



Prosto House Europe s.r.o

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Catalog of Standard Projects

We design and build exclusive timber
frame houses



Prosto House Europe - the philosophy of light living

We believe that true comfort is born where perfect form meets absolute functionality. In our projects, there are no random details - only purity of lines, the warmth of natural materials, and an endless flow of light.

Prosto House Europe combines the coziness of a countryside residence with the aesthetics of a modern loft, creating a space where freedom becomes tangible.

Standards of comfort and energy efficiency

Each project in our portfolio is a flexible system that adapts to your goals and climate context:

Small formats: In the basic configuration, these are ideal solutions for recreation or rental business. Thanks to their well-thought-out design, they can be easily upgraded into fully-fledged homes for year-round living.

Large houses: Flagship projects originally designed as capital residences for 365-day living. With minor engineering adjustments, these homes can achieve the highest energy certification level A0.

Implementation terms

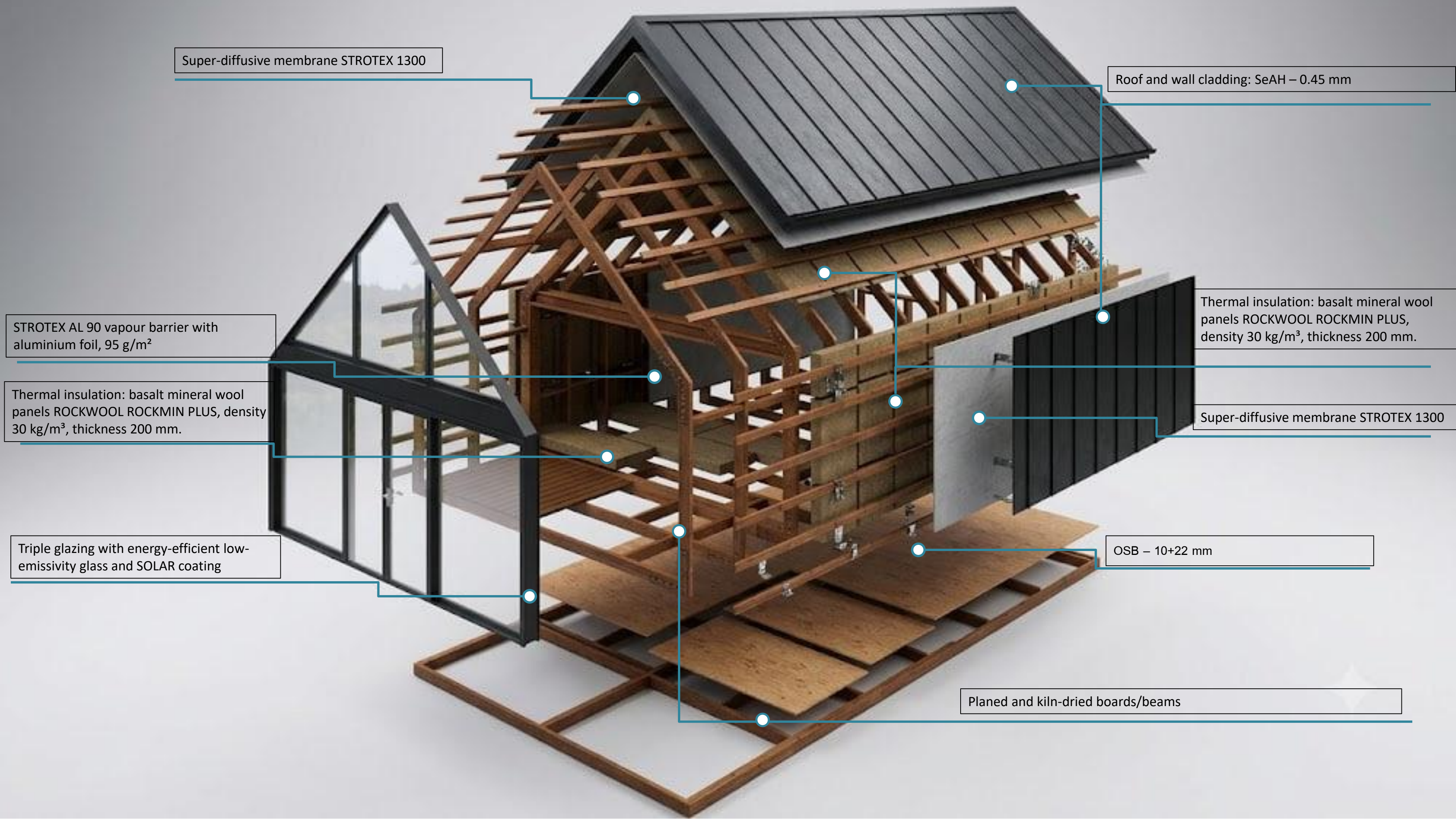
We value your time and transparency in our relationships, which is why we strictly adhere to established schedules:

Production and delivery: from 5 to 8 weeks after the advance payment is made.

On-site assembly: from 2 to 10 weeks — the final timeline depends on the complexity of the project and site-specific conditions.

Foundations: The estimated investment ranges from €1,800 to €15,000. The final cost is determined after analyzing the terrain, soil type, and selected house dimensions.

A complete list of optional add-ons and the current price list can be found in the catalog attachment.



Super-diffusive membrane STROTEX 1300

Roof and wall cladding: SeAH – 0.45 mm

STROTEX AL 90 vapour barrier with aluminium foil, 95 g/m²

Thermal insulation: basalt mineral wool panels ROCKWOOL ROCKMIN PLUS, density 30 kg/m³, thickness 200 mm.

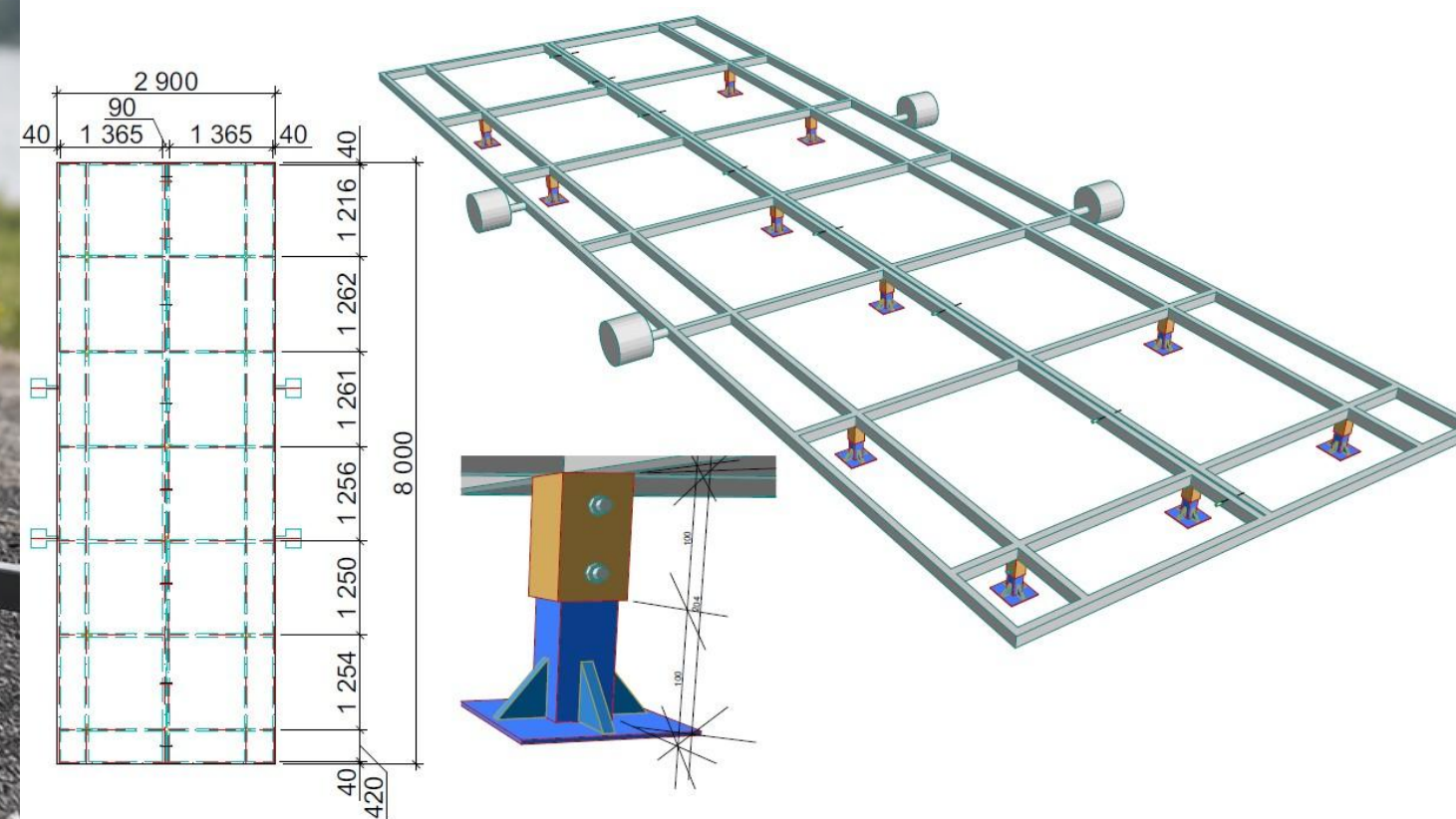
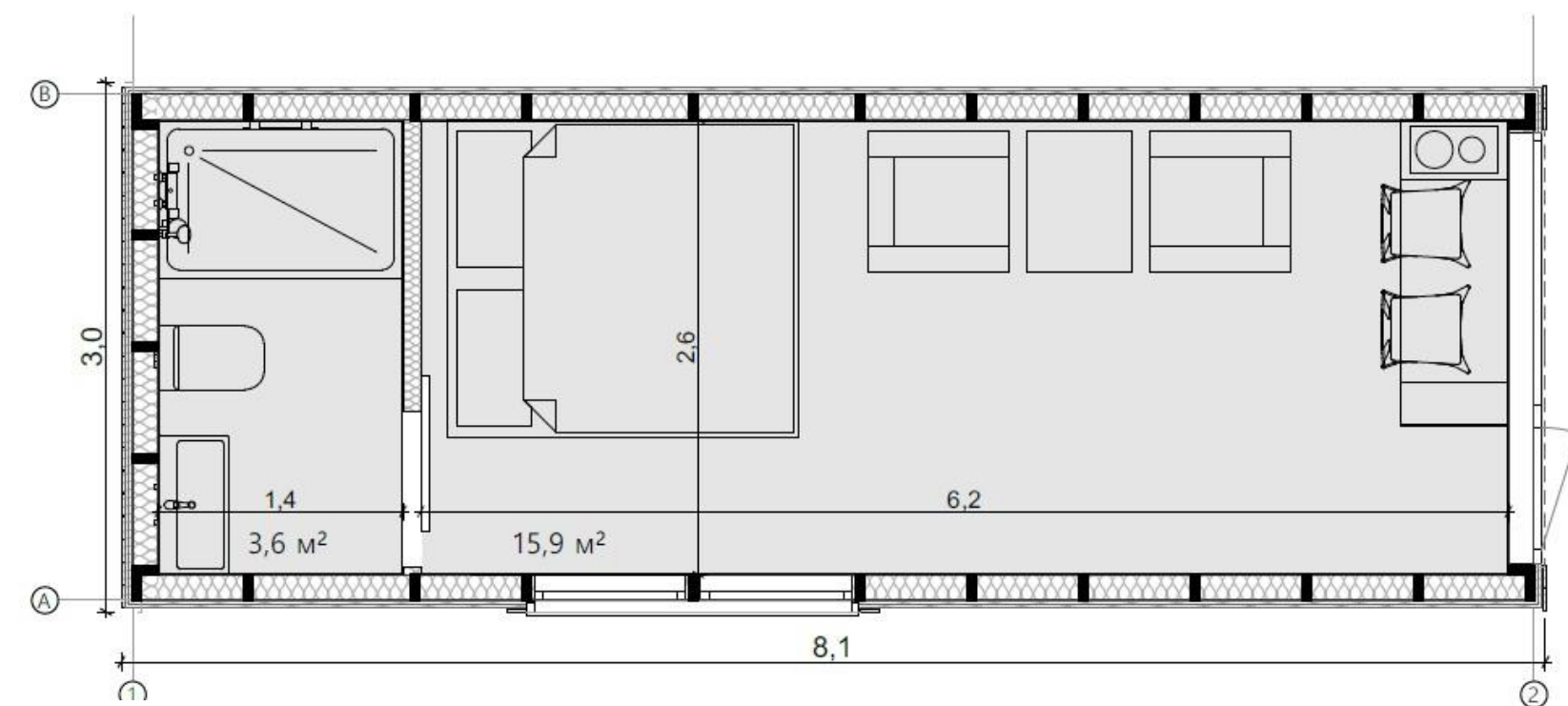
Thermal insulation: basalt mineral wool panels ROCKWOOL ROCKMIN PLUS, density 30 kg/m³, thickness 200 mm.

Super-diffusive membrane STROTEX 1300

Triple glazing with energy-efficient low-emissivity glass and SOLAR coating

OSB – 10+22 mm

Planed and kiln-dried boards/beams



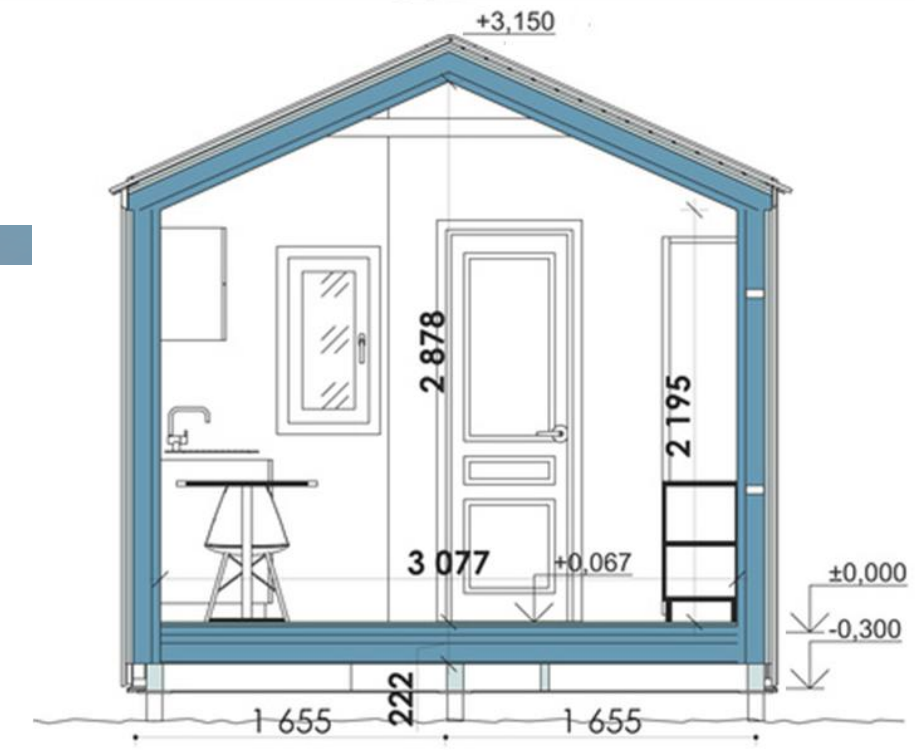
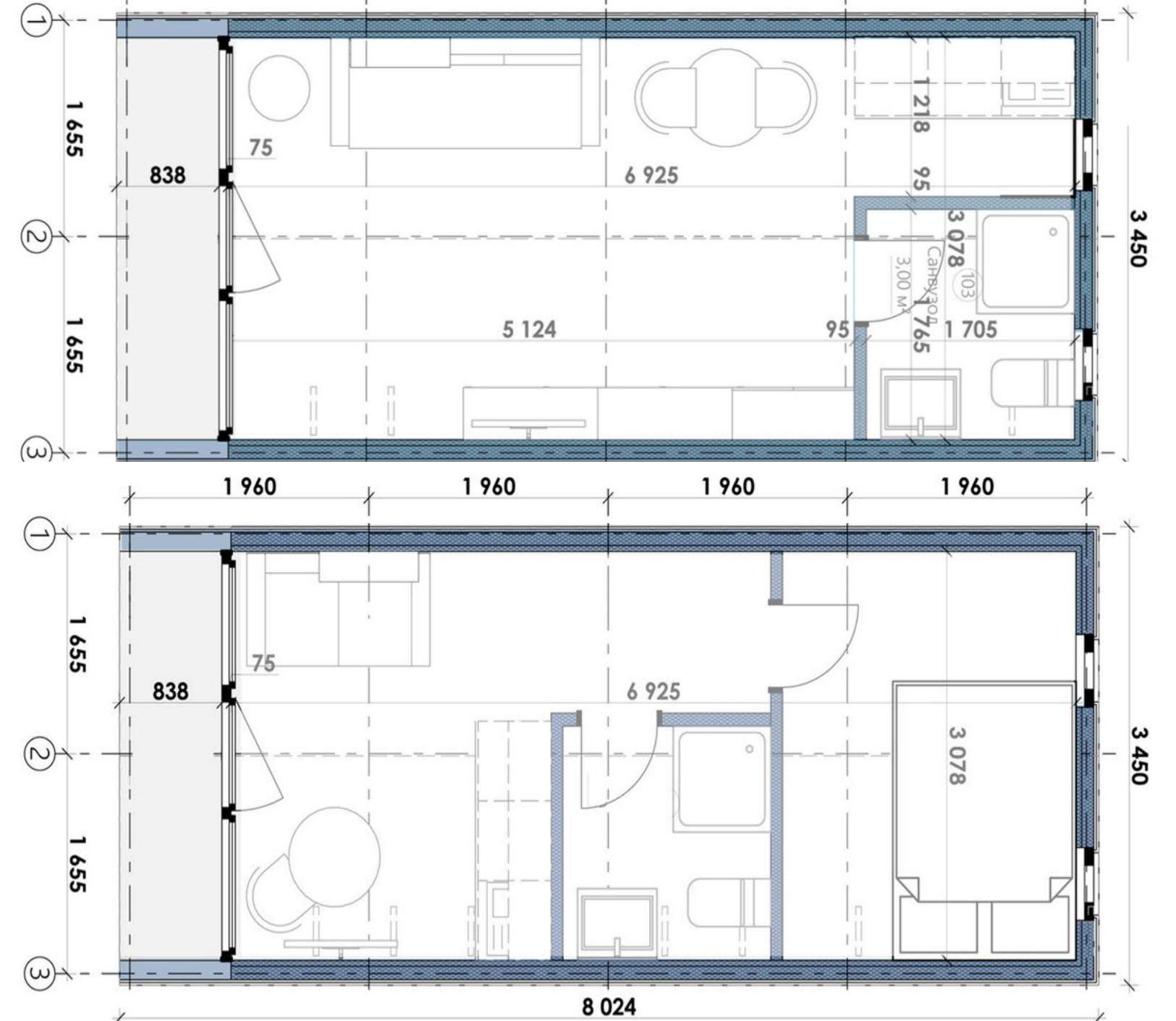
Barn Ranch

Turnkey house price: €28,800
 Delivery costs: calculated separately
 Built-up area: 24 m²
 Net floor area: 20 m²



Barn Mini

Structure price: €19,950
 Shell construction: €26,540
 Turnkey house: from €37,000
 Built-up area: 27.7 m²
 Net floor area: 21.3 m²
 Terrace: 2.6 m²

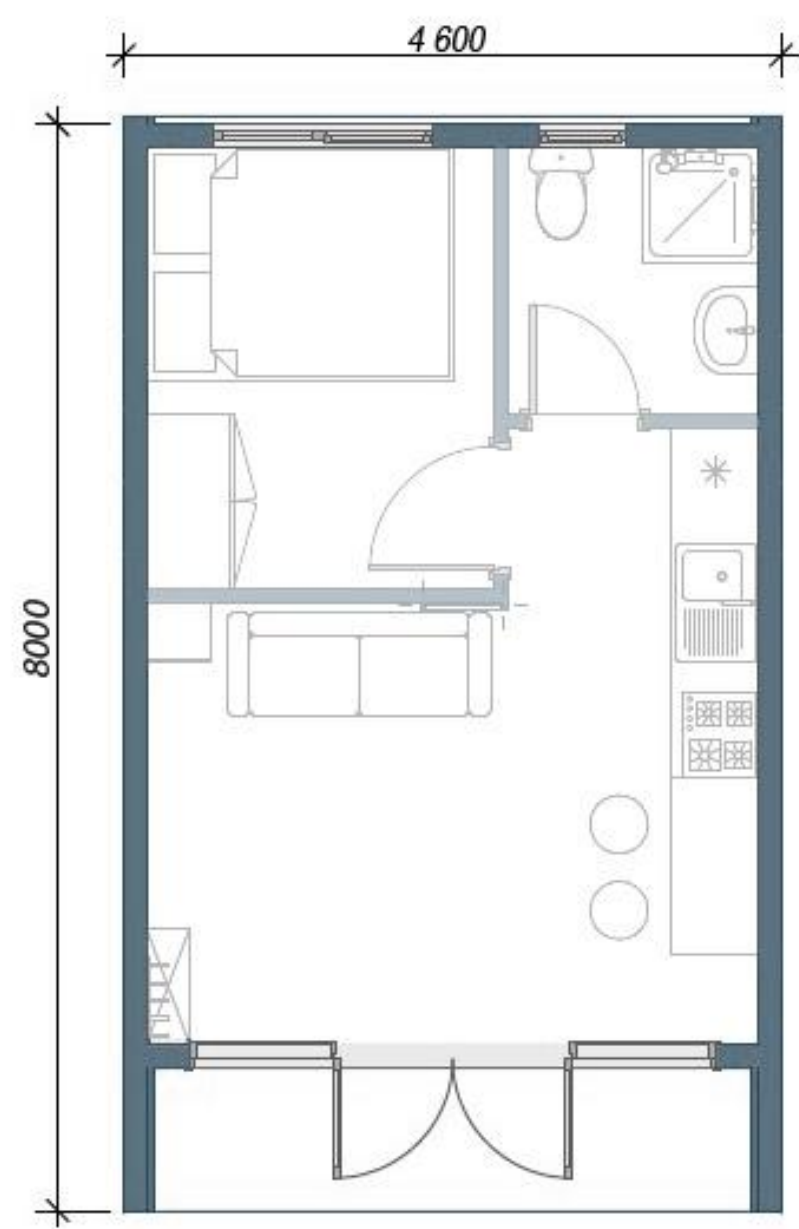




Barn Light

Structure price: €20,500
 Shell construction: €27,225
 Turnkey house: from €39,000
 Built-up area: 31 m²
 Net floor area: 23 m² + 12 m² mezzanine
 Terrace: 6.5 m²





Barn House

Structure price: €21,600

Shell construction: €28,850

Turnkey house: from €41,000

Built-up area: 36.8 m²

Net floor area: 27.5 m² + 12 m² mezzanine

Terrace: 6.5 m²

The length of the Barn House series can be increased modularly in 1.3-metre increments.



Barn Max Height

Structure price: €27,300

Shell construction: €35,975

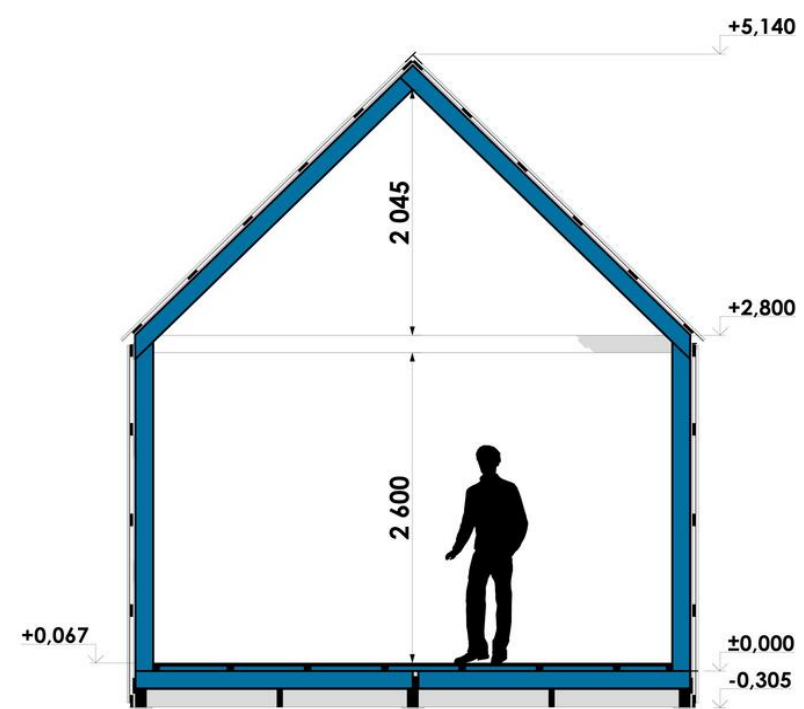
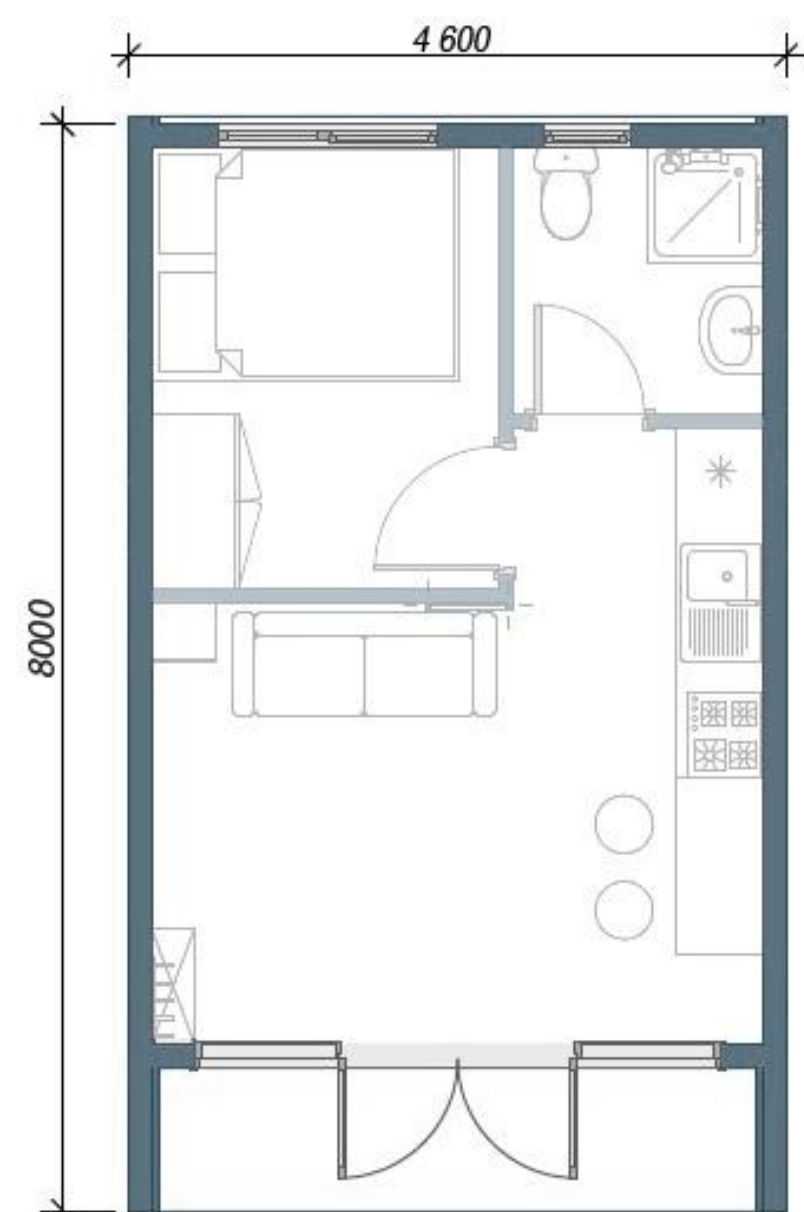
Turnkey house: from €50,000

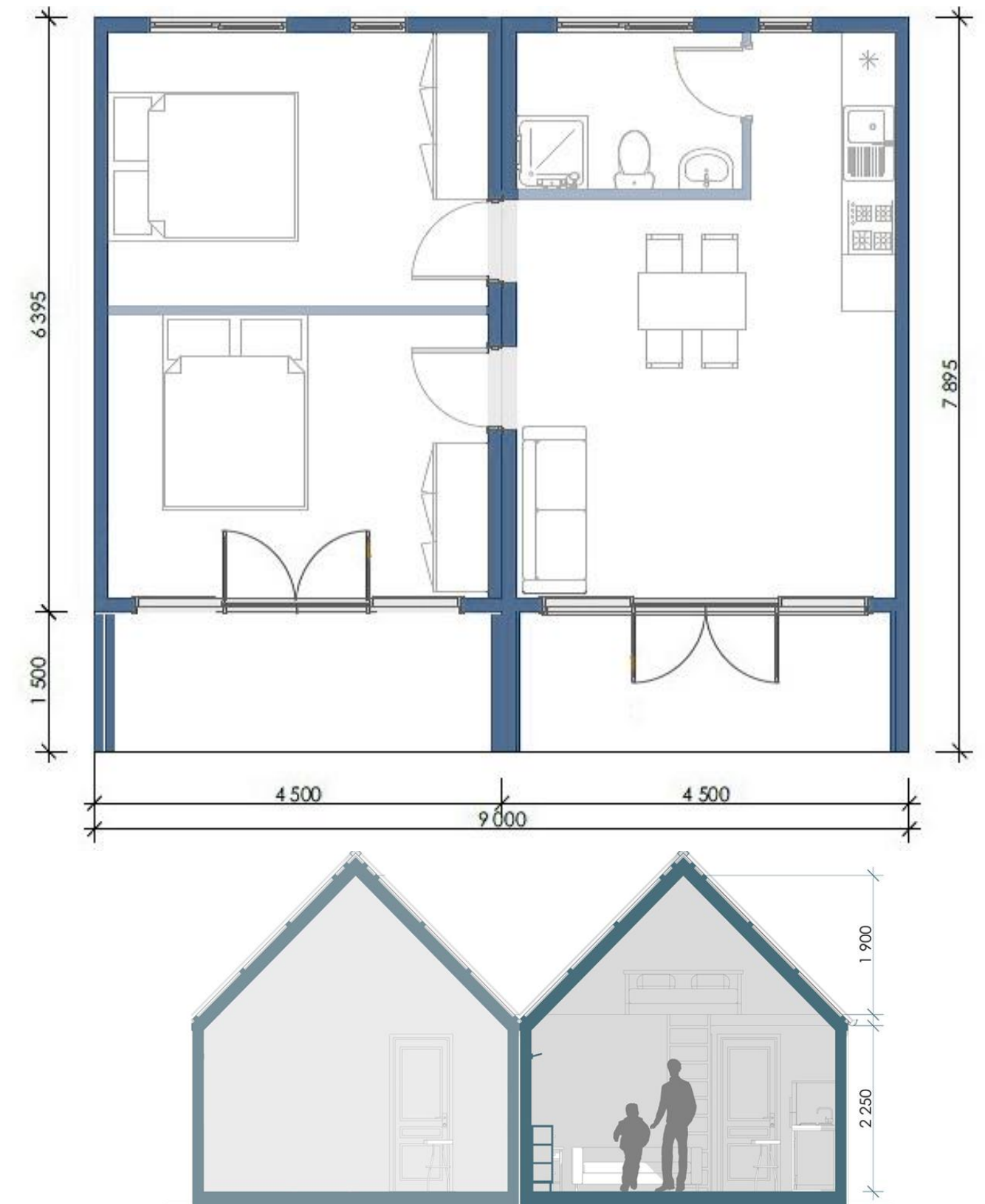
Built-up area: 36.8 m²

Net floor area: 27.5 m² + 12 m² mezzanine

Terrace: 6.5 m²

The length of the Barn House series can be increased modularly in 1.3-metre increments.





Barn Double

Structure price: €38,000

Shell construction: €50,900

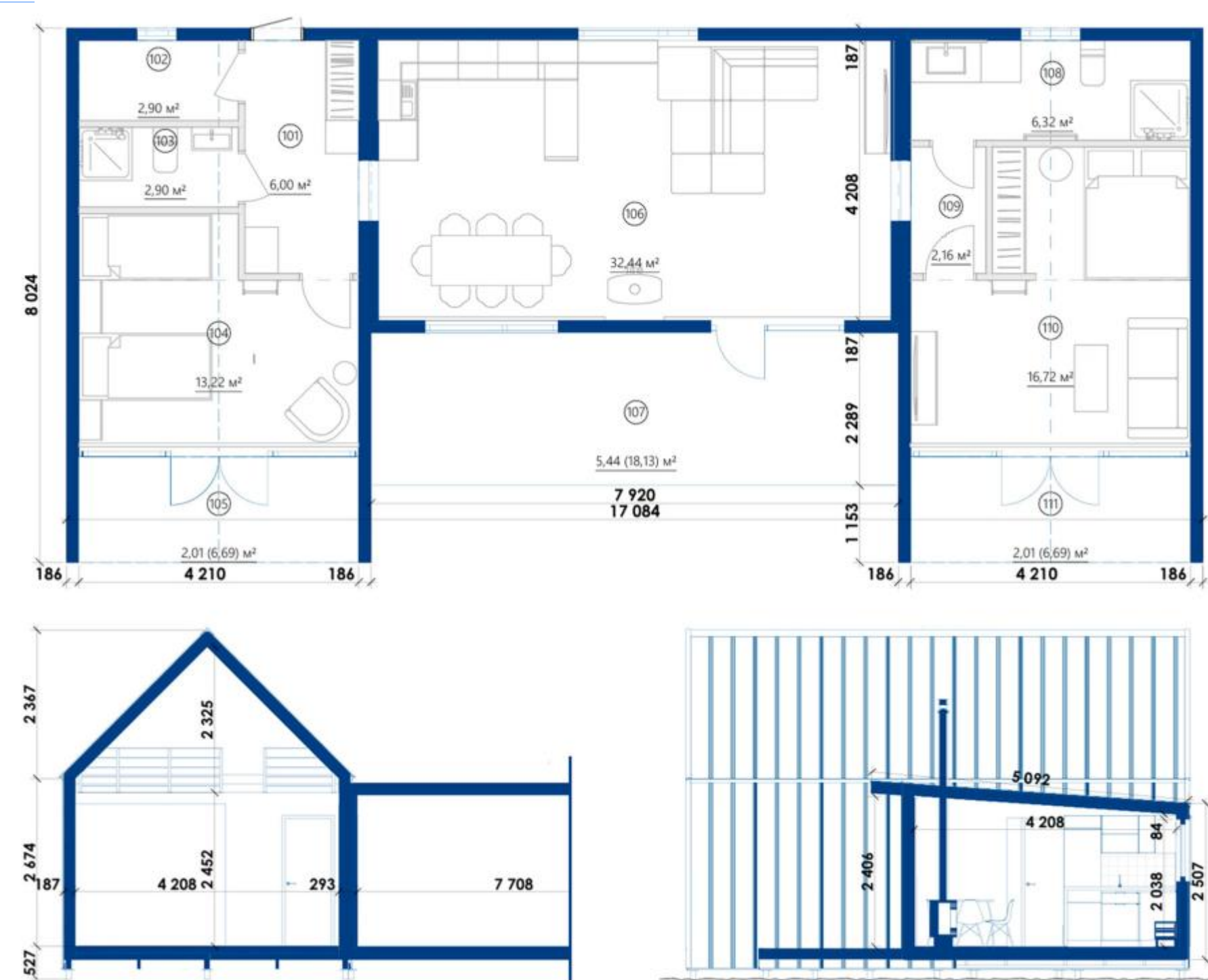
Turnkey house: from €74,000

Built-up area: 72 m²

Net floor area: 55 m² + 12 m² mezzanine

Terrace: 13 m²

The length of the Barn House series can be increased modularly in 1.3-metre increments.



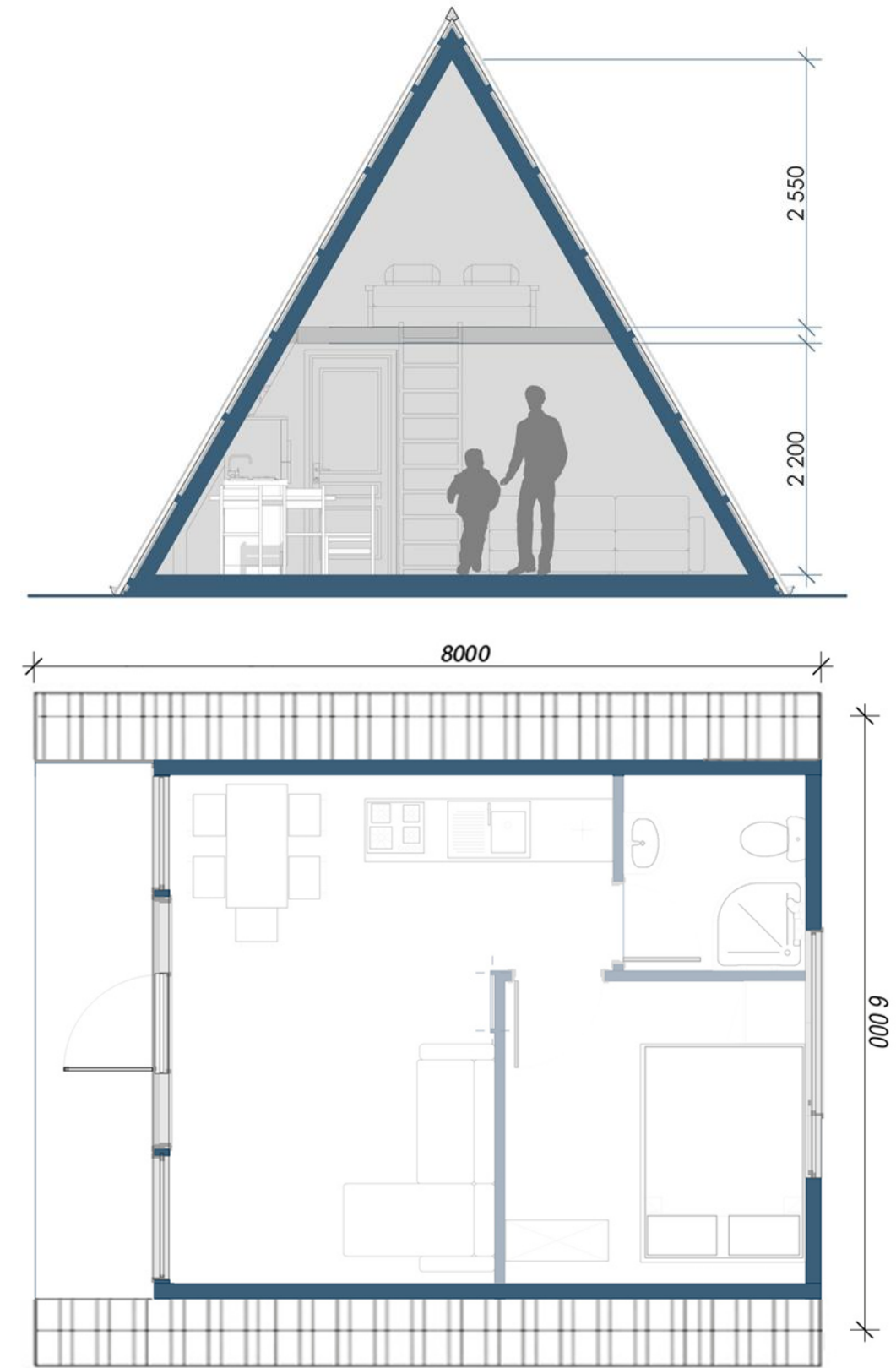
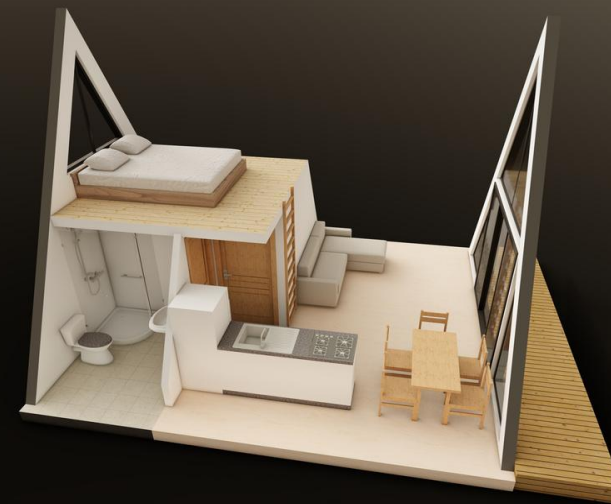
Barn Double Plus

Structure price: €74,000
 Shell construction: €97,800
 Turnkey house: from €142,000
 Built-up area: 120 m²
 Net floor area: 83 m²
 Terrace: 31 m²

The length of the Barn House series can be increased modularly in 1.3-metre increments.



Barn models built



A-frame

Structure price: €23,400

Shell construction: €32,700

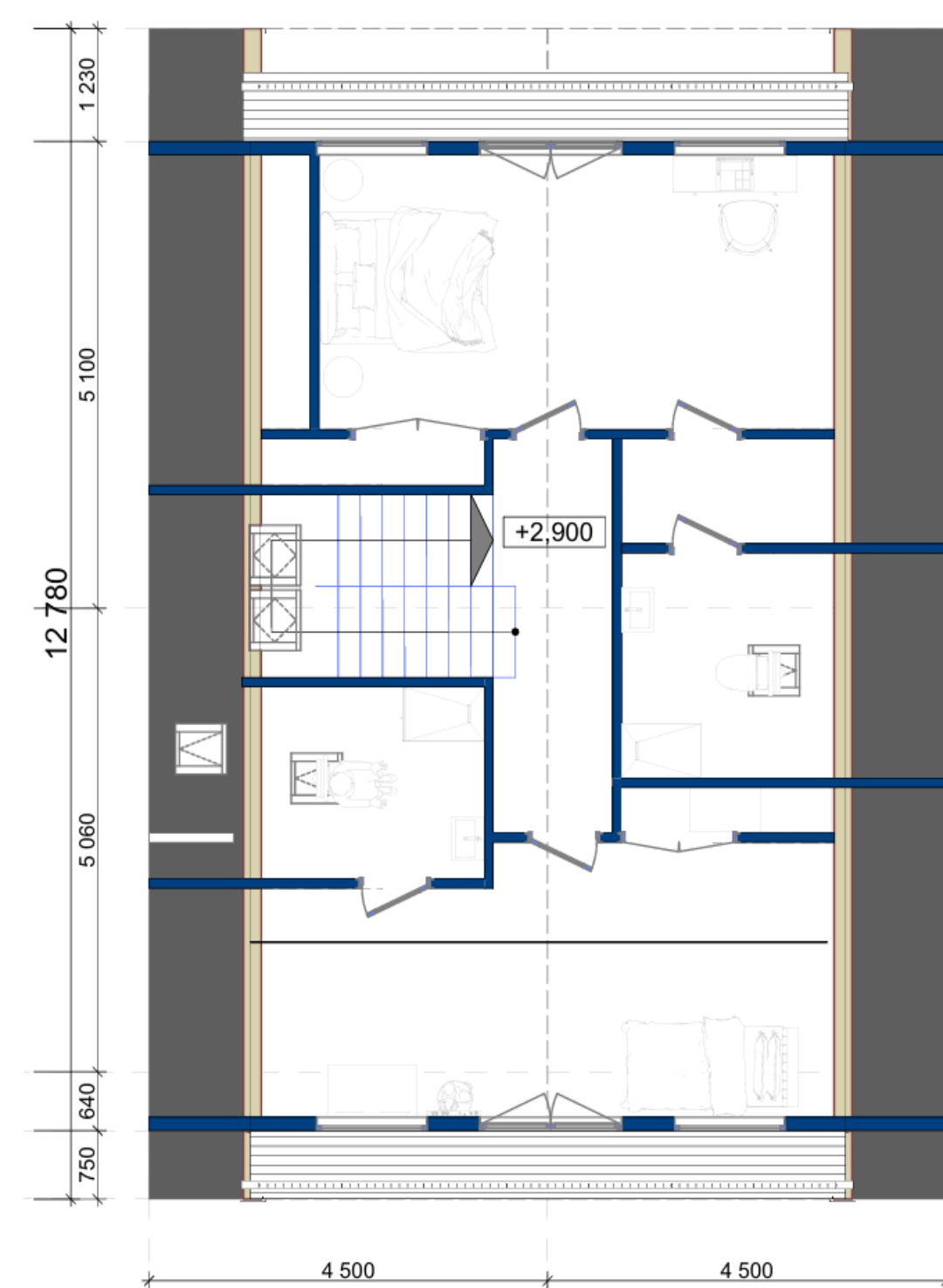
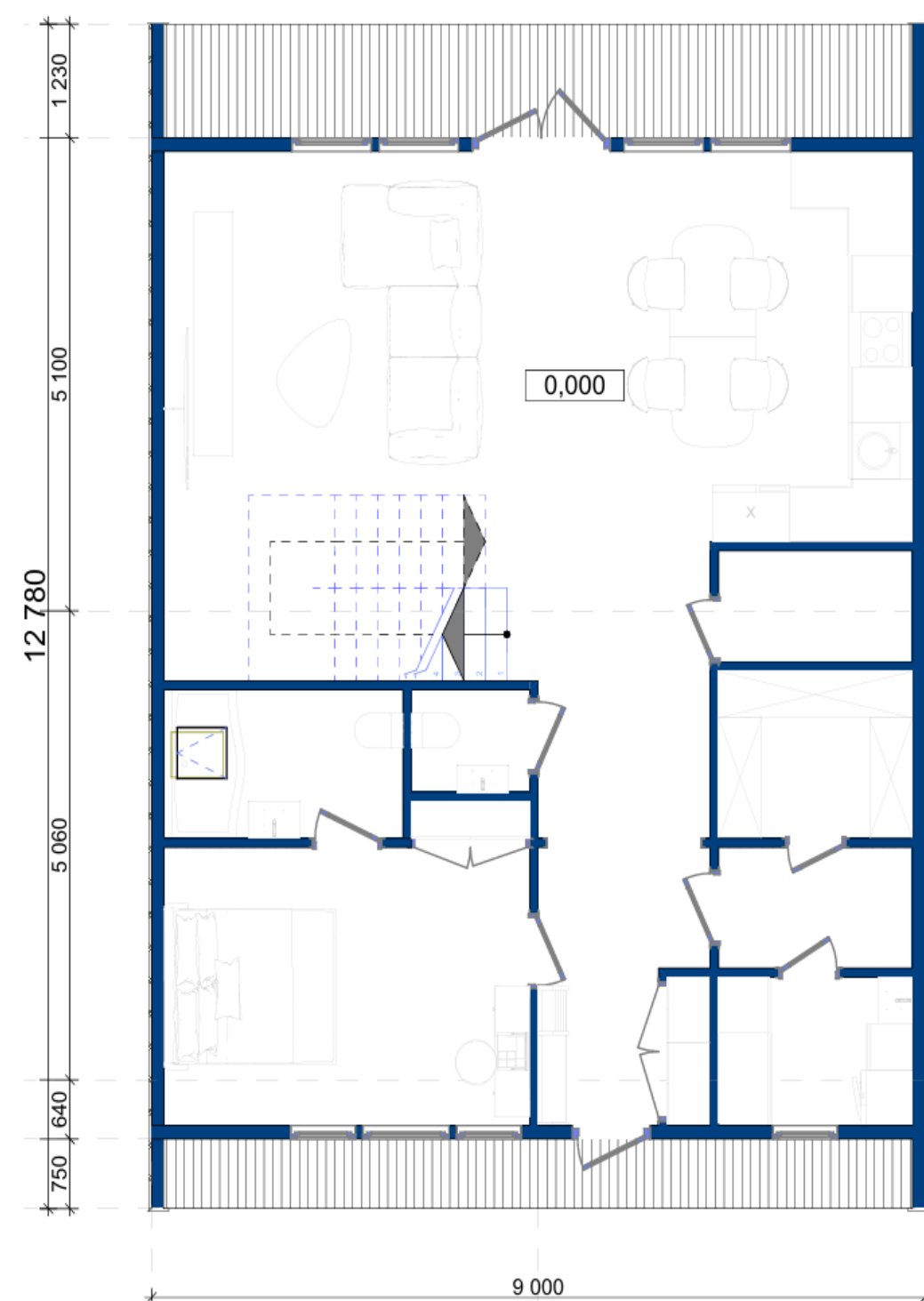
Turnkey house: from €46,000

Built-up area: 48 m²

Net floor area: 38 m² + 14 m² mezzanine

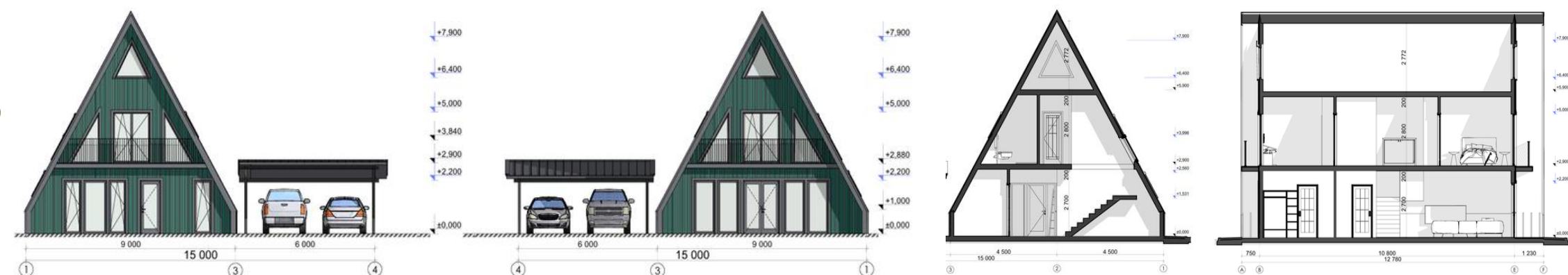
Terrace: 9 m²

The length of the A-frame series can be increased modularly in 1.3-metre increments.



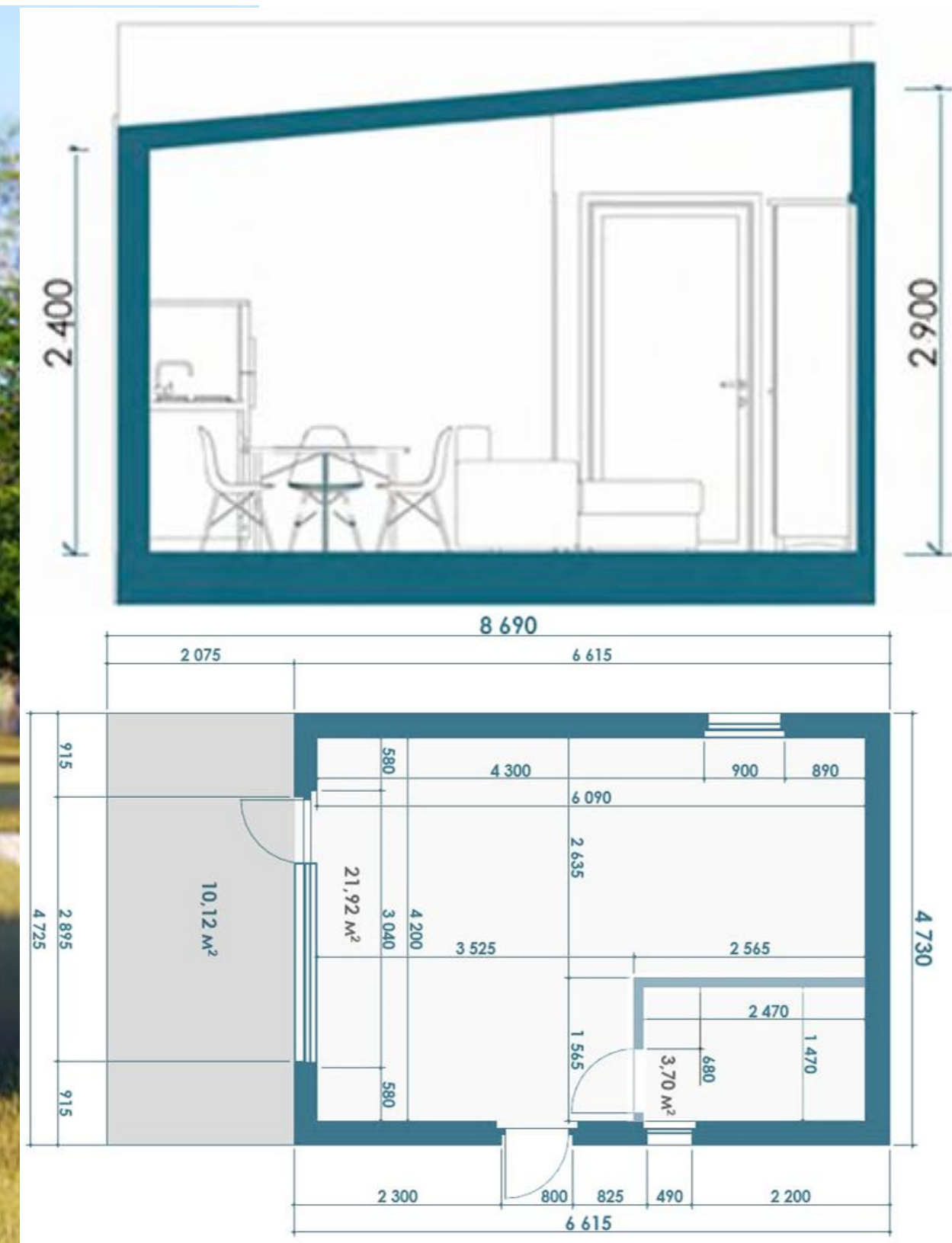
Montblanc

Structure price: €77,400
 Shell construction: €114,900
 Turnkey house: from €170,000
 Built-up area: 115 m²
 Net floor area: 166 m²
 Terrace: 35 m²





A-FRAME models built



Flat Small

Structure price: €19,950
 Shell construction: €26,540
 Turnkey house: from €37,000
 Built-up area: 41 m²
 Net floor area: 25.5 m²
 Terrace: 10.1 m²



Flat House

Structure price:

€28,600 for the house with a minimum ceiling height of 2.2 m

€32,600 for the house with a minimum ceiling height of 2.7 m

Shell construction: €39,500 | €44,100

Turnkey house: from €61,000 | €66,000

Built-up area: 72 m²

Net floor area: 52 m²

Terrace: 20 m²



Flat House 1.5

Structure price: €45,950

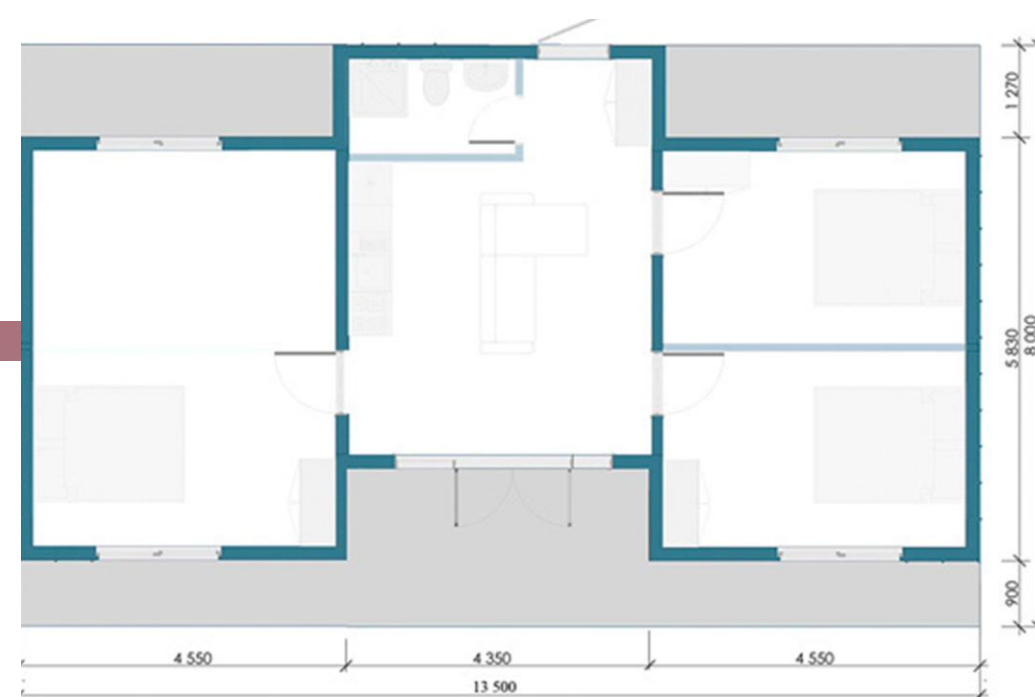
Shell construction: €64,540

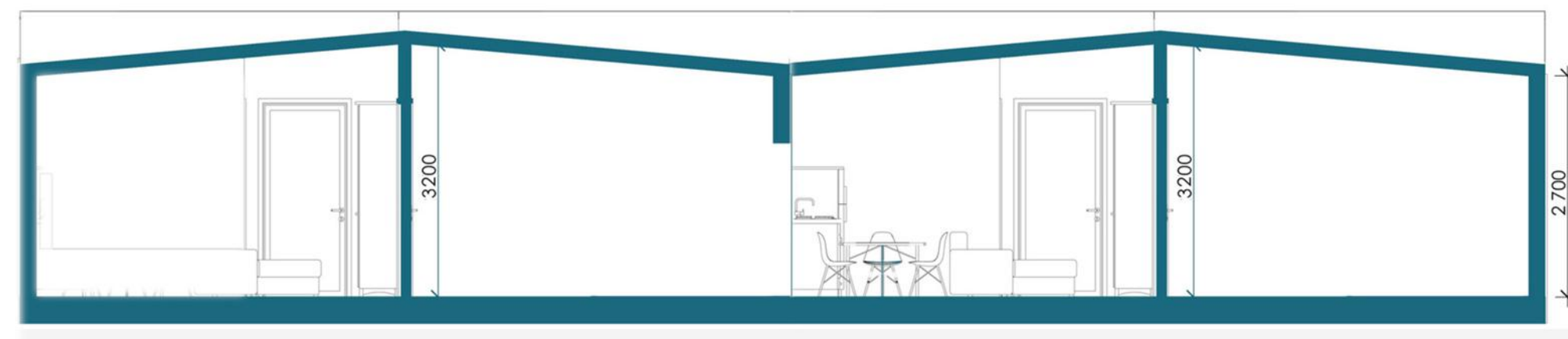
Turnkey house: from €98,000

Built-up area: 86 m²

Net floor area: 74 m²

Terrace: 30 m²





Flat Double

Structure price: €61,700
 Shell construction: €83,200
 Turnkey house: from €128,000
 Built-up area: 108 m²
 Net floor area: 98 m²
 Terrace: 40 m²

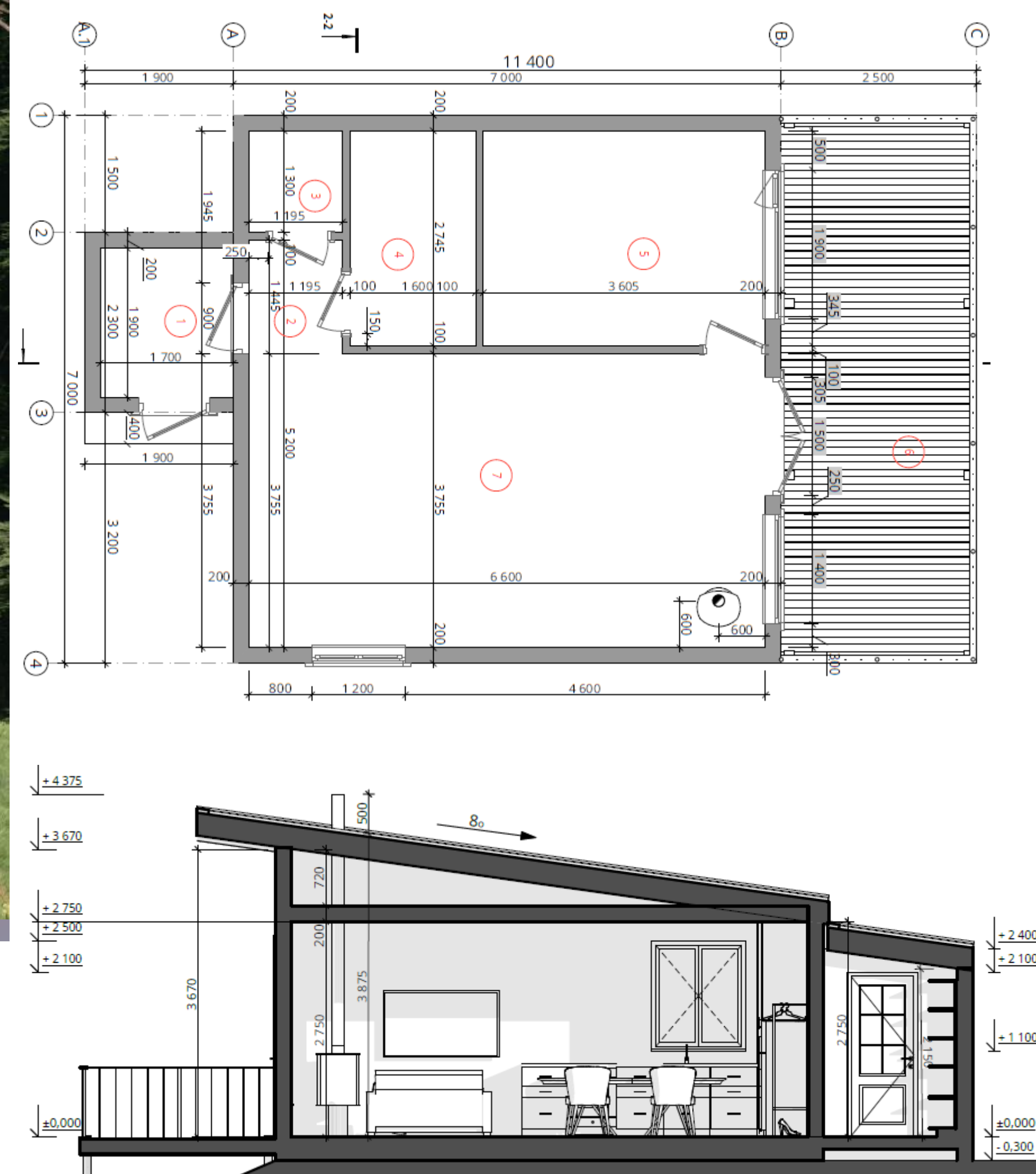


FLAT models built



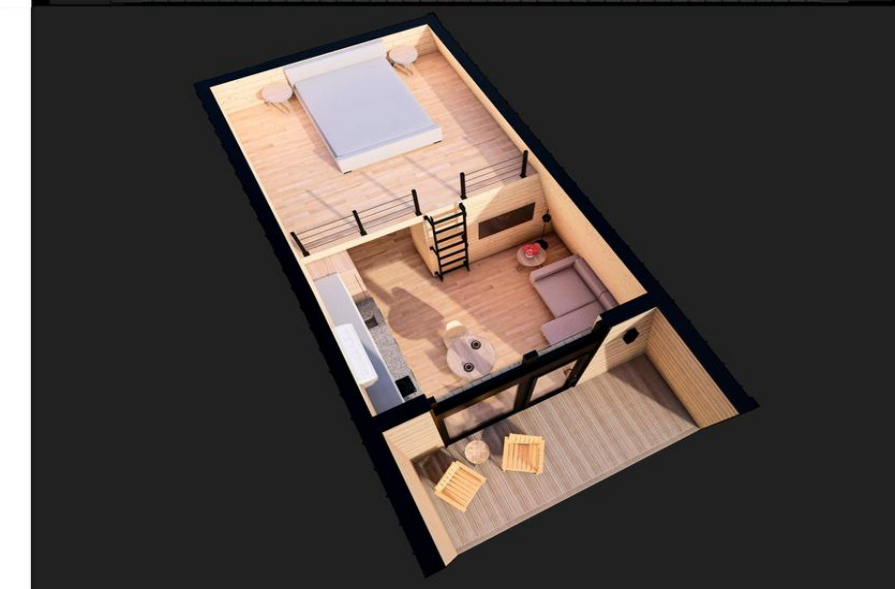
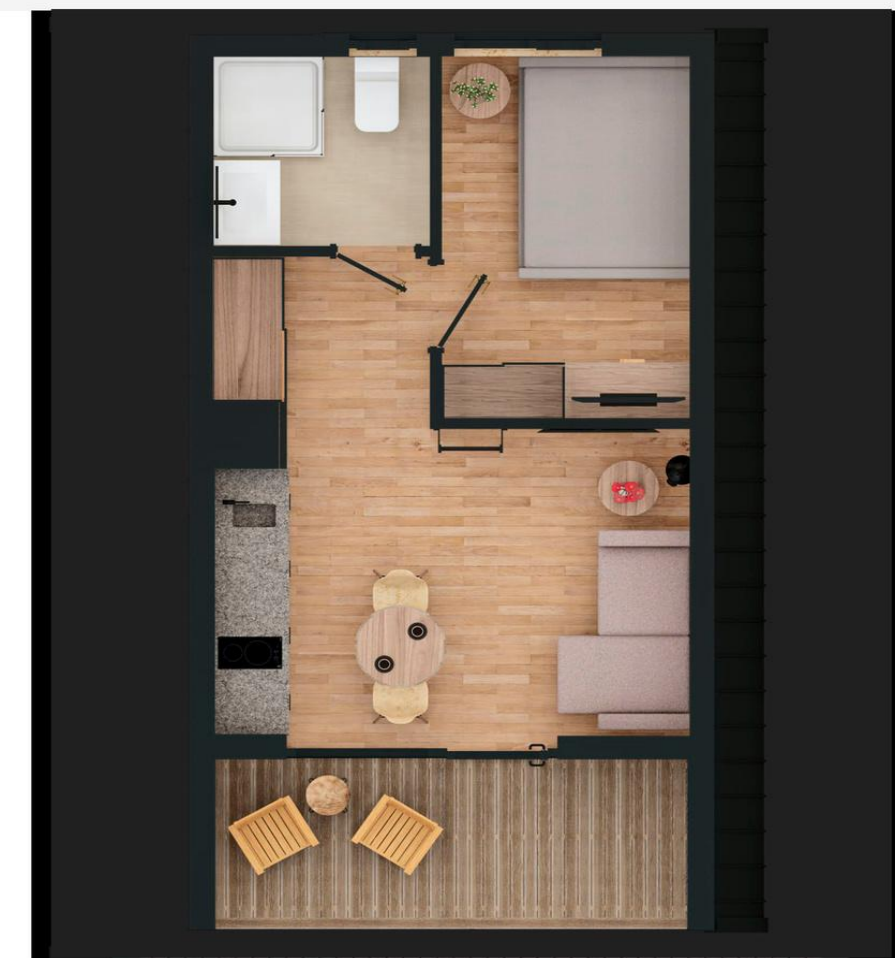
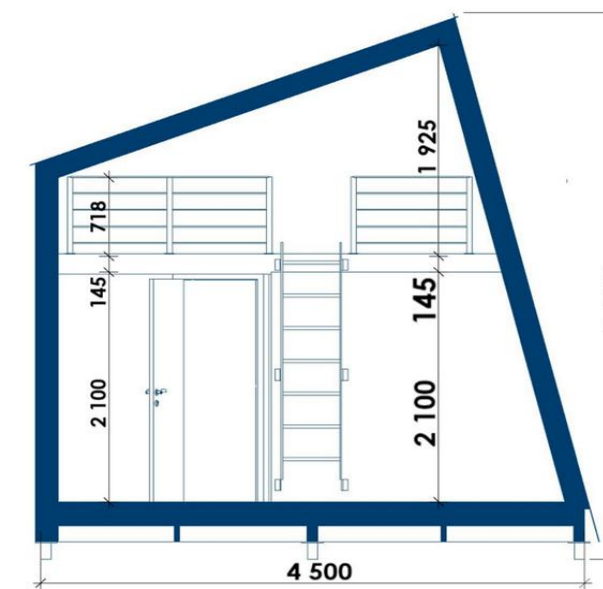
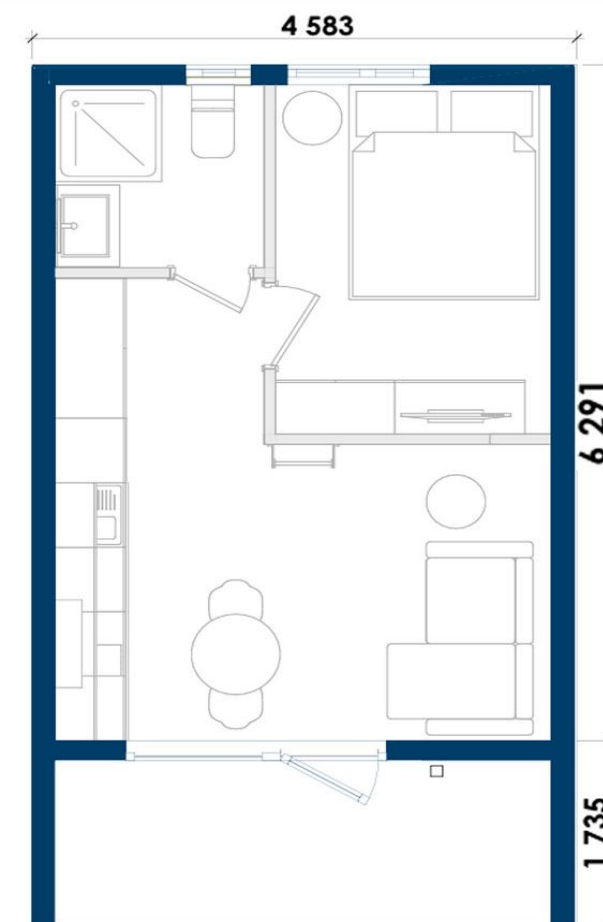
Jana

Structure price: €35,400
 Shell construction: €49,400
 Turnkey house: from €76,000
 Built-up area: 71 m²
 Net floor area: 46 m²
 Terrace: 17.5 m²



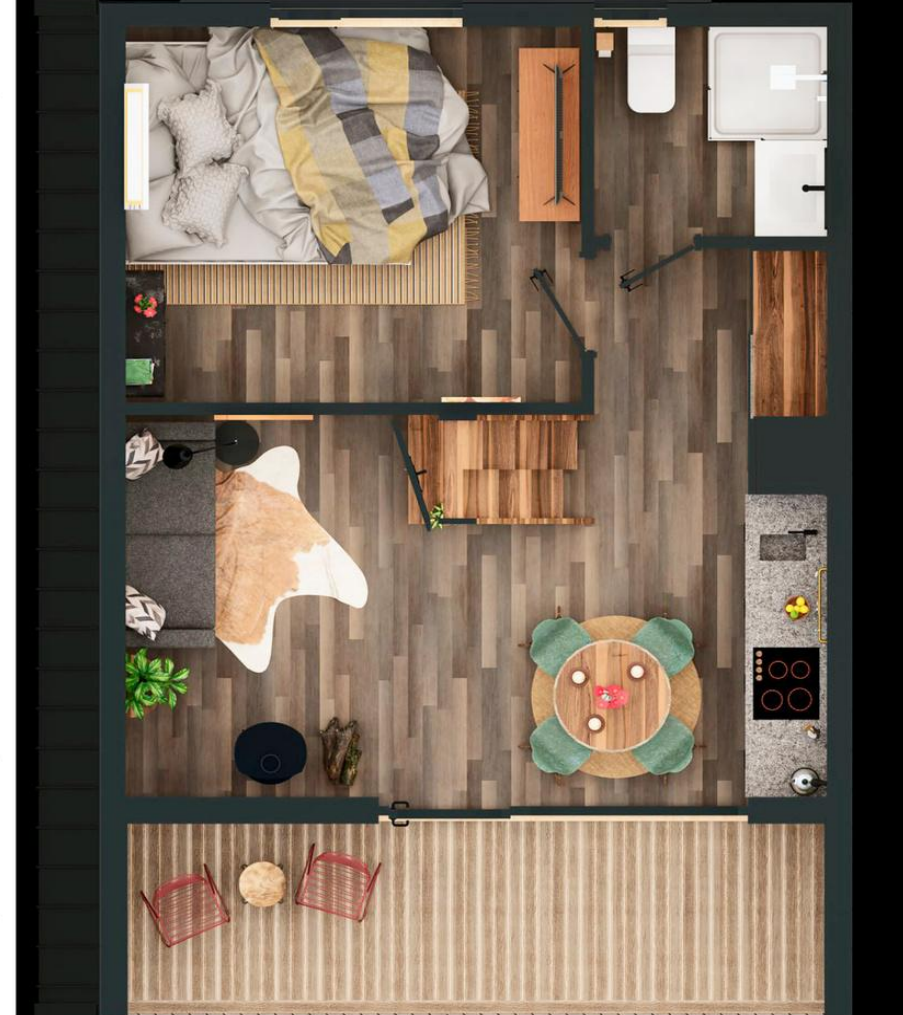
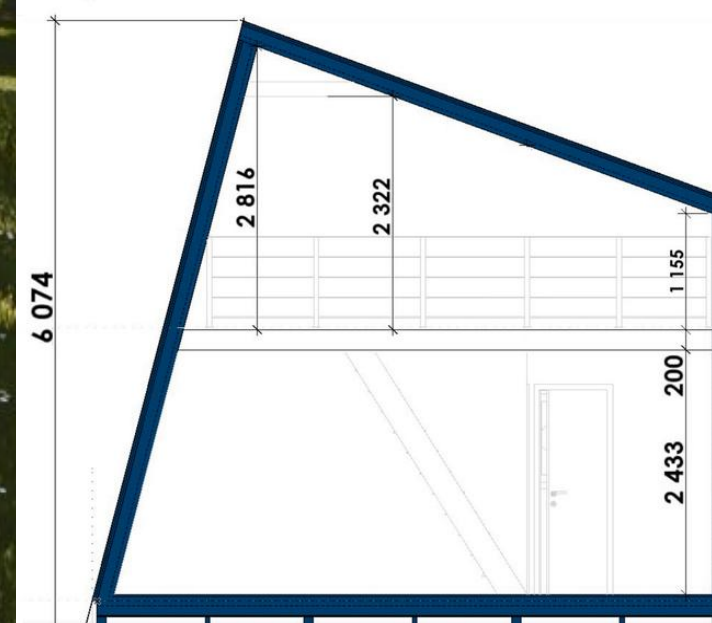
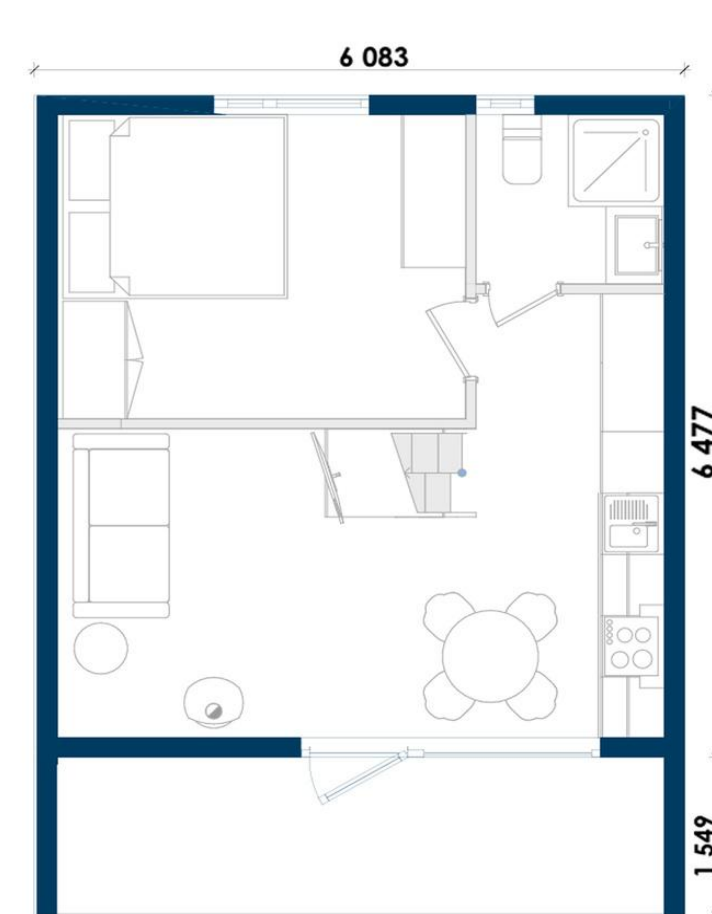


Jana models built



Freya Smart

Structure price: €22,900
 Shell construction: €30,650
 Turnkey house: from €46,000
 Built-up area: 37 m²
 Net floor area: 26 m² + 14 m² mezzanine
 Terrace: 7.5 m²



Freya

Structure price: €29,300

Shell construction: €39,900

Turnkey house: from €58,000

Built-up area: 48 m²

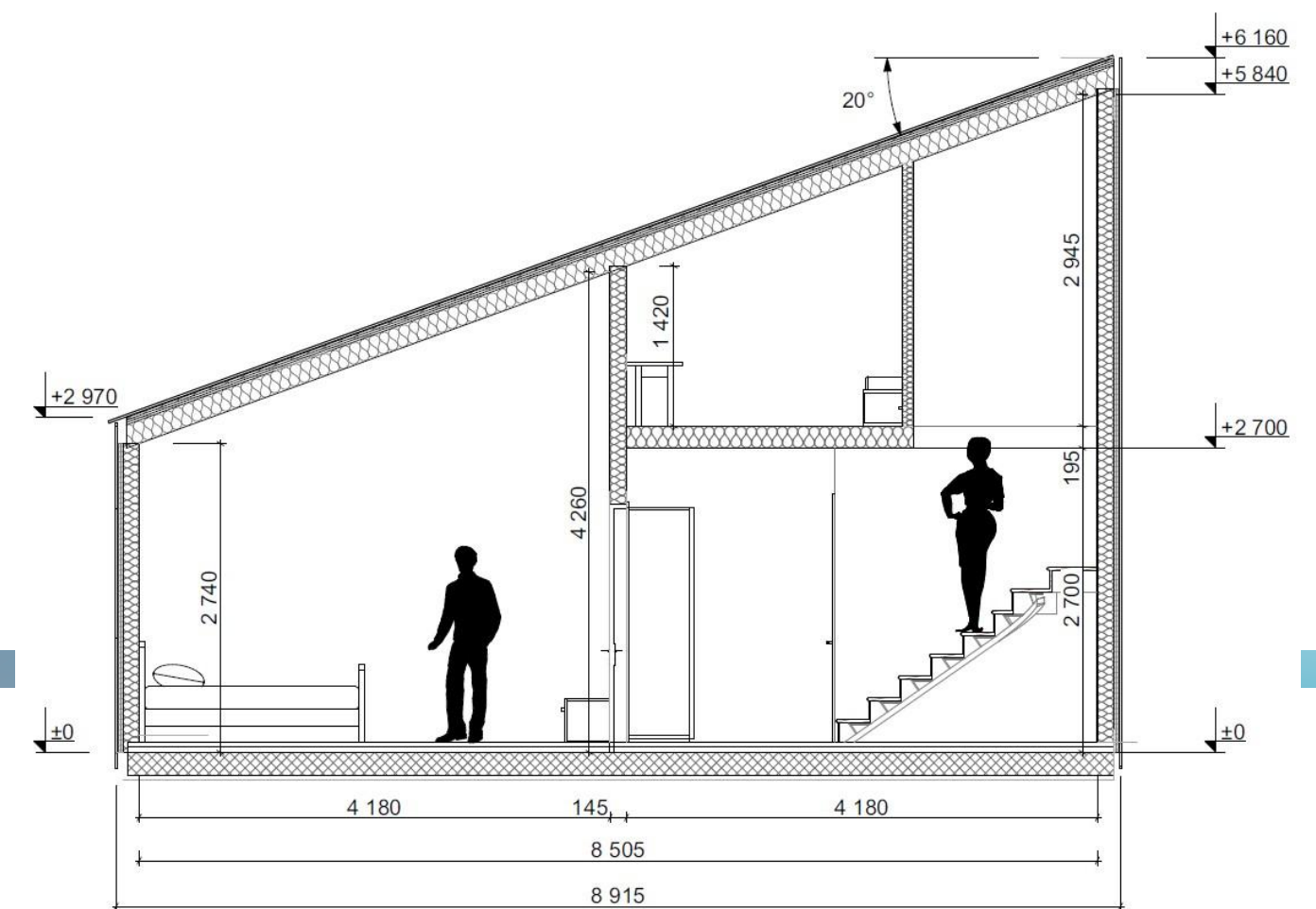
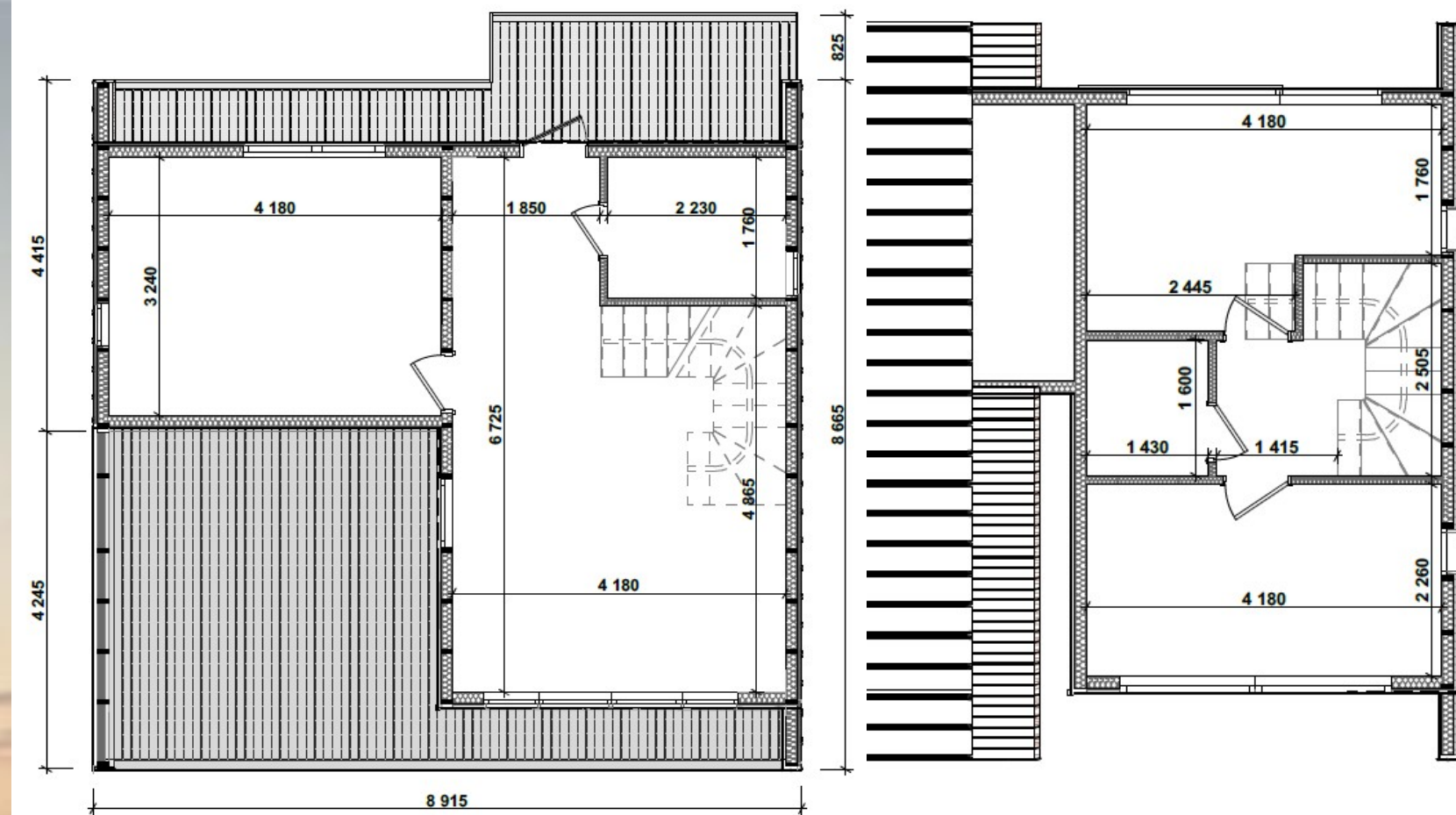
Net floor area: 39 m² + 21 m² mezzanine

Terrace: 9.5 m²

The length of the Freya series can be increased modularly in 1.3-metre increments.

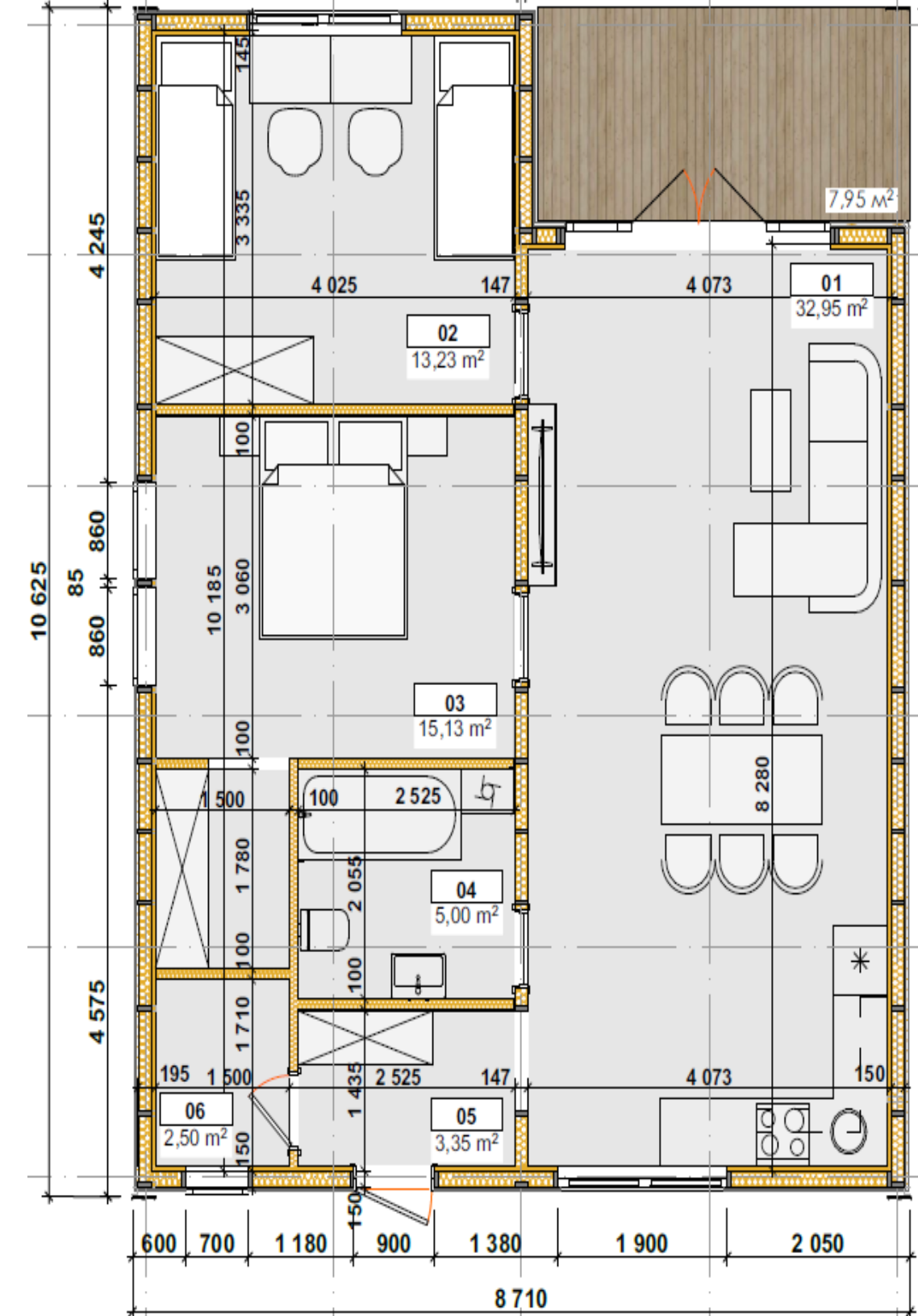


Freya models built



Olvia

Structure price: €50,500
 Shell construction: €74,300
 Turnkey house: from €118,000
 Built-up area: 78 m²
 Net floor area: 75 m²
 Terrace: 14.6 m²

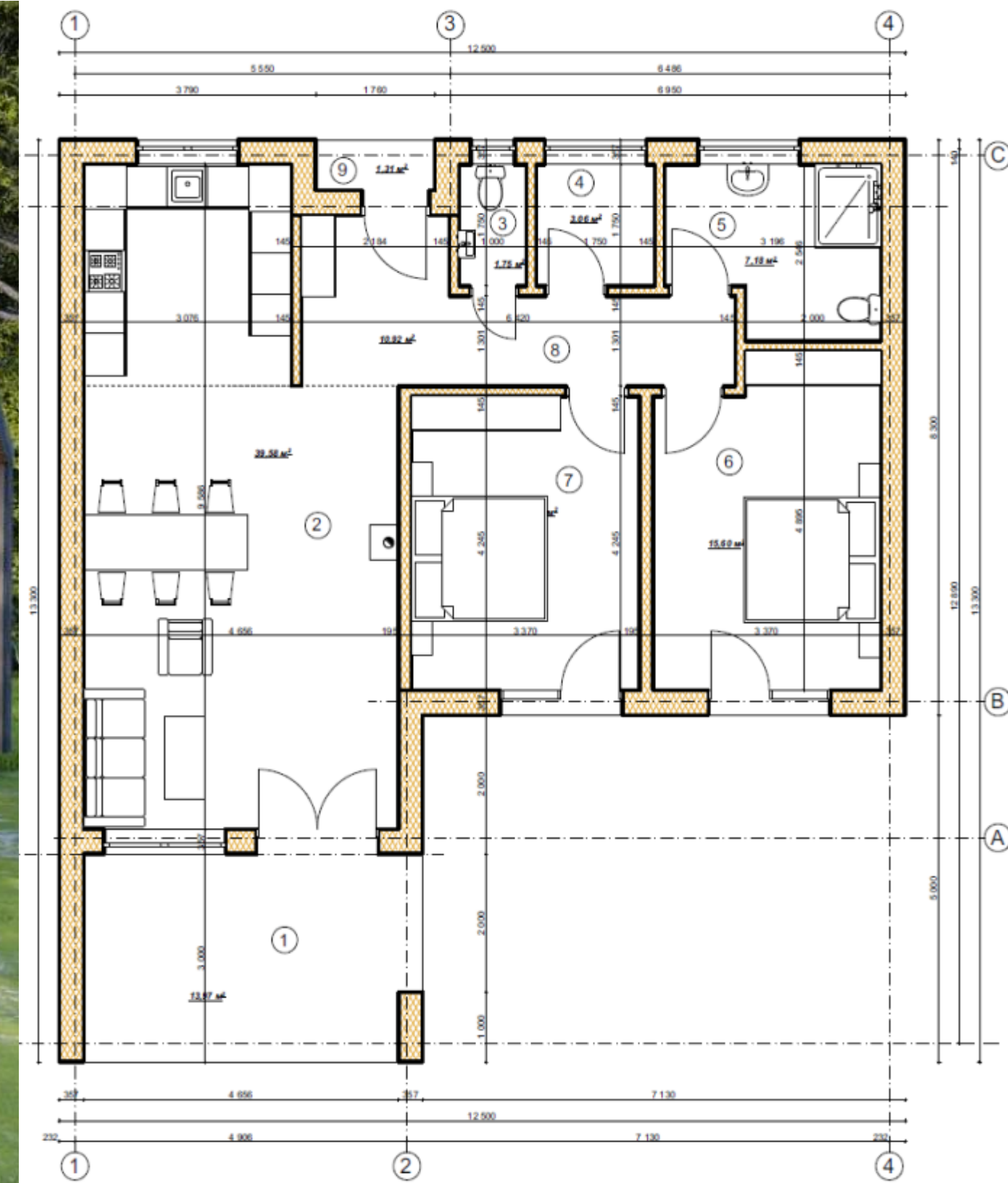


Nord House

Structure price: €51,000
 Shell construction: €73,050
 Turnkey house: from €118,000
 Built-up area: 92.5 m²
 Net floor area: 82 m²
 Terrace: 8 m²

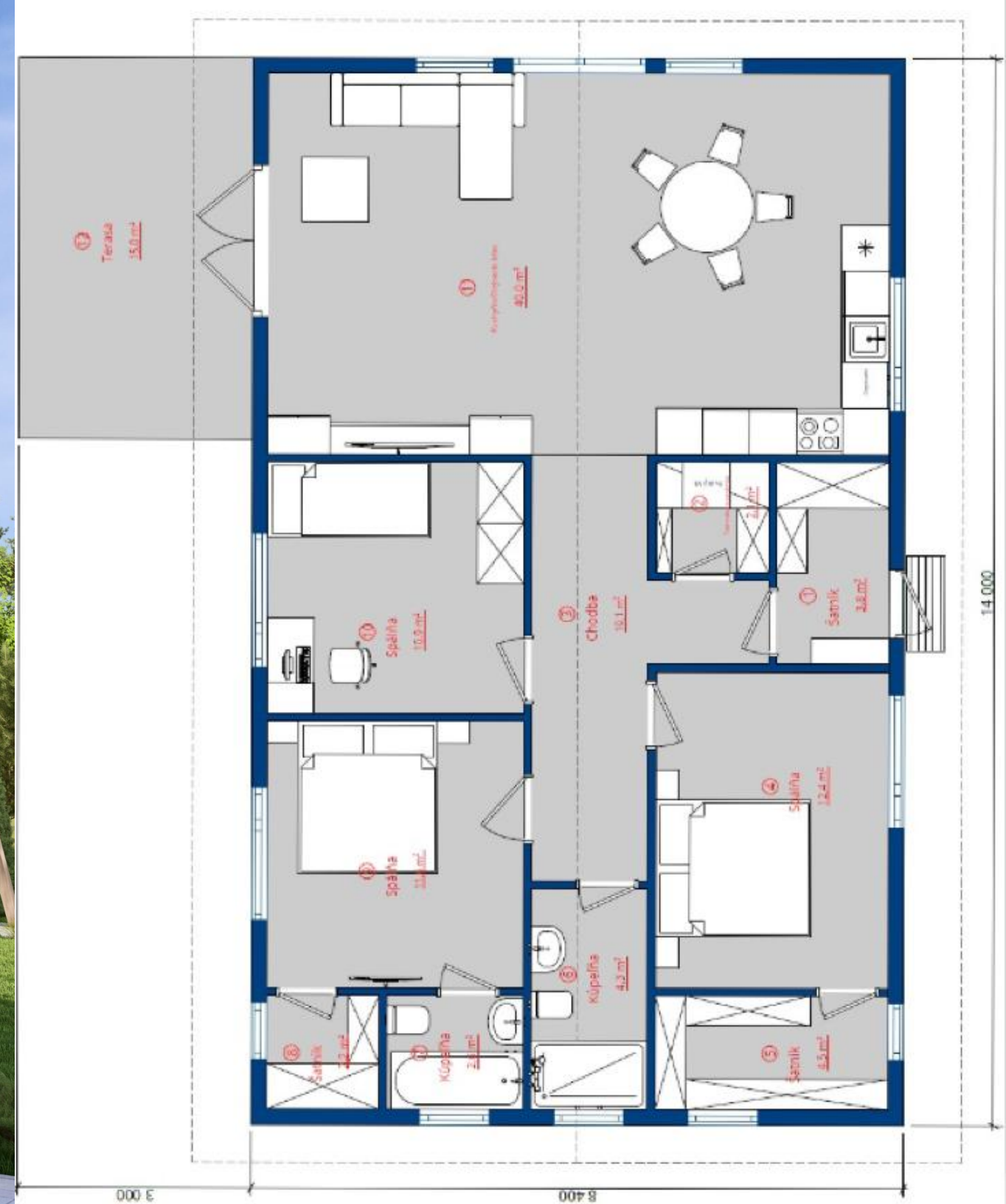


Nord models built



Tatiana

Structure price: €51,000
 Shell construction: €106,200
 Turnkey house: from €154,000
 Built-up area: 97 m²
 Net floor area: 82 m²
 Terrace: 14 m²



Sherwood

Structure price: €64,800
 Shell construction: €94,300
 Turnkey house: from €147,000
 Built-up area: 132 m²
 Net floor area: 104 m²
 Terrace: 15 m²

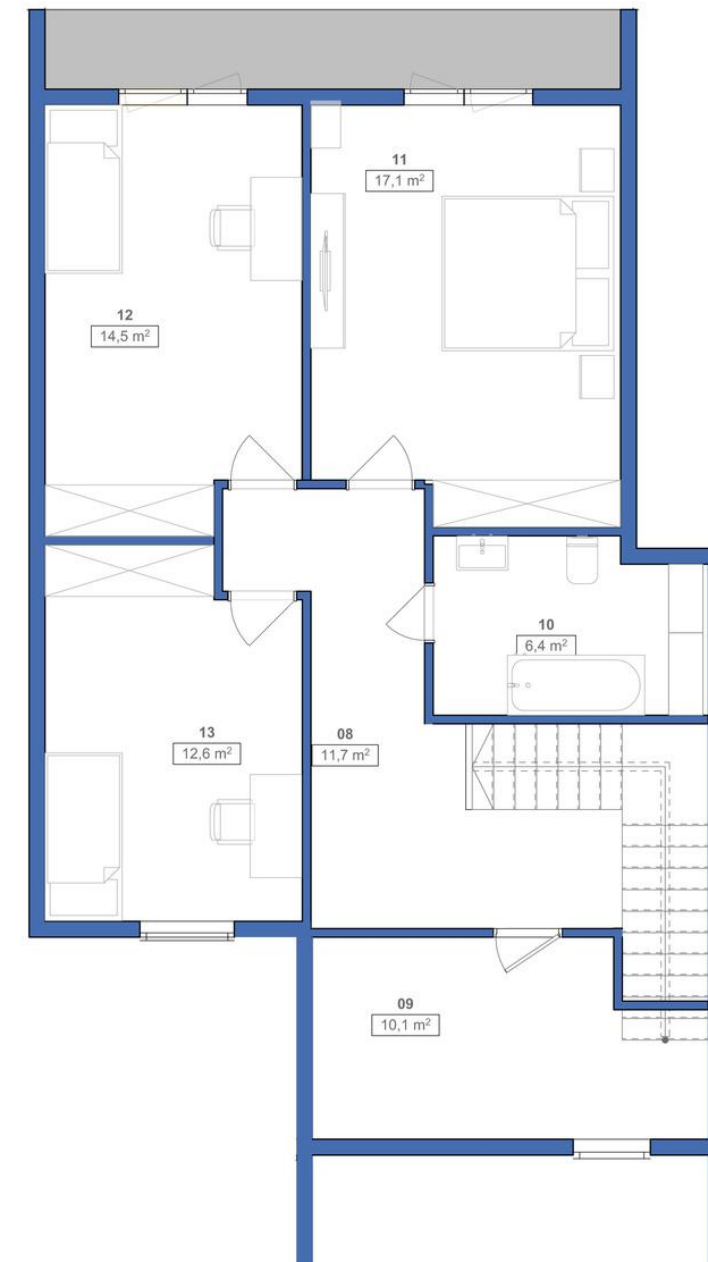
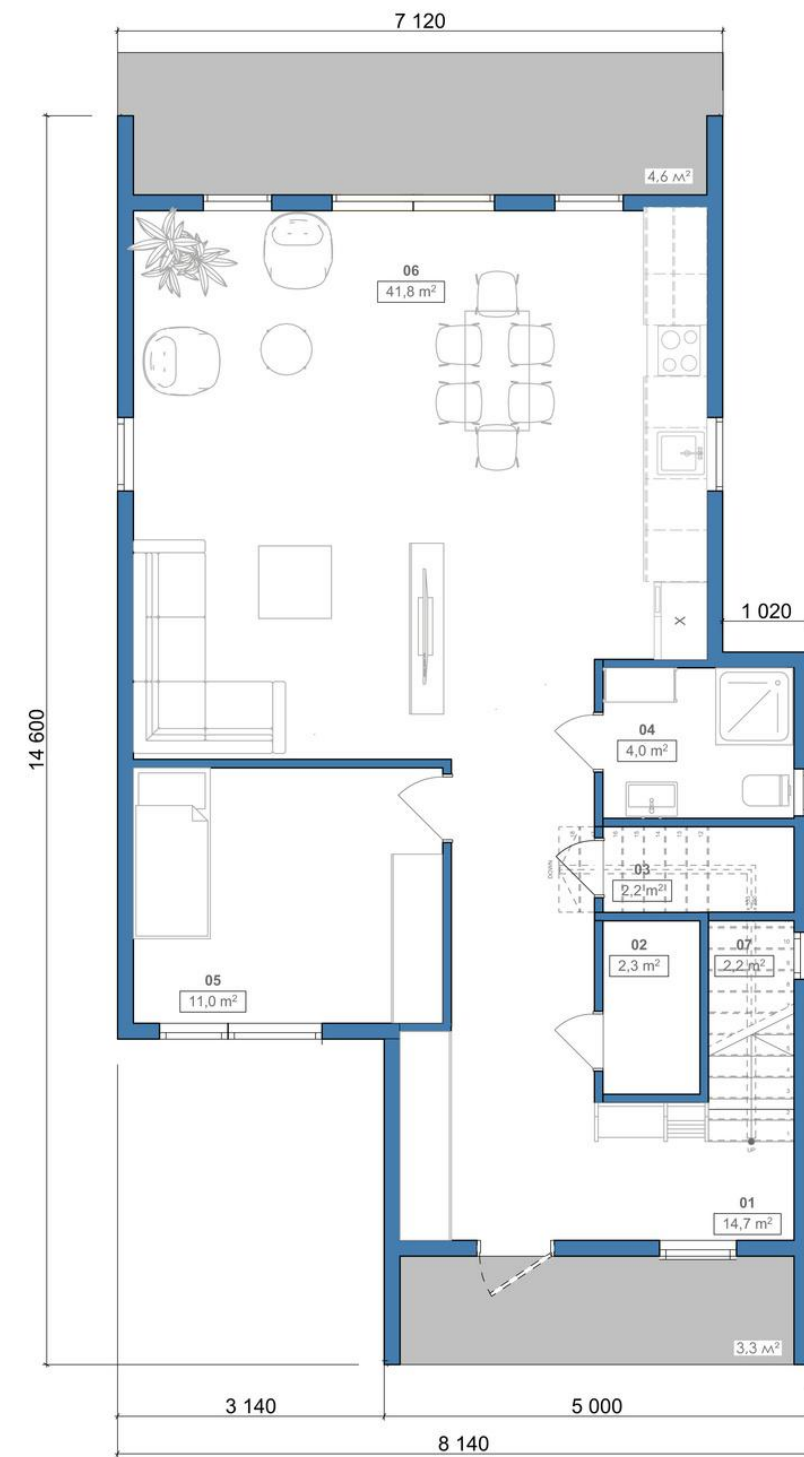


Fjord

Structure price: €61,000
 Shell construction: €90,000
 Turnkey house: from €141,000
 Built-up area: 111 m²
 Net floor area: 130 m²
 Terrace: 18 m²

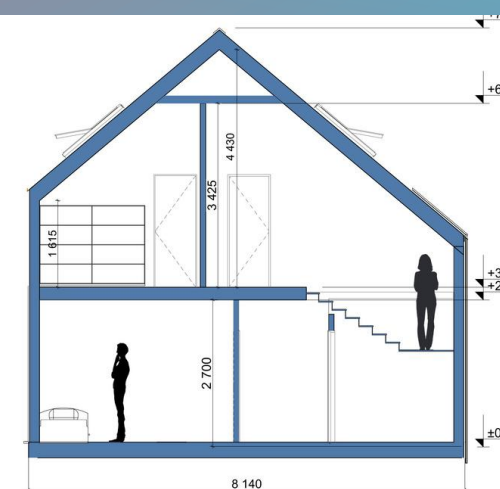


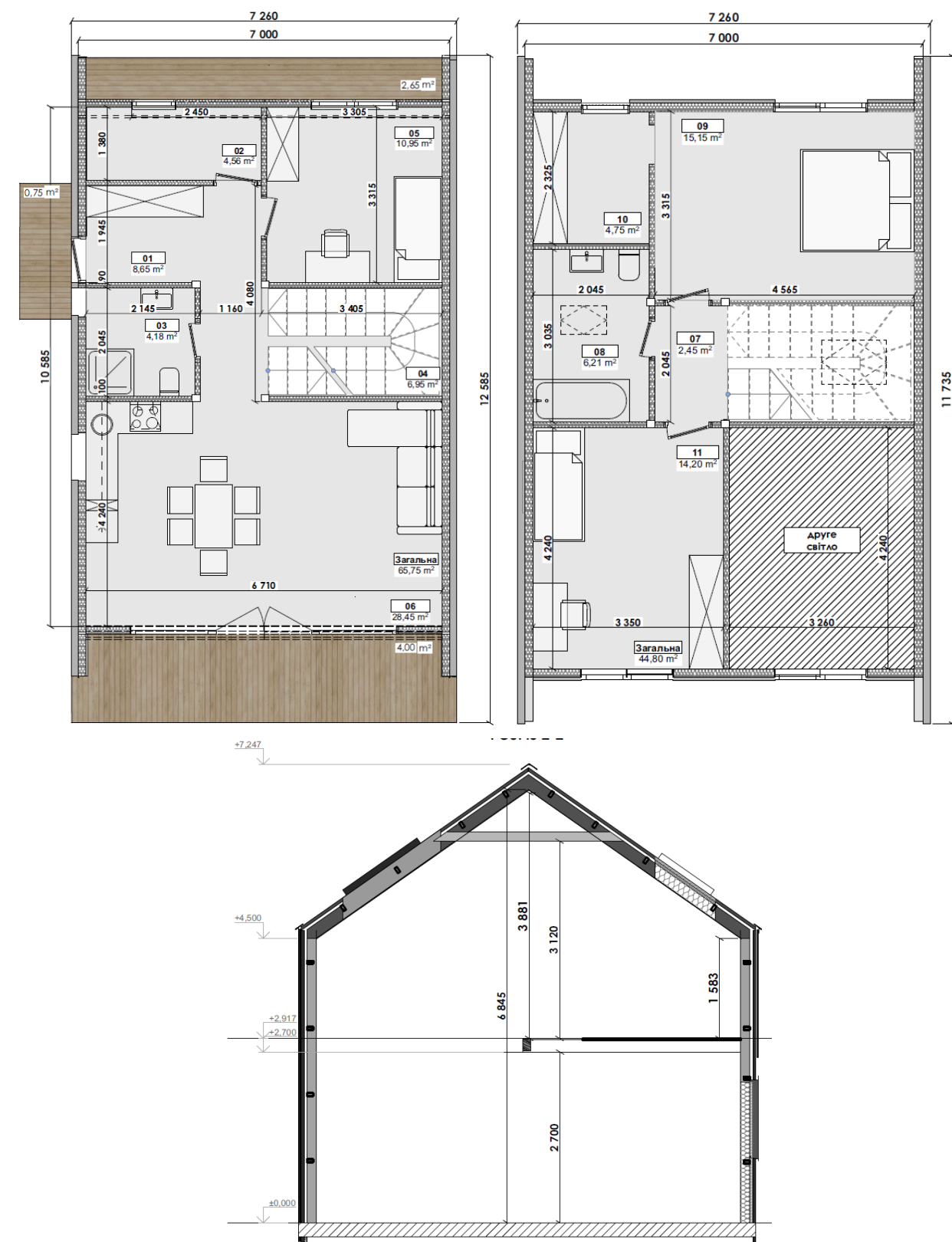
FJORD models built



Silver

Structure price: €71,400
 Shell construction: €105,700
 Turnkey house: from €161,000
 Built-up area: 98 m²
 Net floor area: 160 m²
 Terrace: 8 m²





Norway

Structure price: €65,600

Shell construction: €98,600

Turnkey house: from €154,000

Built-up area: 85 m²

Net floor area: 160 m²

Terrace: 14 m²



NORWAY models built

Platform

- Planed and kiln-dried board 145(195)x45 mm, platform binding – 145x90 mm
- OSB – 12 mm and 22 mm
- Rodent protection mesh
- Superdiffusive membrane Strotex 1300 (Poland)
- Vapor barrier film Strotex AL90
- Bitumen-rubber sealant
- Terrace covering – decking board made of coniferous wood 105x35 mm
- Set of fastening materials (connectors, hardware, etc.)



Walls

- Frame walls – planed and kiln-dried board 145(195)x45 mm
- Vapor barrier film Strotex AL90
- Superdiffusive membrane Strotex 1300 (Poland)
- Lathing
- Standing seam roofing 0.45 mm (Korea)
- Facade cladding with coniferous plank (130x20 mm)
- Set of fastening materials (connectors, hardware, etc.)

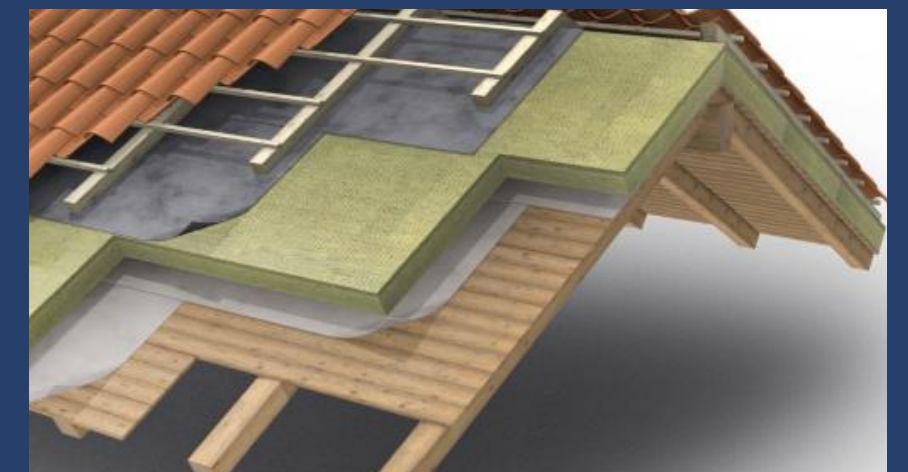
**All frame lumber is treated with a fire and bio-protection solution.*



Roof

- Planed kiln-dried board, section 145(195)x45 mm
- Vapor barrier film Strotex AL90
- Superdiffusion membrane Strotex 1300 (Poland)
- Battens
- Standing seam roofing 0.45 mm (Korea)
- Set of special trims
- Set of fastening materials (connectors, hardware, etc.)

**All frame lumber is treated with a fire and bio-protection solution.*



Insulation

- Insulation:
- Non-combustible, thermal insulating, hydrophobic, and sound-absorbing basalt boards IZOVAT with a density of at least 30 kg/m³, thickness:
- Floor – 200-300 mm
- Roof – 150-300 mm
- Walls – 150-350 mm

**For an additional fee, it is possible to order with increased insulation thickness.*



Windows and doors

- Five-chamber PVC profile 76 mm (White)
- Energy-saving double-glazed unit with argon filling
- Sigenia Maco hardware
- Entrance door - PVC 76 mm

**The set includes tape and foam for warm installation of window and door structures.*

**For an additional fee, lamination of the structures is available according to your preference.*



Addition

- The kit contains detailed assembly instructions.
- Delivery time for the wooden house kit: 6-7 weeks (starting from the day of the advance payment).
- Materials for the interiors are not included in the wooden house kit (available upon request).

