



**MODULSQUARE**  
MDM

# Catalog

Welcome To Our Company

20  
25

# Table of Contents

- **Introduction**
- **What is a modular building?**
- **Modular vs Container**
- **Our Packages**
- **Office Layout**
- **Open Space Layout**
- **Classroom Layout**
- **Snack Bar Layout**
- **Our Projects**
- **FAQ**
- **Contact**

# Introduction

MODULSQUARE is a company specialized in modular construction, combining innovation, quality, and efficiency.

We design solutions tailored to the specific needs of both professionals and individuals, offering durable, aesthetic, and ready-to-use structures.

With over 5 years of presence in Réunion Island and 30 years of experience in Italy, we offer a range of Italian-made modules known for their certified quality and suitability for tropical and cyclonic climates.

## **Our Services:**

- **Sales:** Whether you're looking to purchase, our goal is to provide you with the right solution that perfectly meets your requirements, ensuring the successful completion of your project.
- **Fast & Eco-Friendly Construction:** Our modular buildings are designed to be both quick to assemble and environmentally friendly, offering a cost-effective alternative to traditional construction without compromising on quality.
- **Available Stock:** We maintain a well-stocked inventory to respond quickly to your needs, ensuring fast delivery.
- **Full Team of Service Providers:** Our network of qualified professionals includes experts in transport, masonry, electricity, plumbing, painting, carpentry, and more. We coordinate all aspects of your project to ensure a seamless execution.

At MODULSQUARE, we are committed to turning your ideas into reality.

# What is a modular building?

A modular building is a prefabricated structure made up of stackable and configurable modules, assembled according to the client's needs. They can be used individually or combined to create larger, more complex spaces, ready for use with integrated electricity, air conditioning, and finishes.

Designed to offer maximum flexibility, modular units easily adapt to evolving requirements. Thanks to durable, insulating, and low-maintenance materials (steel, aluminum, etc.), they ensure both comfort and resilience.

✓ Our modular solutions can be adapted to a wide variety of projects, whether for professional or personal use:

- Speed: Installation in just a few days
- Cost-efficiency: Low maintenance and reduced overall costs
- Durability: Built to withstand tropical and cyclonic climates

Nos solutions modulaires s'adaptent à une large variété de projets, que ce soit dans le domaine professionnel ou particuliers :

👷♂️ For professionals:

- Storage
- Office
- Classroom
- Canteen
- And more



Each module is fully customizable and can be expanded or relocated as your needs evolve.



# Modular vs Container

CRITERIA	CONTAINER	Modular
<b>Origine</b>	Recycled from shipping containers	New structure custom-designed
<b>Design flexibility</b>	Rigid shape, not easily modifiable	Configuration adaptable to your needs
<b>Aesthetics</b>	Look industrial	Modern and customizable design
<b>Thermal / sound insulation</b>	No insulation	Insulation inside the panels
<b>Interior comfort</b>	Low	High level of comfort, close to a real building
<b>Customization</b>	Limited	Full (layout, materials, finishes)
<b>Installation time</b>	Waiting for end-of-life containers	Maximum 2 weeks
<b>Durability</b>	Variable depending on initial condition	Excellent (new & robust materials)
<b>Standards &amp; certifications</b>	Often absent	ISO & European standards guaranteed
<b>Suitable for tropical climates</b>	Moderately	Yes, specially designed for local conditions
<b>Scalability</b>	Difficile à agrandir	Easily extendable and reconfigurable
<b>Price</b>	Lower purchase price, but more finishing work required	Excellent all-inclusive value for money

Polyurethane roof, 50 mm thick  
 Galvanized micro-ribbed steel  
 sheets  
 White/grey color

1 semi-glazed door with anthracite  
 grey bars, 0.97 m x 2.05 m height,  
 single glazing 4 mm

1 semi-sliding window with bars, 0.97  
 m x 1.05 m height, single glazing 4  
 mm

Lengthwise joint kit



Professional lino flooring  
 Grey color

Facade panels in  
 polyurethane, 40 mm thick  
 Galvanized micro-ribbed  
 steel sheets  
 White/grey color



# Pack Options

## **Modular solutions for professionals**

Modular buildings are perfectly suited to the needs of private homes or seasonal residences. Depending on your project and your budget, several models are available:

### ◆ **PACK ESSENTIEL**

- ✓ Modular ready
- ✓ Transport to the site

### ◆ **PACK PREMIUM**

- ✓ Modular ready
- ✓ Transport to the site
- ✓ Electricity

### ◆ **PACK CONFORT**

- ✓ Modular ready
- ✓ Transport to the site
- ✓ Electricity
- ✓ Air conditioning included
- ✓ Fully equipped kitchenette
- ✓ Wood-effect flooring
- ✓ Transport to the site

*All our solutions are scalable and customizable. We support you from design to completion, with tailor-made options for every project.*









## Office

Include	Essentiel	Premium	Confort
 Modular	✓	✓	✓
 Transport	✓	✓	✓
 Electricity		✓	✓
 Clim			✓
 Exterior cladding			✓
 Wood-effect flooring			✓









## Break room

Include	Essentiel	Premium	Confort
 Modular	✓	✓	✓
 Transport	✓	✓	✓
 Electricity		✓	✓
 Clim			✓
 Exterior cladding			✓
 Wood-effect flooring			✓





## OPEN SPACE

Include	Essentiel	Premium	Confort
 Modular	✓	✓	✓
 Transport	✓	✓	✓
 Electricity		✓	✓
 Clim			✓
 Exterior cladding			✓
 Wood-effect flooring			✓





## Training room

Include	Essentiel	Premium	Confort
 Modular	✓	✓	✓
 Transport	✓	✓	✓
 Electricity		✓	✓
 Clim			✓
 Exterior cladding			✓
 Wood-effect flooring			✓

# Products

From functional spaces to tailored solutions, discover our full range of modular buildings.



## **Snack**

#1

### **Description**

Efficient. Durable. Ready to Serve.

Our modular snack kiosks are designed for fast setup and optimal customer flow. Perfect for high-traffic areas, events, or construction sites, they combine practicality, hygiene, and branding flexibility—ready to boost your business from day one.



## **Gate house**

#2

### **Description**

Our modular guard booths provide a safe, comfortable, and professional space for on-site security personnel. Fully insulated, with optional air conditioning and visibility on all sides, they're ideal for construction sites, industrial zones, and gated facilities.



## **WC**

#3

### **Description**

Our modular toilet units are robust, easy to maintain, and fully compliant with hygiene standards. Available in multiple configurations (WC, urinals, washbasins), they are the go-to sanitary solution for temporary or permanent professional sites.



















## FAQ

### 1. What is a modular building?

A modular building is a prefabricated living or working unit assembled in our warehouse. It can be temporary or permanent, depending on your needs. Note that it comes pre-insulated. Based on your customization, it can be used as storage space, meeting room, office, housing, and more.

### 2. What are the advantages of a modular building?

- Fast construction
- Cost reduction
- Flexibility (modules can be added or removed)
- Low impact on the site
- Customization options

### 3. Is a modular building durable?

Yes. Modular structures are designed to meet construction standards and can last for several decades with proper maintenance.

We follow European standards for modular buildings. Our modules are also tested by the supplier, both for the panels and the structural integrity.

### 4. Can I customize my modular unit ?

Yes, features like electricity, air conditioning, sanitary facilities, kitchenette, cladding, etc., are all customizable.

### 5. What is the delivery time for a modular unit ?

On average, between 2 to 3 weeks, depending on the complexity, size, and customization of the modules.

### 6. Are modular buildings compliant with standards ?

Yes. They meet CE European regulations.

### 7. Do I need a building permit ?

If your project exceeds 20m<sup>2</sup>, then yes, in most cases. You should check with your local town hall for confirmation.

## **8. What are the possible uses for a modular building ?**

- Offices
- Classrooms
- Daycare centers
- Retail spaces
- Temporary accommodation
- Storage, workshops, etc.
- Medical offices for all professionals
- Ticket booth / counter
- Snack bar
- Permanent housing
- Meeting room

Any project is possible with modular construction.

## **9. Can a modular unit be relocated?**

Yes. It is designed to be dismantled, transported, and reinstalled if needed.

## **10. What is the difference between renting and buying?**

- Buying: A long-term solution, a lasting investment.
- Renting: Ideal for temporary needs.

## **11. Is there a warranty?**

Yes, there is a one-year warranty covering manufacturing defects.

## **12. What are the steps of a modular project?**

- Needs assessment
- Design and quotation
- Administrative procedures (if necessary)
- Manufacturing
- Delivery and assembly
- Finishing touches

Note: External connections (e.g., plumbing & electricity) must be arranged by the client. We handle only the interior setup.

# Contact Information

Ask for a free quote



**Phone Number**  
+230 5 509 9592



**Website**  
[www.modulsquare.mu](http://www.modulsquare.mu)



**Location**  
Plots 17 F/1, Industrial Park, La Tour  
Koenig, Maurice

