



MODULAR HOUSE · 41-45 M² · MODEL BROCHURE · 9 OCTOBER
2026

LIND

Two modules, two bedrooms

Two modules, two bedrooms, one flat roof.

41-45 M² BUILT 2 MODULES 2 BEDROOMS FROM €33,831

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

MODULAR HOUSE · 41-45 M²

LIND · Two modules, two bedrooms

LIND is a compact two-bedroom home built from two factory-made modules and joined on site in one to two days. Flat roof with a slim parapet, standing-seam metal façade with thermowood at the entrance, and an nZEB SIP envelope as standard. Two layouts: Twin is the most compact and economical, Offset gives the largest living room.

41-45 m²

built area, Passive · nZEB 40-43 m²

2 modules

joined on site in 1-2 days

2 bedrooms

in every layout

nZEB

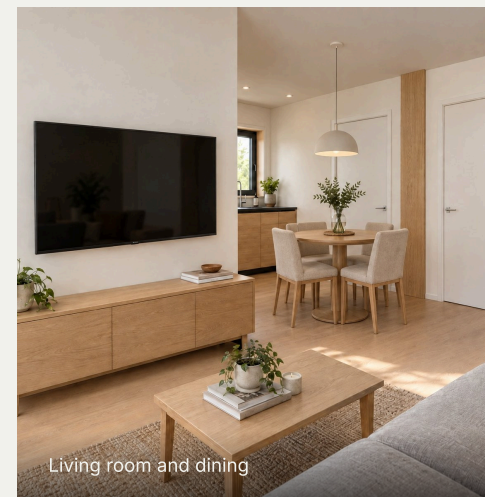
standard envelope

2 layouts

Twin · Offset



LIND Twin from above – flat roof and entrance deck



Living room and dining



Kitchen under a full-width window

LIND Twin
39.5 m² built · 30.8 m² net · 2 bedrooms



LIND Twin

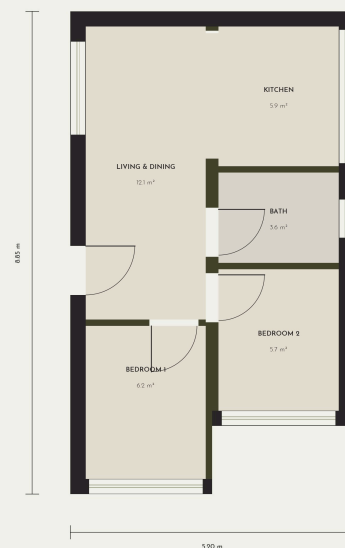
Twin modules, central axis · modules $2 \times 2.60 \times 7.60$ m
built / net 41 / 31 m² · transport standard

Living & dining 10 · Kitchen 6 · Bedrooms 6 + 6 · Bath 4

from €33,831 excl. VAT

LIND Offset

42.8 m² built · 33.6 m² net · 2 bedrooms



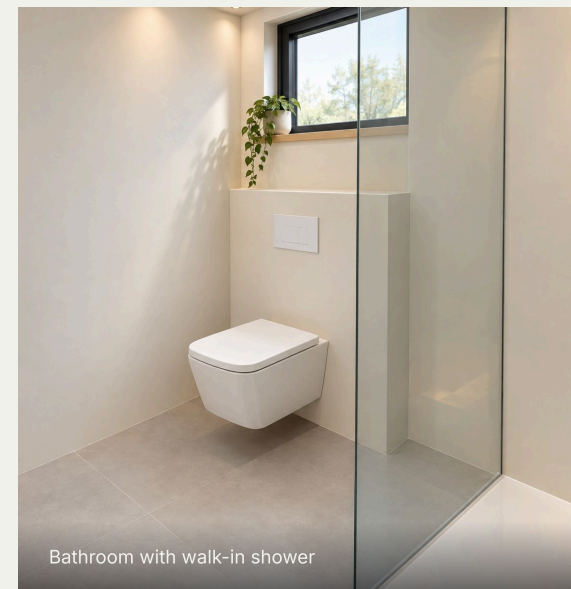
LIND Offset

Offset modules, living as hub · modules $2.60 \times 8.85 + 2.60 \times 7.60$ m

built / net 45 / 34 m² · transport standard

Living & dining 12 · Kitchen 6 · Bedrooms 6 + 6 · Bath 4

from €34,752 excl. VAT



UNIT AND STRUCTURE

Modules	two factory-finished modules, 2.60 m wide; joined on site; exterior 7.60 × 5.20 m (Twin) or 8.85 × 5.20 m (Offset), 7.72 × 5.32 m or 8.97 × 5.32 m with the Passive envelope; built area 41 / 45 m ² Passive, 40 / 43 m ² nZEB
Foundation	galvanised screw piles as an option, or your own foundation
Roof	flat roof with tapered insulation, EPDM membrane, slim metal-capped parapet, outlet and downpipe per module
Façade	Bilka Retro-Panel Flat standing-seam steel, RAL 7024 graphite matt (any matt colour at the same price); thermowood around the entrance and living room
Windows	triple glazing, anthracite, installed in the insulation layer; bedroom and kitchen windows span the full room width; insulated entrance door; metal reveals and sills in the façade colour

ENVELOPE, FINISHES AND SERVICES

Envelope · nZEB (included)	SIP panels with 200 mm graphite EPS; walls U ≈ 0.139, roof U ≈ 0.114, floor U ≈ 0.152 W/m ² K
Envelope · Passive	the same panels plus 60 mm wood fibre on walls, roof and under the floor; walls U ≈ 0.117, roof U ≈ 0.099, floor U ≈ 0.126 W/m ² K; the house grows by 12 cm in length and width
Interior	seamless white wall and ceiling panels, wooden flooring, interior doors
Bathroom	with Finished: walk-in shower with glass screen, wall-hung WC, washbasin with cabinet; the water heater is an option
Services	white box: distribution board, cables and boxes, water and drainage pipes for kitchen, bathroom and washing machine; sockets, switches and lights come with Finished

PRICE · EUR EXCL. VAT, EX WORKS ORADEA

ITEM	WHAT IT IS	EUR
LIND Twin	41 m² built, twin modules, white box	33,831
LIND Offset	45 m² built, offset modules, white box	34,752
+ Screw-pile foundation	galvanised piles · Twin / Offset; installation and delivery on quote	+ 2,624 / 2,887
+ Passive envelope	60 mm wood fibre all around and a central heat-recovery ventilation unit · Twin / Offset	+ 8,197 / 8,680
+ Finished	interior doors, sockets, switches, light fittings, flooring, SPC bathroom floor, shower, basin with cabinet, WC	+ 3,617 / 3,700
+ Furnished: kitchen and furniture	on top of Finished: kitchen with appliances, wardrobes, beds, sofa, dining	+ 13,180

White box: exterior finished, interior walls and ceilings lined, cables, boxes and pipes pulled; without foundation, interior doors, sockets, lights, flooring, bathroom fittings or water heater. Everything else 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 · Twin / Offset	700 / 321
Air-to-air heat pumps	heating and cooling, wall units	1,004
Electric underfloor heating	with room thermostats	1,820 / 1,971
Air-to-water heat pump	4 kW, with water underfloor heating	8,386 / 8,453
Wood stove	5 kW, outside air supply, insulated flue	2,624
Heat-recovery ventilation	three pairs of individual ventilators	1,764
Heat-pump water heater	200 l, instead of the electric water heater	2,187

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/modular-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