

MEDULAR

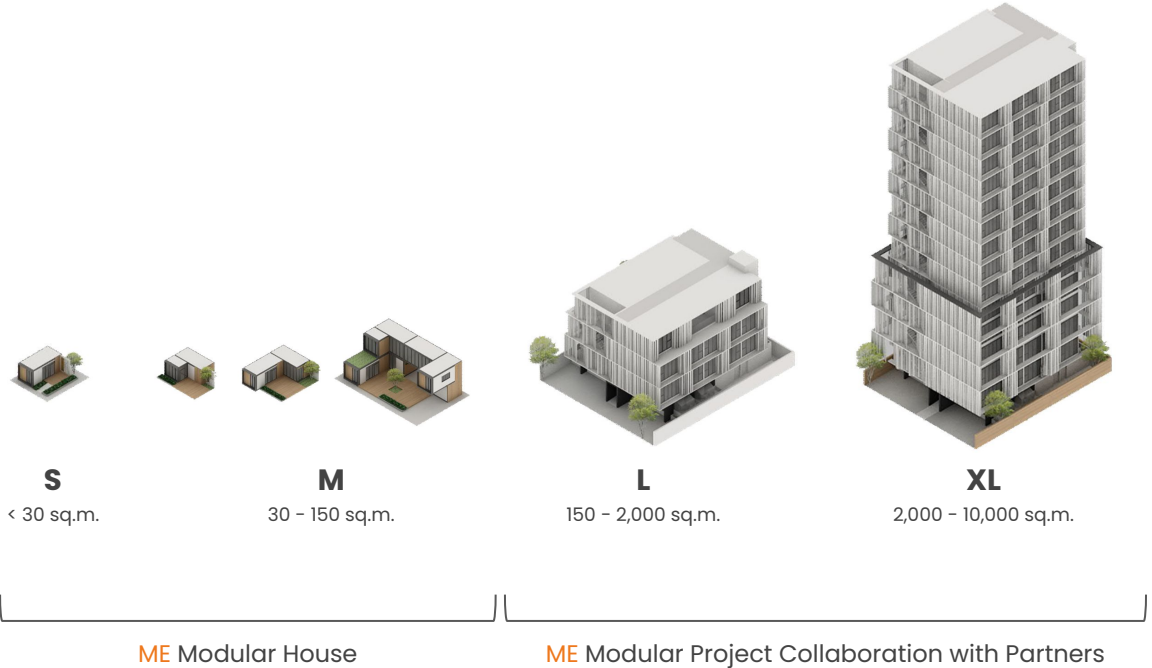
THE INNOVATIVE MODULAR CONSTRUCTION SOLUTION



THE FUTURE OF BUILDING CONSTRUCTION WITH MODULAR SOLUTIONS

MEDULAR

MEDULAR is ME Group's innovative modular construction solution, designed to offer flexibility, efficiency, and sustainability in building projects. Whether for residential, commercial, or healthcare spaces, MEular delivers high-quality, prefabricated modules that can be quickly assembled on-site. This approach significantly reduces construction time and costs while ensuring structural integrity and modern design. MEular is ideal for clients seeking scalable, adaptable building solutions that meet today's demand for speed, customization, and environmental responsibility.



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Conventional Construction Pain Points

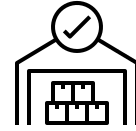
Common construction challenges include budget overruns due to unexpected costs, frequent delays from weather or supply chain issues, inconsistent quality control, labor shortages driving up costs and slowing progress, and site limitations that complicate traditional construction methods.



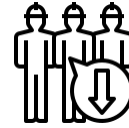
**Budget
Overruns**



**Project
Delays**



**Quality
Challenges**



**Labor
Shortage**



**Site
Constraints**

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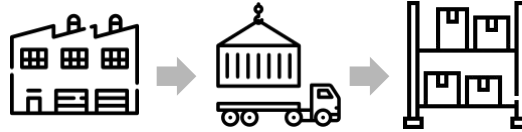
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Modular System Approach



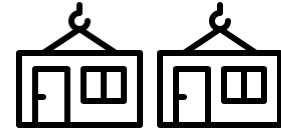
Temporary and Permanent Modular Options

The modular system provides both temporary and permanent solutions tailored to project needs, offering flexibility for short-term or enduring applications and rapid deployment.



Factory-Made and Transportable Prefab Modules

Produced in controlled factory settings for quality assurance, these modules are easily transported to sites globally, reducing on-site build time and expediting project completion.



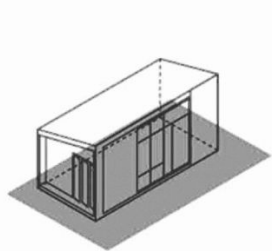
Standardized Modular Systems for Safety and Adaptability

Standard modular units are durable, disaster-resistant, and eco-friendly. They offer flexible designs for future modifications, ensuring long-term reliability and adaptability.

THE FUTURE OF BUILDING CONSTRUCTION WITH MODULAR SOLUTIONS

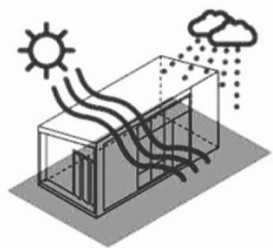
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Qualifications



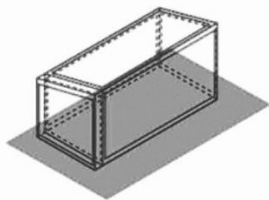
Modern Design

MEDular combines contemporary aesthetics with functional layouts for a stylish appeal.



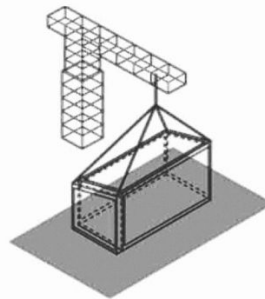
Water Resistant

Our advanced materials ensure excellent water resistance, safeguarding against moisture damage.



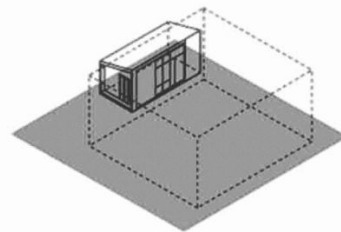
Strong and Durable Structure

Built with high-quality materials, MEDular units are resilient to harsh weather and daily use.



Easy Installation

Quick installation minimizes on-site labor and shortens project timelines.



Compact Size

Space-efficient designs for urban settings, offering versatile living or working spaces.



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Construction Process

Factory Fabrication



Modular units are prefabricated in a quality-controlled environment.

Efficient Shipping



Modules are prepared for transport via sea or road in containers.

Transit to Site



Prefabricated modules are transported to the project site, minimizing labor and time.

On-site Installation



Modules are quickly installed using cranes, accelerating the construction process.

Testing & Handover



Comprehensive testing ensures safety and compliance before project completion.

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Demonstrating a Modular Project Lifecycle

Pacharee's House, Ratchaburi

Area: **55 sq.m.**

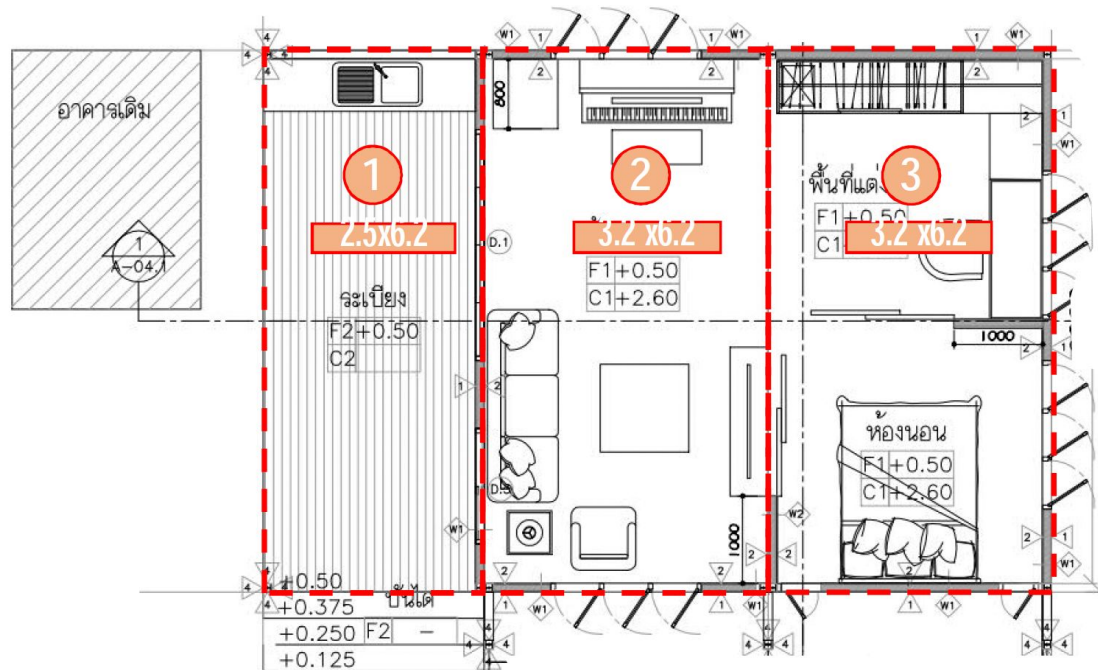
Cost: **34,000 \$**
(Built-in furniture excluded)

Duration: **7 days installation**
(4 months conventional construction)



**Demonstrating a Modular
Project Lifecycle**

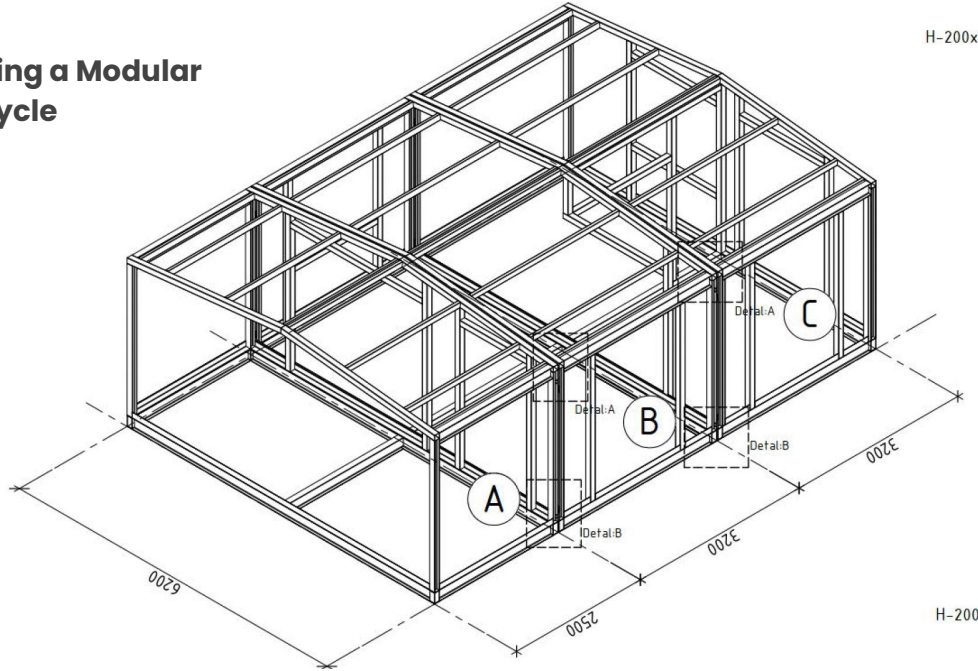
Modular Design & Floor Plan



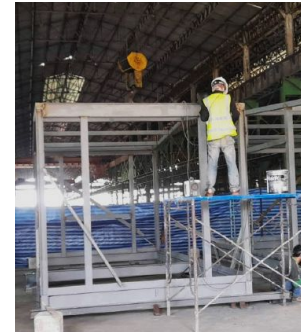
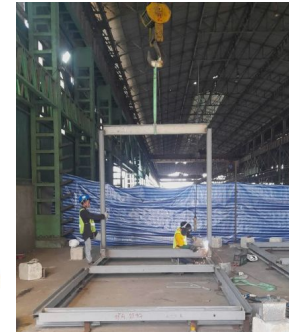
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Demonstrating a Modular Project Lifecycle



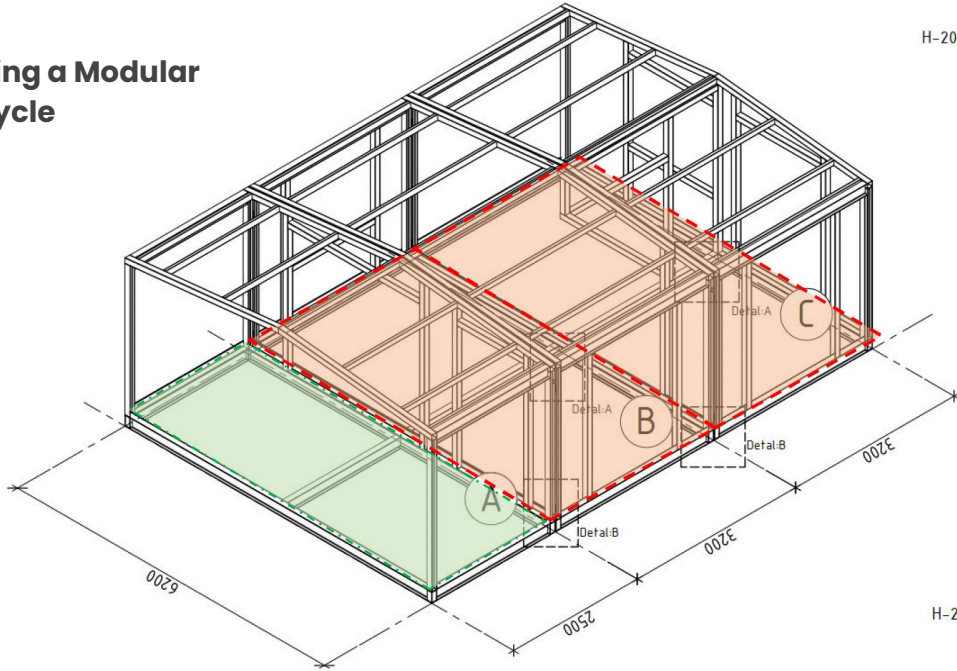
Step 2 of 9 Steel Frame Fabrication



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Demonstrating a Modular Project Lifecycle



H-200x1



H-200:

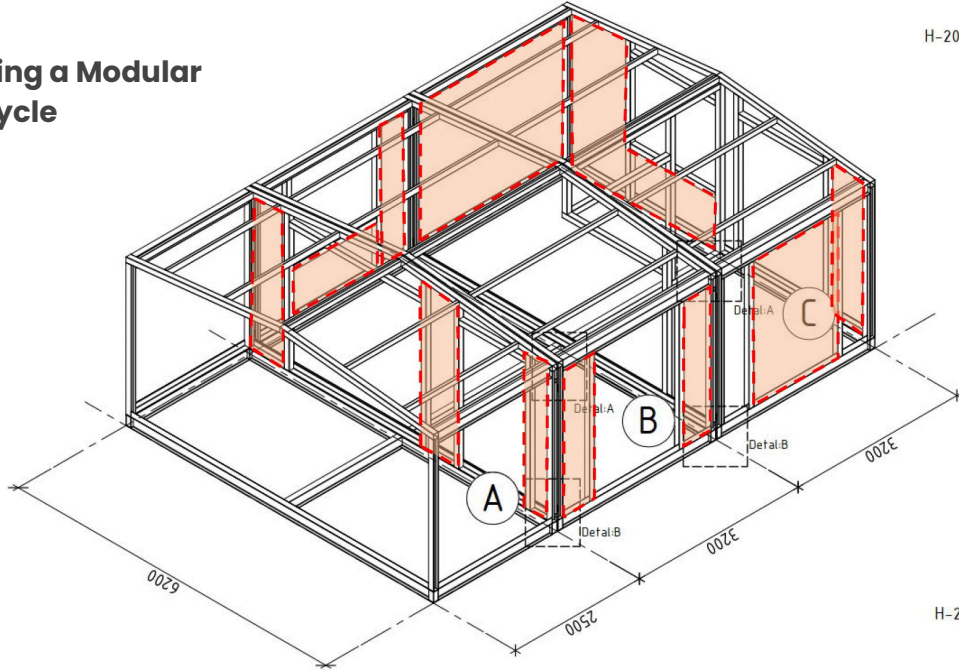
Step 3 of 9

Floor & Balcony Assembly

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Demonstrating a Modular Project Lifecycle



Step 4 of 9

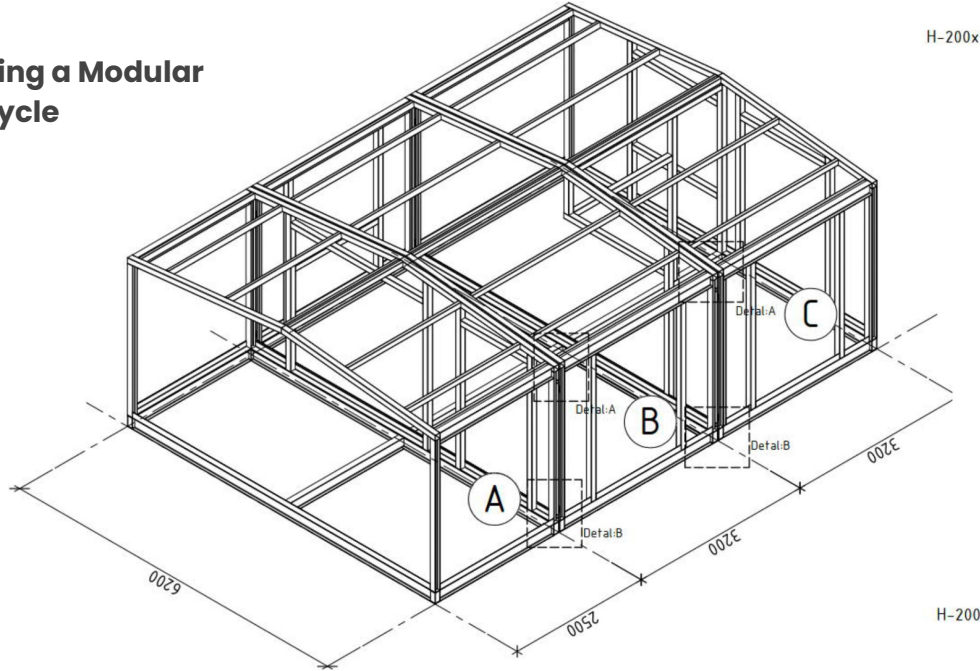
Wall Insulation & Ceiling Installation



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Demonstrating a Modular Project Lifecycle



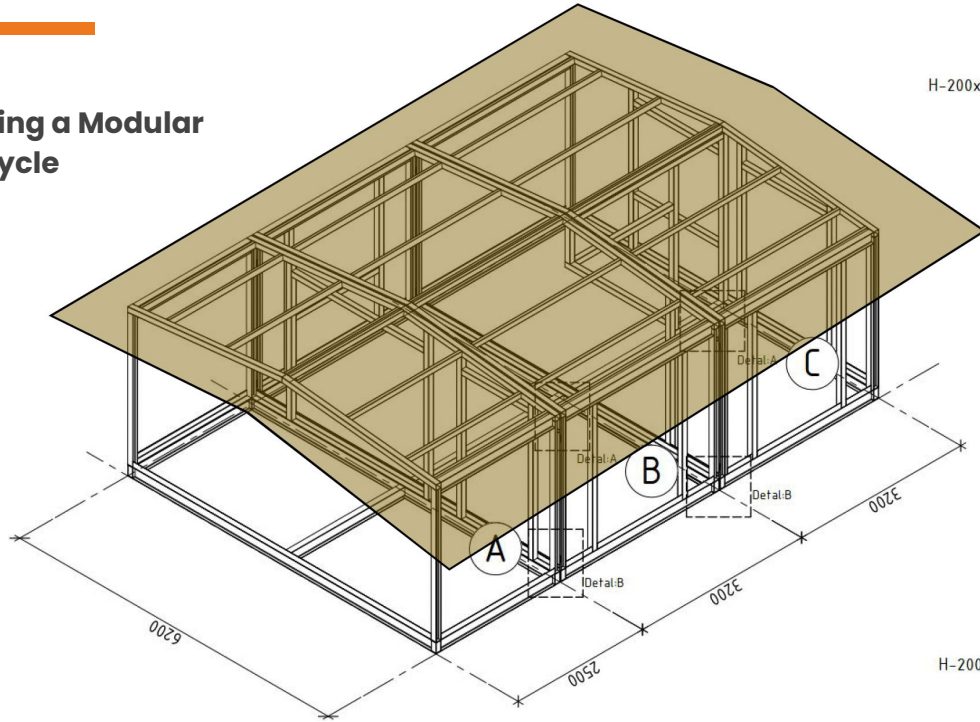
Step 5 of 9 MEP System Pre-Installation



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Demonstrating a Modular Project Lifecycle



Step 6 of 9

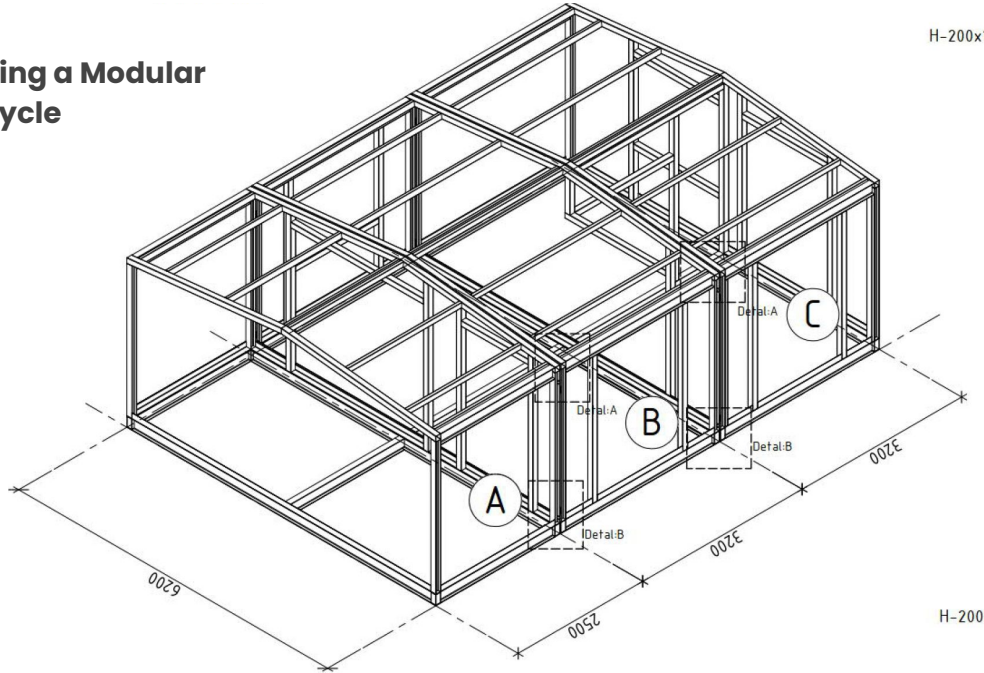
Roof Module Installation



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Demonstrating a Modular Project Lifecycle



Step 7 of 9 Foundation Preparation



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Demonstrating a Modular Project Lifecycle



Step 8 of 9

Onsite Module Installation

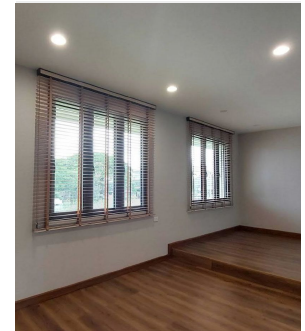
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Demonstrating a Modular Project Lifecycle



Step 9 of 9 Final Finishing & Handover



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Modular Construction System VS Conventional Construction System

Description	S-size		M-size		L-size		XL-size	
	Modular Construction	Conventional Construction	Modular Construction	Conventional Construction	Modular Construction	Conventional Construction	Modular Construction	Conventional Construction
Area (sq.m./ unit)	<30 sq.m./ unit	<30 sq.m.	30-150 sq.m./ 2-20 units	30-150 sq.m.	150-2,000 sq.m./ 20-100 units	150-2,000 sq.m.	2,000+ sq.m./ 20-100 units	150-2,000 sq.m.
Construction Period (month)	1-2	2-4	1-3	6-8		8-18		8-18
Cost per sq.m. (baht)	25,000 - 30,000	20,000 - 25,000	25,000 - 30,000	20,000 - 25,000		20,000 - 25,000		20,000 - 25,000

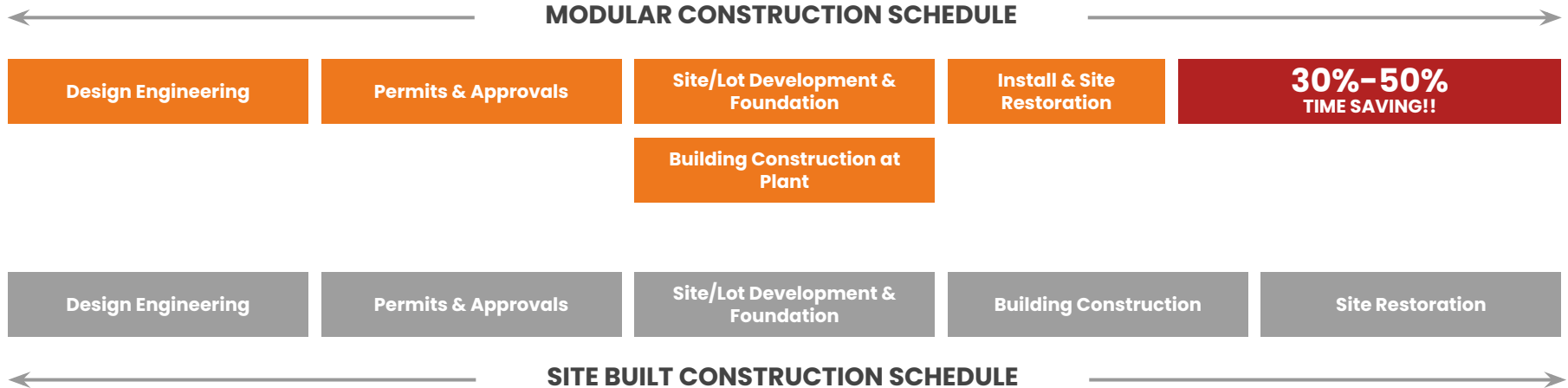
Reference: Construction Assessment Cost (2019)



THE FUTURE OF BUILDING CONSTRUCTION WITH MODULAR SOLUTIONS

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Modular Construction System VS Conventional Construction System



Portfolios

PORTFOLIOS | **MEDULAR S-SIZE** | **Perd's House, Bangkok**

Area: **18 sq.m.**

Cost: **16,000 \$** (*Built-in furniture excluded*)

Duration: **1 days installation**

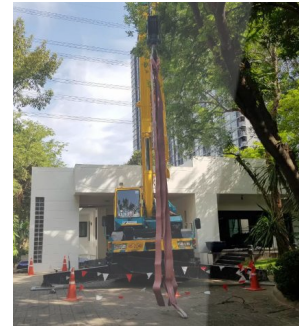


PORTFOLIOS | **MEDULAR S-SIZE** | Tarm's House, Bangkok

Area: **18 sq.m.**

Cost: **16,000 \$** (*Built-in furniture excluded*)

Duration: **1 days installation**

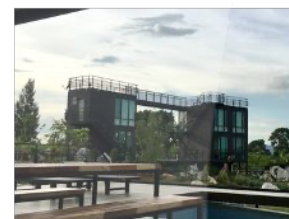
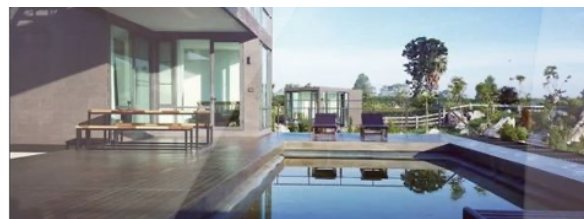


PORTFOLIOS | **MEDULAR M-SIZE** | **Rock for Rest Khao-yai, Nakorn Ratchasima**

Area: **900 sq.m.**

Cost: **800,000 \$** (*Built-in furniture included*)

Duration: **30 days installation**

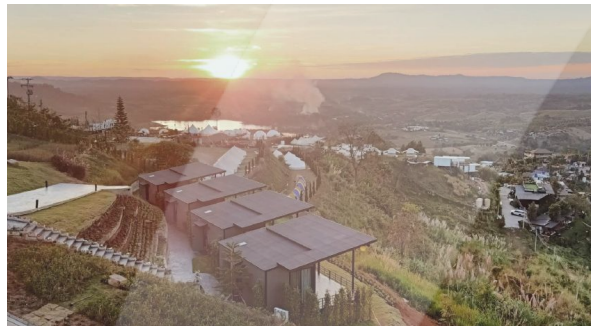


PORTFOLIOS | **MEDULAR M-SIZE** | **Grand Kokkod Resort, Petchabun**

Area: **900 sq.m.**

Cost: **800,000 \$** (*Built-in furniture included*)

Duration: **30 days installation**

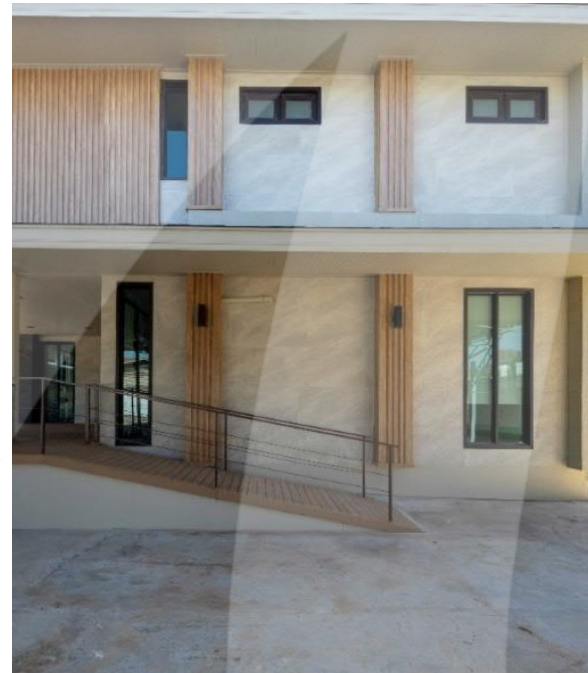


PORTFOLIOS | **MEDULAR L-SIZE** | **Vudhiphan House, Bangkok**

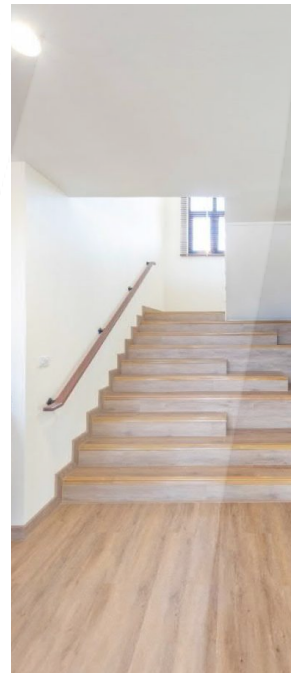
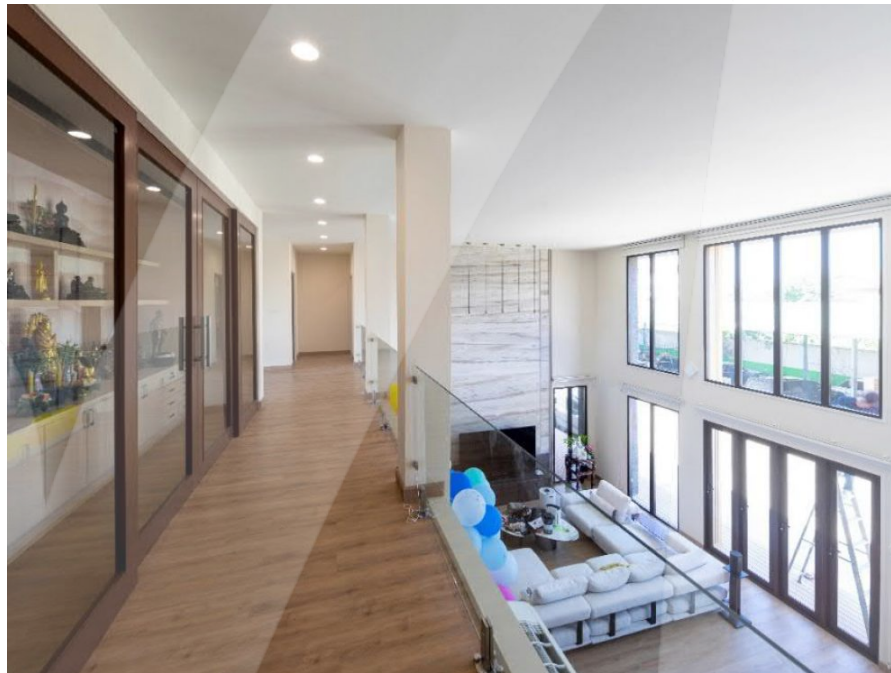
Area: **500 sq.m.**

Cost: **45,000 \$** (*Built-in furniture excluded*)

Duration: **60 days installation**



PORTFOLIOS | **MEDULAR L-SIZE** | **Vudhiphan House, Bangkok**



PORTFOLIOS | **MEDULAR L-SIZE** | **Vudhiphan House, Bangkok**

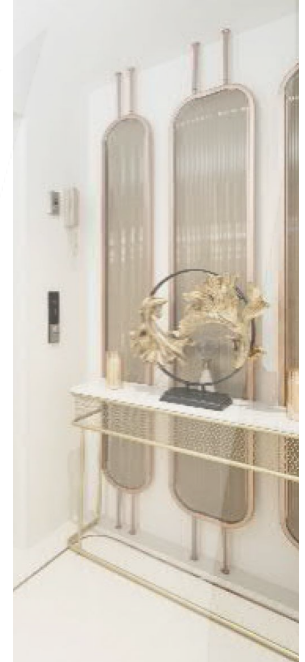


PORTFOLIOS | **MEDULAR L-SIZE** | **Nimano Suites Hotel, Chiang Mai**

Area: **1,000 sq.m.**

Cost: **1,200,000 \$** (*Built-in furniture included*)

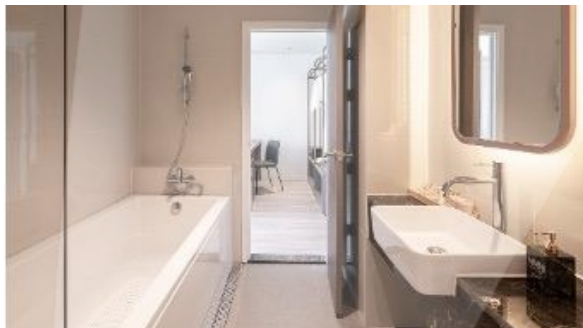
Duration: **60 days installation**



PORTFOLIOS | **MEDULAR L-SIZE** | **Nimano Suites Hotel, Chiang Mai**



PORTFOLIOS | **MEDULAR L-SIZE** | Nimano Suites Hotel, Chiang Mai



LET'S CONNECT

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Let's you and **ME build together!**

