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Modulare Incorporadora

DEVELOPER REVIEW 2026

Modulare Incorporadora — innovative modular construction approach, competitive pricing, modern methods, emerging SC developer



DATA-DRIVEN INVESTMENT INTELLIGENCE

Modulare Incorporadora — Developer Review

Modulare Incorporadora is an emerging developer with an innovative modular construction approach. The company uses prefabricated and modular building methods to reduce construction time and costs while maintaining quality standards. Modulare is active in growing Santa Catarina markets and offers competitive pricing through its efficient construction model. The company represents a new generation of Brazilian developers embracing modern construction technologies — off-site prefabrication, modular assembly, and streamlined project management.

Company Facts

Metric	Details
Founded	Emerging developer
Headquarters	Santa Catarina
Focus Areas	Growing SC markets
Segment	Mid-range residential
Differentiator	Modular/prefabricated construction
Portfolio Size	Young, growing

Business Model & Approach

Modulare’s business model leverages modular and prefabricated construction to offer competitive pricing and faster delivery. The modular approach reduces construction time by 30-50% compared to traditional methods, lowers labor costs, and improves quality control through factory-standardized production. This model appeals to price-conscious buyers who want modern, well-built homes at accessible prices. The trade-off is less architectural customization compared to traditional construction.

Project Portfolio

PROJECT	LOCATION	TYPE	STANDARD
Current projects	SC growth areas	Modular condos	Mid-standard
Planned projects	Expansion	Modular residential	Mid-standard

Delivery Track Record

Modulare is a younger company with a developing track record. The modular construction approach is proven globally but relatively new in Brazil’s residential market. Early projects show promise in terms of construction speed and quality, but the company needs 2-3 more years of completed deliveries to establish a robust track record. Monitor delivery quality, warranty performance, and customer satisfaction as more projects complete.

Plan B Developer Score

Delivery

7.0/10

Quality

7.0/10

Stability

6.5/10

Satisfaction

7.0/10

Reputation

6.5/10

Transparency

6.5/10

★ Overall Score

6.8/10

Plan B Expert Assessment — subjective evaluation based on market analysis. Not financial advice.

★ **Modulare Developer Verdict**

Modulare is an **emerging developer with innovative approach**. Modular construction offers potential cost and time advantages (30-50% faster delivery). Younger track record means more uncertainty but also opportunity for early buyers who benefit from competitive pricing. Best for investors comfortable with newer developers and interested in modern construction methods. Monitor track record over next 2-3 years as more projects complete. The modular model is promising but unproven at scale in Brazil's coastal market.

⚠ **CONSIDER for innovative construction, monitor track record**

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Plan B Brazil represents international investors in Santa Catarina real estate. We work exclusively with vetted developers and stand on the buyer's side. This report is for informational purposes only and does not constitute financial, legal, or investment advice. All data is based on publicly available sources as of June 2026. © 2026 Plan B Brazil — CRECI-SC 59616 — planbbrazil.com. All rights reserved.

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