



MODULAR by BIOBUILDS: BORN FROM NATURE, BUILT FOR LIFE

More Than a House, a Way of Living

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From Nature to Excellence

Our 336 mm wall system combines sustainable materials with engineered precision, achieving exceptional thermal performance and airtightness in a natural home environment.



STEICO Wood Fiber

300 mm natural wood-fiber insulation

Smart Membrane

Vapour-permeable layer, walls that breathe

ECO OSB from Germany

No excess formaldehyde off-gassing

**Certified
Structure**

Proprietary timber-frame construction system, certified by
Passivhaus Institute





Exterior Finished

Fully finished outside, with the interior ready for your own design.

INTERIOR

MODULAR structure, Passivhaus and EPD verified

Waterproofed bathrooms with installations in place

Ready for custom finishes

EXTERIOR

Yakisugi or Lunawood natural cladding

Ventilated flat roof with EPDM membrane

Triple-glazed aluminium windows

INSTALLATIONS

Complete electrical installation prepared

Complete plumbing installation prepared

Kitchen installation prepared

DOCUMENTATION

Passivhaus certification

EPD sustainability documentation

5-year structure and 24-month legal warranty



Turnkey

Everything included, from exterior to interior, smart systems and more.

INTERIOR

Natural wood-slat ceilings with recycled felt

Triple-layer wood parquet, FSC certified

SI0 honeycomb interior doors

EXTERIOR

Yakisugi or Lunawood organic cladding

Ventilated flat roof with EPDM membrane

Triple-glazed aluminium windows

INSTALLATIONS

Turnkey bathroom with Grohe fittings

Zehnder ventilation and additional heat pump

Smart lighting and exterior blinds

DOCUMENTATION

Passivhaus certification

EPD sustainability documentation

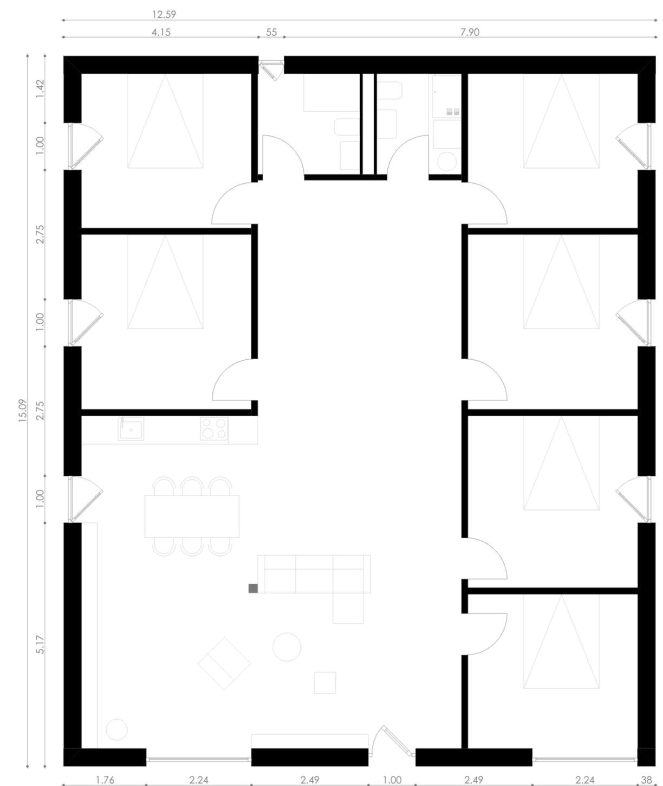
5-year structure and 24-month legal warranty



Bloom

Your home in full bloom. Vast volume, Passivhaus comfort, built for a life that keeps on growing.

190 m²



ROOMS

6

EXTERIOR

190 m²

INTERIOR

162-164 m²

Exterior Finished

€208,500 +VAT

Turnkey

€384,900 +VAT





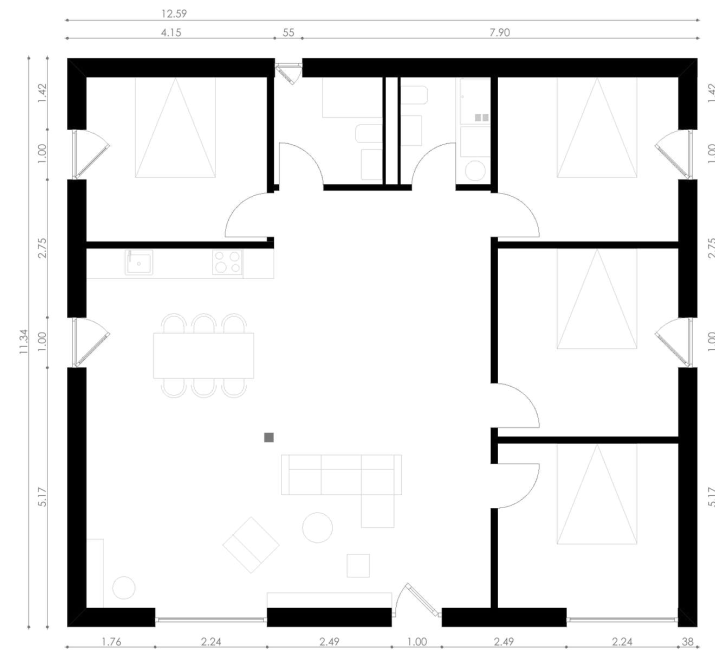
Sanctuary

Your personal sanctuary. Efficient. Healthy. Unprecedented.

142 m²



BIOBUILDS



LIVING + KITCHEN

62.94 m²

BEDROOM 2

13.53 m²

BEDROOM 4

11.82 m²

INTERIOR

11.83 × 10.58 × 2.50 m

BEDROOM 1

11.82 m²

BEDROOM 3

11.82 m²

BATHROOM

4.64 m²

EXTERIOR

12.59 × 11.34 × 3.30 m

Exterior Finished

€166,400 +VAT

Turnkey

€300,900 +VAT ¹⁰



SANCTUARY 142 M²



BIOBUILDS



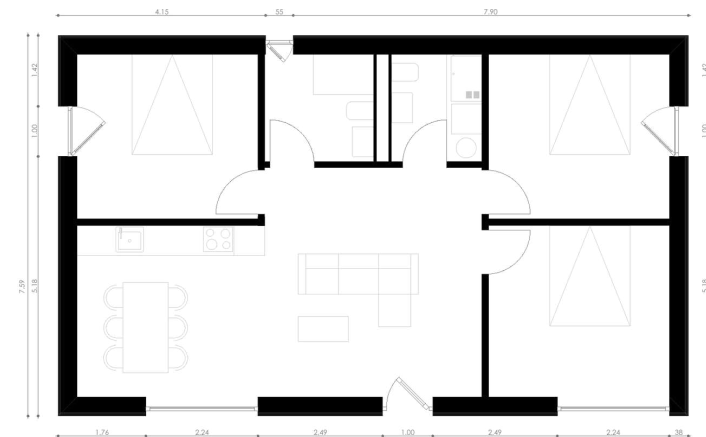
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Serenity

Your ultra-modern home Outstanding design, exceptional efficiency, healthy without compromise.

95 m²



LIVING + KITCHEN

32.61 m²

BED ROOM 2

11.82 m²

BATHROOM

4.64 m²

INTERIOR

11.83 × 6.83 × 2.50 m

BED ROOM 1

12.33 m²

BED ROOM 3

11.82 m²

TECHNICAL ROOM

3.84 m²

EXTERIOR

12.59 × 7.59 × 3.30 m

Exterior Finished

€116,000 +VAT

Turnkey

€208,500 +VAT ¹³

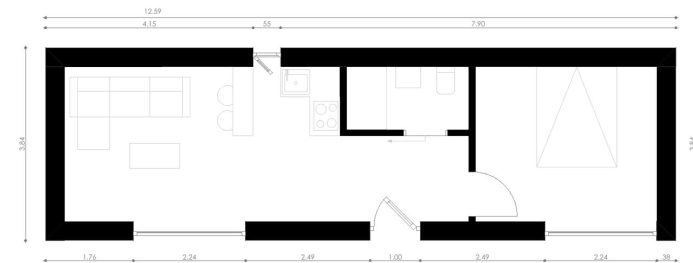




Wanderlust

Your modern, modular, versatile home. Designed to provide balance in an always-moving life.

48 m²



LIVING + KITCHEN

21.33 m²

BATHROOM

3.05 m²

EXTERIOR

12.59 × 3.84 × 3.30 m

BEDROOM

11.16 m²

INTERIOR

11.83 × 3.08 × 2.50 m

Exterior Finished

€65,600 +VAT

Turnkey

€112,700 +VAT

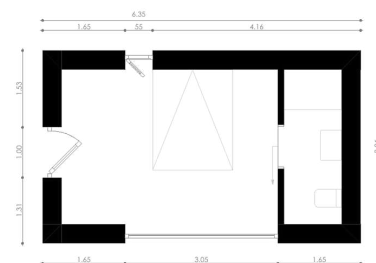




Nest

The concept of tiny house, completely rebuilt. Ideal for tourism or a minimalist contemporary lifestyle.

24 m²



BED ROOM

13.3 m²

INTERIOR

5.59 × 3.08 × 2.50 m

BATH ROOM

3.54 m²

EXTERIOR

6.35 × 3.84 × 3.30 m

Exterior Finished

€40,400 +VAT

Turnkey

€62,200 +VAT



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Upgrades

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EXTERIOR

INTERIOR

EQUIPMENT

Exterior upgrades

ALL MODEL PRICES

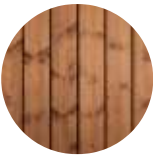
CLADDING



Yakisugi
Included



Lunawood Noir
Included



Lunawood Blonde
Included

WINDOWS



UPGRADE	BLOOM 190 m²	SANCTUARY 142 m²	SERENITY 95 m²	WANDERLUST 48 m²	NEST 24 m²
Cladding Yakisugi, Lunawood Noir or Blonde	Included	Included	Included	Included	Included
Classic windows	Included	Included	Included	Included	Included
Slide windows	€5,100 +VAT	€5,100 +VAT	€5,100 +VAT	€5,100 +VAT	€2,600 +VAT
Infinity windows	€15,200 +VAT	€15,200 +VAT	€15,200 +VAT	€15,200 +VAT	€6,800 +VAT

Interior upgrades

ALL MODEL PRICES

PARQUET



Cashmere
Natural oak



Hazelnut
Natural oak

BATHROOM



UPGRADE	BLOOM 190 m²	SANCTUARY 142 m²	SERENITY 95 m²	WANDERLUST 48 m²	NEST 24 m²
Natural oak parquet Cashmere or Hazelnut	€15,500 +VAT	€11,600 +VAT	€7,900 +VAT	€3,700 +VAT	€2,100 +VAT
Water-proofed matte bathroom Exterior Finished	Included	Included	Included	Included	Included
Calacatta marble composite Turnkey	Included	Included	Included	Included	Included

Equipment upgrades

ALL MODEL PRICES



Zehnder ventilation + heat pump

Up to 96% heat recovery, compact heat pump, medical-grade filters and acoustically insulated distribution.



Smart exterior blinds

Blocks up to 99% of UV. Phone and manual control. Included with Turnkey.



Prosumer solar panels

Model-sized systems from 4 to 12 kWp, covering up to 160% of typical energy use.

UPGRADE	BLOOM 190 m²	SANCTUARY 142 m²	SERENITY 95 m²	WANDERLUST 48 m²	NEST 24 m²
Zehnder ventilation + heat pump Exterior Finished. Included with Turnkey	€24,800 +VAT	€18,900 +VAT	€15,000 +VAT	€7,900 +VAT	€4,900 +VAT
Smart exterior blinds Exterior Finished. Included with Turnkey	€12,200 +VAT	€9,100 +VAT	€7,100 +VAT	€4,100 +VAT	€2,100 +VAT
Prosumer solar panels Both execution levels	€21,700 +VAT, 12 kWp	€16,700 +VAT, 10 kWp	€15,000 +VAT, 8 kWp	€11,600 +VAT, 6 kWp	€7,900 +VAT, 4 kWp

Let's build the future.

Ready for Modular? Get in touch with our team at hello@biobuilds.com or start your configuration at biobuilds.com.

Performance figures are based on product tests, calculations, simulations or standard reference conditions. Actual results may vary with climate, location, configuration, installation, maintenance and use. Dimensions are subject to the tolerances in the technical documentation. Natural materials vary and change over time, and images are illustrative. Website and general marketing information may be updated as our homes evolve. The specifications in your accepted offer and signed contract apply to your home. Your statutory consumer rights remain unaffected.

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