

PHOTO · OUR FACTORY, 2026

CLIENT GUIDE · CUSTOM HOMES

Your plans.
Built in our factory.

How it works, what we can build and what it costs.

WeModular

EDITION 2026

01 · HOW IT WORKS

From your drawings to your home.

Six steps

01

Send your drawings

YOU

Plans at any stage, plus size, level of completion and site. We reply with a price range.

02

Preliminary offer

US

Based on your drawings and our standard specification.

03

Modular phase

DEPOSIT

Our engineers turn your drawings into a modular building. You choose your finishes from our design book.

04

Local approval

YOUR ARCHITECT

Your architect adapts our drawings to local rules and files them. Our engineers work with them directly.

05

Contract

FIXED PRICE

You commit to the build only once your building permit is granted. The approved drawings become part of the contract.

06

Build and assemble

180 DAYS FROM ORDER

Your home is built and tested in our factory, then delivered and lifted onto your foundation.

The deposit is not an extra cost.

The modular phase fee is paid in two instalments and credited in full against your contract.

02 · LEVEL OF COMPLETION

Choose how finished your home arrives.

Three levels



Turnkey

Finished inside and out. Facade, windows and roof, all installations, floors, tiled bathrooms and paint, with your design book choices.



Installations, no finishes

Exterior finished. Installations in place. Electrics, plumbing, heating, cooling and ventilation installed and tested. Your local team lays floors and tiles and paints.



Exterior finished, interior shell

Exterior finished. Interior ready for your local team. Facade, windows and roof are finished. Installations and interior finishes are done on site.

The design book applies in full to Turnkey. For the other levels, only the exterior pages apply.

03 · PRICES

What it costs.

Indicative prices for 2026

€2,000–2,900

per m² gross built area, incl. VAT

Turnkey on the Comfort line.

EXAMPLE

Two-storey home · €376,000

147 m² gross built area, turnkey, incl. VAT (about €2,560 per m²).

WHAT THE PRICE COVERS

Included	Modules with structure, insulation, facade, windows and roof; your level of completion; assembly by crane
Not included	Foundations, delivery, kitchen, site connections, architect and permit fees
Other levels	Installations without finishes, or an interior shell, cost less. Your offer shows the price for each level.
Modular phase	€80 per m² gross built area, excl. VAT, credited against your contract
Payments	In stages, as set out in your contract

Your offer covers your design as drawn. **The price only changes if the design changes.** In the modular phase we also look for savings.

04 · OUR WORK

Built: Trio, the Netherlands.

Single-family home, 2026



PHOTO · TRIO, NETHERLANDS, 2026



PHOTO · TRIO, NETHERLANDS, 2026

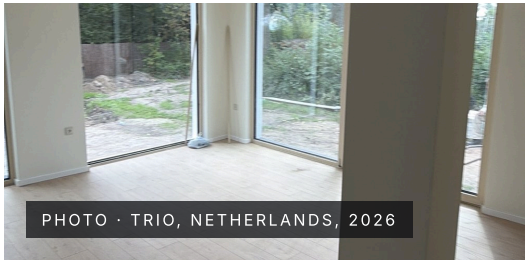


PHOTO · TRIO, NETHERLANDS, 2026

Built in our factory, assembled on site and calculated to Dutch energy rules (BENG). The clients chose their own finishes.

KEY FACTS

Location	The Netherlands
Built	2026, in our factory; assembled on site
Energy label	A+++
BENG 1	101.89 kWh/m² per year (max. 106.31)
BENG 2	25.92 kWh/m² per year (max. 30)
BENG 3	86.2% renewable energy (min. 50%)
MPG	0.753 (max. 0.8)
Finishes	The clients' choice: patterned tiles, brushed brass, full-height doors

SEE HOW WE BUILD

Our factory, up close.

Book a video call with our architect, or visit our factory by appointment.

05 · OUR DESIGNS

Homes we have designed.

Visualisations of homes our team designed for modular construction



Four family homes

Boyana, Sofia



Double house

Mallorca, Spain



Single-family house

Salzburg, Austria



Two-apartment house

Seeboden, Austria



Neoclassical villa

Dragalevtsi, Sofia



Villa on a slope

Bulgaria

06 · OUR DESIGNS

Larger buildings and developments.

From a single pavilion to residential towers



Family house

Boyana, Sofia



Sales pavilion

Single storey



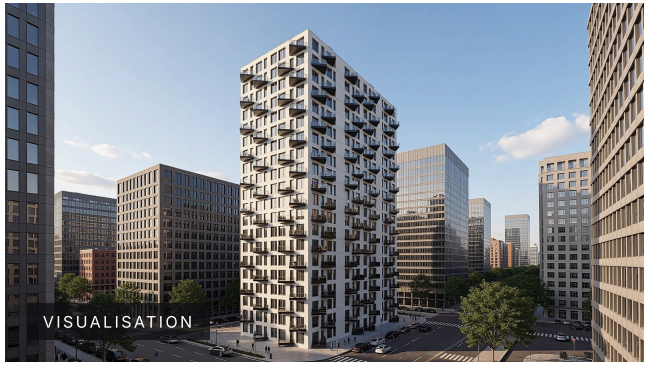
Apartment building

Gorna Banya, Sofia



Residential village

Kalina, near Sofia



Residential towers

Lagera, Sofia



Apartment building

London, United Kingdom

Start from one of our designs or from your own plans. Either way, our engineers adapt it to modules and to the rules where you build.

WeModular

NEXT STEP: SEND US

01
Your drawings
PDF or DWG, at any stage.

02
Size
Gross built area in m², roughly is fine.

03
Level of completion
Turnkey, installations or shell.

04
Site and timeline
Address and when you want to move in.

Send us your plans.
We reply with your offer.

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