



TINY HOUSE · MODEL BROCHURE · 9 OCTOBER 2026

FJORD

Glass House

A glass-fronted tiny house for two, with the view as the main room.

8.90 M LONG 2.55 OR 3.00 M WIDE SLEEPS 2 + 2 FROM €32,170

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TINY HOUSE

FJORD · Glass House

FJORD is our best-known model, in daily guest use at Coniferis Retreat (Luna, Tiramisu). A full-height glazed front opens the living room to the landscape, the bedroom sits behind it, and the bathroom and kitchenette are built in. It comes in a road-legal 2.55 m body that can travel on a trailer, or a 3.00 m wide body for screw piles with more room inside.

8.90 × 2.55 m

road-legal body · 23 m² built

≈ 21 m²

net floor area, 3.00 m body

≈ 5.0 t

unit without furniture

8.90 × 3.00 m

wide body, on piles · 27 m² built, Passive

2 + 2

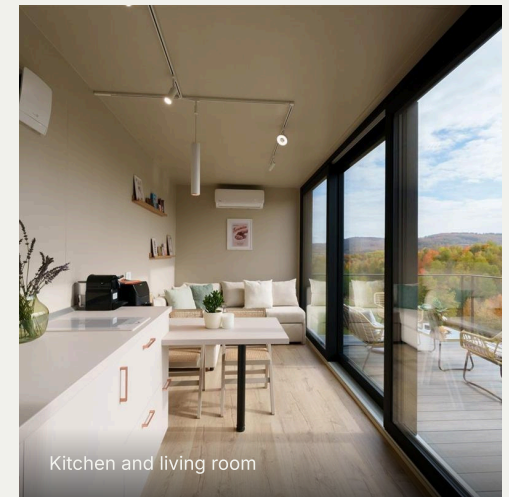
double bed + sofa bed



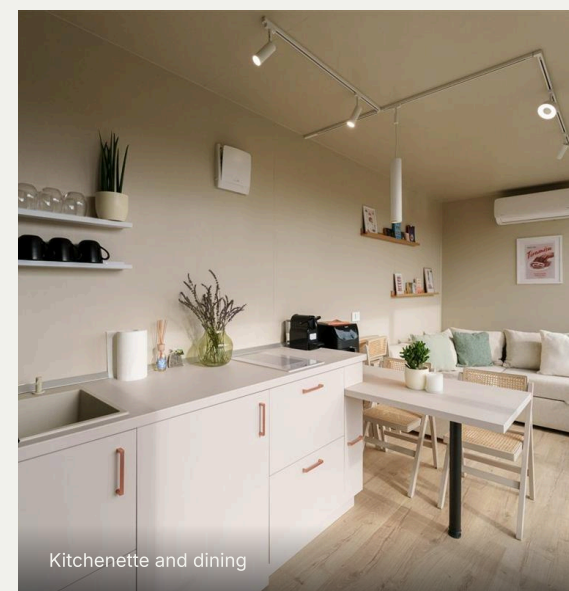
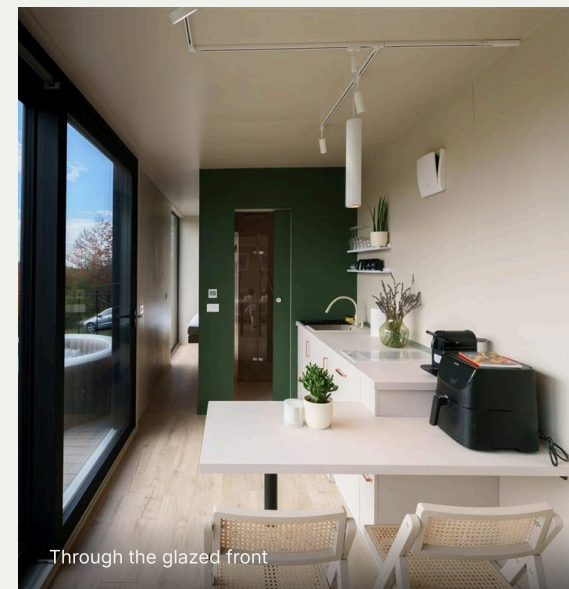
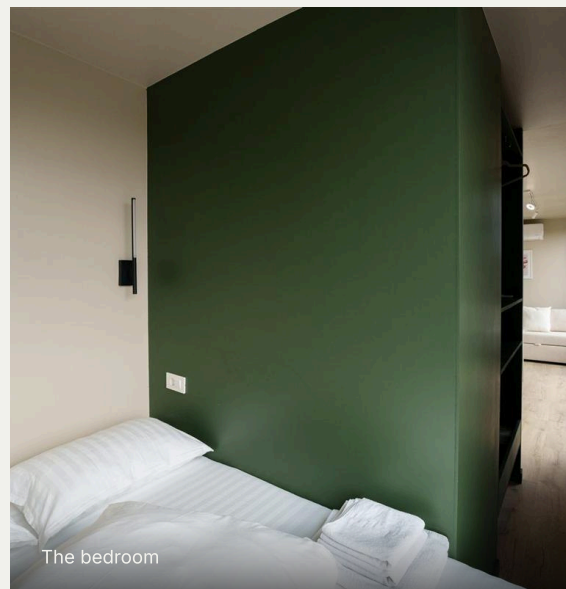
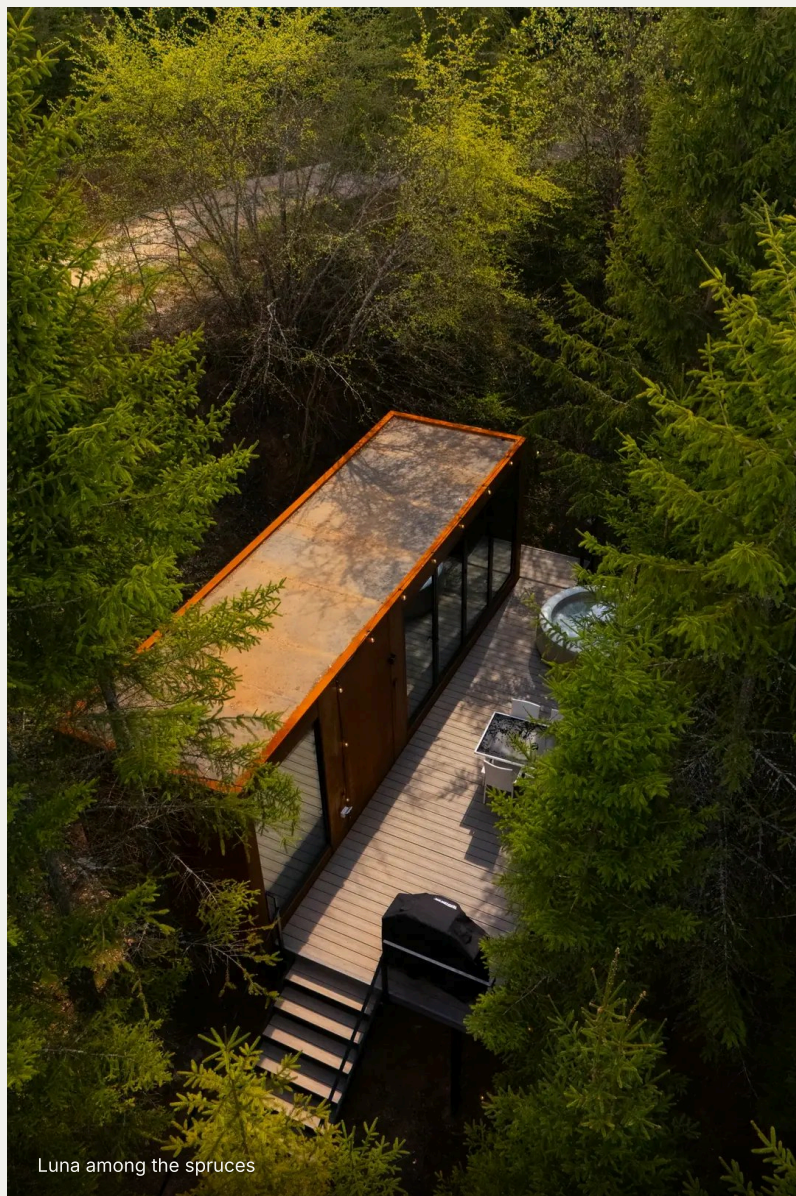
Luna, Coniferis Retreat – from the air

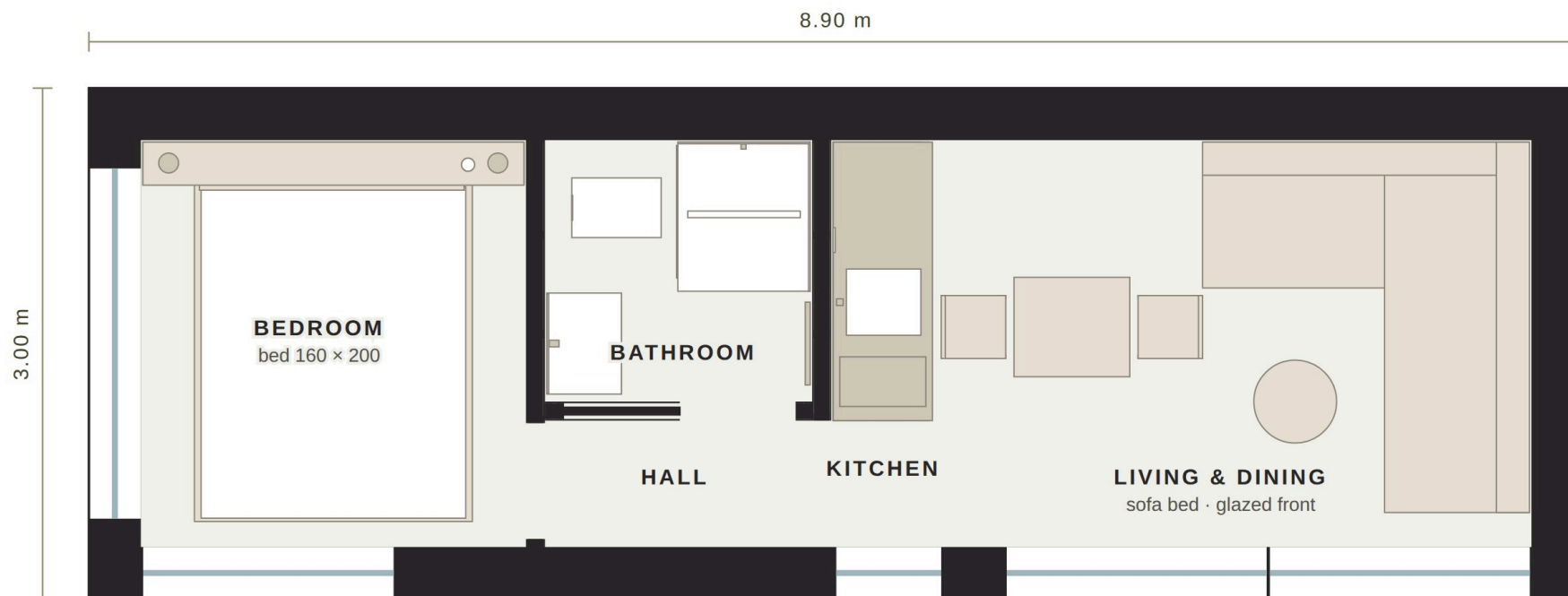


Tiramisu – autumn on the terrace



Kitchen and living room





FJORD · 3.00 M WIDE BODY · GLAZED FRONT ON THE LOWER SIDE

FJORD, 3.00 m wide body – bedroom, bathroom, kitchen, living and dining behind the glazed front

UNIT AND STRUCTURE

Overall	8.90 × 2.55 m (road-legal) or 8.90 × 3.00 m (wide, on screw piles); built area 23 m ² or 27 m ² (Passive; 26 m ² nZEB); height ≈ 3.1 m
Interior	living / kitchen / dining with the glazed front, bedroom with double bed 160 × 200, bathroom, storage; ≈ 21 m ² net in the 3.00 m body; clear height 2.37–2.42 m
Sleeps	2 + 2: double bed in the bedroom + extendable sofa bed in the living area
Glazing	panoramic front ≈ 4.5 m wide (fixed glazing + glazed door), bedroom window; accordion front as an option
Structure	SIP panels (OSB/3 + graphite EPS + OSB/3) on a KVH C24 frame; steel bracing on the end walls; lifted in 6 points
Roof	flat roof, 2 % fall, EPDM membrane on OSB decking
Foundation	galvanised screw piles, no concrete, reversible; or a 3-axle road trailer (2.55 m body)

ENVELOPE, FINISHES AND SERVICES

Envelope · nZEB (included)	SIP walls 144 mm, floor and roof 224 mm, graphite EPS; double glazing
Envelope · Alpine / Passive	3.00 m body only: walls SIP 174 + 60 mm wood fibre (U ≈ 0.13), floor and roof SIP 244 + wood fibre (U ≈ 0.11), triple glazing, MVHR included
Façades	Bilka Retro-Panel standing-seam steel as standard; thermowood or corten steel per façade as upgrades
Interior	Finished: Clickwall walls and ceiling, partitions and interior doors, flooring, the complete bathroom, sockets, switches and lights; Furnished adds the kitchenette and furniture
Services	complete electrical and plumbing installations, mounted and tested in the factory; water heater, heating and ventilation are options
Snow / wind	roof verified to 3.0 kN/m ² ground snow load; wind to 0.72 kN/m ² ; heavier loads engineered per site

PRICE · EUR EXCL. VAT, EX WORKS ORADEA

ITEM	WHAT IT IS	EUR
FJORD 2.55 m body	road-legal, finished: Clickwall walls and ceiling, interior doors, flooring, complete bathroom, sockets, switches and lights; Bilka metal façades, nZEB envelope	32,170
FJORD 3.00 m wide body	same, wide body for screw piles	34,013
Furnished	finished + kitchenette, furniture, bed, sofa bed – guest-ready	+ 5,733
Alpine / Passive envelope	3.00 m body only: 60 mm wood fibre on the walls and heat-recovery ventilation	+ 2,902
Screw-pile foundation	galvanised piles supplied, with hold-downs; installation on quote	+ 3,554
Road trailer	3-axle trailer (2.55 m body only)	+ 6,500

The start price is the finished house, without furniture and without 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	50 l, flat	344
Electric floor heating	whole unit, with thermostat · 2.55 / 3.00 m body	378 / 450
Heat-recovery ventilation	two individual ventilators with heat recovery	958
Air conditioning	inverter unit, heating + cooling	1,027
Exterior terrace	full-width composite deck in front of the glazing	3,200
Terrace canopy	canopy and sides over the terrace; needs the terrace	3,800
Accordion glass front	full-width folding glazing, opens completely	3,400
Bedroom side window	fixed glazing in the bedroom end wall	1,800
Skylight – bedroom / bathroom	roof light, each	1,800
Solar system	3 kW panels, 10 kWh battery, 5 kW inverter	5,600
Rainwater recovery	collection and filtration	1,500
Water tank 500 l	with filtering system	1,600
Thermowood façade	per façade: front / side / back	450 / 300 / 650
Corten steel façade	per façade: front / side / back	750 / 550 / 900

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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calendar.app.google/PMvFTDaUEBLUGg4h8