

# *Building the dream*

**STECO**  
HOLZBAU



[www.stecocentar.com](http://www.stecocentar.com)

***a Sustainable Family Home in NIJMEGEN***

STECO HOLZBAU

# The company Steco Centar d.o.o in figures

Steco Centar has the most modern prefabricated house production in Bosnia.

The projects are manufactured on an area of more than 12,000 m<sup>2</sup>.

We are currently expanding production with an additional hall for element production.

Number of employees 140

Production capacity 40.000 m<sup>2</sup> GEA per year

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## Executive Summary

This case study highlights a prefabricated residential home project completed by STECO CENTAR for a private investor, Henk Kleine Grave, in Velp, Nederland.

The project exemplifies STECO CENTAR's commitment to sustainable construction, rapid delivery, and customer satisfaction.



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# Project Background

**LOCATION:**  
NIJMEGEN,  
NETHERLANDS

**ARCHITECTURAL VISION:**  
Residential Single Family Home

**TIMELINE:**  
10.07.2020. - 04.09.2020.

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## Project Objectives

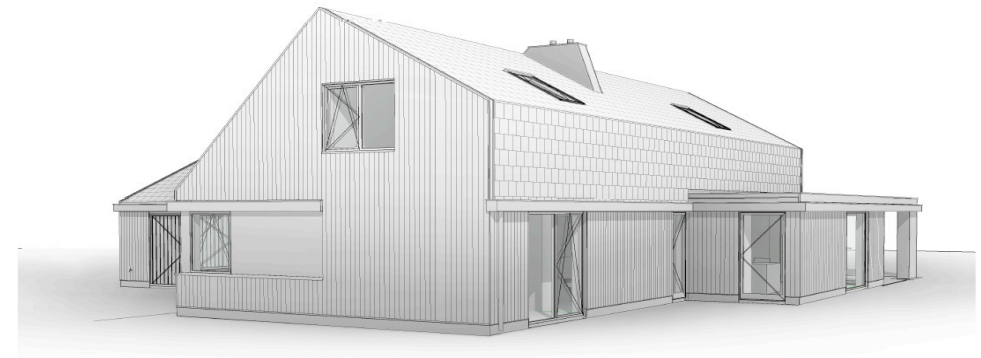
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The project aimed to deliver a high-quality, eco-friendly residential single-family home while minimizing environmental impact and construction time.

Key goals included:

1. Ensuring compliance with European building standards.
2. Customizing the design to meet the client's preferences.

Delivering and assembling the home within a strict timeframe.



# Challenges

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## Logistics:

Transporting prefabricated elements from Bosnia and Herzegovina to the Netherlands required precise planning to avoid delays.

## Regulatory Compliance:

Ensuring the structure met local building codes in the Netherlands.

## Customization Needs:

Incorporating client-specific design elements while adhering to STECO CENTAR's standardized prefabrication processes.



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## Solution

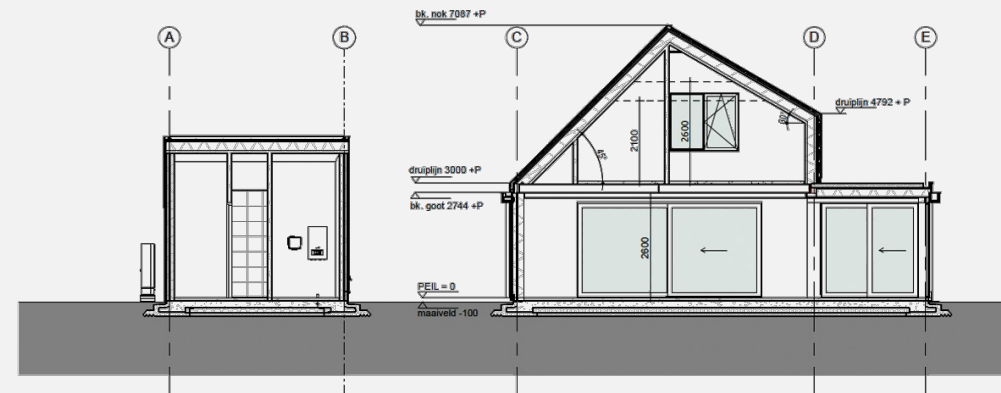
STECO CENTAR leveraged its expertise in prefabricated timber frame construction and sustainable building practices to overcome these challenges:

- **Precision Engineering:** Elements were fabricated in STECO CENTAR's Bijeljina facility using advanced machinery, ensuring consistency and quality.
- **Custom Design Integration:** The architectural team collaborated closely with the client to ensure the design reflected their unique preferences.
- **Sustainable Materials:** The home utilized FSC-certified timber and eco-friendly insulation materials.
- **Streamlined Logistics:** A dedicated logistics team coordinated module transportation and on-site assembly to minimize disruptions.

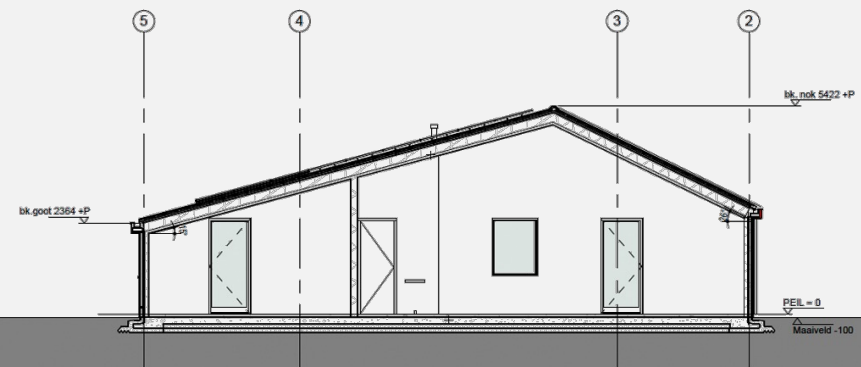


# Design Phase

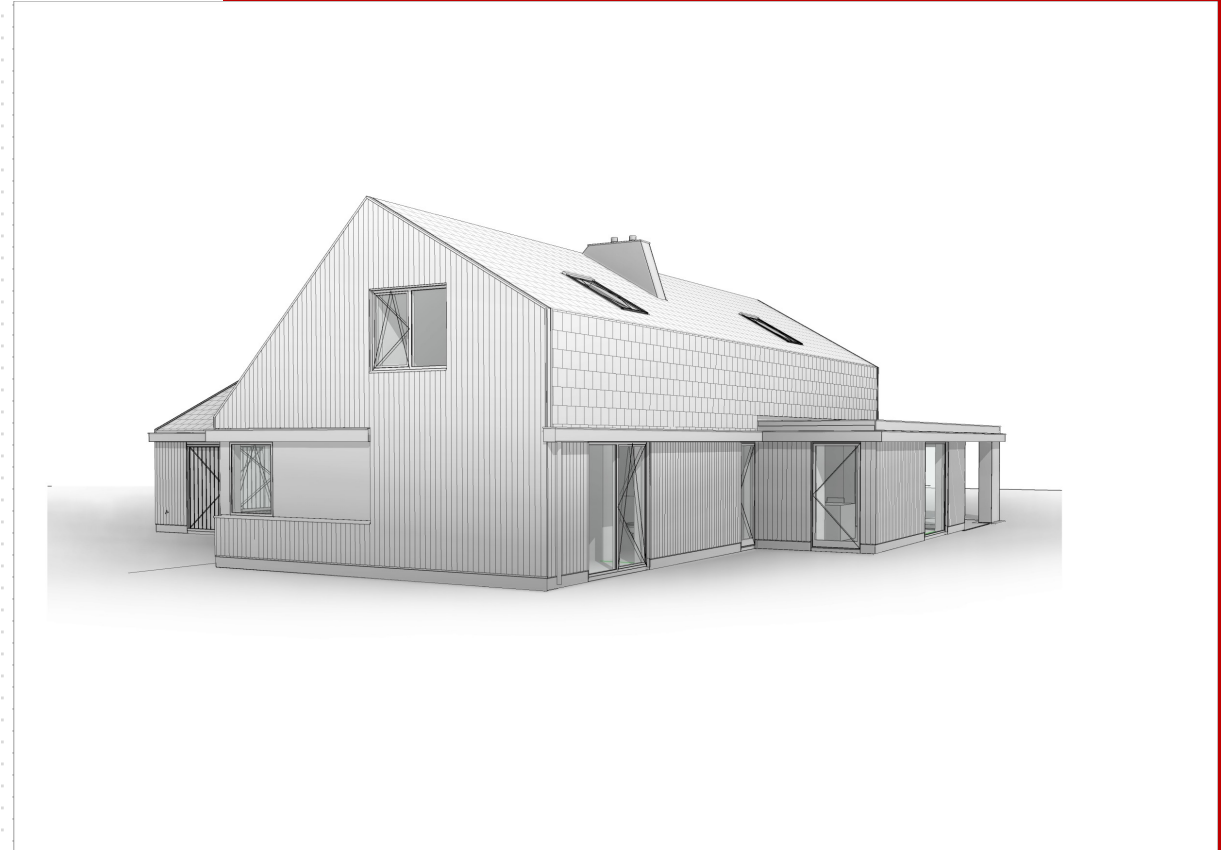
The client approved a tailored layout that aligned with modern residential needs and energy efficiency standards.



Doorsnede A  
1:100







**3D RENDERING**

# Production

All components were prefabricated at the factory in Kojcinovac, Bijeljina, Bosnia and Herzegovina, ensuring high precision and minimal waste.



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# Construction Process

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## Transport and Assembly:

Elements were shipped to Nederland and assembled within weeks.

# Finalization

The project was completed with additional features such as smart home capabilities and energy-saving systems.



# Results

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## **Time Efficiency:**

The project was completed within a reduced timeframe compared to traditional construction methods.

## **Cost Savings:**

The prefabricated approach saved the client approximately 20% on construction costs.

## **Energy Efficiency:**

The home was designed to meet European energy standards, significantly reducing heating and cooling costs.

## **Customer Satisfaction:**

The client expressed high satisfaction with the design, quality, and seamless delivery process.



## **Conclusion**

STECO CENTAR successfully delivered a sustainable, high quality residential home that met all client expectations while setting a benchmark for prefabricated construction. This project underscores STECO CENTAR's capability to manage complex international projects with precision and efficiency.

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## Our suppliers and partners:

At Steco Holzbau, we work with experienced strong partners, all of whom are among the market leaders in Europe in their segment.

We only use high-quality products from established manufacturers and work together in partnership.

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