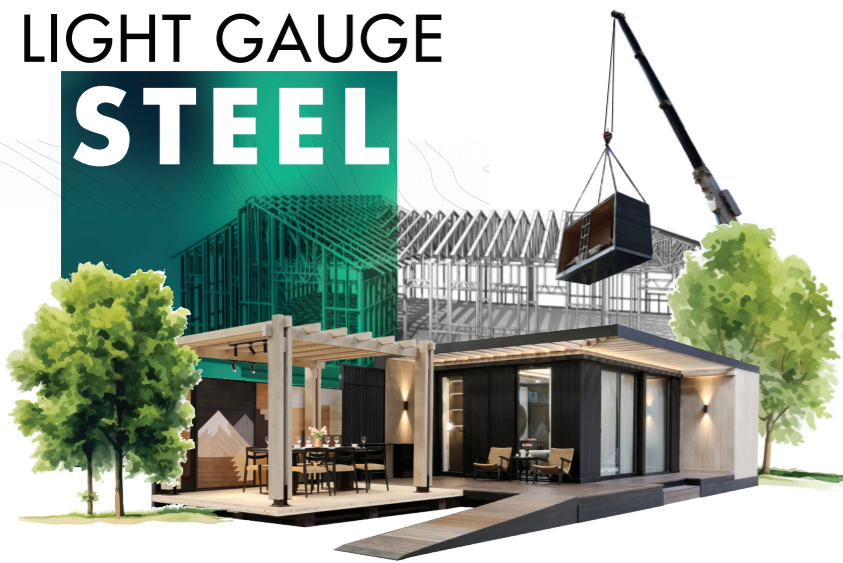


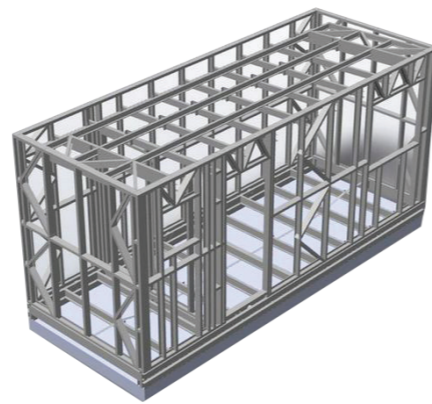
# LIGHT GAUGE STEEL



The **Light Gauge Steel (LGS)** Frame is manufactured through an advanced cold-formed process, eliminating the need for heat. This technique allows steel manufacturers to produce lightweight yet high-tensile steel sheets. Each sheet is coated with a zinc alloy that fully covers and protects the steel surface, shielding it from environmental corrosion. The Result Structures that are solid, rigid, strong, durable, and quick to build. This economical building system is widely adopted in America, Europe, Australia, and New Zealand, making it an ideal choice for modern construction.

## ADVANTAGES

- 100% ECO FRIENDLY**
- FIRE RESISTANT**
- LIGHT WEIGHT**
- QUALITY STRUCTURES**
- LESS WASTE, GREATER RECYCLABILITY**
- EXPEDITIOUS CONSTRUCTION**
- SAFER CONSTRUCTION**
- SEISMIC PROPERTIES**



### LIGHTWEIGHT & ROBUST DESIGN

The LGS frame is constructed from cold-formed galvanized steel profiles. Heat insulation materials are placed in the gaps between the frame elements, while surface layers, made from various materials, form a multi-layered, high-performing structure.



### ADVANCED ASSEMBLY TECHNOLOGY

Structural elements are composed of C-shaped profiles assembled using a dry, fast, and efficient building method. Multiple steel fasteners, stiffeners, and complementary profiles ensure superior stability and connection of the frame elements.



### ENHANCED BUILDING PERFORMANCE

The materials filling the gaps between frame elements offer exceptional thermal insulation, meet acoustic standards, and provide fire protection, delivering comfort, safety, and efficiency.



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NO.2025

SUSTAINABLE LIVING SOLUTION

# LUXURY PREFAB HOMES

**QUICK INSTALLATION**  
INSTANT RESULTS

**SMART ON-SITE**  
WASTE CONTROL

**IN-HOUSE**  
PRODUCTION & CONSTRUCTION

**COST-EFFICIENT**  
OPTIMIZATION

**WIDE RANGE**  
OF FINISHING MATERIALS



SCAN ME

Modulux Homes offers a luxury prefabricated housing solution designed to meet the growing demand for eco-friendly living spaces. Blending seamlessly with nature, our homes are crafted to deliver exceptional durability, comfort, and modern elegance - all tailored to create your ideal living experience.

# LASV.MD.ADU.001

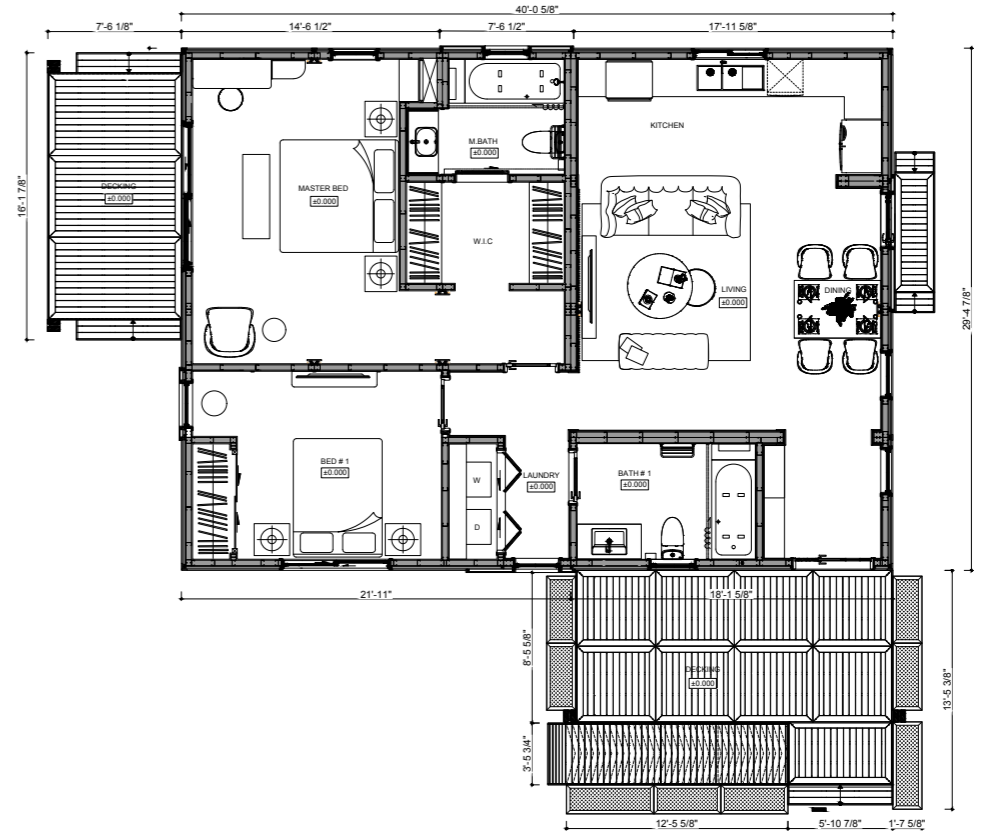
Home Areas: 1168 sq ft | Decking: 366 sq ft

# FLOOR PLAN



## LIVING ROOM

395 sqf



KITCHEN



## MASTER BEDROOM 270 sqf



## BEDROOM 2 167 sqf

# PRICE FOR BUILDER

## \$120/SQF

### General info

1168 sq ft  
Modular Installation  
2 bedroom

2 bathroom  
1 story  
1 kitchen

### Features

Steel Framework  
Solar + Battery Powered  
Smart home system

Insulated Walls  
Front Porch  
3 entrance

### Finishing Options

Roofs  
Cladding  
Ceiling

Doors  
Lighting  
Appliances

Flooring/Decking  
Furnishings

DRESSING ROOM



63 sqf

BATHROOM



63 sqf