
BIODOMEK
NATURAL
MODULAR HOMES
NATURAL HOME IN 4 MONTHS!
OFFER
WWW.BIODOMEK.COM
biodomek1@gmail.com
+48 669 757 613, (Polish, English)
BiDomek
SYSTEM www.biodomek.pl





BIODOMEK - A HEALTHY HOME SCENTED WITH NATURE...

Biodomek System offers eco-friendly modular homes with wooden structures, built with care for the health of the residents and the environment. We mostly use natural, certified materials that ensure durability and a healthy indoor climate. Thanks to excellent thermal insulation, our homes meet passive house parameters and comply with the German energy-efficiency standard – KfW 40 in the SEMI-ECO technology and KfW 55 (KfW 40 under certain conditions) in the ECO technology – keeping heating costs low. In the ECO technology, the partitions are natural and breathable, which improves well-being and has a positive effect on the residents' health.

We have been designing natural homes since 2012 and developing the Biodomek system since 2016. We have completed around 30 Biodomeks, and one of them was featured on HGTV's “Unusual Places”. We know that building a home is a big decision, which is why we guide our investors through the entire process: from choosing the design, through the production of the modules, to assembly on the plot – calmly and on a predictable schedule.

The natural wooden facade and large windows create a feeling of cosiness, light and closeness to nature. We can adapt every Biodomek to your needs, and in the future you can easily extend it with additional modules. See what we have prepared for you – and let's build your warm, healthy home together!


BIODOMEK "A"
WITH A FLAT ROOF

www.biodomek.pl
biodomek1@gmail.com
EKODAMA STUDIO Sp. z o.o.,
Ścinawa 56a, 55-200 Ścinawa, Poland

Offer valid from 01.11.2026 to 31.01.2027

BIODOMEK "A" 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			
(the number in front indicates the number of modules)	(in brackets is the usable area)	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		
		Collection from the Polish factory - for construction companies	Czech Republic, Slovakia, Hungary, Lithuania, Latvia, Estonia, Romania, Bulgaria	Germany, Austria, France, Italy, the Netherlands, Belgium, Spain, Portugal, Greece, Slovenia, Croatia, Finland	Switzerland, Norway, Denmark, Luxembourg, Sweden	Collection from the Polish factory - for construction companies	Czech Republic, Slovakia, Hungary, Lithuania, Latvia, Estonia, Romania, Bulgaria	Germany, Austria, France, Italy, the Netherlands, Belgium, Spain, Portugal, Greece, Slovenia, Croatia, Finland	Switzerland, Norway, Denmark, Luxembourg, Sweden
1A-1	**18** (13) m²	**19 610 EUR**	**21 574 EUR**	**22 884 EUR**	**24 193 EUR**	**24 915 EUR**	**27 433 EUR**	**29 112 EUR**	**30 790 EUR**
2A-1	**35** (27) m²	**39 598 EUR**	**43 648 EUR**	**46 348 EUR**	**49 048 EUR**	**43 664 EUR**	**48 139 EUR**	**51 121 EUR**	**54 104 EUR**
3A-1	**52** (42) m²	**59 192 EUR**	**65 287 EUR**	**69 350 EUR**	**73 413 EUR**	**64 987 EUR**	**71 686 EUR**	**76 153 EUR**	**80 619 EUR**
4A-1	**70** (56) m²	**80 303 EUR**	**88 600 EUR**	**94 132 EUR**	**99 663 EUR**	**88 193 EUR**	**97 313 EUR**	**103 394 EUR**	**109 474 EUR**
5A-1	**86** (69) m²	**97 895 EUR**	**108 028 EUR**	**114 784 EUR**	**121 539 EUR**	**107 530 EUR**	**118 669 EUR**	**126 095 EUR**	**133 520 EUR**
6A-1	**103** (84) m²	**118 302 EUR**	**130 565 EUR**	**138 740 EUR**	**146 915 EUR**	**129 962 EUR**	**143 441 EUR**	**152 428 EUR**	**161 414 EUR**
7A-1	**120** (98) m²	**138 709 EUR**	**153 101 EUR**	**162 696 EUR**	**172 290 EUR**	**152 394 EUR**	**168 214 EUR**	**178 761 EUR**	**189 307 EUR**
8A-1	**137** (113) m²	**158 582 EUR**	**175 048 EUR**	**186 025 EUR**	**197 002 EUR**	**174 052 EUR**	**192 132 EUR**	**204 186 EUR**	**216 239 EUR**
9A-1	**154** (125) m²	**176 038 EUR**	**194 325 EUR**	**206 516 EUR**	**218 708 EUR**	**193 219 EUR**	**213 299 EUR**	**226 686 EUR**	**240 072 EUR**
10A-1	**171** (138) m²	**193 493 EUR**	**213 601 EUR**	**227 007 EUR**	**240 413 EUR**	**212 386 EUR**	**234 466 EUR**	**249 186 EUR**	**263 906 EUR**
11A-1	**188** (153) m²	**213 741 EUR**	**235 963 EUR**	**250 777 EUR**	**265 591 EUR**	**234 619 EUR**	**259 019 EUR**	**275 286 EUR**	**291 552 EUR**

Prices for the base models from the catalogue of standard designs (e.g. 4A-1); design changes and additional options are priced separately. Net prices plus local VAT. Reference: Polish manufacturer's prices, exchange rate 1 EUR = 4,20 PLN (buying rate). Transport – approx. 3.50 Euro net/km (guide value) for two modules from the factory in Krakow (SEMI-ECO) or Szlachta near Bydgoszcz (ECO). The crane at the installation site is the responsibility of the ordering party. Crane for loading and assembly are included in the price (except prices for construction companies with local assembly). **Mobile buildings 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			
(the number in front indicates the number of modules)	(in brackets is the usable area)	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		
		Collection from the Polish factory - for construction companies	Czech Republic, Slovakia, Hungary, Lithuania, Latvia, Estonia, Romania, Bulgaria	Germany, Austria, France, Italy, the Netherlands, Belgium, Spain, Portugal, Greece, Slovenia, Croatia, Finland	Switzerland, Norway, Denmark, Luxembourg, Sweden	Collection from the Polish factory - for construction companies	Czech Republic, Slovakia, Hungary, Lithuania, Latvia, Estonia, Romania, Bulgaria	Germany, Austria, France, Italy, the Netherlands, Belgium, Spain, Portugal, Greece, Slovenia, Croatia, Finland	Switzerland, Norway, Denmark, Luxembourg, Sweden
1C-1	**18** (16) m²	**24 881 EUR**	**27 395 EUR**	**29 071 EUR**	**30 748 EUR**	**32 767 EUR**	**36 104 EUR**	**38 329 EUR**	**40 553 EUR**
2C-1	**35** (36) m²	**54 211 EUR**	**59 786 EUR**	**63 503 EUR**	**67 219 EUR**	**58 450 EUR**	**64 467 EUR**	**68 479 EUR**	**72 490 EUR**
3C-1	**52** (56) m²	**83 892 EUR**	**92 564 EUR**	**98 346 EUR**	**104 127 EUR**	**90 486 EUR**	**99 846 EUR**	**106 086 EUR**	**112 326 EUR**
4C-1	**70** (75) m²	**107 571 EUR**	**118 714 EUR**	**126 143 EUR**	**133 571 EUR**	**115 786 EUR**	**127 786 EUR**	**135 786 EUR**	**143 786 EUR**
5C-1	**86** (91) m²	**130 352 EUR**	**143 872 EUR**	**152 886 EUR**	**161 899 EUR**	**140 319 EUR**	**154 879 EUR**	**164 586 EUR**	**174 292 EUR**
6C-1	**103** (112) m²	**158 829 EUR**	**175 320 EUR**	**186 314 EUR**	**197 309 EUR**	**170 986 EUR**	**188 746 EUR**	**200 586 EUR**	**212 426 EUR**
7C-1	**120** (131) m²	**187 305 EUR**	**206 768 EUR**	**219 743 EUR**	**232 718 EUR**	**201 652 EUR**	**222 612 EUR**	**236 586 EUR**	**250 559 EUR**
8C-1	**137** (150) m²	**214 357 EUR**	**236 643 EUR**	**251 500 EUR**	**266 357 EUR**	**230 786 EUR**	**254 786 EUR**	**270 786 EUR**	**286 786 EUR**
		Knee wall 1m				Knee wall 1m			
2C-1+	**35** (41) m²	**65 282 EUR**	**72 013 EUR**	**76 499 EUR**	**80 986 EUR**	**70 399 EUR**	**77 663 EUR**	**82 506 EUR**	**87 349 EUR**
3C-1+	**52** (65) m²	**102 072 EUR**	**112 641 EUR**	**119 687 EUR**	**126 733 EUR**	**110 108 EUR**	**121 515 EUR**	**129 120 EUR**	**136 725 EUR**
4C-1+	**70** (89) m²	**133 841 EUR**	**147 725 EUR**	**156 981 EUR**	**166 237 EUR**	**144 076 EUR**	**159 028 EUR**	**168 996 EUR**	**178 964 EUR**
5C-1+	**86** (108) m²	**162 246 EUR**	**179 094 EUR**	**190 326 EUR**	**201 558 EUR**	**174 666 EUR**	**192 810 EUR**	**204 906 EUR**	**217 002 EUR**
6C-1+	**103,0** (131) m²	**196 631 EUR**	**217 067 EUR**	**230 691 EUR**	**244 315 EUR**	**211 696 EUR**	**233 704 EUR**	**248 376 EUR**	**263 048 EUR**
7C-1+	**120,0** (152) m²	**228 026 EUR**	**251 738 EUR**	**267 546 EUR**	**283 354 EUR**	**245 506 EUR**	**271 042 EUR**	**288 066 EUR**	**305 090 EUR**

Prices for the base models from the catalogue of standard designs (e.g. 4C-1); design changes and additional options are priced separately. Net prices plus local VAT. Reference: Polish manufacturer's prices, exchange rate 1 EUR = 4,20 PLN (buying rate). Transport – approx. 3.50 Euro net/km (guide value) for two modules from the factory in Krakow (SEMI-ECO) or Szlachta near Bydgoszcz (ECO). The crane at the installation site is the responsibility of the ordering party. Crane for loading and assembly are included in the price (except prices for construction companies with local assembly).


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			
(the number in front indicates the number of ground-floor modules, in brackets – upper-floor modules)	(in brackets is the usable area)	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		
		Collection from the Polish factory - for construction companies	Czech Republic, Slovakia, Hungary, Lithuania, Latvia, Estonia, Romania, Bulgaria	Germany, Austria, France, Italy, the Netherlands, Belgium, Spain, Portugal, Greece, Slovenia, Croatia, Finland	Switzerland, Norway, Denmark, Luxembourg, Sweden	Collection from the Polish factory - for construction companies	Czech Republic, Slovakia, Hungary, Lithuania, Latvia, Estonia, Romania, Bulgaria	Germany, Austria, France, Italy, the Netherlands, Belgium, Spain, Portugal, Greece, Slovenia, Croatia, Finland	Switzerland, Norway, Denmark, Luxembourg, Sweden
2B-1 (1)	**35** (40) m²	**59 804 EUR**	**65 818 EUR**	**69 827 EUR**	**73 837 EUR**	**69 175 EUR**	**76 167 EUR**	**80 828 EUR**	**85 490 EUR**
3B-1 (1)	**52** (54) m²	**79 397 EUR**	**87 456 EUR**	**92 829 EUR**	**98 201 EUR**	**90 498 EUR**	**99 715 EUR**	**105 860 EUR**	**112 004 EUR**
3B-1 (2)	**52** (69) m²	**99 743 EUR**	**109 887 EUR**	**116 650 EUR**	**123 413 EUR**	**109 604 EUR**	**120 777 EUR**	**128 226 EUR**	**135 676 EUR**
4B-1 (2)	**70** (84) m²	**120 853 EUR**	**133 201 EUR**	**141 432 EUR**	**149 664 EUR**	**132 809 EUR**	**146 404 EUR**	**155 468 EUR**	**164 531 EUR**
4B-1 (3)	**70** (98) m²	**140 923 EUR**	**155 315 EUR**	**164 910 EUR**	**174 505 EUR**	**154 608 EUR**	**170 428 EUR**	**180 975 EUR**	**191 522 EUR**
5B-1 (3)	**86** (110) m²	**158 516 EUR**	**174 743 EUR**	**185 562 EUR**	**196 380 EUR**	**173 946 EUR**	**191 784 EUR**	**203 676 EUR**	**215 568 EUR**
5B-1 (4)	**86** (125) m²	**180 103 EUR**	**198 533 EUR**	**210 820 EUR**	**223 107 EUR**	**197 628 EUR**	**217 887 EUR**	**231 393 EUR**	**244 899 EUR**
6B-1 (4)	**103** (140) m²	**200 510 EUR**	**221 070 EUR**	**234 776 EUR**	**248 483 EUR**	**220 060 EUR**	**242 660 EUR**	**257 726 EUR**	**272 793 EUR**
6B-1 (5)	**103** (153) m²	**218 578 EUR**	**240 974 EUR**	**255 904 EUR**	**270 835 EUR**	**239 874 EUR**	**264 491 EUR**	**280 903 EUR**	**297 315 EUR**
7B-1 (5)	**120** (167) m²	**238 985 EUR**	**263 510 EUR**	**279 860 EUR**	**296 210 EUR**	**262 305 EUR**	**289 264 EUR**	**307 236 EUR**	**325 209 EUR**
7B-1 (6)	**120** (182) m²	**259 868 EUR**	**286 523 EUR**	**304 293 EUR**	**322 062 EUR**	**285 213 EUR**	**314 513 EUR**	**334 046 EUR**	**353 578 EUR**

Prices for the base models from the catalogue of standard designs; design changes and additional options are priced separately. Net prices plus local VAT. Reference: Polish manufacturer's prices, exchange rate 1 EUR = 4,20 PLN (buying rate). Transport – approx. 3.50 Euro net/km (guide value) for two modules from the factory in Krakow (SEMI-ECO) or Szlachta near Bydgoszcz (ECO). The crane at the installation site is the responsibility of the ordering party. Crane for loading and assembly are included in the price (except prices for construction companies with local assembly).

SCOPE OF SHELL AND CORE PLUS
WITHOUT FOUNDATIONS

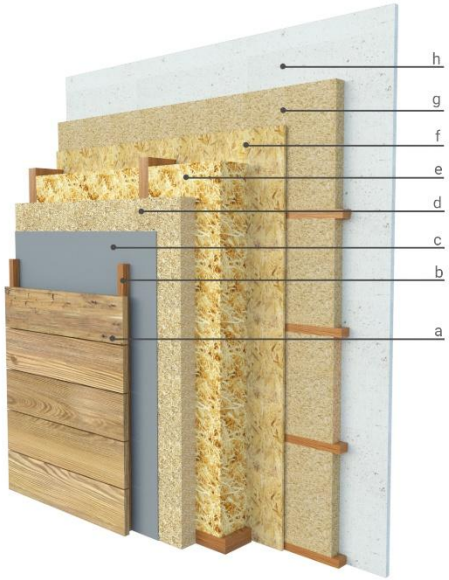
	SEMI-ECO TECHNOLOGY Construction with certified C24 wood, stone wool insulation, high energy-efficiency standard, **passive standard KFW 40**	ECO TECHNOLOGY Construction with certified C24 wood, based on natural VESTAECO / STEICO materials, **high energy-efficiency standard, passive standard KFW 55 (KFW 40 under certain conditions)**
EXTERNAL WALL SEMI-ECO: U=0,12 ECO: U=0,15 [W/M²K] Rw=46-48dB	From the outside: spruce cladding board 19/20x146 mm, ventilation batten 27 mm, windproof sheathing board OSB3 (ECO) 11/12 mm, load-bearing structure made of C24 wood 45x170 mm / stone wool insulation ROCTON SUPER 200 mm (fire reaction A1), vapor barrier Isover Airstop, installation batten 45x50 mm + wool insulation 50 mm; OSB3 board (ECO) 11/12 mm; gypsum board 12.5 mm without filling (alternatively: interior finish with boards 14x126 mm)	From the outside: spruce cladding board 19/20 mm, ventilation batten 25 mm, highly breathable membrane Rothoblaas Traspir, ecological windproof sheathing board made of straw fiber Vestaeco TERM 60 mm, load-bearing structure made of C24 wood 45x120 mm / ecological insulation Steico Flex 120 mm / alternatively straw fiber insulation Vestaeco Fibra 120 mm (fire reaction E), MFP board 12 mm, installation batten 50 mm + wood fiber insulation Steico Flex 50 mm, fiber-gypsum board FERMACELL 12.5 mm without filling (alternatively: interior finish with boards 14x126 mm)
ROOF U=0,11 [W/M²K] Rw=54-56dB	Roof finish: standing seam metal sheet with gutters (in the chosen color) / EPDM membrane, batten and counter-batten structure, underlay felt 3 mm, sheathing board OSB3 (ECO) 11/12 mm, wooden structure made of C24 wood 200 mm / stone wool insulation ROCTON SUPER 240 mm (fire reaction A1), vapor barrier Isover Airstop, installation batten 28x70 mm / stone wool insulation ROCTON SUPER 30 mm, gypsum board 2 x 12.5 mm without filling, with special boards in fire and wet areas	Roof finish: standing seam metal sheet with gutters (in the chosen color) / EPDM membrane, batten and counter-batten structure (28x70 mm, 25x50 mm), highly breathable roof membrane Rothoblaas Traspir, ecological insulating roof board Vestaeco TERM / Steico Flex 60 mm, wooden structure made of C24 wood / ecological insulation Steico Flex 245 mm / alternatively straw fiber insulation Vestaeco Fibra 245 mm (fire reaction E), installation batten 50 mm + wood fiber insulation Steico Flex 50 mm, fiber-gypsum board FERMACELL 2x12.5 mm without filling or FERMACELL Firepanel
GROUND FLOOR U=0,14 [W/m²K] Rw=47-49 dB	Underfloor heating - infrared mat Heat Decor, underlay for underfloor heating, sheathing board OSB3 (ECO) 2 x 11/12 mm, vapor barrier Isover Airstop, wooden structure made of C24 wood 170 mm / stone wool insulation ROCTON SUPER 200 mm (fire reaction A1), sheathing board OSB3 (ECO) 2 x 11/12 mm secured with Dysperbit, perimeter board 28x150 mm.	Underfloor heating - infrared mat Heat Decor, MFP board 22 mm, acoustic and thermal insulation with wood fiber Steico Floor 60 mm, MFP board 18 mm, wooden structure made of C24 wood 170 mm + 30 mm / ecological insulation Steico Flex 200 mm / alternatively straw fiber insulation Vestaeco Fibra 200 mm (fire reaction E), MFP board 12 mm, perimeter board 28x150 mm.
INTERNAL WALL Rw=43 dB	Gypsum board 12.5 mm without filling, OSB3 board (ECO) 11/12 mm, wooden structure 45x95 mm / acoustic stone wool insulation ROCTON SUPER 95 mm (fire reaction A1), OSB3 board (ECO) 11/12 mm, gypsum board 12.5 mm without filling - alternatively: interior finish with boards 14x126 mm	Fiber-gypsum board FERMACELL 12.5 mm without filling, wooden structure 45x95 mm / ecological acoustic insulation Steico Flex 95 mm (fire reaction E), fiber-gypsum board FERMACELL 12.5 mm without filling - alternatively: interior finish with boards 14x126 mm

UPPER FLOOR (in multi-story versions) Rw=47-49 dB	Underfloor heating - infrared mat Heat Decor, underlay for underfloor heating, sheathing board OSB3 (ECO) 2 x 11/12 mm, wooden structure made of C24 wood 170 mm / acoustic stone wool insulation ROCTON SUPER 150 mm (fire reaction A1), installation batten 28x70 mm, gypsum board 2 x 12.5 mm without filling, special boards in fire and wet areas; in open space areas, acoustic insulation reduced to 100 mm.	Underfloor heating - infrared mat Heat Decor, underlay for underfloor heating, MFP board 22 mm, acoustic insulation Steico Floor 40 mm, MFP board 18 mm, wooden structure made of C24 wood 170 mm + 10 mm / ecological acoustic insulation Steico Flex 180 mm / alternatively straw fiber insulation Vestaeco Fibra 180 mm, fiber-gypsum board FERMACELL 12.5 mm without filling; in open space areas, acoustic insulation reduced to 100 mm.
WINDOWS AND EXTERNAL DOORS	**EXTERNAL WINDOWS** – Uw max = 0.75–0.85 W/m²K (depending on the shape of the window). High-quality, energy-efficient PVC windows, colored on both sides from the standard color range (e.g. anthracite RAL 7016), triple glazing, glass Ug max = 0.50–0.60 W/m²K, ACOUSTIC INSULATION 30–33 dB. Colors from the special range and wooden windows available for an additional fee. **ENTRANCE DOOR** – insulated, external, steel, energy-efficient, suitable for passive houses, including installation (up to a value of 1 200 EUR net, e.g. from LUKAR, Ud max = 0.7 (solid) / 0.88 (glazed)), including GERDA door closer.	
ROOF WINDOWS	**ENERGY-EFFICIENT ROOF WINDOW 78×140 cm,** triple glazing P50 (44 mm, argon, toughened outer pane, laminated inner pane) – Uw for the entire window with EHV-AT Thermo flashing = 0.9 W/m²K, 1–1.5 units/module, e.g. FAKRO FTP-V P50 APMX with EHV-AT Thermo flashing, window price with flashing up to 595 EUR net/module, ACOUSTIC INSULATION 39 dB.	
VENTILATION	**Wall-mounted heat recovery ventilators** up to 225 EUR net/unit in the main rooms, with remote control or wall-mounted controller, e.g. VANTUBO RECDUO PLUS with ceramic core; bathroom – mechanical exhaust.	Hygro-regulated AERECO ventilation system (window inlets and exhaust in the bathroom) or wall-mounted heat recovery ventilators up to 225 EUR net/unit in the main rooms, with remote control or wall-mounted controller, e.g. VANTUBO RECDUO PLUS with ceramic core; bathroom – mechanical exhaust.
HEATING	Infrared underfloor heating mats or wall-mounted infrared heaters, e.g. Heat Decor, for the entire building; in the bathroom, an additional electric towel rail heater valued up to 215 EUR net.	
INTERNAL INSTALLATIONS	**ELECTRICAL INSTALLATION:** Equipped distribution board, electrical installation system with certified boxes for timber-frame construction. Cables in the walls, electrical boxes, e.g. ABB, Egant, certified for timber construction – without sockets and switches. Two sockets per room, plus sockets for kitchen appliances, hood, dishwasher, TV; lighting points according to the project, one external socket and two external lamps. For an additional fee, wiring for alarm and monitoring systems can be arranged. **PLUMBING (WATER AND SEWAGE):** Connections for sanitary appliances without fixtures, without Geberit frames (not always needed; installed for a small additional fee if necessary). External water outlet (outdoor faucet). Installation prepared for meters (without meters). **ELECTRIC WATER HEATER** for hot water, e.g. Ariston Velis WIFI 100 L valued up to 360 EUR net (more expensive models for an additional fee), 1 unit included in the house price. Connections of the building to the external water and sewage system and to the power grid are the responsibility of the investor.	
STAIRS / HATCH	Attic hatch with pull-down stairs up to 135 EUR net or temporary construction stairs / wooden ladder made of building material – up to 135 EUR net.	
CANOPY	**Glass canopy** over the entrance 120x90 cm, up to 300 EUR net/unit; 1 unit included in the house price, e.g. Galakor INOX	
INSTALLATION	On-site installation at the investment site (excluding transport and crane costs)	
TO BE AGREED WITH THE INVESTOR: color scheme of the roof, facade, windows and door closer, choice of entrance door.		

Bi Domek SYSTEM www.biodomek.pl
www.biodomek.pl
biodomek1@gmail.com
EKODAMA STUDIO Sp. z o.o.,
Ścinawa 56a, 55-200 Ścinawa, Poland

Offer valid from 01.11.2026 to 31.01.2027

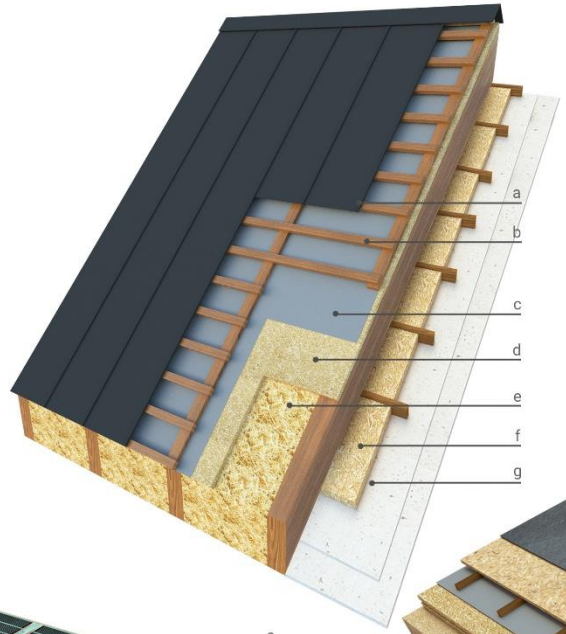
PARTITIONS IN ECO TECHNOLOGY - BIODOMEK SYSTEM



EXTERNAL WALL ECO

U=0,15 [W/M²K], 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 wood fiber insulation Steico Flex 120 mm
f - MFP board, 12 mm
g - Installation batten, 50 mm + wood fiber insulation Steico Flex 50 mm
h - Fiber-gypsum board, FERMACELL 12.5 mm (alternatively, interior finish with boards, 14 mm x 126 mm)

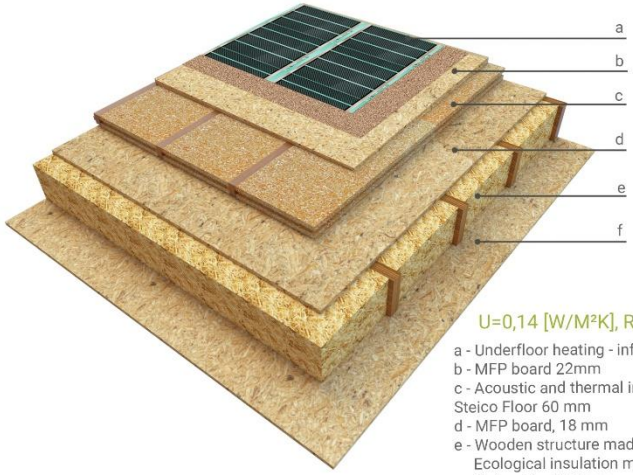


SLOPED ROOF ECO

U=0,11 [W/M²K], 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 VestaecoTERM / Steico Universal 60mm
e - Wooden structure made of C24 wood/ Ecological insulation made of wood fibers, Steico Flex 245 mm
f - Installation batten, 50 mm + wood fiber insulation Steico Flex 50 mm
g - Fiber-gypsum board, FERMACELL 2 x 12.5 mm or FERMACELL Firepanel

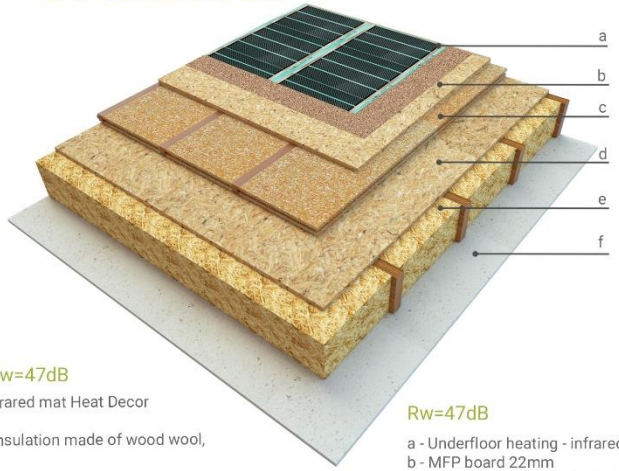
GROUND FLOOR ECO



U=0,14 [W/M²K], Rw=47dB

a - Underfloor heating - infrared mat Heat Decor
b - MFP board 22mm
c - Acoustic and thermal insulation made of wood wool, Steico Floor 60 mm
d - MFP board, 18 mm
e - Wooden structure made of C24 wood, 170 mm + 30 mm/ Ecological insulation made of wood fibers, Steico Flex 200 mm
f - MFP board, 12 mm

UPPER FLOOR ECO



Rw=47dB

a - Underfloor heating - infrared mat Heat Decor
b - MFP board 22mm
c - Acoustic insulation, Steico Floor 40 mm
d - MFP board, 18 mm
e - Wooden structure made of C24 wood, 170 mm + 10 mm/ Ecological acoustic insulation, Steico Flex 180 mm
f - Fiber-gypsum board, FERMACELL 12.5 mm

FLAT ROOF ECO



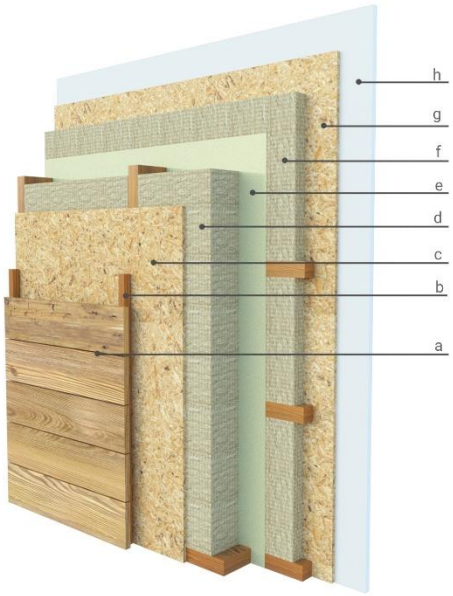
U=0,11 [W/M²K], Rw=54dB

a - EPDM membrane
b - MFP board, 18 mm
c - Counter-batten
d - Highly breathable roof membrane, Rothoblaas Traspir
e - Ecological sheathing board VestaecoTERM / Steico Universal 60 mm
f - Wooden structure made of C24 wood/ Ecological insulation made of wood fibers Steico Flex 245 mm
g - Installation batten 50 mm + wood fiber insulation Steico Flex 50 mm
h - Fiber-gypsum board, FERMACELL 2 x 12.5mm or FERMACELL Firepanel

Bi Domek SYSTEM www.biodomek.pl
www.biodomek.pl
biodomek1@gmail.com
EKODAMA STUDIO Sp. z o.o.,
Ścinawa 56a, 55-200 Ścinawa, Poland

Offer valid from 01.11.2026 to 31.01.2027

PARTITIONS IN SEMI ECO TECHNOLOGY - BIODOMEK SYSTEM



EXTERNAL WALL SEMI ECO

U=0,12 [W/M²K], 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)

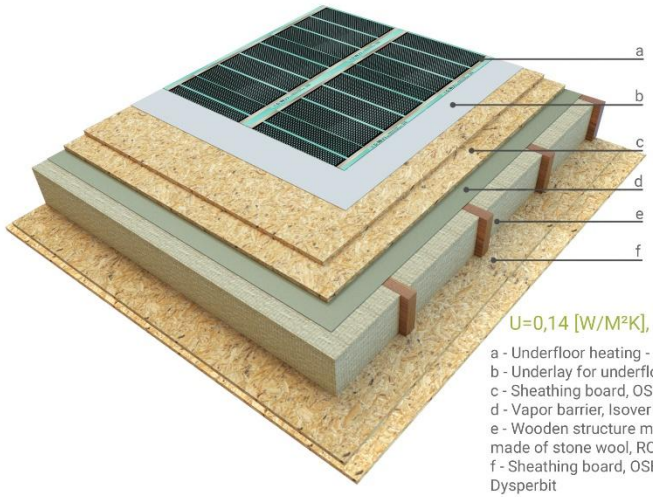


SLOPED ROOF SEMI ECO

U=0,11 [W/M²K], 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, 200 mm / Insulation made of stone wool, ROCTON SUPER 240 mm
f - Vapor barrier, Isover Airstop
g - Installation batten, 28x70 mm / Insulation made of stone wool, ROCTON SUPER 30 mm
h - Gypsum board, 2 x 12.5 mm, with special boards for fire and wet areas

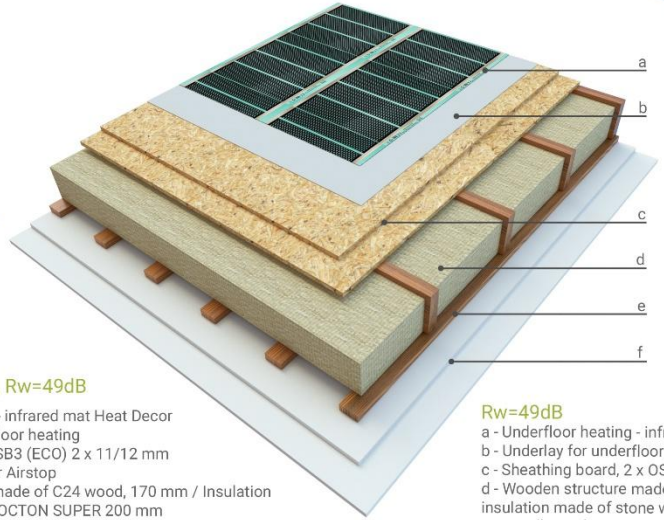
GROUND FLOOR SEMI ECO



U=0,14 [W/M²K], 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) 2 x 11/12 mm, secured with Dysperbit

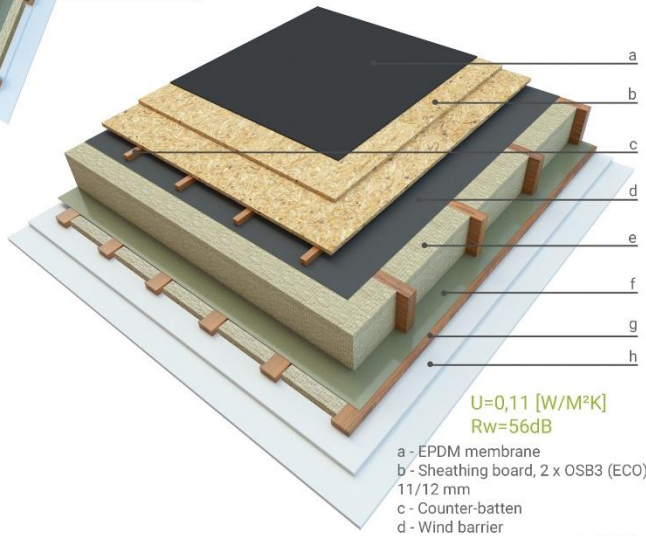
UPPER FLOOR SEMI ECO



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



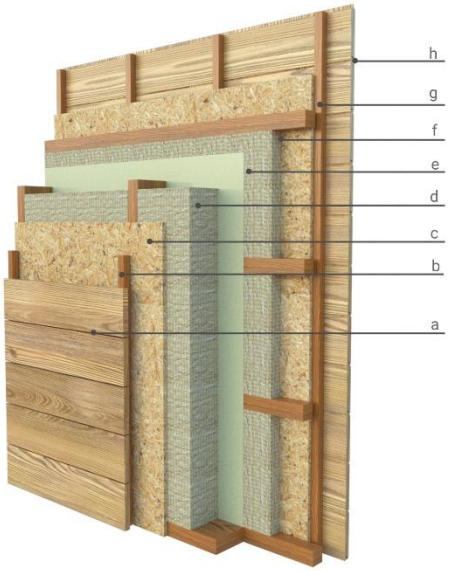
U=0,11 [W/M²K]
Rw=56dB

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, 200 mm / Insulation made of stone wool, ROCTON SUPER 240 mm
f - Vapor barrier, Isover Airstop
g - Installation batten, 28x70 mm / Insulation made of stone wool, ROCTON SUPER 30 mm
h - Gypsum board, 2 x 12.5 mm, with special boards for fire and wet areas

Bi Domek SYSTEM www.biodomek.pl
www.biodomek.pl
biodomek1@gmail.com
EKODAMA STUDIO Sp. z o.o.,
Ścinawa 56a, 55-200 Ścinawa, Poland

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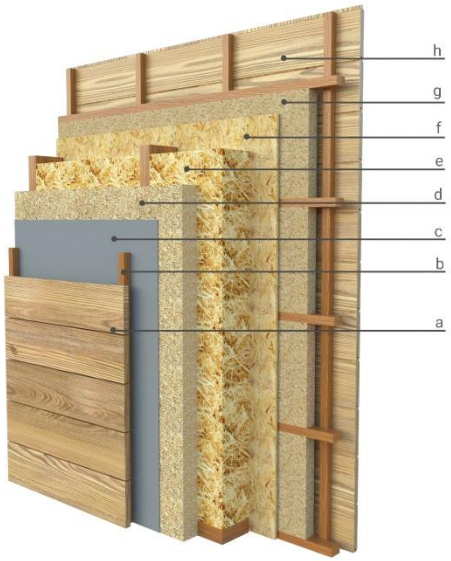
WALLS IN SEMIEKO AND ECO TECHNOLOGY, WALL FINISHING OPTION WITH CLADDING - BIODOMEK SYSTEM



EXTERNAL WALL SEMI EKO

U=0,12 [W/M²K], Rw=48dB

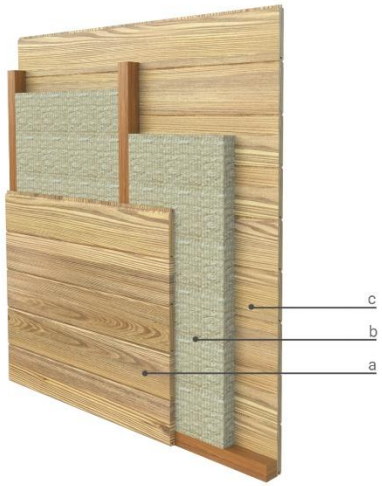
a - Spruce cladding board, 19/20 mm x 146 mm
b - Ventilation batten, 27 mm
c - Sheathing board, windproof OSB3 (ECO) 11/12 mm
d - Load-bearing structure made of C24 wood, 45x170 mm / Insulation made of stone wool, ROCTON SUPER 200 mm
e - Vapor barrier, Isover Airstop
f - Installation batten, 45x50 mm + 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=0,15 [W/M²K], 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, 50m + wood fiber insulation, Steico Flex 50 mm
h - Cladding on wooden batten, tongue-and-groove boards



INTERNAL WALL SEMI EKO

Rw=43dB

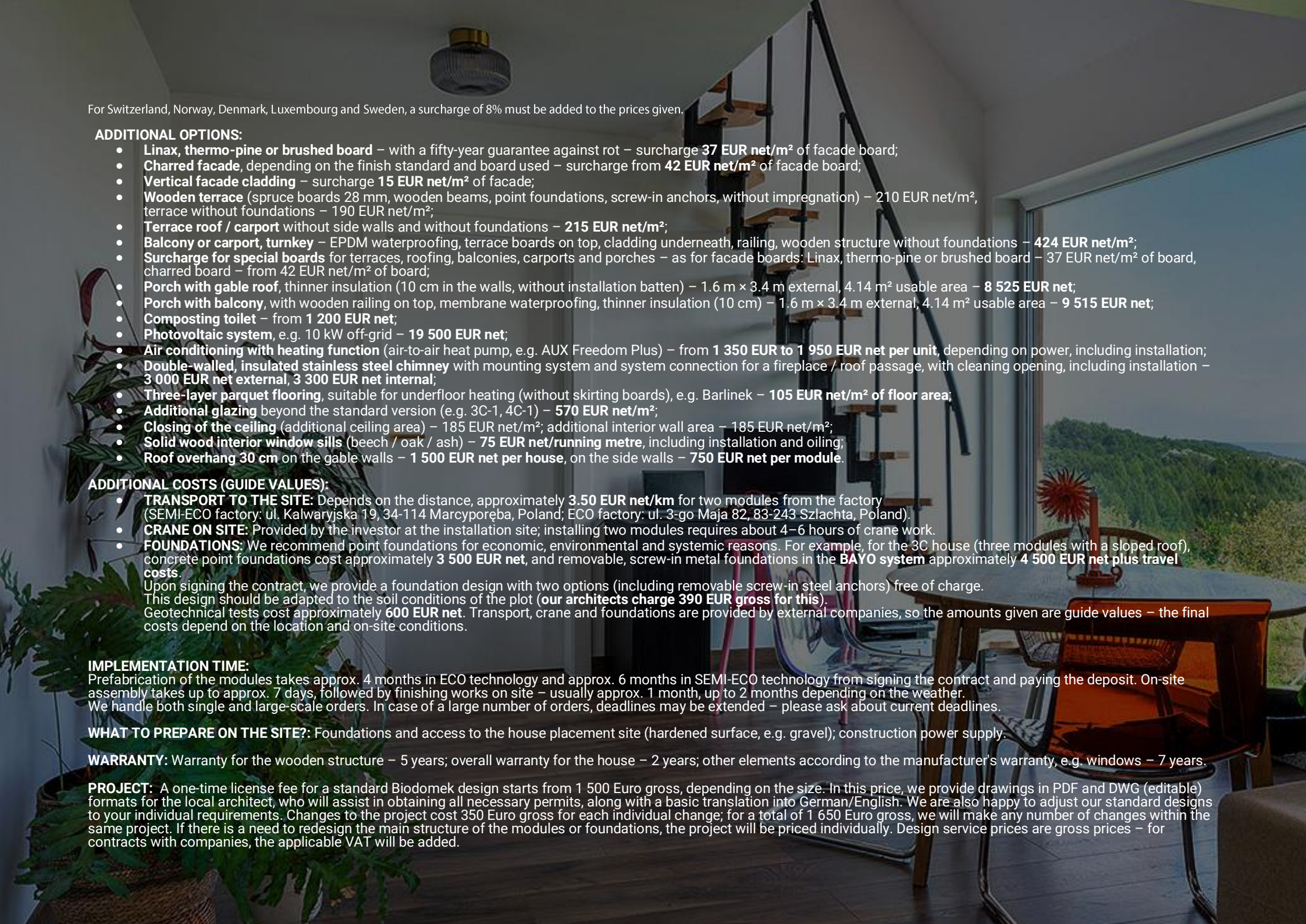
a - Cladding on wooden batten, tongue-and-groove boards
b - Wooden structure, 45x95 mm + Acoustic insulation made of stone wool, ROCTON SUPER 95 mm
c - Cladding on wooden batten, tongue-and-groove boards



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



For Switzerland, Norway, Denmark, Luxembourg and Sweden, a surcharge of 8% must be added to the prices given.

ADDITIONAL OPTIONS:

- **Linax, thermo-pine or brushed board** – with a fifty-year guarantee against rot – surcharge **37 EUR net/m²** of facade board;
- **Charred facade**, depending on the finish standard and board used – surcharge from **42 EUR net/m²** of facade board;
- **Vertical facade cladding** – surcharge **15 EUR net/m²** of facade;
- **Wooden terrace** (spruce boards 28 mm, wooden beams, point foundations, screw-in anchors, without impregnation) – 210 EUR net/m²,
  terrace without foundations – 190 EUR net/m²;
- **Terrace roof / carport** without side walls and without foundations – **215 EUR net/m²**;
- **Balcony or carport, turnkey** – EPDM waterproofing, terrace boards on top, cladding underneath, railing, wooden structure without foundations – **424 EUR net/m²**;
- **Surcharge for special boards** for terraces, roofing, balconies, carports and porches – as for facade boards: Linax, thermo-pine or brushed board – 37 EUR net/m² of board, charred board – from 42 EUR net/m² of board;
- **Porch with gable roof**, thinner insulation (10 cm in the walls, without installation batten) – 1.6 m × 3.4 m external, 4.14 m² usable area – **8 525 EUR net**;
- **Porch with balcony**, with wooden railing on top, membrane waterproofing, thinner insulation (10 cm) – 1.6 m × 3.4 m external, 4.14 m² usable area – **9 515 EUR net**;
- **Composting toilet** – from **1 200 EUR net**;
- **Photovoltaic system**, e.g. 10 kW off-grid – **19 500 EUR net**;
- **Air conditioning with heating function** (air-to-air heat pump, e.g. AUX Freedom Plus) – from **1 350 EUR to 1 950 EUR net per unit**, depending on power, including installation;
- **Double-walled, insulated stainless steel chimney** with mounting system and system connection for a fireplace / roof passage, with cleaning opening, including installation – **3 000 EUR net external**, **3 300 EUR net internal**;
- **Three-layer parquet flooring**, suitable for underfloor heating (without skirting boards), e.g. Barlinek – **105 EUR net/m² of floor area**;
- **Additional glazing** beyond the standard version (e.g. 3C-1, 4C-1) – **570 EUR net/m²**;
- **Closing of the ceiling** (additional ceiling area) – 185 EUR net/m²; additional interior wall area – 185 EUR net/m²;
- **Solid wood interior window sills** (beech / oak / ash) – **75 EUR net/running metre**, including installation and oiling;
- **Roof overhang 30 cm** on the gable walls – **1 500 EUR net per house**, on the side walls – **750 EUR net per module**.

ADDITIONAL COSTS (GUIDE VALUES):

- **TRANSPORT TO THE SITE:** Depends on the distance, approximately **3.50 EUR net/km** for two modules from the factory
  (SEMI-ECO factory: ul. Kalwaryjska 19, 34-114 Marcyporęba, Poland; ECO factory: ul. 3-go Maja 82, 83-243 Szlachta, Poland).
- **CRANE ON SITE:** Provided by the investor at the installation site; installing two modules requires about 4–6 hours of crane work.
- **FOUNDATIONS:** We recommend point foundations for economic, environmental and systemic reasons. For example, for the 3C house (three modules with a sloped roof), concrete point foundations cost approximately **3 500 EUR net**, and removable, screw-in metal foundations in the **BAYO system** approximately **4 500 EUR net plus travel costs**.
  Upon signing the contract, we provide a foundation design with two options (including removable screw-in steel anchors) free of charge.
  This design should be adapted to the soil conditions of the plot (**our architects charge 390 EUR gross for this**).
  Geotechnical tests cost approximately **600 EUR net**. Transport, crane and foundations are provided by external companies, so the amounts given are guide values – the final costs depend on the location and on-site conditions.

IMPLEMENTATION TIME:
Prefabrication of the modules takes approx. 4 months in ECO technology and approx. 6 months in SEMI-ECO technology from signing the contract and paying the deposit. On-site assembly takes up to approx. 7 days, followed by finishing works on site – usually approx. 1 month, up to 2 months depending on the weather.
We handle both single and large-scale orders. In case of a large number of orders, deadlines may be extended – please ask about current deadlines.

WHAT TO PREPARE ON THE SITE?: Foundations and access to the house placement site (hardened surface, e.g. gravel); construction power supply.

WARRANTY: Warranty for the wooden structure – 5 years; overall warranty for the house – 2 years; other elements according to the manufacturer's warranty, e.g. windows – 7 years.

PROJECT: A one-time license fee for a standard Biodomek design starts from 1 500 Euro gross, 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 350 Euro gross for each individual change; for a total of 1 650 Euro gross, we will make any number of changes within the same project. If there is a need to redesign the main structure of the modules or foundations, the project will be priced individually. Design service prices are gross prices – for contracts with companies, the applicable VAT will be added.


BIODOMEK
“SUMMER”
HOLIDAY HOMES

www.biodomek.pl
biodomek1@gmail.com
EKODAMA STUDIO Sp. z o.o.,
Ścinawa 56a, 55-200 Ścinawa, Poland

Offer valid from 01.11.2026 to 31.01.2027

BIODOMEK "SUMMER" – HOLIDAY HOMES

SINGLE-MODULE HOUSES, 3 M WIDE, 3.45 M HIGH AND UP TO 12 M LONG, GABLE ROOF PRICES - SHELL AND CORE PLUS, WITHOUT FOUNDATIONS

Name of the Biodomek	**Built-up Area**	**SEMI-ECO TECHNOLOGY** – Net price				**ECO TECHNOLOGY** – Net price			
(the number in front indicates the number of modules)	(in brackets is the usable area)	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		
		Collection from the Polish factory - for construction companies	Czech Republic, Slovakia, Hungary, Lithuania, Latvia, Estonia, Romania, Bulgaria	Germany, Austria, France, Italy, the Netherlands, Belgium, Spain, Portugal, Greece, Slovenia, Croatia, Finland	Switzerland, Norway, Denmark, Luxembourg, Sweden	Collection from the Polish factory - for construction companies	Czech Republic, Slovakia, Hungary, Lithuania, Latvia, Estonia, Romania, Bulgaria	Germany, Austria, France, Italy, the Netherlands, Belgium, Spain, Portugal, Greece, Slovenia, Croatia, Finland	Switzerland, Norway, Denmark, Luxembourg, Sweden
SHELL AND CORE PLUS Net price									
House 3 × 10 m, H = 3.45 m	30 m² (25 m² + low gallery)	**30 590 EUR**	**33 782 EUR**	**35 910 EUR**	**38 038 EUR**	**33 212 EUR**	**36 678 EUR**	**38 988 EUR**	**41 298 EUR**
	Price per 1 m² of usable area	**1 224 EUR**	**1 351 EUR**	**1 436 EUR**	**1 522 EUR**	**1 328 EUR**	**1 467 EUR**	**1 560 EUR**	**1 652 EUR**
TURNKEY Net price									
House 3 × 10 m, H = 3.45 m	30 m² (25 m² + low gallery)	**40 941 EUR**	**45 214 EUR**	**48 062 EUR**	**50 910 EUR**	**44 451 EUR**	**49 089 EUR**	**52 181 EUR**	**55 273 EUR**
	Price per 1 m² of usable area	**1 638 EUR**	**1 809 EUR**	**1 922 EUR**	**2 036 EUR**	**1 778 EUR**	**1 964 EUR**	**2 087 EUR**	**2 211 EUR**

Multi-module houses +5% on the price per m² of living area

All prices provided are net prices, excluding VAT. Local VAT applies. The reference for the prices are the Polish manufacturer's prices. The assumed exchange rate is 1 EUR = 4,20 PLN (at the buying rate). Transport – approximately 3.50 Euro net/km (guide value) 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. The crane for loading and the assembly of the building are included in the price (except prices for construction companies with local assembly).

SHELL AND CORE PLUS: Scope as for Biodomek houses, with the following notes: wall construction and insulation is 10 cm, floor and roof insulation 15 cm.
The house is built without installation batten. The interior finish of the walls and ceilings is wooden boiserie. Windows and external doors are lighter, with a maximum U-value of 1.0–1.1. Without roof windows.
TURNKEY STANDARD: Additionally includes: flooring (SEMI-ECO panels up to 15 EUR/m² or ECO Barlinek wooden floorboards up to 25 EUR/m²), interior doors, wooden bed with mattress, shower tray, toilet, sink, interior furniture made of chipboard, two-burner hob, kitchen sink with tap, hood, lamps, sockets and switches according to the equipment list.


HOUSE MADE
FROM RECYCLED
SHIPPING
CONTAINERS



Price in SEMI-ECO technology – 1 970 EUR net/m², in ECO technology – 2 100 EUR net/m² of usable area, in SHELL AND CORE PLUS standard, without foundations.

For Switzerland, Norway, Denmark, Luxembourg and Sweden, a surcharge of 8% must be added to the prices given.


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	**21 768 EUR**	**25 554 EUR**	**28 887 EUR**	**33 911 EUR**
ECO TECHNOLOGY – net price	**18** m^2	**23 000 EUR**	**27 000 EUR**	**31 242 EUR**	**36 675 EUR**

All prices provided are net prices, excluding VAT. Local VAT applies. The reference for the prices are the Polish manufacturer's prices. The assumed exchange rate is 1 EUR = 4,20 PLN (at the buying rate). Transport of the trailer to the customer costs approximately 3.50 Euro net/km (guide value) from the factory in Poland, in Krakow (SEMI-ECO) or Szlachta near Bydgoszcz (ECO). The price does not include a pre-fabricated, ready-to-use trailer, which the client purchases with delivery to our factory. This simplifies later vehicle registration. The cost of the trailer is 3 500 / 4 100 / 4 900 EUR gross, depending on the model.

SHELL AND CORE PLUS - Scope as for Biodomek with the following notes: wall construction and insulation is 8 cm. The interior finish of the walls and ceiling is wooden plywood or wooden boards (boiserie). Windows and doors are lighter, with maximum U-values of 1.0-1.1. The price includes 2 roof windows.

TURNKEY - additionally includes: shower tray, toilet, sink, interior furniture made of chipboard, stove, kitchen 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) – 7 500 EUR net.

This offer is for information purposes only and does not constitute an offer within the meaning of Art. 66 § 1 of the Polish Civil Code; the binding terms are set out in the contract.






BIODOMEK
NATURAL
MODULAR HOMES
WWW.BIODOMEK.COM
biodomek1@gmail.com