

CATALOGUE 09/2026

# Modular Buildings 2026

Factory-prefabricated.
Delivered turnkey.


RANGE 02
LIVING 04
INTERIORS 09
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KONTENERY PREMIUM

# Size matrix

Available in lengths from 6.0 to 13.0 m and widths of 3.0 or 4.0 m, giving 18 to 48 m² of floor area. Larger areas are created by joining modules on site. The table shows which combinations are available as self-supporting units and which require a steel frame.

self-supporting available  steel frame only  not available

| LENGTH | 3.0 M | 3.5 M | 4.0 M |
|---|---|---|---|
| 6.0 m | 6.0 × 3.0<br>18.0 m² | ~~6.0 × 3.5~~<br>– | 6.0 × 4.0<br>24.0 m² |
| 7.0 m | 7.0 × 3.0<br>21.0 m² | ~~7.0 × 3.5~~<br>– | 7.0 × 4.0<br>28.0 m² |
| 8.0 m | 8.0 × 3.0<br>24.0 m² | ~~8.0 × 3.5~~<br>– | 8.0 × 4.0<br>32.0 m² |
| 9.0 m | 9.0 × 3.0<br>27.0 m² | ~~9.0 × 3.5~~<br>– | 9.0 × 4.0<br>36.0 m² |
| 10.0 m | 10.0 × 3.0<br>30.0 m² | ~~10.0 × 3.5~~<br>– | 10.0 × 4.0<br>40.0 m² |
| 11.0 m | 11.0 × 3.0<br>33.0 m² | ~~11.0 × 3.5~~<br>– | 11.0 × 4.0<br>44.0 m² |
| 12.0 m | 12.0 × 3.0<br>36.0 m² | ~~12.0 × 3.5~~<br>– | 12.0 × 4.0<br>48.0 m² |
| 13.0 m | 13.0 × 3.0<br>39.0 m² | 13.0 × 3.5<br>45.5 m² | ~~13.0 × 4.0~~<br>– |

**01** External dimensional tolerance ± 20 mm. All figures are shell dimensions, excluding the facade build-up.

**02** Options such as the Premium facade, roof overhang or external roller shutters increase the external dimensions by up to 120 mm.

**03** Footprints beyond the matrix are built as coupled modules — WM-03 at **16.00 × 6.00 m**, for example, is two modules joined on site.

PLEASE NOTE · TRANSPORT

From **3.5 m** width, an abnormal load transport with an escort vehicle is required. This increases delivery costs by **approx. 50%**.

# Steel frame or self-supporting?

Both construction methods deliver the same insulation values and the same specification. The difference lies in weight, floor rigidity and how often the module is to be moved.

## SELF-SUPPORTING — TYPE S

RIGIDITY

Provided by the wall and floor panels, designed for permanent siting

UNLADEN WEIGHT

Confirmed per project before crane hire

RELOCATION FREQUENCY

Occasional, using a crane and spreader beam

GROUND / BASE

Level slab or pad foundations, tolerance ± 10 mm

## WITH STEEL FRAME — TYPE R

RIGIDITY

Umlaufender Rahmen 100 × 50 × 3 mm, verwindungssteif

UNLADEN WEIGHT

Confirmed per project before crane hire

RELOCATION FREQUENCY

Frequent, craneable at four corner points

GROUND / BASE

Pad foundations are sufficient, tolerance ± 25 mm

---

RECOMMENDATION BY APPLICATION

| | | | |
|---|---|---|---|
| Year-round living<br>TYPE S | Site office<br>TYPE R | Holiday home, permanently sited<br>TYPE S | Rental fleet<br>TYPE R |



PART A

# Living & Commercial

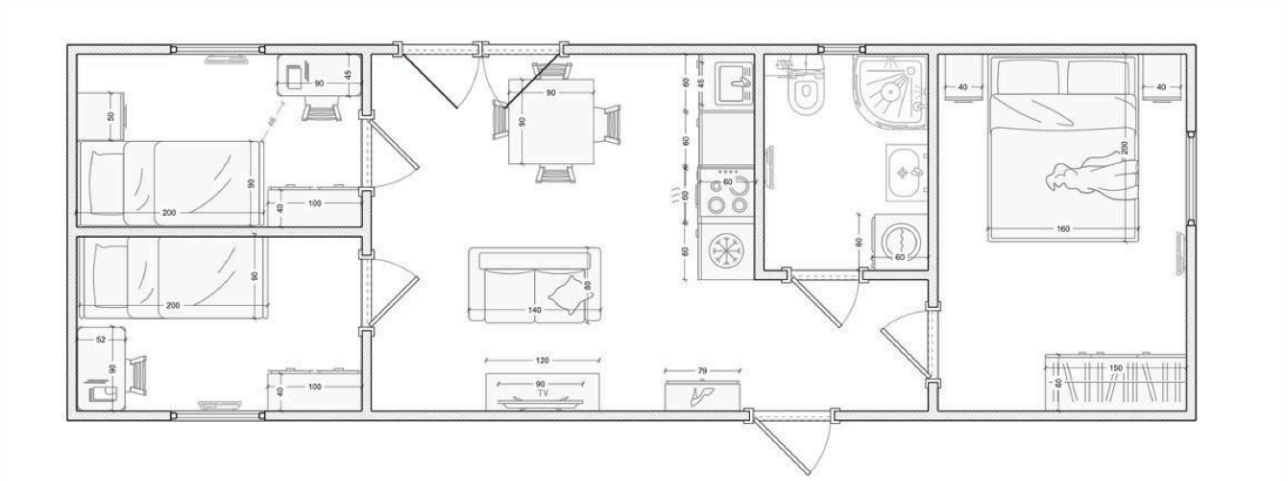
Living and office modules for every requirement — from a compact retreat to a generous family solution. Individually configured, prefabricated in our factory and delivered turnkey.

# WM-01 12.00 × 4.00 m 48.0 m²

LIVING MODULE

## Living/sleeping area with kitchen unit and shower room





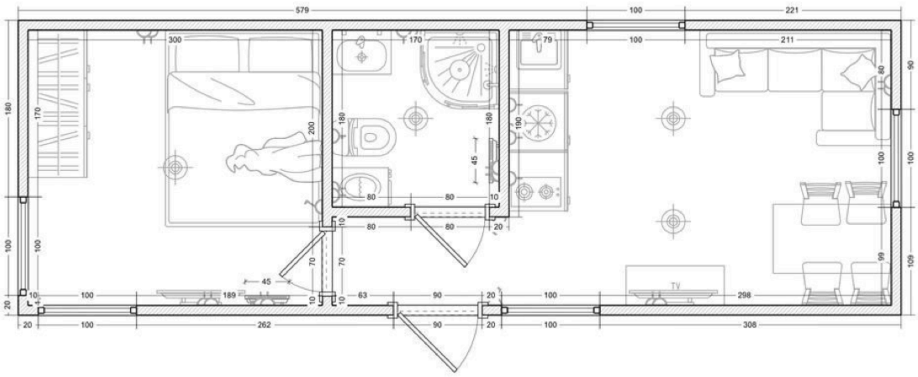


# WM-02 9.00 × 3.00 m 27.0 m²

LIVING MODULE

## Bedroom, living area with kitchen unit, shower room







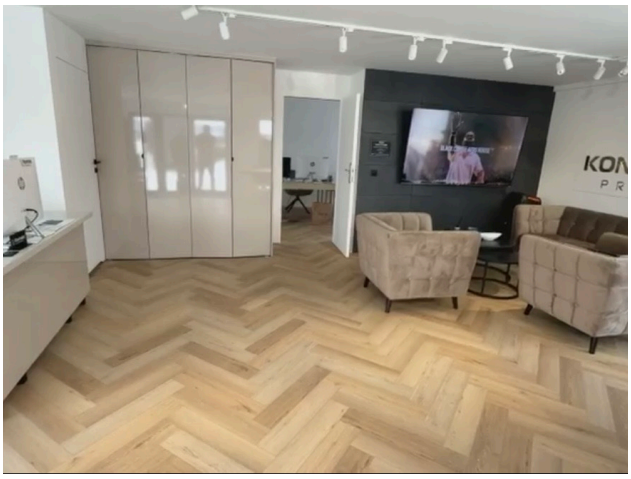
# WM-03 16.00 × 6.00 m 96.0 m²

OFFICE MODULE

Two coupled modules — delivered separately and joined on site.

## Office with four workstations and kitchenette







## Standard specification

- ✓ Steel frame **100 × 50 × 3 mm**
- ✓ Vinyl flooring **2.5 mm**
- ✓ Electrical installation **230 V**
- ✓ LED panel lights
- ✓ Kitchenette **1.20 m**
- ✓ Wall panels PIR **100 mm**
- ✓ PVC windows, double glazed
- ✓ Network sockets **4 ×**
- ✓ Electric radiators **2 × 1 kW**
- ✓ WC with washbasin

# Standard specification & options

All three living modules share the same base specification and the same chargeable options. The table shows where they differ.

| | WM-01 | WM-02 | WM-03 |
|---|---|---|---|
| Dimensions | 12.00 × 4.00 m | 9.00 × 3.00 m | 16.00 × 6.00 m |
| Floor area | 48.0 m² | 27.0 m² | 96.0 m² |
| Kitchen unit | A · 1.80 m | A · 1.80 m | B · 2.40 m |
| Shower cubicle | 80 × 80 cm | 80 × 80 cm | 90 × 90 cm |
| Electric radiators | 1 × 1 kW | 2 × 1 kW | 3 × 1 kW |
| Lead time | approx. 8 weeks | approx. 10 weeks | approx. 12 weeks |

## Standard specification

- ✓ Steel frame 100 × 50 × 3 mm
- ✓ Wall panels PIR 120 mm
- ✓ Roof panels PIR 120 mm
- ✓ Continuous floor panels, no butt joints
- ✓ Vinyl flooring 2.5 mm, wear layer 0.3 mm
- ✓ Steel entrance door with security lock
- ✓ PVC windows, double glazed, RC1
- ✓ Electrical installation 230 V, 6 circuits
- ✓ Consumer unit with RCD
- ✓ LED ceiling lights in all rooms
- ✓ Hot water cylinder 40 l

| | |
|---|---|
| U-value wall | 0.19 W/m²K |
| U-value roof | 0.19 W/m²K |
| U-value floor | 0.19 W/m²K |

## Options

- Air conditioning with heat pump
- Infrared underfloor heating
- PIR 140 instead of 120 mm
- Triple glazing
- External roller shutters, electric
- Terrace 12 m² with railing
- Pitched roof
- Premium facade, PVC slat
- Three-phase connection

INSULATION THICKNESS · U-VALUE

| | |
|---|---|
| 120 mm · standard | 0.19 W/m²K |
| 140 mm | 0.16 W/m²K |



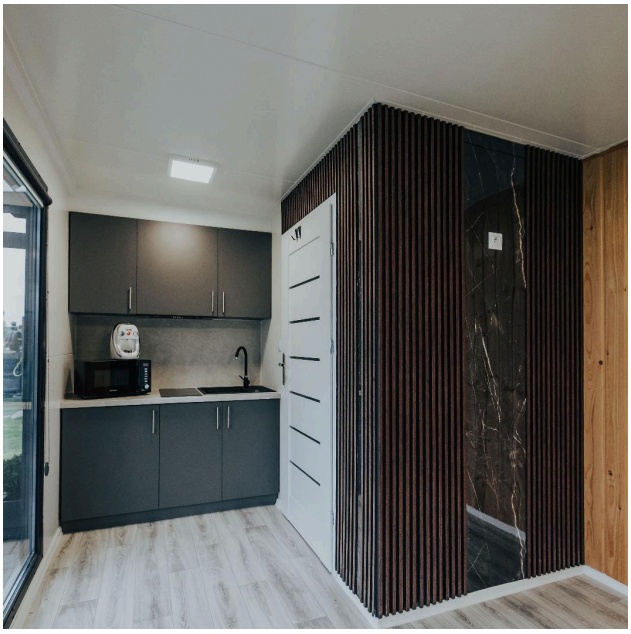

PART B

# Interiors & Fit-out

Floors, walls, kitchens and bathrooms in two lines — Comfort and Premium, with fully bespoke work from our in-house joinery. An overview of all surfaces and options, including terraces and canopies.

# Kitchens: fronts, colours & bespoke sizes

Six front finishes, three unit lengths — plus any bespoke design from our own joinery. Every kitchen is installed as a complete unit; all connections are run behind the units at the factory.





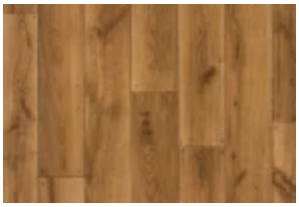




# Floor, wall, ceiling

All surfaces are installed at the factory, not laid on site. Five material families, three finishes each — freely combinable.

## .01 PVC panels



Natural oak PVC-01



White ash PVC-02



Grey oak PVC-03

## .02 Vinyl planks



Light oak VIN-01



Herringbone oak VIN-02



Light grey marble VIN-03

## .03 Wall panels



White marble WP-01



Grey marble WP-02

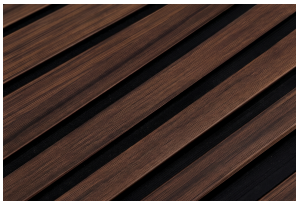


Oak slats WP-03

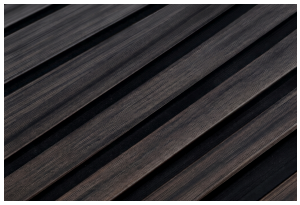
## .04 Composite slats



Honey oak VL-01



Walnut VL-02



Dark wenge VL-03

## .05 Acoustic panels



Natural oak / black felt AK-01



Walnut / black felt AK-02



Plain anthracite AK-03

# Comfort & Premium compared

Both lines are installed as a complete package. Comfort covers everything needed for year-round living; Premium raises surfaces, kitchen, bathroom and heating to the standard of a permanent house.

| | COMFORT | PREMIUM |
|---|---|---|
| **Flooring** | Vinyl planks 2.5 mm | Vinyl planks 2.5 mm |
| **Wall surfaces** | PVC-Wall panels | MDF slats |
| **Ceiling** | Plasterboard, white | Stretch ceiling |
| **Kitchen unit** | `B · 2.40 m` | `C · 3.00 m corner` |
| **Kitchen appliances** | Sink, hob, fridge | Sink, hob, fridge, oven, extractor hood |
| **Washbasin** | `60 cm` | `60 cm, with vanity unit` |
| **Shower enclosure** | `80 × 80 cm` | `90 × 90 cm` |
| **Services** | Surface-mounted | Concealed |
| **Heating** | Infrared underfloor heating | Air conditioning with heat pump |
| **Windows** | Double glazed + roller shutters | Triple glazed + roller shutters |
| **Entrance door** | Steel, anthracite | Aluminium, glazed |
| **Facade** | Cassette, standard RAL | PVC slat |

# Optional equipment

- AIR CONDITIONING
- ELECTRIC HEATERS
- GUTTERING SYSTEMS
- ROLLER SHUTTERS
- PV MODULES
- RETRACTABLE AWNINGS
- INFRARED UNDERFLOOR HEATING
- THREE-PHASE ELECTRICAL INSTALLATIONS
- PITCHED ROOFS
- CANOPIES
- SAUNAS
- TERRACES

AND MUCH MORE ...








# Terraces, canopies & awnings



## Modular terrace `Rahmenverbund`

The substructure ties directly into the module frame — no foundations, no special tools. Installed in a single day.



## Canopy `Vorbau 2.00 m`

Aluminium profile with polycarbonate or sandwich panel. Rainwater is channelled into the module's gutter.



## Awning `Ausfall bis 2.50 m`

Cassette awning, electric or crank-operated. Wall-mounted directly to the module frame, without penetrating the insulation layer.

# Ultra Premium — reference styles

Three fit-out styles beyond Comfort and Premium — built by our own joinery to an individual design. Price and specification on request.

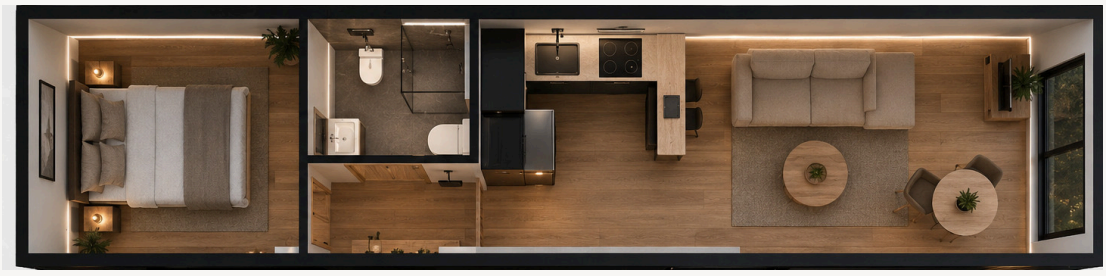
## Style A — Warm Oak



## Style B — Marble & Brass



## Style C — Anthracite Stone



Visualisation — the finished build may differ. Individual quotation on request.

# Ultra Premium — interiors

Materials, colours and lighting design of the three styles shown inside.

## Style A — Warm Oak





## Style B — Marble & Brass





## Style C — Anthracite Stone





Visualisation — the finished build may differ. Individual quotation on request.

Visualisation — indicative only. Finishes, furniture and fittings are not part of the standard specification.




PART C

# Site & Operations

Site, welfare, sanitary and storage modules. A robust specification built for continuous use on site — available to buy or hire.

# Site & welfare modules

## BAU-M 6.00 – 12.00 × 3.00 m

HIRE OR PURCHASE





- ✓ Steel frame **100 × 50 × 3 mm**
- ✓ Heavy-duty PVC flooring
- ✓ Window with security grille and roller shutter
- ✓ Electric radiators **2 kW**
- ✓ Wall panels PIR **100 mm**
- ✓ Steel door with security lock
- ✓ Electrical installation **230 V / 400 V**
- ✓ Craneable at four corner points

# Standard facades

0.5 mm cassette sheet in ten RAL colours — including corner profiles, parapet capping and window reveals. Two-tone combinations at no extra cost.



Flame red RAL 3000 · Anthracite



Wood decor · Anthracite



Gentian blue RAL 5010 · Anthracite



Graphite grey RAL 7024



White aluminium RAL 9006 · Anthracite



Anthracite · Full-height glazing

## STANDARD RAL PALETTE · 10 COLOURS

| Pure white | Grey aluminium | Light grey | White aluminium | Graphite grey |
|---|---|---|---|---|
| RAL 9010 | RAL 9007 | RAL 7035 | RAL 9006 | RAL 7024 |

| Reseda green | Gentian blue | Sapphire blue | Flame red | Light ivory |
|---|---|---|---|---|
| RAL 6011 | RAL 5010 | RAL 5003 | RAL 3000 | RAL 1015 |

### CORNER

Two corner profiles in the cassette colour, included as standard.

### PARAPET

Continuous capping that conceals the roof edge and drainage.

### FIXED WINDOW

Reveals on all sides, with no visible fixings.

### DOOR

Door reveal in the facade colour; door leaf selected separately.

The standard facade comprises 0.5 mm cassette sheet, corner profiles, parapet capping and window reveals in the chosen RAL colour.

# Exterior views

Modules from current production — photographed after final inspection at the factory or on site at the client's location. No renderings, no studio sets.



· Brandenburg · 7 × 3 m ·



· Vienna · 12 × 6 m ·



· Salzburg · 6 × 3 m ·



· Leipzig · 6 × 3 m ·



· Mecklenburg · 6 × 3 m ·

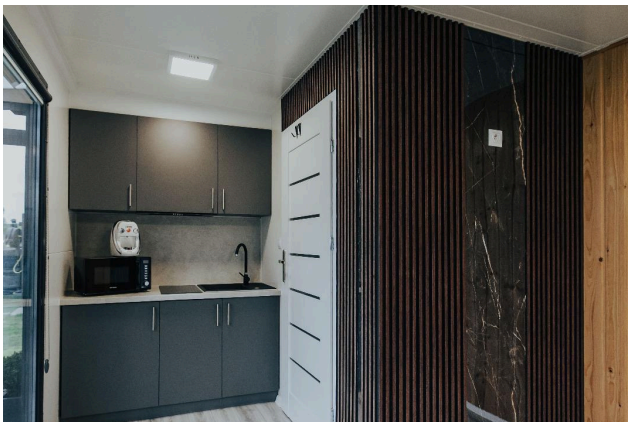


· Zurich · 6 × 3 m ·

# Interior views

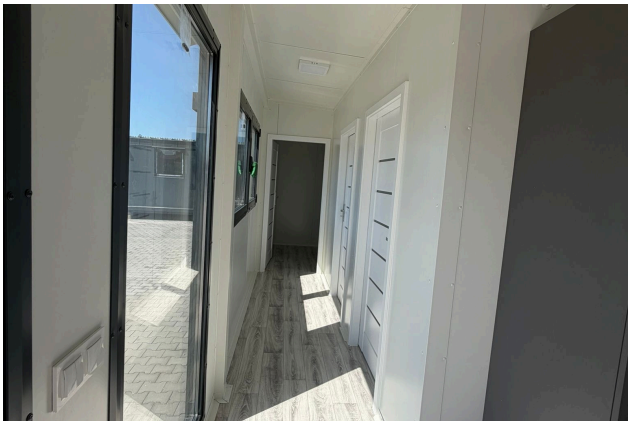
Standard specification and bespoke fit-outs from completed projects.
Kitchens, bathrooms and wall build-ups as delivered.













All interior photographs use corrected perspective and identical white balance, with a consistent 3:2 aspect ratio.

# Building regulations & permits

01

## When is planning permission required?

Permanently used residential and office buildings require planning permission, regardless of the construction method. What matters is the use, the duration of siting and the floor area — not the fact that the unit is prefabricated.

02

## How do the federal states differ?

Each German state has its own building code. The thresholds below which no permit is needed range from 10 to 75 m³ of enclosed space depending on the state, and usually apply only outside designated residential areas.

03

## Does the module count as a temporary structure?

Only if siting and removal are time-limited from the outset — typical for site set-ups or interim use. A permanent connection to the foundation generally removes this classification.

04

## Which GEG requirements apply to permanent occupancy?

For permanent occupancy, the German Buildings Energy Act (GEG) applies. Our standard values of 0.19 W/m²K for walls and 0.19 W/m²K for roofs fall within the requirements for new buildings.

05

## Which documents do we supply?

Every module comes with structural calculations for the frame, panel data sheets, electrical and plumbing schematics, and a foundation plan showing all bearing points.

! **This information is for guidance only and does not replace advice from the relevant building control authority. The state building code applicable at the site is always binding.**

# Frequently asked questions

01

## Is the module habitable all year round?

Yes. PIR 120 mm in the walls and 120 mm in the roof are sufficient for permanent occupancy, provided a constant heat source is in place.

02

## What is included in the base price?

Frame, insulation, windows, door, electrics, flooring and the standard facade. Bathroom and kitchen depend on the model — see the standard specification.

03

## How much does delivery cost?

Charged by distance from the factory. From 3.5 m width an abnormal load transport is required, which increases the cost by around 50%.

04

## How long does production take?

Four to eight weeks from order confirmation. Custom windows or PIR 120 mm extend this to up to twelve weeks.

05

## Which roof types are available?

A mono-pitch roof with a 10 cm fall and internal drainage as standard. A pitched roof is available as an add-on at extra cost.

06

## How is the module protected against rodents?

The underside of the floor slab is fully sealed with galvanised sheet, and all penetrations are sealed.

Can’t find your question? Give us a call.

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# Sprechen wir about your project

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