



Modular Construction  
solutions by Modulek  
**Think outside the box.**

# Luxury Lodges

## The SMART Living Collection.

Designed for clients in the Leisure Resort sector seeking to optimise land resource and generate new revenue streams.

D|M|D modular

**Modulek**<sup>LTD®</sup>  
Luxury Lodges

# The smart alternative

Modular buildings are widening the parameters of what's possible in the construction industry. Discover a fast and efficient way to build holiday lodges designed for today's guests.

Upgrade your estate and increase revenue with this high-quality solution that offers a fresh experience for your guests. Explore beyond traditional methods and discover the benefits of partnering with us.

Dan

Dan Pester  
Sales Director, Modulek





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# SMART living

The fastest construction method on the market today, bringing together a unique hybrid of traditional and modular build.

The benefits of modular construction stem from the controlled factory construction environment. For example:

- Reduced susceptibility to weather and other delay factors
- Reduced on-site labour requirements for a safer more predictable work process
- Parallel on-site and off-site work results in accelerated timetable
- Minimised material waste which is better aligned with sustainable building practices
- Enhanced quality control thanks to the ability to achieve a high degree of precision in manufacturing



### Revenue

Unlock the potential of your unused land by constructing lodges, turning the space into a lucrative revenue stream.

1

### Speed

99% of the work is done in the factory, delivering fully finished and furnished units to you in 3 to 5 weeks.

2

### Mobility

Our modular system and steel structure make it easy to disassemble and relocate. Each unit has reusable transport hooks, and assembly takes just a few hours.

3

### Economical

Cost saving benefits are maximised with comprehensive service from start to finish. There is also less risk from inflationary cost uplifts, and on-site labour shortages, saving at least 10% per annum.

4

### Quality

Finishes are of the highest quality, produced in a factory-controlled environment, with assembly line precision.

5

### Environment

Our buildings meet all current UK building regulations, guaranteeing the highest level of insulation and lowering overall carbon emissions.

6



# Faster payback

**Higher revenue generation.**  
The SMART energy saving features incorporated into the design ensures reduced running costs.  
Our cutting-edge contemporary design and aesthetics satisfies the current increased demand for high end luxury stays keeping you ahead of the curve and driving up your site revenue.  
From consumer market research undertaken, Luxury Lodge stays command typically a minimum of 100% increase in revenue per night compared to standard lodge stays.



## A28aN

The A28aN is our smallest lodge, designed with modular technology on a single frame. It features a monopitch roof, sheet metal facade panels, and timber cladding. Its open-plan design maximises daylight and views through a large panorama window. It is ideal for those who appreciate scenic surroundings.



## A35dV

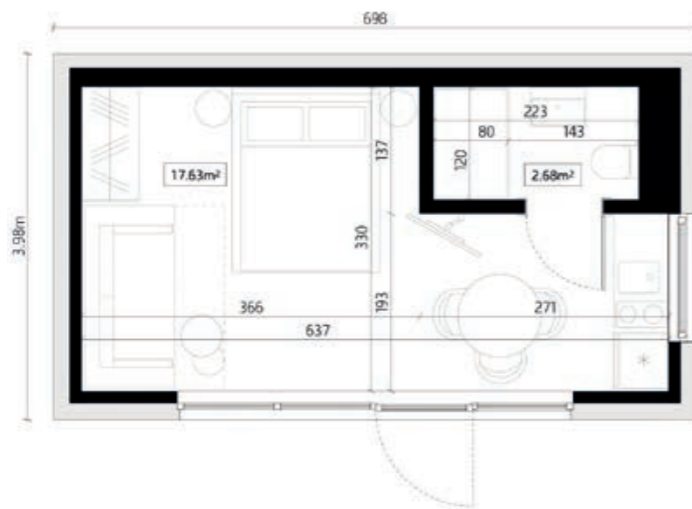
A35dV is a 35 sqm, all-year modular house with a steel frame and gable roof. It features a living room with large windows, a kitchenette, a bathroom, and a bedroom with a large bed. A mezzanine offers additional sleeping space for two. The window sill doubles as a seating area, providing a practical dining space. This cosy, compact home is ideal for those who value comfort and style.



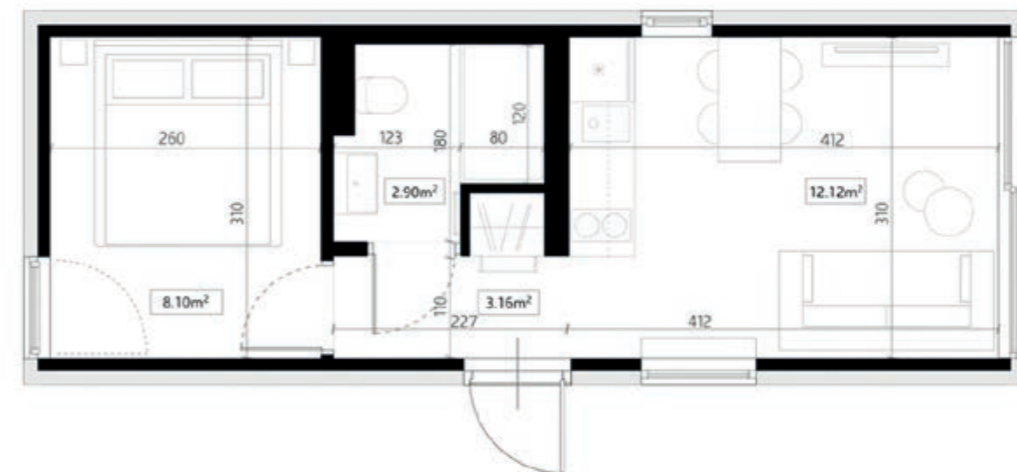
**Dimensions:** 3,98 x 6,98 x 3,93m  
**Building area:** 27,78 m<sup>2</sup>  
**Internal area:** 20,16 m<sup>2</sup>



**Dimensions:** 3.60 x 9.60 x 3.90 m  
**Building area:** 34.56 m<sup>2</sup>  
**Internal area:** 32.38 m<sup>2</sup>



For illustrative purposes only.  
 If you require full architectural plans,  
 please call 01202 813121.





## A35bV

The A35bV is a year-round modular home on a single steel frame with a gable roof. It features a living room with a kitchenette, a bathroom, and a bedroom with a large bed. A mezzanine provides extra sleeping space for two. The living area has large windows and serves as the main entrance. With an area of up to 35 sqm, this cosy, compact lodge is perfect for those who enjoy intimate, social spaces.



## A46bV

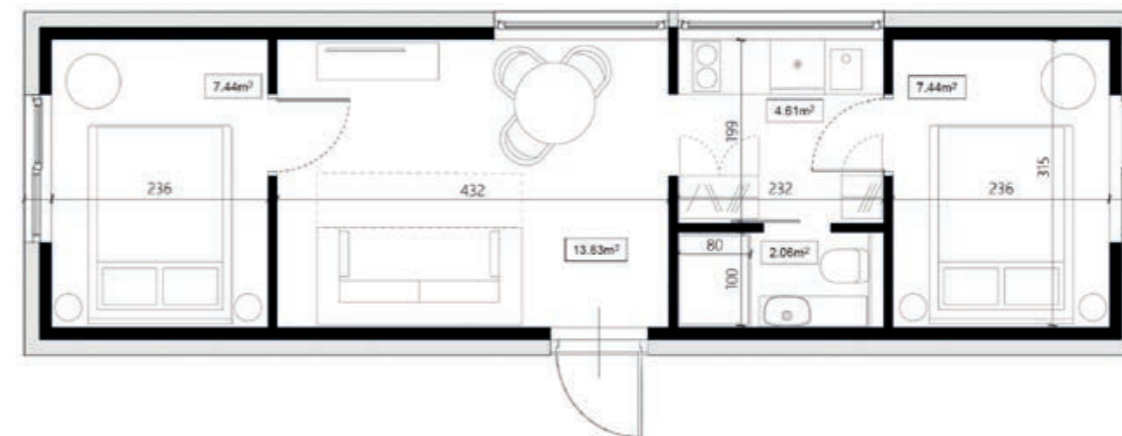
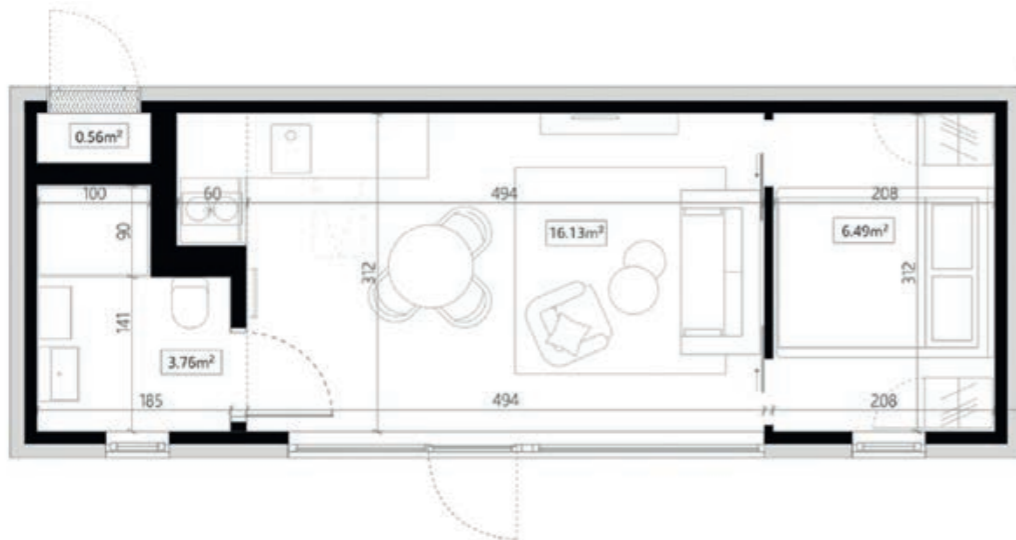
The A46bV is an all-year modular home on a single steel frame with a gable roof featuring sheet metal facade panels and woodboard details. It offers space for six people, including a living room, open kitchenette, bathroom, and two bedrooms. Its high-quality materials ensure long-lasting satisfaction. This lodge is perfect for accommodating family and friends.



**Dimensions:** 3.60 x 9.60 x 3.90 m  
**Building area:** 34.56 m<sup>2</sup>  
**Internal area:** 32.57 m<sup>2</sup>



**Dimensions:** 3,71 x 12,27 x 3,72 m  
**Building area:** 45,52 m<sup>2</sup>  
**Internal area:** 35,18 m<sup>2</sup>





## A50bT

The A50bT is a year-round modular lodge on a single steel frame with a flat roof, half of which is a usable terrace. It features a living room with a fully equipped kitchenette, a comfortable bathroom, and a bedroom with a large bed. Large windows in the living area enhance integration with the surroundings. The lodge is equipped with air conditioning and infrared heating mats, providing optimal environmental control.



## A65aV

The A65aV is a year-round modular home on a steel frame with a gable roof, designed for efficient shipping. It includes a living room with a fully equipped kitchenette, a bathroom, and a bedroom with a large bed. A mezzanine with stair access is above the bathroom, and the living area features extensive glazing for stunning views. The lodge is equipped with air conditioning and infrared heating for optimal comfort.



2+2



x1



x1



x1



Flat roof



Facade: wood, steel

**Dimensions:** 4,05 x 12,27 x 3,14 m

**Building area:** 49,69 m<sup>2</sup>

**Internal area:** 39,93m<sup>2</sup>



4+2



x1



x1



x1



Gable roof

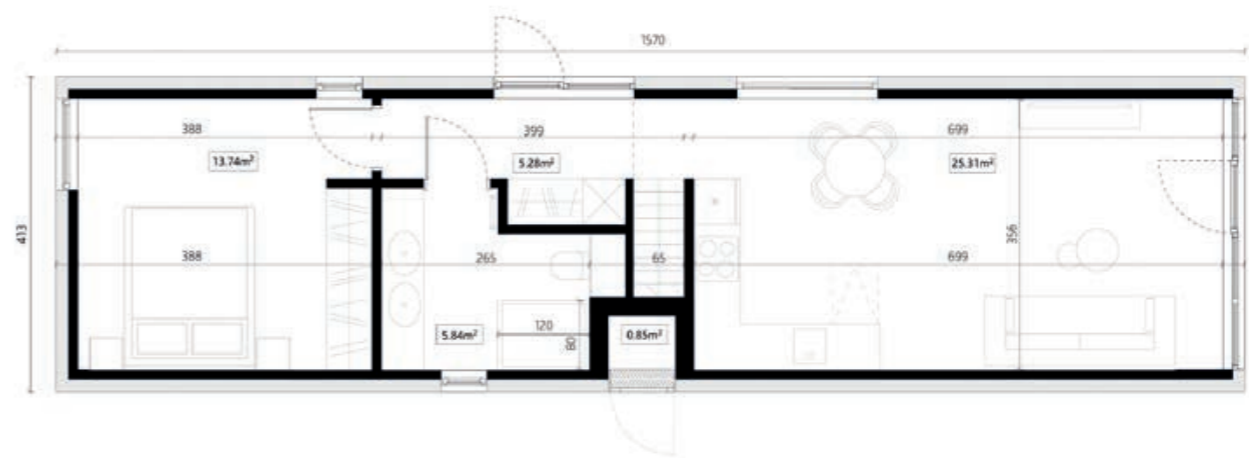
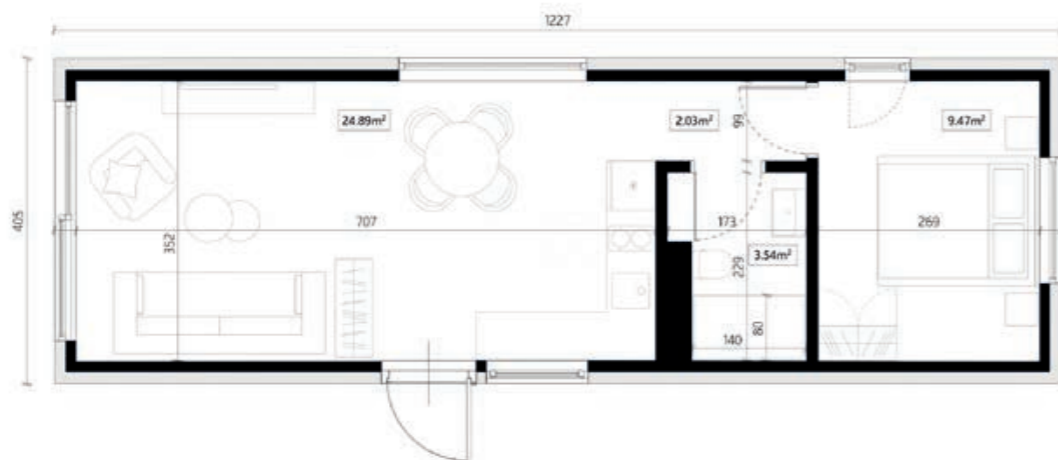


Facade: wood, steel

**Dimensions:** 4,13 x 15,70 x 4,16 m

**Building area:** 64,84 m<sup>2</sup>

**Internal area:** 63,62 m<sup>2</sup>









## B95bM

The B95bM is a year-round modular home consisting of two modules. It features a full-sized kitchen with pantry, a comfortable bathroom, two large bedrooms, a study, a dressing room, and a technical room. The entrance connects to the living and recreation areas, allowing for an innovative terrace arrangement. Fully equipped with heating, air conditioning, and mechanical ventilation, this spacious lodge is ideal for a large family.



## B115bM

The B115bM is a year-round modular home comprising two modules. It features a full-sized kitchen with a separate toilet, three large bedrooms, a study, a dressing room, and a technical room. Fully equipped with heating, air conditioning, and mechanical ventilation. This spacious lodge is perfect for a large family.



4+2



x2



x1



x1



Gable roof



Facade: wood, steel

**Dimensions:** 7,96 x 14,43 x 4,16 m

**Building area:** 94,46 m<sup>2</sup>

**Internal area:** 76,87 m<sup>2</sup>



6+2



x3



x1



x1



Gable roof

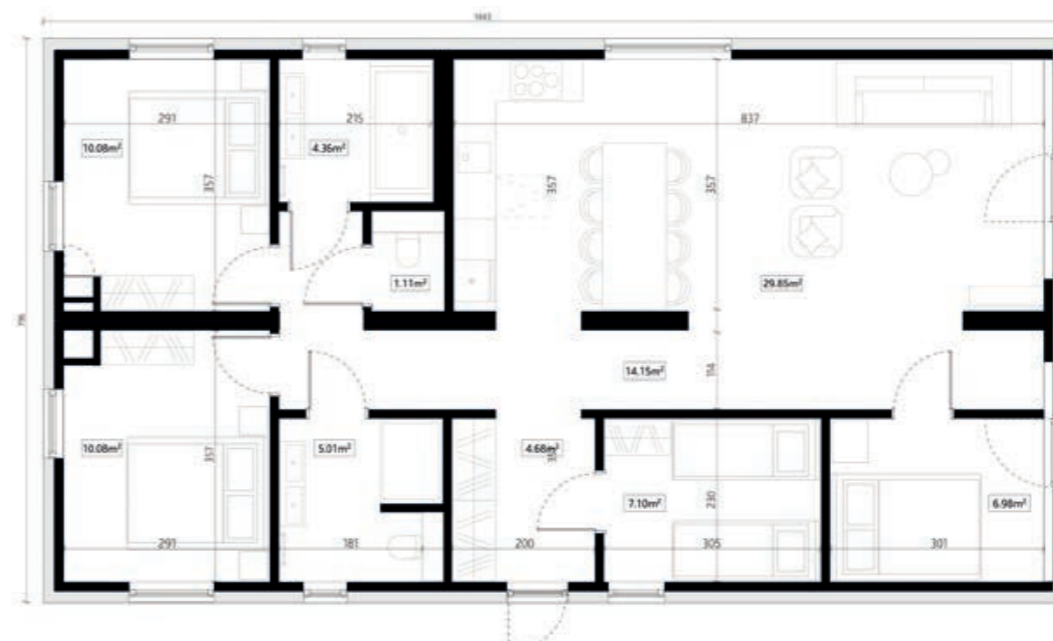
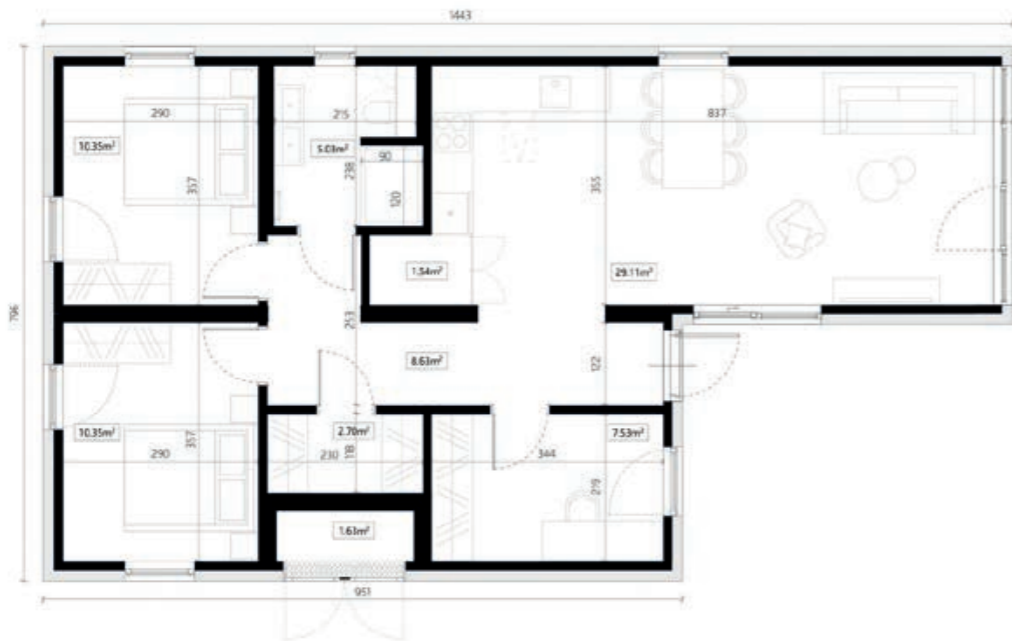


Facade: wood, elastolith

**Dimensions:** 7,96 x 14,43 x 4,16 m

**Building area:** 114,86 m<sup>2</sup>

**Internal area:** 91,88 m<sup>2</sup>





“Very pleased with the accommodation provided, and very impressed with the overall Modulek performance, including the quality of buildings provided”.

**Project Manager**  
Synergy Architects

## Delivery & Installation

As part of the Modulek Project Management Service, we take care of all the transportation logistics, including the necessary haulage surveys and applying and obtaining all the regulatory permits for transportation and delivery to your site.

Your building will be skillfully delivered to the site in large sections and offloaded by a mobile crane, supervised by our team of experienced modular construction professionals.



“Modulek are personable in their approach to any project. The quality of their product is excellent and so is the service they provide”.

**Liam Denby**  
Construction Consultant -  
Stratus Consulting



Discover  
**more**



Contact us today to book a consultation with  
one of our Project Directors:

**t. 01202 813121**  
**[sales@modulek.co.uk](mailto:sales@modulek.co.uk)**

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Modulek is the exclusive distributor of the SMART Living suite  
of accommodation options of DMDmodular in the UK.

**DMD** modular

**Modulek**<sup>LTDB</sup>