

"Extremely well insulated, airtight, and optimally prepared for low-energy use — resulting in low monthly costs."

Compact living

Model	Link	GFA m ²	NFA m ²	Loft m ²	Components	PR* excl. VAT	PR* incl. VAT
Coupe	View	28,1	23,0	Yes, 11,2	nedpanel.com	€ 62.923	€ 76.136
Nano	View	28,8	23,6	No	nedpanel.com	€ 60.034	€ 72.641
NanoReflex	View	28,8	23,6	No	nedpanel.com	€ 66.037	€ 79.905
BlackBox	View	28,1	23,0	Yes, 11,2	nedpanel.com	€ 65.849	€ 79.678
TinyBarney	View	28,1	23,0	Yes, 11,2	nedpanel.com	€ 73.786	€ 89.281
TinyTower (+2 floors)	View	87,5	71,7	No	nedpanel.com	€ 135.935	€ 164.482
LodgyOne	View	35,3	28,9	No	nedpanel.com	€ 73.541	€ 88.985

Floating (excluding floater)

Model	Link	GFA m ²	NFA m ²	Loft m ²	Components	PR* excl. VAT	PR* incl. VAT
Coupe Float	View	28,1	23,0	Yes, 11,2	nedpanel.com	€ 67.055	€ 81.136
NanoFloat	View	28,8	23,6	No	nedpanel.com	€ 64.166	€ 77.641

FamilyCare / Recreation

Model	Link	GFA m ²	NFA m ²	Loft m ²	Components	PR* excl. VAT	PR* incl. VAT
Lodgy	View	51,8	43,0	No	nedpanel.com	€ 103.149	€ 124.810
LodgyMax	View	60,5	51,1	No	nedpanel.com	€ 120.340	€ 145.611
Duo	View	51,8	43,0	No	nedpanel.com	€ 103.149	€ 124.810
DuoExtended	View	75,6	64,3	No	nedpanel.com	€ 143.262	€ 173.347
DuoPlus	View	72,0	61,2	No	nedpanel.com	€ 143.262	€ 173.347
Modulo	View	57,6	48,7	No	nedpanel.com	€ 114.610	€ 138.678
ModuloPlus	View	68,4	58,5	No	nedpanel.com	€ 136.099	€ 164.680
ForestLodge	View	70,6	60,3	No	nedpanel.com	€ 140.397	€ 169.880

Bungalow

Model	Link	GFA m ²	NFA m ²	Loft m ²	Components	PR* excl. VAT	PR* incl. VAT
HuntersLodge	View	101,5	88,3	No	nedpanel.com	€ 182.940	€ 221.357
ResortLodge	View	82,1	71,0	No	nedpanel.com	€ 155.542	€ 188.205
Capri M	View	174,2	150,7	No	nedpanel.com	€ 291.612	€ 352.851
Bari		150,2	129,9	No	nedpanel.com	€ 251.368	€ 304.155

Freestanding

Model	Link	GFA m ²	NFA m ²	Etage m ²	Components	PR* excl. VAT	PR* incl. VAT
Barney (+1 floor)	View	260	226,2	Yes	nedpanel.com	€ 394.731	€ 477.624

Annexes

Model	Link	GFA m ²	NFA m ²	Loft m ²	Components	PR* excl. VAT	PR* incl. VAT
OfficePod	View	12,6	8,4	No	nedpanel.com	€ 26.265	€ 31.780
GardenPod	View	8,6	7,0	No	nedpanel.com	€ 18.010	€ 21.792

This price list is indicative. No rights can be derived from this information. Errors and changes reserved.

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GFA m²: ≈ Gross Floor Area in square meters of all floors.

NFA m²: ≈ Net Floor Area in square meters of all floors.

Components: Our NedPanel component kit, expandable with various options; see nedpanel.com for details.

***PR = Passive-Build Ready: NedPanel delivers passive house performance at standard BENG pricing.**

- Shell built wind- and watertight by us using NedPanel, following passive building principles (see explanation box).
- Interior walls (ready for finishing), interior doors, electrical system, plumbing/drainage, fuse box, suspended ceiling with LED spots, functional sanitary room(s) tiled up to the ceiling, triple glazing with PVC window frames (optional: passive house-grade frames), decentralised ventilation (with heat recovery), EPDM/flex roof finish, air conditioning (heating/cooling), boiler.

Price indication custom Passive-Build Ready 2025

Building area	Concept design + quotation incl. VAT	incl. VAT per m2	excl. VAT per m2
25 to 50m²	€ 195	€ 2.522	€ 2.085 +10%
50 to 75m²	€ 295	€ 2.408	€ 1.990 +5%
75 to 100m²	€ 395	€ 2.293	€ 1.895 100%
>100 m²	€ 595	on request	
>100 m² assembly on concrete floor	€ 595	on request	

Custom design surcharge 7-10%

Roof shapes

Roof increase per 30cm	2,50%
Sloping roof	6,50%
Saddle roof (roof angle maximum 90°)	9,50%
Barney-style roof	11,5%

Turnkey options include (among others):

Passive certified window/door	on request
Kitchen	on request
Flooring	on request
Wall finishing	on request
Exterior finishing	on request
Solar panels / battery	on request

Transport, crane and installation depending on location

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Passive-Build Ready with NedPanel: Comfort without waste

NedPanel houses are designed according to the principles of passive building. That means: maximum comfort with minimal energy use — resulting in low monthly costs.

By cleverly utilizing sunlight, a compact building layout, and an exceptionally well-insulated exterior shell, the home stays at a pleasant temperature in all seasons.

Also thanks to triple glazing in all window frames, airtight construction hardly any energy is lost. And with a heat recovery ventilation system (HRV), indoor air remains fresh, with final impact on the environment.

The result?

A home that barely needs heating — yet still feels like a warm, welcoming home.

