

MODULSQUARE
MDM

Catalog

Welcome To Our Company

20
25

SOMMAIRES

- **Introduction**
- **What is a modular building?**
- **Modular vs Container**
- **Our Packages**
- **Studio**
- **T2**
- **T3**
- **T4**
- **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
Origine	Recycled from shipping containers	New structure custom-designed
Design flexibility	Rigid shape, not easily modifiable	Configuration adaptable to your needs
Aesthetics	Look industrial	Modern and customizable design
Thermal / sound insulation	No insulation	Insulation inside the panels
Interior comfort	Low	High level of comfort, close to a real building
Customization	Limited	Full (layout, materials, finishes)
Installation time	Waiting for end-of-life containers	Maximum 2 weeks
Durability	Variable depending on initial condition	Excellent (new & robust materials)
Standards & certifications	Often absent	ISO & European standards guaranteed
Suitable for tropical climates	Moderately	Yes, specially designed for local conditions
Scalability	Difficile à agrandir	Easily extendable and reconfigurable
Price	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.



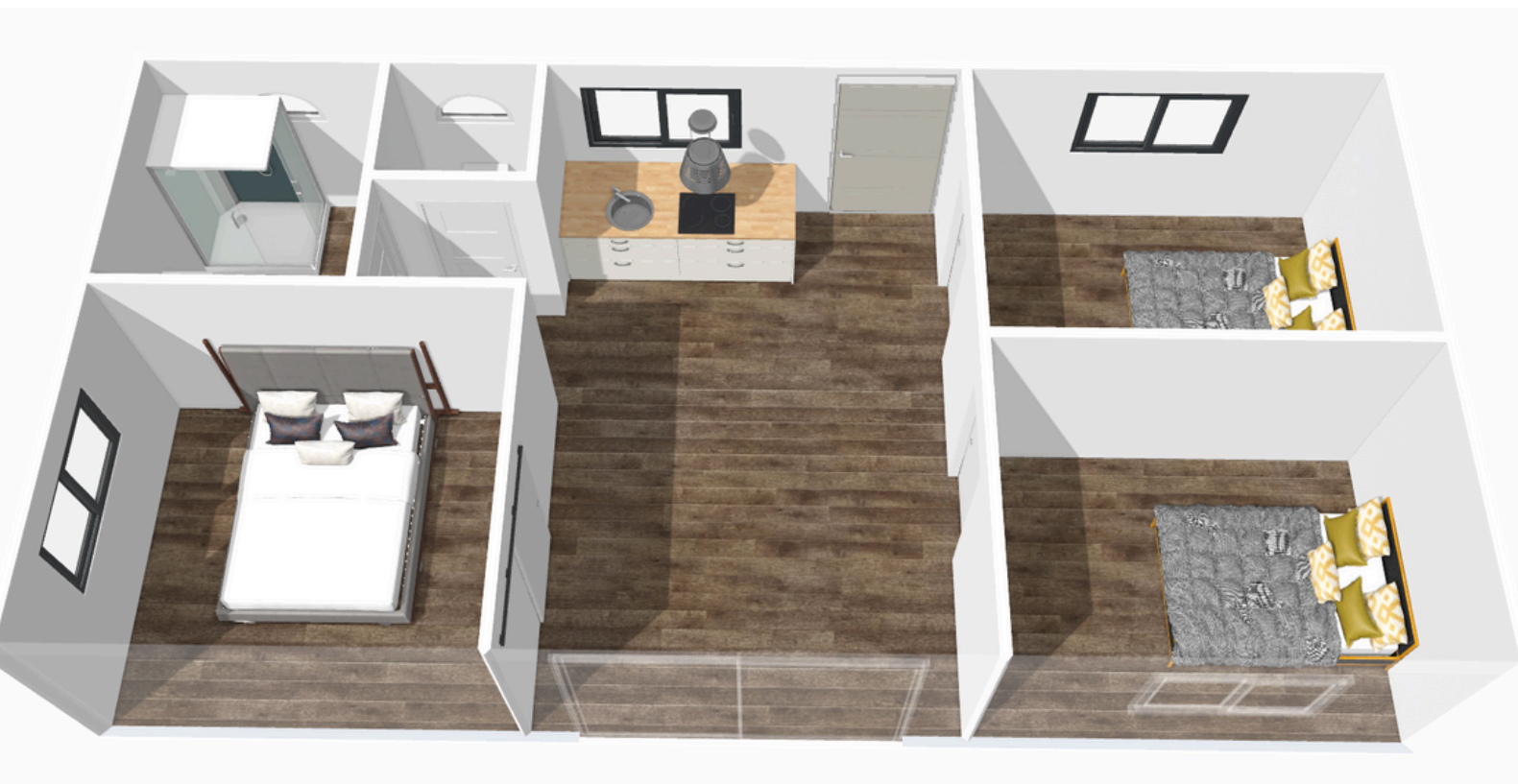
STUDIO

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



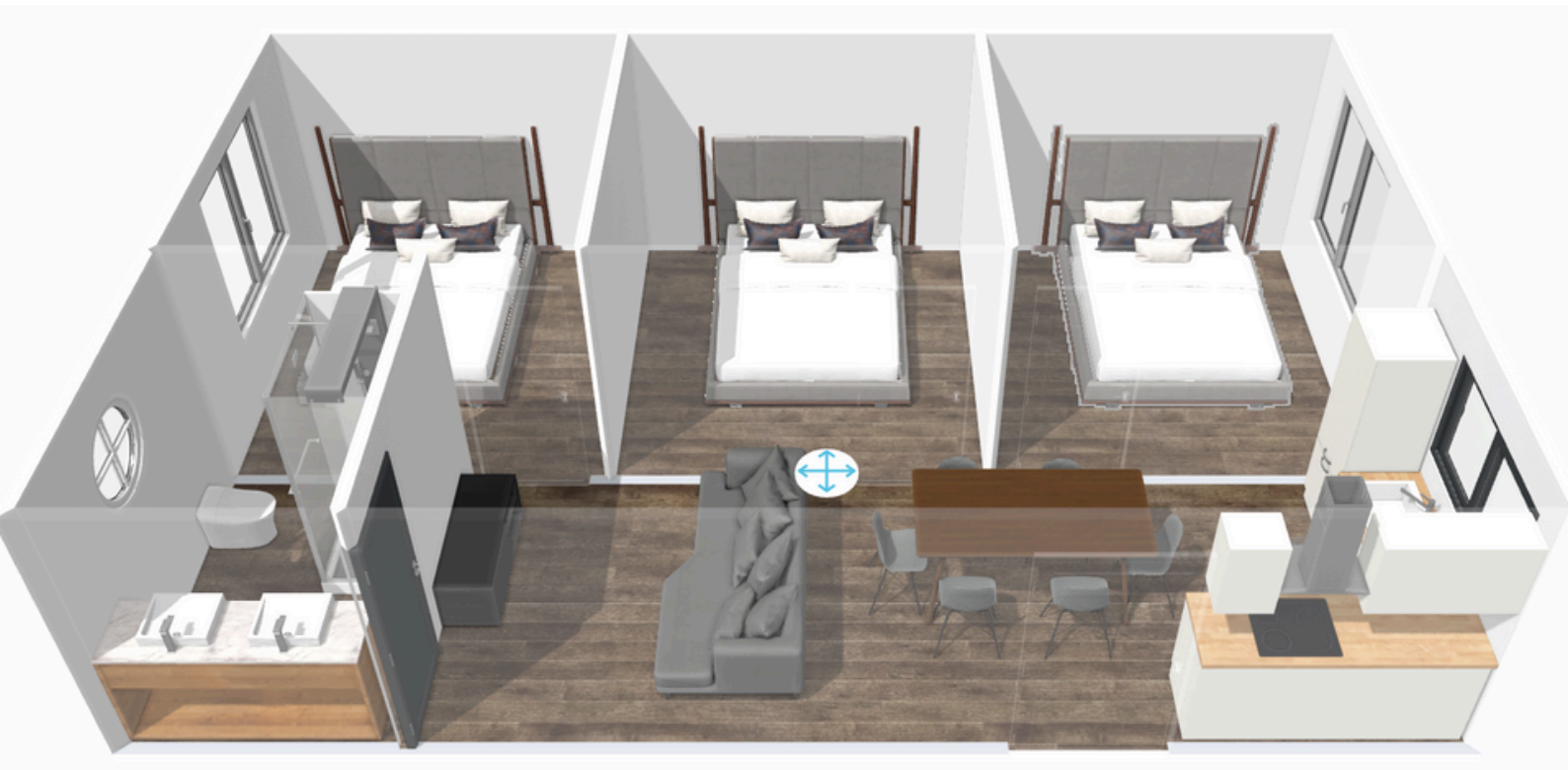
T2

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



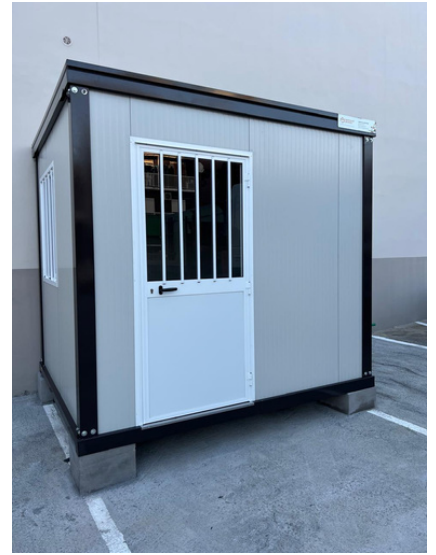
T3

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



T4

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







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 20m², 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



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

