



TINY HOUSE ON WHEELS · MODEL BROCHURE · 9 OCTOBER 2026

AURORA

Two lofts, four guests

A road-legal tiny house with two sleeping lofts, built on a 3-axle trailer.

7.60 x 2.55 M 2 LOFTS SLEEPS 4 FROM €33,366

Nord Living · Oradea, Romania · contact@nord.living · +40 746 972 418

TINY HOUSE ON WHEELS

AURORA · Two lofts, four guests

AURORA is our tiny house on wheels. Under 4.00 m high and 2.55 m wide, it travels legally on European roads and can be moved again later. The ground floor holds the living room with an L-shaped sofa, a 2.48 m kitchen, a bathroom with walk-in shower and a technical room reached from outside; two lofts above give a master bedroom over the kitchen and bathroom and a second sleeping loft over the living room. Four AURORAs – Cappuccino, Dyno, Hypo and Pistacchio – are in daily guest use at Coniferis Retreat, on screw piles.

7.60 × 2.55 m
exterior, over the cladding

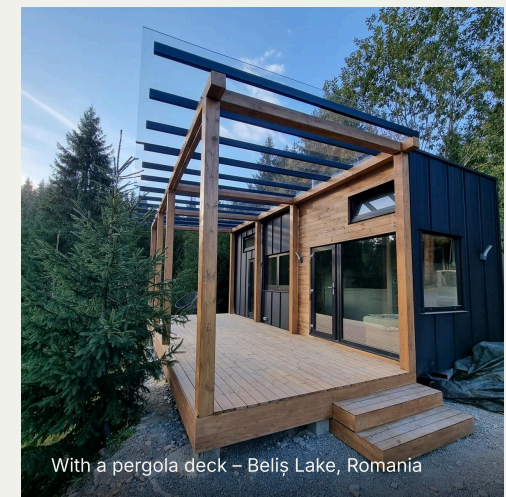
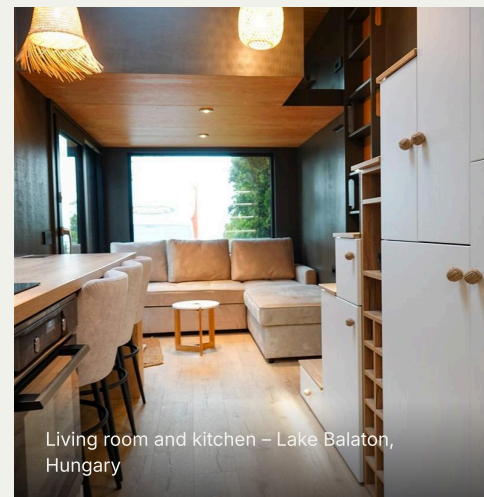
+ 10 m²
two sleeping lofts · 30 m² in all

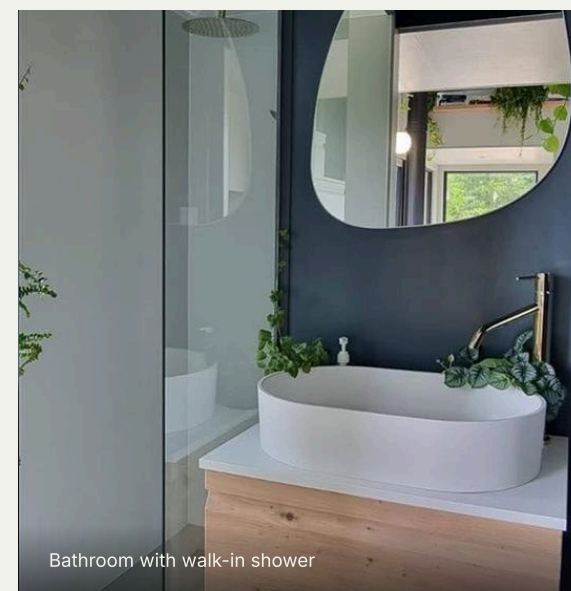
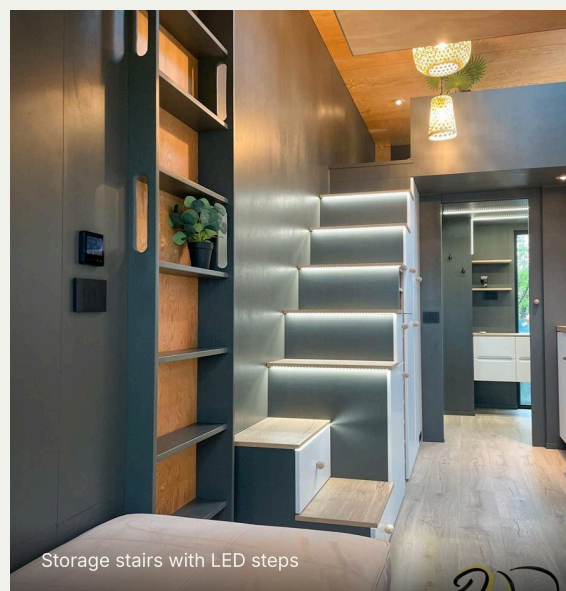
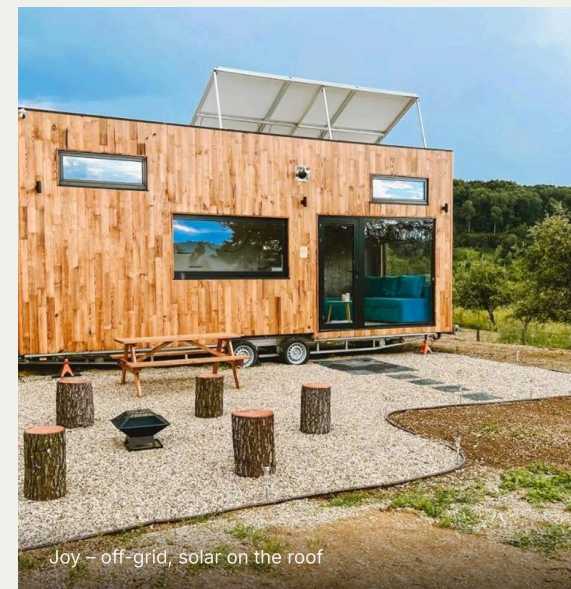
8.88 m
overall with drawbar

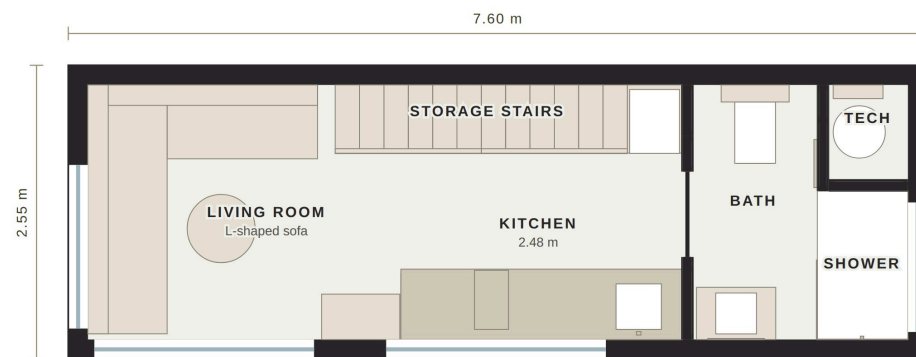
20 m²
built area, ground floor

< 4.00 m
height on the road

4 guests
master + second loft

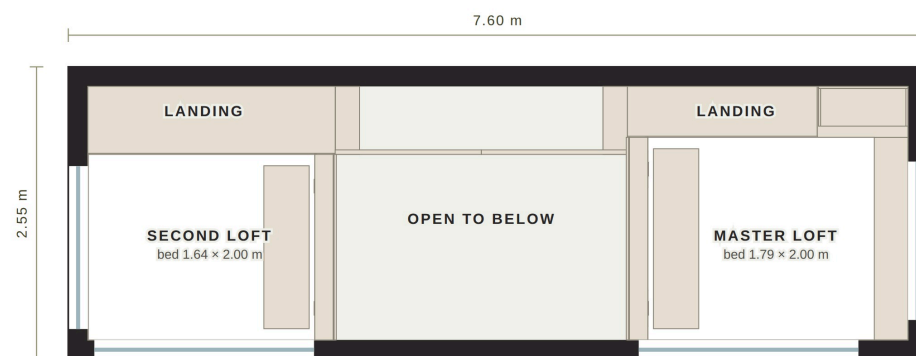






AURORA · GROUND FLOOR · ENTRANCE AND GLAZING ON THE LOWER SIDE

Ground floor – living room, kitchen, storage stairs, bathroom, technical room



AURORA · SLEEPING LOFTS

Sleeping lofts – master 2.48 x 2.24 m, second loft 2.18 x 2.24 m

UNIT AND STRUCTURE

Body	7.60 × 2.55 m over the cladding (structure 7.50 × 2.50 m); 8.88 m overall on the trailer; height ≈ 4.00 m
Areas	20 m ² built on the ground floor + 10 m ² in the two sleeping lofts, 30 m ² in all; ≈ 16 m ² net on the ground floor
Trailer	Vlemmix 3-axle trailer (720 TH), road-legal in the EU
Ground floor	living room with L-shaped sofa, kitchen 2.48 m on the façade, bathroom with shower 120 × 100, WC and washbasin, technical room with outside door
Lofts	master loft 2.48 × 2.24 m over the kitchen and bathroom, bed 1.79 × 2.00 m, wardrobe; second loft 2.18 × 2.24 m over the living room, bed 1.64 × 2.00 m; reached by two stair flights
Glazing	double entrance door 2.00 × 2.00 m, sliding aluminium window 1.80 m, living-room window, two loft windows, bathroom window
Structure	factory-made SIP panels on jumbo OSB (one piece per wall height), KVH timber in the joints

ENVELOPE, FINISHES AND SERVICES

Envelope · nZEB (included)	floor and roof SIP 224 (graphite EPS 200), walls SIP 144 (EPS 120), ventilated façade; double glazing
Façades	timber cladding on the main façade (thermowood or charred wood), Bilka Retro-Panel Flat steel (RAL 9005 matt) on the back and ends
Interior	Finished: plywood lining on walls and ceiling, oak-look floor, stairs, the bathroom and LED lighting; Furnished adds kitchen and furniture
Services	electrical and plumbing installations tested in the factory; water heater, electric underfloor heating and heat-recovery ventilation are options
Off-grid ready	solar, water tank, composting or incinerating toilet, gas available as options

PRICE · EUR EXCL. VAT, EX WORKS ORADEA

ITEM	WHAT IT IS	EUR
AURORA, finished	both sleeping lofts; the complete house without furniture: flooring, stairs, bathroom, electrical and plumbing installations, lighting; nZEB envelope	33,366
Furnished	finished + kitchen, furniture, mattresses – guest-ready	+ 7,003
Road trailer	Vlemmix 3-axle trailer, road-legal	+ 6,500
or screw-pile foundation	galvanised piles supplied	+ 2,400

The start price is the finished house with both sleeping lofts, without furniture, trailer or foundation. Every line below is added on top. VAT 21 % applies in Romania; EU companies with a valid VAT number are invoiced under reverse charge; exports outside the EU are invoiced without Romanian VAT.

OPTIONS

OPTION	DETAIL	EUR
Electric water heater	80 l	395
Electric underfloor heating	with thermostats	270
Heat-recovery ventilation	two individual ventilators with heat recovery	958
Exterior terrace	full-length thermo-ash deck along the timber façade, 7.6 × 2.8 m	3,090
Solar panel system	3 kW panels, 10 kWh battery, 5 kW inverter, roof-mounted	5,395
Rainwater recovery	collection and filtration	1,500
Water tank 500 l	with filtering system	1,600

WARRANTY AND AFTER-SALES

Structure	15 years on structural integrity: SIP shell, frame and load-bearing connections
Extended	Up to 30 years with a maintenance contract: inspections yearly or every 2 years
Envelope & joinery	5 years: roof, façade, windows and doors
Installations & appliances	2 years (manufacturer warranties)
After-sales	Remote support, spare parts and service visits

NOT INCLUDED IN THE PRICE

- Transport, crane and on-site installation (quoted per site)
- Building permit, planning and local engineering sign-off
- Site preparation, access, earthworks and utility trenches
- Connection of water, sewer and electricity up to the unit
- Outdoor furniture and landscaping unless listed as an option

DELIVERY, INSTALLATION AND PAYMENT

Lead time	Production 8–14 weeks from signed order and approved drawings; 2–4 months in total to handover.
Payment	50 % at signing · 40 % when the structure is complete · 10 % at acceptance in our factory (in person or online), before departure.
Transport	From our factory in Oradea, Romania: €2 per km per truck (one truck per module); oversize permits or escort at cost if the route requires them.
Installation	Nord Living team at €1,250 per day, from leaving the factory until return: piles, crane placing, levelling, connections, handover.
Prices	EUR excluding VAT, ex works Oradea. Valid for orders placed in 2026; confirmed in the written quotation after a site survey.

CONFIGURE IT

nord.living/tiny-houses#configurator
Choose finishes and options – the offer with your configuration and price arrives by email.

SEE IT IN USE

Coniferis Retreat, Romania – our houses in daily guest operation · coniferis.com

TALK TO US

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Video call:
calendar.app.google/PMvFTDaUEBLUGg4h8