ONE PLATFORM FOR DIFFERENT WAYS OF LIVING

MODUS FLEX

Tourism. Student living. Other residential uses.

An efficient modular system for accommodation and modern living. A standardised base adapted to its location and users.



A Mediterranean resort is one possible application of the MODUS FLEX platform.

Flexibility
From a room to a family apartment

Efficiency
Repeatable units and efficient delivery

Phased growth
Development in line with demand

A SHARED MODULAR BASE

One system for different ways of living



A product line within MODUS

MODUS FLEX is an efficiently designed, more affordable product line for projects with repeatable residential units.

An integrated architectural whole

Prefabricated units, a supporting structure, shared circulation and private outdoor spaces form an adaptable system.

Adapted to its purpose

A tourist resort, campus or staff accommodation uses the same modular logic; layout, equipment and surroundings respond to users.

The Mediterranean and student versions are applications of the same FLEX platform.

PRIMARILY A TOURISM PRODUCT

From apartment resorts to aparthotels



Rooms, studios and family apartments can be combined within one project.

Tourism as the main application

The system serves modern tourist accommodation where repeatability, efficient space use and a shorter path to opening matter.

- Apartment and boutique resorts.
- Aparthotels, bed-and-breakfast hotels and hostels.
- Hotel annexes and extensions.
- Distributed hotel accommodation.
- Seasonal and year-round complexes.

LAND USE

More units within the same footprint



Final density is assessed against planning conditions, access, parking and site-specific requirements.

A two-storey layout

A comparable footprint can accommodate more units than a dispersed layout of individual holiday homes or mobile homes.

- Lower land cost per unit.
- More efficient infrastructure.
- Shorter shared circulation routes.
- More units to let or sell.
- Less need for additional building land.

PATHS AND OUTDOOR SPACES

The setting is part of the living experience





Clear connections

Well-planned paths connect entrances, shared spaces and the surroundings. The layout responds to a resort, campus or other use.

Adapted to the location

Materials, shading, planting and landscaping follow the climate and local architectural character. The Mediterranean setting shown is an example.

PRIVACY AND COMFORT

An independent unit within a connected whole





Private outdoor spaces

Each unit can have its own terrace or balcony. Entrances and outdoor areas are arranged to support independence, privacy and a connection to the setting.

A distinctive architecture

Repeatable units form a visually coherent building. Facades, roofs, cladding and fittings respond to the selected standard and local conditions.

SIZES AND CONFIGURATIONS

From a compact room to a family apartment



A standalone module

A basic module can function as a room, studio or small furnished apartment.

Combining modules

Two or more modules can create larger units with additional bedrooms or a more generous living area.

Different users

Options include connected units for families and groups, longer-stay units, and accessible or assisted-living units with suitable project adaptations.

Different sizes, layouts, furnishing standards and price categories can be combined in one building.

The plan illustrates a compact unit. Configurations and connections are defined during project design.

INTERIORS AND EVERYDAY LIVING

Equipment follows the intended use



A holiday apartment

Comfort, a kitchen or kitchenette, storage and access to outdoor space take priority. The furnishing standard responds to the target guests.



Student living

A workspace, sleeping area, storage and practical everyday organisation are essential. The images show possible interior solutions.

A PLATFORM FOR WIDER RESIDENTIAL USE

Multiple markets and business models



The structural logic remains standardised. Unit size, interiors and outdoor spaces adapt to the programme.

Students and employees

Student apartments, campuses, staff accommodation, single rooms and smaller rental apartments.

Managed and longer-term living

Serviced apartments, co-living and temporary accommodation. Additional capacity alongside care homes and assisted living are also possible.

Supporting accommodation

Accommodation alongside healthcare, education, sports and business complexes is developed to meet the specific programme requirements.

INVESTMENT VALUE

Efficient delivery and better control



At scale, MODUS FLEX has the potential to achieve competitive investment costs. Its advantage combines repeatability, delivery time and efficient land use.

- Standardised units and factory production.
- Parallel preparation of units and site.
- Shorter assembly and less weather dependence for parts of the work.
- More predictable quality, costs and schedules.
- More efficient infrastructure and shared circulation.
- Phased delivery and future upgrades.

Viability is assessed through total investment, usable units and time to operation.

PHASED DELIVERY AND GROWTH

Start efficiently and grow with demand



01 A viable first phase

An initial number of rooms or apartments, organised access, shared circulation and the required infrastructure.

02 Testing the market

Occupancy and user feedback help determine the scale and mix of subsequent phases.

03 Gradual expansion

Additional units, larger connected apartments and shared or service spaces follow demand and available funds.

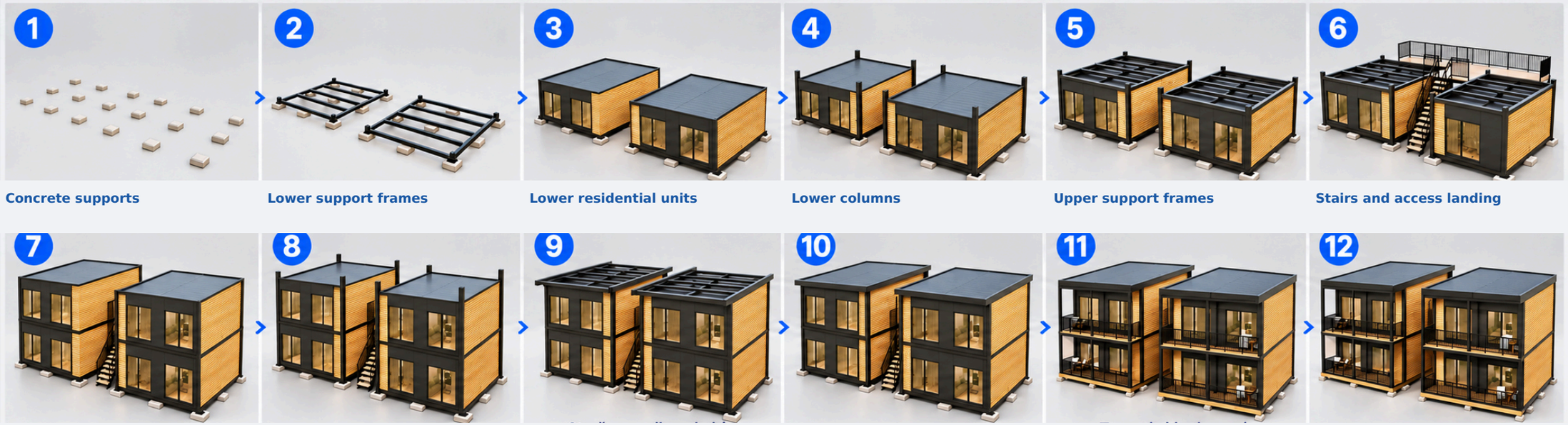
Lower initial investment. Potential for an earlier opening. Better control of development risk.

Expansion should be planned from the first phase and verified in the project documentation.

PREFABRICATION AND ASSEMBLY

Repeatable components from design to assembly

MODUS - ASSEMBLY STAGES



Prefabricated units can be largely built and fitted out in a controlled factory environment. On-site assembly connects the units, structure, circulation and outdoor components.

Reference illustration of the flat-roof student version. Sequence, connections and structural solutions are defined for each project.

FROM CONCEPT TO PROJECT

A standardised base and a local solution



Programme and site layout

Location, target users, living standard, unit mix, capacity, energy concept and investment framework.

Technical assessment

Architecture, structure, building services, fire safety, energy and planning conditions are coordinated with local regulations.

Documentation and quotations

Licensed local designers prepare the project documentation, technical solutions, quotations and a more detailed investment estimate.

A standardised system supports different projects. The final solution is always adapted to the specific location.

VALUE ACROSS THE WHOLE PROJECT

From delivery to generating revenue



Time to operation

Shorter production and assembly may allow letting and revenue generation to begin earlier.

Investment framework

Final costs depend on scale, location, structure, equipment and specification. They are confirmed through technical validation and actual quotations.

Project returns

Payback also depends on financing, rental rates, occupancy and management. Faster payback is a potential benefit, not a guarantee.

Assessment considers total costs, usable units, delivery time and long-term adaptability.

MODUS FLEX / CONCEPT AND DEVELOPMENT

MODUS FLEX

One platform.
Multiple sizes.
Multiple applications.

An efficient modular base for tourism, student housing and other accommodation. An adaptable whole with potential for phased growth.



GLAMPINGRESORTSDESIGN
unique ideas | concepts | projects

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MODUS FLEX / AUTHORSHIP AND CONCEPT MATERIAL



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Concept material. Final configuration, equipment and delivery are defined for the project and location following technical, planning and financial validation.