

WOOD TRUCK

Prefabricated wood-frame package 1258.8 m²

Prefabricated wood-frame construction (structure and windows)

Design target: Effizienzhaus 40 Plus (design target)

Project floor area, m² 1 258.80

Total incl. DAP site delivery, import charges excluded € 877 132

Price per m² € 697

Included in the price:

Manufacture and installation of prefabricated wood-frame walls, floors and roof, including connections. Windows with electric roller shutters; exterior finishes (materials and installation); roofing (materials and installation); rainwater drainage (materials and installation); entrance door.

Not included in the price:

Site crane and scaffolding. Site set-up, earthworks, external utility connections, foundations, removal and disposal of construction waste.



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Project cost estimate 1258.8 m²

Project floor area, m²		1258.80			
Code	Description - work, material	Quantity	Unit price	Total	
300	Building structure			€	877 132
300.20	Exterior wall panels, m²	910	€ 139	€	126 418
300.23	Double-leaf party wall panels, m²	165	€ 139	€	22 859
300.24	Internal wall panels, m²	143	€ 104	€	14 826
300.25	Partition wall panels, m²	508	€ 84	€	42 733
300.26	Wood-frame floor panels, m²	1160	€ 110	€	127 588
300.27	Wood-frame roof panels, m²	385	€ 138	€	53 223
300.30	Windows and roller shutters, m²	162	€ 420	€	67 976
300.31	Exterior doors, units	12	€ 1 194	€	14 327
300.50	Structural installation, m²	1259	€ 130	€	163 644
300.52	Exterior cladding, m²	1236	€ 88	€	108 191
300.53	Roofing and rainwater drainage, m²	385	€ 160	€	61 523
300.60	Terraces, recessed balconies and balconies	80	€ 423	€	33 785
300.980	Delivery, truckloads	14	€ 2 860	€	40 040
Total incl. DAP site delivery, import charges excluded				€	877 132
Total per m²				€	697

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Exterior wood-frame wall

Thickness, mm	336.60
Thermal transmittance U, W/(m²·K)	0.13
Area, m²	1 110.75
Openings, m²	200.68
Calculated area, m²	910.07



Material	Thickness, mm	
Exterior render	1	10.00
Render reinforcement mesh, 160 g/m²	2	
Stone wool, 135 kg/m³ 50 mm	3	50.00
OSB 3 Kronospan 12 mm	4	12.00
Timber member 45x195 mm C24 CE	5	195.00
Stone wool, 30 kg/m³ 100 mm	6	
Stone wool, 30 kg/m³ 100 mm		
Vapour barrier	7	0.10
Batten 45x45 mm	8	45.00
Stone wool, 30 kg/m³ 50 mm		
OSB 3 Kronospan 12 mm	9	12.00
Gypsum board	10	12.50
Overall thickness, mm	336.60	
Total	€	126 417.61
Price per m² of net area	€	138.91

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Double-leaf internal walls

Thickness, mm	384.20
Area, m ²	170.66
Openings, m ²	5.67
Calculated area, m ²	164.99



Material	Thickness, mm	
Gypsum board	1	12.50
Gypsum board	2	12.50
Vapour barrier	3	0.10
Timber member 45x145 mm C24 CE	4	
Stone wool, 30 kg/m ³ 100 mm	5	145.00
Stone wool, 30 kg/m ³ 50 mm		
OSB 3 Kronospan 12 mm	6	12.00
Flexible non-combustible insulation - 20 mm	7	20.00
OSB 3 Kronospan 12 mm	8	12.00
Timber member 45x145 mm C24 CE	9	
Stone wool, 30 kg/m ³ 100 mm	10	145.00
Stone wool, 30 kg/m ³ 50 mm		
Vapour barrier	11	0.10
Gypsum board	12	12.50
Gypsum board	13	12.50
Overall thickness, mm		384.20
Total	€	22 859.06
Price per m ² of net area	€	138.55

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Internal walls

Thickness, mm	194.00
Area, m ²	160.02
Openings, m ²	17.01
Calculated area, m ²	143.01



Material	Thickness, mm	
Gypsum board	1	12.50
OSB 3 Kronospan 12 mm	2	12.00
Timber member 45x145 mm C24 CE	4	
Stone wool, 30 kg/m ³ 100 mm	5	145.00
Stone wool, 30 kg/m ³ 50 mm		
OSB 3 Kronospan 12 mm	6	12.00
Gypsum board	7	12.50
Overall thickness, mm		194.00
Total cost	€	14 825.61
Price per m ² of net area	€	103.67

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Partition walls

Thickness, mm	140.00
Area, m ²	566.30
Openings, m ²	58.59
Calculated area, m ²	507.71



Material	Thickness, mm	
Gypsum board	1	12.50
OSB 3 Kronospan 12 mm	2	10.00
Timber member 45x95 mm C24 CE	3	95.00
Stone wool, 30 kg/m ³ 100 mm	4	
OSB 3 Kronospan 12 mm	5	10.00
Gypsum board	6	12.50
Overall thickness, mm	140.00	
Total	€	42 733.12
Price per m ² of net area	€	84.17

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Floors

Thickness, mm	259.60
Area, m ²	1 176.21
Openings, m ²	16.00
Calculated area, m ²	1 160.21



Material	Thickness, mm
OSB 3 Kronospan 22 mm	1 22.00
Bonded timber member 45x195 mm C24 CE	2
Stone wool, 30 kg/m ³ 100 mm	3 195.00
Stone wool, 30 kg/m ³ 100 mm	
Vapour barrier	4 0.10
Batten 30x45 mm	5 30.00
Knauf gypsum board	6 12.50
Overall thickness, mm	259.60
Total	€ 127 587.58
Price per m ² of net area	€ 109.97

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Roof

Thickness, mm	302.60
Thermal transmittance U, W/(m ² ·K)	0.13
Calculated area, m ²	384.57



Material	Thickness, mm
OSB 3 Egger 22 mm	12.00
Batten 50x50 mm	50.00
Vapour-permeable roof underlay	0.10
Bonded timber member 45x245 mm C24 CE	245.00
Stone wool, 30 kg/m ³ 100 mm	45.00
Stone wool, 30 kg/m ³ 100 mm	45.00
Stone wool, 30 kg/m ³ 50 mm	45.00
Stone wool, 30 kg/m ³ 50 mm	45.00
Batten 45x50 mm	45.00
Vapour barrier	0.10
Knauf gypsum board	12.50
Overall thickness, mm	302.60
Total	€ 53 223.31
Price per m ² of net area	€ 138.40

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Material, work	Quantity	Cost
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Windows and roller shutters



Gealan S9000 MD window system, m ²			
Frame depth 82.5 mm (subject to window openings)			
Glazing 4i-16Ar-4-16ArT-4i, 44 mm			
MACO, G-U hardware			
Window installation	161.76	€	4 292
Alenor sealing tapes, m ²	161.76	€	2 146
Aluminium window sills, m	70.33	€	1 026
Aluprof electric roller shutters, m ²	161.76	€	17 596
Total	€ 420.22	€	67 976

Exterior doors



Exterior doors	12.00	€	14 327
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Material, work	Quantity	Cost
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Exterior finishes



Decorative exterior render, m²	1235.75	€	22 950
Exterior paint, m²	1235.75	€	4 918
Exterior finishing work, m²	1235.75	€	80 324
Total		€	108 191

Roof



PVC roofing membrane, m²	384.57	€	20 406
Rainwater drainage (downpipes, gutters), m²	384.57	€	6 122
Roof installation, m²	384.57	€	34 996
Total		€	61 523

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Terraces



Timber substructure, m ²	79.80	€	2 117
Timber decking, m ²	79.80	€	3 176
Decking installation, m ²	79.80	€	4 150
Metal railings, m ²	74.90	€	24 343
Total		€	33 785

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Notes on this example estimate

An indicative project example based on the supplied cost calculation. These figures are not a current binding quotation. Pricing date, validity, VAT and other taxes must be confirmed in a project-specific offer.

All amounts are in EUR; dimensions and areas use metric units. Source documents use both living area and gross floor area. The reference area and measurement method must be confirmed before quotation. European material grades and metric member sizes have not been converted into North American grades or nominal lumber sizes.

The example scope includes the wall, floor and roof structures, insulation and sheathing specified in the estimate; windows, roller shutters and exterior doors; exterior finishes; roofing and rainwater drainage; DAP delivery and structural installation.

Excluded: foundations, site crane and scaffolding, site set-up, earthworks, external utility connections and construction-waste disposal. Mechanical, electrical and plumbing systems, completed interior finishes, stairs and landscaping are also outside the example scope described on the website.

DAP: the seller delivers to the agreed destination on the arriving vehicle, ready for unloading. Import clearance, import duties and taxes, and unloading generally fall to the buyer unless separately agreed. The delivery location is defined in the quotation. These European project examples are not local US, Canadian or UK quotations.

Effizienzhaus references are design targets from the source documents, not verified KfW compliance or a funding commitment. U-values and assembly specifications are reproduced design data and require project-specific verification. Inconsistencies between material descriptions and thickness entries must be resolved before construction.

Requirements at the building location govern each project. German or French building schemes and European material classes do not establish approval in the US, Canada or the UK. Local engineering, product documentation and permits must be agreed for the project. Light-frame wall panels are distinct from structural insulated panels (SIPs) and volumetric modular buildings.