NORD LIVING

MODULAR HOUSE · 115 M²
MODEL BROCHURE · NOVEMBER 2026



THREE MODULES, THREE BEDROOMS

DRAKKAR

A three-bedroom, single-level house behind a glazed linden front

115 m²
BUILT AREA

from € 85,055
EXCL. VAT

MODULAR HOUSE · 115 M²

A single-level family house behind a glazed, linden-clad front.

DRAKKAR is the three-module house of the range. Three modules of 13.00 × 2.80 m are finished in the factory and joined on site into one house with a flat roof: 13.00 × 8.40 m of SIP structure, 13.25 × 8.65 m outside with the Passive envelope (13.13 × 8.53 m nZEB), 115 m² built (112 m² nZEB) and about 93 m² of usable floor under 2.695 m ceilings. The south front is thermally treated linden with three floor-to-ceiling glazed openings; behind it sit the living room with kitchen and island, the master bedroom with its own bathroom and walk-in dressing, two more bedrooms, a family bathroom, a mud room, a pantry and a plant room with outside access. A 39 m² terrace with a covered veranda can be added along the whole south side.

01

Three modules, one level

Three 13.00 × 2.80 m modules, finished in the factory and joined on site under one flat roof.

02

Master suite

Master bedroom with its own bathroom and walk-in dressing, plus two bedrooms and a family bathroom.

03

A 36.8 m² day room

Living room with kitchen and island, 4.70 × 7.83 m, behind three floor-to-ceiling openings.

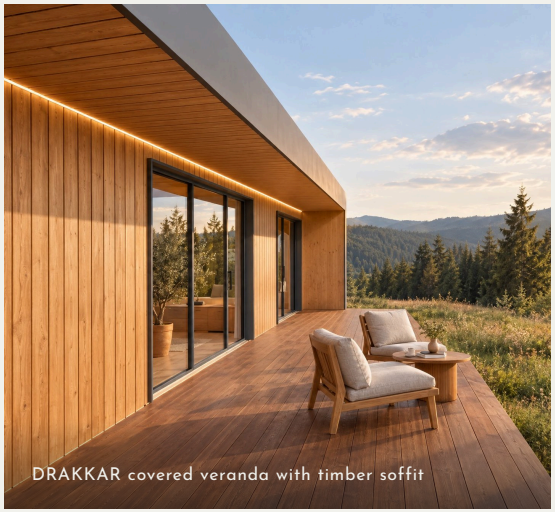
04

All connections in one place

Services cross between modules in a single 600 mm ceiling strip next to the plant room.



DRAKKAR north-east side with entrance, steel cladding



DRAKKAR covered veranda with timber soffit



DRAKKAR living room with stove and sliding glass

13.25 × 8.65 m

exterior, Passive

≈ 93 m²

usable floor

3 × 13.00 × 2.80 m

modules

115 m²

built, Passive · nZEB 112 m²

2.695 m

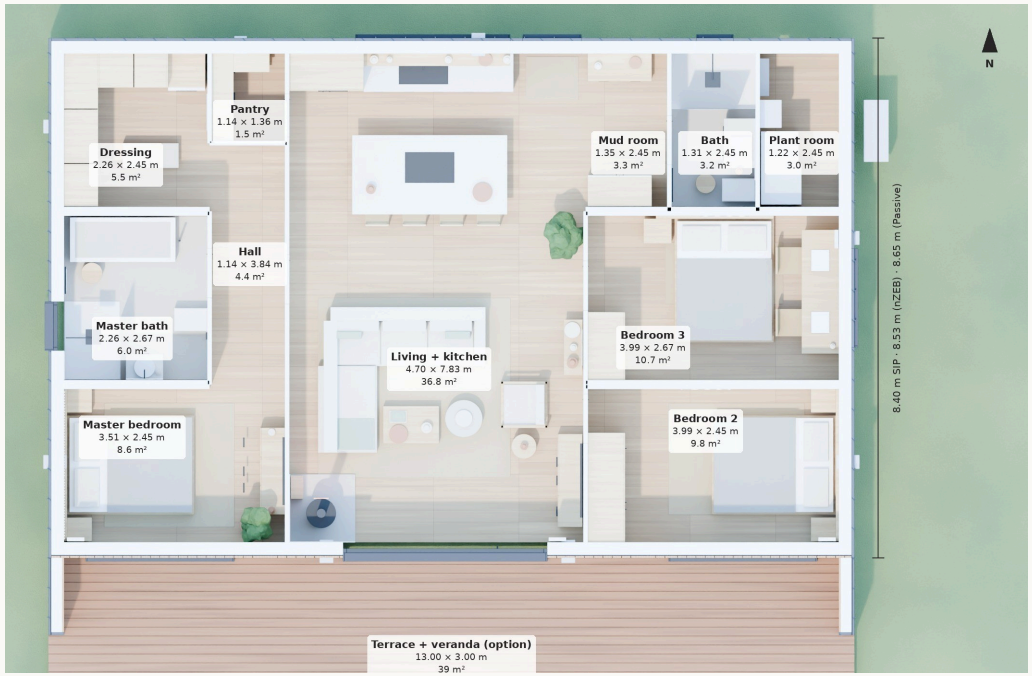
clear ceiling height

U ≈ 0.146

walls, nZEB standard



From above: glazed south front and veranda, anthracite steel sides

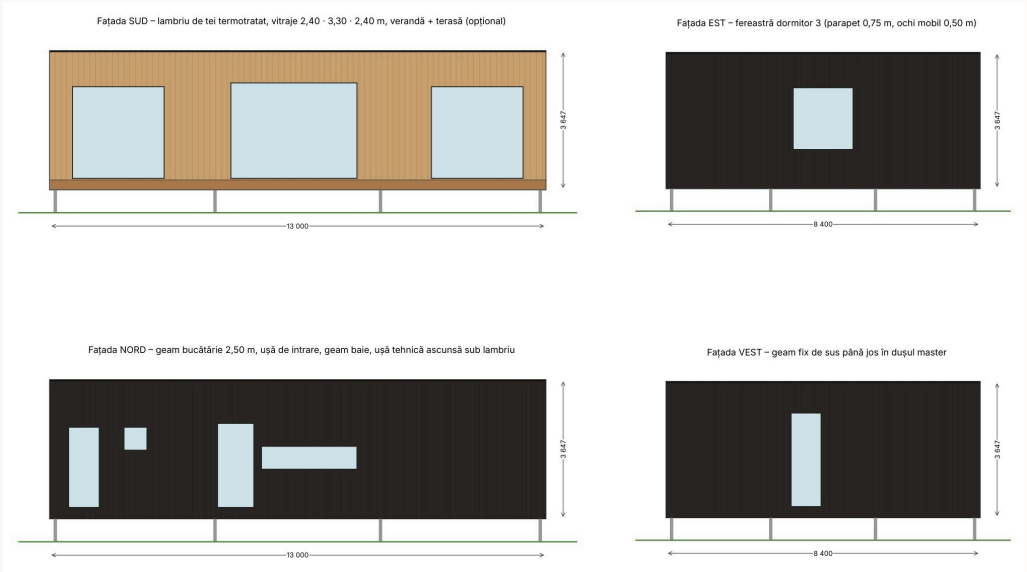


DRAKKAR floor plan, nZEB: room sizes are internal, rounded. Usable floor area ≈ 93 m²; clear ceiling height 2.695 m. The optional terrace with covered veranda (39 m²) runs along the south front.

FLOOR PLAN	M²
Living room and kitchen with island, 4.70 × 7.83 m	36.8
Master bedroom	8.6
Master bathroom	6.0
Walk-in dressing	5.5
Bedroom 2	9.8
Bedroom 3	10.7
Family bathroom	3.2
Entrance hall	4.4
Mud room	3.3
Pantry	1.6
Plant room, outside access	3.0
Total	**92.9**

DIMENSIONS

SIP structure	13.00 × 8.40 m
Exterior	13.13 × 8.53 m (nZEB), 13.25 × 8.65 m (Passive)
Modules	3 × 13.00 × 2.80 m, single level
Clear height	2.695 m
Usable floor	≈ 93 m²
Terrace (option)	39 m² along the south front, with a covered veranda



TECHNICAL SPECIFICATION

Modules	three factory-finished modules of 13.00 × 2.80 m, joined on site; single level, flat roof
Dimensions	SIP structure 13.00 × 8.40 m; exterior 13.25 × 8.65 m (Passive) or 13.13 × 8.53 m (nZEB); built area 115 m² (Passive) or 112 m² (nZEB); usable ≈ 93 m²; clear height 2.695 m
Rooms	living room with kitchen and island · master bedroom with bathroom and walk-in dressing · two bedrooms · family bathroom · mud room · pantry · plant room with outside access
Structure	SIP panels with graphite EPS for floor, walls and roof, on STEICO joists; load-bearing timber partitions inside
Foundation	24 galvanised screw piles as an option, or your own foundation

DRAKKAR elevations: south, east, north, west (RO labels)



DRAKKAR living opening to the kitchen



DRAKKAR kitchen with island and ribbon window



DRAKKAR master bedroom with terrace door



DRAKKAR master bathroom

Renders are illustrative. Furniture, kitchen and landscaping are shown for illustration.

EXTERIOR CLADDING

Anthracite steel as **standard**, thermo-treated wood as an **option**

Every unit leaves the factory in anthracite standing-seam steel, RAL 7016, on a ventilated batten deck over the breather membrane. The same wall can be clad in thermo-treated wood instead: vertical boards, the same ventilated cavity, the same insulation behind it. Both finishes weather without maintenance; the wood greys with time unless oiled.

The south front is always linden. Anthracite steel on the sides and back is included; light-grey steel with a linden back + 1,432; charred wood on the sides and back + 3,264. Thermo-treated wood on every side: on quotation.



Anthracite standing-seam steel RAL 7016 — standard



Thermo-treated wood cladding — option



Anthracite steel RAL 7016, entrance side — standard



Thermo-treated wood, entrance side — option



Light-grey standing-seam steel with linden back — option



Charred wood on sides and back — option

Renders are illustrative. Furniture, kitchen and landscaping are shown for illustration.

Layers from outside to inside, thicknesses in mm

WALL

Cladding: linden, standing-seam metal or charred wood	16
Counter-battens 25 × 48, horizontal at 600	25
Battens 25 × 48, vertical	25
Wood fibre (Passive only)	60
SIP: DHF 15 + graphite EPS 200 + OSB 12	227
Service cavity with mineral wool	50
Clickwall	10

ROOF

EPDM membrane	1.2
Tapered EPS, 2 % fall	–
Wood fibre (Passive only)	60
SIP: DHF 15 + graphite EPS 220 + OSB 12	247
Service cavity, C24 45 × 95 with mineral wool	95
Linden-plank ceiling	10

FLOOR

Wood fibre and rodent mesh (Passive only)	60
Waterproofing	–
OSB	12
Graphite EPS 220 between STEICO SJ 220 joists	220
OSB	12
Flooring (Finished)	–

THERMAL PERFORMANCE

≈ 0.146 nZEB · 0.122 Passive
Walls · W/m²K

≈ 0.128 nZEB · 0.110 Passive
Roof · W/m²K

≈ 0.142 nZEB · 0.119 Passive
Floor · W/m²K

triple glazing, anthracite frames
Windows

UNIT AND STRUCTURE

Modules	three factory-finished modules of 13.00 × 2.80 m, joined on site; single level, flat roof
Dimensions	SIP structure 13.00 × 8.40 m; exterior 13.25 × 8.65 m (Passive) or 13.13 × 8.53 m (nZEB); built area 115 m² (Passive) or 112 m² (nZEB); usable ≈ 93 m²; clear height 2.695 m
Rooms	living room with kitchen and island · master bedroom with bathroom and walk-in dressing · two bedrooms · family bathroom · mud room · pantry · plant room with outside access
Structure	SIP panels with graphite EPS for floor, walls and roof, on STEICO joists; load-bearing timber partitions inside
Foundation	24 galvanised screw piles as an option, or your own foundation
Terrace (option)	39 m² thermowood deck on screw piles with a covered, linden-clad veranda along the south front

ENVELOPE, FINISHES AND SERVICES

Envelope · nZEB (included)	SIP envelope with graphite EPS, triple glazing in anthracite frames
Envelope · Passive	adds 60 mm wood fibre outside, all around
Façade	south front in thermally treated linden; sides and back in anthracite standing-seam metal (included), light grey metal with a linden back, or charred wood
Interior	Clickwall walls, linden-plank ceiling throughout, flush full-height interior doors
Heating package (option)	air-to-water heat pump, water underfloor heating, 300 l buffer tank and a separate 200 l heat-pump water heater
Photovoltaic package (option)	about 5.4 kWp on the flat roof, hybrid inverter and 10 kWh LFP battery

Windows	Triple glazing in anthracite frames; three floor-to-ceiling openings in the linden south front
Roof	Flat; EPDM 1.2 mm on tapered EPS at 2 %, laid on site after the modules are joined
Drainage	South: the veranda canopy has its own parapet and two downpipes hidden in its end walls. North: one downpipe in the plant room, one through the outer wall at the north-west corner
Structure	SIP panels on STEICO joists: SJ 220 in floor and roof, SJ60 200 in the walls; LVL 45 × 220 frame over the living room; load-bearing timber partitions
Ventilation	nZEB: seven individual heat-recovery ventilators (option). Passive: central unit in the plant room, five supply and five extract points
Foundation	24 galvanised screw piles, or your own foundation
Transport	Three modules, one truck each; the terrace travels as a separate load
Snow / wind	Pre-dimensioned; checked by a structural engineer for the site's loads
Lead time	Production 8–14 weeks from signed order and approved drawings; 2–4 months to handover



DRAKKAR master bedroom with terrace door



DRAKKAR master bathroom

WHITE BOX

€ 85,055 excl. VAT

linden front, anthracite metal sides

- Exterior finished: façades, flat roof, windows and doors
- Clickwall walls, linden-plank ceiling throughout
- Cables, boxes and distribution board
- Water and drainage pipes

FINISHED

€ 105,167 excl. VAT

ex works Oradea

- Everything in White box
- Flush full-height interior doors
- Sockets, switches, light fittings
- Flooring
- Two fitted bathrooms

FURNISHED

€ 138,018 excl. VAT

ex works Oradea

- Everything in Finished
- Kitchen with island and appliances
- Wardrobes and beds
- Sofa

UPGRADE

Passive envelope

+ 15,422

60 mm wood fibre outside, all around – walls, roof and under the floor – plus a central heat-recovery ventilation unit. Walls U ≈ 0.122, roof ≈ 0.110, floor ≈ 0.119 W/m²K.

White box: exterior finished, interior walls lined, linden ceiling, cables, boxes and pipes pulled; without foundation, interior doors, sockets, lights, flooring, bathroom fittings, water heater or ventilation. Everything else is added on top.



DRAKKAR covered veranda with timber soffit



From above: glazed south front and veranda, anthracite steel sides



Entrance side from above, anthracite standing-seam steel RAL 7016

PRICE · EUR EXCL. VAT, EX WORKS ORADEA

ITEM	WHAT IT IS	EUR
DRAKKAR white box	three modules, nZEB SIP envelope, linden front with anthracite metal sides and back	**85,055**
+ Screw-pile foundation	24 galvanised piles; installation and delivery on quote	**+ 3,149**
+ Light grey metal, linden back	exterior option	**+ 1,432**
+ Charred wood sides and back	exterior option	**+ 3,264**
+ Terrace with covered veranda	39 m², thermowood deck on screw piles	**+ 8,401**
+ Passive envelope	60 mm wood fibre all around and a central heat-recovery ventilation unit	**+ 15,422**
+ Finished	flush interior doors, sockets and switches, flooring, light fittings, two fitted bathrooms	**+ 20,112**
+ Furnished: kitchen, furniture and appliances	on top of Finished: kitchen with island and appliances, wardrobes, beds, sofa	**+ 32,851**

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
Heating and hot water package	heat pump, water underfloor heating, buffer tank, heat-pump water heater	**14,508**
Photovoltaic package	≈ 5.4 kWp, hybrid inverter, 10 kWh battery	**10,060**
Wood stove	5 kW, outside air supply, insulated flue	**2,624**
Air-to-air heat pumps	four wall units; alternative to the heating package	**2,008**
Electric underfloor heating	with room thermostats; alternative to the heating package	**5,953**
Heat-recovery ventilation	seven individual ventilators with heat recovery	**3,947**
Electric water heater	120 l	**467**


DRAKKAR north-east side with entrance, steel cladding


DRAKKAR covered veranda with timber soffit


DRAKKAR living room with stove and sliding glass

2–4 months from signed order to handover

01

Design & quotation

WEEK 0

We fix the model, layout, envelope and options with you and confirm the price in a written quotation after a site survey.

02

Order & drawings approval

AT SIGNING · 50 %

You sign the order and approve the production drawings; the factory slot is booked.

03

Factory production

8–14 WEEKS

The modules are built, fitted and tested in our factory in Oradea; 40 % is due when the structure is complete.

04

Transport

AFTER FACTORY ACCEPTANCE · 10 %

You accept the unit in the factory, in person or online, and it leaves by truck, one truck per module.

05

Assembly & handover

1–2 DAYS ON SITE

Our team sets the piles, places and levels the modules by crane, makes the connections and hands over the keys.

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

WHAT YOU NEED ON SITE

- Road access for the trucks and a place for the crane next to the placement point
- A cleared, roughly level area for the footprint; ground suitable for screw piles, or your own foundation
- Water, sewer and electricity brought to the connection point of the unit
- Building permit or planning approval where your municipality requires it
- A strip along the south front for the optional 39 m² terrace, which stands on its own screw piles

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.

Can the exterior be changed?

Yes. Anthracite metal on the sides and back is included. Light grey metal with a linden back is + 1,432; charred wood on the sides and back is + 3,264. The south front stays linden.

Is the terrace included?

No. The 39 m² thermowood terrace with a covered, linden-clad veranda is + 8,401. It travels as a separate load.

What heating does it take?

The package is an air-to-water heat pump, water underfloor heating, a 300 l buffer tank and a 200 l heat-pump water heater (14,508). Alternatives: four air-to-air units (2,008) or electric underfloor heating (5,953); a 5 kW wood stove is 2,624.

Can it make its own power?

Yes: about 5.4 kWp of photovoltaics on the flat roof, a hybrid inverter and a 10 kWh LFP battery, 10,060.

How long does it take?

Production takes 8–14 weeks from the signed order and the approved drawings. Counting transport and assembly, plan on 2–4 months to handover.

How do payments work?

50 % at signing, 40 % when the structure is complete, 10 % at acceptance in our factory, in person or online, before the unit leaves.

What does transport cost?

€2 per km per truck from our factory in Oradea, Romania, one truck per module. Oversize permits or an escort are charged at cost when the route needs them.

Who installs the house?

Our own team, at €1,250 per day from leaving the factory until return. They set the piles, place and level the modules by crane, make the connections and hand over.

Do I need a building permit?

In most places, yes, for a permanent home. The rules depend on the country and the municipality. The permit, planning and local engineering sign-off are on the client's side; the plans and technical data in this brochure are the starting point.

What foundation do I need?

Galvanised screw piles: no concrete, quick to set and reversible. We supply them as an option and quote the installation per site. You can also use your own foundation.

How is VAT handled?

Prices exclude VAT. Romanian VAT is 21 %. Companies in another EU country with a valid VAT number are invoiced under reverse charge. Deliveries outside the EU are invoiced as exports, without Romanian VAT.

What warranty do I get?

15 years on the structure, up to 30 years with a maintenance contract. 5 years on roof, façade, windows and doors; 2 years on installations and appliances.

Let's talk

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Video call: calendar.app.google/PMvFTDaUEBLUGg4h8

SEE IT IN USE

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

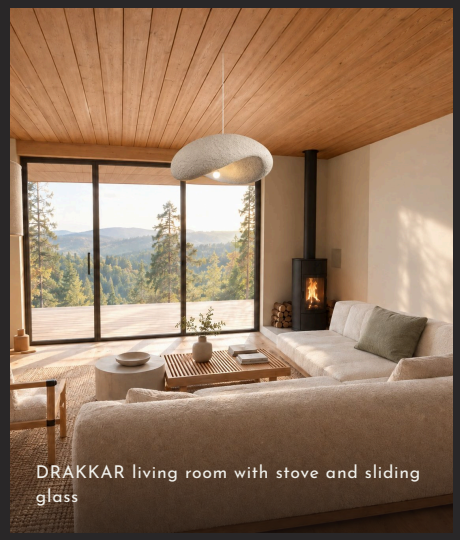
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CONFIGURE IT ONLINE

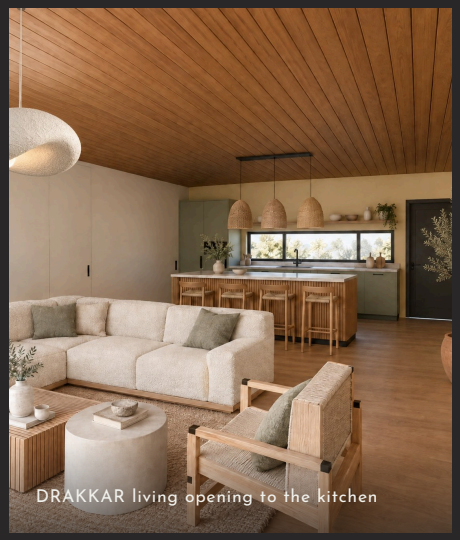
Scan to open the configurator for this model
nord.living/modular-houses#configurator



DRAKKAR south front at sunset, charred wood and glass



DRAKKAR living room with stove and sliding glass



DRAKKAR living opening to the kitchen