MODUS
Modular living system

MODULAR LIVING PLATFORM

Presentation / 2026

GLAMPING RESORTS DESIGN
unique ideas | concepts | projects



More possibilities at the same location.

Two levels. Phased development. Replaceable modules.

Concept and development: Borut Kokelj / Damijan Koprivc

Living modules. A lasting support structure.

MODUS brings together living units, an independent support structure, access routes, terraces and a shared architectural identity in one coordinated system.

The core idea separates the living modules from the longer-lasting support and access infrastructure. This allows the site to evolve throughout the project lifecycle.

Flexible module selection.
Compatible living units or custom-built modules. Dimensions, weights and connections are coordinated for each project.



ILLUSTRATED CONFIGURATION / TWO LEVELS

The **support structure** forms the basis of the system.
The **living modules** suit the intended use and project standard.

Two levels. More development potential.

More living units above the same building footprint.



2
base footprint bays

2
levels

4
living units
in the illustrated configuration

Development logic: land, access and shared infrastructure costs can be assessed against a larger number of units. The actual outcome must be verified for the selected site.

How the system fits together.

01

Support infrastructure

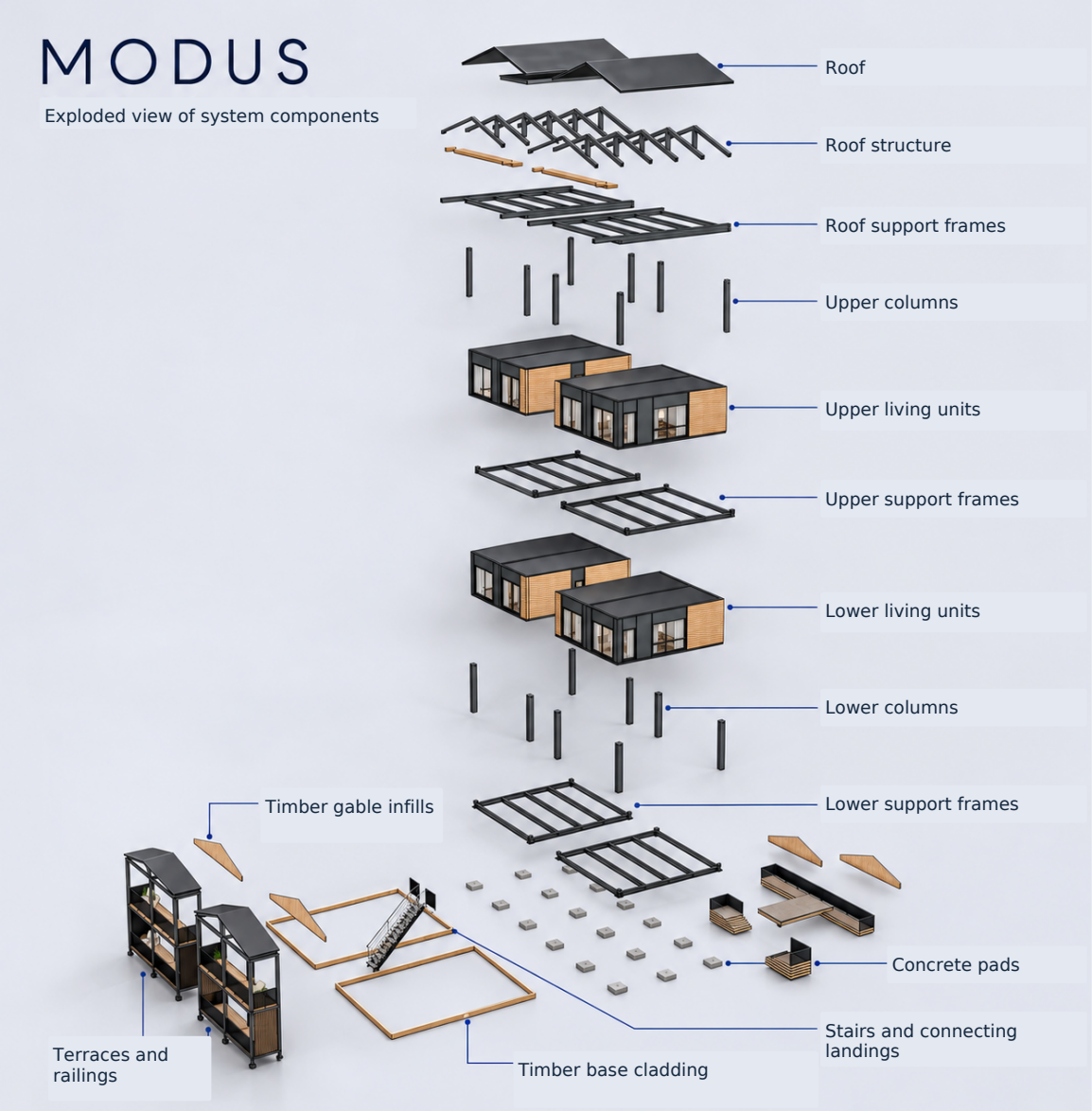
Foundation pads, frames, columns and bracing form the structural base of the system.

02

Living modules

Units with coordinated dimensions, loads, structural interfaces and service connections.

Access, terraces and the roof complete the functional and architectural whole.



From foundations to a complete building.

Clearly defined components help coordinate site preparation, delivery and assembly.

MODUS / ASSEMBLY STAGES

Modular support structure



Concrete pads | **Lower support frames** | **Lower living units** | **Lower columns** | **Upper support frames** | **Stairs and connecting landing**



Upper living units | **Upper columns** | **Roof support frames and bracing** | **Roof structure** | **Terraces, ceilings, railings and cladding** | **Roof - complete building**

01 Preparation

Site, foundation pads and connections.

02 Fabrication

Preparation of modules and structural components.

03 Assembly

Coordinated placement and connection.

04 Completion

Terraces, roof and landscaping.

Grow in phases. Upgrade when needed.

Phased development also applies to the entire site. The initial scope and future expansion are considered from the earliest project concept.



01

Initial phase

A first complete cluster with access, service connections and finished surroundings.

02

Planned expansion

Additional clusters in response to demand and available site capacity.

03

Module replacement

Upgrading compatible units with verified interfaces and access for installation.

From structure to quality of living.



ILLUSTRATIVE LAYOUT / NOT TO SCALE

Privacy

Individual living units and private outdoor areas separate personal space from shared access routes.

Clear spatial connections

Access routes, terraces and living spaces form a clear and coherent whole.

Selection to suit the use

The final layout, fittings and living standard are defined by the selected module and target group.

One platform. A distinctive sense of place.

The roof, facade materials, terrace privacy and planting are coordinated with the surroundings and project standard.



TERRACE-SIDE VIEW



ACCESS-SIDE VIEW

The illustrated design combines timber, a dark support structure and pitched roofs. The starting point is an adaptable platform developed into a project for a specific client and location.

An inviting experience in every season.

Architecture, comfort and the experience of the surroundings together shape the identity of the accommodation.



ARCHITECTURE IN A WINTER SETTING



LIVING AND EXPERIENCING THE LOCATION

Year-round use is designed around suitable living units, building envelopes, heating and ventilation. Snow, wind and safe access must also be checked for the specific site.

Four uses. One modular platform.

Tourism and resorts

New accommodation or an addition to an existing campsite, glamping resort, holiday resort or aparthotel.

Residential and employee accommodation

Longer-stay accommodation aligned with the intended use and management model.

Campus and communal living

Repeatable units with shared access and supporting facilities for student and other communities.

Senior living

Accommodation for older people with specifically adapted accessibility, safety and care provision.

MODUS: a clear concept, understandable assembly stages and the development of a specific site proposal.

The next step is a specific site.

A verifiable development scenario connects site potential, intended use, phasing and investment scope.

01

Site and programme

Plot, target guests, number of units, privacy, parking, and communal and service spaces.

What can the site accommodate?

02

Technical feasibility

Structural capacity, snow and wind, fire safety, energy design, accessibility, transport and installation.

How is the system adapted?

03

Investment scope

Modules, support structure, site preparation, service connections, terraces, landscaping and contingency.

What does full delivery include?

The project is developed and checked with authorised local designers. Unit numbers, costs and schedules are defined for the specific conditions; this presentation does not set them.

Let us select the first site.

From a clear idea to a site proposal ready to present to an investor.



CONCEPT AND DEVELOPMENT

Borut Kokelj
Damijan Koprivc

MODUS
Modular living platform

For development, sales and investment partners seeking an adaptable system for new accommodation projects.

The partner brings knowledge of sites, investors and operators. Together, we develop the programme, module configuration and a verifiable path to delivery.

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