



BESPOKE
MODULAR
SOLUTIONS



COMPANY CREDENTIALS

A MODULAR SOLUTION



WHO WE ARE

Bespoke Modular Solutions (BMS) provides a new level of modular and prefabricated turnkey solutions in innovative real estate development, hospitality, and private residency. We work with international and local experts that fully understand the region's cultural and geographical sensitivities to provide a complete end to end solution.

Our designers and engineers have worked with some of the most renowned European companies in modular design/construction and hotel operations. Our company value is inspired by the idea of building a better future for the next generation by implementing cutting edge designs, sustainable practices and eco-friendly materials. We are proud to say that we are pioneers of modular construction in the Middle East region and strive to provide you with an upstanding final product in a reduced time.

Modular prefabrication produces **80% less waste** than traditional construction methods, making it the most sustainable way to build.

Modular construction can cut schedule by as much as **50%** and construction costs by **20%**.



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I MODULAR

Residential



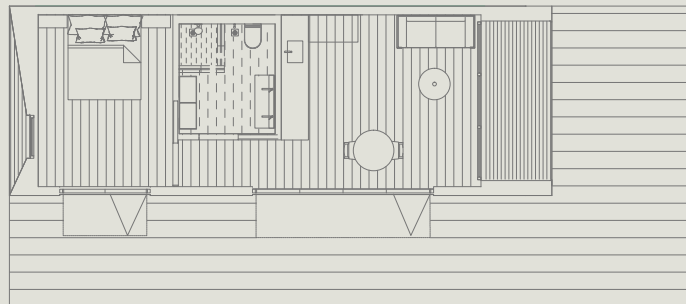
Bespoke Signature Module

First of its kind residential module featuring cutting edge designs and enhancement capabilities.



Bespoke Modular Villa

Fully customised one bedroom villa that can comfortably accommodate one to two people.



SPECIFICATIONS

📏 Footprint - **4m x 12m**

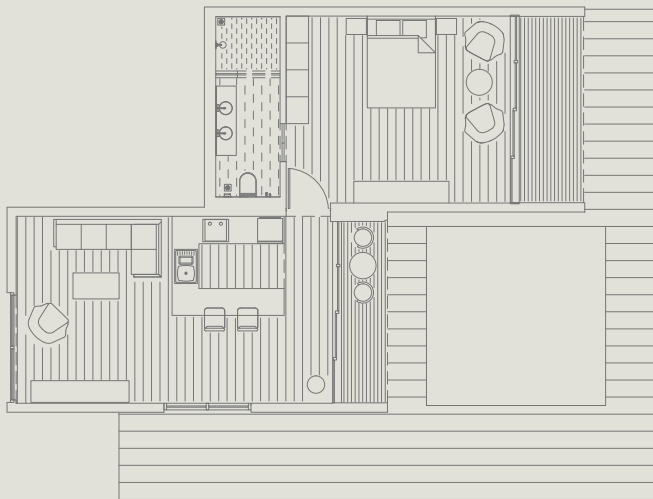
🏠 Total Gross Area - **48m²**

AVAILABLE IN:

📏 1 Module

📏 2 Modules

📏 3 Modules



SPECIFICATIONS

📏 Footprint - **4,5m x 8,5m + 4,5m x 8,5m**

🏠 Total Gross Area - **78m²**

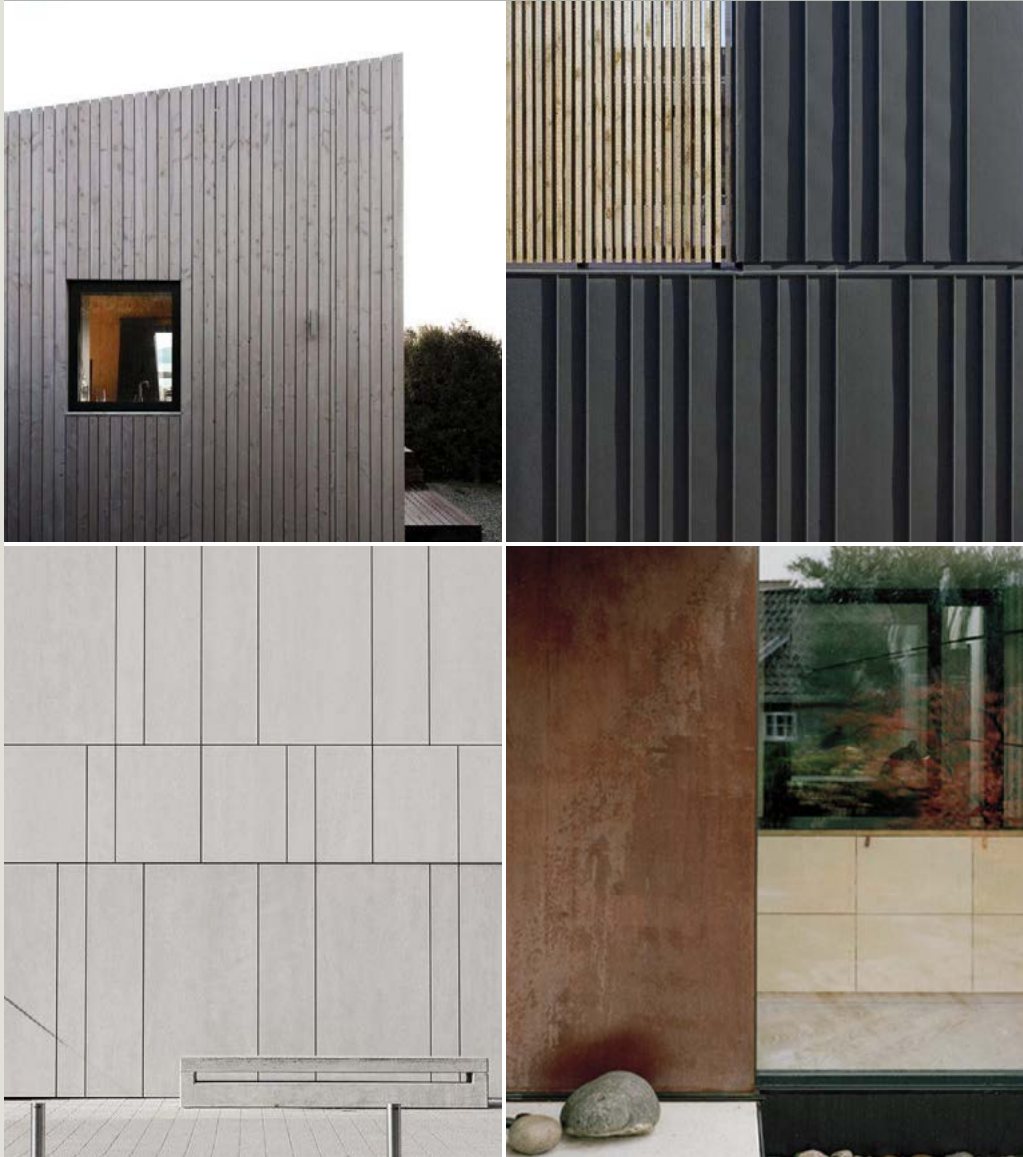
AVAILABLE IN:

📏 1 Module

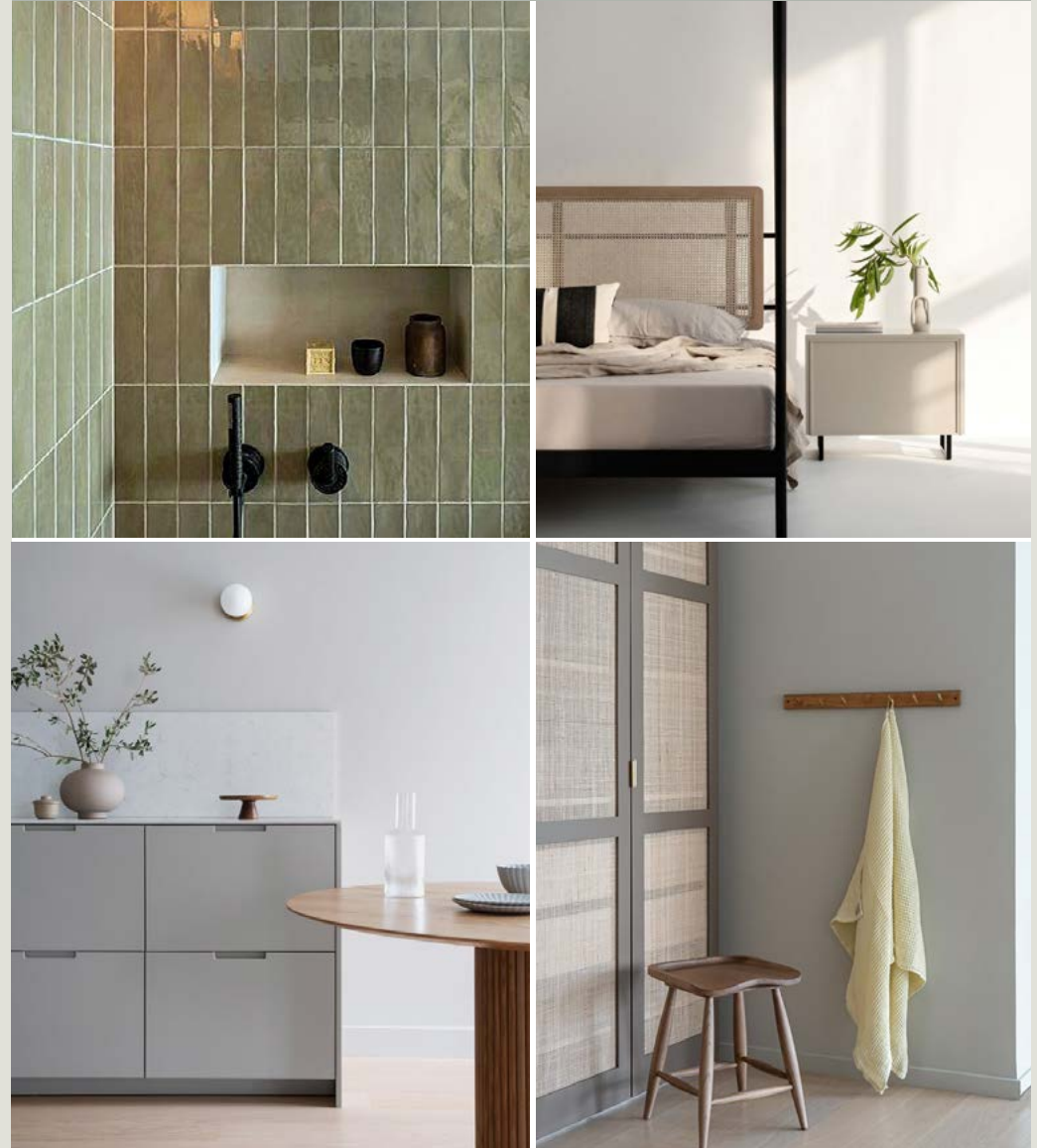
📏 2 Modules

📏 3 Modules

EXTERIOR MATERIALS AND FINISHES



INTERIOR MATERIALS AND FINISHES





Smart Housing Features



Sustainable Materials



High-End Finishes



Renewable Energy Systems



Energy Saving Solutions



Hospitality



1 Bedroom

A single bedroom solution with ensuite bathroom, living room and kitchenette



2 Bedroom

A two bedroom solution with ensuite bathroom, living room and kitchenette



3 Bedroom

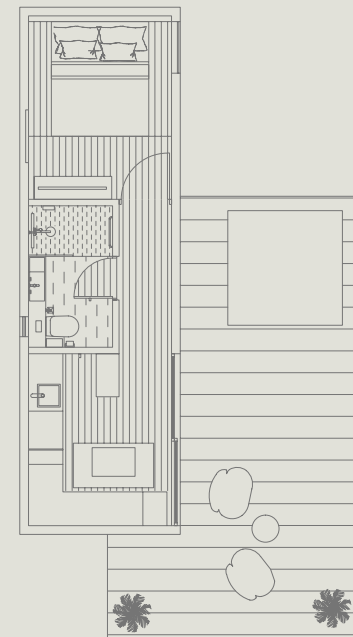
A three bedroom solution with ensuite bathroom, living room and kitchenette



SPECIFICATIONS

Footprint - 2,8m x 9,5m

Total Gross Area - 26m²





SPECIFICATIONS

Footprint - 2,8m x 9,5m + 2,8m x 6,5m

Total Gross Area - 45m²





SPECIFICATIONS

Footprint - 4,5m x 8,5m + 4,5m x 9,5m + 4,5m x 12m

Total Gross Area - 135m²



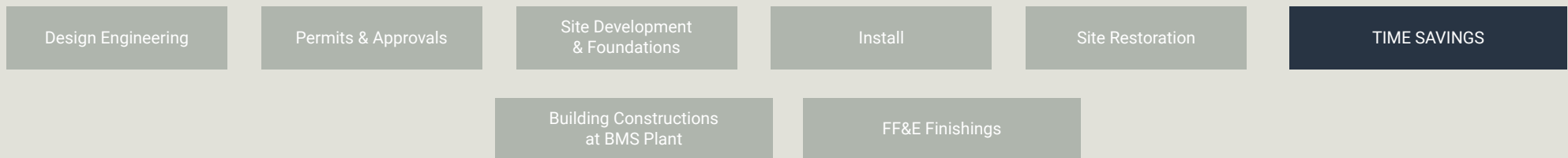
CREATE VALUE FASTER

Combine BMS off-site construction with synchronized interior design, furnishing and fittings to achieve over 40% reduction in delivery time.

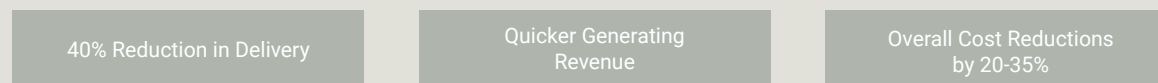
Traditional Construction Schedule



BMS Full Delivery Schedule



BMS Cost Savings



THE MODULAR CABIN JOURNEY – Factory To Location

PRE INITIAL APPROVAL

- Meetings
- Discussion/Presentation
- Proposal Submission
- Modular Proposal

DESIGN

- Kick Off Meeting
- Concept of Presentation
- Needs and requirements Definition

- Mood Board
- Concept Design

- Schematics and Initial Design Submission

- Structural Detailed Design
- Arch Detailed Design
- Elevations / Sections
- Technical Drawings
- MEP Detailed Design
- Material Submittal

OFF-SITE PRODUCTION

- Material Submittal Approval
- Authorities Initial Approval

- Procurement and Resource Allocation

- Structural External Arch. Build

- Interior and Second Fix

- First Fix
- MEP Work

- Exterior and Finishing

HANDOVER & AUTHORITIES APPROVAL

- Off-site Testing and Commission Snags

- RTA Approvals For Delivery
- Transit and Delivery to Site

- On-site Installation and Integration
- On-site Testing and Commissioning

- Authorities Approval
- Final Handover



|| CONTAINERS

Custom designed modified shipping containers, accommodating today's modern urban requirements and living expectations designed for comfort, style, and luxury.



Hospitality

Available in 20ft containers.



Holiday Residential

Available in 20ft and 40ft containers.



F & B

Available in 20ft and 40ft containers.



Office / Retail

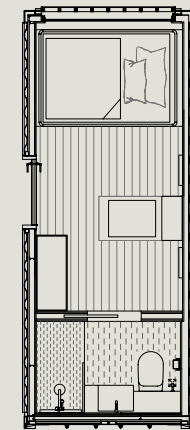
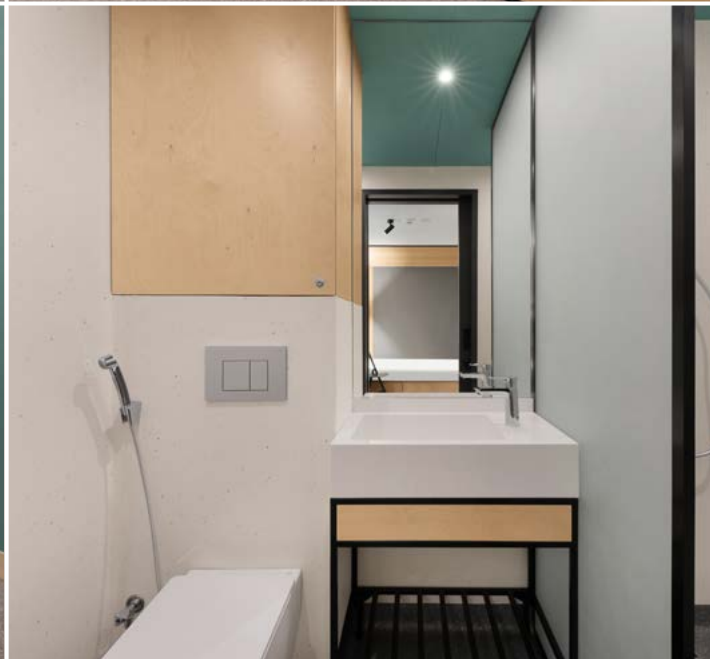
Available in 20ft and 40ft containers.

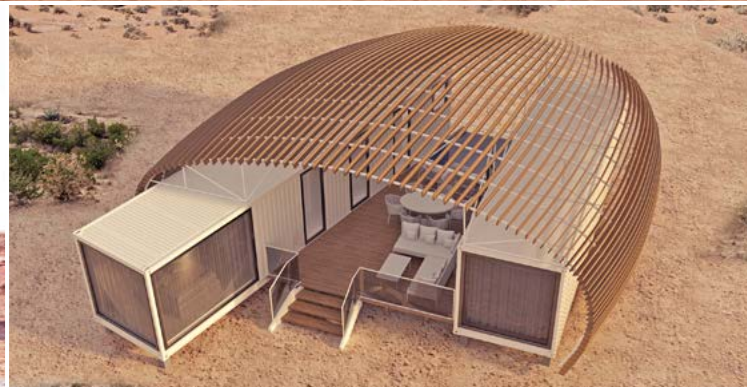


SPECIFICATIONS

📏 Footprint - 2,5m x 6m

🏠 Total Gross Area - 15m²

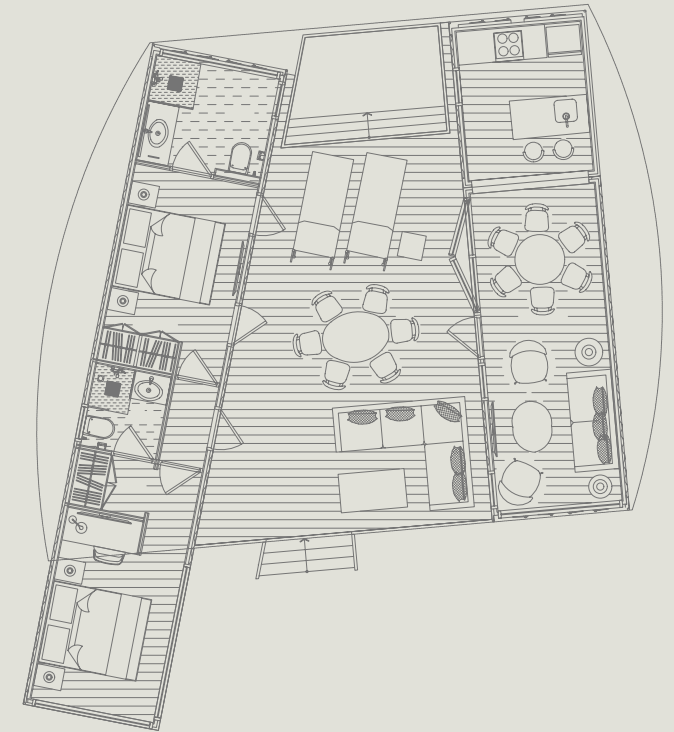




SPECIFICATIONS

🏠 Footprint - 2,5m x 12m + 2,5m x 9m

🏠 Total Gross Area - 52,5m²





SPECIFICATIONS

Footprint - 12m x 2,5m

Total Gross Area - 30m²

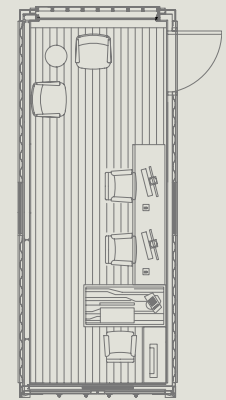




SPECIFICATIONS

📏 Footprint - 2,5m x 6m

🏠 Total Gross Area - 15m²





III TEMPORARY STRUCTURES/ POP-UPS

Our pop-up designs allow you the freedom to explore new ideas and see how costumers respond. Designed to be easily dismantled and relocated to your next experimental location, cost efficient and sustainable.



Amiri



EXPO 2020 - Pepsi Black & Lays



EXPO 2020 - Gatorade



EXPO 2020 - Aquafina

Client: Soho Middle East

Location: Dubai - Mall of the Emirates

AMIRI is a modern luxury brand that incorporates elements of California lifestyle and American Rock n' Roll. Established in 2014 by Mike Amiri, the luxury menswear and womenswear brand, AMIRI, marries refined craftsmanship with the glamor of LA's authentic skate and street culture.

We at BMS were able to introduce the first ever pop-up store for the brand in the Middle East region due to its partnership with the luxury retail brand Soho Middle East. The module was located in the Mall of the Emirates and was completed in only 14 days.





Location: Dubai

We had the honour to create three striking pavilions for the brands Pepsi®, Lay's®, Gatorade®, and Aquafina® which were located in and aligned with Expo 2020's three core sub-themes and Thematic Districts, Opportunity, Mobility and Sustainability. PepsiCo as a company aims to drive change for a better tomorrow by challenging today and the best platform to begin is at the World Expo. The vision of the company was brought to life through the three dedicated pavilions; The Plus, The Bolt and The Drop each designed in a way to capture each brand's identity.

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IV GLAMPING



DOMES

Easy to install dome tents in various sizes for your event or semi-permanent entertainment activation. The domes can each be interconnected through tubes if necessary.



TENTS

Get as close to nature as possible while still providing you the experience of luxury living. Based on your needs and preferences, we have a wide portfolio of tents for you to choose from. Our selections begin with the classic and superior models and range all the way to deluxe and exclusive selections.



TRAILERS

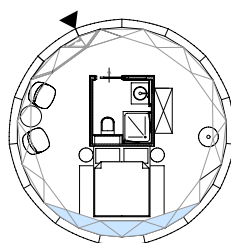
Luxury camping in the form of a trailer that is suitable for any terrain and weather.

F30

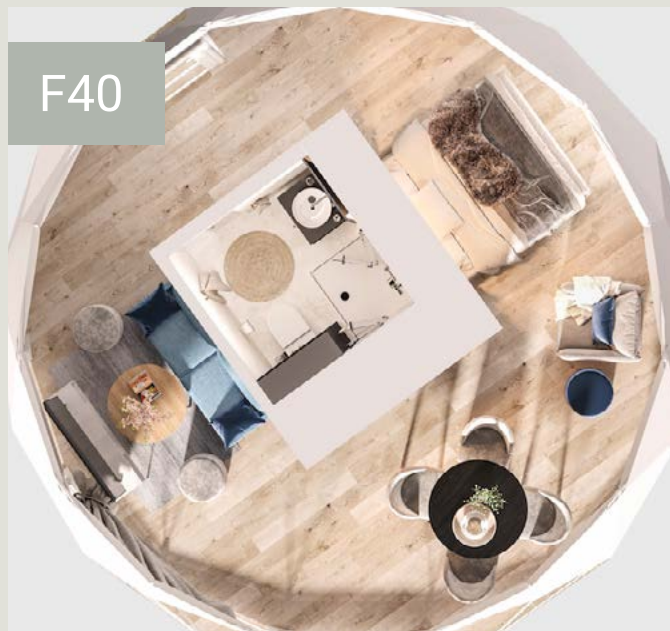


SPECIFICATIONS

- Base area: **27,3m²**
- Diameter: **5,9m**
- Height: **3,5m**
- Assembly time:
3-4 hours
- Capacity:
4 Pax

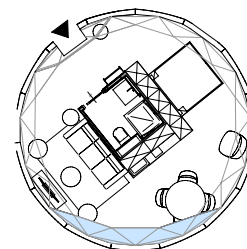


F40

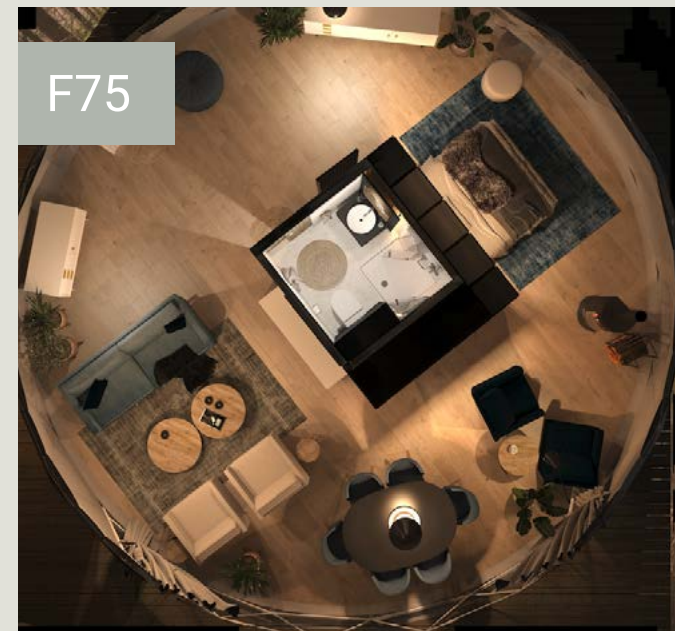


SPECIFICATIONS

- Base area: **37,5m²**
- Diameter: **6,9m**
- Height: **4,1m**
- Assembly time:
4-5 hours
- Capacity:
4-5 pax

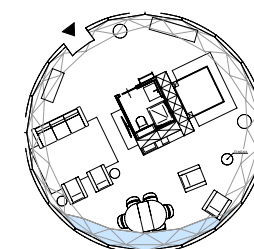


F75



SPECIFICATIONS

- Base area: **71m²**
- Diameter: **9,5m**
- Height: **4,7m**
- Assembly time:
6-8 hours
- Capacity:
6-7 pax





CLASSIC TENT



SUPERIOR TENT



DELUXE TENT



EXCLUSIVE TENT



COMET



SPECIFICATIONS

- ▲ Inner tent dimension:
4,5 x 4,5m (20,3m²)
- 🏠 Veranda: **4,5 x 2,1m (9,5m²)**
- 🏠 Total surface: **4,5 x 6,6m (29,8m²)**
- 👤 Footprint: **6,4 x 9m (57,6m²)**
- 👤 Guests: **2-5**
- 🛏 Bedrooms: **2**
- 🚿 Bathroom: **No**
- 🍳 Kitchen: **Yes**



SPARKLE



SPECIFICATIONS

- ▲ Inner tent dimension:
2,5 x 3m (7,5 m²)
- 🏠 Veranda: **2,5 x 1,2m (3,1m²)**
- 🏠 Total surface: **2,5 x 4,2m (10,6m²)**
- 👤 Footprint: **3,9 x 6,2m (20,3m²)**
- 👤 Guests: **2**
- 🛏 Bedrooms: **1**
- 🚿 Bathroom: **No**
- 🍳 Kitchen: **No**



DREAMER



SPECIFICATIONS

- ▲ Inner tent dimension:
7,5 x 5,4m (40,5m²)
- 🏠 Veranda: **5 x 3,1m (15,5m²)**
- 🏠 Total surface: **55m²**
- 👤 Footprint: **9,5 x 9,9m (94,1m²)**
- 👤 Guests: **4-6**
- 🛏 Bedrooms: **2**
- 🚿 Bathroom: **Yes**
- 🍳 Kitchen: **Yes**



ECLIPSE



SPECIFICATIONS

- ▲ Inner tent dimension: **51,2m²**
- 🏠 Veranda: **17,4m²**
- 🏠 Total surface: **68,6m²**
- 👤 Footprint: **104,4m²**
- 👤 Guests: **4-6**
- 🛏 Bedrooms: **3**
- 🚽 Bathroom: **Yes, and a separate toilet**
- 🍳 Kitchen: **Yes**



STARDUST



SPECIFICATIONS

- ▲ Inner tent dimension: **7,5 x 5,4m (40,5m²)**
- 🏠 Veranda: **23,3m²**
- 🏠 Total surface: **7,5 x 8,5m (63,8m²)**
- 👤 Footprint: **10,2 x 9,9m (101m²)**
- 👤 Guests: **2**
- 🛏 Bedrooms: **1**
- 🚽 Bathroom: **Yes**
- 🍳 Kitchen: **Optional**



AURORA



SPECIFICATIONS

- ▲ Inner tent dimension: **70,1m²**
- 🏠 Veranda: **32,7m²**
- 🏠 Total floor area: **102,8m²**
- 👤 Footprint: **17,5 x 20m (348,5m²)**
- 👤 Guests: **4**
- 🛏 Bedrooms: **2**
- 🚿 Bathroom: **Yes, en-suite bathroom for both bedrooms**
- 🍳 Kitchen: **Optional**



SUPERNOVA



SPECIFICATIONS

- ▲ Inner tent total: **103,6m²**
- 🏠 Veranda total: **80m²**
- 🏠 Total surface: **183,6m²**
- 👤 Footprint: **23,7 x 24,2m (650m²)**
- 👤 Guests: **6**
- 🛏 Bedrooms: **3**
- 🚿 Bathroom: **Yes, en-suite bathroom for all three bedrooms**
- 🍳 Kitchen: **Optional**

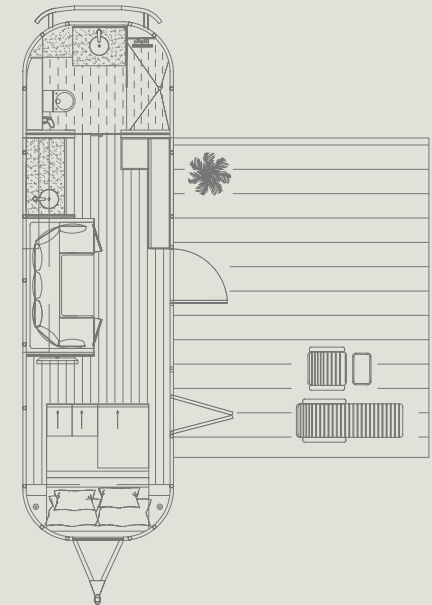




SPECIFICATIONS

📏 Footprint - 2,5m x 8m

🏠 Total Gross Area - 20m²



OUR CLIENTS

MUDON

EMAAR

III MERAAS



AMIRI



Get in touch for more information.

info@bespoke-modular-solutions.com



W | www.bespoke-modular-solutions.com

