



PROFILE

3X Modular is an innovative construction company with their main focus on modular building methods. We provide a wide range of modular options and are always striving to add new and innovative designs, methods and styles to provide the market with new and exciting new options.

CONTACT

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INCLUSIVE:

Exterior Finish.

Choice of color Chromadek IBR sheeting(0.47mm)
Sisalation exterior insulation.
64mm Cavity Batt wall insulation.
100mm Roof insulation.

Note: Exterior cladding can be changed/combined with brick cladding, wood finish, this may affect the cost.

Structure:

Steel Structure according to Engineer design.
Steel floor structure or standard concrete floor.
Steel roof beams.
Powder coated aluminum windows and doors. As per design.
Solid wood exterior doors. As per design.

Interior Finish

Vinyl floor planks or tiles depending on floor structure.
Floor budget of R170/m2
12.7mm Drywall interior walling. Plastered to a smooth finish.
Standard cornice.
Standard range of interior doors and door frames.
Sliding barn door on specific units included.
Plascon or similar quality paint.
30mm Isotherm ceiling boards, which also provides an additional insulation barrier.
Standard pine or meranti skirtings.

Bathroom and plumbing:

Including all interior plumbing.
Standard range of bath/shower, toilet, basin.
Standard range of taps, shower rose, included.
Gas or electric geyser.

Electrical and light fittings:

Including all interior electrical with DB Box.
Standard range of light fittings, plug boxes, light switches.
Including COC.

Kitchen and bedroom cabinets:

Standard white melamine cabinets.
Formica counter tops in kitchen.
Single/double sink with mixer. As per quote.

NOTE:

All interior finishes can be upgraded or it can be excluded in the quotation and supplied by the client to accommodate their requirements and preference. The quotation will include fitting of these items.

Excluded:

Transport, engineering certificate, workers accommodation, gas installation with COC, main sewage, water and electrical connections. Building plans and approvals.

Site conditions:

Prices are based on the following conditions.

Incline of the property can not exceed 700mm. More than this could possibly affect the cost. No more than 400mm in case of a concrete floor.

There must be water and electricity available on site.

Ablution facilities for installation staff.

Soil conditions could affect the cost.

Site must be accessible with a standard 2 wheel drive vehicle or truck.

Should the client have accommodation for the installation staff, it could reduce the installation cost.

In case of a concrete foundation and floor, materials will need to be sourced locally. This may affect the final cost. This could also be supplied by the client and excluded from the quotation.

Please note that we can custom design, to almost any size, as well as double volume, to suite client needs.

Standard unit price list:

Prices based on above mentioned finishes and conditions.

See unit layouts on last page.

Unit 1: 9m x 3m (18m² Cottage, 9m² covered patio)

R 209 500.00 including installation.

Unit 2: 6m x 4m

R 294 800.00 Including installation.

Unit 3: 6.5m x 6m

R 296 500.00 Including installation.

Unit 4: 8m x 6m

R 372 800.00

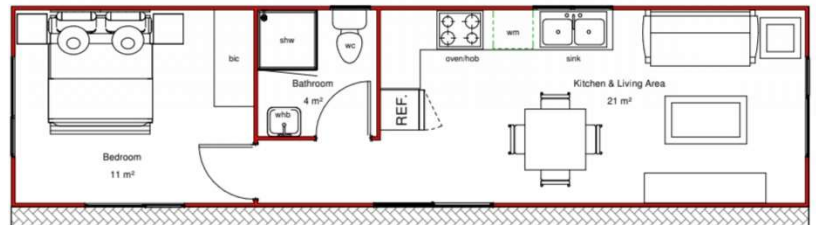
Unit 5: 12m x 9m Including installation.

R 789 800.00

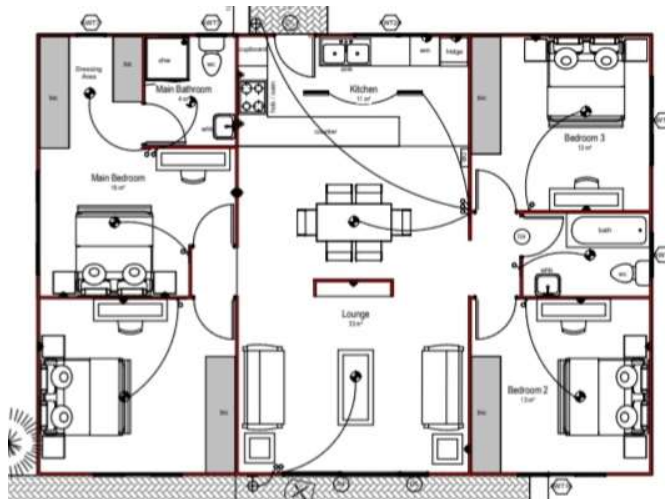
Unit 6: 12m x 3m Including installation.

R 286 800.00

Unit 6



Unit 5

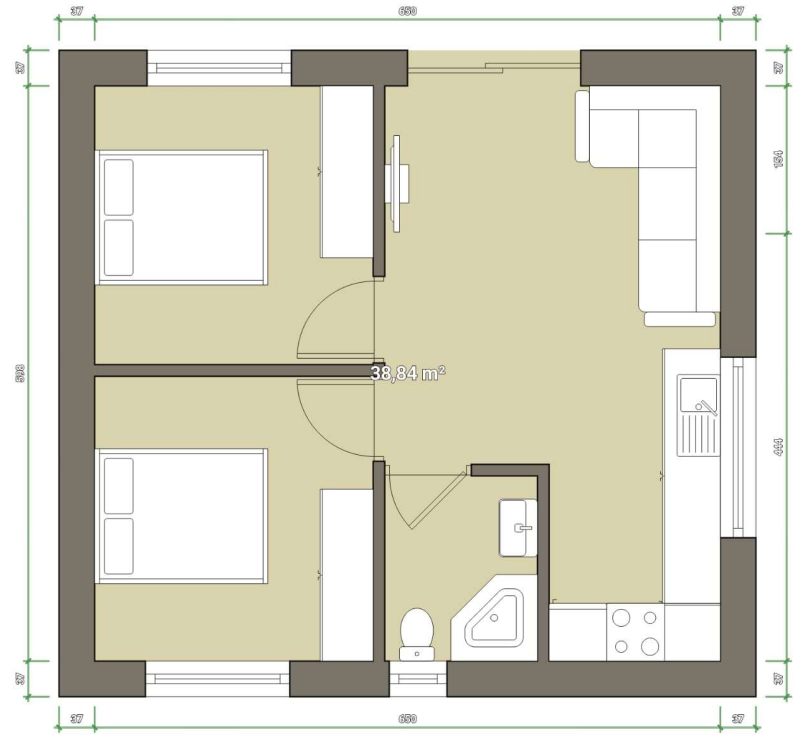








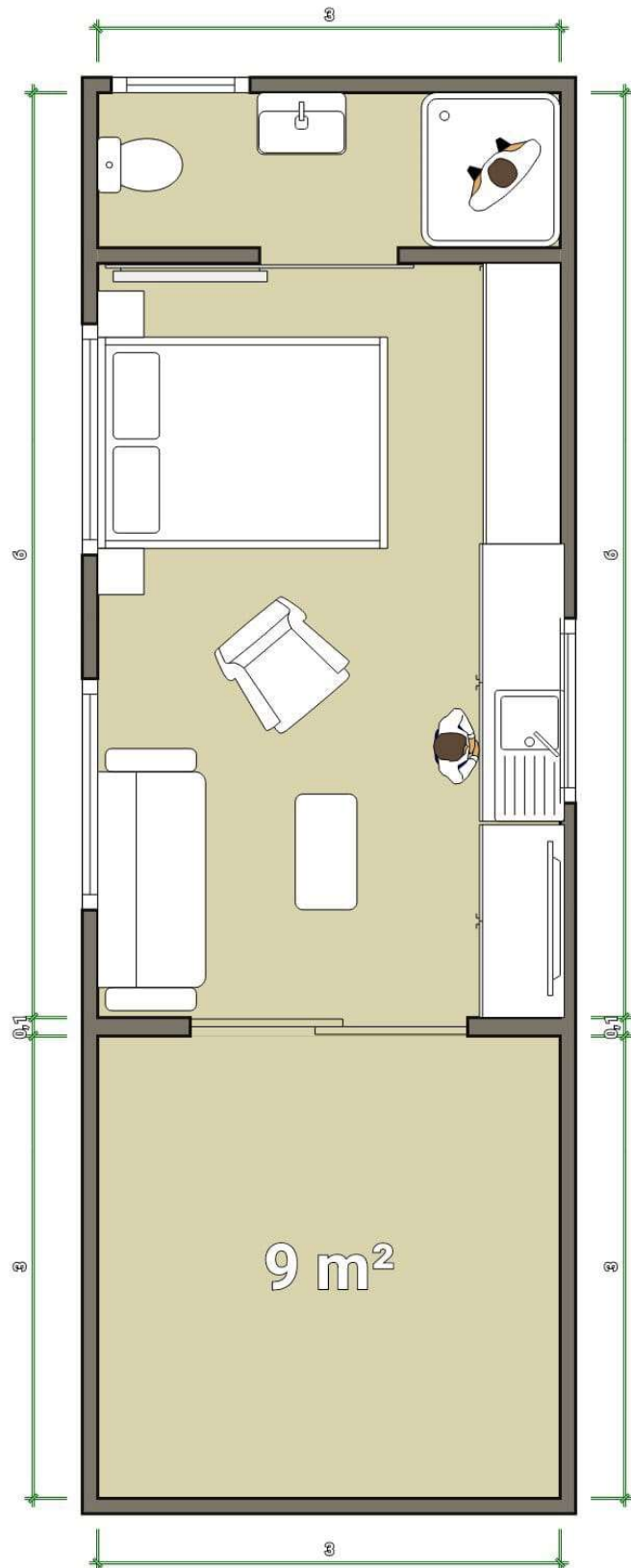
Unit 3



Unit 4



Unit 1



Unit 2

