



CUBER

MODERN, ECOLOGICAL AND ENERGY-EFFICIENT

MODULAR BUILDINGS OF TOMORROW

■ CUSTOM DESIGN WITHOUT LIMITS

MANUFACTURED IN EUROPE SHIPPED AND ASSEMBLED WORLDWIDE

We design, manufacture and deliver modular buildings that shorten project timelines, increase predictability and accelerate revenue generation. Our offsite building system offers a fast, flexible and cost-efficient alternative to traditional methods.

UCUBER is setting a new benchmark for modern modular development.



■ BUILD WITH A TRUSTED, RECOGNIZED BRAND

MANY BRANDS ONE INTEGRATED VISION



Founded within the **URBA Enterprises Group**, UCUBER was created in response to the growing demand for a smarter, more integrated, and future-ready approach to construction.

We operate according to proven standards, global competencies, and a strategic approach to project development. Our position today is the result of well-made decisions, strong partnerships, and consistent execution.



■ TURN UNPREDICTABLE CONSTRUCTION INTO A FAST, CONTROLLED AND PROFITABLE INVESTMENT PROCESS

WHO IS IT FOR?

INVESTMENTS FUNDS

Built for predictable returns.

Accelerate project delivery, stabilize cash flow, and reduce execution risk. Our off-site approach improves capital efficiency, increases transparency, and supports scalable portfolio growth across multiple locations.

DEVELOPERS

Deliver projects faster. Stay in control.

Modern construction gives you greater control over timelines, costs, and quality. Shorter build cycles mean earlier sales, faster revenue recognition and a stronger competitive position.

GENERAL CONTRACTORS

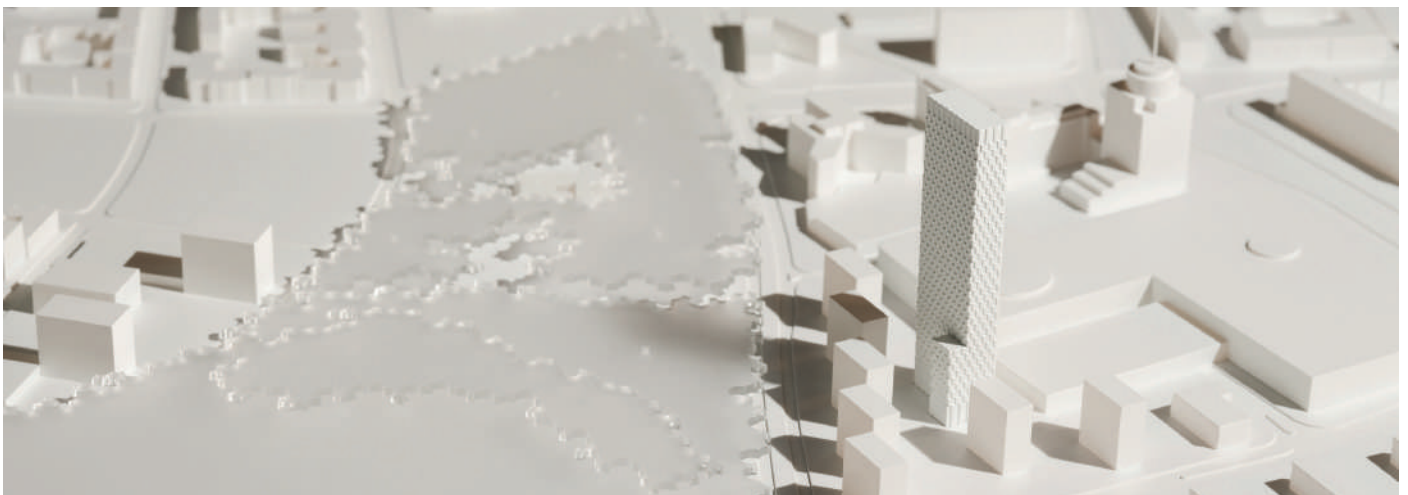
Simplify delivery. Improve performance.

Streamline site operations with off-site production and rapid assembly. Reduce delays, strengthen quality control, and minimize weather-related disruptions while increasing efficiency across every project.

PUBLIC ADMINISTRATION

Build faster. Serve communities sooner.

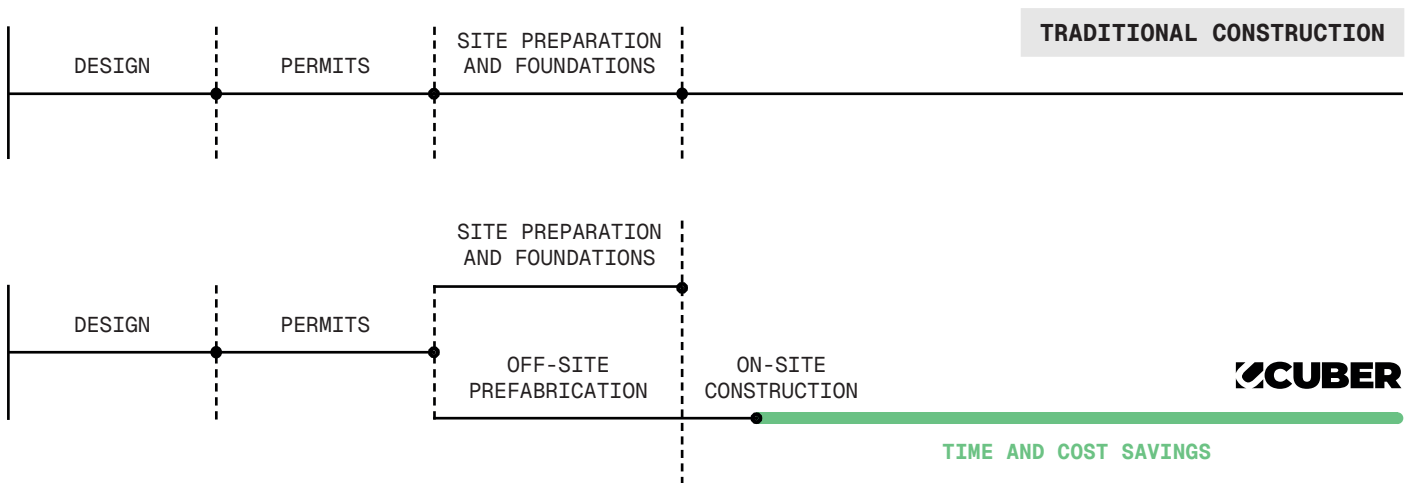
Meet urgent public needs with efficient, scalable construction. Maintain cost control, shorten delivery times, and deliver safe, high-quality spaces for education, healthcare, and community services.



WE SAVE YOUR TIME AND YOUR MONEY

Our technology reduces construction time by **up to 50%** and lowers construction costs by **up to 20%**. The value is twofold: less capital tied up during delivery, and faster revenue generation once the asset is operational.

We apply validated systems, and repeatable details – dramatically accelerating design while maintaining full architectural freedom, code compliance and design quality.



EFFICIENCY GAIN:

~60%

BUILDING AREA:
7279,2 sqm

TOTAL DURATION:
~10 months

STANDARD:
turn-key

TIME SAVED:
14 months

RESIDENTIAL BUILDING



OUR ADVANTAGES



FLEXIBILITY

We adapt each project to modular construction principles, ensuring full coordination across all trades and a smooth delivery process. This approach reduces execution risk, improves cost control and shortens project timelines.



FIXED COSTS

Accelerated project delivery through off-site prefabrication, allowing you to bring your investment to market sooner and start generating revenue faster.



CERTIFIED PERFORMANCE

Our solutions meet fire safety, thermal comfort, and acoustic insulation standards. They are optimized for EU regulations and designed to support fast-track approvals.



ENERGY EFFICIENCY

The high thermal insulation of the structure ensures excellent energy performance and complies with the A+++ classification for heat transfer coefficients (U-value):

- floors on the ground: $U \leq 0.13 \text{ W/m}^2\text{K}$,
- exterior walls: $U \leq 0.18 \text{ W/m}^2\text{K}$,
- roofs: $U \leq 0.15 \text{ W/m}^2\text{K}$,
- windows: $U \leq 0.80 \text{ W/m}^2\text{K}$,
- exterior doors: $U \leq 1.00 \text{ W/m}^2\text{K}$.



PRECISION

Factory production ensures high accuracy and consistent, repeatable results.



TURNKEY FINISH

A finished building can be delivered in as little as 3 months, with production capacity of up to 2,000 m² per month, even on a turnkey standard.

MINIMIZING RISK MAXIMIZING CONTROL

Built with safety at their core, our structures are engineered to perform reliably even under extreme weather conditions, including powerful winds and storms. Every building is designed to comply with the highest international fire safety and structural safety standards, ensuring long-term protection, comfort, and peace of mind.

FIRE SAFETY

\leq **REI 240**

THERMAL INSULATION

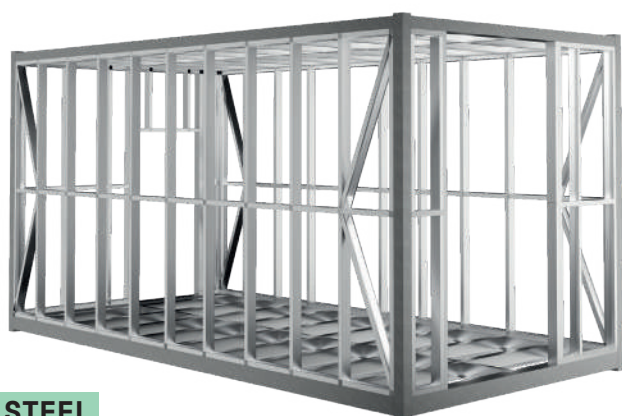
\leq **0,18 W/m²K**

ACOUSTIC COMFORT

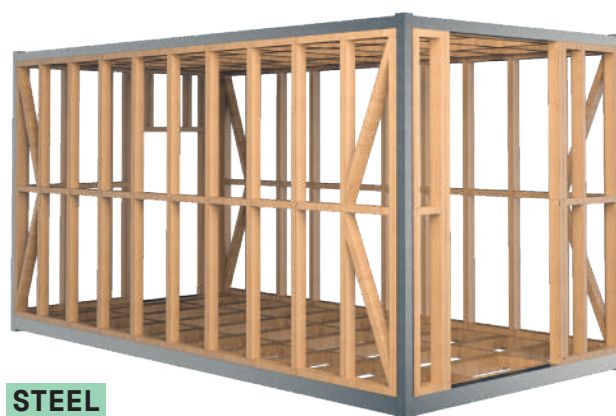
\leq **63dB**

A DELIBERATE CHOICE, NEVER A DEFAULT

From the very first stage, beginning with feasibility analysis and concept development, we evaluate each project against four key criteria: **speed of delivery**, **functional and operational requirements**, **total cost of construction and operation** (LCC – Life Cycle Cost), **environmental and certification requirements**.



STEEL



**STEEL
+ TIMBER**



**STEEL
+ CONCRETE**



CLT

SYSTEM	MAIN FRAME	INFILL WALLS	APPLICATION
steel frame module	steel profiles	light-gauge steel + mineral wool	all type of buildings
steel frame module + timber	steel profiles	timber substructure + mineral wool	ESG-driven projects*, lower carbon footprint
steel frame module + concrete	steel profiles	full concrete wall or slab)	high acoustic and fire requirements buildings
CLT module	CLT mass timber	solid or)layered CLT	low-carbon projects, environmental certification

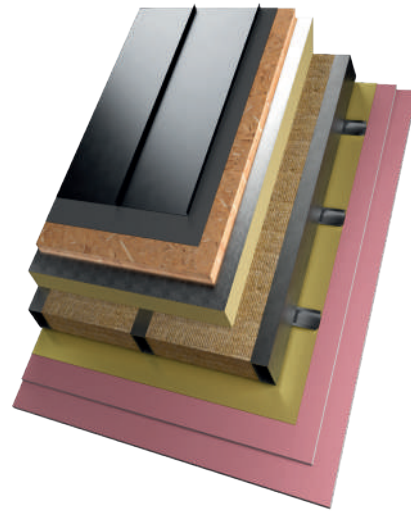
*ESG: E – Environmental (CO₂ emissions, energy use, waste management) · S – Social (working conditions, accessibility, community impact) · G – Governance (transparency, ethics, risk management)

BUILDING PARTITIONS

Our advanced technology guarantees **up to 90% of the work is completed in our factory** with near-laboratory precision. Discover the technological foundation behind our investment projects:

PITCHED ROOF

1. Standing seam sheet
2. Structural vapour-permeable membrane
3. Construction board – OSB
4. PIR board
5. Rock wool / steel frame
6. Cap profiles / technical space
7. Vapour barrier membrane
8. Plasterboard
9. Plasterboard



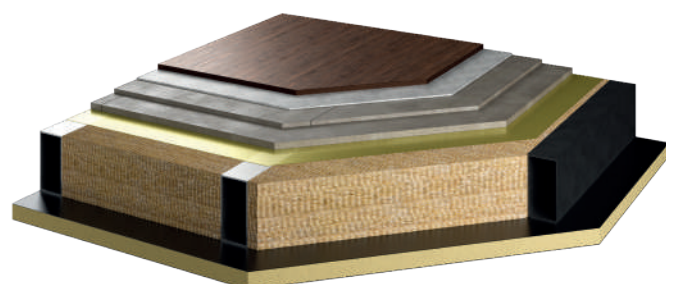
EXTERIOR WALL – VENTILATED FACADE

1. Plasterboard
2. Plasterboard
3. Vapor barrier membrane
4. Rock wool / Steel wall structure
5. Sandwich panel with PIR core
6. Facade substructure
7. Facade cladding



FLOOR ON THE GROUND

1. Finishing layer
2. Cement-bonded board
3. Cement-bonded board
4. Vapour barrier membrane
5. Rock wool / Steel frame
6. Sandwich panel with PIR core



FINISHINGS STANDARD OF OUR BUILDINGS

We have an in-house design department, which enables us to deliver comprehensive interior fit-out services – **from concept and design through to full turnkey execution**. We cater to the most demanding premium clients, ensuring top-quality materials, precision workmanship, and meticulous attention to every detail.



SELECTED PROJECTS

Ready for what's next

SELECT ONE OF THE PROPOSED INVESTMENT PROJECT SCOPES

■ PACKAGE I

INTEGRATED ENGINEERING & DELIVERY

Adaptation of the design documentation to modular construction technology (where originally developed in an alternative construction system), including structural engineering:

- manufacturing
- transportation
- on-site assembly & installation.

■ PACKAGE II

INTEGRATED MODULAR DESIGN & DELIVERY

Package II includes the full scope of works specified under Package I and in addition thereto, the preparation of detailed multi-disciplinary design documentation, including:

- + electrical installations,
- + mechanical and plumbing (MEP) systems,
- + ICT / telecommunications systems,
- + fire protection systems.

All other elements of the scope remain as defined under PACKAGE I.

■ PACKAGE III

MODULAR GENERAL CONTRACTING

Package III includes the full scope of works specified under Package II and in addition thereto, the execution of:

- + foundations,
- + utility network connections.

All other elements of the scope remain as defined under PACKAGE II.

■ PACKAGE IV

TURNKEY MODULAR INVESTMENT

Package IV includes the full scope of works specified under Package III and in addition thereto:

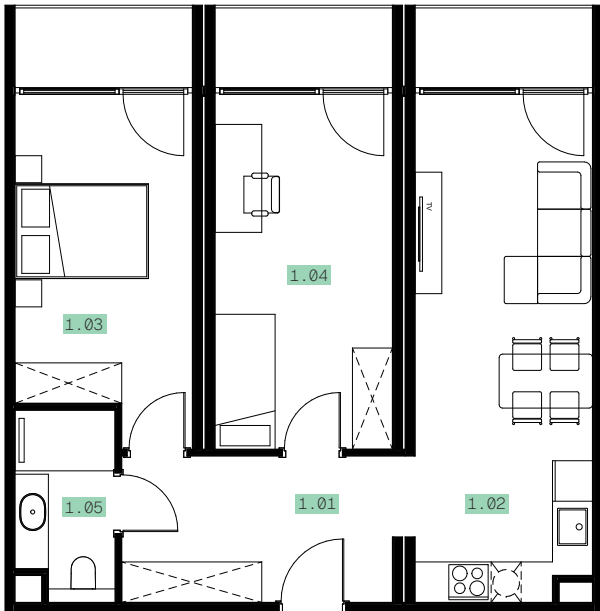
- + preparation of the architectural concept design,
- + obtaining the building permit.

All other elements of the scope remain as defined under PACKAGE III.

HOTELS & RESORTS

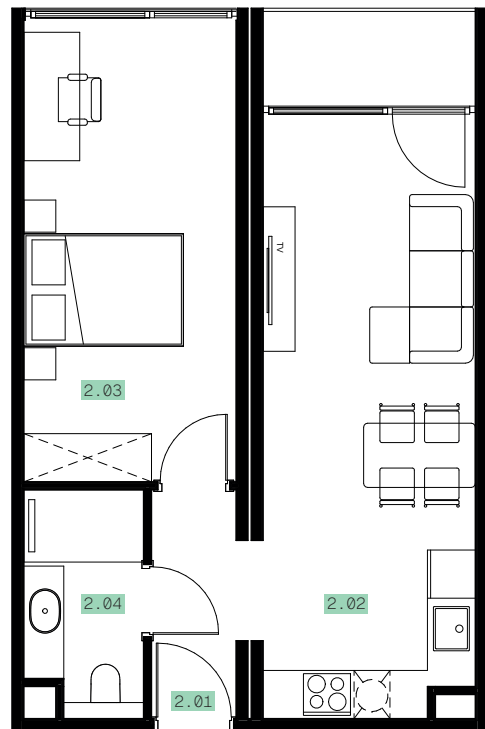


Layout 1



Layout 1		
1.01	Corridor	8,81 m ²
1.02	Living room + kitchen	19,71 m ²
1.03	Bedroom	13,91 m ²
1.04	Bedroom	12,82 m ²
1.05	Bathroom	3,85 m ²
Total: 5		59,1 m²

Layout 2

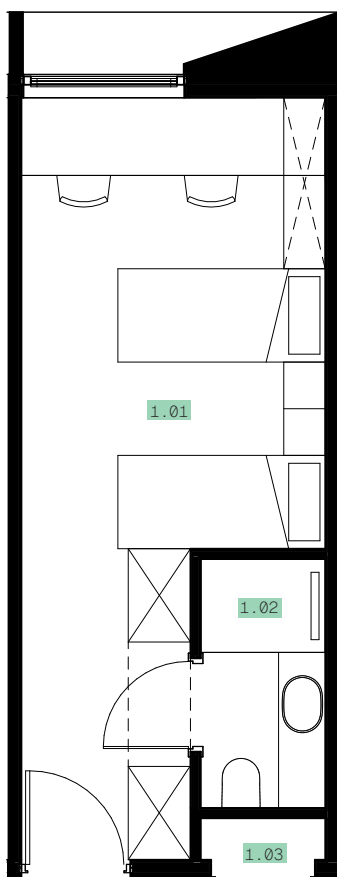


Layout 2		
2.01	Corridor	3,02 m ²
2.02	Living room + kitchen	19,71 m ²
2.03	Bedroom	15,3 m ²
2.04	Bathroom	4,03 m ²
Total: 4		42,05 m²

STUDENT HOUSING

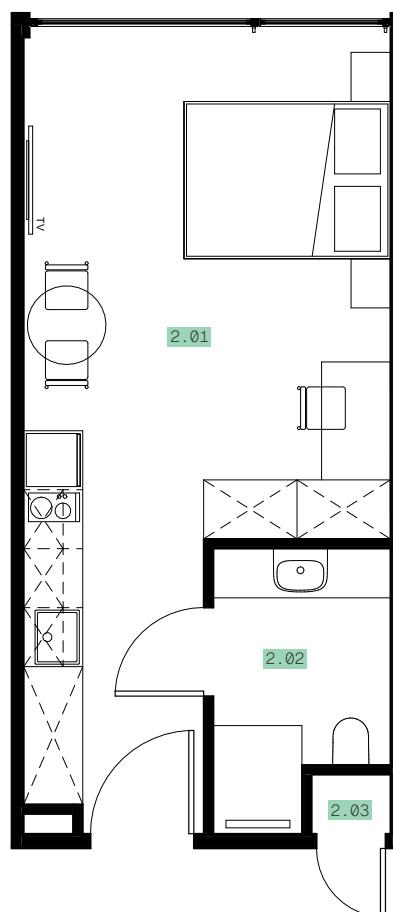


Layout 1



Layout 1		
1.01	Living area	17,64 m ²
1.02	Bedroom	2,88 m ²
1.03	Technical room	0,48 m ²
Total: 3		21,00 m²

Layout 2

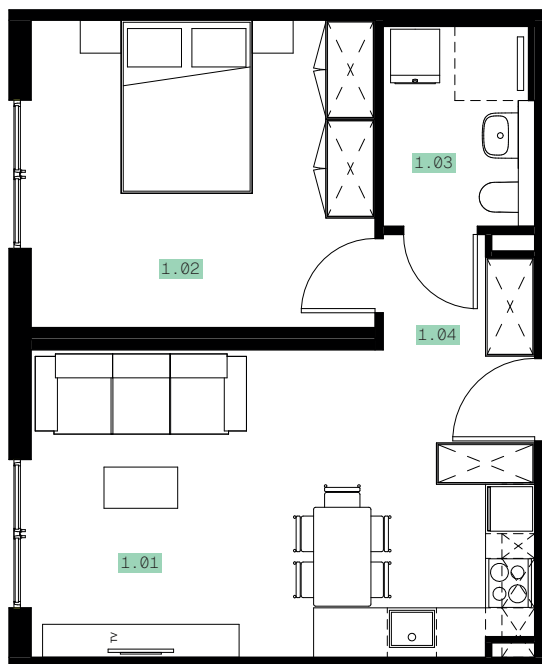


Layout 2		
2.01	Living area	23,86 m ²
2.02	Bedroom	5,04 m ²
2.03	Technical room	0,48 m ²
Total: 3		29,38 m²

MULTI-FAMILY BUILDINGS

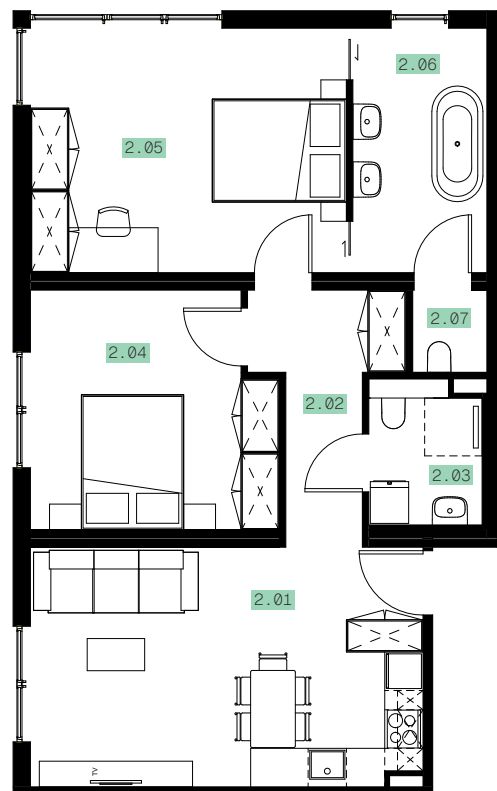


Layout 1



Layout 1		
1.01	Living room + kitchen	20,88 m ²
1.02	Bedroom	15,67 m ²
1.03	Bathroom	4,12 m ²
1.04	Corridor	4,33 m ²
Total: 4		45,00 m²

Layout 2



Layout 2		
2.01	Living room + kitchen	20,57 m ²
2.02	Corridor	8,66 m ²
2.03	Bathroom	3,51 m ²
2.04	Bedroom	13,72 m ²
2.05	Master bedroom	19 m ²
2.06	Bathroom	7,99 m ²
2.07	Toilet	1,49 m ²
Total: 7		74,94 m²

UPCOMING PROJECTS

Explore our selected upcoming developments **and shape your vision into reality with us.**



USA, NORWALK

4975 sqm / Q3 2026



GERMANY, BAD MALENTE

7279,2 sqm / Q4 2026

A SIMPLE, STRUCTURED WAY TO DELIVER YOUR PROJECT

Each project is developed from the ground up to align with the investor's vision and business objectives. We design, manufacture and deliver modern modular buildings that combine architectural flexibility, execution precision and the highest standards of contemporary prefabrication.

1

STRATEGY
& AGREEMENT

2

DESIGN
& MANUFACTURING

90% OFF SITE

3

DELIVER
& HANDOVER

10% ON SITE

DESIGNED FOR YOUR SUCCESS. BUILT WITH PRECISION. DELIVERED WITH CONFIDENCE.

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