



Design — Manufacture — Delivery

PRODUCTS CATALOGUE OF **SMART LIVING**

2022/06

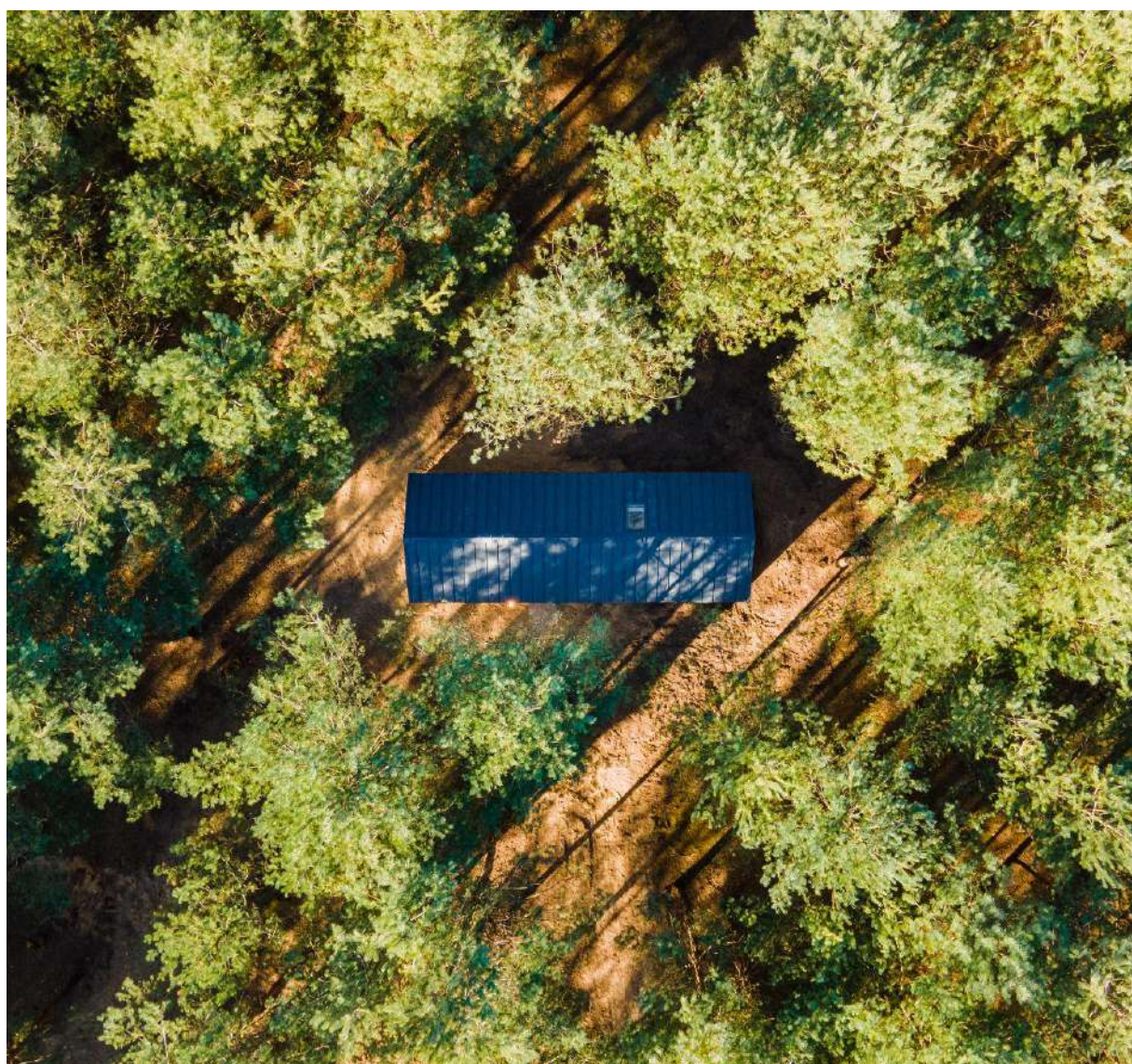


TABLE OF CONTENTS

TABLE OF CONTENTS	2
TYPES OF PRODUCTS	9
SMART HOUSE A28aN	15
SMART HOUSE A35aV	16
SMART HOUSE A35bV	17
SMART HOUSE A46bV	18
SMART HOUSE A50aT	19
SMART HOUSE A65aV	20
SMART HOUSE A65bV	21
SMART HOUSE B79cW	22
SMART HOUSE B95bM	23
SMART HOUSE B115bM	24
PRODUCTS STANDARD	25
ADDITIONAL OPTIONS	26
PHOTOS	
A28aN	27
A35aV	31
A35bV	35
A46V	39
A50aT	41
B79W	44
B115bM	46
QUALITY POLICY	48
CONTACT	52

Do you have a plans to **develop** and **build** or **upgrade** and **expand**

your existing tourism and hotel infrastructure schemes?

Are you looking for a solution that allows you to

quickly increase the number of rooms?

If so **The Smart Living** series is a designed solution which offers you the answer

DMDmodular, one of the recognised leaders on the modular construction market, has within its portfolio of products the SMART Living series. Smart Living is a **swift, quality** solution based on modular technology. The collection is dedicated to clients in the **tourism & hotel sector** looking for quick solutions in the field of construction, expansion or modernization of resort complexes (holiday parks, amusement parks or resort buildings) as well as for individual clients looking for well thought, highest quality and efficient solutions.

Within the DMD portfolio you will find products designed as one and two modules, offering space of **between 28 m² to 115 m²** and options of flat, shed or gable roofs. DMD offers solutions created for various groups of users, i.e. for **2, 4, 6, 8 or 12 people**.

The accredited high quality of DMD technology allows us to meet the guidelines for hotel, residential and holiday buildings (including fire safety, thermal and acoustic insulation), as required by the provisions of the construction law. The buildings are manufactured in a fully controlled environment of a factory by an experienced team of qualified workers **under Quality Management System ISO 9001:2016**. Frames built by DMD carry the **CE mark** as proof of compliance with European standards PN-EN 1090-1, PN-EN 1090-2, and PN-EN ISO 3834-3.



Key features are: **instant on-site availability** - with a waiting period of only a few weeks from order date; **low operating costs**; design and aesthetic consistency and being designed for **mobility and ease of installation** at any location; full **ISO compliance**; manufactured in **high quality** finish and **turnkey** standard.

Why the **Smart Living** series?

Short production period | High degree of prefabrication – **99% of the work is carried out in the factory** – which means a fully finished and furnished unit delivered to you within a **few weeks (between 3 and 5 weeks onto site)**.

Mobility and ease of assembly | The mobility of the product is its additional advantage. Our modular system and steel structure make the unit easy to disassemble and **move it to another location, making it fully relocatable**. That allows you to use the unit in various locations. Each unit is equipped with transport hooks that can be used repeatedly. Assembly of the modules is very easy and takes only a **few hours**. You can do it by yourself (with our technical support) or leave it to DMD.

Durability of the structure | cold-formed steel, type S355, of indisputable durability.

Ecological parameters | Our products are **environmentally friendly and energy efficient**. We use building materials production and use of which does not affect the environment- for example MFP boards that do not emit formaldehydes or mineral wool as thermal insulation. The roof is covered with recyclable steel sheets used also on the facades along with natural wood. Our products ensure healthy living conditions and comfort of use.

Design and Aesthetic cohesion | Our products are designed by the team of experienced architects. The units allow the completion of aesthetically coherent housing complexes based on various products from our portfolio.

Guarantee of quality | We select **durable, high-quality materials**, which is reflected by our warranty conditions (with an option of further extension).

- **We do not sell visualizations:** we sell proven, tested, realized objects!
- **We only use plasterboard taped and filled to all of our products offering the highest standard of finishing,** HDF board and other wood-based boards are not part of our finished design.
- **We do not cover the connections between ceilings and walls with moldings** – all connections are invisible – walls and ceilings are smooth surfaces. Our solutions come from experience and hotel standards where expectations of quality and durability are key!
- **We do not offer "bare" solutions.** All DMD products are fully fitted products with no hidden charges. Our houses are designed as year-round objects with heating, ventilation, full electrical installation and plumbing. They include a fully furnished bathroom (as shown in the photo materials). Optionally they can be equipped with an energy recovery system, air conditioning and modern heating systems integrated with photovoltaic panels that make the building energetically self-sufficient.



The collection of **Smart Living** which is a swift, quality solution based on modular technology

- is dedicated to **clients in the tourism & hotel sector** looking for quick solutions for the **development, expansion or modernization** of resort complexes (holiday parks, amusement parks or resort hotels). Such a solution also allows the client to **quickly increase** the number of available rooms .

Range of services

The Client may order the **product** himself, then DMD is responsible for loading the product on the car ordered by the Client. The most recommended and beneficial model for the Client is the one in which the Client orders both the product, transport and unloading at the destination location. It should be emphasized here that the assembly is so simple and our assembly instructions are clear enough that the Customer can also arrange the assembly on his own. When ordering more than 5 pieces, it is recommended to order the installation from DMDmodular. As part of a basic package, we offer:

Product

Transport

Assembly

As part of an additional package we offer:

Foundation project design

Furnishing in the kitchen and movable furniture

Warranty conditions

warranty **for unit**

2 years

warranty **for furnishings**

based on the product cards of individual elements





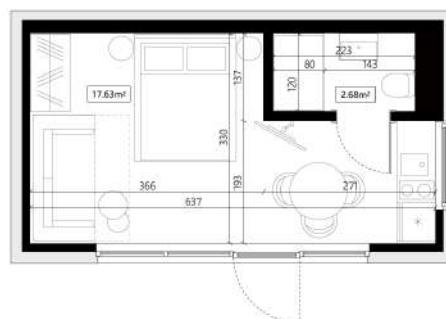
TYPES OF PRODUCTS

A28aN

Dimensions:
3,98 x 6,98 x 3,93 m

Building area:
27,78 m²

Internal area:
20,16 m²

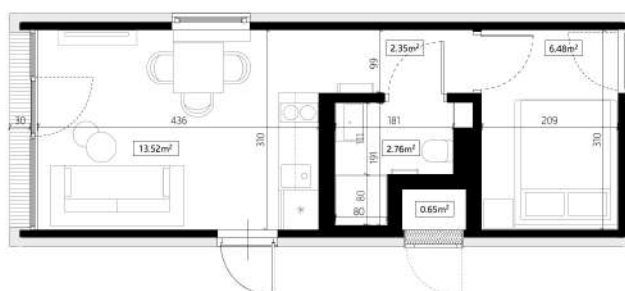


A35aV

Dimensions:
3,60 x 9,60 x 3,90 m

Building area:
34,56 m²

Internal area:
31,90 m²

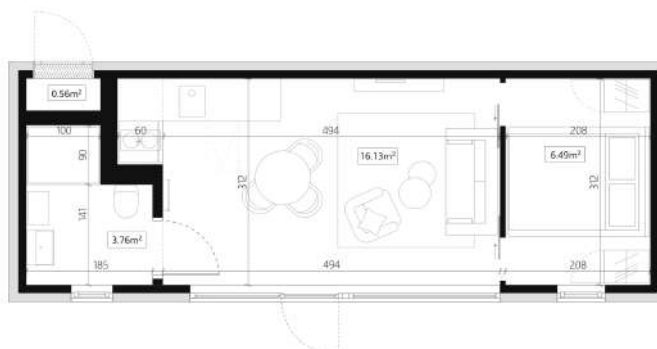


A35bV

Dimensions:
3,60 x 9,60 x 3,90 m

Building area:
34,56 m²

Internal area:
32,57 m²

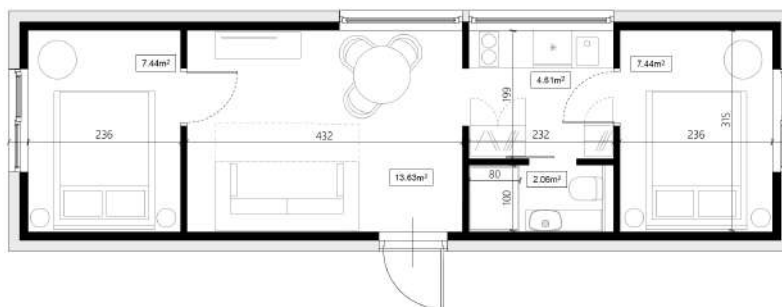


A46bV

Dimensions:
3,71 x 12,27 x 3,72 m

Building area:
45,52 m²

Internal area:
35,18 m²

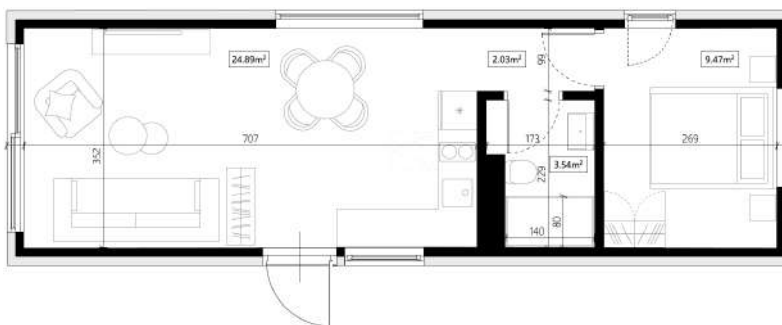


A50aT

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

Building area:
49,69 m²

Internal area:
39,93 m²

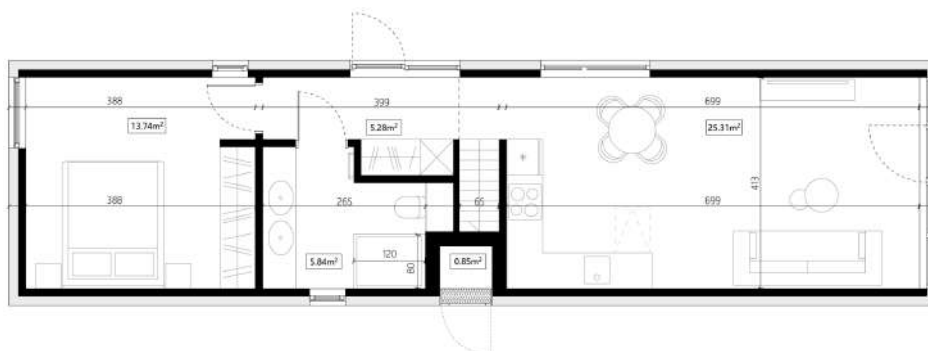


A65aV

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

Building area:
64,84 m²

Internal area:
63,62 m²

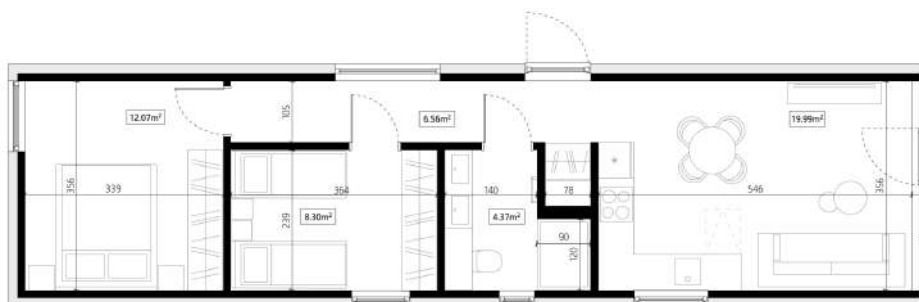


A65bV

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

Building area:
64,84 m²

Internal area:
63,62 m²



B79cW

Dimensions:
8,18 x 11,96 x 4,04 m

Building area:
80,70 m²

Internal area:
62.74 m²

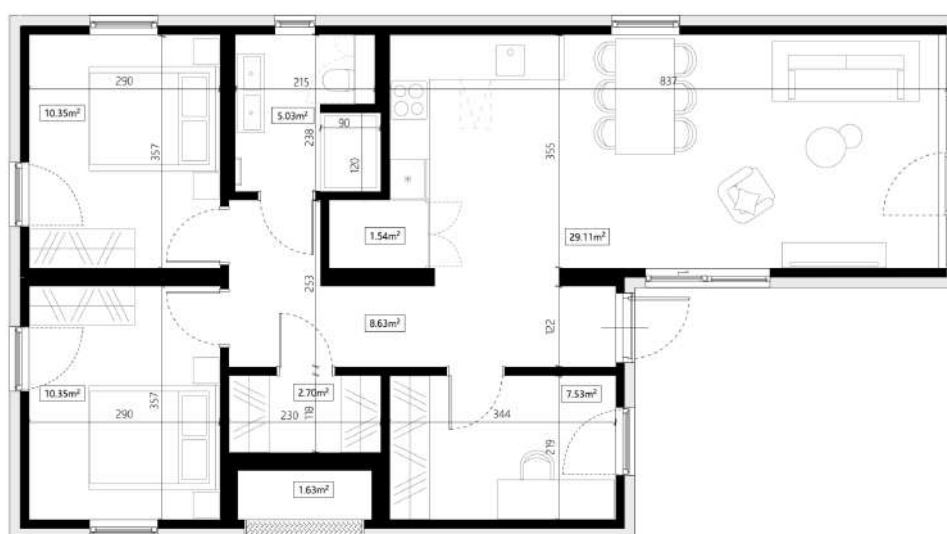


B95bM

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

Building area:
94,41 m²

Internal area:
76,81 m²

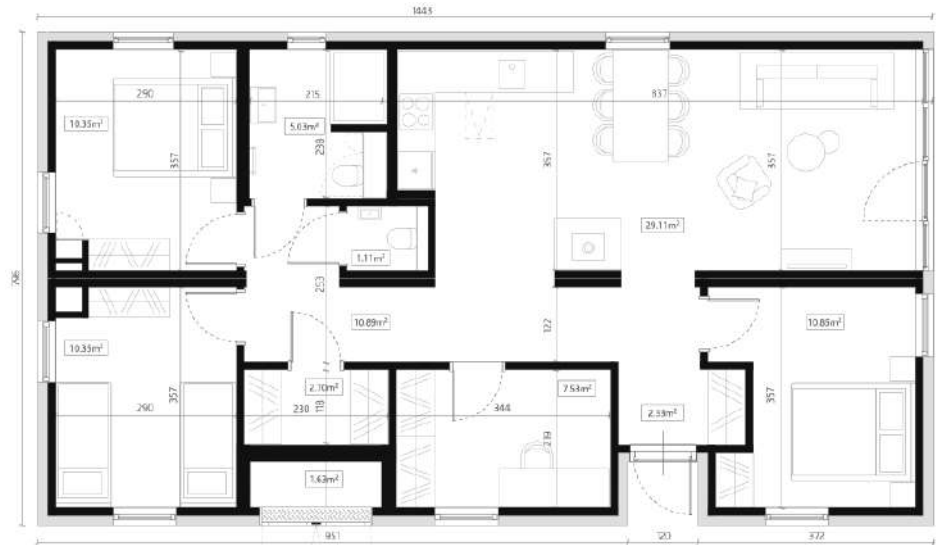


B115bM

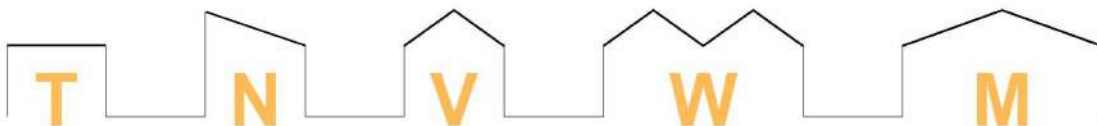
Dimensions:
7,96 x 14,43 x 4,16 m

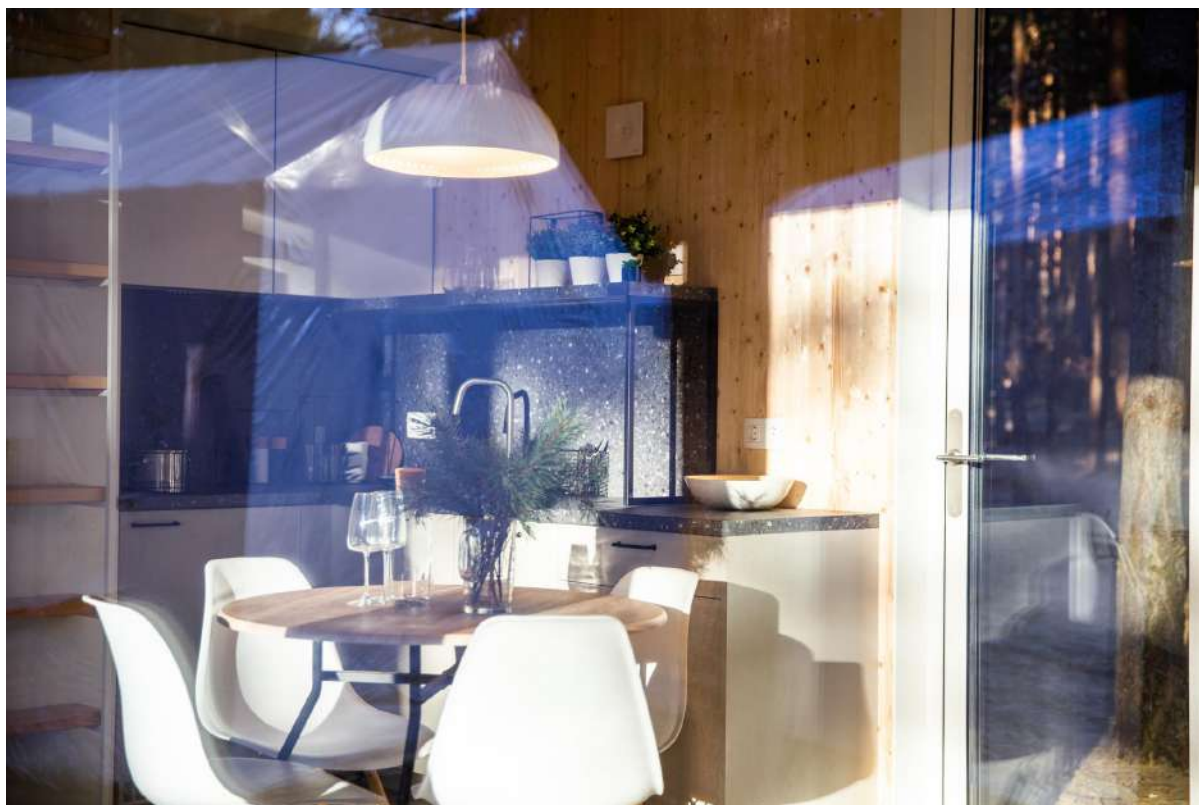
Building area:
114,86 m²

Internal area:
91,88 m²



ROOF SHAPES OF OUR PRODUCTS





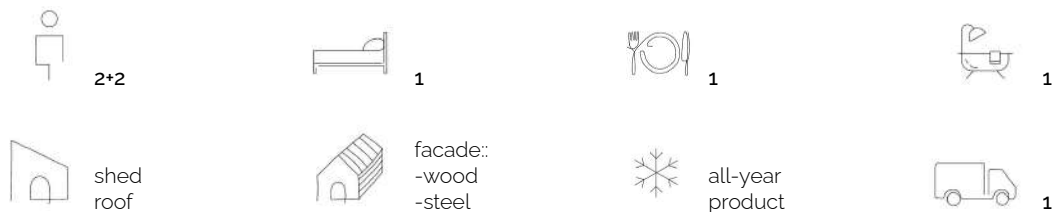


A28aN

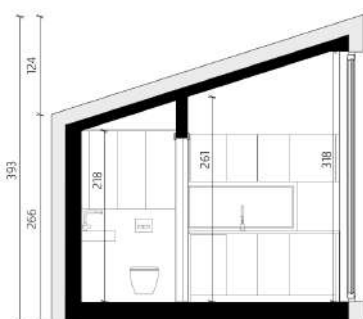
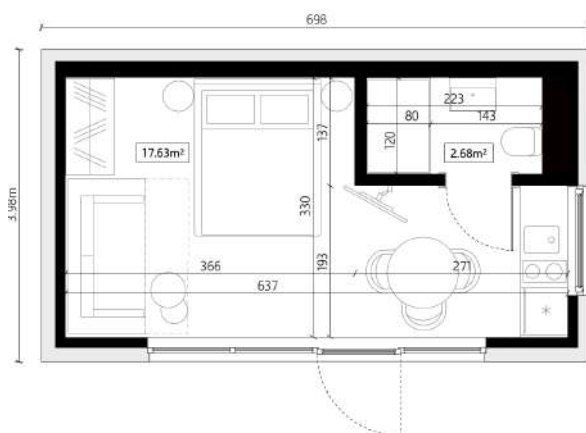
Dimensions
3,98 x 6,98 x 3,93m

Building area
27,78 m²

Internal area
20,16 m²



Smart House A28aN is the smallest of all our houses, designed in modular technology and based on one-frame. Shed roof and walls covered with sheet metal facade panels complemented with wood board detail. The model is a combination of hotel room solutions and leisure houses. Functionally arranged space where day zone and night zone interfuse each other is open to daylight and landscape due to the panorama window in one of the facade walls. **This is a house designed for those who value the view on the surrounding space.**



room	area m ²
living room with kitchenette	17,63 m ²
bathroom	2,53 m ²
usable area = internal area	20.16 m ²

SMART HOUSE A35aV

A35aV

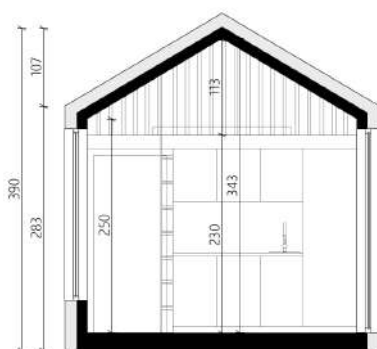
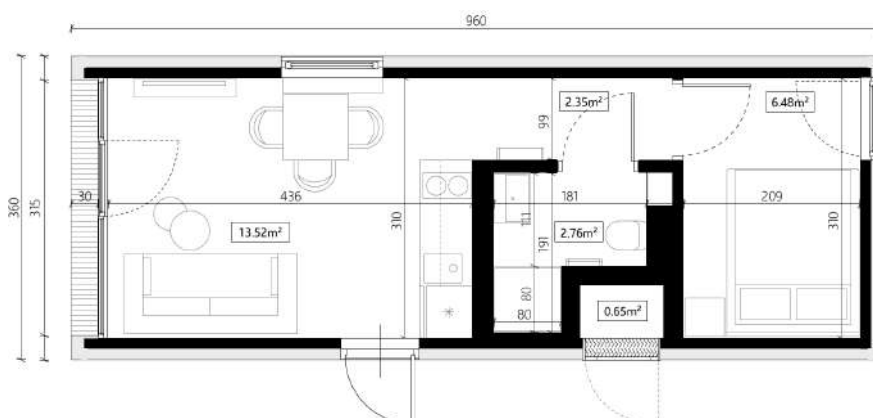
Dimensions
3.60 x 9.60 x 3.90 m

Building area
34.56 m²

Internal area
31.90 m²



Smart House A35aV is an all-year house, designed in modular technology and based on one steel frame with a gable roof. Functionally arranged space allowed to create a living room with a kitchenette, bathroom and a bedroom with a large bed. Additional sleeping space created as a **mezzanine** provides comfortable accommodation for two. The day room with a large glazing lets inhabitants enjoy the outside views and the use of window sill as a place to sit ensures a practical dining space. The main advantage is the area of the building – 35 sqm. **This is a house designed for those who value cozy and compact space.**



room	area m ²
living room + kitchenette	15.65 m ²
bathroom	2.76 m ²
bedroom	6.48 m ²
usable area	24.89 m ²
+ mezzanine	6.36 m ²
+ technical room	0.65 m ²
internal area	31.90 m ²

A35bV

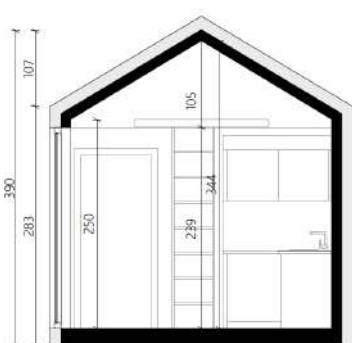
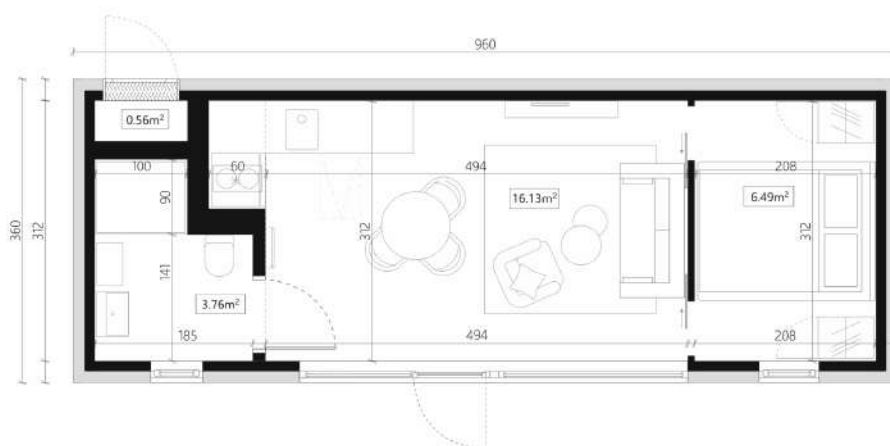
Dimensions
3.60 x 9.60 x 3.90 m

Building area
34.56 m²

Internal area
32.57 m²



Smart House A35bV is a year-round house, designed in modular technology on one steel frame, with a gable roof. Functionally arranged space allowed to separate the living room with a kitchenette, bathroom and bedroom with a large bed. The additional zone was created as a **mezzanine** with a place providing comfortable accommodation for two people. Living zone with large glazing, which is the main entrance to the building. The main advantage is the area of development - up to 35m². **This house is designed for those who appreciate a cozy compact space open for meetings with friends.**



room	powierzchnia m ²
living room + kitchenette	16.00 m ²
bathroom	3.76 m ²
bedroom	6.51 m ²
usable area	26.27m
+ mezzanine	5.74 m ²
+ internal area	0.56 m ²
internal area	32.57 m ²

SMART HOUSE A46bV

A46bV

Dimensions

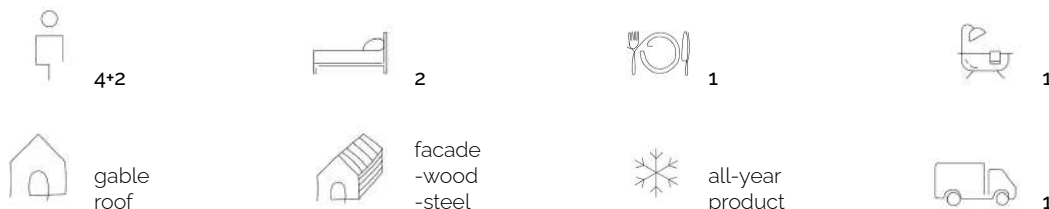
3,71 x 12,27 x 3,72 m

Building area

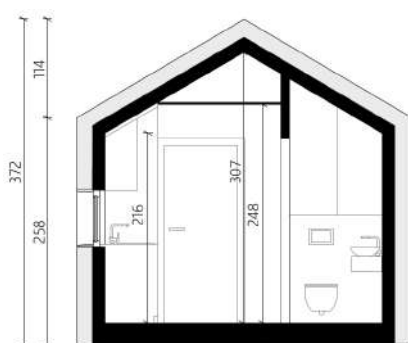
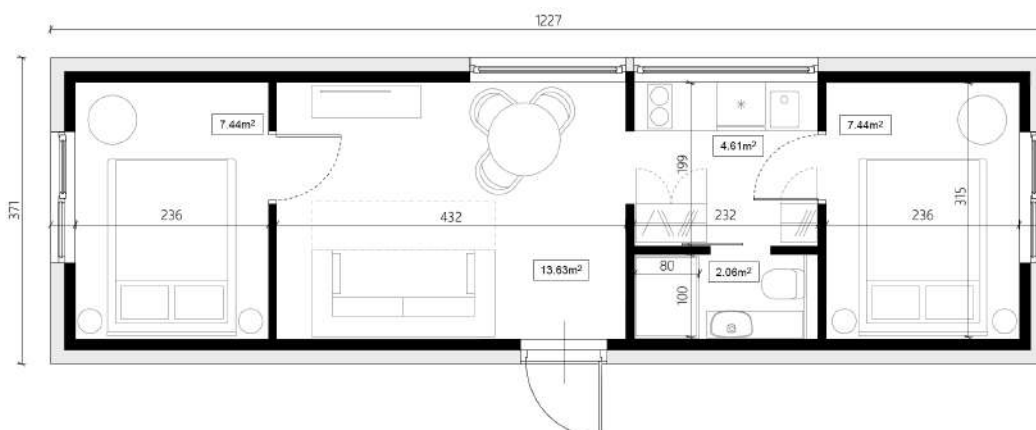
45,52 m²

Internal area

35,18 m²



Smart House A46bV is an all-year house, designed in modular technology and based on one steel frame with a gable roof. Facade and roof covered with sheet metal facade panels. Unity of elevation complemented with wood board detail. The module combines the functional qualities of the designed space with a contemporary approach to architectural solutions. The main advantage is a separate space for **6 people** consisting of a living room, open kitchenette and bathroom and **two bedrooms**. The high standard guaranteed by the selection of materials will make the product meet the customer's expectations for many years. **This is the house tailored to your family and friends.**



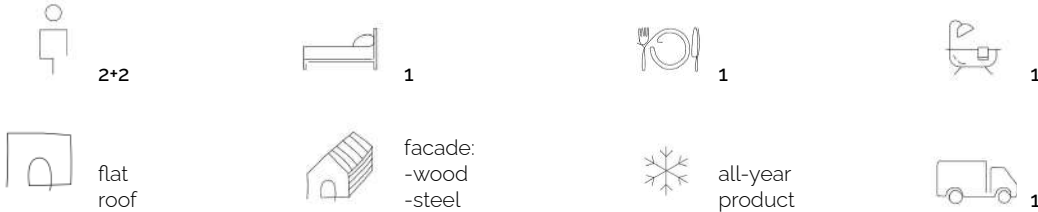
room	area m ²
living room	13,63 m ²
kitchenette	4,61 m ²
bathroom	2,06 m ²
bedroom 1	7,44 m ²
bedroom 2	7,44 m ²
usable area = internal area	35,18 m ²

A50aT

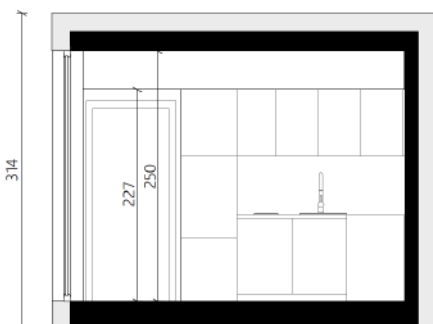
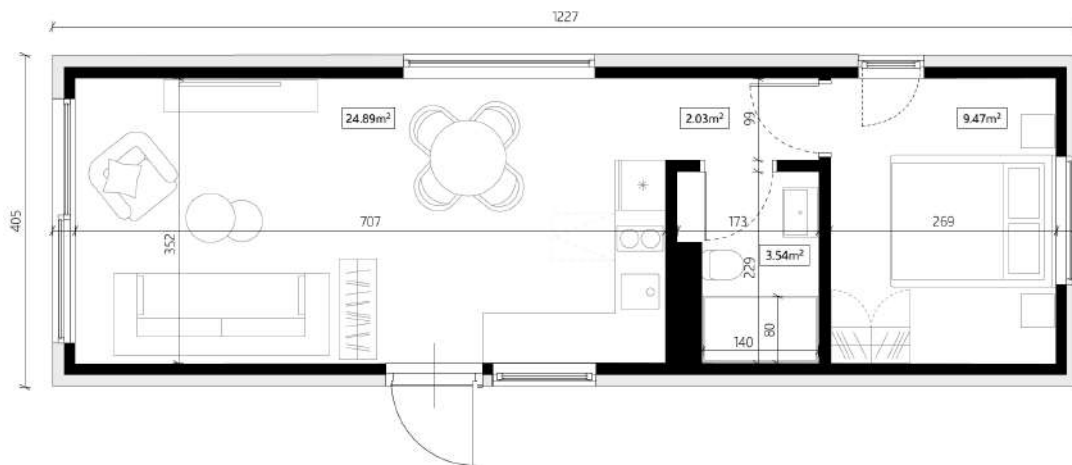
Dimensions
4,05 x 12,27 x 3,14 m

Building area
49,69 m²

Internal area
39.93m²



Smart House A50aT is a year-round house, designed in modular technology on a single steel frame, with a flat roof, more than half of which is a **usable terrace**. Functionally arranged space allowed to separate a living room with a fully programmed kitchenette, a comfortable bathroom and a bedroom with a large bed. In the living area, a large amount of glass allows for integration with the environment. The main advantage is the possibility to use every meter of space - also on the roof of the building. The house is fully comfortable, equipped with recuperation and air conditioning. Heating with Infrared mats. **It is a house with a personal viewing point.**



room	area m ²
living room with the kitchenette	24,89 m ²
hall	2.03 m ²
bathroom	3.54 m ²
bedroom	9.47 m ²
usable area = internal area	39.93 m ²

SMART HOUSE A65aV

A65aV

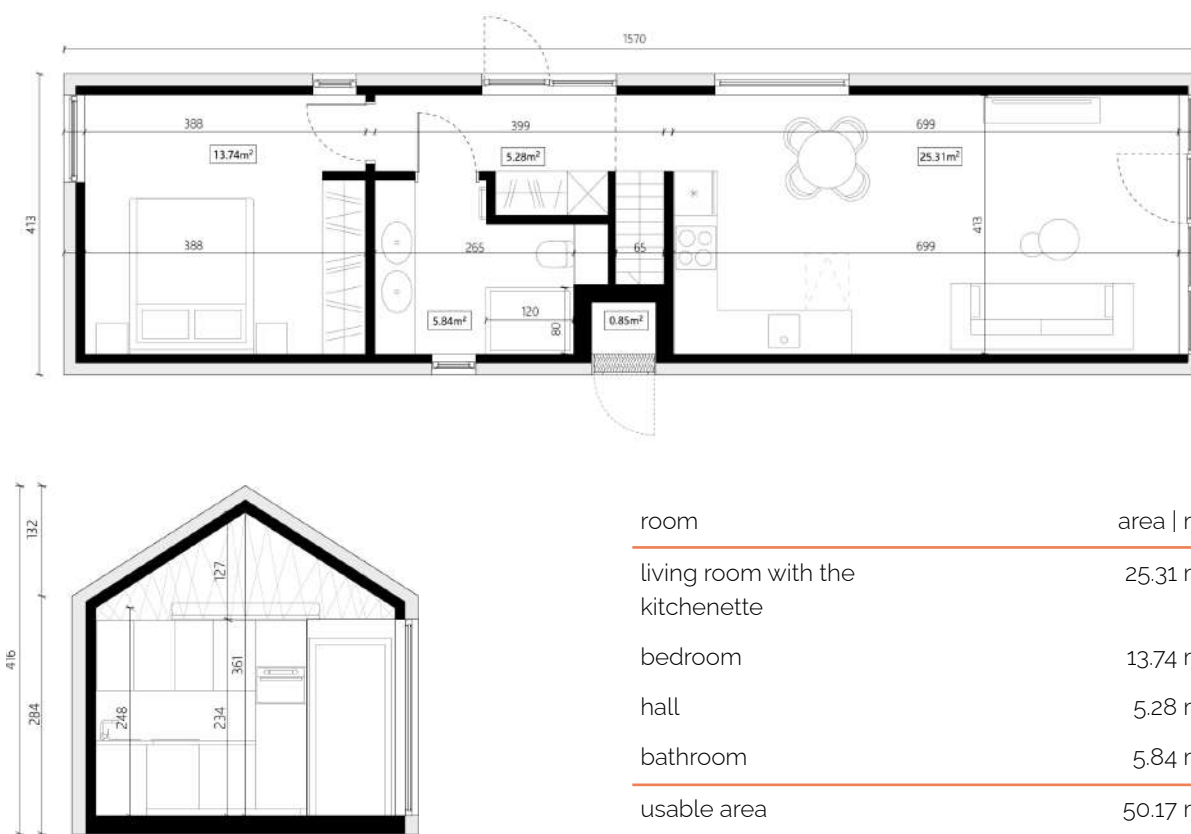
Dimensions
4,13 x 15,70 x 4,16 m

Building area
64,84 m²

Internal area
63,62 m²



Smart House B65aV is a year-round house, designed in modular technology on a single steel frame, with a gable roof - with dimensions making the most use of shipping possibilities. Functionally arranged space allows a separate living room with a fully equipped kitchenette, comfortable bathroom and bedroom with a large bed. Over the bathroom - a large mezzanine with convenient stair access. In the living zone a number of glazings let the outside view into the room. The house equipped with recuperation, air conditioning and Infrared heating provides optimal comfort. **It is a truly comfortable and spacious house.**



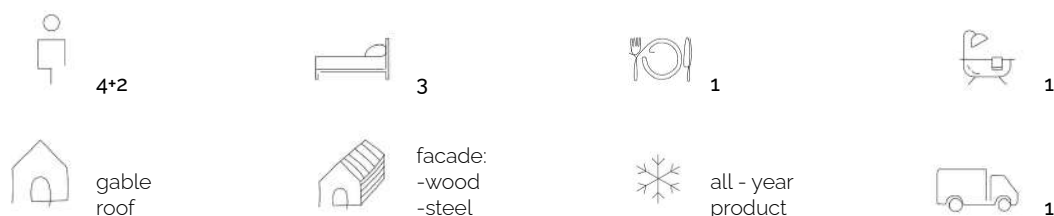
room	area m ²
living room with the kitchenette	25.31 m ²
bedroom	13.74 m ²
hall	5.28 m ²
bathroom	5.84 m ²
usable area	50.17 m ²
+ mezzanine	12.60 m ²
+ technical room	0.85 m ²
internal area	63.62 m ²

A65bV

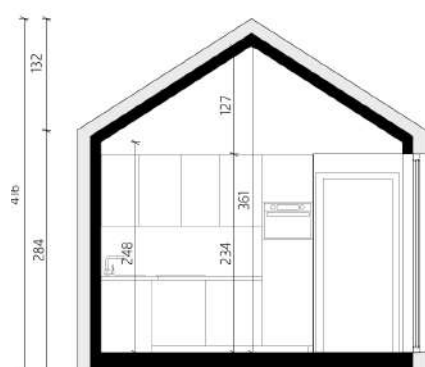
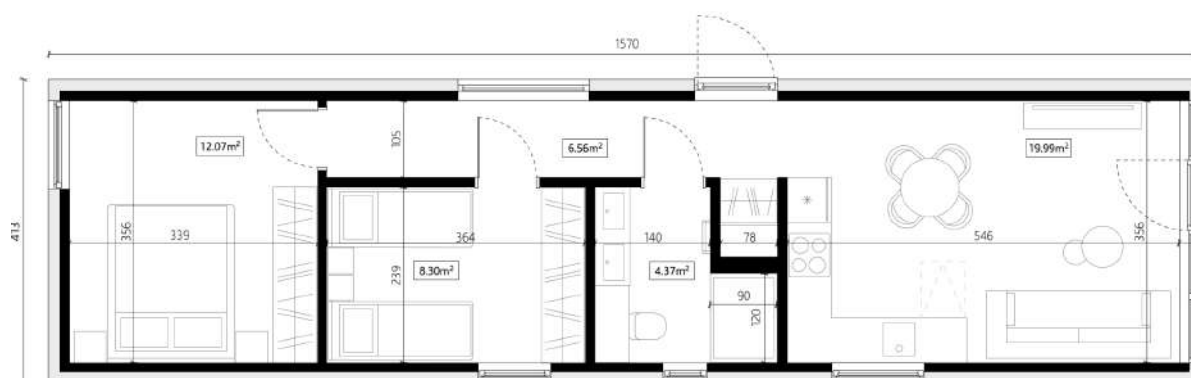
Dimensions
4,13 x 15,70 x 4,16 m

Building area
64,84 m²

Internal area
51,29 m²



Smart House B65bV is a year-round house, designed in modular technology on a single steel frame, with a gable roof - with dimensions making the most use of shipping possibilities. Functionally arranged space allows a separate living room with a fully equipped kitchenette, comfortable bathroom and two large bedrooms. In the living zone a number of glazings let the outside view into the room. The house equipped with recuperation, air conditioning and Infrared heating provides optimal comfort. **It is a truly comfortable and spacious house.**



room	area m ²
living room with the kitchenette	19.99 m ²
bedroom 1	12.07 m ²
bedroom 2	8.30 m ²
hall	6.56 m ²
bathroom	4.37 m ²
usable area = internal area	51.29 m ²

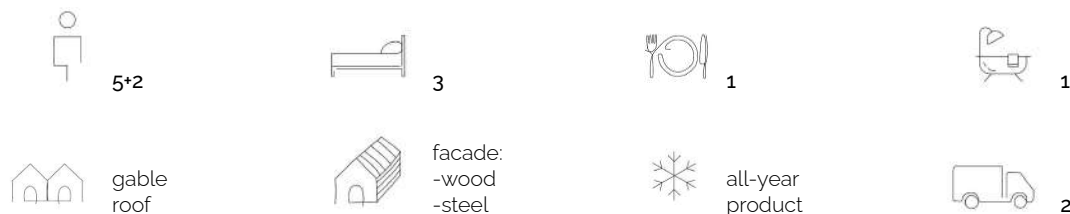
SMART HOUSE B79cW

B79cW

Dimensions
8.18 x 11.96 x 4.04 m

Building area
78,63 m²

Internal area
62.75 m²



Smart House B79cW is an all-year house, designed in modular technology and based on two frames. Full-size kitchen, a convenient bathroom and three bedrooms will guarantee comfort to every family. Two terraces giving you extended leisure space outside. **This is the house for those who are the most demanding.**



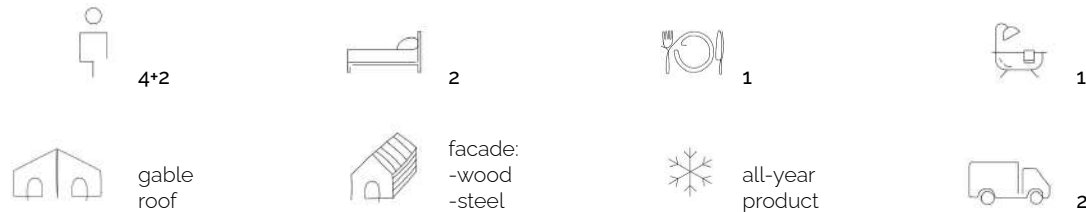
room	area m ²	room	area m ²
living room + kitchen	23.28 m ²	vestibule	3.64 m ²
hall	2.44 m ²	usable area	54.61 m ²
bathroom	4.73 m ²	+ technical room	1.20 m ²
bedroom 1	9.80 m ²	+ loggia 1	3.60 m ²
bedroom 2	10.72 m ²	+ loggia 2	3.34 m ²
		internal area	62.75 m ²

B95bM

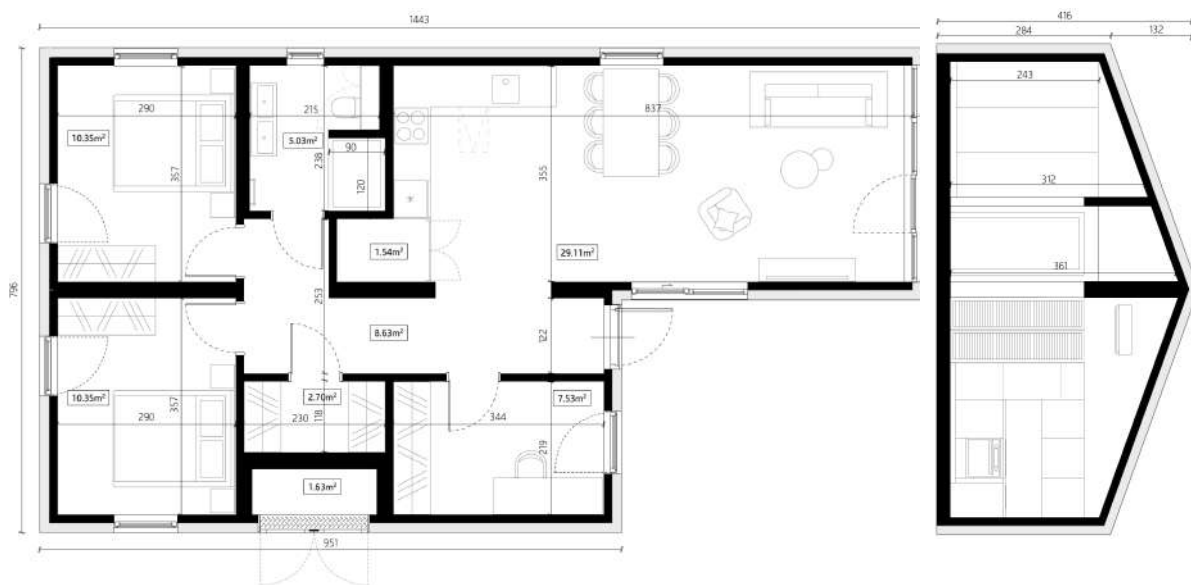
Dimensions:
7,96 x 14,43 x 4,16 m

Building area
94,46 m²

Internal area
76,87 m²



Smart House B95bM is a year-round house, designed with modular technology- consisting of two modules. Full-sized kitchen with pantry, comfortable bathroom, two large bedrooms, study room, dressing room and technical room. The entrance area of the house connects with the living and recreation area which creates the possibility of an interesting arrangement of the terrace. The house is fully equipped with installations (heating, air conditioning, mechanical ventilation with recuperation). **It is a comfortable, spacious house for a large family.**



room	area m ²	room	area m ²
living room	29.11 m ²	bedroom 1	10.35 m ²
cabinet	7.53 m ²	bedroom 2	10.35 m ²
wardrobe	2.70 m ²	bathroom	5.03 m ²
pantry	1.54 m ²	usable area	75.24 m ²
hall	8.63 m ²	+ technical room	1.63 m ²
		internal area	76.87 m ²

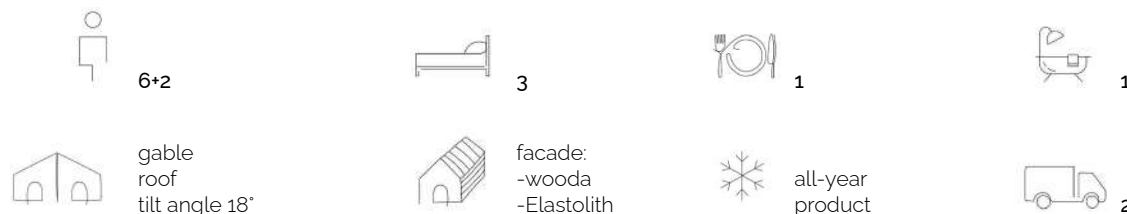
SMART HOUSE B115bM

B115bM

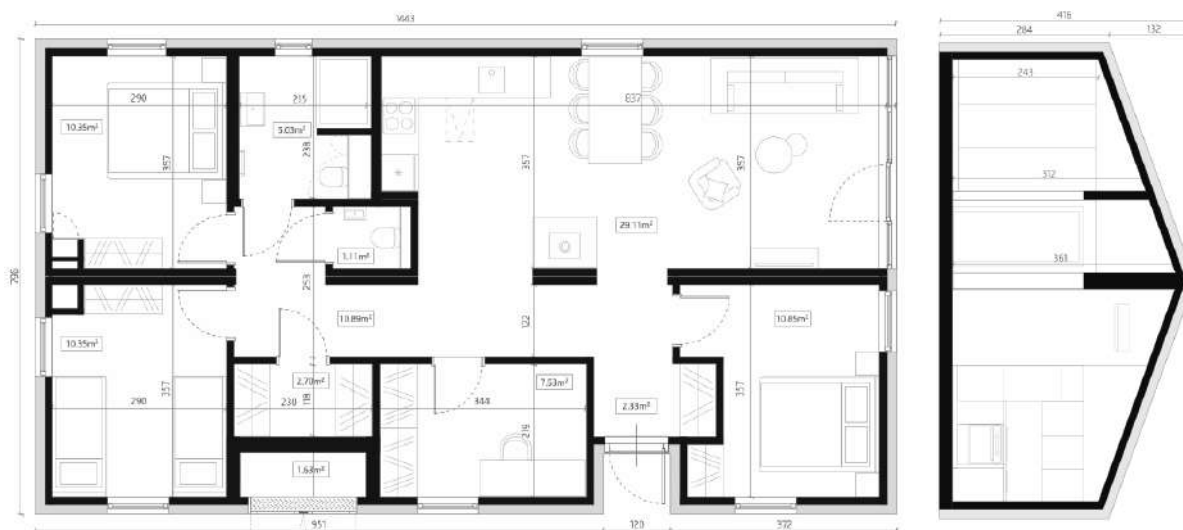
Dimensions
7,96 x 14,43 x 4,16 m

Building area
114,86 m²

Internal area
91,88 m²



Smart House B115bM is a year-round house, designed with modular technology- consisting of two modules. Full-sized kitchen, comfortable bathroom with a separate toilet, three large bedrooms, study room, dressing room and technical room. The entrance area is a covered, comfort zone leading to the vestibule. The house is fully equipped with installations (heating, mechanical ventilation, hot water- can be extended with the air conditioning and recuperation). **It is a comfortable, spacious house for a large family.**



room	area m ²	room	area m ²
living room + kitchenette	29.11 m ²	hall	10.89 m ²
bathroom	5.03 m ²	vestibule	2.33 m ²
toilet	1.11 m ²	cabinet	7.53 m ²
bedroom 1	10.35 m ²	wardrobe	2.70 m ²
bedroom 2	10.35 m ²	usable area	90.25 m ²
bedroom 3	10.85 m ²	+ technical room	1.63 m ²
		internal area	91.88 m ²

Building structure	
Walls	External walls made in DMDmodular technology ; inside 2x 12.5 mm Rigips plasterboard, ISOVER vapor barrier foil, steel structure with mineral wool, thermal insulation made of PIR thermal insulation panels with a high λ coefficient, membrane, substructure and finishing made of panel metal sheet. Internal walls: partition walls in the Rigips "drywall" system made of plasterboards on 50-75mm profiles with a two-layer lining made of 12.5mm boards of an appropriate structure (hydro or standard). Internal walls filled with Isover acoustic wool.
Floor	Flooring in DMDmodular technology ; using non-combustible and damp-proof cement chipboard, sufficient mineral wool as thermal insulation, finished with vinyl panels. Full trapezoidal sheet metal protection underneath.
Roof	Roof in DMDmodular technology with layering as the external wall, with an additional waterproofing layer. Surface drainage of the roof. Finish: interlocking panel sheets.
Construction	The structure of the house is a rigid steel frame, protected by anti-corrosion paint based on resin for environment C3, steel type S355 and S235 (certified steel).
Architecture	
Facade / Roof	Metal sheets, thickness, 0.5 mm, RAL 7016.
	Wooden board cladding - Siberian larch - TIGA system, impregnated, invisible fixing optional Termososna.
Joinery	Triple-glazed PVC (6-chamber profiles of frames and sashes made of the highest quality PVC, 2-chamber packets of warm glass with a thermal insulation coefficient $U_g = 0.5 \text{ W/m}^2\text{K}$) graphite profiles on the outside, white on the inside, micro ventilation. The applied Bluevolution MB 82 profile; (82 mm depth) Sound insulation: up to 34 dB, additional ribs stiffening the frame and leaf profiles; Warm assembly.
	External doors aluminum or steel (solid leaf), RAL 7016.
	Inside doors white, laminated, adjustable frame, rebate-free, Porta.
Installation	
Electrical installation	Flush-mounted electrical installations: sockets, switches.
	Lighting - light source centrally in each room.
Plumbing	Toilet drain DN-110, Shower drain DN 75.
	Water heater with 50/80l tank powered by electricity.
	Washbasin syphon DN 50 PE/PP.
Heating / Ventilation/ Air-conditioning	Preparing installation for air - conditioning.
	Electrical underfloor heating system - INFRARED panel heater, decorative electric ladder heater.
	Recuperator, mechanical ventilation with heat recovery Fujitsu/Awenta.
Finishing	
Walls	Room, bedroom, kitchen – painted, paint acc to RAL; the zone between the kitchen countertop and wall-mounted cabinets: laminated or ceramic tiles/ impregnated pine wood boards with concealed installation, class AB.
	Bathroom – gravel rectified white tiles / wall panel eg. Fibro / impregnated pine wood boards with concealed installation, class AB.
Ceilings	In technical spaces - covering installations suspended ceilings white painted plasterboard.
	Plasterboard ceilings, white painted or board with concealed installation.
Floor	Vinyl panels "click system".
Furnishings	
Bathroom	In-built furniture - grey furniture plate (water heater installation hidden above wall-mounted toilet); wash table top - furniture board or black painted steel wash table frame.
	Toilet: ceramic + white toilet slow-board, ceramic toilet, white, over-the-counter mounted, Washbasin faucet, standing, shower tray, shower faucet with rain shower.

Heat transfer coefficient	
exterior door	U=1,00 W/m ² K
windows	U=0,90 W/m ² K
roof	U=0,15 W/m ² K
floors	U=0,26 W/m ² K
walls	U=0,15 W/m ² K

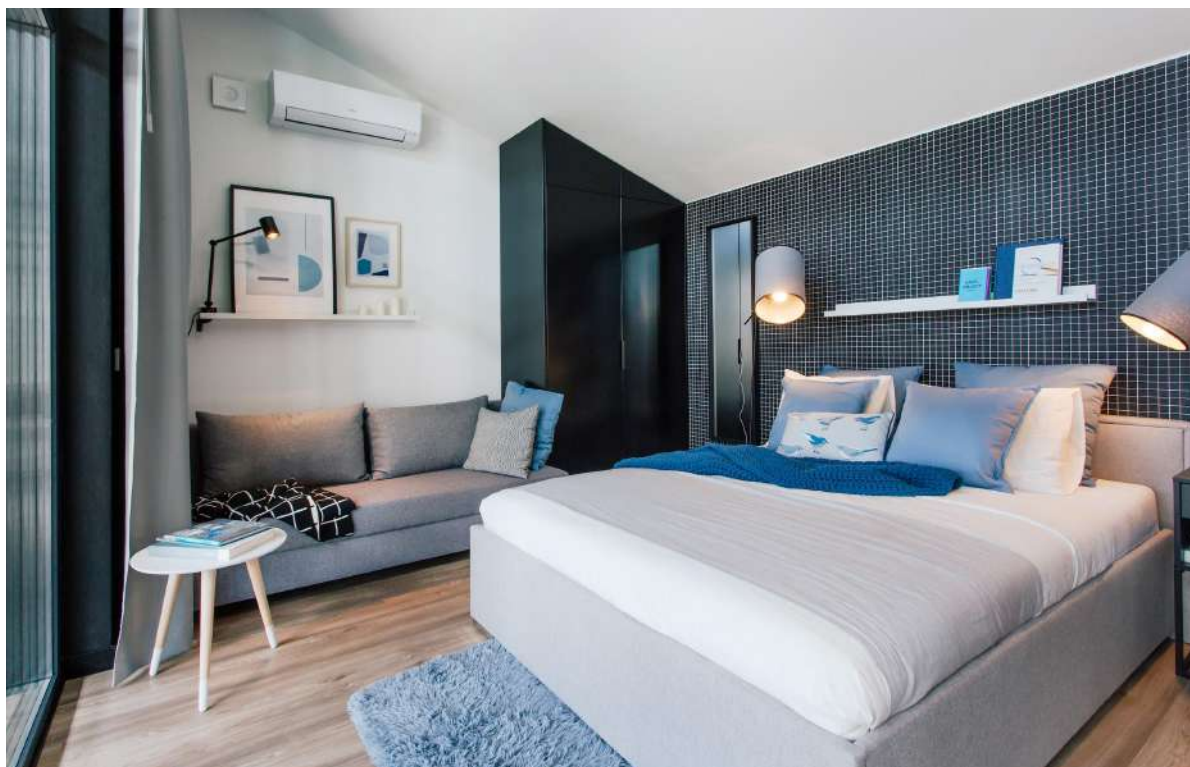
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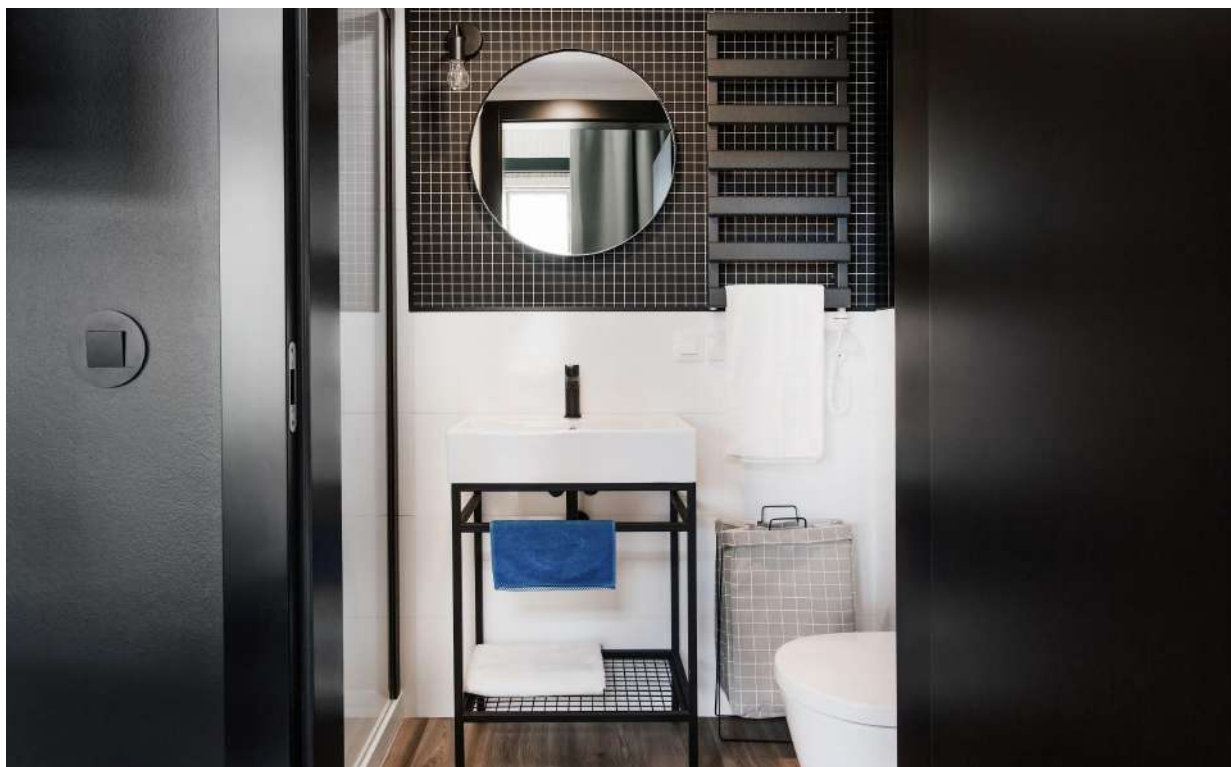
ADDITIONAL OPTIONS

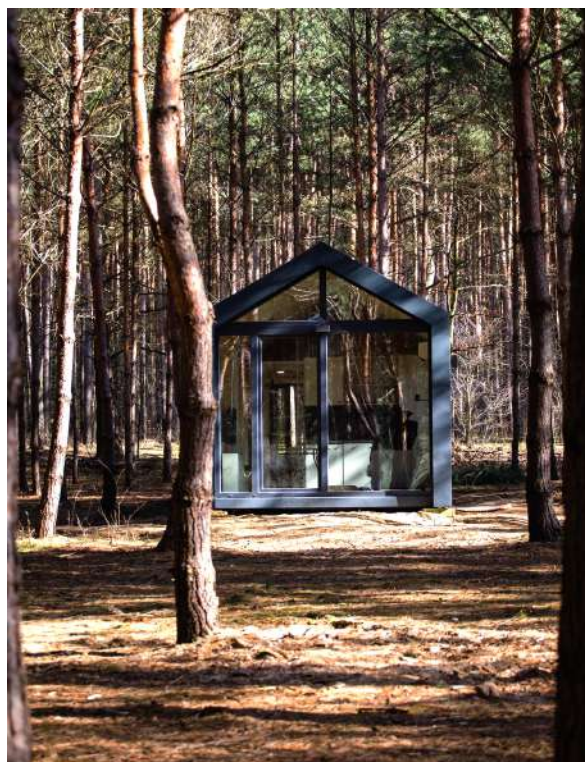
Architecture	
External blinds	Set of roller shutters with motors with obstacle detection, with protection against lifting, in woodwork color, RAL 7016 - depending on house type.
Joinery	Anti - theft exterior doors.
Installations	
Air - conditioning	Surface - mounted indoor unit and outdoor unit - Fujitsu.
Finishing	
Walls	Wainscoting board profile C - concealed installation, spruce, quality AB-VEH, impregnated with satin clear varnish; finishing of window and wall lintels: furniture board 10mm white, matt or wainscoting board/plaster options with a combination of wainscoting and plasterboard.
Furnishing	
Internal blinds	Roller blind in a cassette with spatial guides made of aluminum - manual control by a bead. Fabric blackout (100% blackout), from the outside covered with silver coating reflecting light and preventing heating of the surface. The fabric has a hygienic certificate. Cassette and guides mounted to the window frame.
Decorative lighting	LED strip lighting under kitchen wall cabinets.
	Ceiling pendant lamps.
	Wall lamps bedside bed/ sofa/ next to bathroom mirror/ on the mezzanine level.
Movable furniture	Bedroom- according to specification
	Living area - according to specification
	Mezzanine - according to specification
Kitchen furniture and appliances	Built-in furniture - cabinets fronts - furniture board, BLUM hinges, laminated worktop, drawers with silent closing. Stainless steel sink, induction hob, hood with absorber integrated into the upper cabinets with LED lighting, built-in refrigerator, dishwasher, washing machine connection.
AGD & RTV	TV, washing machine, microwave.
Additional facilities	
Handle with code for front door	Electronic handle / Electronic lock with cipher and proximity card Apartlock P1; Possibility to generate time codes, one-time, permanent and cyclic, Lock control by means of app, Opening with smartphone, card, key ring or code, Weather resistant, Illuminated, easy to read keypad.
Terrace added to the building	The area depends on the type of building, terrace with a wooden structure, finished with a composite board.







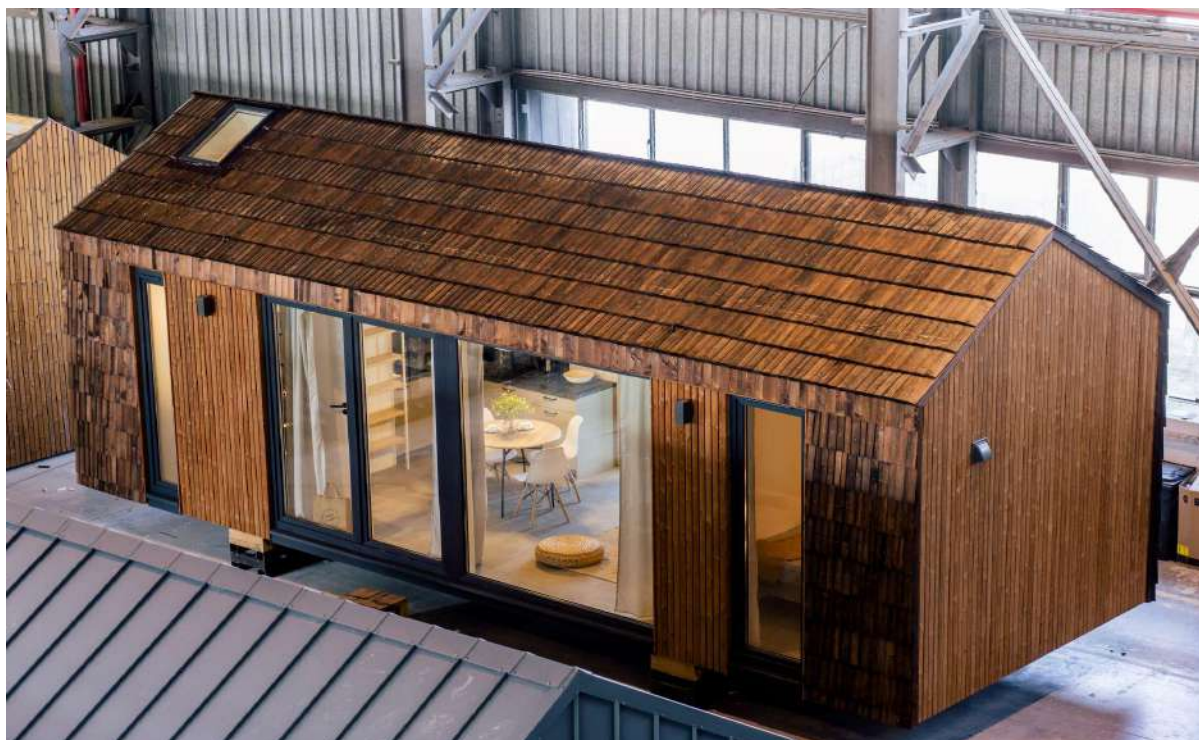




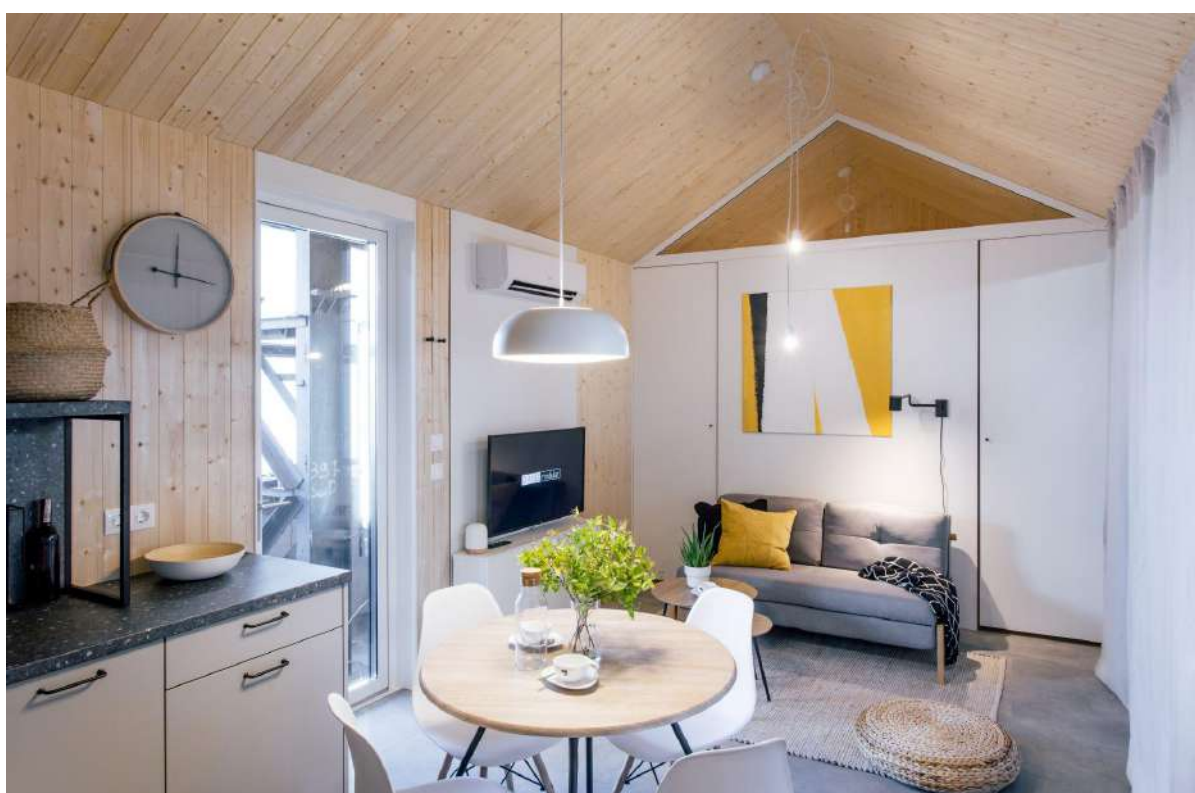








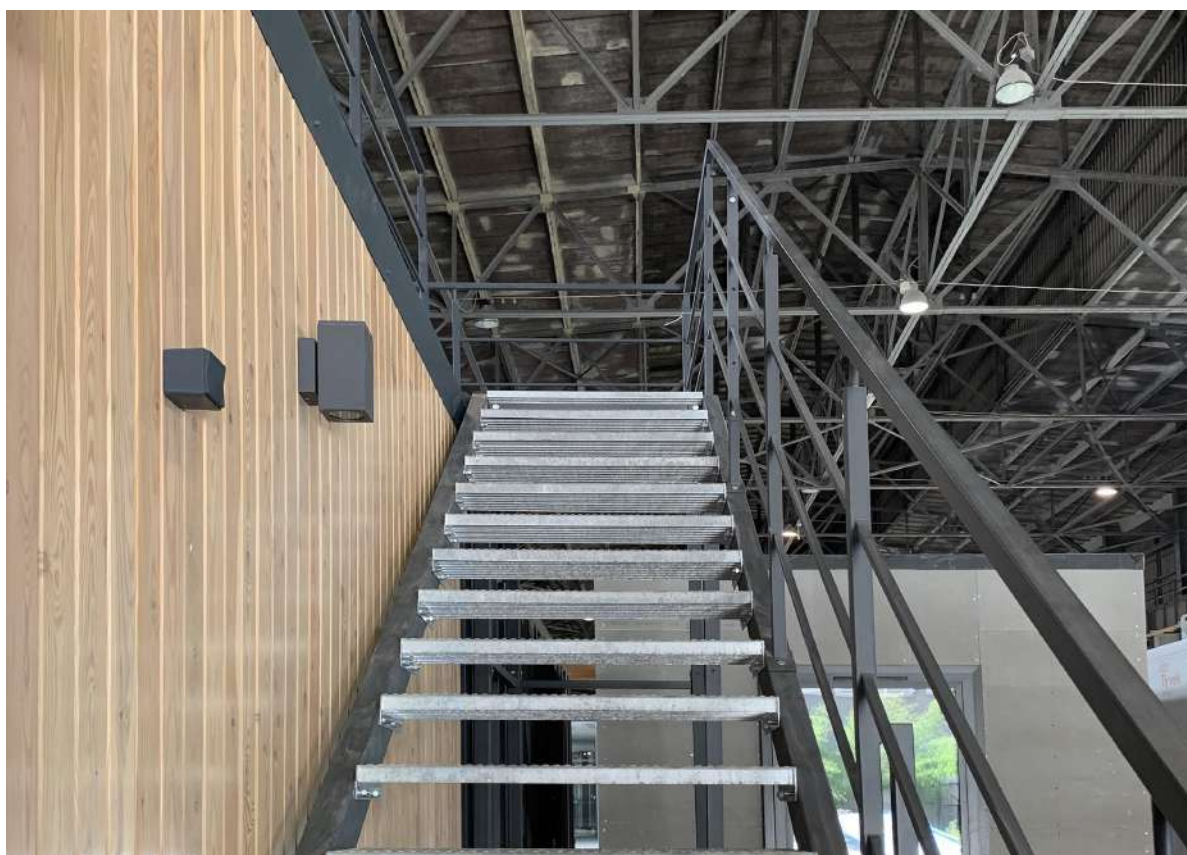


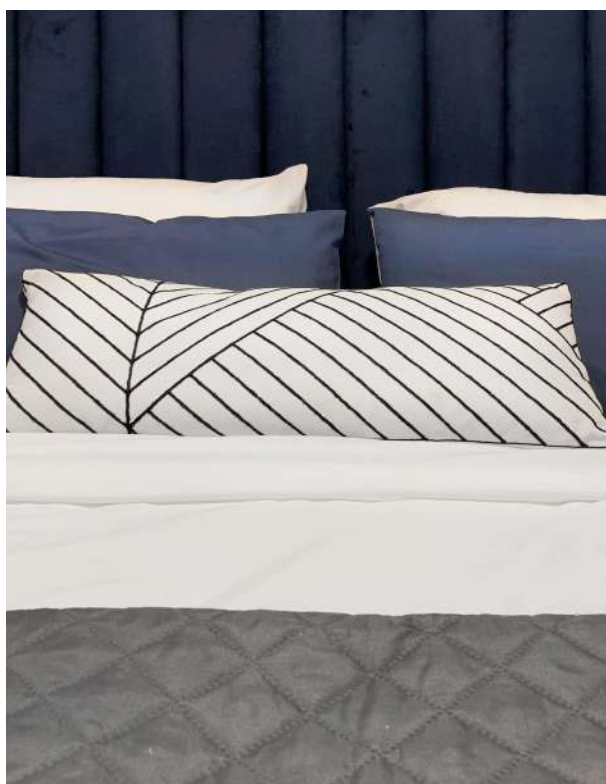






















QUALITY POLICY

DMDmodular Sp. z o.o. [Ltd.] is a provider of advanced modular solutions for individual and business clients in the field of design, manufacturing and assembly of:

- o hotel buildings (all standards, including dormitories),
- o residential,
- o schools and kindergartens.

Apart from production and design services, DMD offers advice in the scope of support in making a decision on the choice of technology. DMDmodular bases its activity on the principles of sustainable development policy, combining the use of modern technologies with respect for the natural environment and human health by applying energy efficiency.

The aim of our activity is to provide our customers with modular solutions that combine advanced technologies, the highest quality and aesthetics of workmanship with environmentally friendly and energy efficient implementation. Awareness of the impact of our activities on the environment contributes to the improvement of processes, including methods to prevent harmful effects on the environment, including reducing energy consumption.

In order to meet the requirements of the dynamics of the modular construction market and the expectations of our clients, the Management Board of the company undertakes to act consistently and systematically to:

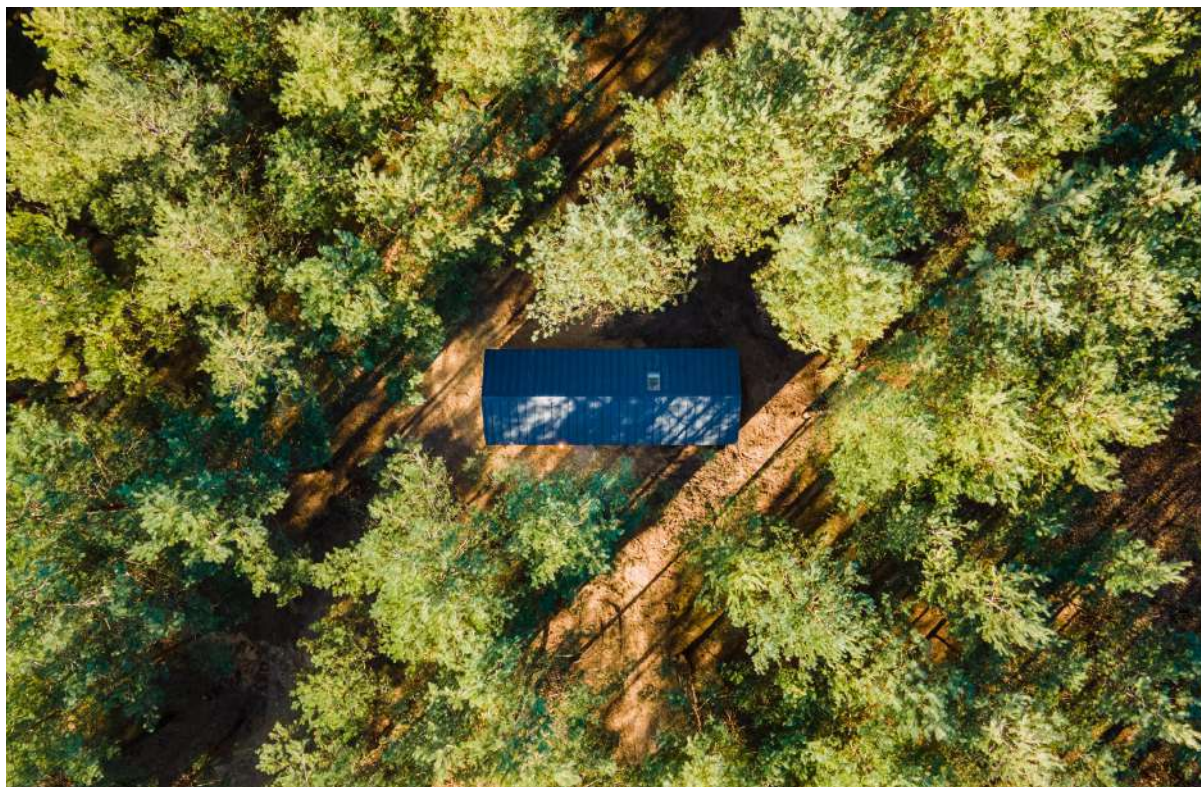
- Improvement of the implemented Integrated Management System based on ISO 9001: 2015, ISO 14001:2015 and ISO 50001:2018.
- Improvement of implemented activities related to the adopted strategy based on sustainable development and environmental policy.
- Comply with European Union, Polish and other legal requirements relating to energy efficiency, energy use and consumption, and environmental regulations relevant to our business.
- Continuous improvement of the level of competence of employees through training and development support, as well as promotion of pro-environmental behavior among the staff, thus raising awareness of environmental protection and energy efficiency.
- Close cooperation with Customers and Suppliers.
- Introduction and application of modern design and manufacturing technologies, taking care to prevent adverse effects on the environment.
- Continuously improve energy performance by purchasing energy efficient machinery and equipment.
- Support the design of modern solutions to reduce the energy demand of processes.
- Continuous monitoring and improvement of the company's processes and activities aimed at protecting natural resources, non-renewable energy sources.

The implementation of the Quality, Environmental and Energy Policy of DMDmodular Sp. z o. o. is based on the common awareness that the success and high quality of pro-environmental modular solutions provided by us is supported by all our employees and their involvement in the implementation of the entrusted tasks.

DMDmodular company has:

- | | | |
|---|--|----------------------------------|
| ❖ | Certificate of Quality Management System according to | PN EN ISO 9001 standard, |
| ❖ | Certificate of Environmental Management System according to | PN EN ISO 14001 standard, |
| ❖ | Certificate of Energy Management System according to | PN EN ISO 50001 standard, |
| ❖ | Certificate of Factory Production Control System according to | PN EN 1090 standard, |
| ❖ | Certificate of Factory Production Control System according to | PN EN 3834 standard. |

It allows us to sign the manufactured structures with the **CE mark** as proof of compliance with the Construction Products Directive, which **allows the company to introduce its construction elements to the markets of the European Union.**



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Watch the movie about the houses production process. From the manufacturing of the frame to the last detail of the furnished showroom. Visit our youtube channel.

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