



**MODULAR**  
by SYSTEM 3E

# MODENA

**BUILDING AREA:** 148,30 m<sup>2</sup>  
**USABLE AREA:** 121,40 m<sup>2</sup>

## BASIC PACKAGE

WHAT IS **INCLUDED** IN THE BASIC PACKAGE:

01. Structural walls 35.2 cm: **634 full elements.**
02. Structural walls 35.2 cm: **130 half elements.**
03. Detailed manual of how to install walls in SYSTEM 3E technology.

## FULL PACKAGE

WHAT IS **INCLUDED** IN THE FULL PACKAGE:

01. Structural walls 35.2 cm: **634 full elements.**
02. Structural walls 35.2 cm: **130 half elements.**
03. Roofing - modular metal roofing tile
04. Prefabricated lintels, 12 cm wide, laid double in external 35.2 cm thickness structural walls.
05. Main external door - smooth steel door leaf, metal frame with gasket and aluminium threshold, fittings in handle-to-handle version made of stainless steel, standard colour anthracite on both sides.
06. PVC joinery - 3-glazed package, 6-chamber profile, standard colour white on both sides.
07. Detailed manual of how to install walls in SYSTEM 3E technology.

**TOTAL PRICE:** **15 002,50 € NET**  
[+ LOCAL TAX AND TRANSPORTATION COSTS]

**TOTAL PRICE:** **33 524,09 € NET**  
[+ LOCAL TAX AND TRANSPORTATION COSTS]

## THE OFFER **DOES NOT INCLUDE:**

01. Foundations and installations.
02. Vertical insulation of external walls with bituminous sealants up to a height of 30 cm above ground level.
03. Horizontal insulation/technological overlay under S3E walls.
04. Masonry material for non-load-bearing partition walls.
05. Insulation of reinforced concrete elements in the body of the building with PIR panels 12 cm thick.
06. Monolithic reinforced concrete ceilings.
07. Roof structure.



# MODENA

**BUILDING AREA:** 148,30 m<sup>2</sup>  
**USABLE AREA:** 121,40 m<sup>2</sup>

## ROOMS DIMENSIONS:

- |                                                          |                                               |
|----------------------------------------------------------|-----------------------------------------------|
| <b>01. VESTIBULE:</b> 6.1 m <sup>2</sup>                 | <b>01. UTILITY ROOM:</b> 5.1 m <sup>2</sup>   |
| <b>02. CORRIDOR:</b> 10.5 m <sup>2</sup>                 | <b>02. BEDROOM 1:</b> 11.7 m <sup>2</sup>     |
| <b>03. KITCHEN WITH DINING AREA:</b> 22.2 m <sup>2</sup> | <b>03. BEDROOM 2:</b> 13.5 m <sup>2</sup>     |
| <b>04. PANTRY:</b> 2.7 m <sup>2</sup>                    | <b>04. WALK-IN CLOSET:</b> 3.1 m <sup>2</sup> |
| <b>05. LIVING ROOM:</b> 24.5 m <sup>2</sup>              | <b>05. BEDROOM 3:</b> 10.9 m <sup>2</sup>     |
| <b>06. BATHROOM 1:</b> 4.9 m <sup>2</sup>                | <b>06. BATHROOM 2:</b> 6.2 m <sup>2</sup>     |





## DISCOVER THE WORLD'S ONLY SELF-INSULATING, JOINTLESS CONSTRUCTION SYSTEM MADE FROM PERLITE!

SYSTEM 3E technology is designed to revolutionize the construction industry by focusing on values that matter most to our clients. Thanks to our technology, you can speed up and simplify the building process and cut costs while maintaining high quality and eco-friendliness.



## LEGO-LIKE SIMPLICITY

Each 3E element joins together perfectly, making building enjoyable and error-free for everyone. Every project designed or adapted to SYSTEM 3E comes with detailed wall layouts, providing step-by-step placement instructions that ensure anyone can confidently assemble their project.

**Building with 3E technology is as easy as assembling Lego bricks!**



## QUICK QUALITY, GUARANTEED

SYSTEM 3E technology is engineered for efficiency. Impressively, you can construct 1 sqm. of the wall in just 4.5 minutes. What makes this possible?

- **Precision manufacturing:** each SYSTEM 3E element is manufactured with the highest accuracy, ensuring flawless assembly.
- **Perfect fit:** the 3E elements interlock seamlessly, resulting in straight walls and precise 90-degree corners.
- **No mortar or glue:** SYSTEM 3E eliminates the need for mortar or glue in the wall assembly, simplifying the construction process.



## FUTURE OF SUSTAINABLE CONSTRUCTION

Made from perlite, a natural volcanic rock, 3E elements provide excellent insulation, enhancing energy efficiency and reducing environmental impact. Our commitment extends to using recyclable materials, minimizing waste, and reducing energy use.

SYSTEM 3E combines speed, simplicity, and sustainability for cutting-edge, eco-friendly construction.

**Build smarter with SYSTEM 3E!**



[LEARN MORE](#) →