



# STROHBOiD GLAMPING UNIT



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 open concept and translucent premium membrane 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 2m of snow.

#### Made for generations

We manufacture quality that lasts for decades,

#### Fast assembly

Depending on the configuration between 3-5 days.

# STROHBOiD Glamping Unit 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

STROHBOiD Glamping Unit  
FOR ALL SEASONS



STROHBOiD Glamping Unit  
AND YEAR-ROUND USE



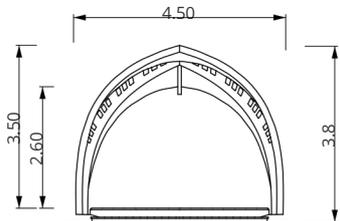
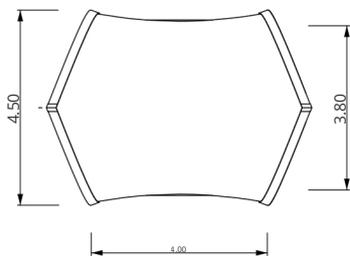
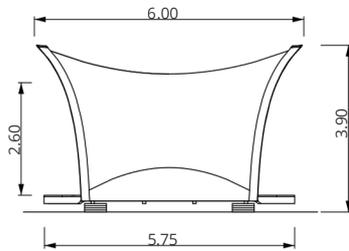
# STROHBOiD Glamping Unit

# DIMENSIONS

## VARIATIONS

### REGULAR

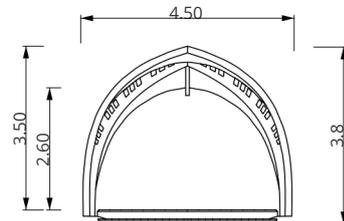
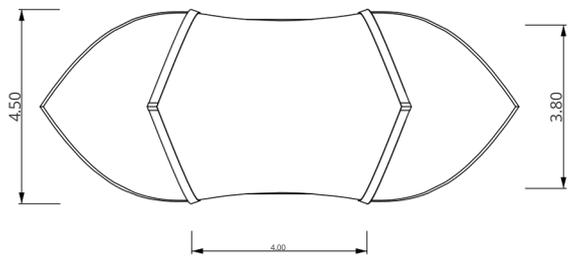
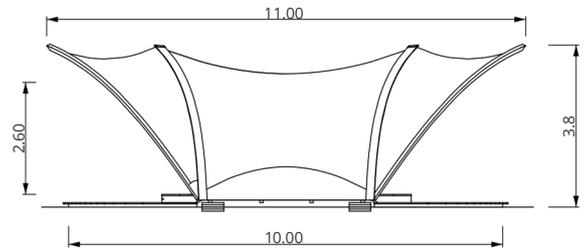
20 m<sup>2</sup>



Length	6 m	Usable area	20 m <sup>2</sup>
Width	4.5 m	Bathroom area	3 m <sup>2</sup>
Height	3.8 m		
Weight	~ 3 t		

### EXTEND

20 m<sup>2</sup> + 16 m<sup>2</sup> terrace



Length	11 m	Internal area	20 m <sup>2</sup>
Width	4.5 m	External area	36 m <sup>2</sup>
Height	3.8 m	(Terraces)	(16 m <sup>2</sup> )
Weight	~ 3.5 t	Bathroom area	3 m <sup>2</sup>

STROHBOiD Glamping Unit

# INTERIOR EQUIPMENT

## CUSTOMISATION OPTIONS



### COMFORT

Without furnishings, 20 m<sup>2</sup> 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

STROHBOiD Glamping Unit  
**COMFORT INTERIOR**  
EQUIPMENT AND FEATURES



3 different curtain variations



Natural stone shower with brass fittings



Space-saving and fully equipped bathroom



Space for a small fridge



Compact kitchenette



Dining table for 2 adults and 1 child



Integrated cooling & heating system



Storage space for clothes



Space for e.g. a crib



Double bed with pull-out storage space

# 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



STROHBOiD Glamping Unit

# SLEEP DIVINE

RESTFUL SLEEP IN THE MIDST OF NATURE



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

STROHBÖID Glamping Unit

# 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 With different curtain variations (UV-resistant, transparent, mosquito)

# STROHBOiD Glamping Unit 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.

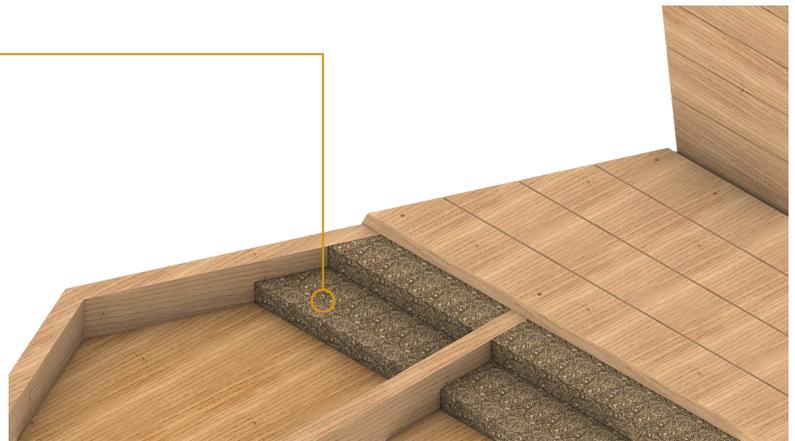
### Thermal insulation floor slab

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 Glamping Unit offers optimum temperatures all year round. The following table shows the minimum and maximum outside temperatures for which the accommodation is suitable with and without insulation.

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

# STROHBOiD Glamping Unit EXTERIOR

## A MEMBRANE LIKE NO OTHER

### Membranes

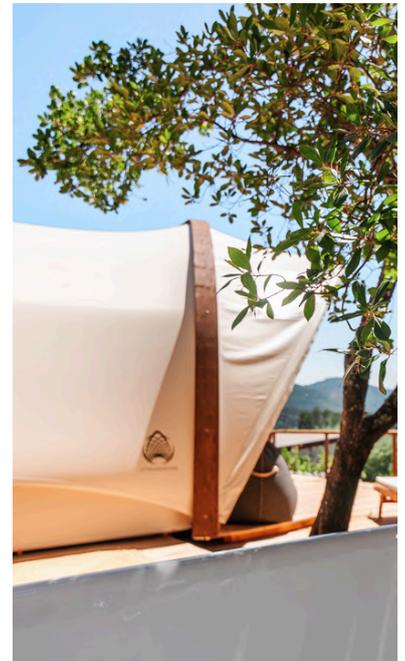
The Glamping Unit is covered with the **industry's best German-made high-tech** membranes. The two distinct layers offer different features: the outer membrane (Airtex Magic Natur) is waterproof, UV-resistant, heat-blocking, and easy to clean, while the inner layer (Campshield FR1) is diffusion-open,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

- + UV-resistant Airtex Magic Natur outer membrane
- + Diffusion-open Campshield FR1 inner membrane
- + Waterproof, windproof and weatherproof
- + Snow loads up to 2 m snow (200 kg/m<sup>2</sup>)
- + Easy to maintain, easy to clean
- + Extrem longevity and durability

### Paraboloid form

The paraboloid design of STROHBOiD's Glamping Units provides **exceptional structural stability**, making it a standout choice for durable and sustainable accommodations. This geometric form efficiently distributes stress across the entire structure, enhancing its resilience against environmental factors such as wind and snow loads. By leveraging the natural strength of the paraboloid shape, the glamping units achieve maximum stability with minimal material use. The iconic and distinctive design of STROHBOiD structures is legally protected, ensuring exclusivity and uniqueness.

- + Protected innovative paraboloid shape
- + High design value maintaining a unique market presence
- + Structural sturdiness with efficient stress distribution
- + Special Geometry ensures maximum strength and durability
- + The specially designed canopy ensures ample shade inside



# STROHBOiD Glamping Unit

## ELECTRIC | WATER

ENERGY EFFICIENT



**LED spotlights**  
at all four corners

This ambient lighting creates a feel-good atmosphere that bathes the interior in a soft light



**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:

+ Klimaspplit unit (LG): 7.5 KW

Connections for:

+ Water

+ Electricity

+ Sewage

+ Boiler, 50 l

# STROHBOiD Glamping Unit

## MATERIALS WE USE

### THE BEST IN THE INDUSTRY

#### 1 Wood structure & floor

STROHBOiD exclusively utilizes regionally sourced LVL (Laminated Veneer Lumber) spruce/Kerto solid wood to ensure sustainability and minimal environmental impact. LVL is known for its exceptional strength, durability, and consistency. Its engineered construction process results in a product that is significantly stronger and more uniform than traditional solid wood. LVL wood floors are highly resistant to wear and tear, making them ideal for high-traffic areas. It requires minimal maintenance compared to other flooring materials. Their resistance to moisture and pests makes them easy to clean and maintain over time.

#### 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 Bespoke Interior

The interior of the STROHBOiD glamping unit showcases exquisite bespoke carpentry, meticulously crafted from high-quality LVL wood. The use of LVL wood in the kitchen ensures durable countertops and cabinetry that withstand daily use while maintaining a beautiful, natural finish. The custom-made bed, crafted from the same robust material, provides a sturdy and comfortable sleeping area, complemented by lockable storage drawers for added convenience. The bespoke carpentry extends to the bathroom, where LVL wood is used to create a space that is both practical and luxurious.

#### 4 Exterior Oil

The wooden components are finished with Lignea Reseda exterior oil from Kubelka, preserving the natural knotholes, which adds to the uniqueness of each product.

#### 5 Cooling and heating system

From tropical jungles to frosty mountains, the insulated Glamping unit 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 (with insulation).

#### 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 STROHBOiD 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

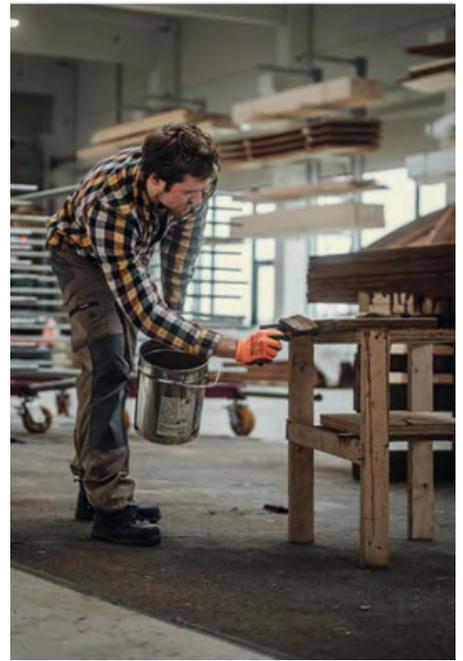
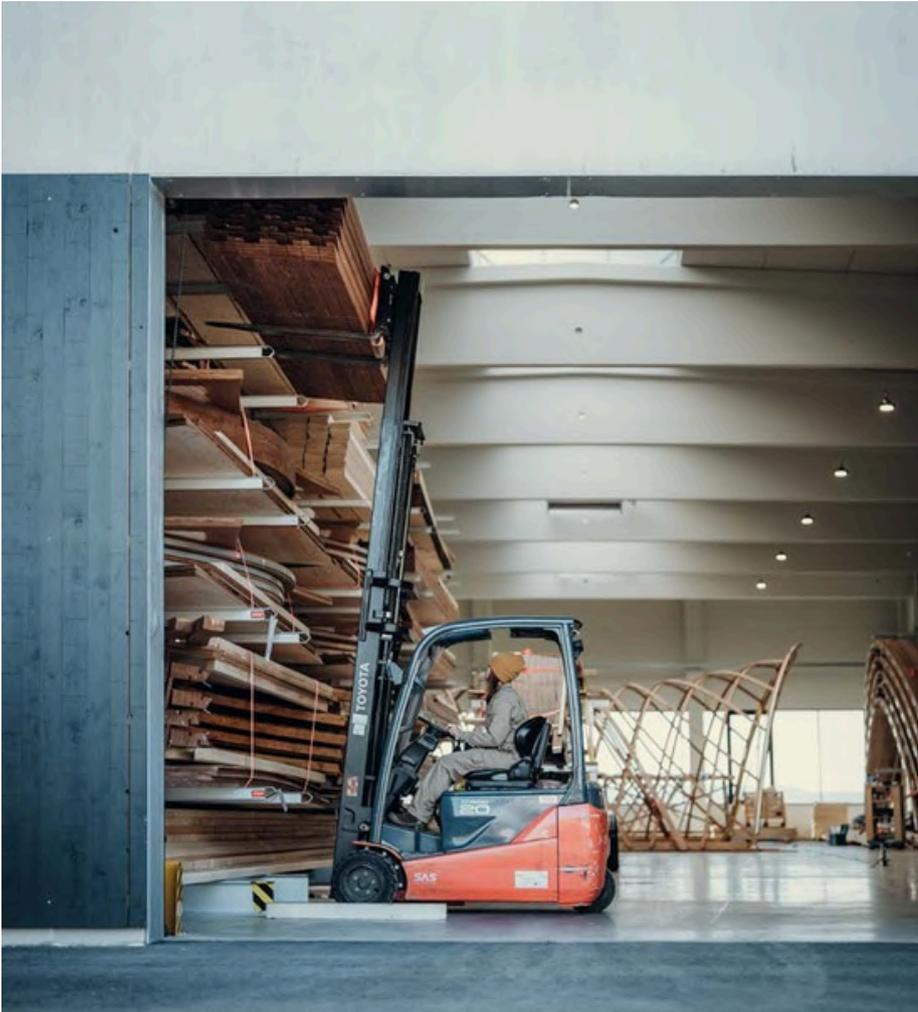
The assembly takes 3-5 days, depending on equipment

# STROHBOiD Glamping Unit PRODUCTION

QUALITY MADE IN AUSTRIA

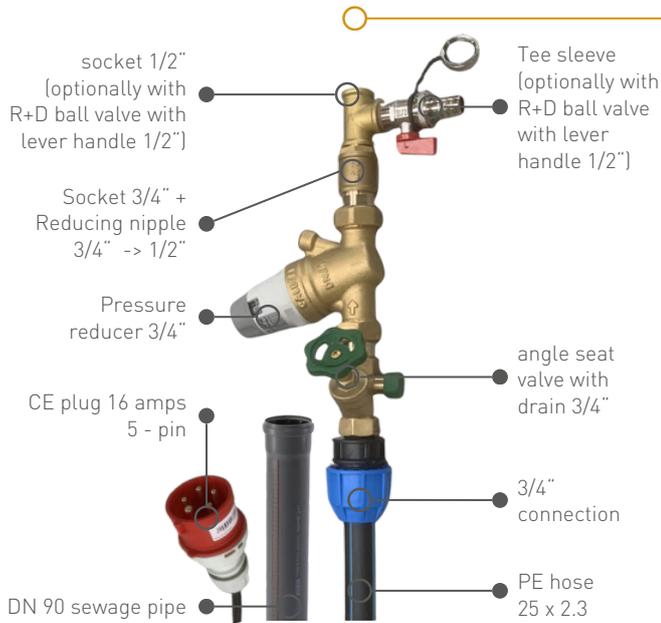
In our production hall in Theresienfeld (Austria), the CO<sub>2</sub>-neutral future takes its beginning. On 2,000 m<sup>2</sup>, well-versed specialists manufacture STROHBOiD products and prepare them for outdoor use all over the world. Since 2018, we have been creating manifest symbioses between sustainability, 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 Glamping Unit PREPERATIONS

## FOR DELIVERY & ASSEMBLY



### Connection preparation

Needs to be ready for connection before the unit is built

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

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

### Foundation preparation

Needs to be ready before the unit 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 unit is built

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

The Glamping Unit is not delivered as a pre-fab cabin, but in a space-saving package. Then our well-trained and professional STROHBOiD team builds the accommodation *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 Glamping Unit 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



# STROHB0iD Glamping Unit

# PRICES

## AND OPTIONS

### REGULAR

STROHB0iD Glamping Unit 20 m<sup>2</sup>



### EXTEND

STROHB0iD Glamping Unit 20 m<sup>2</sup> + 16 m<sup>2</sup> terrace



EXW, excl. VAT +Transport

59.513 EUR

EXW, excl. VAT +Transport

65.123 EUR

#### Additional project related costs

Assembly & Installation cost According to location  
STROHB0iD team travel cost According to location  
Transportation/delivery cost According to location

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Assembly & Installation cost According to location  
STROHB0iD team travel cost According to location  
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### LAST YEAR STOCK DISCOUNT VALID IN EUROPE UNTIL 30.06.2024

~17% discount	-10.123 EUR	~17% discount	-11.123 EUR
Last year stock price	49.390 EUR	Last year stock price	54.000 EUR
<b>TOTAL VALUE (EXW, excl. VAT )</b>	<b>49.390 EUR</b>	<b>TOTAL VALUE (EXW, excl. VAT )</b>	<b>54.000 EUR</b>

#### 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 STROHB0iD
3. The total number of concrete block tiles (50x50x5 cm) according to the product plan provided by STROHB0iD 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 (STROHB0iD 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 STROHB0iD 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 Glamping Unit with interior such as double bed, fully equipped bathroom, compact kitchennette, storage space, lightening system and cooling/heating technology. 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 Glamping Unit LEASING | ROI

WE ARE HAPPY TO HELP

## ROI CALCULATION

### Purchase Example

Compare your potential ROI with the STROHBOiD Glamping Unit. 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)	54.000 €	45.000 €
Number of Units	5	5
Total investment costs	270.000 €	225.000 €
Depreciation period (years)	10	10
<b>Revenue assumptions</b>		
Utilization	65 %	65 %
ADR	250 €	150 €
RevPar	163€	98 €
Net Profit p.a. (EBT)	150.938 €	36.813 €
Full amortization in years	1,8	6,1
ROI p.a.	56 %	16 %

## 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)	54.000 €	45.000 €
Leasing term	5	5
Interest rate	6 %	6 %
Leasing rate	15.672 €	11.700 €
Number of Units	5	5
Utilization	65 %	65 %
ADR	250 €	175 €
Turnover p.a.	296.563 €	177.937 €
Other costs	118.625 €	118.625 €
Leasing rate p.a.	78.362 €	58.500 €
Net profit p.a. (EBT)	+ 99.575€	813 €

## STROHBOiD SALES TEAM



**THOMAS MAIER**

Head of Sales, CMO  
thomas.maier@strohboid.com  
+43 664 4660 306



**MICHAEL FRED FRITSCHER**

Executive Sales Manager America & Europe  
fred.fritscher@strohboid.com  
+43 664 18 77 125



**CHRISTIAN ELLWANGER**

Resort Development  
christian.ellwanger@strohboid.com

# STROHBOiD Glamping Unit

# 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 Glamping unit?

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 Glamping Unit 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 2 meters of snow (200 kg/m<sup>2</sup>).

### Can it be used all year round?

Yes, the Glamping Unit 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 Glamping Unit in both hot and cold temperatures ranging from 55°C to -25°C.

### Will STROHBOiD arrange the installation permits?

STROHBOiD will provide the required drawings for the Glamping Unit. 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 Glamping Unit?

The wooden structure, the wooden interior fittings and the metal connections have a lifespan of up to 100 years with careful maintenance. The membranes are recommended to be changed every 10 years.

### How should the Glamping Unit 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 Glamping Unit delivered assembled?

No, we send the Glamping Unit 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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