



BIODOMEK NATURAL MODULAR HOMES

OFFER

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BIODOMEK - A HEALTHY HOME SCENTED WITH NATURE.....

Biodomek System offers eco-friendly modular homes with wooden structures, crafted with care for the health of the users and the environment. Our main structures predominantly utilize natural, certified materials that ensure durability and a healthy indoor climate. Thanks to excellent thermal insulation, our homes are highly energy-efficient, significantly reducing operating costs. The partitions in the eco system are natural and breathable, which also positively impacts indoor air quality.

Each Biodomek is synonymous with high-quality craftsmanship and thoughtful design, providing comfort and functionality even in the smallest spaces. Biodomes are also designed with expansion in mind, adapting to evolving needs. These features and quality craftsmanship led to one of our homes being featured on HGTV's "Unusual Places."

The natural wooden facade and modern design with large windows create an atmosphere of coziness, brightness, connection with the surroundings, and invite you to live in a beautiful, warm, and healthy Biodomek. Build it with us! See what we offer. Our priority is also an individual approach to each investor.





**BIODOMEK "A"
WITH A FLAT ROOF**

BIODOMEK "A" HOUSES WITH A FLAT ROOF

PRICES - SHELL AND CORE PLUS, WITHOUT FOUNDATIONS

Name of the Biodomek	Built-up Area	SEMI-ECO TECHNOLOGY – Net price				ECO TECHNOLOGY – Net price			
		Polish guarantee, European guarantee only on the main structure	European guarantee and assembly, installation at the investment site			Polish guarantee, European guarantee only on the main structure	European guarantee and assembly, installation at the investment site		
(the number in front indicates the number of modules)	(in brackets is the usable area)	Collection from the Polish factory - for construction companies	Czech Republic, Slovakia	Germany, Austria, France, Italy, Scandinavia	Switzerland	Collection from the Polish factory - for construction companies	Czech Republic, Slovakia	Germany, Austria, France, Italy, Scandinavia	Switzerland
1A	18 (13) m ²	16 705 EUR	18 090 EUR	20 168 EUR	20 584 EUR	21 948 EUR	23 789 EUR	26 551 EUR	27 104 EUR
2A	35 (27) m ²	35 382 EUR	38 392 EUR	42 906 EUR	43 809 EUR	39 515 EUR	42 883 EUR	47 937 EUR	48 947 EUR
3A	52 (42) m ²	52 149 EUR	56 616 EUR	63 317 EUR	64 657 EUR	58 417 EUR	63 429 EUR	70 948 EUR	72 452 EUR
4A	70 (56) m ²	70 419 EUR	76 476 EUR	85 560 EUR	87 377 EUR	78 917 EUR	85 712 EUR	95 904 EUR	97 943 EUR
5A	86 (69) m ²	85 847 EUR	93 245 EUR	104 341 EUR	106 561 EUR	96 226 EUR	104 527 EUR	116 977 EUR	119 467 EUR
6A	103 (84) m ²	104 291 EUR	113 292 EUR	126 795 EUR	129 495 EUR	116 920 EUR	127 020 EUR	142 170 EUR	145 200 EUR
7A	120 (98) m ²	121 795 EUR	132 319 EUR	148 104 EUR	151 261 EUR	136 560 EUR	148 368 EUR	166 079 EUR	169 622 EUR
8A	137 (113) m ²	138 852 EUR	150 859 EUR	168 869 EUR	172 471 EUR	157 060 EUR	170 650 EUR	191 036 EUR	195 113 EUR
9A	154 (125) m ²	154 145 EUR	167 482 EUR	187 487 EUR	191 488 EUR	174 370 EUR	189 465 EUR	212 109 EUR	216 637 EUR
10A	171 (138) m ²	169 438 EUR	184 105 EUR	206 105 EUR	210 505 EUR	191 717 EUR	208 321 EUR	233 226 EUR	238 208 EUR
11A	188 (153) m ²	187 721 EUR	203 978 EUR	228 362 EUR	233 239 EUR	212 374 EUR	230 774 EUR	258 374 EUR	263 894 EUR

All prices provided are net prices. The reference for the prices are the Polish manufacturer's prices. The assumed exchange rate is 1 PLN = 4,27 Euro.
Transport – approximately 1,30 Euro/km for two modules, from the factory in Poland, in Krakow (Semi-eco) or Szlachta near Bydgoszcz (Eco).
The crane at the installation site is the responsibility of the ordering party.

Houses with a flat roof adapted for transport to other locations +10%.



**BIODOMEK "C"
WITH A SLOPED
ROOF**

BIODOMEK "C" WITH A SLOPING ROOF

PRICES - SHELL AND CORE PLUS, WITHOUT FOUNDATIONS

Name of the Biodomek	Built-up Area	SEMI-ECO TECHNOLOGY – Net price				ECO TECHNOLOGY – Net price			
		Polish guarantee, European guarantee only on the main structure	European guarantee and assembly, installation at the investment site			Polish guarantee, European guarantee only on the main structure	European guarantee and assembly, installation at the investment site		
(the number in front indicates the number of modules)	(in brackets is the usable area)	Collection from the Polish factory - for construction companies	Czech Republic, Slovakia	Germany, Austria, France, Italy, Scandinavia	Switzerland	Collection from the Polish factory - for construction companies	Czech Republic, Slovakia	Germany, Austria, France, Italy, Scandinavia	Switzerland
1C	18 (16) m ²	21 942 EUR	23 783 EUR	26 544 EUR	27 096 EUR	29 202 EUR	31 674 EUR	35 383 EUR	36 124 EUR
2C	35 (36) m ²	48 156 EUR	52 276 EUR	58 456 EUR	59 692 EUR	52 169 EUR	56 639 EUR	63 343 EUR	64 683 EUR
3C	52 (56) m ²	71 968 EUR	78 159 EUR	87 445 EUR	89 302 EUR	79 628 EUR	86 485 EUR	96 770 EUR	98 827 EUR
4C	70 (75) m ²	94 684 EUR	102 850 EUR	115 099 EUR	117 549 EUR	107 030 EUR	116 270 EUR	130 129 EUR	132 901 EUR
5C	86 (91) m ²	114 978 EUR	124 909 EUR	139 805 EUR	142 785 EUR	127 531 EUR	138 553 EUR	155 087 EUR	158 394 EUR
6C	103 (112) m ²	140 109 EUR	152 225 EUR	170 399 EUR	174 034 EUR	155 424 EUR	168 871 EUR	189 043 EUR	193 078 EUR
7C	120 (131) m ²	164 377 EUR	178 603 EUR	199 943 EUR	204 211 EUR	182 359 EUR	198 149 EUR	221 834 EUR	226 572 EUR
8C	137 (150) m ²	188 595 EUR	204 927 EUR	229 426 EUR	234 326 EUR	209 239 EUR	227 367 EUR	254 558 EUR	259 996 EUR
		Knee wall 1m				Knee wall 1m			
2C+	35 (41) m ²	54 673 EUR	59 360 EUR	66 391 EUR	67 797 EUR	59 239 EUR	64 323 EUR	71 949 EUR	73 474 EUR
3C+	52 (65) m ²	84 095 EUR	91 341 EUR	102 209 EUR	104 382 EUR	93 060 EUR	101 085 EUR	113 123 EUR	115 530 EUR
4C+	70 (89) m ²	112 179 EUR	121 867 EUR	136 398 EUR	139 304 EUR	126 825 EUR	137 786 EUR	154 228 EUR	157 516 EUR
5C+	86 (108) m ²	135 597 EUR	147 321 EUR	164 907 EUR	168 424 EUR	150 417 EUR	163 429 EUR	182 948 EUR	186 852 EUR

All prices provided are net prices. The reference for the prices are the Polish manufacturer's prices. The assumed exchange rate is 1 PLN = 4,27 Euro. Transport – approximately 1,30 Euro/km for two modules, from the factory in Poland, in Krakow (Semi-eco) or near Bydgoszcz (Eco). The crane at the installation site is the responsibility of the ordering party.

BIODOMEK "B" TWO-STORY WITH A FLAT ROOF



BIODOMEK „B” TWO-STORY WITH A FLAT ROOF

PRICES - SHELL AND CORE PLUS, WITHOUT FOUNDATIONS

Name of the Biodomek	Built-up Area	SEMI-ECO TECHNOLOGY – Net price				ECO TECHNOLOGY – Net price			
		Polish guarantee, European guarantee only on the main structure	European guarantee and assembly, installation at the investment site			Polish guarantee, European guarantee only on the main structure	European guarantee and assembly, installation at the investment site		
(the number in front indicates the number of ground-floor modules + upper-floor modules)	(in brackets is the usable area)	Collection from the Polish factory - for construction companies	Czech Republic, Slovakia	Germany, Austria, France, Italy, Scandinavia	Switzerland	Collection from the Polish factory - for construction companies	Czech Republic, Slovakia	Germany, Austria, France, Italy, Scandinavia	Switzerland
2B+1	35 (40) m²	52 672 EUR	57 067 EUR	63 659 EUR	64 978 EUR	62 048 EUR	67 258 EUR	75 073 EUR	76 636 EUR
3B+1	52 (54) m²	69 439 EUR	75 291 EUR	84 071 EUR	85 827 EUR	80 950 EUR	87 804 EUR	98 085 EUR	100 141 EUR
3B+2	52 (69) m²	88 468 EUR	95 944 EUR	107 160 EUR	109 403 EUR	98 868 EUR	107 249 EUR	119 821 EUR	122 336 EUR
4B+2	70 (84) m²	106 738 EUR	115 804 EUR	129 403 EUR	132 122 EUR	119 368 EUR	129 532 EUR	144 778 EUR	147 827 EUR
4B+3	70 (98) m²	123 973 EUR	134 497 EUR	150 282 EUR	153 439 EUR	138 738 EUR	150 546 EUR	168 257 EUR	171 800 EUR
5B+3	86 (110) m²	139 401 EUR	151 266 EUR	169 064 EUR	172 623 EUR	156 048 EUR	169 361 EUR	189 330 EUR	193 324 EUR
5b+4	86 (125) m²	157 345 EUR	170 799 EUR	190 980 EUR	195 017 EUR	176 125 EUR	191 221 EUR	213 864 EUR	218 392 EUR
6B+4	103 (140) m²	176 584 EUR	191 641 EUR	214 228 EUR	218 745 EUR	197 710 EUR	214 605 EUR	239 948 EUR	245 016 EUR
6B+5	103 (153) m²	192 480 EUR	208 879 EUR	233 478 EUR	238 398 EUR	215 489 EUR	233 889 EUR	261 489 EUR	267 009 EUR
7B+5	120 (167) m²	209 984 EUR	227 905 EUR	254 788 EUR	260 164 EUR	235 129 EUR	255 237 EUR	285 398 EUR	291 431 EUR
7B+6	120 (182) m²	228 896 EUR	248 421 EUR	277 709 EUR	283 567 EUR	256 291 EUR	278 198 EUR	311 060 EUR	317 632 EUR

All prices provided are net prices. The reference for the prices are the Polish manufacturer's prices. The assumed exchange rate is 1 PLN = 4,27 Euro.

Transport – approximately 1,30 Euro/km for two modules, from the factory in Poland, in Krakow (Semi-eco) or Szlachta near Bydgoszcz (Eco).

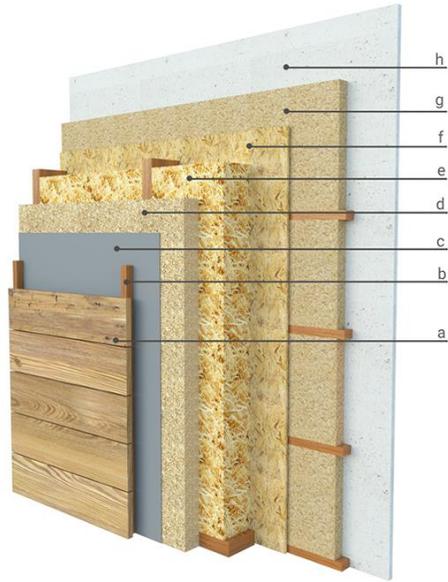
The crane at the installation site is the responsibility of the ordering party.

SCOPE OF SHELL AND CORE PLUS WITHOUT FOUNDATIONS

	SEMI ECO TECHNOLOGY Construction with certified C24 timber, insulation with rock wool, high energy-efficient, PASSIVE STANDARD.	ECO TECHNOLOGY Construction with certified C24 timber, based on natural VESTAECO materials, high energy efficiency standard.
EXTERNAL WALL SEMIECO: U=0,13 ECO: U=0,18 [W/M ² K] Rw=46-48dB	From the Outside: Spruce cladding board 19/20 mm x 146 mm, ventilation batten 27 mm, sheathing board, windproof OSB3 (ECO) 11/12 mm, load-bearing structure made of C24 timber 45 x 170 mm / Rock wool insulation ROCTON SUPER 200 mm (Fire reaction A1), vapor barrier Isover Airstop, installation batten 45 x 50 mm + 50 mm rock wool insulation, OSB3 board (ECO) 11/12 mm, plasterboard 12.5 mm (alternatively, interior finish with boards - board 14 mm x 126 mm).	From the Outside: Spruce cladding board 19/20 mm, ventilation batten 25 mm, highly breathable membrane Rothoblaas Traspir, ecological sheathing board made of straw fiber, windproof Vestaeco TERM 60 mm, load-bearing structure made of C24 timber 45 x 120 mm / ecological insulation made of straw fibers Vestaeco Fibra 120 mm (Fire reaction E), MFP board 12 mm, installation batten 38 x 63 mm + wood fiber insulation Steico Flex 40 mm, fiber gypsum board FERMACELL 12.5 mm (alternatively, interior finish with boards - board 14 mm x 126 mm).
ROOF U=0,15 [W/M ² K] Rw=54-56dB	Roof Finish: Standing seam metal sheet / EPDM membrane with guttering in a color chosen by the investor, batten and counter-batten structure (28 x 70 mm, 28 x 50 mm), 3 mm underlay felt, OSB3 (ECO) sheathing board 11/12 mm, wooden structure made of C24 timber 170 mm / rock wool insulation ROCTON SUPER 200 mm (Fire reaction A1), vapor barrier Isover Airstop, installation batten 28 x 70 mm, 2x 12.5 mm plasterboard, with special plasterboard in fire and wet areas.	Roof Finish: Standing seam metal sheet / EPDM membrane with guttering in a color chosen by the investor, batten and counter-batten structure (28 x 70 mm, 25 x 50 mm), highly breathable roof membrane Rothoblaas Traspir, ecological sheathing board made of straw fiber Vestaeco LDF 30 mm, wooden structure made of C24 timber / ecological insulation made of straw fibers Vestaeco Fibra 245 mm (Fire reaction E), 2x 12.5 mm fiber gypsum board FERMACELL or 1x FERMACELL Firepanel; special boards in fire and wet areas.
GROUND FLOOR U=0,15 [W/M ² K] Rw=47-49dB	Infrared Underfloor Heating - Heat Decor mat, underlay for underfloor heating, OSB3 (ECO) sheathing board 2x 11/12 mm, vapor barrier Isover Airstop, wooden structure made of C24 timber 170 mm / rock wool insulation ROCTON SUPER 200 mm (Fire reaction A1), OSB (ECO) subfloor board 11/12 mm secured with Dysperbit, perimeter board 28 mm x 150 mm.	Flooring - Spruce floorboards 28 mm, acoustic and thermal insulation with wood fiber Steico Floor 60 mm, MFP board 18 mm, wooden structure made of C24 timber 170 mm + 10 mm overlay, ecological insulation made of straw fibers Vestaeco Fibra 180 mm (Fire reaction E), MFP board 12 mm, perimeter board 28 mm x 150 mm.
INTERNAL WALL Rw=43dB	Wall Construction: 12.5 mm plasterboard, OSB3 (ECO) board 11/12 mm, wooden structure 45 x 95 mm / acoustic insulation with rock wool ROCTON SUPER 95 mm (Fire reaction A1), OSB3 (ECO) board 11/12 mm, 12.5 mm plasterboard.	Wall Construction: 12.5 mm fiber gypsum board FERMACELL, wooden structure 45 x 95 mm / ecological acoustic insulation Steico Flex 95 mm (Fire reaction E), 12.5 mm fiber gypsum board FERMACELL.

<p>FIRST FLOOR CEILING (in multi-story versions) Rw=47-49dB</p>	<p>Infrared Underfloor Heating - Heat Decor mat, underlay for underfloor heating, OSB3 (ECO) board 2x 11/12 mm, wooden structure C24 170 mm, acoustic insulation with rock wool ROCTON SUPER 150 mm (Fire reaction A1), installation batten 28 mm x 70 mm, 2x 12.5 mm plasterboard; special boards in fire and wet areas; in open space areas, acoustic insulation reduced to 100 mm.</p>	<p>Flooring - Spruce floorboards 28 mm, acoustic insulation Steico Floor 40 mm, MFP board 18 mm, wooden structure C24 170 mm + 10 mm overlay / acoustic, ecological insulation Vestaeco Fibra 180 mm (Fire reaction E), 12.5 mm fiber gypsum board FERMACELL or 1x FERMACELL Firepanel; special boards in fire and wet areas; in open space areas, acoustic insulation reduced to 100 mm.</p>
<p>WINDOWS AND EXTERNAL DOORS</p>	<p>EXTERNAL WINDOWS Ug max = 0.75-0.85 [W/m²K] for the window (depending on the shape of the window), high-quality, energy-efficient PVC windows, triple-glazed package with a maximum Ug of 0.50-0.60 W/m², acoustic insulation 30-33 dB; wooden windows available for an additional fee. ENTRANCE DOORS Insulated, external, steel, energy-efficient, passive with installation (up to a value of 1500 Euro net, e.g., LUKAR company, model Passiv Ud max = 0.83).</p>	
<p>ROOF WINDOWS</p>	<p>ENERGY-EFFICIENT ROOF WINDOW Triple-glazed package - maximum glass U-value = 0.5 W/m²K; maximum Ug for the entire window with TERMO flashing = 0.86 W/m²K, 1-1.5 units/module, e.g., FAKRO FTP-V U5 with TERMO flashing, window price with flashing up to 530 Euro net/module, acoustic insulation 33 dB.</p>	
<p>VENTILATION</p>	<p>Wall-Mounted Heat Recovery Ventilators Up to 187 Euro net/unit in main rooms, with remote controls or wall-mounted controllers, e.g., VANTUBO RECDUO PLUS with ceramic core, bathroom - mechanical exhaust.</p>	<p>Ventilation System Hygro-regulated AERECO system (window inlets and exhaust in the bathroom) or Wall-Mounted Heat Recovery Ventilators up to 187 Euros net/unit in main rooms, with remote controls or wall-mounted controllers, e.g., VANTUBO RECDUO PLUS with ceramic core, bathroom - mechanical exhaust.</p>
<p>HEATING</p>	<p>Infrared Floor Mats / Panels, Wall-Mounted Infrared Heaters For the entire building with Wi-Fi controllers or manual controllers, e.g., Heatdecor. In the bathroom, an electric towel rail heater valued up to 187 Euros net. For an additional fee – air conditioning with heating function (air-to-air heat pump) e.g., AUX Freedom Plus from 820 Euros to 1300 Euros per unit depending on power. Optional Additional Features: For an additional fee – insulated, dual-layer steel chimney with installation system and system outlet for a fireplace / roof passage – additional fee 1873 Euros net.</p>	
<p>INTERNAL INSTALLATIONS</p>	<p>Electrical: Equipped distribution board, electrical installation system with certified boxes for wooden construction, cables in walls, electrical boxes such as ABB, Egant with certification for frame houses without sockets and switches, 2 sockets per room, plus sockets for appliances in the kitchen, hood, dishwasher, TV, lighting points according to the project, one external socket plus two external lamps. For an additional fee, wiring for alarm and monitoring systems can be arranged. Plumbing and Sewage: Connections for appliances without fixtures, without Geberit frames (not always needed; installation of Geberit frames for a small additional fee if necessary), external water outlet (outdoor faucet). Installation prepared for meter installation (without meters). Water and sewage connections for the house are the responsibility of the investor. Electric Water Heater: Electric water heater, e.g., Ariston Velis WIFI 100L valued up to 328 Euros net (more expensive models available for an additional fee), 1 unit included in the house price.</p>	
	<p>Attic Hatch with Stairs Attic hatch with pull-down stairs up to 105 Euros net or temporary construction stairs/wooden ladder up to 105 Euros net in material.</p>	
	<p>Glass Canopy Over Entrance - Glass canopy 120 x 90 cm, up to 269 Euros net/unit; 1 unit included in the house price, e.g., Galakor INOX.</p>	
	<p>LIST OF ITEMS TO BE AGREED UPON WITH THE INVESTOR: Placement of switches and electrical sockets, lamps, water points, color scheme of the roof, façade, and windows, choice of entrance door.</p>	
	<p>ON-SITE INSTALLATION (excluding transport and crane costs)</p>	

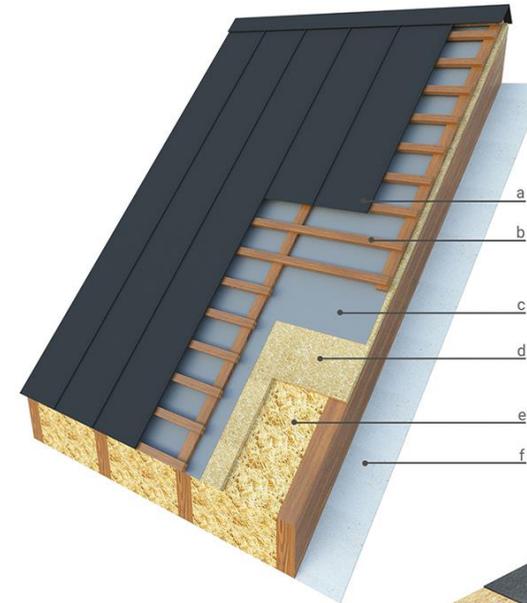
PARTITIONS IN ECO TECHNOLOGY - BIODOMEK SYSTEM



EXTERNAL WALL ECO

$U=0,18 [W/M^2K]$, $Rw=46dB$

- a - Cladding board, 19/20 mm, spruce
- b - Ventilation batten, 25 mm
- c - Highly breathable membrane, Rothoblaas Traspir
- d - Ecological sheathing board made of straw fibers, windproof, Vestaeco TERM 60 mm
- e - Load-bearing structure made of C24 wood, 45x120 mm / Ecological insulation made of straw fibers, Vestaeco Fibra 120 mm
- f - MFP board, 12 mm
- g - Installation batten, 38x63 mm + Wood fiber insulation, Steico Flex 40 mm
- h - Fiber-gypsum board, FERMACELL 12.5 mm (alternatively, interior finish with boards, 14 mm x 126 mm)



SLOPED ROOF ECO

$U=0,15 [W/M^2K]$, $Rw=54dB$

- a - Roof finish with standing seam metal sheet along with gutters in the chosen color
- b - Batten and counter-batten framework
- c - Highly breathable roof membrane, Rothoblaas Traspir
- d - Ecological sheathing board made of straw fibers, Vestaeco LDF 30 mm
- e - Wooden structure made of C24 wood / Ecological insulation made of straw fibers, Vestaeco Fibra 245 mm
- f - Fiber-gypsum board, FERMACELL 2x12.5 mm or 1xFERMACELL Firepanel

GROUND FLOOR ECO



$U=0,15 [W/M^2K]$, $Rw=47dB$

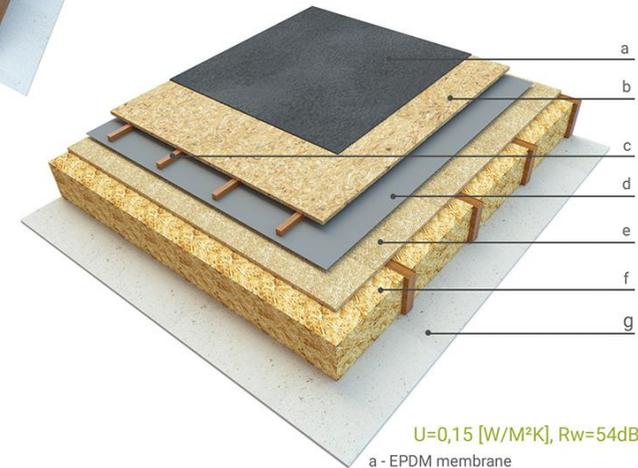
- a - Floorboards, 28 mm, spruce
- b - Acoustic and thermal insulation made of wood wool, Steico Floor 60 mm
- c - MFP board, 18 mm
- d - Wooden structure made of C24 wood, 170 mm + 10 mm / Ecological insulation made of straw fibers, Vestaeco Fibra 180 mm
- e - MFP board, 12 mm

UPPER FLOOR ECO



$Rw=47dB$

- a - Floorboards, 28 mm, spruce
- b - Acoustic insulation, Steico Floor 40 mm
- c - MFP board, 18 mm
- d - Wooden structure made of C24 wood, 170 mm + 10 mm / Ecological acoustic insulation, Vestaeco Fibra 180 mm
- e - Fiber-gypsum board, FERMACELL 12.5 mm



FLAT ROOF ECO

$U=0,15 [W/M^2K]$, $Rw=54dB$

- a - EPDM membrane
- b - MFP board, 18 mm
- c - Counter-batten
- d - Highly breathable roof membrane, Rothoblaas Traspir
- e - Sheathing board made of straw fibers, Vestaeco LDF 30 mm
- f - Wooden structure made of C24 wood / Ecological insulation made of straw fibers, Vestaeco Fibra 245 mm
- g - Fiber-gypsum board, FERMACELL 2x12.5mm or 1xFERMACELL Firepanel

PARTITIONS IN SEMI ECO TECHNOLOGY - - BIODOMEK SYSTEM



EXTERNAL WALL SEMI ECO

$U=0,13 [W/M^2K]$, $Rw=48dB$

- a - Spruce cladding board, 19/20 mm x 146 mm
- b - Ventilation batten, 27 mm
- c - Sheathing board, windproof OSB3 (ECO) 11/12 mm
- d - Load-bearing structure made of C24 wood, 45x170 mm / Insulation made of stone wool, ROCTON SUPER 200 mm
- e - Vapor barrier, Isover Airstop
- f - Installation batten, 45x50 mm + Insulation made of wool, 50 mm
- g - OSB3 board (ECO) 11/12 mm
- h - Gypsum board, 12.5 mm (alternatively, interior finish with boards, 14x126 mm)

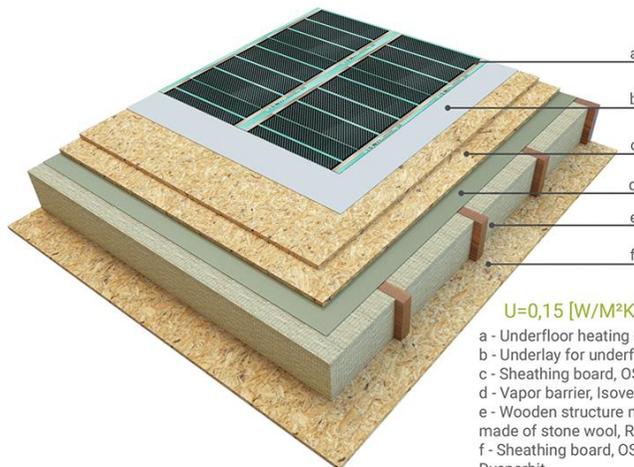


SLOPED ROOF SEMI ECO

$U=0,15 [W/M^2K]$, $Rw=56dB$

- a - Roof finish with standing seam metal sheet along with gutters (in the chosen color)
- b - Batten and counter-batten framework
- c - Underlay felt, 3 mm
- d - Sheathing board, OSB3 (ECO) 11/12 mm
- e - Wooden structure made of C24 wood, 170 mm / Insulation made of stone wool, ROCTON SUPER 200 mm
- f - Vapor barrier, Isover Airstop
- g - Installation batten, 28x70 mm
- h - Gypsum board, 2 x 12.5 mm, with special boards for fire and wet areas

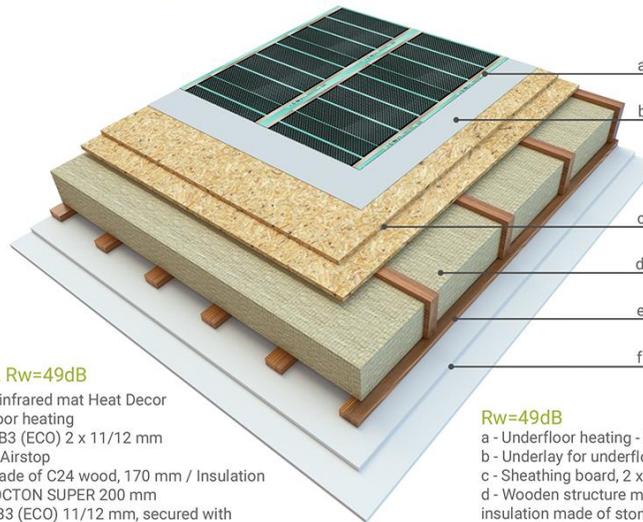
GROUND FLOOR SEMI ECO



$U=0,15 [W/M^2K]$, $Rw=49dB$

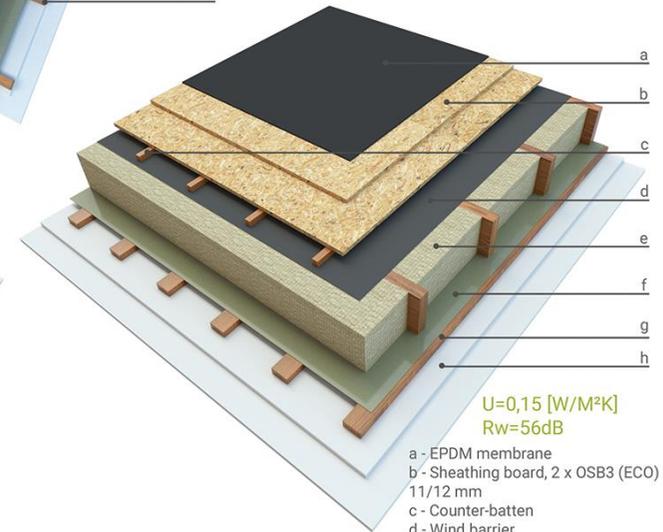
- a - Underfloor heating - infrared mat Heat Decor
- b - Underlay for underfloor heating
- c - Sheathing board, OSB3 (ECO) 2 x 11/12 mm
- d - Vapor barrier, Isover Airstop
- e - Wooden structure made of C24 wood, 170 mm / Insulation made of stone wool, ROCTON SUPER 200 mm
- f - Sheathing board, OSB3 (ECO) 11/12 mm, secured with Dysperbit

UPPER FLOOR SEMI ECO



$Rw=49dB$

- a - Underfloor heating - infrared mat Heat Decor
- b - Underlay for underfloor heating
- c - Sheathing board, 2 x OSB3 (ECO) 11/12 mm
- d - Wooden structure made of C24 wood, 170 mm / Acoustic insulation made of stone wool, ROCTON SUPER 150 mm
- e - Installation batten, 28x70 mm
- f - Gypsum board, 2 x 12.5 mm

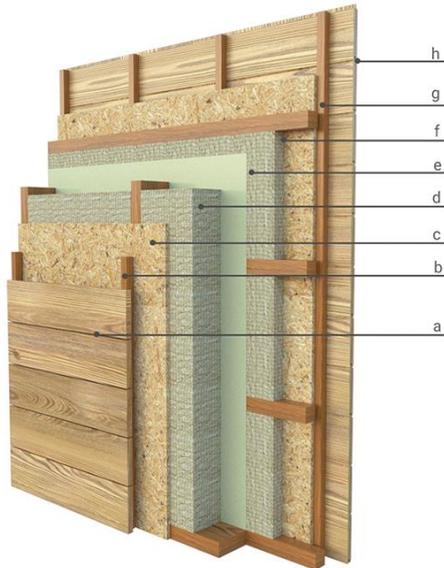


FLAT ROOF SEMI ECO

$U=0,15 [W/M^2K]$
 $Rw=56dB$

- a - EPDM membrane
- b - Sheathing board, 2 x OSB3 (ECO) 11/12 mm
- c - Counter-batten
- d - Wind barrier
- e - Wooden structure made of C24 wood, 170 mm / Insulation made of stone wool, ROCTON SUPER 200 mm
- f - Vapor barrier, Isover Airstop
- g - Installation batten, 28x70 mm
- h - Gypsum board, 2 x 12.5 mm, with special boards for fire and wet areas

WALLS IN SEMIEKO AND ECO TECHNOLOGY, WALL FINISHING OPTION WITH CLADDING - BIODOMEK SYSTEM



**EXTERNAL WALL
SEMI EKO**

$U=0,13 [W/M^2K]$, $Rw=48dB$

- a - Spruce cladding board, 19/20 mm x 146 mm
- b - Ventilation batten, 27 mm
- c - Sheathing board, windproof OSB3 (ECO) 11/12 mm
- d - Load-bearing structure made of C24 wood, 45x170 mm / Insulation made of stone wool, ROCTON SUPER 200 mm
- e - Vapor barrier, Isover Airstop
- f - Installation batten, 45x50 mm + Insulation made of wool, 50 mm
- g - OSB3 board (ECO) 11/12 mm
- h - Cladding on wooden batten, tongue-and-groove boards



**EXTERNAL WALL
EKO**

$U=0,18 [W/M^2K]$, $Rw=46dB$

- a - Spruce cladding board, 19/20 mm
- b - Ventilation batten, 25 mm
- c - Highly breathable membrane, Rothoblaas Traspir
- d - Ecological sheathing board made of straw fibers, windproof, Vestaeco TERM 60 mm
- e - Load-bearing structure made of C24 wood, 45x120 mm / Ecological insulation made of straw fibers, Vestaeco Fibra 120 mm
- f - MFP board, 12 mm
- g - Installation batten, 38x63 mm + Wood fiber insulation, Steico Flex 40 mm
- h - Cladding on wooden batten, tongue-and-groove boards



**INTERNAL WALL
SEMI EKO**

$Rw=43dB$

- a - Cladding on wooden batten, tongue-and-groove boards
- b - Wooden structure, 45x95 mm + Acoustic insulation made of stone wool, ROCTON SUPER 95 mm
- c - Cladding on wooden batten, tongue-and-groove boards



**INTERNAL WALL
EKO**

$Rw=43dB$

- a - Cladding on wooden batten, tongue-and-groove boards
- b - Wooden structure, 45x95 mm + Acoustic insulation, STEICO FLEX 95 mm
- c - Cladding on wooden batten, tongue-and-groove boards

ADDITIONAL COSTS:

- **TRANSPORT TO THE SITE:** Depends on the distance. It is approximately 1.30 Euro/km for two modules from our factory (SemiEKO Factory: ul. Kalwaryjska 19, 34-114 Marcyporeba, Poland; EKO Factory: ul. 3-go Maja 82, 83-243 Szlachta, Poland).
- **CRANE** at the installation site provided by the investor; Installing 2 modules will require about 4-6 hours of crane work.
- **FOUNDATIONS:** We recommend point foundations due to economic, environmental, and systemic reasons. For example, for the 3C house (three-module with a sloped roof), the cost of concrete point foundations is approximately 3000 Euro gross, and removable, screw-in metal foundations in the BAYO system, approximately 3700 Euro plus travel costs. We recommend a trusted contractor for this system. Upon signing the contract, we provide a foundation design with four different options (including removable screw-in steel anchors) free of charge. This design should be reviewed (adapted) to the soil conditions of the plot (our architects charge 250 Euro gross for this). Correct layout and execution of foundations and conducting geotechnical soil tests are the responsibility of the investor (geotechnical tests cost approximately 500 Euro). Our architects will advise at every stage on how to obtain the necessary materials.

ADDITIONAL OPTIONS:

- Brushed facade board – surcharge 9 Euro net/m² of the board; Linax board – with a fifty-year guarantee against rot – surcharge from 35 Euro net/m² of facade board; Charred facade depending on the finish standard and board used - surcharge from 42 Euro net/m² of facade board.
- Wooden terrace (larch/spruce boards 28 mm, wooden beams, point foundations, screw-in pins) – 190 Euro net/m².
- Composting toilet, Photovoltaics - individually priced.

IMPLEMENTATION TIME:

Implementation time: approximately 4 months from the moment of signing the contract and paying the deposit. Building implementation on-site – up to 14 days. We handle both single and large-scale orders. In case of a large number of orders, deadlines may be extended, it is worth inquiring about current deadlines.

WARRANTY:

Warranty for wooden structure - 5 years, hidden defects warranty - 2 years, Other elements according to the manufacturer's warranty, e.g., windows 7 years.

WHAT TO PREPARE ON THE SITE?

Foundations and access to the house placement site (hardened surface, e.g., gravel); construction electricity supply.

PROJECT:

A one-time license fee for a standard Biodomek design ranges from 1,350 Euros depending on the size. In this price, we provide drawings in PDF and DWG (editable) formats for the local architect, who will assist in obtaining all necessary permits, along with a basic translation into German/English. We are also happy to adjust our standard designs to your individual requirements. Changes to the project cost 250Euros for each individual change; for a total of 1,500Euros, we will make any number of changes within the same volume. If there is a need to redesign the main structure of the modules or foundations, the project will be priced individually.



HOUSE MADE FROM RECYCLED SHIPPING CONTAINERS



Promotional price with SEMIEKO technology - 1,800 EUR net/m² / with EKO technology 1,900 EUR net/m² of usable area, in DEVELOPER PLUS condition without foundations, until October 30, 2024, for 5 people.

Regular price 1,970 EUR net/m² with SEMIEKO technology and 2,050 EUR net/m² with EKO technology.

A wooden living trailer with a trailer chassis, set against a sunset sky. The trailer has two windows and a door. The text is overlaid on the right side of the trailer.

BIODOMEK MOBI

**ECO-FRIENDLY, YEAR-ROUND
LIVING TRAILER**

BIODOMEK „MOBI” – TINYHOUSE TRAILER

PRICES

BIODOMEK MOBI 2,5m x 6,06m, h=4m	USABLE AREA	SHELL AND CORE PLUS		TURNKEY	
		Polish guarantee, European guarantee only on the main structure	European guarantee	Polish guarantee, European guarantee only on the main structure	European guarantee
SEMI-ECO TECHNOLOGY – net price	18 m ²	21 504 EUR	25 600 EUR	28 537 EUR	33 972 EUR
ECO TECHNOLOGY – net price	18 m ²	22 800 EUR	27 500 EUR	30 864 EUR	36 742 EUR

All prices provided are net prices. The reference for the prices are the Polish manufacturer's prices. The assumed exchange rate is 1 PLN = 4,27 Euro. The price does not include a pre-fabricated, ready-to-use trailer, which the client purchases with delivery to our factory. This is for the purpose of simpler vehicle registration later. The cost of the trailer is 3200/ 3800/4500 EUR gross depending on the model.

SHELL AND CORE PLUS - scope as for Biodomes with the following notes: the wall construction and insulation is 8 cm. The interior finishing of the walls and ceiling is made of wooden plywood. Windows and doors are lighter, with U parameters max. =1.0-1.1. The price includes 2 roof windows.

THE TURNKEY CONDITION - additionally includes: shower tray, toilet, sink, interior furniture made of chipboard, stove, sink, hood, lamps, sockets as per the list.

Additional cost for autonomous installations: (photovoltaics with a small battery, greywater tank, drinking water tank, composting toilet, autonomous internal installations) – 7500 EUR net.



BIODOMEK NATURAL MODULAR HOMES

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