MODULHOUSE

CATALOGUE 2026

Complete modular homes in steel and concrete

COMPACT 42 • SOLO 60 • DUO 80 • FAMILY 100

Manufactured in Romania • Delivery and installation across Europe • +40 734 341 449 • office@modulhauses.com

WHY MODULHOUSE

Complete homes for year-round living

STEEL + CONCRETE

Galvanized LGSF frame, solid floor, rigid structure and comfort for permanent living.

HIGH FACTORY COMPLETION

The house arrives almost finished: façade, windows, service runs and interior finishes. Furniture is optional.

PRODUCTION 60–90 DAYS

Manufactured in Romania. Delivery and installation across Europe.

PRICE

from €950 to €1,250 / m² + VAT

IMPORTANT

Foundations, local permits and external utility connections are handled locally. We manufacture the house, deliver it and perform installation.

FOR DEVELOPERS AND INVESTORS

Building components manufactured in Romania, delivered and installed in your country

In addition to complete houses, ModulHouse manufactures individual building components and larger structural packages for developers and investors.

WHAT WE CAN MANUFACTURE

- LGSF frames
- wall panels
- floor structures
- roof elements
- bathroom modules
- modular blocks
- project-specific structural solutions

PANELS & MODULES

EUROPEAN LOGISTICS

HOW IT WORKS

1. You provide the project or brief
2. We adapt production
3. We manufacture in Romania
4. We deliver and install on site

IMPORTANT

Local permits and project documentation are handled by the client. Foundations and site preparation are not included in the standard supply.

COMPACT 42

One module. A complete home.

42 m²	1	1	1
Built area	bedrooms	bathroom	module

A compact format without the feeling of temporary housing. Suitable for couples, rental, guest accommodation or smaller plots.

- 1 bedrooms
- 1 bathroom
- 1 module
- Floor plan and façade can be adapted to the project.

SOLO 60

A compact family home with two bedrooms.

60 m²	48 m²	2	1
Built area	Usable area	bedrooms	bathroom

For a couple or small family that wants a complete home without unnecessary floor area or a long construction process.

- 2 bedrooms
- 1 bathroom
- Terrace 28 m² - optional
- Floor plan and façade can be adapted to the project.

SOLO 60 — Floor plan and key parameters

FEATURES

Built area:	**60 m²**
Usable area:	**48 m²**
Terrace:	**28 m² - optional**

- bedrooms: 2
- bathroom: 1
- Floor plan and façade can be adapted to the project.

Floor plan and façade can be adapted to the project.

DUO 80

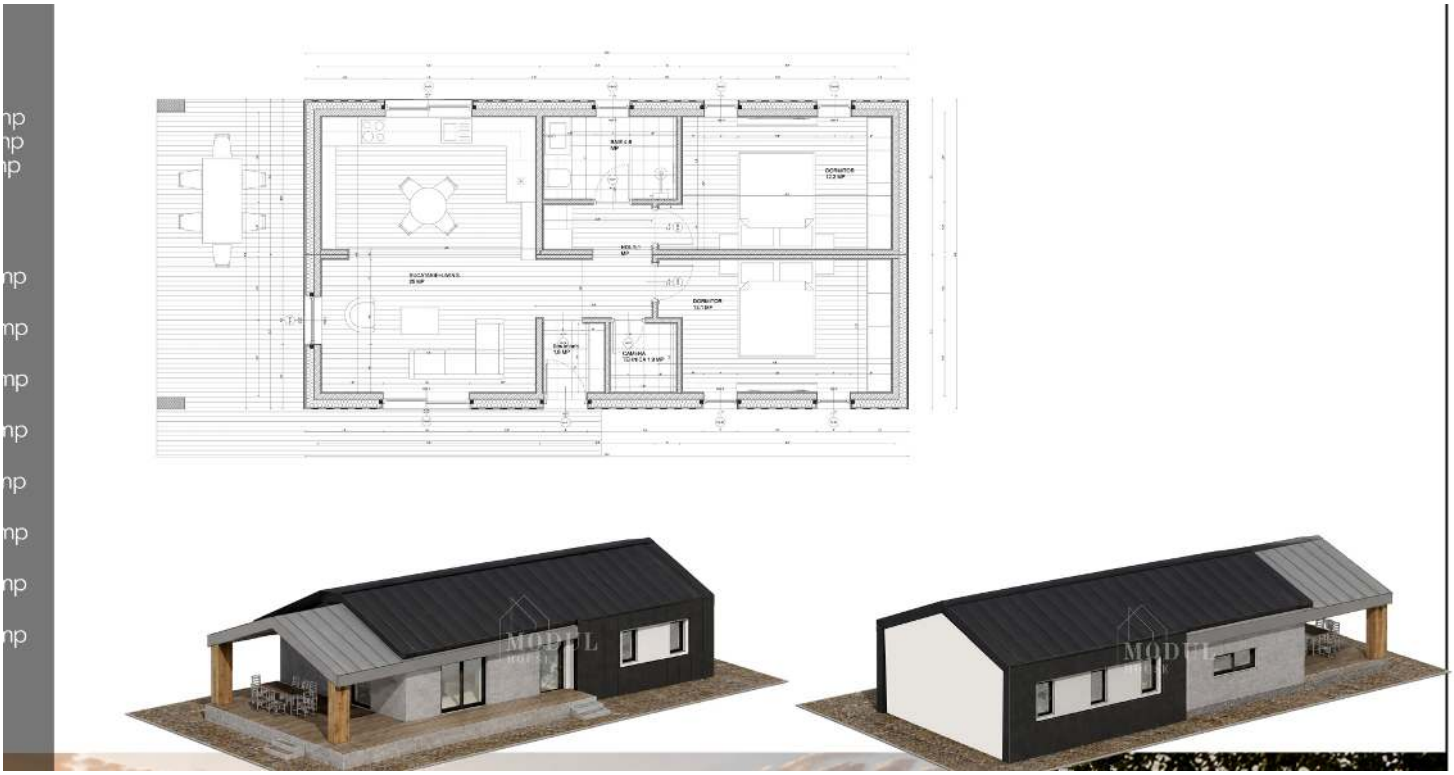
More space, the same fast process.

80 m²	63,7 m²	2	1
Built area	Usable area	bedrooms	technical

A family format with a spacious kitchen-living area, practical storage and a dedicated technical zone.

- 2 bedrooms
- 1 bathroom + technical
- Terrace 29 m² - optional
- Floor plan and façade can be adapted to the project.

DUO 80 — Floor plan and key parameters



FEATURES

Built area:	**80 m²**
Usable area:	**63,7 m²**
Terrace:	**29 m² - optional**

- Kitchen-living 25 m²
- bedrooms: 2
- bathroom: 1 + technical

Floor plan and façade can be adapted to the project.

FAMILY 100

A complete family home for permanent living.

100 m²	78 m²	3	2
Built area	Usable area	bedrooms	bathroom

A home where privacy and shared living space no longer compete.

- 3 bedrooms
- 2 bathroom
- Terrace 31,3 m² - optional
- Floor plan and façade can be adapted to the project.

FAMILY 100 — Floor plan and key parameters

FEATURES

Built area:	**100 m²**
Usable area:	**78 m²**
Terrace:	**31,3 m² - optional**

- bedrooms: 3
- bathroom: 2
- Kitchen-living 27,5 m²

Floor plan and façade can be adapted to the project.

TECHNOLOGY

Assembled as a system. Experienced as a permanent home.

We do not design around the idea of a “container”. The system is based on a galvanized LGSF frame, solid floor construction, full insulation and a multi-layer external envelope.

FINISH FAÇADE

flexible ceramic / render / timber

FRAME

galvanized steel up to 1.5 mm

EXTERNAL INSULATION

about 100 mm MW or EPS

LGSF FRAME

140–160 mm

INFILL

lightweight concrete or mineral wool

INTERNAL LINING

OSB + 2 plasterboard layers

FLOOR

LGSF 160–200 mm + lightweight concrete

ROOF

200–250 mm insulation

WINDOWS

triple glazing Low-E

WALL

approx. 250–270 mm

STEEL + CONCRETE / MADE IN ROMANIA

Not a container. A complete factory-built system for permanent living.

SUPPLY & SPECIFICATION

Maximum work in the factory. Minimum uncertainty on site.

PRICE GUIDE

from €950 to €1,250 / m² + VAT

What may be included

- finished façade
- windows and external doors
- interior finishes
- electrical and plumbing rough-ins
- bathroom to agreed specification
- electric underfloor heating
- delivery and installation by contract

Handled by the client

- local permits
- architectural design and approvals
- foundations and site preparation
- external utility connections
- local completion / handover requirements

How a project starts

1. BRIEF
2. ADAPTATION
3. PRODUCTION
4. DELIVERY
5. INSTALLATION

Furniture is optional. Final specification is fixed before production starts.

WE BUILD HOMES, NOT TEMPORARY SOLUTIONS.

QUALITY OVER QUANTITY

For us, quality matters more than quantity. We deliberately avoid the path of the cheapest container-type or lightweight solutions. ModulHouse creates complete steel-and-concrete homes designed for permanent living, comfort and long service life.

COMPACT, SOLO, DUO and FAMILY are a starting point, not a limitation. We can adapt layouts, dimensions, façades, specifications and technical solutions. If a standard model is not enough, we can develop a bespoke solution.

For developers and large projects, we can also manufacture frames, wall panels, floor structures, modular blocks and individual building elements in Romania, with delivery and installation in another country.

OPEN TO LONG-TERM COOPERATION

Private clients • Architects • Developers • Dealers

Our production flexibility allows us to adapt the product to the market, the project and the destination country.

> “A home should remain a home — whether it is built on site or manufactured in a factory.”