



MODULAR HOUSE · 82 M² · LOGGIA OR VERANDA · MODEL
BROCHURE · 9 OCTOBER 2026

TUNDRA

Two modules, one long house

A pitched-roof family house of 82 m² built, with a 15 m² covered terrace under the roof, delivered in two modules.

82 M² BUILT 2 + 1 ROOMS U ≈ 0.14 FROM €53,840

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

MODULAR HOUSE · 82 M² · LOGGIA OR VERANDA

TUNDRA · Two modules, one long house

TUNDRA is drawn to execution: every figure in this brochure comes from the bill of materials of the house. Two modules of 3.00 × 13.00 m close on their own walls, so no beam crosses the living room. Living room with a wood stove, dining and L-kitchen, two bedrooms, a home office, bathroom with walk-in shower and a covered terrace under the same roof. Buy it as a weather-tight white box, or move in with the keys.

82 m²

built, Passive · terrace included · nZEB
80 m²

2 × 3.00 × 13.00

modules, road-legal

2 + 1

bedrooms + office

$U \approx 0.14$

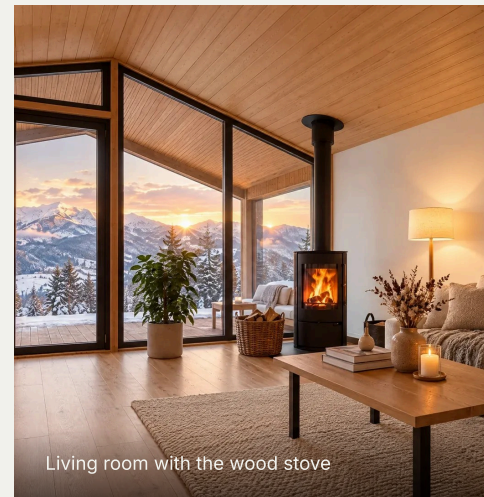
walls, roof, floor

1–2 days

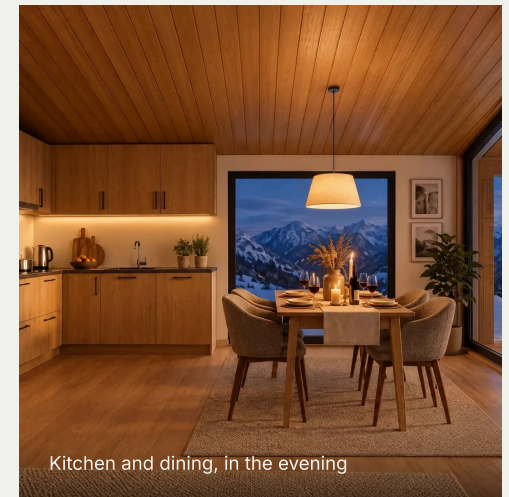
installation on site



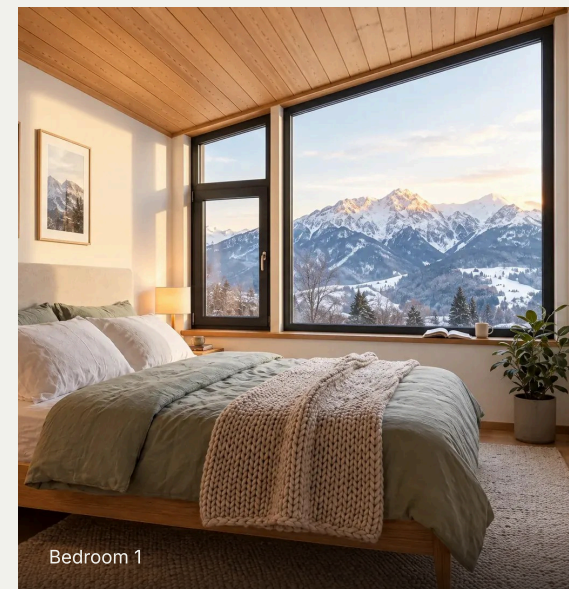
TUNDRA Loggia – the covered terrace under the roof

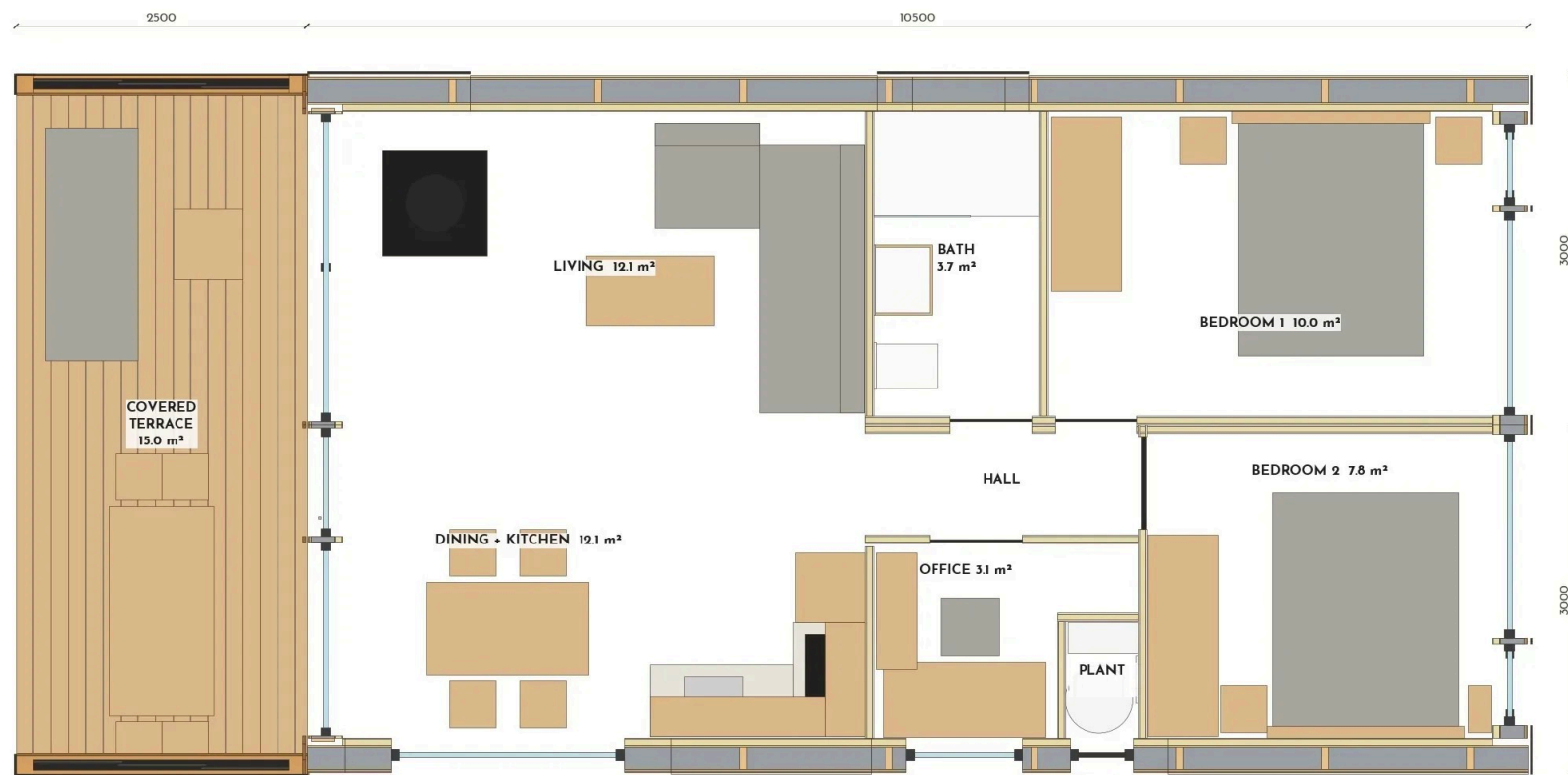


Living room with the wood stove



Kitchen and dining, in the evening





N ↑ dimensions in mm

TUNDRA Loggia – living, dining and kitchen, two bedrooms, home office, bathroom and the covered terrace

UNIT AND STRUCTURE

Modules	2 × 3.00 × 13.00 m; exterior 13.10 × 6.10 m (nZEB) or 13.22 × 6.22 m (Passive); built area 82 m ² Passive, 80 m ² nZEB, terrace included; module height 3.45 m; no overhang – road-legal
Rooms	living + stove 12 · dining + L-kitchen 12 · bedroom 1 10 · bedroom 2 8 · bathroom 4 · office 3 · hall 2 · covered terrace 15 m ²
Roof	14.6° pitch, ridge on the module joint; clear height 2.12 m at the eaves, 2.82 m at the ridge
Foundation	21 screw piles Ø89 × 2000 mm as an option, ventilated void ≥ 400 mm; or your own foundation
Structure	SIP panels OSB 12 · graphite EPS 200 · OSB 12; joints KVH 60 × 200 / Steico SJ at 1,250

ENVELOPE, FINISHES AND SERVICES

Envelope · nZEB (included)	SIP 200 mm graphite EPS; walls U ≈ 0.146, roof U ≈ 0.140, floor U ≈ 0.157 W/m ² K; PVC triple glazing
Envelope · Passive	the same panels plus 60 mm wood fibre; walls U ≈ 0.122, roof U ≈ 0.118, floor U ≈ 0.129 W/m ² K
Façade & roof	Bilka Retro-Panel 0.5 mm, RAL 7024 graphite matt; thermo pine Trio 26 × 140 accents; folded-metal window surrounds
Interior	Clickwall 10 mm walls and ceilings on a 50 mm services cavity, no visible joints

PRICE · EUR EXCL. VAT, EX WORKS ORADEA

ITEM	WHAT IT IS	EUR
TUNDRA Loggia	82 m ² built incl. the 15 m ² terrace recess, 2 bedrooms + office, white box	53,840
TUNDRA Veranda	82 m ² built, all indoors, 2 bedrooms, 2 bathrooms, white box	64,366
+ Screw-pile foundation	galvanised piles · Loggia / Veranda; installation and delivery on quote	+ 2,756 / 1,968
+ Covered terrace 15 m ²	TUNDRA Loggia only: thermowood deck, timber cladding and ceiling of the loggia	+ 6,401
+ Veranda 22 m ²	TUNDRA Veranda only: covered veranda 6.5 × 3.4 m	+ 5,800
+ Passive envelope	60 mm wood fibre all around and a central heat-recovery ventilation unit · Loggia / Veranda	+ 10,355 / 12,311
+ Finished	interior doors, sockets, switches, light fittings, flooring, SPC bathroom floor, shower, basin with cabinet, WC	+ 4,701 / 7,182
+ Furnished: kitchen and furniture	on top of Finished: kitchen with appliances, wardrobes, beds, sofa, dining	+ 19,682 / 19,828

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. Loggia has a 15 m² terrace recess under the roof; Veranda has all 82 m² indoors and can take a 22 m² veranda alongside. 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	120 l · Loggia / Veranda	577 / 467
Air-to-air heat pumps	heating and cooling, wall units	1,506
Electric underfloor heating	with room thermostats	3,171 / 4,023
Air-to-water heat pump	4 kW, with water underfloor heating	8,983 / 9,360
Wood stove	5 kW, outside air supply, insulated flue	2,624
Heat-recovery ventilation	four individual ventilators	1,913
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