

BESPOKE MODULAR BUILDINGS

– designed around your vision,
not around the module



MODERN, COMFORTABLE AND ENERGY-EFFICIENT

CARE HOMES



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.

BUILT TO RESIST CERTIFIED TO PROVE IT

Using certified materials and innovative construction techniques, our buildings combine **acoustic comfort, energy efficiency, and long-term reliability**. Thanks to optimized structural solutions, they also provide additional usable floor area, increasing the value of every investment.

FIRE SAFETY

$\leq$ **REI 240**

THERMAL INSULATION

$\leq$ **0,18 W/m²K**

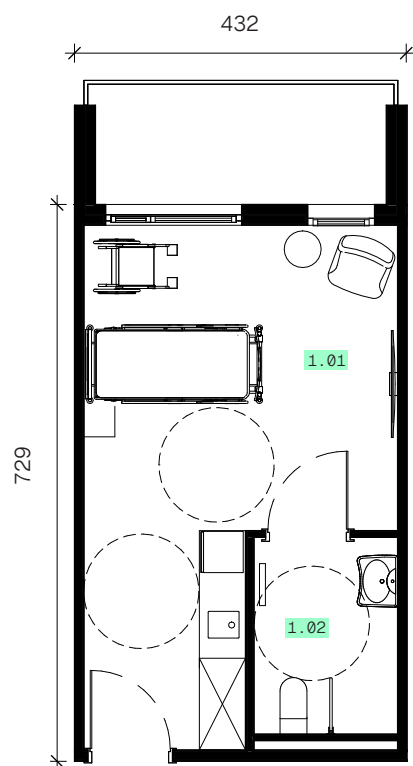
ACOUSTIC COMFORT

$\leq$ **63dB**



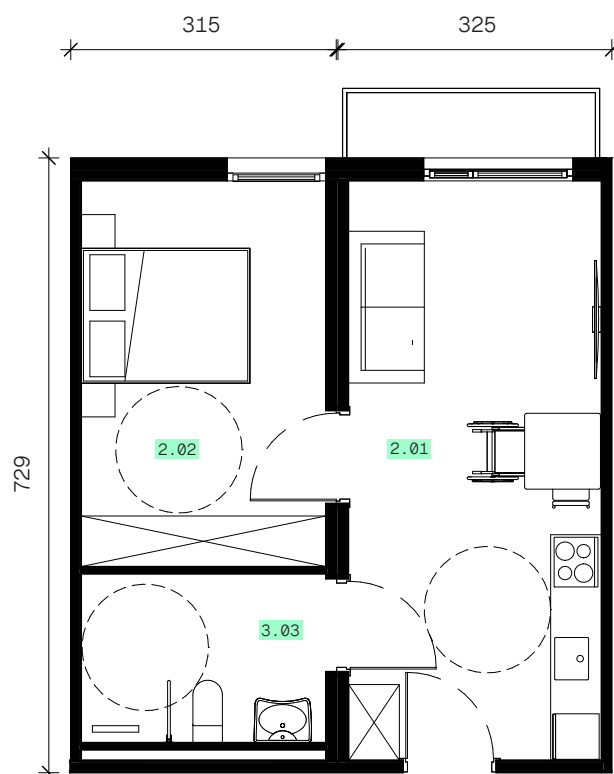
CQC-COMPLIANT LAYOUTS

Layout 1

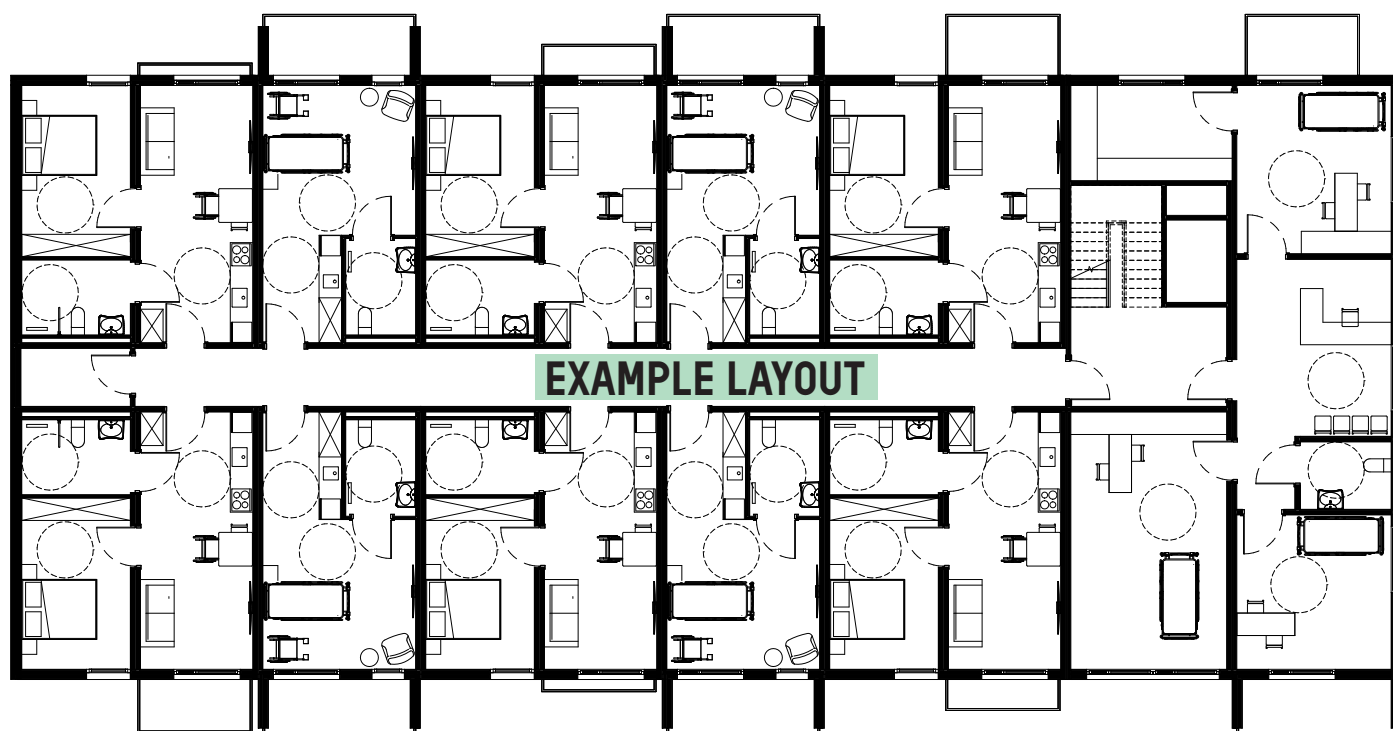


Layout 1		
1.01	Living room + kitchen	22,35 m ²
1.02	Bathroom	4,81 m ²
Total: 2		27,16 m²

Layout 2



Layout 2		
2.01	Living room + kitchen	20,61 m ²
2.02	Bedroom	13,43 m ²
2.03	Bathroom	5,97 m ²
Total: 3		40,01 m²



ASSISTIVE EQUIPMENT FOR PERSONS WITH DISABILITIES OR REDUCED MOBILITY



Disability-accessible bathroom

A barrier-free bathroom featuring a level-access shower area, support rails and grab bars, and a rotating toilet. The seat rotates up to 290°, providing easier access for wheelchair users and carers, and can also serve as a shower seat. By reducing the number of transfers required, the solution improves residents' safety, comfort and independence.



Ceiling-Track Hoist

An integrated ceiling-mounted hoist enables safe and comfortable transfers between the bed and wheelchair. The rail system minimises manual lifting, reducing physical strain on carers while improving residents' comfort and dignity.

Ceiling-Track Hoist

A multi-position profiling bed allows the height, backrest and leg sections to be adjusted to each resident's individual needs. Integrated side rails and lockable castors enhance safety, while height adjustment provides ergonomic working conditions for carers.



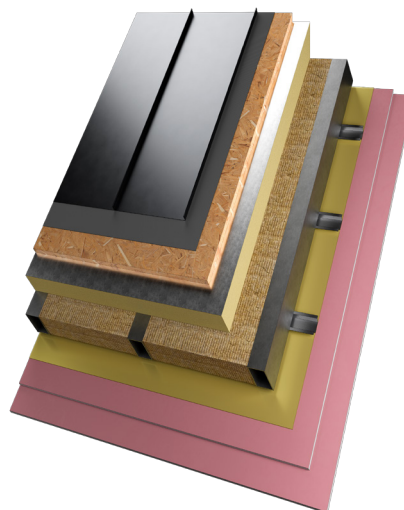
■ MOST FREQUENTLY CHOSEN TECHNICAL SOLUTIONS

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



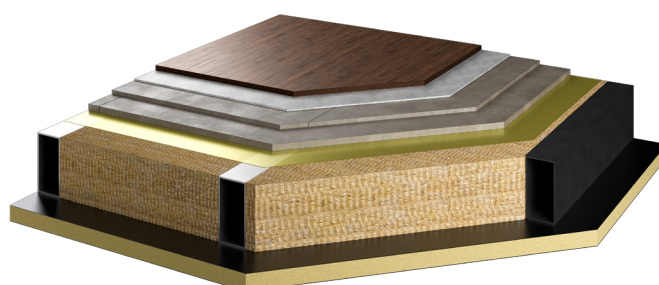
EXTERIOR WALL – VENTILATED FACADE

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



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:

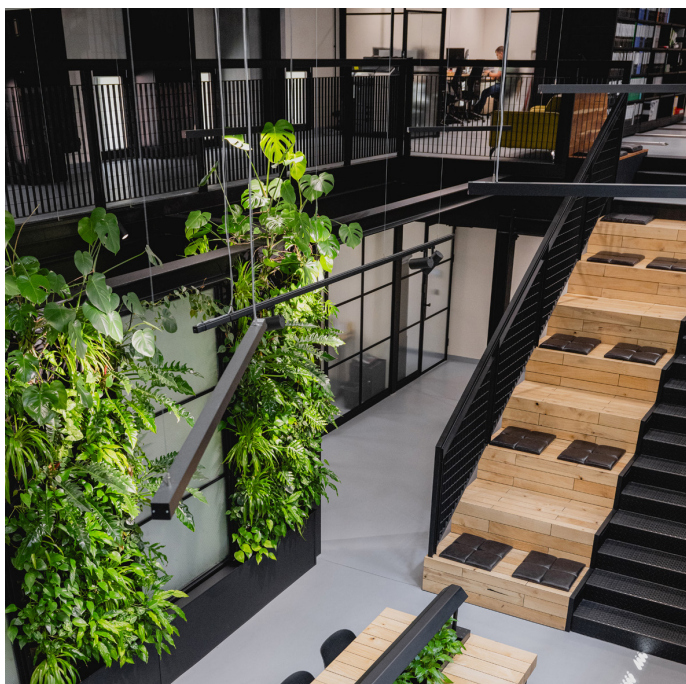
- + preparation of the architectural concept design,
- + obtaining the building permit.

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



PORTFOLIO

Take a look at our selected completed projects **and shape your vision into reality with us.**



OFFICE BUILDING

1100 sqm



HOUSING ESTATE

7453 sqm



HOUSING ESTATE

17 412 sqm

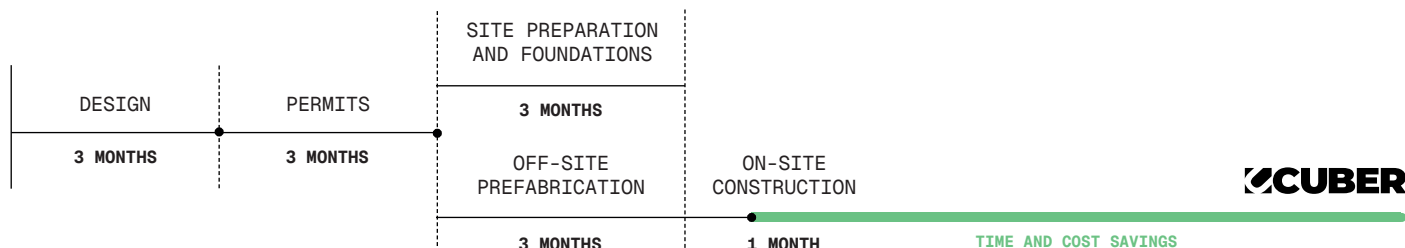
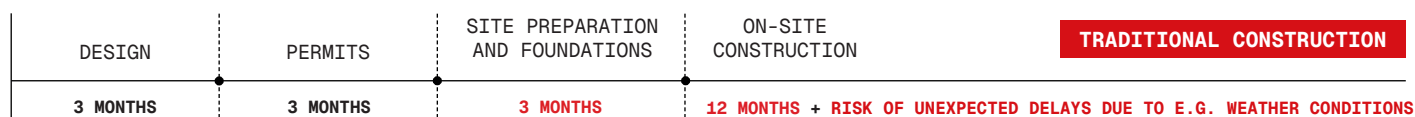


HOLIDAY PARK

43 houses

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.



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