



LUXSPACE
The Original Built To Last

Manufactured in **UAE & KSA**

spacemaker.ae
byrnetechical.com

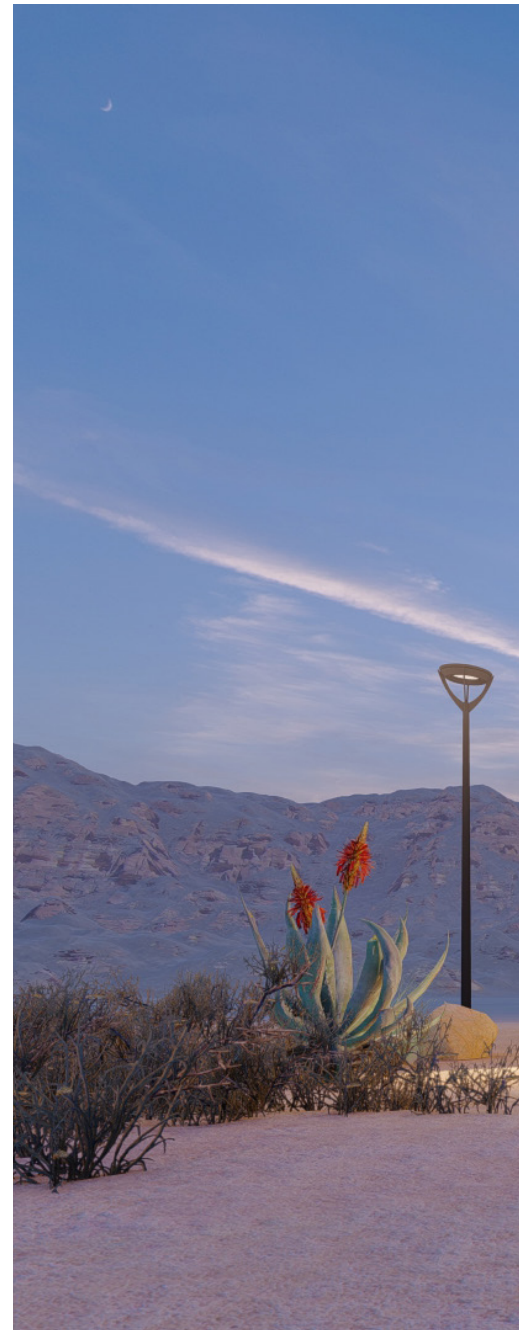
INTRODUCTION

Since its inception in 1990, Spacemaker has grown to become one of the highest quality modular building construction suppliers in the Middle East. A turnkey solution provider at the fore-front of modular construction, setting manufacturing benchmarks in the region with our engineering excellence. We are able to deliver off-site prefabricated modular building solutions, straight from our state of the art manufacturing facilities in KSA and UAE, spanning over 80,000m². We have the capability to build 240,000m² of modular units per year in our space alone.

All the engineering necessary is provided by our in-house team of various disciplines which include structure, MEP, HVAC, architecture and more. Their combined experience of more than 30 years in the field has enabled us to complete over 3000 projects within the MENA region to date, across a multitude of industries including Energy and Oil & Gas.

Whatever the project and however remote or complex, we can provide design, manufacturing, logistics, installation and commissioning. Our innovation strategy ensures creative solutions and the most up to date technology is considered for every project.

Spacemaker is supported by our sister company Byrne Equipment Rental, one of the largest plant and equipment rental companies in the Middle East with 20 operational bases, covering the UAE, KSA, Kuwait, Qatar, Oman and Bahrain, a fleet of over 14,000 items of plant and a team of over 1,500 people.





Our Certifications

ISO9001:2015 (Quality)
ISO14001:2015 (Environment)
ISO45001:2018 (Health & Safety)
ISO17065 (Product Certification -
fire rated wall panels)



QUALITY

It is Spacemaker's policy to identify the requirements of our customers and provide a service that meets or exceeds these requirements by the use of processes, materials, or products that avoid, reduce, or control pollution and comply with relevant laws, standards and regulations applicable to our business.

Our internal quality procedures adhere to the highest standard in the industry - from detailed documentation of material procurement to thorough certified inspections. This internal process ensures the highest quality of workmanship is met at all times.

ISO Certification

Recognising the hazards present in our industry, we take every practical step to provide and maintain a safe and healthy work environment for all employees, subcontractors and visitors who may be affected by or come into contact with a Spacemaker project.

At Spacemaker, our structured process for managing quality, health, safety and environmental activities in compliance with ISO certification is consistent with QHSEMS standards. Our QHSE management system procedures are documented to ensure our activity, conditions and tasks affecting quality, health, safety and environmental protection are planned, organised, executed, reviewed and improved.



LUXSPACE

LuxSpace is a specialised product line of state of the art buildings made solely from modular sections - **SmartSpace, PodSpace, LivingSpace and RetailSpace.**

These bespoke luxury semi-permanent buildings can be used for offices, hospitality facilities, embassies, airport terminals, hospitals, residential units and more.

An efficient alternative to traditional builds, LuxSpace structures can be constructed in half of the time, utilising less materials resulting in less manpower required.

They are more beneficial than the traditional, precast construction methods due to the sustainable design, demonstrating the potential to create buildings that not only improve living conditions but also respect the natural environment.

The holistic approach of developing and successfully implementing a sustainable design is to avoid or reduce the depletion of critical resources such as energy, water and raw materials. Furthermore, this approach aims to prevent environmental degradation caused by facilities and or infrastructure throughout the cycle of the project.



MADE
LOCALLY

SUSTAINABLE LIVING



MODULAR SOLUTIONS

LUXURY CONCEPT

SMART
CONSTRUCTION

OFF-SITE STEEL
MANUFACTURERS

SMARTSPACE

These self-contained luxury units have no limits and can be utilised as a self-contained living space, hotel room, office space and more. Versatile and robust, SmartSpace come fully furnished and interior designed to a high standard with ambient, refreshing colour tones.



PODSpace

Self-contained prefabricated plug and play pods with diverse capabilities from luxury sanitation facilities to complete kitchen spaces.

Flexible, without compromising on design, our PodSpace units are custom-designed to your specifications, offering a wide selection of quality finishes and fittings, making them ideal for spaces of all styles and budgets.

LIVINGSPACE

LivingSpace is designed for long term, high end accommodation. Available in G+1 designs from 2 to 5 bedrooms, these luxury prefabricated villas are durable, with strong walls designed for acoustic benefits and stunning concrete flooring.

Each unit is unique with interchangeable designs. They are built with sustainability in mind, designed to have fresh air systems inside to create a carbon free living space.



RETAILSPACE

RetailSpace caters primarily to large Food and Beverage brands that want to establish in remote locations within a short period of time, accommodating all heating and preparation facilities to suit the exact requirements.

The units come pre-fitted with HVAC and personnel areas for resting and can be custom designed to exact specifications ensuring the units align with company branding or fit in with the surrounding environment.



“Our priority was to create a luxury product line with minimal impact on the environment.

Sustainability is at the forefront of our future vision and this was paramount in the design and development of our LuxSpace range.”

Business Development Manager



The Unfiltered Experience







SPACEMAKER

BYRNE

TECHNICAL SERVICES



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