

BIODOMEK NATURAL MODULAR HOMES

NATURAL HOME IN 4 MONTHS!

OFFER

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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**

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			
		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, 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	18 (13) m ²	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	35 (27) m ²	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	52 (42) m ²	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	70 (56) m ²	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	86 (69) m ²	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	103 (84) m ²	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	120 (98) m ²	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	137 (113) m ²	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	154 (125) m ²	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	171 (138) m ²	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	188 (153) m ²	213 741 EUR	235 963 EUR	250 777 EUR	265 591 EUR	234 619 EUR	259 019 EUR	275 286 EUR	291 552 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 – approximately 3.50 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. The crane for loading and the assembly of the building 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	18 (16) m ²	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	35 (36) m ²	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	52 (56) m ²	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	70 (75) m ²	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	86 (91) m ²	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	103 (112) m ²	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	120 (131) m ²	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	137 (150) m ²	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+	35 (41) m ²	65 031 EUR	71 732 EUR	76 199 EUR	80 666 EUR	71 452 EUR	78 823 EUR	83 737 EUR	88 651 EUR
3C+	52 (65) m ²	97 066 EUR	107 110 EUR	113 806 EUR	120 502 EUR	109 098 EUR	120 397 EUR	127 929 EUR	135 462 EUR
4C+	70 (89) m ²	132 605 EUR	146 357 EUR	155 525 EUR	164 692 EUR	149 079 EUR	164 549 EUR	174 864 EUR	185 177 EUR
5C+	86 (108) m ²	160 739 EUR	177 427 EUR	188 552 EUR	199 677 EUR	180 730 EUR	199 503 EUR	212 019 EUR	224 535 EUR
6C+	103,0 (131) m ²	194 797 EUR	215 039 EUR	228 533 EUR	242 027 EUR	219 045 EUR	241 816 EUR	256 998 EUR	272 178 EUR
7C+	120,0 (152) m ²	225 893 EUR	249 380 EUR	265 037 EUR	280 694 EUR	254 027 EUR	280 450 EUR	298 064 EUR	315 678 EUR

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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 modules)	(in brackets is the usable area)	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	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	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+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+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+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+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+4	86 (125) m²	179 185 EUR	197 615 EUR	209 902 EUR	222 556 EUR	196 619 EUR	216 878 EUR	230 384 EUR	244 294 EUR
6B+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+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+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+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

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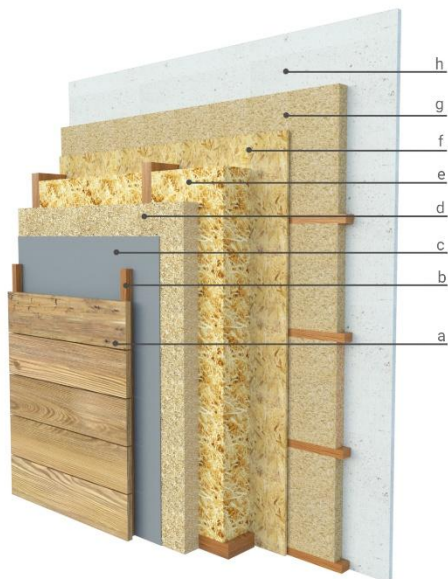
SCOPE OF SHELL AND CORE PLUS

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) $R_w=47-49$ 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 – U_w 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 U_g 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, U_d 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) – U_w 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.		

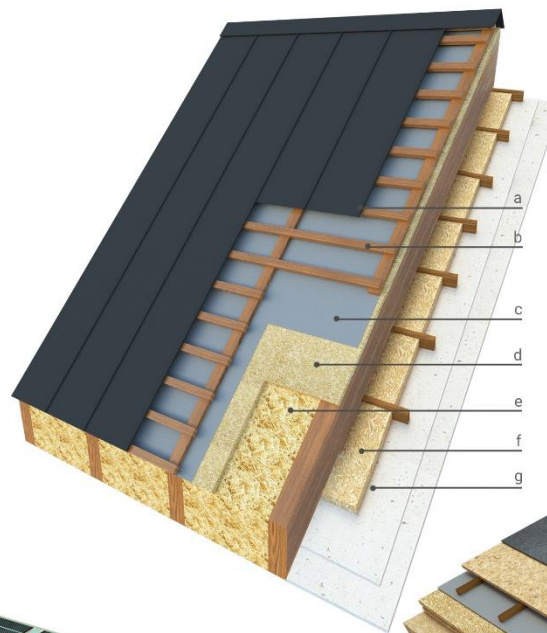
PARTITIONS IN ECO TECHNOLOGY - BIODOMEK SYSTEM



EXTERNAL WALL ECO

$U=0,15 [W/M^2K]$, $R_w=46dB$

- 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

$U=0,11 [W/M^2K]$, $R_w=54dB$

- 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



$U=0,14 [W/M^2K]$, $R_w=47dB$

- 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



$R_w=47dB$

- 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

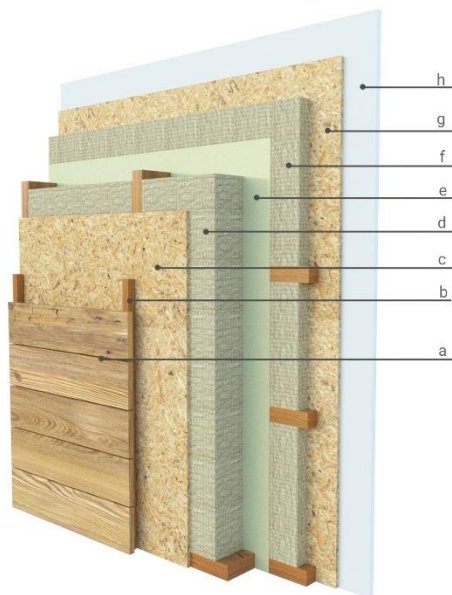


FLAT ROOF ECO

$U=0,11 [W/M^2K]$, $R_w=54dB$

- 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

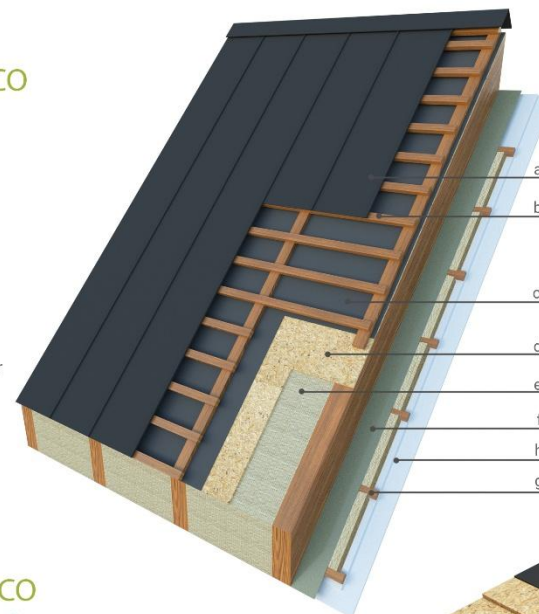
PARTITIONS IN SEMI ECO TECHNOLOGY - BIODOMEK SYSTEM



EXTERNAL WALL SEMI ECO

$U=0,12$ [W/M²K], $R_w=48dB$

- 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)

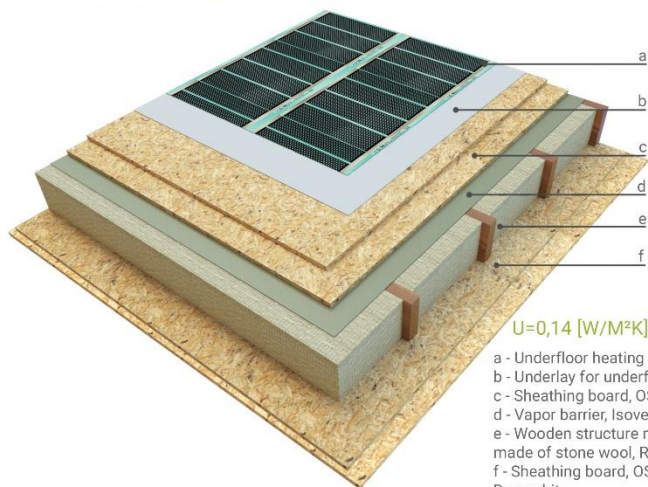


SLOPED ROOF SEMI ECO

$U=0,11$ [W/M²K], $R_w=56dB$

- 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

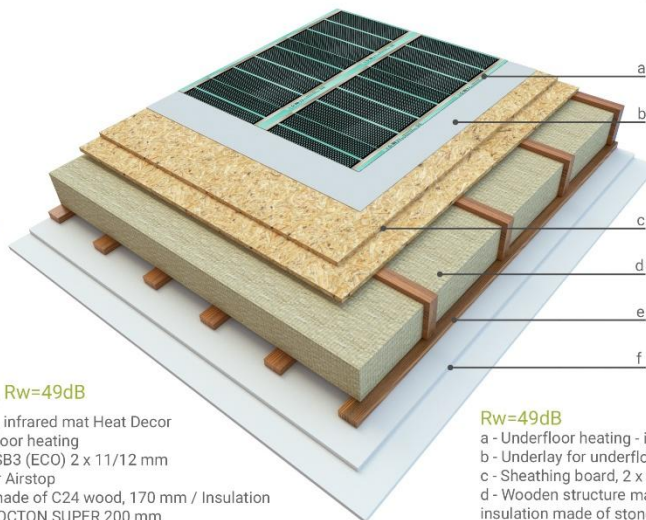
GROUND FLOOR SEMI ECO



$U=0,14$ [W/M²K], $R_w=49dB$

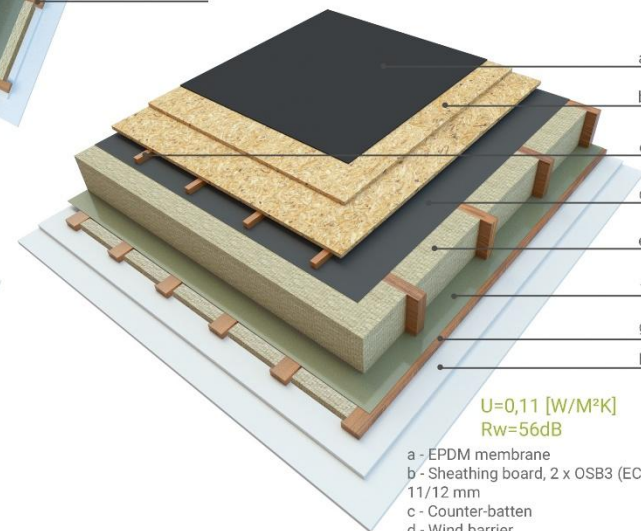
- a - Underfloor heating - infrared mat Heat Decor
- b - Underlay for underfloor heating
- c - Sheathing board, OSB3 (ECO) 2 x 11/12 mm
- d - Vapor barrier, Isover Airstop
- e - Wooden structure made of C24 wood, 170 mm / Insulation made of stone wool, ROCTON SUPER 200 mm
- f - Sheathing board, OSB3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

UPPER FLOOR SEMI ECO



$R_w=49dB$

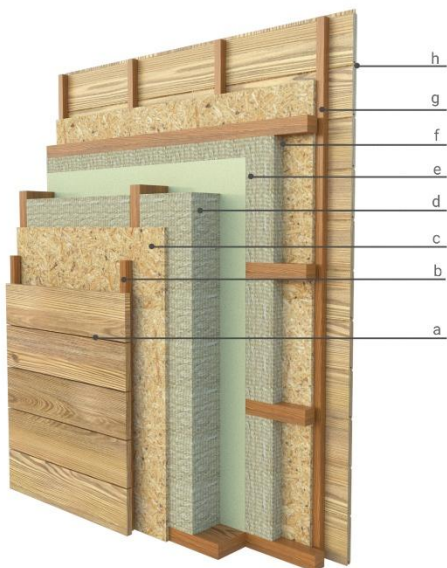
- a - Underfloor heating - infrared mat Heat Decor
- b - Underlay for underfloor heating
- c - Sheathing board, 2 x OSB3 (ECO) 11/12 mm
- d - Wooden structure made of C24 wood, 170 mm / Acoustic insulation made of stone wool, ROCTON SUPER 150 mm
- e - Installation batten, 28x70 mm
- f - Gypsum board,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



$U=0,11$ [W/M²K]
 $R_w=56dB$

- 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

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



EXTERNAL WALL SEMI EKO

$U=0,12$ [W/M²K], $R_w=48$ dB

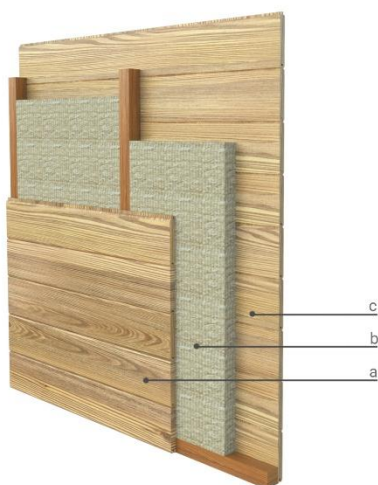
- a - Spruce cladding board, 19/20 mm x 146 mm
- b - Ventilation batten, 27 mm
- c - Sheathing board, windproof OSB3 (ECO) 11/12 mm
- d - Load-bearing structure made of C24 wood, 45x170 mm / Insulation made of stone wool, ROCTON SUPER 200 mm
- e - Vapor barrier, Isover Airstop
- f - Installation batten, 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], $R_w=46$ dB

- 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

$R_w=43$ dB

- 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

$R_w=43$ dB

- 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:

- **Linux or thermo-pine 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**; (surcharge for Linux boards: +25 EUR/m²)
- **Terrace roof / carport** without side walls and without foundations – **195 EUR net/m²**;
- **Balcony or carport, turnkey** – EPDM waterproofing, terrace boards on top, cladding underneath, railing, wooden structure without foundations – **385 EUR net/m²**;
- **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 – **7 750 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 – **8 650 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**;
- **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:

- **TRANSPORT TO THE SITE:** Depends on the distance, approximately **3.50 EUR/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 gross**, and removable, screw-in metal foundations in the **BAYO system** approximately **4 500 EUR 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 for this**). Geotechnical tests cost approximately **600 EUR**.

IMPLEMENTATION TIME:

Approximately 4 months from signing the contract and paying the deposit. On-site assembly – up to 14 days.
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, 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 for each individual change; for a total of 1 650 Euro, 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.

A modern wooden holiday home with a gabled roof and a covered porch. The house is built with light-colored wood and has a black metal roof. A green lounge chair is on the porch. The house is situated in a grassy field with a forest in the background.

BIODOMEK „SUMMER“ HOLIDAY HOMES

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			
		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)								
		Polish guarantee, European guarantee only on the main structure	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	Polish guarantee, European guarantee only on the main structure	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)	30 723 EUR	34 234 EUR	36 575 EUR	38 916 EUR	33 356 EUR	37 169 EUR	39 710 EUR	42 251 EUR
	Price per 1 m² of usable area	1 229 EUR	1 357 EUR	1 442 EUR	1 525 EUR	1 334 EUR	1 473 EUR	1 565 EUR	1 655 EUR
TURNKEY Net price									
House 3 × 10 m, H = 3.45 m	30 m² (25 m² + low gallery)	41 119 EUR	45 819 EUR	48 952 EUR	52 085 EUR	44 644 EUR	49 746 EUR	53 148 EUR	56 549 EUR
	Price per 1 m² of usable area	1 645 EUR	1 816 EUR	1 930 EUR	2 041 EUR	1 786 EUR	1 971 EUR	2 095 EUR	2 216 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/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. 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.

A photograph of a modern house constructed from recycled shipping containers. The house features a blue corrugated metal roof and a wooden exterior. A large glass window on the left side reveals the interior, which is furnished with a white desk, a chair, and various items like water bottles and a box. The text "HOUSE MADE FROM RECYCLED SHIPPING CONTAINERS" is overlaid in white, bold, sans-serif font across the center of the image.

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.

A side-view photograph of a rectangular mobile home with a wall of vertical wood shingles. It has two windows: a tall, narrow one on the left and a shorter, wider one on the right. The unit is mounted on a black metal trailer with two large wheels. The background shows a sunset sky with orange and blue clouds, and some greenery in the distance.

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	21 863 EUR	26 027 EUR	29 013 EUR	34 539 EUR
ECO TECHNOLOGY – net price	18 m ²	23 100 EUR	27 500 EUR	31 378 EUR	37 354 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/km 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.



BIODOMEK NATURAL MODULAR HOMES

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