

MODULUX
HOMES

by Tran Duc Corp.

Sustainable Living Solution





by Tran Duc Corp.

Modulux Homes specializes in designing and building pre-engineered homes. In tandem with our clients, our houses can be built with consideration of personalized demands. Latest processing and manufacturing technologies that meet international construction standards allows us to build the perfect home for your needs. With a focus on quality and attention to detail, we aim to create premium, unique, and impressive living spaces.

Tran Duc Corporation

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TRAN DUC CORPORATION

Established in 2001, Tran Duc Corporation consists of 4 major brands that spans across multiple industries:

1. Tran Duc Furnishings - Luxury Hospitality Furniture
2. Tran Duc Homes - Architecture and Construction
3. Modulux Homes - Luxury Modular Homes
4. An Lam - Design, Build & Management in Hospitality

With over 22 years of experience in wood manufacturing and processing, owning 2 factories covering an area of 120,000m², and employing more than 2,000 experienced staff, Tran Duc Corporation takes pride in being the most comprehensive solutions provider for the green architecture, construction, interior and hospitality industry in Southeast Asia.

An Lam Retreats Ninh Van Bay Sen Restaurant

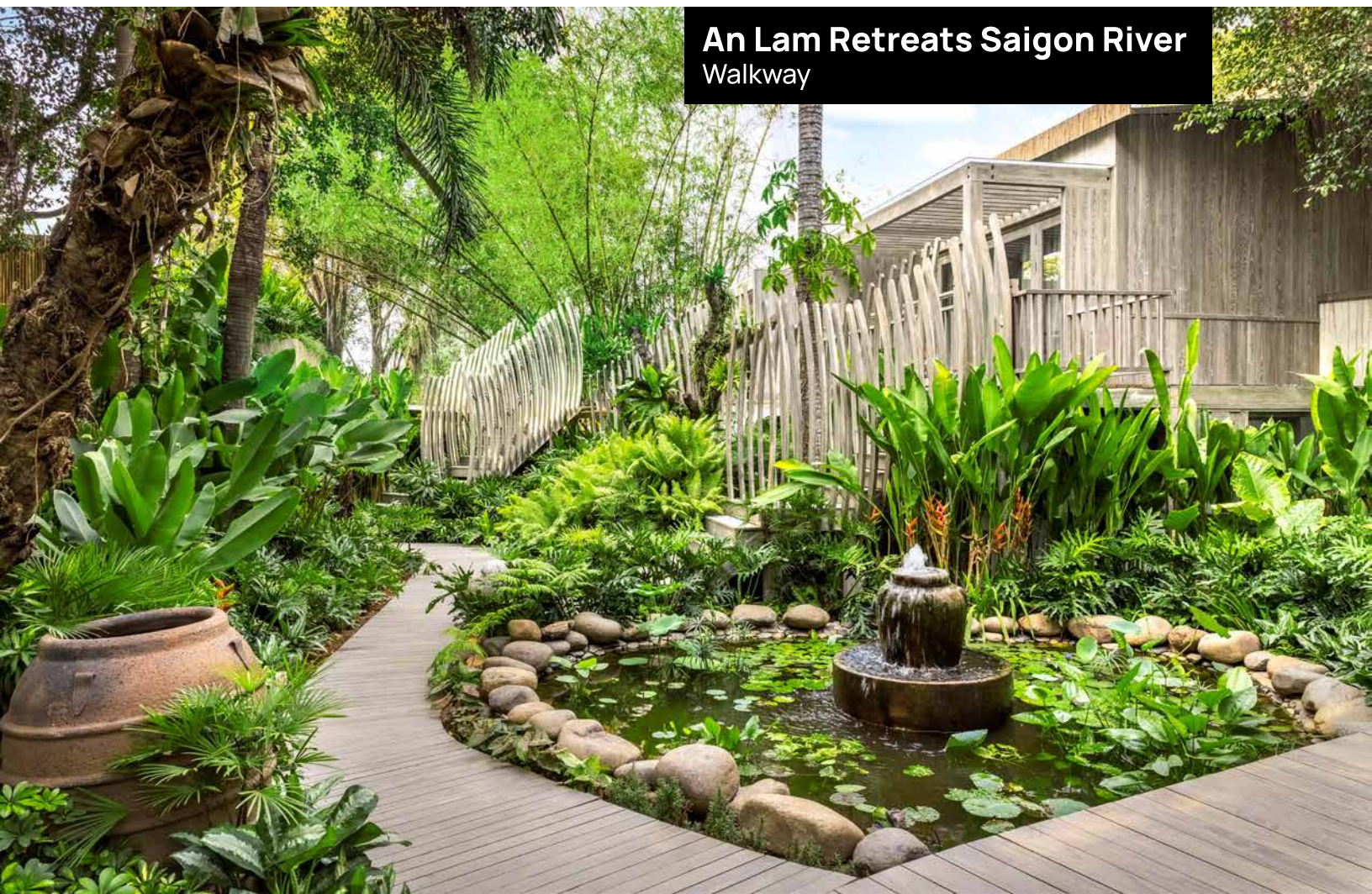


MISSION, VISION, AND VALUES

Mission: Through utilizing sustainable manufacturing practices, we aim to become the most comprehensive solutions provider for the green architecture, construction, interior and hospitality industry

Vision: Tran Duc Corp. envisions a future where our solutions not only provides quality but also serves as a testament to the transformative power of sustainable living, fostering a harmonious coexistence between humanity and the planet.

Values: Central to our ethos is the unwavering emphasis on sustainable living, underpinned by an intricate fusion of cutting-edge design and eco-friendly practices. We believe in offering not just solutions but sustainable havens that harmonize with the environment.



**An Lam Retreats Saigon River
Walkway**

TRAN DUC FURNISHINGS

A Sister Company of Modulux Homes

"One-Stop Solution" presents an integrated solution for hospitality furniture, encompassing of services from design to construction, and extending to comprehensive management of hotel furniture projects. This holistic approach ensures quality control and timely delivery, aligned with your expectations, making Tran Duc Furnishings your reliable partner in achieving visionary spaces.

TRAN DUC
furnishings

23 YEARS of Success
Long-stay Experience

02 FACTORIES
120.000m²
1,200+ Employees,
200 Containers per month

400 PROJECTS
to The US, Europe,
Japan, SEA, Middle East...

FOUR SEASONS
Hotels and Resorts

THE RITZ-CARLTON®

JW MARRIOTT.

Fairmont

MGM GRAND

HYATT

MARRIOTT.
HOTELS & RESORTS

SHERATON
EST. 1957

WALT DISNEY World.

CONRAD
HOTELS

HILTON
HOTELS & RESORTS

KIMPTON
HOTELS & RESTAURANTS

RENAISSANCE.
NASHVILLE HOTEL

WESTIN
HOTELS & RESORTS

THE POST OAK
HOTEL AT UPTOWN HOUSTON

Graduate
HOTELS

CHOCTAW
CASINO RESORT

Le MERIDIEN

DOUBLE TREE
BY HILTON®

the wink

TRAN DUC HOMES

A Sister Company of Modulux Homes

Tran Duc Homes is the leading business in the wood construction industry, renowned for our dedication to delivering all-encompassing Green solutions in Architecture – Construction – Interior Design – Decoration within Vietnam. This commitment is not just our business model but our vision for enduring growth.

Our mission is to instill “GREEN” principles at the heart of our values, championing environmental sustainability. Tran Duc Homes is pledges commitment to environmental stewardship, by using 100% premium quality wood, conscientiously sourced from regenerated forests. These sources are meticulously accredited, complying with stringent standards and certifications from the US, Europe, and New Zealand. The primary solutions offered by Tran Duc Homes are as follows:

1. Wood Treatment
2. Mass Timber
3. Components
4. Exterior Furniture



MODULUX HOMES by Tran Duc Corp.

The Modulux Homes brand is the excellent combination of Tran Duc Homes and Tran Duc Furnishings, with the aim of bringing a luxurious and convenient lifestyle to many families while contributing to society by protecting the living environment and reducing carbon emissions in construction. At Modulux Homes, our business philosophy revolves around a steadfast commitment to transformative ideals that go beyond traditional construction paradigms. Our dedication to efficiency is not merely a convenience for families but a deliberate choice to optimize resources and minimize ecological impact.

We believe in empowering our customers to turn their dream homes into reality by offering a unique and personalized experience. We understand that every individual has unique preferences and requirements when it comes to their living spaces. Whether it's the layout, design, materials, or even the smallest details; with our service, customers are not just buying a house; they are crafting their own haven, ensuring it reflects their style, needs, and personality, creating a home that truly feels like their own.



ENVIRONMENTAL, SOCIAL AND CORPORATE GOVERNANCE (ESG)

Environmental Factors

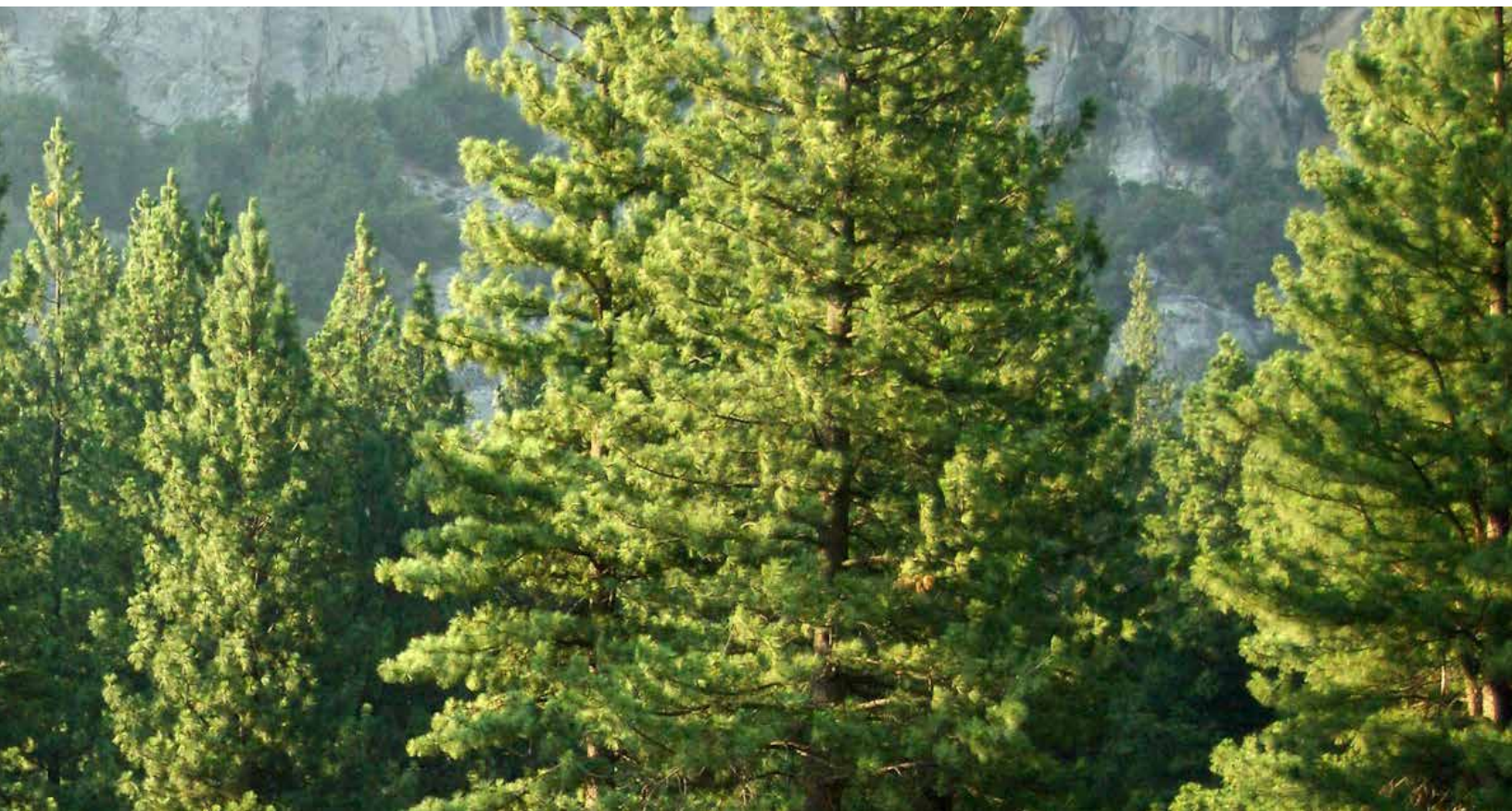
- Sustainable Materials: Modulux Homes prioritizes the use of sustainable and well-sourced materials in manufacturing processes, minimizing carbon footprint. Moreover, our timber products are FSC certified from well-trusted plantations.
- Waste management: The company actively seeks ways to reduce waste during the manufacturing process. Efforts include optimizing cutting patterns, reusing excess materials, and promoting a zero-waste mindset among employees.

Social Factors

- Employee Well-Being: We place a high priority on employee health and safety. Training programs and safety protocols are implemented to ensure a safe working environment.
- Local Job Creation: The company supports local economies by creating job opportunities in the communities where its manufacturing and office facilities are located.

Governance Factors

- Ethical Business Practices: The company maintains transparency in its business practices, providing stakeholders with accurate and timely information about its operations, financial performance, and sustainability initiatives.



CAPABILITIES

A combination of modular and luxury, Modulux Homes represents prefabricated homes built in a factory-controlled environment in panels or modules and then transported to the construction site. Upon arrival, modules are assembled and installed on a fixed foundation resulting in a complete house.

With the desire to bring green and convenient living to many families, Modulux's Homes are manufactured from eco-friendly materials with clear origins and the ability to be recycled.

We strongly promote greenery in all our products, creating an environmentally friendly yet aesthetically pleasing living space.

Further capabilities include:

- Personalized Design
- Modern Production Line
- Modular Installation
- Panelized Installation
- Framework
- Construction Components
- Furnishings






MODULUX
HOMES

SEDA

Homes Collection







Garden Studio

MOD.H 101

253 sq ft / 23.5 m²

Compact and innovative, the Garden Studio brings all your needs in a compact form. Combining flexible design, diverse finishing materials, and the latest manufacturing technologies to create user-friendly living spaces while meeting the “green” demands of today’s age. The Garden Studio has a living space of 253 sq ft, featuring a studio bedroom and 1 bathroom. Through utilization of modern processing technologies and with consideration of the environment, this model achieves the impossible; the collaboration between sustainability and elegance.

Garden Studio

MOD.H 101

253 sq ft / 23.5 m²



General Info.

253 sq ft / 23.5m²
 Studio bedroom
 1 bathroom

Modular Installation
 1 story
 1 kitchen/pantry

Features

Steel Framework
 Solar + Battery Powered
 Smart home system

Insulated Walls
 Front Porch
 1 entrance (Oversized Sliding Doors)

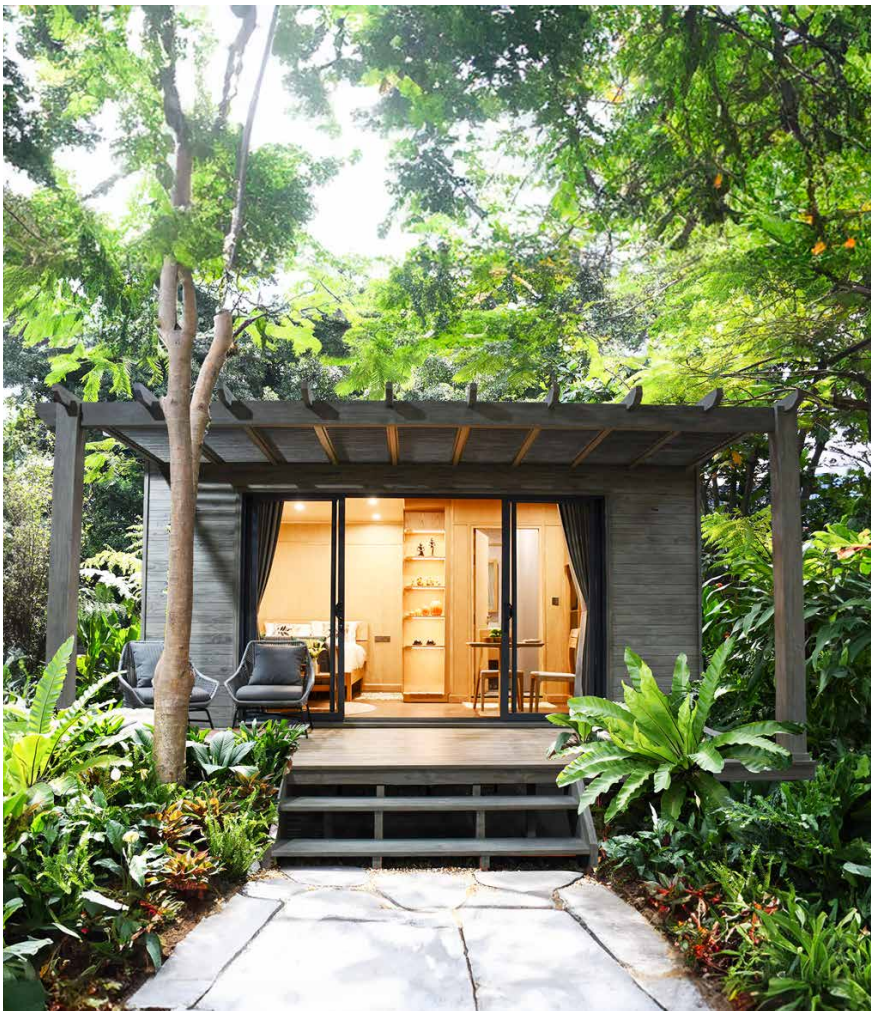
Finishing Options

Roofs
 Cladding
 Ceiling
 Flooring/Decking

Doors
 Lighting
 Appliances
 Furnishings

Pricing Details

House - TBD
 Transport - TBD
 Installation - TBD



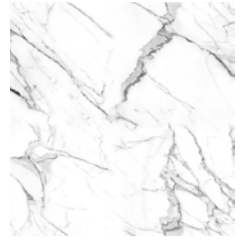
SPC Flooring-Timber Planks
Color: *White Oak*



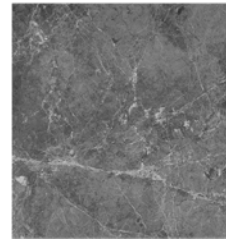
Wall & Ceiling
Color: *White Oak*



Kitchen Benchtop
Color: *White Marble*



Bathroom Wall
Color: *White Marble*



Bathroom Flooring
Color: *Grey Marble*



Cabinet
Color: *White Oak*







Garden Villa

MOD.H 101A

366 sq ft / 34 m²

Compact and innovative, the Garden Villa brings all your needs in a compact form. Combining flexible design, diverse finishing materials, and the latest manufacturing technologies to create user-friendly living spaces while meeting the “green” demands of today’s age. The Garden Vila has a living space of 366 sq ft, featuring 1 bed and 1 bathroom. Through utilization of modern processing technologies and with consideration of the environment, this model achieves the impossible; the collaboration between sustainability and elegance.

Garden Villa

MOD.H 101A

366 sq ft / 34 m²



General Info.

366 sq ft / 34m²

1 bedroom

1 bathroom

Modular Installation

1 story

1 kitchen/pantry

Features

Steel Framework

Solar + Battery Powered

Smart home system

Insulated Walls

Front Porch

2 entrances (Oversized Sliding Doors)

Finishing Options

Roofs

Cladding

Ceiling

Flooring/Decking

Doors

Lighting

Appliances

Furnishings

Pricing Details

House - TBD

Transport - TBD

Installation - TBD

Garden Villa/ Exterior Overview



Garden Villa/ Living - Dining - Kitchen



Garden Villa/ Bedroom - Bathroom



SPC Flooring-Timber Planks
Color: White Oak



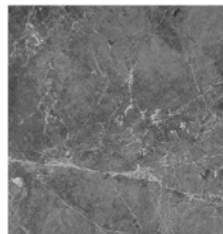
Wall & Ceiling
Color: White Oak



Kitchen Benchtop
Color: White Marble



Bathroom Wall
Color: White Marble



Bathroom Flooring
Color: Grey Marble



Cabinet
Color: White Oak





Garden Suite

MOD.H 201

658 sq ft / 61 m²

Courageously bold, the Garden Suite brings all your needs in a medium sized house. Combining flexible design, diverse finishing materials, and the latest manufacturing technologies to create user-friendly living spaces while meeting the “green” demands of today’s age. The Garden Suite has a living space of 658 sq ft, featuring 2 bedrooms and 1 bathroom. Through utilization of modern processing technologies and with consideration of the environment, this model achieves the impossible; the collaboration between sustainability and elegance.

Garden Suite

MOD.H 201

658 sq ft / 61 m²



General Info.

658 sq ft / 61m²

2 bedrooms

1 bathroom

Modular Installation

1 story

1 kitchen/pantry

Features

Steel Framework

Solar + Battery Powered

Smart home system

Insulated Walls

Front Porch

1 entrance (Sliding Doors)

Finishing Options

Roofs

Cladding

Ceiling

Flooring/Decking

Doors

Lighting

Appliances

Furnishings

Pricing Details

House - TBD

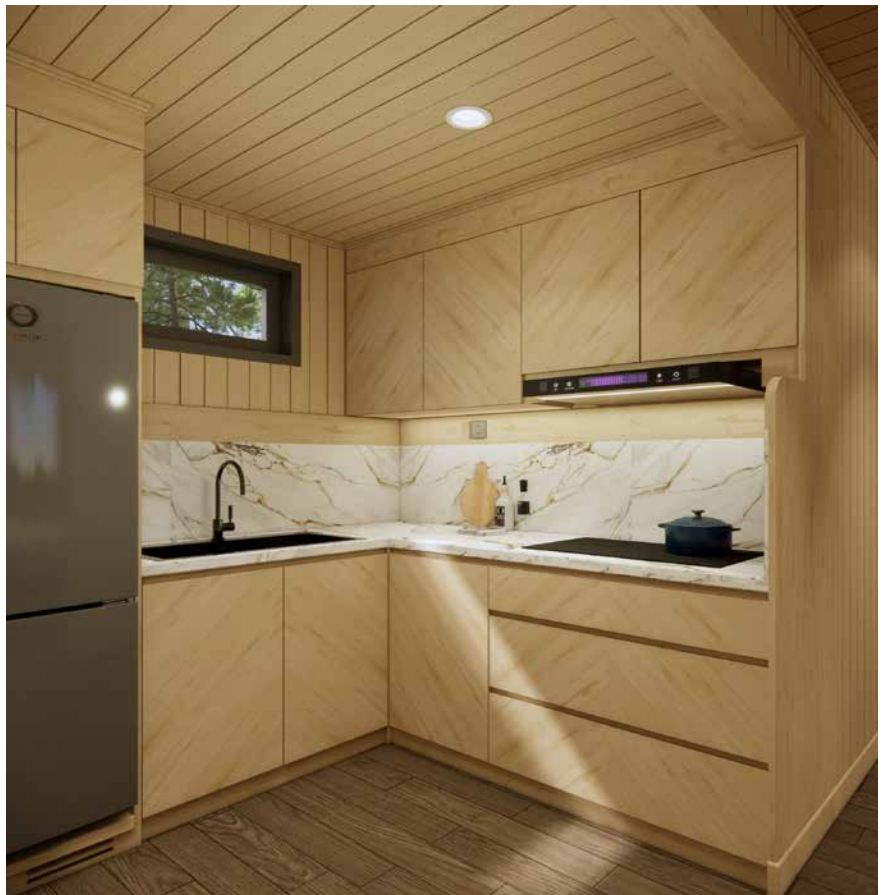
Transport - TBD

Installation - TBD

Garden Suite/ Exterior Overview



Garden Suite/ Living - Dining - Kitchen



Garden Suite/ Bedrooms - Bathroom



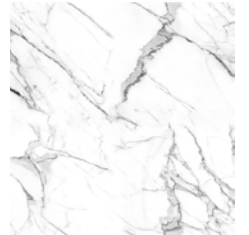
SPC Flooring-Timber Planks
Color: White Oak



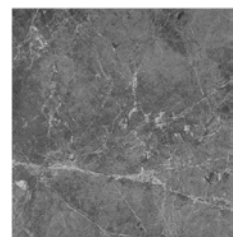
Wall & Ceiling
Color: White Oak



Kitchen Benchtop
Color: White Marble



Bathroom Wall
Color: White Marble



Bathroom Flooring
Color: Grey Marble



Cabinet
Color: White Oak





Garden Executive

MOD.H 302

894 sq ft / 83 m²

For all your needs, the Garden Executive brings all your needs and more in a fully assembled house. Combining flexible design, diverse finishing materials, and the latest manufacturing technologies to create user-friendly living spaces while meeting the “green” demands of today’s age. The Garden Executive has a living space of 894 sq ft, featuring 3 bedrooms and 2 bathrooms, the perfect size for families or friends. Through utilization of modern processing technologies and with consideration of the environment, this model achieves the impossible; the collaboration between sustainability and elegance.

Garden Executive

MOD.H 302

894 sq ft / 83 m²



General Info.

894 sq ft / 83m²

3 Bedrooms

2 Bathrooms

Modular Installation

1 story

1 kitchen/pantry

Features

Steel Framework

Solar + Battery Powered

Smart home system

Insulated Walls

Front and Back Porch

2 entrances (Oversized Sliding Doors)

Finishing Options

Roofs

Cladding

Ceiling

Flooring/Decking

Doors

Lighting

Appliances

Furnishings

Pricing Details

House Price - TBD

Transport - TBD

Installation - TBD

Garden Executive/ Exterior Overview



Garden Executive/ Living - Dining - Kitchen



Garden Executive/ Bedrooms



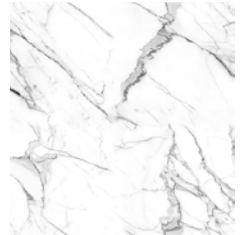
SPC Flooring-Timber Planks
Color: White Oak



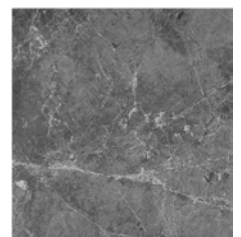
Wall & Ceiling
Color: White Oak



Kitchen Benchtop
Color: White Marble



Bathroom Wall
Color: White Marble



Bathroom Flooring
Color: Grey Marble



Cabinet
Color: White Oak





Ecolux

MOD.H 202

1076 sq ft / 100 m²

First of our kind, the Ecolux is a completely innovative modular home solution developed by Modulux Homes, combining flexible design and diverse finishing materials to create user-friendly living spaces while meeting the “green” demands of today’s age. The Ecolux has a living space of 1076 sq ft, featuring 2 bedrooms and 2 bathrooms. Through utilization of modern processing technologies and with consideration of the environment, this model achieves the impossible; the collaboration between sustainability and elegance. Thus, being the perfect living solution for small families or peers.

Ecolux

MOD.H 202

1076 sq ft / 100 m²



General Info.

1076 sq ft / 100m²

2 Bedrooms

2 Bathrooms

Modular Installation

1 story

1 kitchen/pantry

Features

Steel Framework

Solar + Battery Powered

Smart home system

Insulated Walls

Front and Back Porch

2 entrances (Oversized Sliding Doors)

Finishing Options

Roofs

Cladding

Ceiling

Flooring/Decking

Doors

Lighting

Appliances

Furnishings

Pricing Details

House Price - TBD

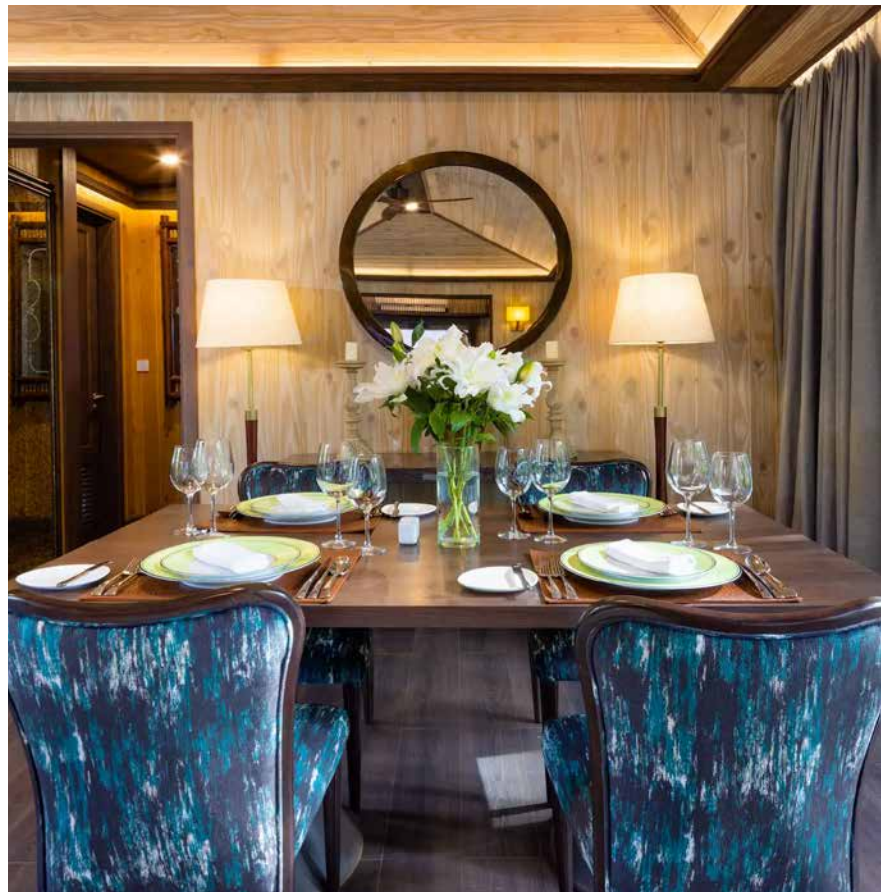
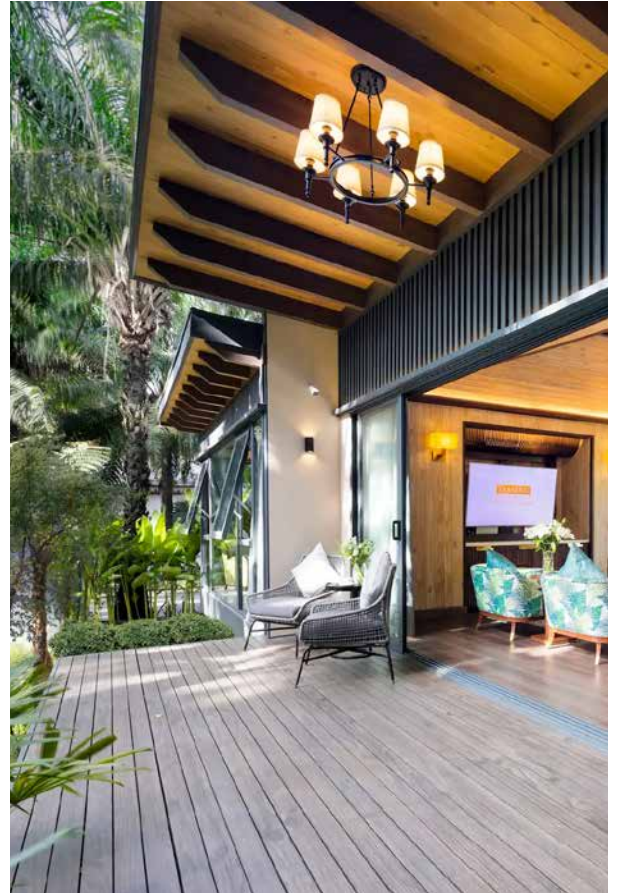
Transport - TBD

Installation - TBD

Ecolux/ Exterior Overview



Ecolux/ Living - Dining - Kitchen



Ecolux/ Bedrooms - Bathrooms



SPC Flooring-Timber Planks
Color: White Oak



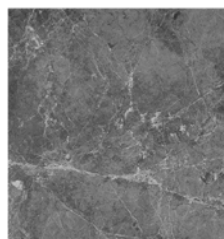
Wall & Ceiling
Color: White Oak



Kitchen Benchtop
Color: White Marble



Bathroom Wall
Color: White Marble



Bathroom Flooring
Color: Grey Marble



Cabinet
Color: White Oak



 MODULUX
HOMES



Greenscape

MOD.H 202A

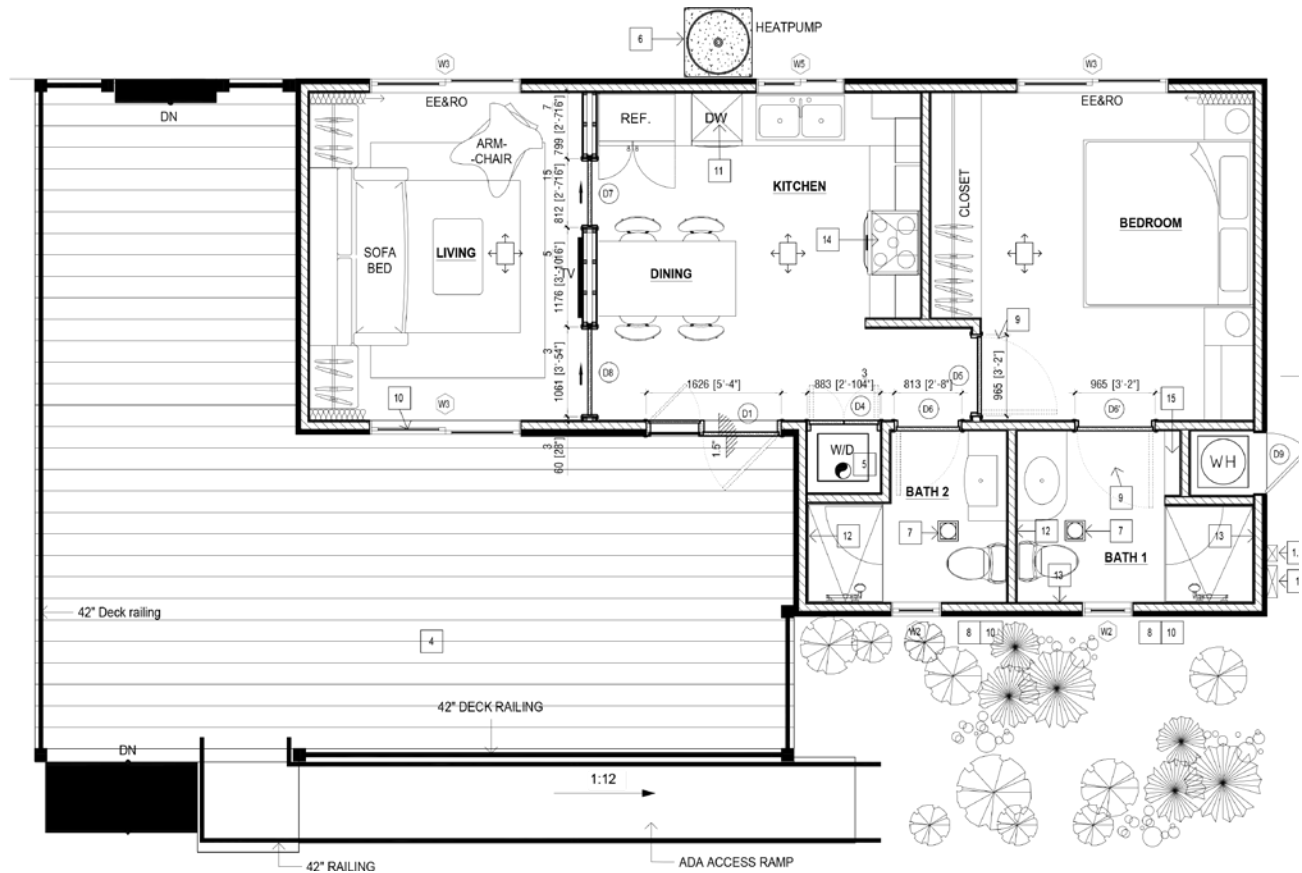
645 sq ft / 60 m²

Smart and convertible, the Greenscape was built specifically for the IBS 2024 Convention at Las Vegas, Nevada. The Greenscape has a living space of 645 sq ft, with 1.5 bedrooms and 2 bathrooms. Featuring a luxurious sofa bed, this house can be converted to a two-bedroom unit. Combining flexible design, diverse finishing materials, and the latest manufacturing technologies to create user-friendly living spaces while meeting the “green” demands of today’s age. Through utilization of modern processing technologies and with consideration of the environment, this model achieves the impossible; the collaboration between sustainability and elegance.

Greenscape

MOD.H 202A

645 sq ft / 60 m²



General Info.

645 sq ft / 60m²
1.5 Bedrooms (Sofa bed)
2 Bathrooms

Modular Installation
1 story
1 kitchen/pantry

Features

Steel Framework
Sofa bed
Solar + Battery Powered

Insulated Walls
Large Front Porch
1 entrance

Finishing Options

Roofs
Cladding
Ceiling
Flooring/Decking

Doors
Lighting
Appliances
Furnishings

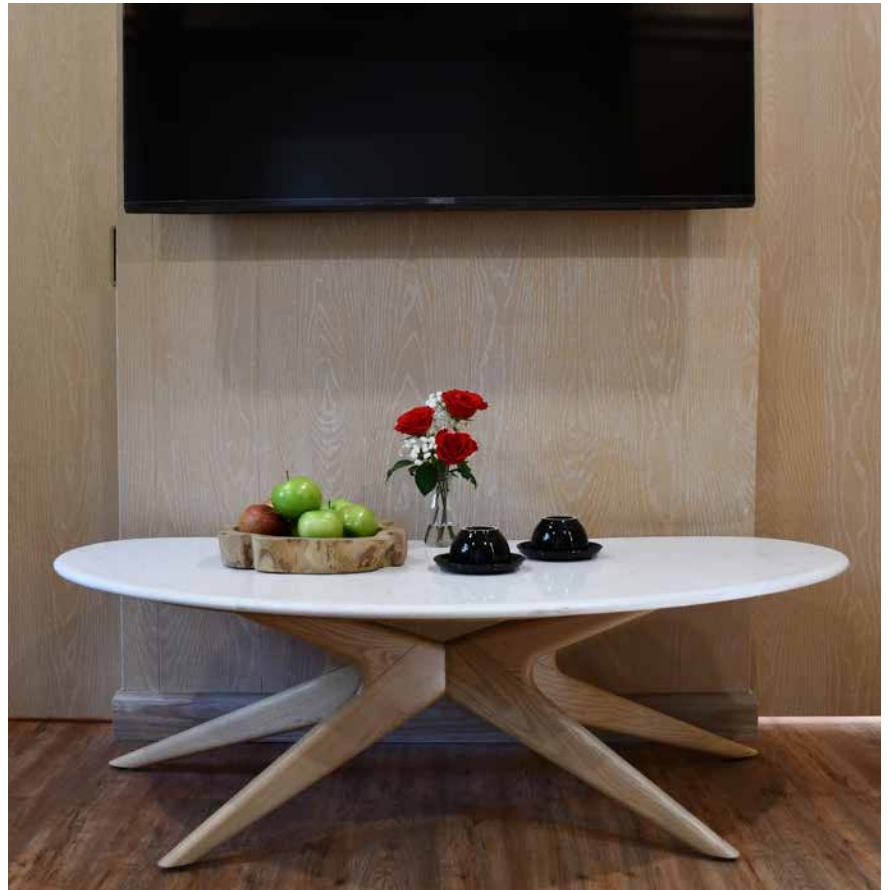
Pricing Details

House Price - TBD
Transport - TBD
Installation - TBD

Greenscape/ Exterior Overview



Greenscape/ Living - Dining - Kitchen



Greenscape/ Bedrooms



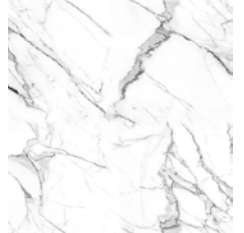
SPC Flooring-Timber Planks
Color: White Oak



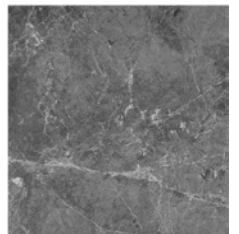
Wall & Ceiling
Color: White Oak



Kitchen Benchtop
Color: White Marble



Bathroom Wall
Color: White Marble



Bathroom Flooring
Color: Grey Marble



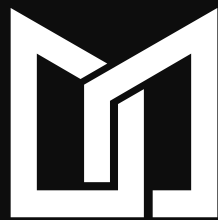
Cabinet
Color: White Oak




MODULUX
HOMES

SEDA





MODULUX HOMES

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