NORD LIVING

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



FOUR MODULES, TWO STOREYS, ONE FLAT ROOF

TAIGA FLAT

The TAIGA plan under a flat roof, with level 2.40 m ceilings upstairs

155 m²
BUILT AREA

from € 105,567
EXCL. VAT

MODULAR HOUSE · TWO STOREYS · FLAT ROOF · 155 M²

The TAIGA floor plan under a flat roof: two storeys from four factory-built modules, level 2.40 m ceilings upstairs and a slim metal parapet.

TAIGA Flat keeps the floor plan and the four 13.00 × 2.80 m modules of TAIGA and replaces the 14° gable with a flat roof. The upper walls are 2.50 m panels, so every upstairs room has a level linden ceiling at 2.40 m; the master bedroom gets tall rectangular east windows. The EPDM roof sits inside a slim metal parapet, with the rainwater pipes hidden behind the façade. Downstairs nothing changes, and the glazed west front is still set back two metres for the terrace and the balcony. Buy it as a weather-tight white box, finished, or furnished.



Garden side in summer: thermo-linden boards and standing-seam metal

01

Level ceilings upstairs

The upper walls are 2.50 m panels, so every bedroom has a level linden ceiling at 2.40 m.

02

Anthracite over linden

Anthracite standing-seam metal upstairs, thermo-linden boards downstairs. Light grey with linden costs the same.

03

Water out of sight

EPDM roof with 2 % falls inside a slim parapet with a 10 cm coping; downpipes hidden behind the façade.

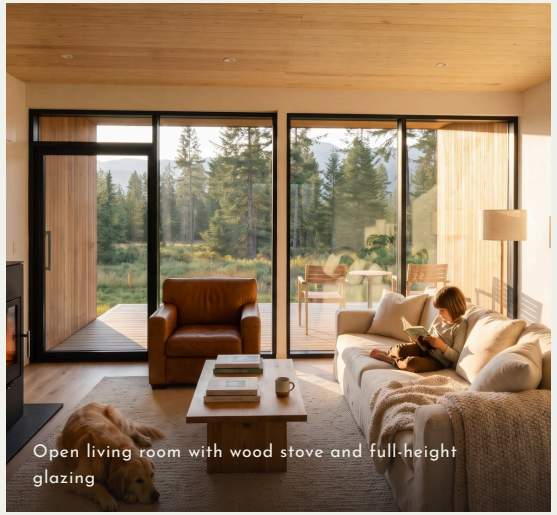
04

Lower than the gable

The parapet tops out at about 6.7 m, roughly 0.3 m under the gable TAIGA.



Aerial view of the flat roof with coping, set in a mountain meadow



Open living room with wood stove and full-height glazing

155 m²

built over two storeys, Passive

92 m²

usable over two floors

≈ 6.7 m

overall height

2.40 m

level ceilings upstairs · 2.75 m below

2 %

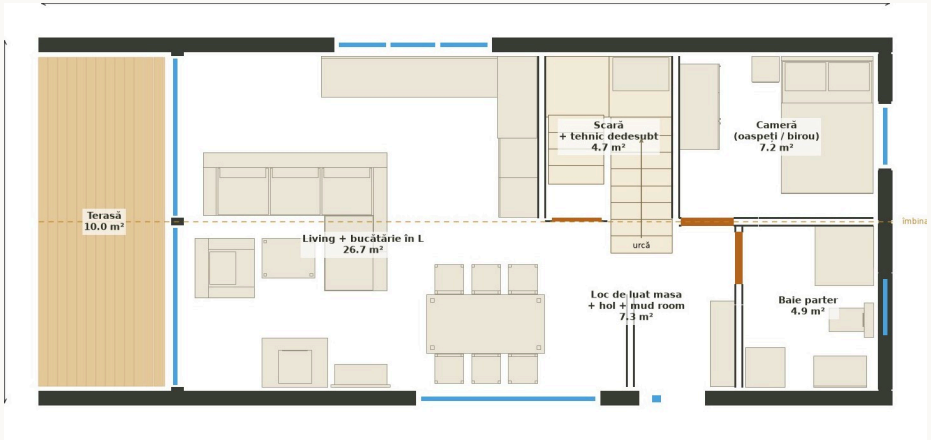
EPDM roof falls, four hidden outlets

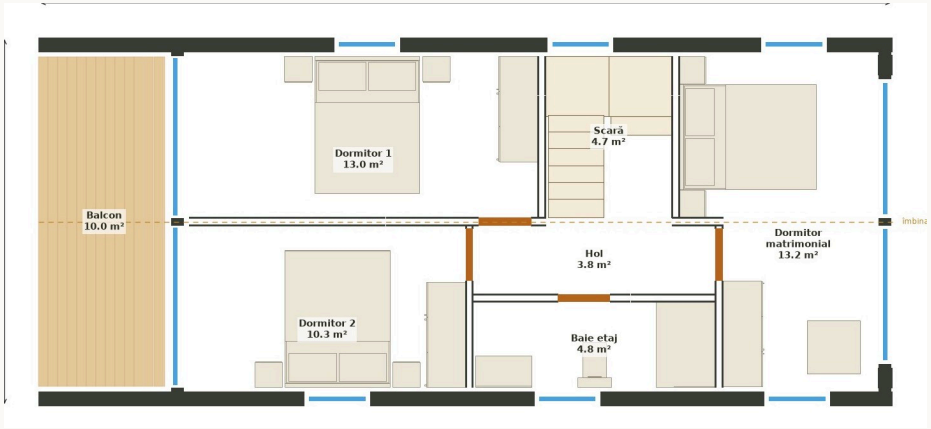
4 bedrooms

2 bathrooms · guest room below



Dusk view with warm interior light and path lighting

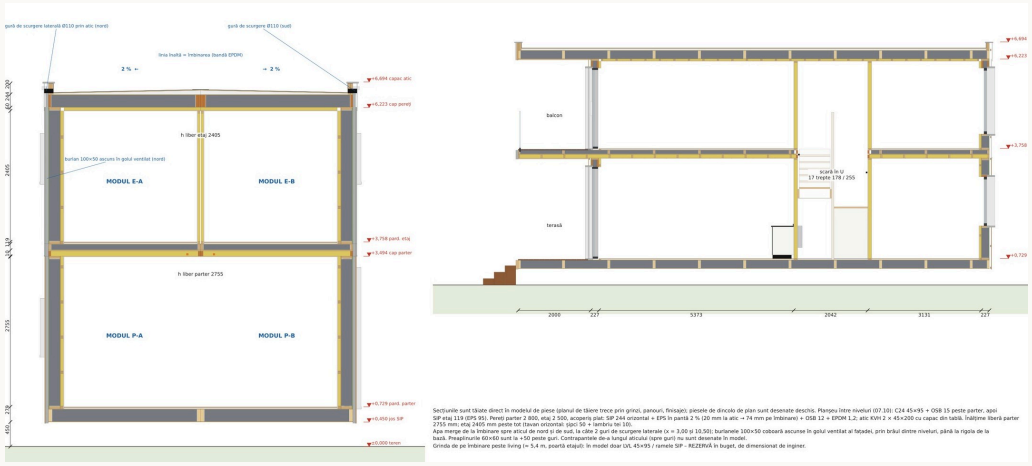




GROUND FLOOR	M²
Living room with L-kitchen	26.7
Entrance hall, dining and mud room	7.7
Guest room or office	7.2
Bathroom	4.9
Plant niche under the stair	4.7
Terrace in the recess (option)	≈ 10
Total	**61.2**

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**





DIMENSIONS

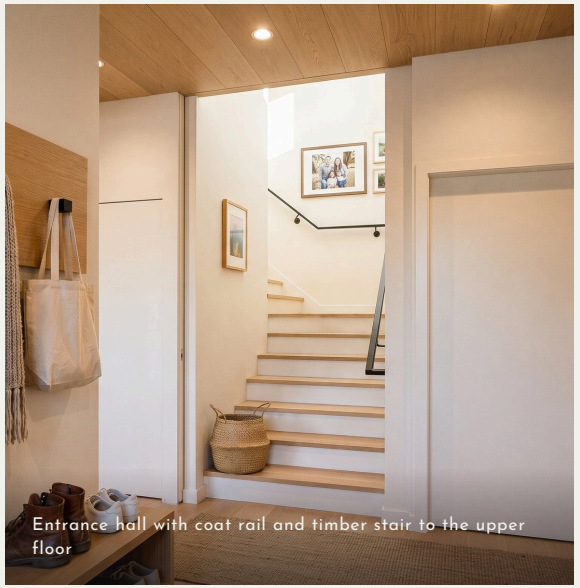
SIP structure	13.00 × 5.60 m
Exterior	13.13 × 5.73 m (nZEB), 13.25 × 5.85 m (Passive)
Footprint	75 m² (nZEB), 78 m² (Passive)
Clear height	2.75 m ground floor, 2.40 m upper floor
Top of the parapet	≈ 6.69 m (nZEB), ≈ 6.75 m (Passive) above ground
West recess	2.0 m deep, on both floors

Construction drawing: four facades with thermo-linden and metal

Construction drawing: cross and longitudinal sections



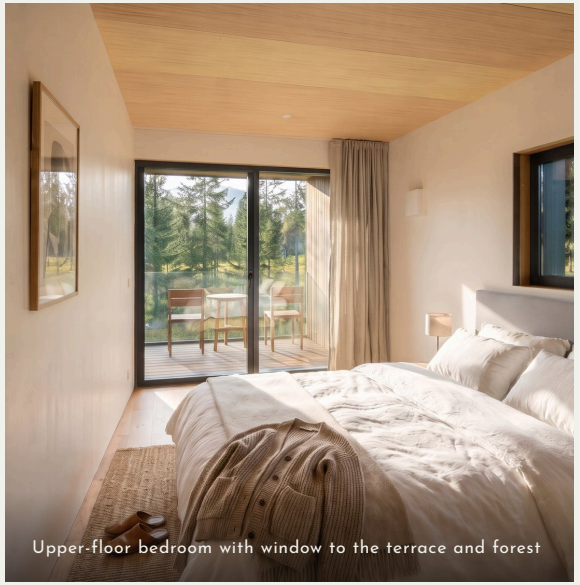
Sage-green kitchen and dining table beside the stair



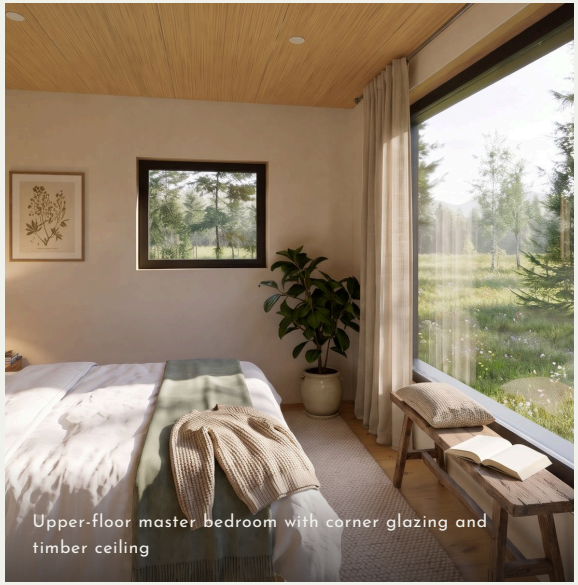
Entrance hall with coat rail and timber stair to the upper floor



Entrance lobby with bench, hooks and anthracite front door



Upper-floor bedroom with window to the terrace and forest



Upper-floor master bedroom with corner glazing and timber ceiling

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

Layers from outside to inside, thicknesses in mm

WALL

Anthracite standing-seam metal (upper) or thermo-linden boards (ground)	–
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

EPDM, bonded	1.2
OSB deck	12
Tapered EPS 100, 2 % fall	20–74
Compression-resistant wood fibre (Passive only)	60
SIP: OSB 12 + graphite EPS 220 + OSB 12	244
Service battens with mineral wool	50
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 under a flat roof; 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 8 · 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; level linden ceilings throughout
Heights	2.75 m clear on the ground floor, 2.40 m upstairs; top of the parapet about 6.7 m above ground (6.75 m Passive), about 0.3 m lower than the gable TAIGA
Roof	flat SIP roof panels with graphite EPS; tapered insulation falling 2 % from the module joint to the long sides; EPDM membrane; timber parapet with a flat-metal band and coping; four side outlets with the rainwater pipes hidden behind the façade, four overflows
Structure	SIP panels with graphite EPS for floor, walls and roof; upper walls 2.50 m high; timber floor joists between the storeys
Transport	one module per truck; upper modules about 3.1 m high, ground modules about 3.2 m – carried on low-bed trailers; width permits as for TAIGA
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, floor U ≈ 0.142 W/m²K; flat roof at least as good as the TAIGA roof (U ≈ 0.128), the tapered insulation comes on top
Envelope · Passive	adds 60 mm wood fibre outside, all around, also under the roof insulation, 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 with a matching flat-metal parapet band – or thermo linden with anthracite metal, same price; black EPDM roof; folded-metal surrounds at every opening
Glazing	triple-glazed PVC windows and doors in anthracite frames; glazed west front on both floors, rectangular up to the roof; two tall fixed windows in the east wall of the master bedroom
Interior	Clickwall walls, linden-plank ceilings – level on both floors; 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 ballasted east-west frames on the flat roof, behind the parapet; hybrid inverter and 10 kWh LFP battery

Façade	Anthracite standing-seam metal upstairs, thermo-linden boards downstairs and in the recess; alternative light grey metal with linden, same price
Roof	Flat; bonded EPDM 1.2 mm on tapered EPS falling 2 % from the module joint to the long sides, so each module drains itself; one EPDM strip over the joint on site
Parapet and drainage	Timber parapet with a flat-metal band and a 10 cm coping; four side outlets Ø110 through the parapet, downpipes hidden in the ventilated façade with de-icing cable; four overflows
Windows	Triple-glazed PVC in anthracite; glazed west front on both floors, straight up to the roof; master bedroom east windows 2 × 2.13 m wide
Roof options	Photovoltaics on ballasted east-west frames, no holes in the membrane; fireplace flue up the south façade to 1.0 m above the parapet
Foundation	Galvanised screw piles Ø114 × 2000 mm; final layout after a soil study and the structural design
Transport	Four modules, one truck each, about 3.0 m wide: ground modules ≈ 3.17 m high, upper modules ≈ 3.09 m, or ≈ 2.95 m with the parapet fitted on site
Lead time	Production 8–14 weeks from signed order and approved drawings; 2–4 months to handover



Upper-floor bedroom with window to the terrace and forest



Upper-floor master bedroom with corner glazing and timber ceiling

WHITE BOX

€ 105,567 excl. VAT

either colour scheme

- Exterior finished; flat EPDM roof with parapet and hidden downpipes
- The stair
- Clickwall walls, linden-plank ceilings
- Cables, boxes and distribution board
- Water and drainage pipes

FINISHED

€ 121,209 excl. VAT

ex works Oradea

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

FURNISHED

€ 152,787 excl. VAT

ex works Oradea

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

UPGRADE

Passive envelope + 15,504

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

White box: exterior finished in either colour scheme, flat EPDM roof with parapet and hidden rainwater pipes, 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. Exterior images are 3D previews of the construction model; the interior photos show the TAIGA ground floor, which is the same in TAIGA Flat.



Aerial view of the flat roof with coping, set in a mountain meadow



Dusk view with warm interior light and path lighting



Open living room with wood stove and full-height glazing

PRICE · EUR EXCL. VAT, EX WORKS ORADEA

ITEM	WHAT IT IS	EUR
TAIGA Flat white box	**four modules under a flat EPDM roof, nZEB SIP envelope, linden and light grey metal (or thermo linden and anthracite)**	**105,567**
+ 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, also under the roof insulation, and a central heat-recovery ventilation unit	+ 15,504
+ 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	+ 31,578

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

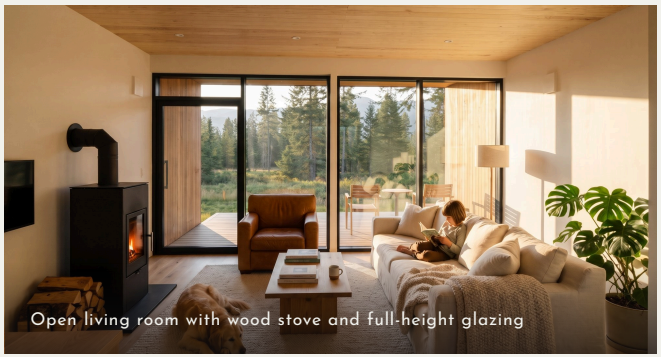
OPTION	DETAIL	EUR
Heating and hot water package	heat pump, water underfloor heating on both floors, buffer tank, heat-pump water heater	15,089
Photovoltaic package	≈ 5.4 kWp on ballasted frames on the flat roof, hybrid inverter, 10 kWh battery	10,060
Wood-burning fireplace	8 kW, outside air supply, insulated flue through the wall, up to 1 m above the parapet	2,770
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



Garden side in summer: thermo-linden boards and standing-seam metal



Dusk view with warm interior light and path lighting



Open living room with wood stove and full-height glazing

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

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.

Which façade comes as standard?

Anthracite standing-seam metal upstairs with thermo-linden boards downstairs. Light grey metal with natural linden is available at the same price.

Why choose the flat roof over TAIGA?

Level 2.40 m ceilings in every upstairs room, a house about 0.3 m lower, and a roof that takes solar panels without holes. White box €105,567 against €103,933.

Can I put solar panels on it?

Yes: about 5.4 kWp on ballasted frames behind the parapet, hybrid inverter and 10 kWh battery, 10,060.

Can I leave out the balcony?

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

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
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contact@nord.living
Video call: calendar.app.google/PMvFTDaUEBLUGg4h8

SEE IT IN USE

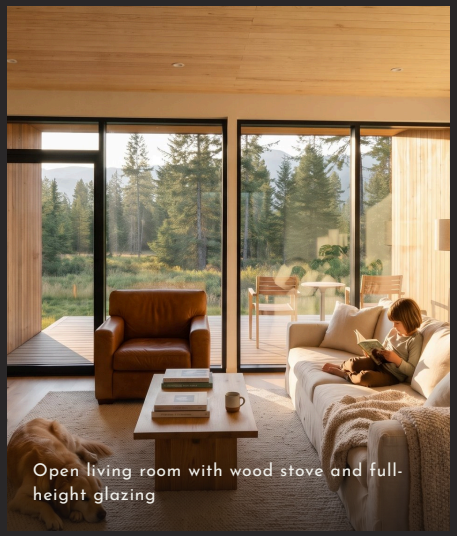
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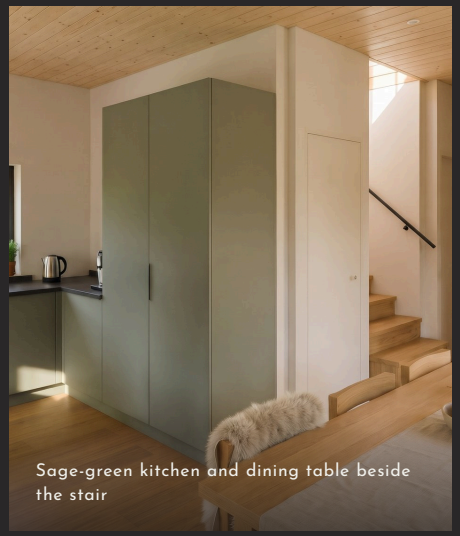
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CONFIGURE IT ONLINE

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


South-west facade: thermo-linden below, anthracite metal above, balcony


Open living room with wood stove and full-height glazing


Sage-green kitchen and dining table beside the stair