



STROHBOiD MOUNTAIN CHALET



Designed for short-term rental businesses, the patented unique STROHBOiD design stands out on booking platforms yet fits seamlessly into any setting. Our professional team offers a full service package from planning and delivery to installation, ensuring low maintenance and high design value. The shingle roof and glass facade deepen the connection to nature, creating a uniquely inviting experience for your guests.

High recognition value

Due to the unique curved design and the high quality materials.

Sustainable

CO2 neutrally produced in Austria.

Heatable & winterproof

Thanks to the integrated heating and cooling system.

Snow & storm proof

Up to 160 km/h wind gusts (hurricane) and 8m of snow.

25+ years lifetime

With careful maintenance up to 100 years.

Fast assembly

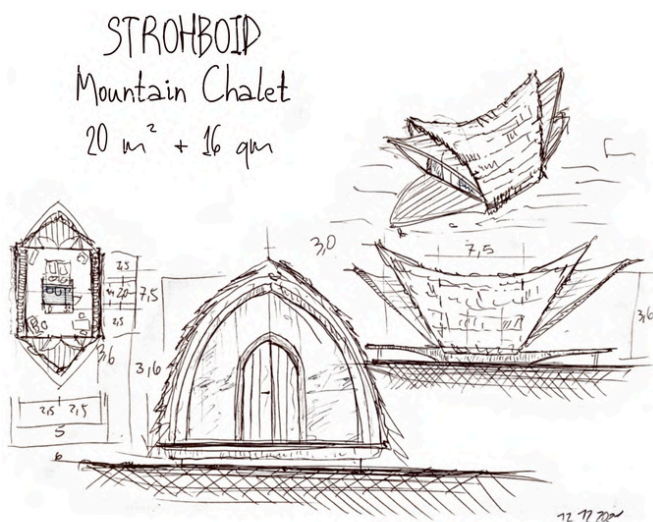
Depending on the configuration between 5-7 days.

OVERVIEW

WHAT YOU CAN FIND INSIDE

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Why STROHBOiD?

We at STROHBOiD, founded by two young architects in Austria, have a mission: to create sustainable, durable, and high-quality wooden structures that are completely CO2-neutral and regionally sourced. We believe in returning to our roots, embracing natural materials, craftsmanship, and true quality.

You will never find fragile plywood, artificial varnish, or harmful chemicals in our products. Instead, we use carefully selected local materials like solid wood, excellent insulating sheep's wool, and the best membranes in the industry. Our wood is never treated with chemicals but is oiled to preserve its natural beauty and features.

Step inside a STROHBOiD house, and you'll never want to leave. You'll see, feel, and even smell the essence of nature in our unique creations. Experience it for yourself.

Quality made in Austria.

Max & Fritz

STROHBÖID Mountain Chalet

FOR ALL CLIMATES



STROHBÖID Mountain Chalet

AND ALL SEASONS



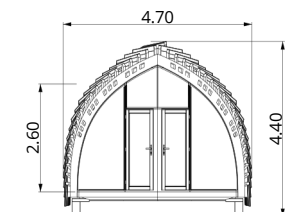
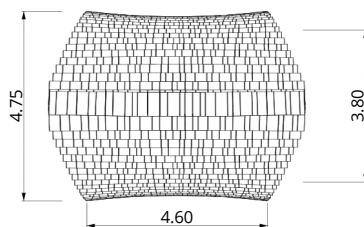
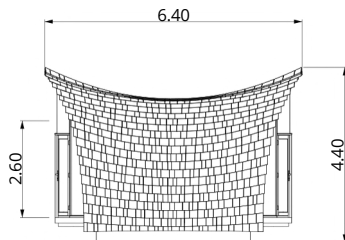
STROHBÖID Mountain Chalet

DIMENSIONS

VARIATIONS

REGULAR

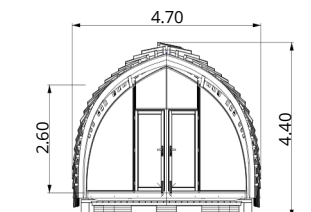
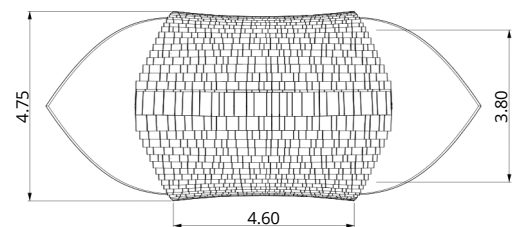
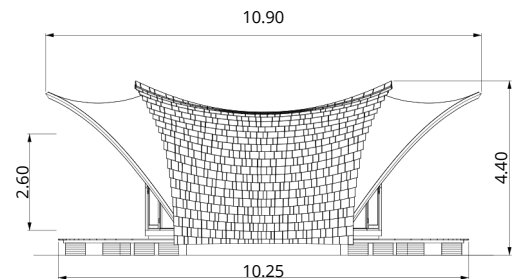
20 m²



Length	6.4 m	Usable area	20 m ²
Width	4.7 m	Bathroom area	3 m ²
Height	4.4 m		
Weight	~ 3.5 t		

EXTEND

20 m² + 16 m² terrace



Length	11 m	Internal area	20 m ²
Width	4.7 m	External area	36 m ²
Height	3.8 m	(Terraces)	(16 m ²)
Weight	~ 4 t	Bathroom area	3 m ²

STROHBOiD Mountain Chalet

INTERIOR EQUIPMENT

CUSTOMISATION OPTIONS



COMFORT

Without furnishings, 20 m² of space for your own creativity

LUXURIOUS OUTDOOR HOTEL ROOM



COMFORT INTERIOR

Fully equipped with all modules

1 Bathroom, 2 Bed, 3 Kitchen

Modules

If the full equipment (COMFORT INTERIOR) is not required, the various furnishing modules are also available individually and/or in combination with each other



1 Bathroom module

Equipped with fully fitted, separate bathroom, including a cooling + heating system



2 Bed module

Featuring a queen size bed and an installation wall including a cooling + heating system



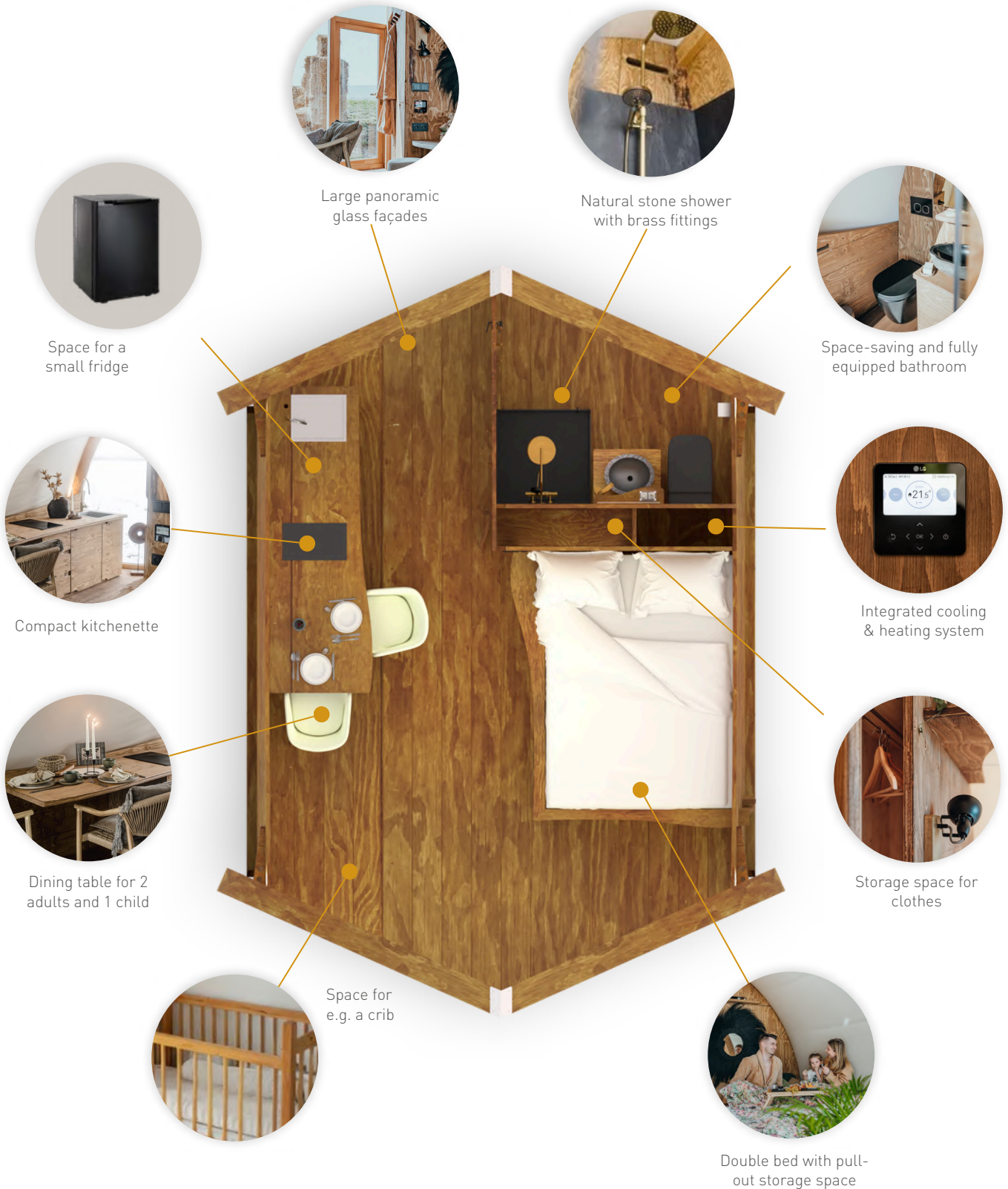
3 Kitchen module

Compact kitchenette with a sink, stove, dining table, storage space + installation wall including cooling & heating system

STROHBÖID Mountain Chalet

COMFORT INTERIOR

EQUIPMENT AND FEATURES



BATH & SHINE

FULLY EQUIPPED BATHROOM

- 1 Natural stone shower: 80 x 80 cm made of anthracite slabs with full-glazed door and rain shower
- 2 Infrared heating mirror: 450W with lighting and spotlight
- 3 Fuse box discreetly positioned behind the mirror, opens like a cupboard door
- 4 Granite washbasin with elegant brass waterfall faucet
- 5 Bespoke solid wood vanity unit with storage space
- 6 Toilet in matt black with integrated cistern and matching flush plate
- 7 Diffusion-open inner membrane for natural air circulation and moisture extraction
- 8 Solid wood wall and door with wooden clothes hooks for towels
- 9 LED spotlights and socket
- 10 Installation wall with 50 liters hot water boiler
- 11 Additional shelf storage
- 12 Air vent
- 13 Toilet roll holder mounted firmly on the wall
- 14 Oiled solid wood flooring for a pleasant indoor climate in the bathroom



SLEEP DIVINE

RESTFUL SLEEP IN THE MIDST OF NATURE



- | | | | | | |
|---|---|---|---|----|--|
| 1 | Bespoke queen-size bed made from LVL solid wood | 5 | Sturdy side shelf with socket | 9 | Lockable closet with clothes pull-out and coat hooks on the side |
| 2 | Pull-out heavy-duty drawer with enough space for suitcases or an extra mattress | 6 | Light switch for lighting in the common area and bathroom | 10 | Diffusion-open inner membrane for a pleasant sleeping climate |
| 3 | Lock with 2 keys and handle for the heavy-duty drawer | 7 | 2 rotatable and reversible LED lamps in matt black | 11 | Shelf storage for additional decoration options |
| 4 | LED spotlight for ambient lighting in the evening and power socket | 8 | Touchscreen control for heating and cooling system + Wifi gateway | 12 | Air slot for air conditioning and heating system |

STROHBÖID Mountain Chalet

COOK & DINE

BESPOKE CARPENTRY KITCHENETTE



1 LVL solid wood dining table
for 2 adults plus 1 child

2 Space for ceramic hob with 2 cooking
zones, suitable for all pots and pans

3 3 soft-close drawers with sturdy
pull-outs for crockery / cutlery

4 Cabinet with space for mini fridge,
capacity: 45 l

5 Sink base unit with storage
space for waste garbage can

6 Solid table board and worktop made
of LVL wood, sanded and oiled

7 Stainless steel washbasin with
brass tap, 40 cm x 40 cm

8 LED spotlight and
socket outlet

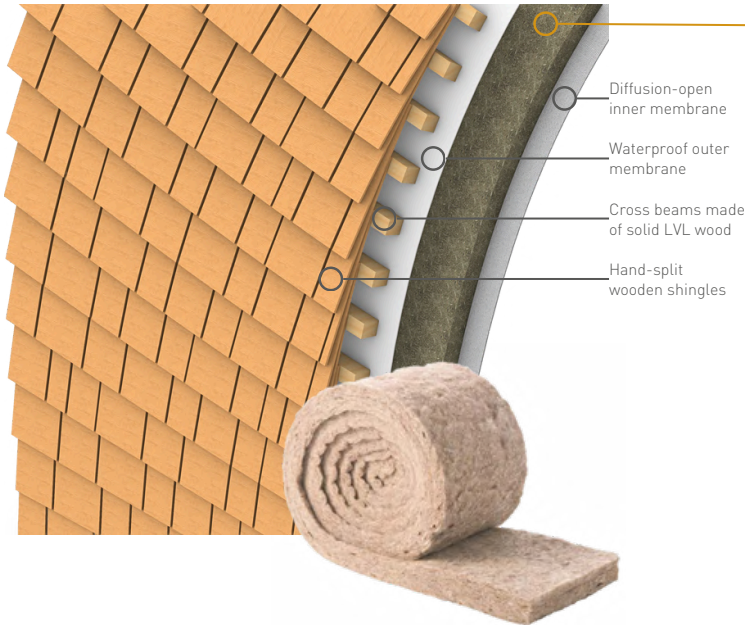
9 Panoramic glass façade

Extras

- + Splashback for cooktop
- + Matching curtains for panorama glass

STROHBÖID Mountain Chalet INSULATION

HEAT AND NOISE INSULATION (OPTIONAL ADD-ON)



Thermal insulation roof membrane

5cm sheep's wool insulation from ISOLENA (0.035 W/mK)

- + Heat and sound insulation
- + Durable and recyclable
- + With IONIC PROTECT® wool protection

The space between the two membrane layers is fitted with **special sheep's wool insulation** from ISOLENA. This high-performance insulation consists of 100% wool and is manufactured without synthetic additives. Thanks to the IONIC PROTECT® developed and patented by ISOLENA, the wool is protected from negative influences such as moths and insects without the use of biocides. In addition, the insulation provides **acoustic insulation**, which creates even more privacy for your guests.

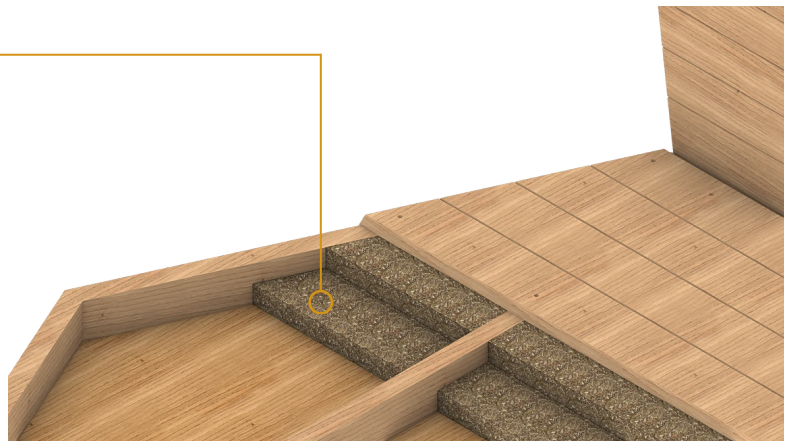
Thermal insulation floor slab

8cm wood fiber insulation boards STEICOtherm dry (0.037 W/mK)

- + Made from natural wood fiber
- + Heat and cold protection
- + Ecological, environmentally friendly and recyclable

The underside of the **solid wood floor** is insulated with an 8 cm thick wood fiber insulation board. This provides excellent insulation properties in winter and heat protection in summer.

There is also the option of double floor insulation.



Ideal temperatures all year round

Temperature comparison with and without insulation

Our Mountain Chalet offers optimum temperatures all year round. The following table shows the minimum and maximum outside temperatures for which the chalet is suitable with and without insulation.

	Min. temperature	Max. temperature
Without Insulation	5 °C	45 °C
With Insulation	-25 °C	55 °C

EXTERIOR

MADE FOR THE EXTREME

Wooden shingle roof

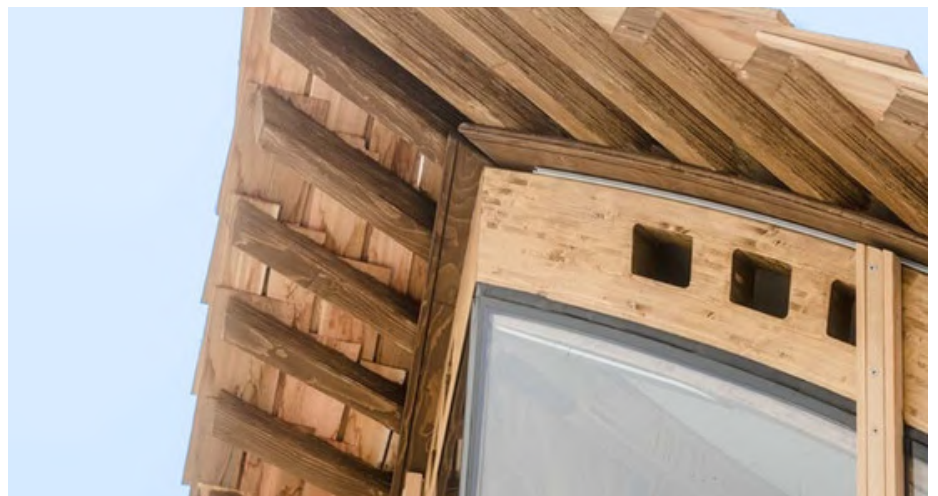
The curved roof substructure with hand-split **red cedar shingles** not only emphasizes the unique design, but also guarantees resistance to **heavy snow loads**. This wood is one of the most durable softwoods in the world and has excellent resistance to rot, insects and other wood pests. These properties contribute to its long service life. The roof shingles acquire a beautiful silver-grey patina over time.

- + 2.5 layers of hand-split red cedar
- + Curved roof substructure
- + **Snow loads up to 8 m snow (800 kg/m²)**
- + LVL spruce 7x7cm
- + Roof overhang 40 cm
- + Longevity: more than 30 years

Frameless glass façade

The European double insulating glazing on both sides of the Mountain Chalet not only provides thermal insulation, but also a panoramic view for greater closeness to nature. The double-glazed and double-winged doors also extend the all-round view and ensure energy efficiency. The heart of every good door is the sturdy frame. This is made of **solid larch wood**, a tree from the high mountains that tolerates cold spring and autumn frosts very well.

- + Double doors (opening to the outside, 2 keys)
- + Panorama glass and double doors on both sides of the house
- + 2-pane insulating glass
- + U-value = 1.2 W/(m²K)
- + European standard DIN EN 1279 Door frame made of larch wood



STROHBÖID Mountain Chalet

ELECTRIC | WATER

ENERGY EFFICIENT



2 double light switches:



Two LED lights - front left and right
+ LED reading lamp with 2 spots



Two LED lights - rear left and right
+ Bathroom mirror light.



Power socket



Installation wall

Cooling & heating system:

+ Klimasplit unit (LG): 7.5 KW

Connections for:

+ Water

+ Electricity

+ Sewage

+ Boiler, 50 l

STROHBÖID Mountain Chalet

MATERIALS WE USE

THE BEST IN THE INDUSTRY

1 Wood structure & floor

STROHBÖID exclusively utilizes **regionally sourced LVL spruce/Kerto solid wood**. Our CO₂-neutral production, combined with advanced manufacturing techniques and innovative lightweight design, ensures exceptional dimensional stability. This structure can withstand wind speeds up to **160 km/h**, with a base wind speed of 120 km/h. The wooden components are finished with Lignea Reseda **exterior oil** from Kubelka, preserving the natural knotholes, which adds to the uniqueness of each product.

2 Back ventilation

The ventilation holes in the edge beam enable **natural air circulation** between the two membrane layers, facilitating the transport of moisture and hot air.

3 Premium membrane

The Mountain Chalet is covered with the **industry's best German-made high-tech membranes**. The two distinct layers offer different features: the outer membrane (Airtex Magic Natur) is waterproof, UV-resistant, heat-blocking, and easy to clean, while the inner layer (Campshield FR1) is diffusion-open, promoting a balanced indoor climate. The two-layer construction allows **natural ventilation** and prevents large temperature fluctuations in the interior.

4 Frameless glass façade

The frameless 2-pane insulating glass façade offers excellent insulation and a breathtaking view. The elegant door frame is made of larch wood.

5 Cooling and heating system

From tropical jungles to frosty mountains, the **insulated** Mountain Chalet ensures comfort in any climate. The unique curved geometry creates a pleasant indoor environment, while the **split heat pump (LG)**, with an **efficiency factor of 3** and a heating output of **7500W**, maintains ideal temperatures year-round, even in extreme conditions as low as **-25°C**.

6 Foundation & Ballasting

The structure is supported by **concrete blocks**. For temporary stability, the foundation stones are secured to the substructure with a steel band. For permanent installations requiring higher load capacities, a concrete strip foundation is used.



High ROI

Profitable investment: ROI within 5 years



Design protection

The iconic STROHBÖID structures are protected



Up to 10 years warranty

Up to 10-year warranty on the wooden structure & metal connection parts



Sustainable

The production saves 4 tons of CO₂ while consuming 2.5 tons



Lightweight construction

Lightweight design: maximum stability, minimal materials



Quick assembly

The assembly takes 5-6 days, depending on equipment.

STROHBÖID Mountain Chalet PRODUCTION

QUALITY MADE IN AUSTRIA

In our production hall in Theresienfeld (Austria), the CO₂-neutral future takes its beginning. On 2,000 m², well-versed specialists manufacture STROHBÖID products and prepare them for outdoor use all over the world. Since 2018, we have been creating manifest symbioses between sustainability, aesthetics and durability. In order to be able to combine these three spheres without compromise, we rely on high-quality materials such as local LVL wood or a high-tech membrane from Germany, which are brought together in our light-flooded production hall.

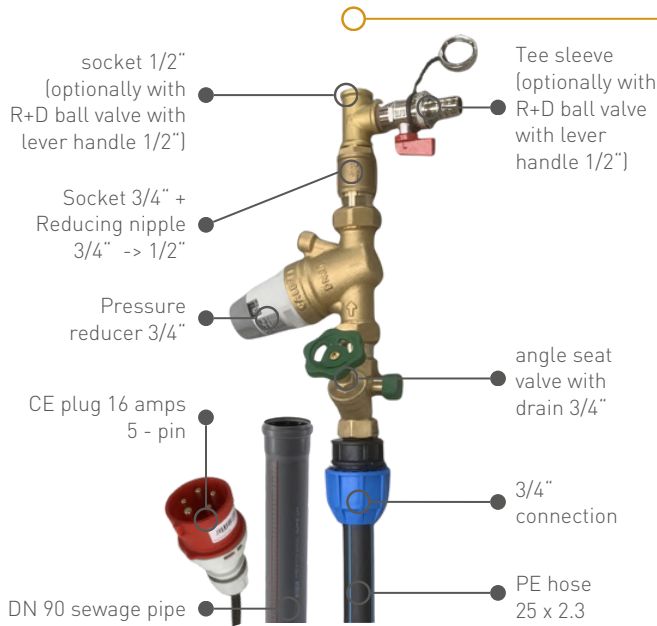
- + High quality down to the last detail
- + Professional series production
- + Know-how from the region
- + Fast delivery by a trained team



STROHBOiD Mountain Chalet

PREPERATIONS

FOR DELIVERY & ASSEMBLY



Connection preparation

Needs to be ready for connection before the house is built

- + Water Connection
- + Power Connection
- + Sewage Connection

Have a water, sewage and electricity connection installed for each Mountain Chalet, so that your guests don't miss out on any comfort.

Foundation preparation

Needs to be ready before the Mountain Chalet is built

- + Level the surface
- + Gravel layer on the leveled surface

A flat gravel surface works perfectly well as a foundation. No need for asphaltting or other extensive prepping. Just the gravel base.

Delivery & Assembly

Needs to be ready before the Mountain Chalet is built

- + All-terrain forklift truck with loading capacity of 2
- + Total number of concrete block tiles 50x50x5 cm
- + Accessibility to your site for large trucks

The Mountain Chalet is not delivered as a pre-fab house, but in a space-saving package. Then our well-trained and professional STROHBOiD team builds the Mountain Chalet *within a few days* and your outdoor hotel room is ready to amaze your guests.



Your STROHBOiD payment and delivery Journey

We support your dream project from day 1

Your journey to your STROHBOiD Mountain Chalet begins here

Start	Stage 1	Stage 2	Stage 3
0% Consulting	50% Signing contract	25% Before delivery	25% Final payment
Construction plans	Order & Production	Shipping	Assembly



PRICES

MOUNTAIN CHALET

REGULAR

STROHBÖID Mountain Chalet 20 m²

EXTEND

STROHBÖID Mountain Chalet 20 m² + 16 m² terrace

EXW, excl. VAT +Transport

107.325 EUR

Additional project related costs

Assembly & Installation cost	According to location
STROHBÖID team travel cost	According to location
Transportation/delivery cost	According to location

EXW, excl. VAT +Transport

118.543 EUR

Additional project related costs

Assembly & Installation cost	According to location
STROHBÖID team travel cost	According to location
Transportation/delivery cost	According to location

LAST YEAR STOCK DISCOUNT VALID ONLY IN EUROPE UNTIL 30.06.2024

~17% discount

-18.225 EUR

Last year stock price

89.100 EUR

~17% discount

-20.152 EUR

Last year stock price

98.390 EUR

TOTAL VALUE (EXW, excl. VAT)

89.100 EUR

TOTAL VALUE (EXW, excl. VAT)

98.390 EUR

Payment in three phases

1st payment 50% (confirmation of the order) | 2nd payment 25% at delivery | 3rd payment 25% after received delivery

Dear client

Please make sure that the following preparations and conditions at your property are met:

1. The site is accessible to large trucks (18.7 m) or a correspondingly agreed vehicle
2. The ground is horizontal leveled, graveled and compacted in accordance with the product plan provided by STROHBÖID
3. The total number of concrete block tiles (50x50x5 cm) according to the product plan are ready to be used
4. The all-terrain forklift truck you have arranged has a sufficient lifting capacity for unloading 2 t and a lifting height of 4.2 m (only for delivery by semi-trailer)
5. Connections to water, sewerage and electricity are ready to be used

Additional surcharge (60 EUR/h/pp) will apply in case:

1. The access to or the assembly site itself does not meet the agreed requirements according to the product plan;
2. The site is not accessible to a large truck, the machinery gets stuck, is malfunctioning or there has been a miscalculation in the capacity of the machinery (STROHBÖID is not responsible for extra costs related to the machinery and shipping delays);
3. Groundworks or foundation have not been prepared or are malfunctioning;
4. The assembly team of STROHBÖID GmbH is not instructed at the assembly site at the agreed time;
5. The client changes the order after signing the order confirmation and sales agreement.

Price options

The prices quoted here include the complete equipment of the Mountain Chalet with shingle roof, glass façade, insulation and interior with heating, bathroom, kitchen and double bed. If required, individual modules or add-ons can be omitted at an additional cost. On request, we will be happy to send you the prices for your desired design on request.

STROHBOiD Mountain Chalet LEASING | ROI

WE ARE HAPPY TO HELP

ROI CALCULATION

Purchase Example

Compare your potential ROI with the STROHBOiD Mountain Chalet. Our exceptional five-star hotel room experiences strengthen your hospitality business, provide year-round utilization, boost occupancy rates, increase Average Daily Rates (ADR), and enhance revenue through additional outdoor spaces (RevPar). All prices quoted are excluding VAT, delivery & assembly costs.

Investment assumptions	STROHBOiD	OTHERS
Price per unit (last year stock)	89.100 €	75.000 €
Number of Units	5	5
Total investment costs	445.500 €	375.000 €
Depreciation period (years)	10	10
Revenue assumptions		
Utilization	65 %	65 %
ADR	270 €	175 €
RevPar	175 €	113 €
Net Profit p.a. (EBT)	157.112 €	51.468 €
Full amortization in years	2,8	7,3
ROI p.a.	35 %	14 %

Leasing and Financing in Europe

Options and Example

We offer fast and flexible financing options with our German partner. As a result, you will not only receive your customized leasing offer within a few working days, but depending on your credit rating, even without a down payment. Financing has never been so easy. All prices quoted are excluding VAT, delivery & assembly costs.

Leasing assumptions	STROHBOiD	OTHERS
Price per unit (last year stock)	89.100 €	75.000 €
Leasing term	5	5
Interest rate	6 %	6 %
Leasing rate	23.166 €	19.500 €
Number of Units	5	5
Utilization	65 %	65 %
ADR	270 €	175 €
Turnover p.a.	320.287 €	207.594 €
Other costs	118.625 €	118.625 €
Leasing rate p.a.	115.830 €	97.500 €
Net profit p.a. (EBT)	+ 85.832 €	- 8.531 €

STROHBOiD SALES TEAM



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STROHBÖID Mountain Chalet

ANY QUESTIONS LEFT?

Frequently Asked Questions



How long is the guarantee?

All product parts, including wooden elements, roofs, membranes and metal connectors have a legal warranty of two years. To benefit from this, the structures must be regularly maintained. In addition, a guarantee of up to 10 years is available on request.

How sturdy is the Mountain Chalet?

Thanks to the use of innovative solid wood (LVL) in combination with the ingenious geometry, a basic wind speed of 120 km/h and wind peaks of up to 160 km/h (hurricane) are possible. In addition, the Mountain Chalet defies hail and snow: with a canopy, snow loads of up to 1 meter are possible. Without a canopy and with snow load reinforcement, the accommodation can withstand up to 8 meters (800 kg/m²) of snow.

Can it be used all year round?

Yes, the Mountain Chalet can be used all year round in any weather, any season and any climate. Thanks to the heating/cooling technology, the accommodation offers pleasant indoor temperatures all year round, even in extreme conditions.

Is the accommodation insulated?

Yes, the accommodation can be insulated. We offer an add-on in which both the membrane and the floor are insulated with sheep's wool insulation or wood fiber insulation boards. This insulation reduces the heat requirement and enables comfortable overnight stays in the shelter in both hot and cold temperatures ranging from 55°C to -25°C.

Will STROHBÖID arrange the installation permits?

STROHBÖID will provide the required drawings for the Mountain Chalet. However, the customer is responsible for contacting the local authorities to obtain the necessary permits. As these vary from country to country and region to region.

What is the lifespan of the Mountain Chalet?

The wooden structure, the wooden interior fittings and the metal connections have a lifespan of up to 100 years with careful maintenance. The shingle roof lasts 35 to 40 years and can then be replaced.

How should the Mountain Chalet be maintained?

The wood can simply be wiped clean if it becomes dirty. The wooden elements inside should be re-oiled depending on the amount of use. The membrane, curtains and mosquito net can be easily cleaned with a soft telescopic brush & warm water and tarpaulin cleaner.

How should the ground be prepared?

The ground must be compacted with gravel. More details in the product plan. Concrete foundations are also possible for higher wind speeds. The customer must provide an all-terrain forklift truck for unloading and pipes for water, waste water and electricity must be laid in advance. Exact details can be found in the product plan.

How long are the delivery times?

Depending on stock levels, delivery can be made in at least 6 weeks from down payment.

What payment options are available?

We offer fast and flexible financing options with our German partner. This means that you will not only receive your customized leasing offer within a few working days, but depending on your credit rating, even without a down payment. Financing has never been so easy. We will be happy to advise you!

Is the Mountain Chalet delivered assembled?

No, we send the Mountain Chalet in a space-saving package and our well-trained assembly team will build the house for you on your site in just a few days.



STROHBOÏD

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