



BIODOMEK NATURAL MODULAR HOMES

WWW.BIODOMEK.PL

biodomek1@gmail.com

+48 669 757 613, (Polish, English)



BIODOMEK - A HEALTHY HOME SCENTED WITH NATURE.....

The Biodomek System offers ecological modular homes with a wooden structure, crafted with care for the health of its inhabitants and the environment. In the main construction, we primarily use natural, certified materials that ensure durability and a healthy indoor climate. Thanks to excellent thermal insulation, our homes are highly energy-efficient, which allows for significant reductions in operating costs. The partitions are natural and breathable, which positively affects the indoor air quality.

Every Biodomek is synonymous with high-quality craftsmanship and thoughtful design, offering comfort and functionality, even in the smallest of spaces. Biodomeks are also designed with the possibility of expansion, adapting to evolving needs. These advantages and quality have made one of our homes the star of the "Unobvious Places" program on HGTV television. See what we offer.



**BIODOMEK „A”
WITH A FLAT ROOF**

BIODOMEK "A" HOUSES WITH A FLAT ROOF

PRICES - SHELL AND CORE PLUS, WITHOUT FOUNDATIONS

Name of the Biodomek	Built-up Area	SEMI-ECO TECHNOLOGY – Net price				ECO TECHNOLOGY – Net price			
		Polish guarantee, European guarantee only on the main structure	European guarantee and assembly, installation at the investment site			Polish guarantee, European guarantee only on the main structure	European guarantee and assembly, installation at the investment site		
(the number in front indicates the number of modules)	(in brackets is the usable area)	Collection from the Polish factory - for construction companies	Czech Republic, Slovakia	Germany, Austria, France, Italy, Scandinavia	Switzerland	Collection from the Polish factory - for construction companies	Czech Republic, Slovakia	Germany, Austria, France, Italy, Scandinavia	Switzerland
1A	18 (13) m ²	15 507 EUR	16 855 EUR	18 878 EUR	19 552 EUR	20 786 EUR	22 593 EUR	25 304 EUR	26 208 EUR
2A	35 (27) m ²	33 683 EUR	36 612 EUR	41 006 EUR	42 470 EUR	38 029 EUR	41 336 EUR	46 297 EUR	47 950 EUR
3A	52 (42) m ²	49 991 EUR	54 339 EUR	60 859 EUR	63 033 EUR	56 584 EUR	61 504 EUR	68 885 EUR	71 345 EUR
4A	70 (56) m ²	67 770 EUR	73 663 EUR	82 502 EUR	85 449 EUR	76 707 EUR	83 377 EUR	93 382 EUR	96 717 EUR
5A	86 (69) m ²	82 782 EUR	89 980 EUR	100 778 EUR	104 377 EUR	93 698 EUR	101 846 EUR	114 067 EUR	118 141 EUR
6A	103 (84) m ²	100 729 EUR	109 488 EUR	122 626 EUR	127 006 EUR	114 012 EUR	123 926 EUR	138 797 EUR	143 754 EUR
7A	120 (98) m ²	117 761 EUR	128 001 EUR	143 362 EUR	148 482 EUR	133 290 EUR	144 881 EUR	162 266 EUR	168 062 EUR
8A	137 (113) m ²	134 050 EUR	145 707 EUR	163 192 EUR	169 020 EUR	153 413 EUR	166 753 EUR	186 764 EUR	193 434 EUR
9A	154 (125) m ²	148 897 EUR	161 845 EUR	181 266 EUR	187 740 EUR	170 405 EUR	185 222 EUR	207 449 EUR	214 858 EUR
10A	171 (138) m ²	163 744 EUR	177 983 EUR	199 341 EUR	206 460 EUR	187 432 EUR	203 731 EUR	228 179 EUR	236 328 EUR
11A	188 (153) m ²	181 494 EUR	197 276 EUR	220 949 EUR	228 840 EUR	207 710 EUR	225 771 EUR	252 864 EUR	261 895 EUR

All prices provided are net prices. The reference for the prices are the Polish manufacturer's prices. The assumed exchange rate is 1 PLN = 4,35 Euro.
Transport – approximately 1 Euro/km for two modules, from the factory in Poland, in Krakow (Semi-eco) or Bydgoszcz (Eco).
The crane at the installation site is the responsibility of the ordering party.

Houses with a flat roof adapted for transport to other locations +10%.

A photograph of a small, modern wooden biodome with a dark, sloping roof, situated in a lush, green landscape. The biodome is the central focus, with a large window showing the interior. In the background, there are rolling hills covered in dense green forests, a few traditional brick houses with red roofs, and a small wooden structure. The sky is blue with scattered white clouds. The text 'BIODOMEK „C” WITH A SLOPING ROOF' is overlaid in large, white, bold letters across the center of the image.

BIODOMEK „C” WITH A SLOPING ROOF

BIODOMEK "C" WITH A SLOPING ROOF

PRICES - SHELL AND CORE PLUS, WITHOUT FOUNDATIONS

Name of the Biodomek	Built-up Area	SEMI-ECO TECHNOLOGY – Net price				ECO TECHNOLOGY – Net price			
		Polish guarantee, European guarantee only on the main structure	European guarantee and assembly, installation at the investment site			Polish guarantee, European guarantee only on the main structure	European guarantee and assembly, installation at the investment site		
(the number in front indicates the number of modules)	(in brackets is the usable area)	Collection from the Polish factory - for construction companies	Czech Republic, Slovakia	Germany, Austria, France, Italy, Scandinavia	Switzerland	Collection from the Polish factory - for construction companies	Czech Republic, Slovakia	Germany, Austria, France, Italy, Scandinavia	Switzerland
1C	18 (16) m ²	20 608 EUR	22 400 EUR	25 088 EUR	25 984 EUR	27 907 EUR	30 333 EUR	33 973 EUR	35 187 EUR
2C	35 (36) m ²	46 127 EUR	50 138 EUR	56 154 EUR	58 160 EUR	50 451 EUR	54 838 EUR	61 419 EUR	63 613 EUR
3C	52 (56) m ²	69 296 EUR	75 322 EUR	84 360 EUR	87 373 EUR	77 405 EUR	84 136 EUR	94 232 EUR	97 598 EUR
4C	70 (75) m ²	91 389 EUR	99 336 EUR	111 257 EUR	115 230 EUR	104 303 EUR	113 373 EUR	126 978 EUR	131 513 EUR
5C	86 (91) m ²	111 139 EUR	120 803 EUR	135 299 EUR	140 131 EUR	124 427 EUR	135 247 EUR	151 476 EUR	156 886 EUR
6C	103 (112) m ²	135 594 EUR	147 385 EUR	165 071 EUR	170 967 EUR	151 807 EUR	165 007 EUR	184 808 EUR	191 408 EUR
7C	120 (131) m ²	157 480 EUR	171 174 EUR	191 715 EUR	198 562 EUR	178 247 EUR	193 747 EUR	216 996 EUR	224 746 EUR
8C	137 (150) m ²	180 792 EUR	196 513 EUR	220 094 EUR	227 955 EUR	204 633 EUR	222 427 EUR	249 118 EUR	258 015 EUR
		Knee wall 1m				Knee wall 1m			
2C+	35 (41) m ²	52 472 EUR	57 034 EUR	63 879 EUR	66 160 EUR	57 391 EUR	62 381 EUR	69 867 EUR	72 363 EUR
3C+	52 (65) m ²	81 100 EUR	88 152 EUR	98 730 EUR	102 256 EUR	90 590 EUR	98 468 EUR	110 284 EUR	114 223 EUR
4C+	70 (89) m ²	108 415 EUR	117 842 EUR	131 983 EUR	136 697 EUR	123 734 EUR	134 494 EUR	150 633 EUR	156 013 EUR
5C+	86 (108) m ²	131 204 EUR	142 613 EUR	159 727 EUR	165 431 EUR	146 892 EUR	159 665 EUR	178 825 EUR	185 211 EUR

All prices provided are net prices. The reference for the prices are the Polish manufacturer's prices. The assumed exchange rate is 1 PLN = 4,35 Euro. Transport – approximately 1 Euro/km for two modules, from the factory in Poland, in Krakow (Semi-eco) or Bydgoszcz (Eco). The crane at the installation site is the responsibility of the ordering party.

**BIODOMEK „B”
TWO-STORY WITH A
FLAT ROOF**



BIODOMEK „B” TWO-STORY WITH A FLAT ROOF

PRICES - SHELL AND CORE PLUS, WITHOUT FOUNDATIONS

Name of the Biodomek	Built-up Area	SEMI-ECO TECHNOLOGY – Net price				ECO TECHNOLOGY – Net price			
		Polish guarantee, European guarantee only on the main structure	European guarantee and assembly, installation at the investment site			Polish guarantee, European guarantee only on the main structure	European guarantee and assembly, installation at the investment site		
(the number in front indicates the number of ground-floor modules + upper-floor modules)	(in brackets is the usable area)	Collection from the Polish factory - for construction companies	Czech Republic, Slovakia	Germany, Austria, France, Italy, Scandinavia	Switzerland	Collection from the Polish factory - for construction companies	Czech Republic, Slovakia	Germany, Austria, France, Italy, Scandinavia	Switzerland
2B+1	35 (40) m ²	49 190 EUR	53 467 EUR	59 883 EUR	62 022 EUR	58 815 EUR	63 929 EUR	71 601 EUR	74 158 EUR
3B+1	52 (54) m ²	65 498 EUR	71 194 EUR	79 737 EUR	82 585 EUR	77 369 EUR	84 097 EUR	94 189 EUR	97 553 EUR
3B+2	52 (69) m ²	83 675 EUR	90 951 EUR	101 865 EUR	105 503 EUR	94 613 EUR	102 840 EUR	115 181 EUR	119 295 EUR
4B+2	70 (84) m ²	101 453 EUR	110 275 EUR	123 508 EUR	127 919 EUR	114 736 EUR	124 713 EUR	139 678 EUR	144 667 EUR
4B+3	70 (98) m ²	117 761 EUR	128 001 EUR	143 362 EUR	148 482 EUR	133 290 EUR	144 881 EUR	162 266 EUR	168 062 EUR
5B+3	86 (110) m ²	132 773 EUR	144 319 EUR	161 637 EUR	167 410 EUR	150 282 EUR	163 350 EUR	182 952 EUR	189 486 EUR
5b+4	86 (125) m ²	149 779 EUR	162 870 EUR	182 507 EUR	189 053 EUR	169 530 EUR	184 348 EUR	206 574 EUR	213 983 EUR
6B+4	103 (140) m ²	168 499 EUR	183 151 EUR	205 129 EUR	212 455 EUR	190 718 EUR	207 302 EUR	232 179 EUR	240 471 EUR
6B+5	103 (153) m ²	183 510 EUR	199 468 EUR	223 404 EUR	231 383 EUR	207 710 EUR	225 771 EUR	252 864 EUR	261 895 EUR
7B+5	120 (167) m ²	200 543 EUR	217 982 EUR	244 139 EUR	252 859 EUR	226 988 EUR	246 726 EUR	276 334 EUR	286 203 EUR
7B+6	120 (182) m ²	218 490 EUR	237 489 EUR	265 988 EUR	275 487 EUR	247 302 EUR	268 806 EUR	301 063 EUR	311 815 EUR

All prices provided are net prices. The reference for the prices are the Polish manufacturer's prices. The assumed exchange rate is 1 PLN = 4,35 Euro.
Transport – approximately 1 Euro/km for two modules, from the factory in Poland, in Krakow (Semi-eco) or Bydgoszcz (Eco).
The crane at the installation site is the responsibility of the ordering party.



SCOPE OF SHELL AND CORE PLUS WITHOUT FOUNDATIONS

	SEMI ECO TECHNOLOGY Rockwool insulation, passive standard	ECO TECHNOLOGY based on natural VESTAECO materials, highly energy-efficient standard
EXTERNAL WALL	<p>U=0,13 [W/M²K]</p> <p>From the outside: Cladding board 19/20 mm, Batten, OSB3 ECO board 11/12mm, C24 timber frame/ Ecological insulation from rock wool 170 mm, Vapor barrier, Installation batten 45x50 mm + wool 50mm, OSB3 ECO board 11/12mm, Gypsum board 12.5 mm</p>	<p>U=0,18 [W/M²K]</p> <p>From the outside: Cladding board 19/20 mm, Batten for cladding board, Ecological straw fiber sheathing board, windproof, Vestaeco protect 40 mm, C24 timber structure/ Ecological insulation from eco cellulose straw fibers Vestaeco Fibra 170 mm, MFP board 22 mm, FERMACELL fiber gypsum board</p>
ROOF	<p>U=0,13 [W/M²K]</p> <p>Roof finish with sheet metal / EPDM membrane including gutters in a color chosen by the investor, Batten with laths and counter-laths, Underlay felt or membrane, OSB3 ECO board 11/12 mm, C24 timber frame/ Rock wool insulation 250 mm, Vapor barrier, 2 x Gypsum board 12.5 mm</p>	<p>U=0,15 [W/M²K]</p> <p>Roof finish with sheet metal / EPDM membrane along with gutters in the color chosen by the investor, Lathing and counter-lathing, Windproof membrane, Ecological straw/wood fiber board, e.g., Vestaeco Flat 40 mm, C24 timber structure/ Vestaeco fibra insulation 200 mm, MFP board 22 mm, FERMACELL fiber gypsum board</p>
GROUND FLOOR	<p>U=0,15 [W/M²K]</p> <p>Base plate, Vapor barrier, C24 timber structure 170 mm/ Ecological insulation from rock wool 200 mm, Wind barrier, OSB3 ECO board 22 mm</p>	<p>U=0,15 [W/M²K]</p> <p>Floorboards 24 mm, Battens, Vapor barrier, C24 timber structure 170 mm/ Ecological insulation Vestaeco Fibra 220 mm, Ecological windproof tongue and groove fiberboard from straw/wood fibers, e.g., Vestaeco Flat 40 mm</p>

INTERNAL WALL	Gypsum board 12.5 mm, OSB3 ECO board 11/12 mm, Timber structure / Ecological acoustic insulation from rock wool, OSB3 ECO board 11/12 mm, Gypsum board 12.5 mm + distribution of installation ducts	FERMACELL fiber gypsum board, MFP board 12 mm, Timber structure / VestaEco ecological acoustic insulation, MFP board 12 mm, FERMACELL fiber gypsum board, + installation ducts distribution
CEILING ABOVE GROUND FLOOR (in two-story versions)	Floor underlay, OSB3 ECO board 22 mm, Timber frame, 170 mm filling with ecological rock wool, Batten for gypsum board 30x70 mm, non-structural kiln-dried timber, 2 x Gypsum board 12.5 mm	Floorboards 24 mm, Timber structure / Vestaeco Fibra ecological insulation 170 mm, Batten for gypsum board 30x70 mm non-structural kiln-dried timber, 2 x FERMACELL fiber gypsum board
EXTERNAL WINDOWS AND DOOR	Ug max=0.81 [W/m²K] for window High-class, energy-efficient PVC windows IGLO Energy Classic by Drutex, Number of chambers: 7, GLAZING: Triple glazed package Ug= 0.5 W/m², ACOUSTIC INSULATION 44dB or others with similar parameters, wooden for an additional charge; Entrance doors, insulated, external, steel with installation (worth up to 3000 PLN, Ud max = 1.1, e.g. by LUKAR)	
ROOF WINDOWS	Ug max=1.1 [W/m²K] for window 1 window per module, price of the window with a collar up to 1700 PLN each, better quality available for an additional charge	
VENTILATION	Wall recuperators up to 800 PLN/module	Hygrocontrolled AERECO ventilation system (window ventilators and bathroom exhaust) or alternatively Wall recuperators up to 800 PLN/module
HEATING	Infrared mats / Infrared or convection heaters (up to 1000 PLN per module), For an additional charge – air conditioning with heating function (air-to-air heat pump)	
INTERNAL INSTALLATIONS	ELECTRICAL: Cables in walls, certified electrical boxes for timber frame houses without sockets and switches, PLUMBING: Connections for appliances without sanitary fittings, without Geberit frames. The price includes an electric water heater valued at 1000 PLN (more expensive models available for an additional charge). We do not purchase fittings but can install those provided by the investor.	
	Temporary wooden construction stairs for interior use	
	Glass canopy over the entrance 120x90 cm	
	LIST OF DEVICES SUBJECT TO ARRANGEMENTS WITH THE INVESTOR: Placement of switches and electrical outlets, Water points, Color scheme of the roof, facade, and windows, Choice of front doors	
	ASSEMBLY AT THE INVESTMENT SITE (excluding transport and crane costs)	

ADDITIONAL COSTS:

- TRANSPORT TO THE SITE - Transport – approximately 1 Euro/km for two modules, from the factory in Poland, in Krakow (Semi-eco) or Bydgoszcz (Eco).
- CRANE at the assembly site - The crane at the installation site is the responsibility of the ordering party. We need 6h/2 modules
- FOUNDATIONS - The COST OF FOUNDATIONS depends on the chosen option. After signing the contract, we provide a foundation project in four different options (including removable screwed steel anchors) free of charge. This project should be checked (adapted) to the ground conditions prevailing on the site. Correct marking and making of the foundations and conducting geotechnical soil tests are the responsibility of the investor.

ADDITIONAL OPTIONS:

- Charred facade depending on the finishing standard and the board used - additional charge from 110 PLN net/m² of cladding board.
- Wooden terrace (larch boards 28 mm, wooden beams, point foundations) – 650 PLN net/m²
- Composting toilet

DELIVERY TIME:

The delivery time: about 3-6 months, from the moment of signing the contract for the construction of the house and payment of the deposit. Construction of the building on-site – up to 10 days. We execute both individual orders and larger-scale projects, more houses and modules.

GUARANTEE:

- Guarantee for the wooden structure - 5 years, guarantee for hidden defects - 2 years,
- Guarantee for the EPDM membrane (roof coverings) - 3 years for watertightness (excluding mechanical damage),
- Guarantee for window and door joinery - 2 years, coatings 3 years, glazing and fittings - 3 years (excluding mechanical damage)

WHAT TO PREPARE ON THE SITE?

- Foundations and access to the location of the house (hardened surface e.g., with gravel) for the crane and the truck.

PROJECT:

We are happy to adjust the design to your individual requirements. Changes to the project cost 250 euros for each individual change, and a one-time license fee is 1050 euros. For buildings that require a building permit, we can provide drawings in DWG format to your architect.



**BIODOMEK
MOBI
TINYHOUSE
TRAILER**

BIODOMEK „MOBI” – TINYHOUSE TRAILER

PRICES

BIODOMEK MOBI 2,5m x 6,06m, h=4m	USABLE AREA	SHELL AND CORE PLUS		TURNKEY	
		Polish guarantee, European guarantee only on the main structure	European guarantee	Polish guarantee, European guarantee only on the main structure	European guarantee
SEMI-ECO TECHNOLOGY – net price	18 m ²	20 976 EUR	24 971 EUR	27 879 EUR	33 190 EUR
ECO TECHNOLOGY – net price	18 m ²	22 303 EUR	26 552 EUR	30 296 EUR	36 066 EUR

All prices provided are net prices. The reference for the prices are the Polish manufacturer's prices. The assumed exchange rate is 1 PLN = 4,35 Euro.

The price does not include a pre-fabricated, ready-to-use trailer, which the client purchases with delivery to our factory. This is for the purpose of simpler vehicle registration later. The cost of the trailer is 13,400 / 15,950 / 18,000 PLN gross depending on the model.

SHELL AND CORE PLUS notes: the construction and insulation of the walls are thinner, at 8 cm. The interior finish of the walls and ceiling is made of plywood. Floor finish: floorboard. The windows are lighter, with U=1.0 parameters. Included in the price are 2 roof windows.

TURNKEY STATE additionally includes: shower tray, toilet, washbasin, internal furniture made of chipboard, stove, sink, extractor hood, lamps, and outlets according to the list.



BIODOMEK NATURAL MODULAR HOMES

WWW.BIODOMEK.PL

biodomek1@gmail.com,
+48 669 757 613, (Polish, English)