



TINY HOUSE · IN DESIGN · MODEL BROCHURE · 9 OCTOBER 2026

FJORD Duo

Two bedrooms, one glazed living room

The FJORD idea stretched to 12.5 m: a bedroom at each end and one glazed living room between them.

12.73 x 3.03 M 2 BEDROOMS SINGLE LEVEL FROM €52,500

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

TINY HOUSE · IN DESIGN

FJORD Duo · Two bedrooms, one glazed living room

FJORD Duo is the two-bedroom member of the FJORD family, on one level and in one module. A bedroom sits at each end, each with its own corner glazing; between them the living room and kitchen open through a four-leaf folding glass front. The bathroom and a hall with built-in wardrobes separate the first bedroom from the day space. The roof is a single pitch, high at the back. The model is in design: plan and façades are drawn, the images are concept renders, and the price follows the approved plan.

12.73 × 3.03 m
exterior, over the cladding

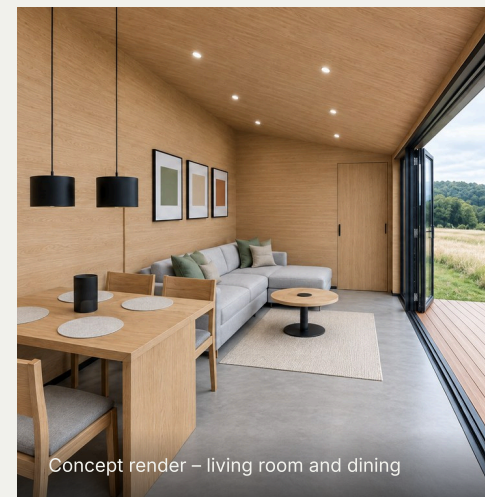
39 m²
built area

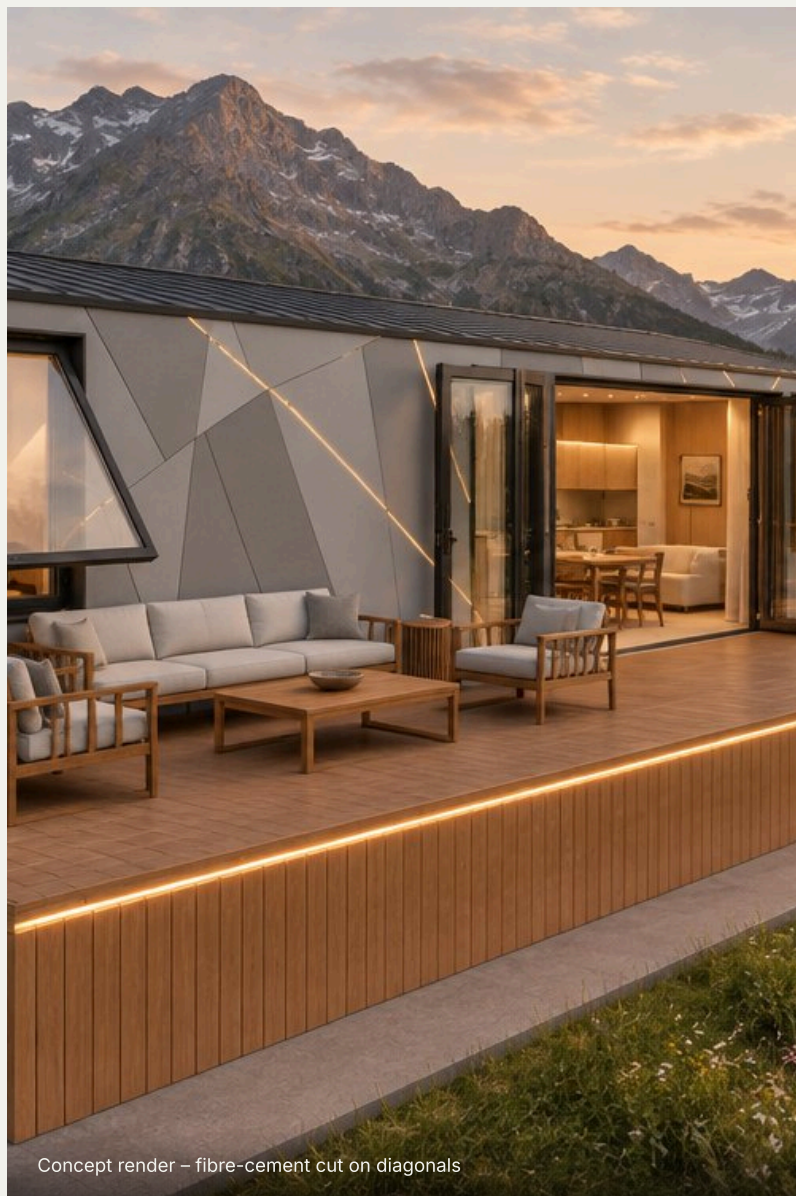
12.50 × 2.80 m
structure, one module

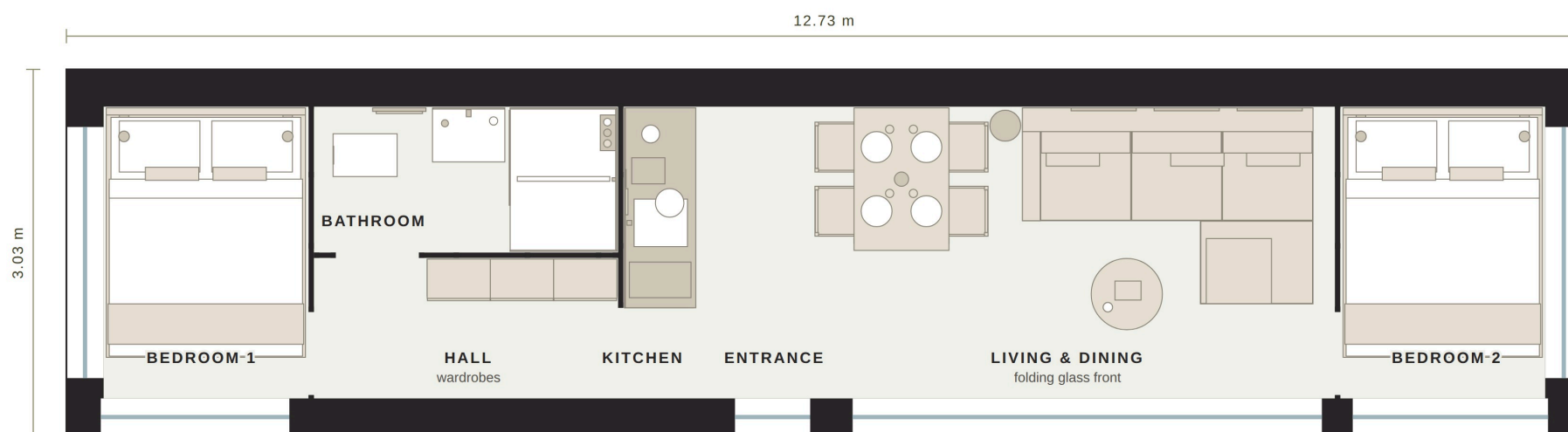
2 bedrooms
one at each end

1 bathroom
walk-in shower

3.40 m
highest point, at the back







FJORD DUO · CONCEPT PLAN · GLAZED FRONT ON THE LOWER SIDE

Concept plan – bedroom 1, bathroom and hall, kitchen, living and dining, bedroom 2

UNIT AND STRUCTURE

Overall	12.73 × 3.03 m over the cladding; structure 12.50 × 2.80 m; single level, single module
Built area	39 m ²
Rooms	bedroom 1 · bathroom 2.55 × 1.20 m and hall with wardrobes · kitchen · living and dining ≈ 6.0 m long · bedroom 2
Glazing	entrance door 0.90 × 2.50 m; folding front 3.97 × 2.50 m in four leaves; top-hung windows in front of the beds; fixed glazing on both ends
Structure	SIP floor and roof panels 1.25 × 2.80 m, SIP outer walls on a KVH frame; thin timber partitions inside
Roof	single pitch, high at the back: 3.40 m overall; ceiling ≈ 2.87 m at the back falling to ≈ 2.19 m at the glazed front
Foundation	galvanised screw piles, no concrete, reversible

ENVELOPE, FINISHES AND SERVICES

Envelope	SIP with graphite EPS, 60 mm wood-fibre board outside, ventilated façade; triple glazing
Façades	being compared: anodised aluminium cassettes (bronze or champagne), fibre-cement panels, timber front with steel, Lunawood, matt graphite standing-seam steel
Interior	Clickwall panels in oak on walls and ceiling, concrete-look SPC floor, flush sliding doors, sage-green bathroom and kitchen fronts
Kitchen	worktop with open oak shelves and LED strips above
Services	complete electrical and plumbing installation, pre-tested in the factory; air conditioning with the outdoor unit on the roof
Status	in design – structure and roof still to be checked by the engineer; dimensions may change

PRICE · EUR EXCL. VAT, EX WORKS ORADEA

ITEM	WHAT IT IS	EUR
FJORD Duo, finished	two bedrooms, single level, nZEB envelope, graphite steel façade; the complete house without furniture	52,500
Furnished	kitchen, beds, sofa, dining table and chairs	+ 8,513
Façade	timber front with steel + 1,171 · charred timber front + 1,171 · all timber + 3,812 · fibre-cement + 4,836 · anodised aluminium + 8,179	from + 1,171
Screw-pile foundation	31 galvanised piles supplied; installation on quote	+ 3,500

The start price is the finished house with the graphite steel façade, without furniture and without foundation. The model is still in design, so the figures may move with the approved plan. 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
Full-length terrace	timber deck along the glazed front, with the lounge set	9,372
Electric water heater	50 l, flat	344
Electric floor heating	heating film under the floor, room thermostats	636
Heat-recovery ventilation	three individual ventilators with heat recovery	1,437
Air conditioning	inverter unit, 3.5 kW	1,137

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#fjord-duo
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

Dan Ghiță, Sales Director
contact@nord.living · +40 746 972 418 (WhatsApp)
Video call:
calendar.app.google/PMvFTDaUEBLUGg4h8