NORD LIVING

MODULAR HOUSE · TWO STOREYS · 155 M²
MODEL BROCHURE · NOVEMBER 2026



FOUR MODULES, TWO STOREYS

TAIGA

A two-storey family house from four factory-built modules

155 m²	from € 103,933
BUILT AREA	EXCL. VAT

MODULAR HOUSE · TWO STOREYS · 155 M²

A two-storey family house from four factory-built modules, with the glazed west front set back to hold the terrace and the balcony.

TAIGA is the two-storey house of the range. Four modules of 13.00 × 2.80 m are finished in the factory: two form the ground floor, two stand on top under a 14° gable roof with the ridge on the module joint. Downstairs: an open living room with an L-kitchen, dining in front of a large fixed window, a guest room or office, a bathroom and a small mud room at the entrance. Upstairs: three bedrooms and a second bathroom. The glazed west front is set back two metres, so the terrace and the balcony stay inside the volume of the house. Buy it as a weather-tight white box, finished, or furnished.

01

Recessed glazed front

The west front is set back two metres, so the terrace and the balcony stay inside the volume.

02

Bedrooms upstairs

Three bedrooms and a bathroom upstairs; living room, kitchen, guest room and bathroom below.

03

Four modules

Two form the ground floor, two stand on top under a 14° gable with the ridge on the module joint.

04

Two colour schemes

Linden with light grey metal, or thermo linden with anthracite metal, at the same price.



South-west facade, anthracite metal variant with thermo-treated wood



Gable-end west elevation with glazed gable and balcony



Living room with wood stove, garden view and timber ceiling

155 m²

built over two storeys, Passive

92 m²

usable over the two floors

4 × 13.00 × 2.80 m

modules

2.75 m

clear height, ground floor

≈ 7.0 m

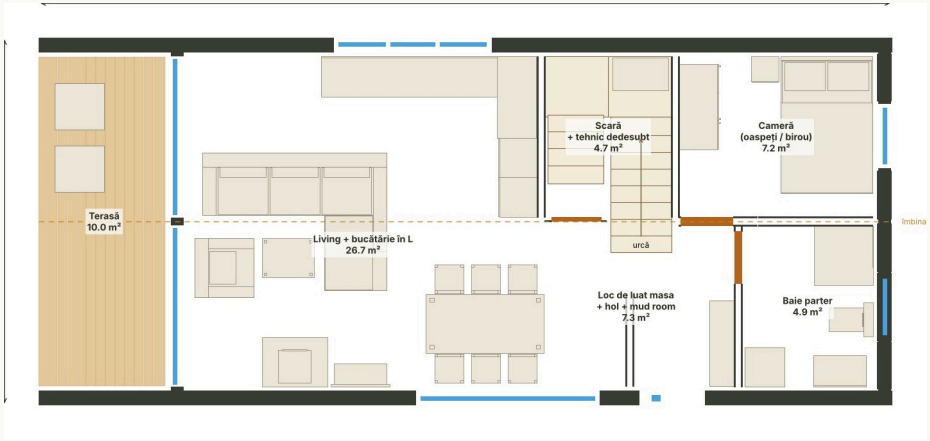
to the ridge

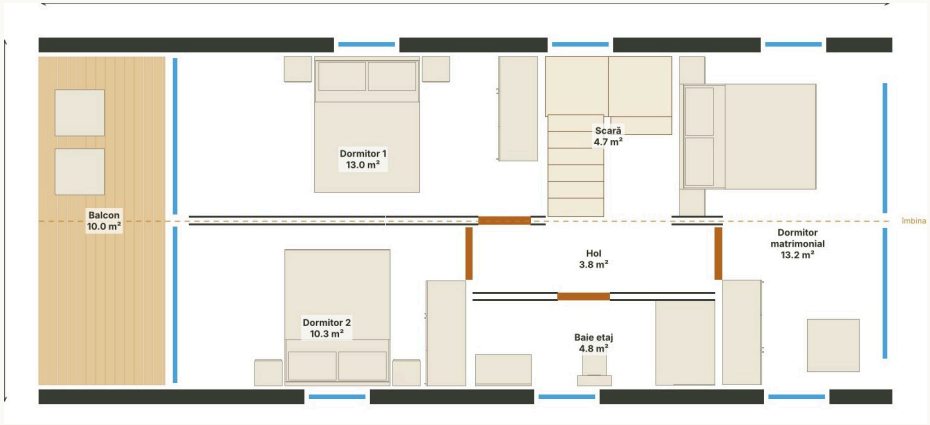
4 bedrooms

2 bathrooms · guest room below



Aerial view of the pitched standing-seam roof and balcony





GROUND FLOOR	M²
Living room with L-kitchen	26.7
Entrance hall, dining and mud room	7.7
Guest room or office	7.2
Bathroom	4.9
Plant niche under the stair	4.7
Terrace in the recess (option)	≈ 10
Total	**61.2**

UPPER FLOOR	M²
Bedroom 1	13.0
Bedroom 2	10.3
Master bedroom, L-shaped	13.2
Hall	4.3
Bathroom	4.8
Balcony over the terrace (option)	≈ 10
Total	**55.6**



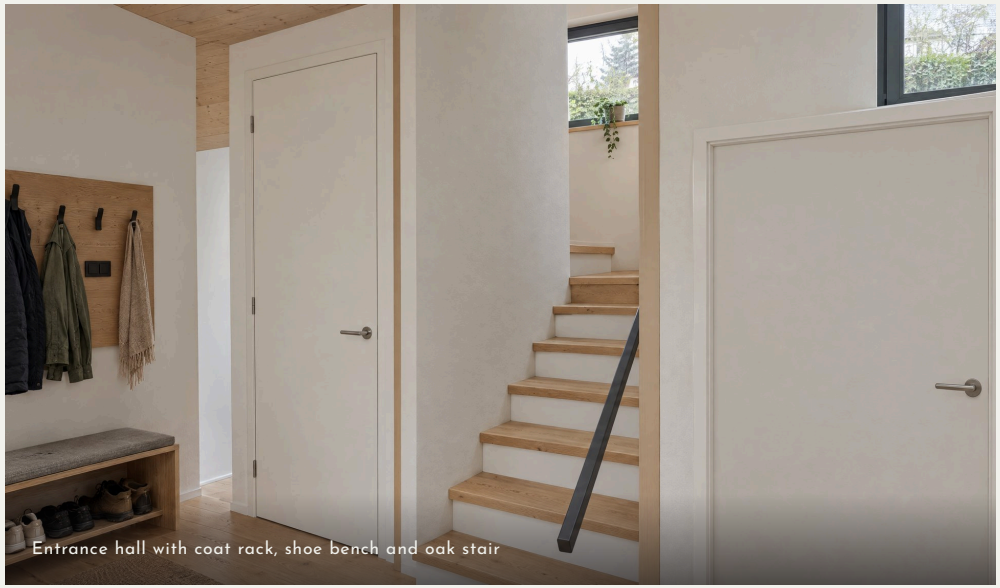
South-west facade, anthracite metal variant with thermo-treated wood

DIMENSIONS

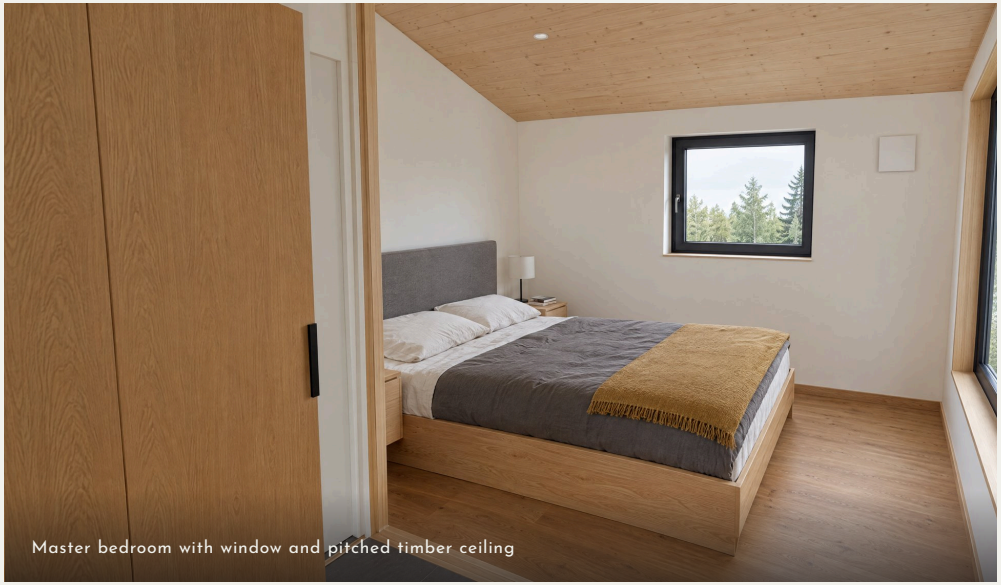
SIP structure	13.00 × 5.60 m
Exterior	13.13 × 5.73 m (nZEB), 13.25 × 5.85 m (Passive)
Footprint	75 m² (nZEB), 78 m² (Passive)
Clear height, ground floor	2.75 m
Clear height, upper floor	2.05 m at the eaves, 2.74 m at the ridge
Ridge	≈ 6.96 m (nZEB), ≈ 7.02 m (Passive) above ground
West recess	2.0 m deep, on both floors



Open kitchen with green cabinets and oak dining table



Entrance hall with coat rack, shoe bench and oak stair



Master bedroom with window and pitched timber ceiling



Bedroom with large angled window under the pitched roof

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

Layers from outside to inside, thicknesses in mm

WALL

Linden boards (ground floor) or standing-seam metal (upper floor)	–
Battens and counter-battens, ventilated	–
Wood fibre (Passive only)	60
SIP: DHF 15 + graphite EPS 200 + OSB 12	227
Service cavity	50
Clickwall	10

ROOF

Standing-seam metal, same as the upper façade	–
Boards	24
Counter-battens, ventilated	–
Wood fibre (Passive only)	60
SIP: DHF 15 + graphite EPS 220 + OSB 12	247
Linden-plank ceiling	10

FLOOR

Wood fibre and rodent mesh (Passive only)	60
SIP: OSB 12 + graphite EPS 220 + OSB 12, on STEICO SJ 220	244
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	four factory-finished modules of 13.00 × 2.80 m, two on the ground floor and two on top; finished outside 13.13 × 5.73 m (nZEB), 13.25 × 5.85 m (Passive)
Areas	built over the two storeys 155 m² (Passive) / 150 m² (nZEB); footprint 78 / 75 m²; usable 92 m² over the two floors, plus the plant niche; terrace and balcony 10 m² each, inside the volume
Ground floor	living + L-kitchen 27 · dining, hall + mud room 7 · guest room / office 7 · bathroom 5 m²; U-shaped timber stair with the plant niche underneath
Upper floor	bedroom 1 13 · bedroom 2 10 · master bedroom 13 · hall 4 · bathroom 5 m²
Heights	2.75 m clear on the ground floor; upper floor 2.05 m at the eaves, 2.74 m at the ridge; ridge about 7.0 m above ground; gable roof 14°
Structure	SIP panels with graphite EPS for floor, walls and roof; timber floor joists between the storeys
Foundation	galvanised screw piles as an option, or your own foundation

ENVELOPE, FINISHES AND SERVICES

Envelope · nZEB (included)	SIP envelope with graphite EPS; walls U ≈ 0.146, roof U ≈ 0.128, floor U ≈ 0.142 W/m²K
Envelope · Passive	adds 60 mm wood fibre outside, all around, and a central heat-recovery ventilation unit; walls U ≈ 0.122, roof U ≈ 0.110, floor U ≈ 0.119 W/m²K; the house grows by 12 cm in length and width
Façade & roof	linden boards on the ground floor and in the recess, light grey standing-seam metal above and on the roof – or thermo linden with anthracite metal, same price; folded-metal surrounds at every opening
Glazing	triple-glazed PVC windows and doors in anthracite frames; glazed west front on both floors
Interior	Clickwall walls, linden-plank ceilings; flush interior doors with Finished
Heating package (option)	air-to-water heat pump, water underfloor heating on both floors, 300 l buffer tank and a 200 l heat-pump water heater
Photovoltaic package (option)	about 5.4 kWp on the south roof slope, hybrid inverter and 10 kWh LFP battery

Windows	Triple-glazed PVC in anthracite; glazed west front on both floors; fixed window 2.80 × 2.52 m at the dining table; kitchen strip window 2.40 × 1.00 m; upstairs windows 1.00 × 0.85 m
Roof	Gable at 14°, ridge on the module joint; standing-seam metal on counter-battens and boards; gutters and downpipes
Between the floors	C24 45 × 95 joists at 625 with an LVL frame, OSB 15 and 100 mm acoustic wool; upper floor SIP 119
Stair	U-shaped timber stair, 17 risers and two landings, with the plant niche underneath
Foundation	Galvanised screw piles Ø114 × 2000 mm (28 in the model); final layout after a soil study and the structural design
Structure	Pre-dimensioned; the final design for two storeys is made by a structural engineer for each site
Transport	Four modules, one truck each, about 3.0 m wide: ground modules ≈ 3.17 m high, upper modules ≈ 3.35 m with the ridge – low-bed trailers or a height permit
Lead time	Production 8–14 weeks from signed order and approved drawings; 2–4 months to handover



Master bedroom with window and pitched timber ceiling



Bedroom with large angled window under the pitched roof

WHITE BOX

€ 103,933 excl. VAT

either colour scheme

- Exterior finished: façades, roof, windows and doors
- The stair
- Clickwall walls, linden-plank ceilings
- Cables, boxes and distribution board
- Water and drainage pipes

FINISHED

€ 119,575 excl. VAT

ex works Oradea

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

FURNISHED

€ 151,154 excl. VAT

ex works Oradea

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

UPGRADE

Passive envelope

+ 14,920

60 mm wood fibre outside, all around, and a central heat-recovery ventilation unit. Walls U ≈ 0.122, roof ≈ 0.110, floor ≈ 0.119 W/m²K. The house grows by 12 cm in length and width.

White box: exterior finished in either colour scheme, the stair, interior walls lined, linden ceilings, cables, boxes and pipes pulled; without foundation, interior doors, sockets, lights, flooring, bathroom fittings, water heater or ventilation. Everything else is added on top; Furnished includes Finished.



Gable-end west elevation with glazed gable and balcony



Aerial view of the pitched standing-seam roof and balcony



Gable glazing glowing at dusk, living and bedroom visible

PRICE · EUR EXCL. VAT, EX WORKS ORADEA

ITEM	WHAT IT IS	EUR
TAIGA white box	**four modules, nZEB SIP envelope, linden and light grey metal (or thermo linden and anthracite)**	**103,933**
+ Screw-pile foundation	galvanised piles; installation and delivery on quote	+ 4,899
+ Balcony and decked terrace	2 × 10 m²: balcony with frameless glass balustrade over a thermowood terrace; without it the front opens onto a double-height porch	+ 6,163
+ Passive envelope	60 mm wood fibre all around and a central heat-recovery ventilation unit	+ 14,920
+ Finished	flush interior doors, sockets and switches, flooring, light fittings, two fitted bathrooms	+ 15,642
+ Furnished: kitchen, furniture and appliances	on top of Finished: kitchen with appliances, wardrobes, beds, sofa, dining	+ 31,579

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 on both floors, buffer tank, heat-pump water heater	15,089
Photovoltaic package	≈ 5.4 kWp, hybrid inverter, 10 kWh battery	9,710
Wood-burning fireplace	8 kW, outside air supply, insulated flue through the wall	2,624
Air-to-air heat pumps	five wall units; alternative to the heating package	2,510
Electric underfloor heating	with room thermostats; alternative to the heating package	6,078
Heat-recovery ventilation	seven individual ventilators with heat recovery	3,947
Electric water heater	120 l	467


South-west facade, anthracite metal variant with thermo-treated wood


Gable-end west elevation with glazed gable and balcony


Gable glazing glowing at dusk, living and bedroom visible

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 soil study for the pile design of a two-storey house
- Room for low-bed trailers to reach the plot

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.

Is there a flat-roof version?

Yes: TAIGA Flat, same plan and modules, level 2.40 m ceilings upstairs, from €105,567. It has its own brochure.

Can I leave out the balcony?

Yes. The balcony with the decked terrace below is + 6,163. Without it the glazed front opens onto a double-height porch.

Can the façade be changed?

Two schemes at the same price: linden with light grey metal, or thermo linden with anthracite metal.

Does it need a building permit?

Yes, as a permanent two-storey home. Plan for a soil study and the structural design of the piles as part of the application.

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

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

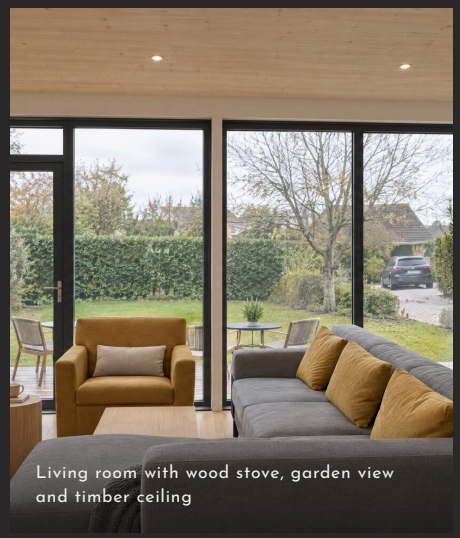
SEE IT IN USE

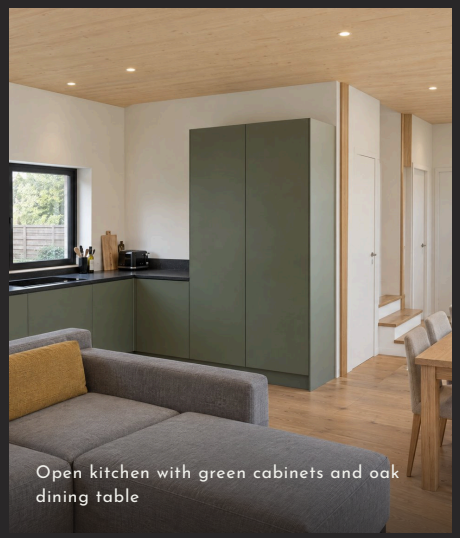
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CONFIGURE IT ONLINE

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


South-west facade with open balcony, larch below, grey metal above


Living room with wood stove, garden view and timber ceiling


Open kitchen with green cabinets and oak dining table