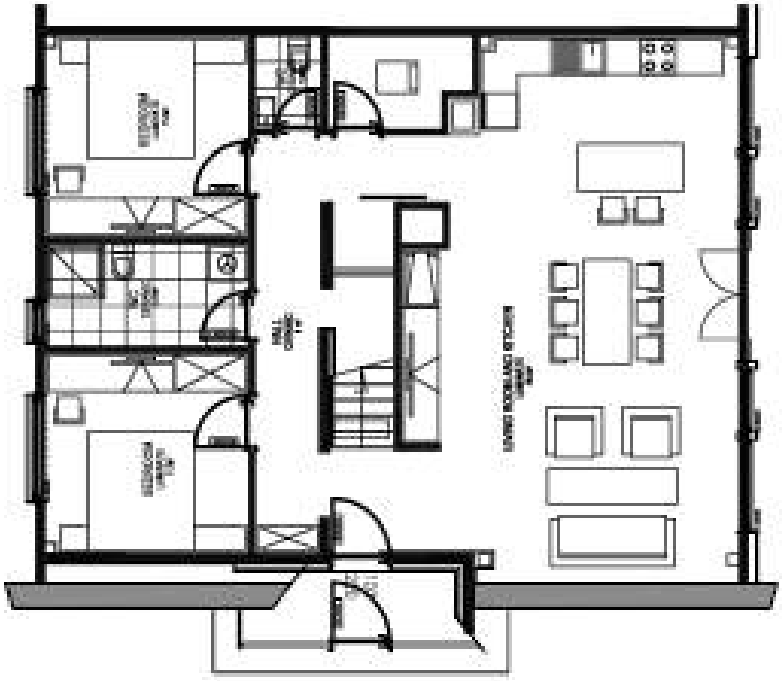
Specifically designed to withstand Canada's high snow loads and seismic requirements through advanced structural analysis.



CANADA
216 m²



Rethinking an Icon: The Steel A-Frame





Spanning 202 m^2, this project embodies the essence of modern engineering—a precision-built light steel frame defined by a sharp, steep roof silhouette.

It is a structure designed to stand as a landmark of contemporary design, blending sharp angles with the natural rhythm of the coast.

This stage marks the bridge between engineering and artistry, as the house evolves from a visionary frame into a high-performance home, built to endure.





THEOSTEEL



CROATIA
202 m²





Beyond the Framework: A Dual-Level Architectural Journey



Encompassing 257 m^2 of thoughtful design, a residence that marks a new high point in residential craft.

Featuring a sophisticated two-story layout, the structure is built upon a foundation of precision-engineered light steel, designed to offer both grand scale and intimate comfort.

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CROATIA

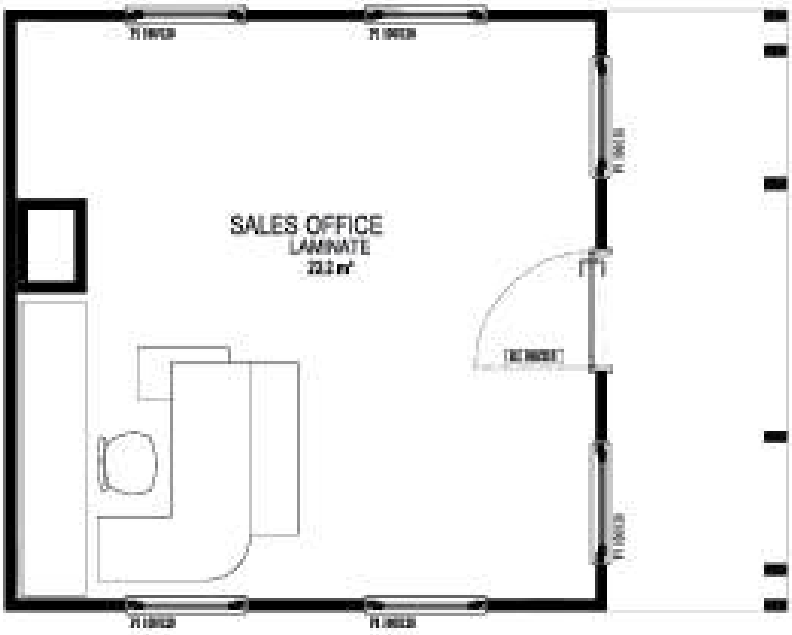
257 m²

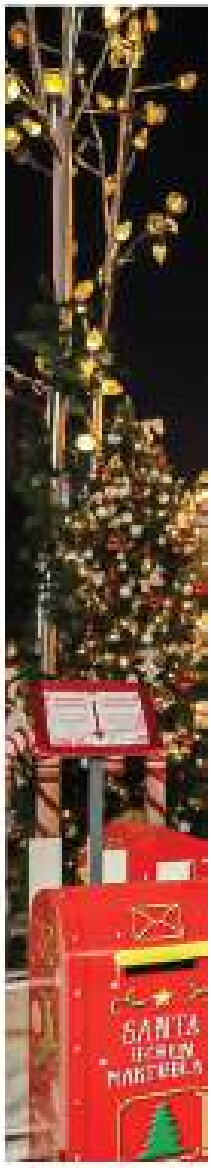


The Christmas Pavilion: Defining the Festive Spirit

In the heart of Uzbekistan, we have transformed a festive vision into a structural reality.

A celebration of versatility, where a resilient structural core is gracefully transformed into a cozy Christmas House.

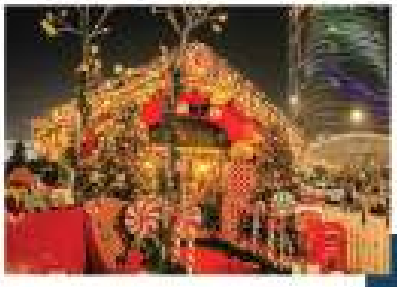




UZBEKISTAN

32,5 m²

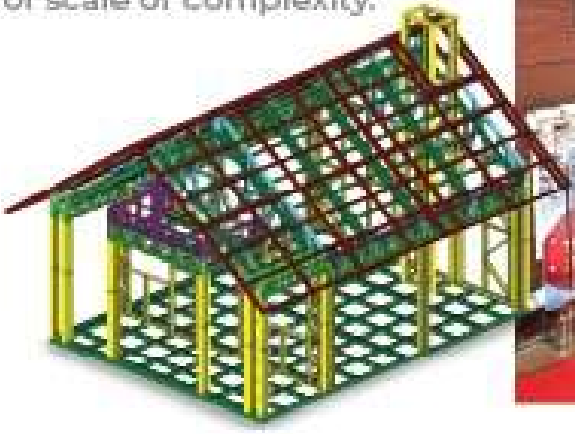




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Structure is a perfect demonstration of how our steel technology can adapt to any creative theme, regardless of scale or complexity.





Steel in Progress: Framing the Future

As the day fades, a new vision takes shape. This 120 m² residence represents a perfect fusion of technical precision and natural beauty.

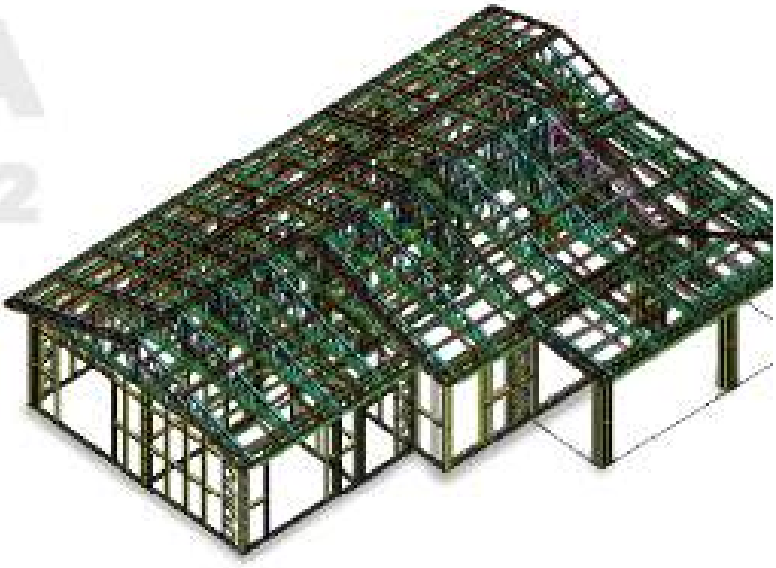
Currently in its structural assembly phase, the light steel panels stands as a bold architectural statement, designed to offer an open-concept lifestyle without compromising on the enduring strength of high-grade engineering.





SERBIA

120 m²



THEOSTEEL



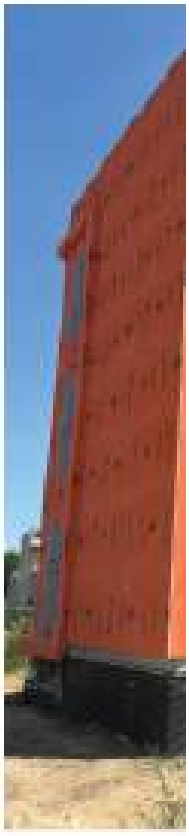


By replacing heavy mass with smart engineering, the structure gains an airy, open soul without losing its solid core.



Elevating the Greek Skyline: A Three-Level Vision





Under the bright skies of Greece, our latest residential masterpiece has reached a major milestone.

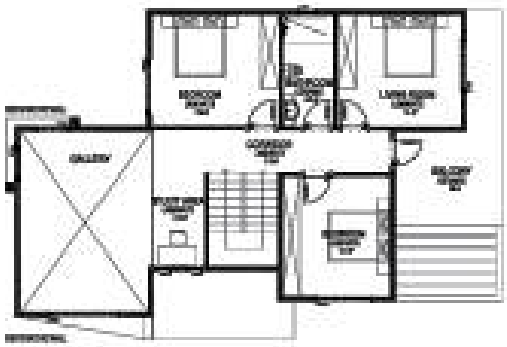
A 294 m^2 architectural journey reaches its outward completion, as the final exterior cladding is set into place to reveal a sleek and powerful silhouette.

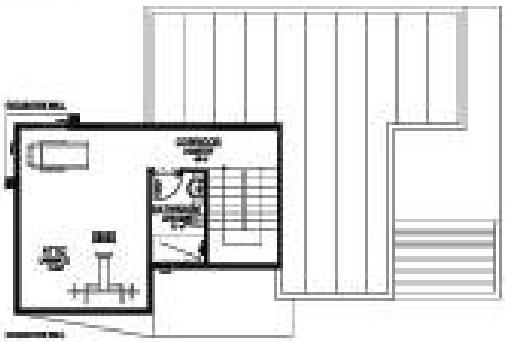
No longer just a frame, the structure now breathes with its own character—blending bold, modern geometry with a refined finish.

THEOSTEEL



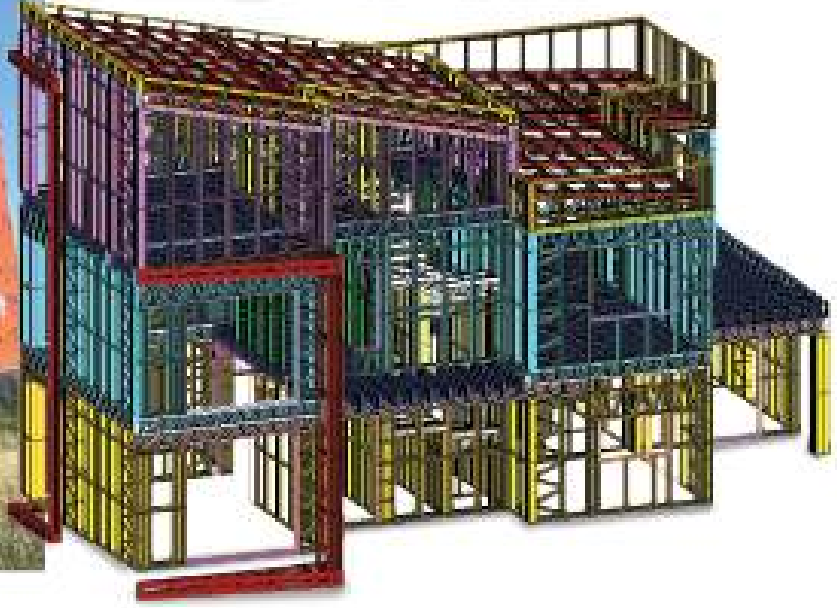






GREECE
294 m²

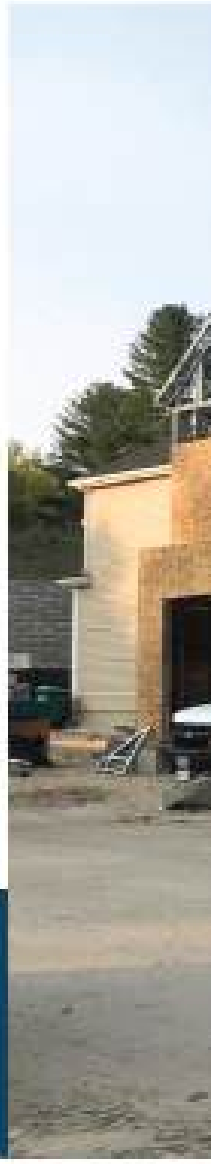




The Future of the American Home, Reimagined

In the United States, we have brought a vision of two bespoke, 428 m^2 residences to life. Defined by expansive volumes and structural precision, these structures redefine modern living through the strength of light steel.

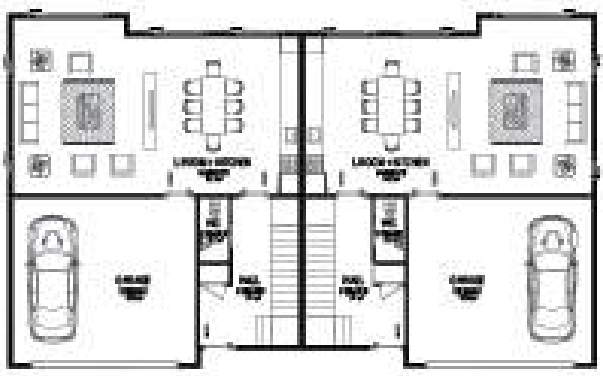
Here, architecture is more than just a silhouette; it is a meticulously engineered response to the individual, ensuring that every square meter adapts to your lifestyle with uncompromising durability.

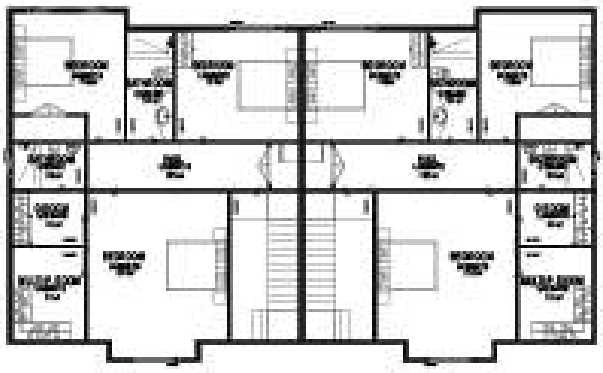


USA

2 units, each 428 m^2

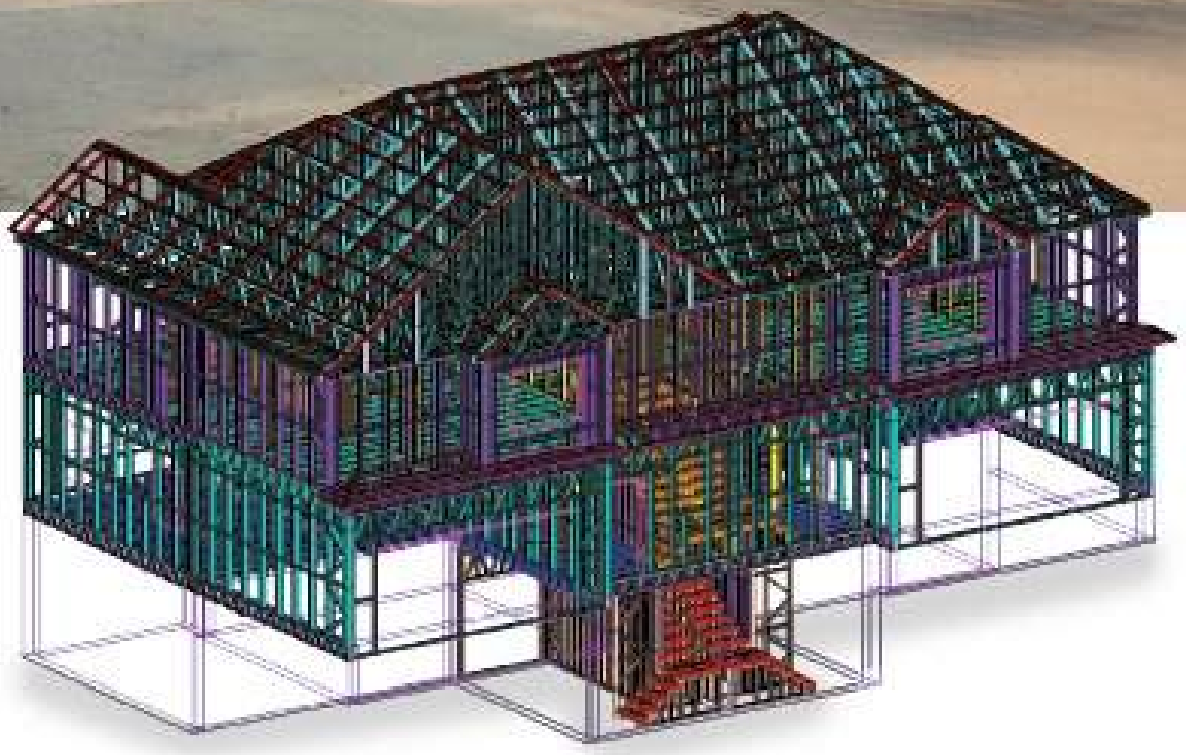






THEOSTEEL





A Modern Dialogue with the Riviera

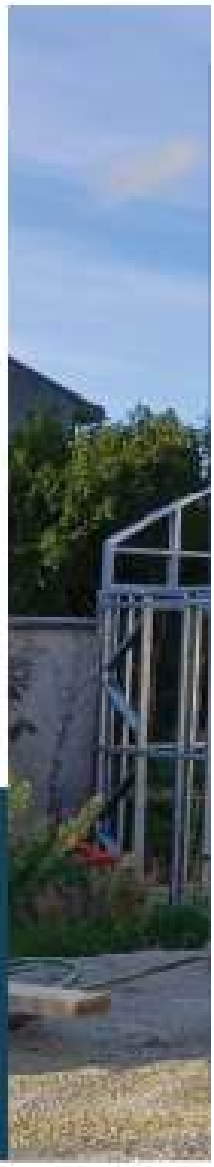
Amidst the refined architectural landscape of France, we have brought a 219 m^2 vision to life, blending timeless elegance with the unrivaled precision of light steel construction. This project is a celebration of modern proportions—where structural strength allows for a design that is both light in spirit and enduring in substance.

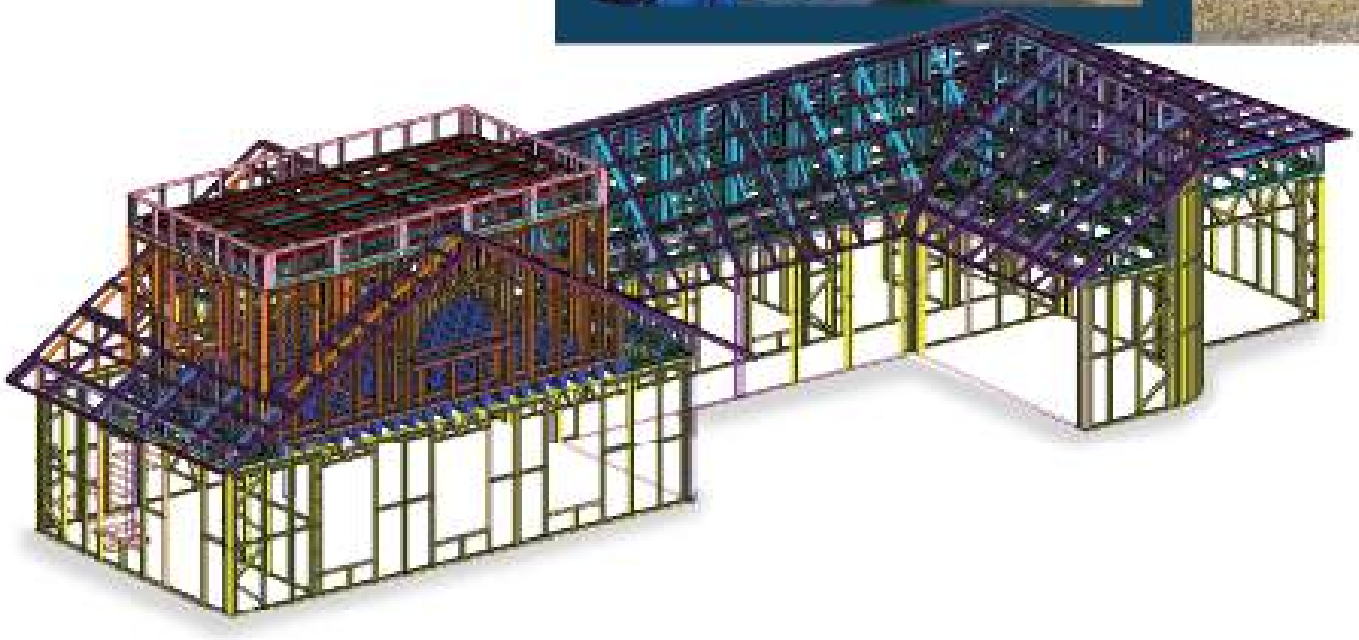
It represents a shift toward a more intelligent way of building, where every square meter is optimized for sophisticated living.

FRANCE

219 m^2



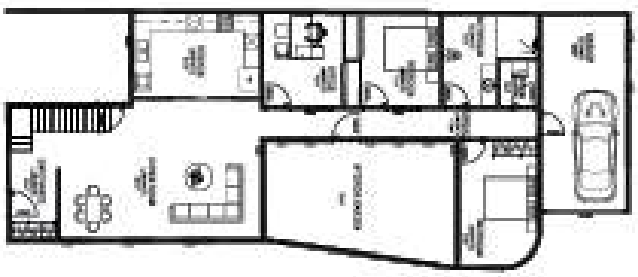


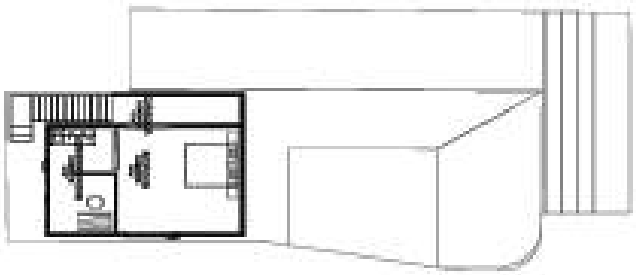


THEOSTEEL



By replacing heavy mass with smart engineering, the structure gains an airy, open soul without losing its solid core.



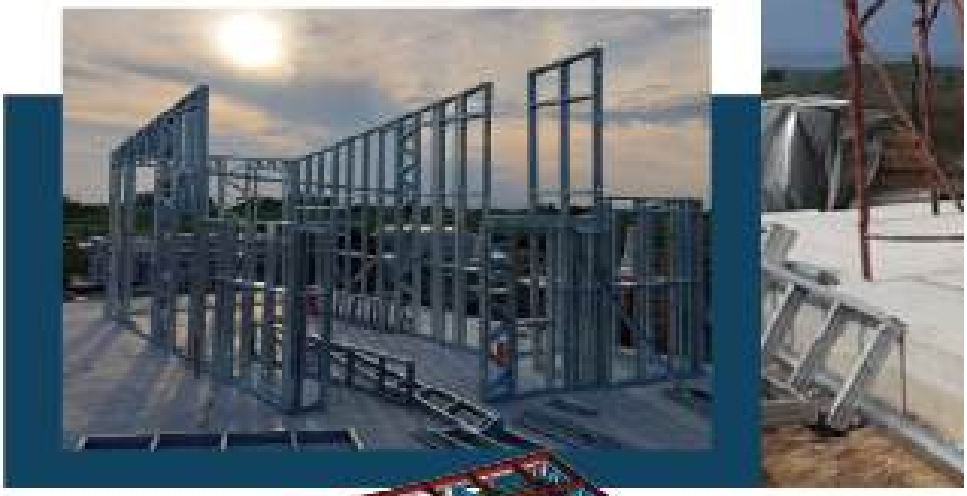


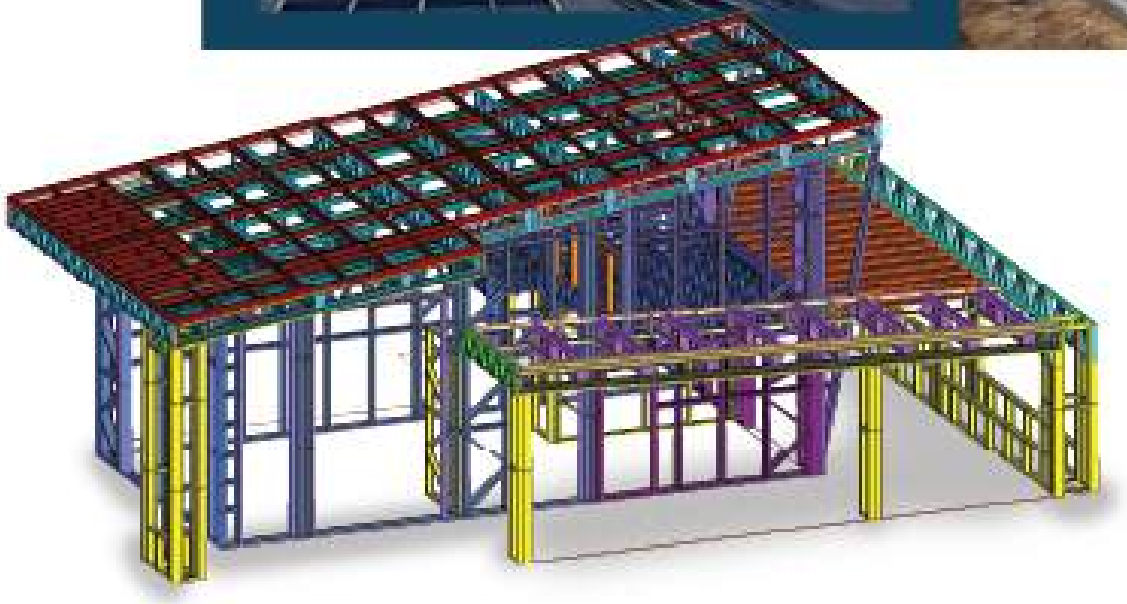
Maximum Impact, Minimum Scale

In Bulgaria, we are proving that architectural impact is not measured by scale, but by the precision of execution.

This 93 m^2 project utilizes the superior strength of light steel to redefine compact living, turning a smaller footprint into a high-performance sanctuary. It is a masterclass in efficiency, where every line is engineered for longevity and every space is optimized for a modern lifestyle.

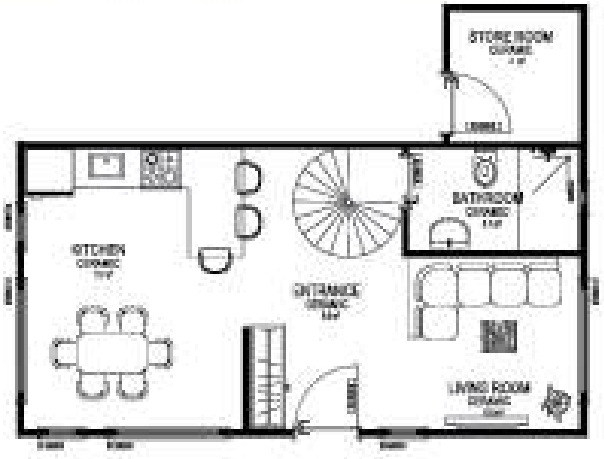
BULGARIA
93 m^2

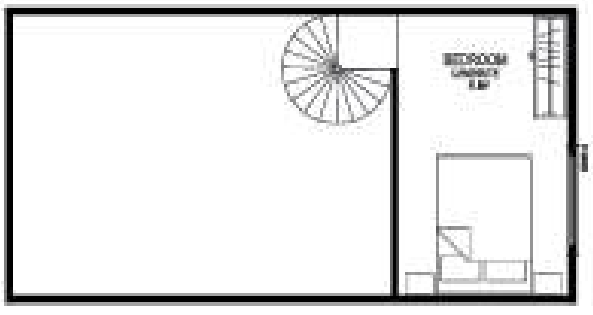




THEOSTEEL







Maximum Impact, Minimum Scale

In Romania, we are demonstrating that superior living is a matter of intelligent engineering, not just square footage. This 68 m^2 project is a compact masterpiece, utilizing the unparalleled precision of light steel to create a home that is as resilient as it is refined.

Every detail is a deliberate choice, turning a streamlined footprint into a sanctuary of modern durability and architectural focus.



ROMANIA

68 m^2







THEOSTEEL





Defined by Steel, Built for Connection



In Iraq, we have delivered a monumental 1905 m^2 dormitory project, proving that high-performance steel can meet the demands of intensive use with ease.

By merging grand scale with engineering precision, we created a high-capacity environment where structural safety meets architectural excellence. This project is a definitive statement on modern durability and functional design on a grand scale.

THEOSTEEL







IRAQ
1905 m²



Engineering Order in Every Environment

Four specialized units—two of 158.2 m^2, one of 125.8 m^2, and one of 192.7 m^2—form a high-performance site complex engineered for industrial resilience. Built with light steel for rapid deployment, these structures provide a secure and professional workspace capable of withstanding the most demanding environments.

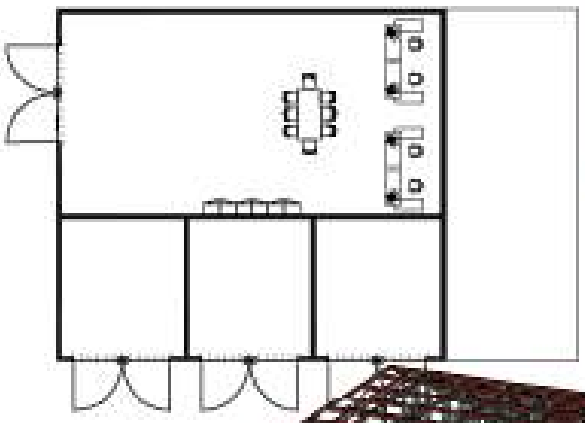
This project is a masterclass in functional efficiency, where technical precision creates a solid foundation for large-scale operations.

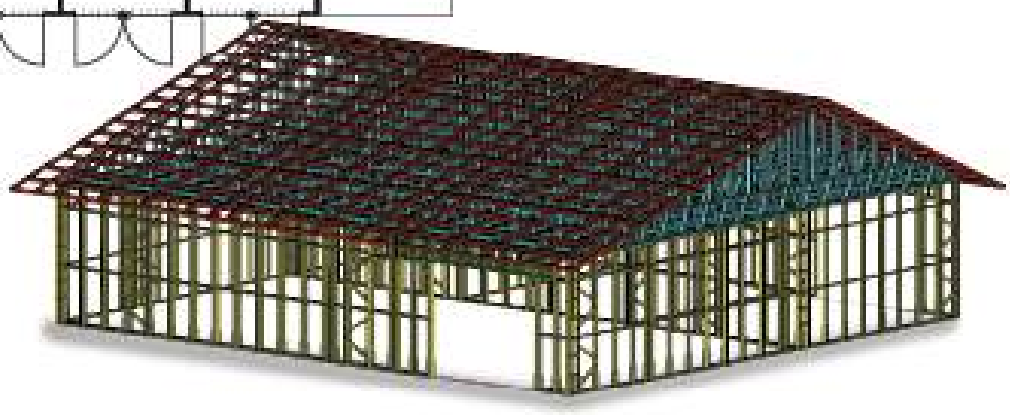
AZERBAIJAN

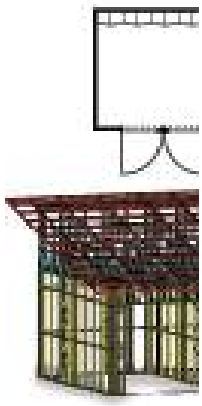
2 units of 158.2 m^2,
1 unit of 125.8 m^2,
and 1 unit of 192.7 m^2





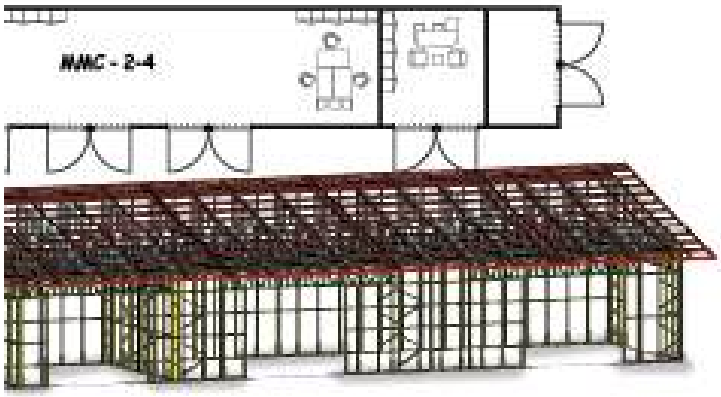


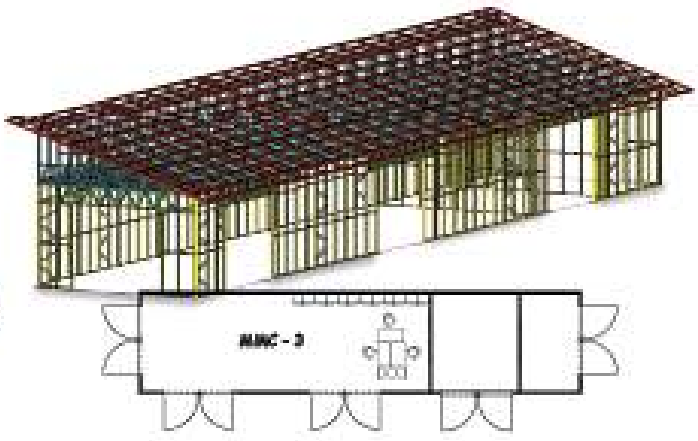




THEOSTEEL







Contemporary Simplicity



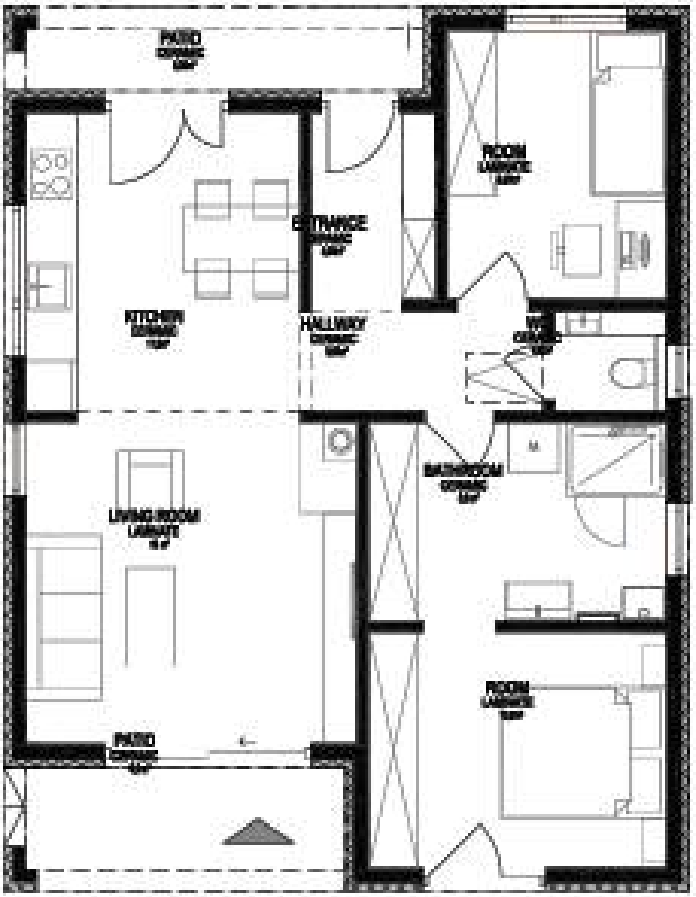


Located in Hungary, this 87 m^2 single-storey light steel home reflects a contemporary approach to comfortable living. Its refined architectural language and efficient layout create bright, functional spaces tailored to everyday life.

Thoughtfully engineered with advanced light steel technology, the residence offers durability, energy efficiency, and architectural precision—bringing together modern aesthetics and reliable performance in one elegant home.

THEOSTEEL

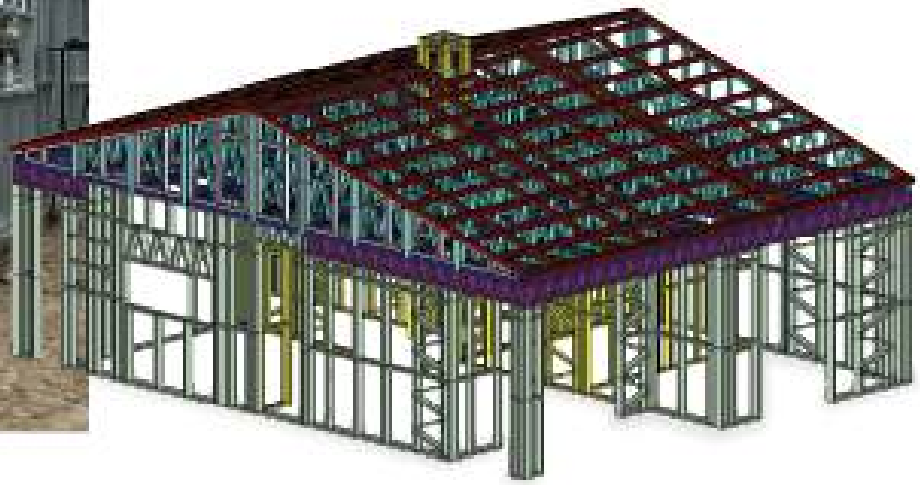






HUNGARY

87 m²



THEOSTEEL

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