

# JELOVICA

## wood

natural materials

## house

ecology

energy efficiency

## quality

certificates

## partnership

## tradition

architecture





# JELOVICA

## JELOVICA [ green company ]

JELOVICA is a group of companies which produce high-quality products made of wood and natural materials. We are one of the leading producers of energy-saving and environment-friendly modern houses, windows and doors in the region.

As an international company, we export more than half of our products to 23 world markets, where we create more than half of the whole turnover. The European countries are considered as important markets, where we are strengthening our position, due to our flexibility, responsiveness and reliability.

Up-to-date technology, innovative development solutions, high standards and international certificates guarantee high-quality products and their long-term use even for the most demanding customers.

### JELOVICA HIŠE D.O.O.,

a company within the group, produces and markets individual houses, apartment buildings, and public and business facilities. Thanks to 70 years of tradition, we are considered one of the oldest producers of prefabricated buildings in Europe with more than 12,000 built houses all over the world. Jelovica can produce

more than 200 individually designed houses per year. Our most important markets are, in addition to Slovenia, also Germany, Italy, Switzerland, Austria, Ireland, Belgium, Turkey, and Ukraine. Prefabricated houses made of wood were also created for the American and Russian market as well as Middle East countries.

Today, Jelovica is a modern and innovative medium-sized company with the development vision for the future.



1942  
FIRST WOODEN  
HOUSES IN  
SLOVENIA



1963  
SETTLEMENT  
HOUSES IN  
MACEDONIA



1970  
SETTLEMENT  
HOUSES IN  
SLOVENIA



1975  
SETTLEMENT  
HOUSES IN  
SLOVENIA



1988  
SETTLEMENT  
HOUSES IN USA



1999  
SETTLEMENT  
HOUSES IN  
GERMANY



2001  
INDIVIDUAL  
HOUSES IN  
UKRAINE



2003  
VILLA IN IRELAND

## OUR TRADITION AND EXPERIENCES [ from generation to generation ]

Jelovica has more than 100 years of experiences. The knowledge on top-quality wood and how to use it to create high-quality houses is successfully passed from generation to generation.

Our first prefabricated wooden houses were made 70 years ago and they still serve their purpose. Jelovica has placed its buildings of different sizes and purposes all over the world. Various projects were carried out, from erecting new houses after earthquakes to building numerous houses of different sizes, and the construction of holiday houses, kindergartens, schools and other public and business facilities.

We also draw knowledge for the future from our tradition. We have continuously developed the production technology of prefabricated wooden houses and upgraded it in accordance with world guidance criteria.

With a selection of top-level suppliers, exclusively high-quality and certified materials and innovative construction solutions, today we offer modern and energy-saving houses or buildings.

Our experiences, quality services and warranties testify that we are a trusted partner with experiences and knowledge

2003-07  
SETTLEMENT  
HOUSES IN  
TURKEY



2006  
INDIVIDUAL  
HOUSES IN  
ITALY



2007-08  
TERRACED  
HOUSES  
IN GERMANY



2009  
SUNNY VILLA  
IN BOVEC,  
SLOVENIA



2010  
GLAMOUROUS  
CAMPING G IN  
SLOVENIA



2010  
KINDERGARTEN  
IN SLOVENIA



2011  
INDIVIDUAL  
HOUSE IN  
SLOVENIA



2012  
INDIVIDUAL  
HOUSE IN  
SLOVENIA



# THE ART OF LIVING OF THE FUTURE

[ our vision ]

At Jelovica, we are certain that when designing a home it is not only the house that is important, but also the individual or the community living in it. Based on the previous experiences, we designed a concept of creating modern, energy-saving houses tailored to the needs of the individual.



The Jelovica house is not only a house. It provides living quarters tailored to individual's needs, a home which reflects the wishes and personal style of its owner, and in its architectural design, takes his or her living habits into consideration.

Our advantages are knowledge, experiences and cooperation with various experts, since this is the only way to offer our current clients the best innovative solutions for a prefabricated wooden house, which is energy efficient and environment-friendly.

Our current development is directed towards the art of living of the future. We aim to create an energy-plus-house, and especially to develop modular apartment and business units, which offer new possibilities of living and diversity of use.

At Jelovica, we are certain that living quarters are of high quality when they enable you to live in coexistence with nature.





## MODERN WOOD CONSTRUCTION [ advantages ]

One of the most important advantages of Jelovica houses is the fact that in construction we use a lot of wood which as a natural material has many positive qualities.

- Wood is a healthy material because it doesn't emit any harmful substances and it doesn't cause any allergic reactions.
- It enables you to live comfortably because it regulates humidity and produces a pleasant smell
- It is an ecological material, its life cycle is very clean, and wood treatment doesn't require a lot of energy.

Due to the listed facts on wood characteristics, we believe that using wood in construction has many important advantages:

- The **SPEED** at which a prefabricated wooden house can be erected is one of the main advantages of this type of construction. The time period between the day when the contract is signed to the day of the move in is a lot shorter than with traditionally constructed houses, for example:
- The **CONSTRUCTION** of a prefabricated wooden house is **EASY**, since the house weights approximately four times less than a traditionally constructed house. This is why, the earthquake protection of a wooden house is much better because it can more easily adapt to the shaking of the ground, since the force of an earthquake on the house is proportionally smaller. Due to the developed and verified construction systems, Jelovica houses are safe also when an earthquake occurs, since it is characteristic of wood that it can resist pulling, compressive and pliable forces
- **MORE USABLE FLOOR AREA** than with traditionally constructed houses can be gained through thinner wooden construction, up to 10% of the floor area. At the same time, you can choose from different levels of energy efficiency.

The optimal wooden prefabricated house made in Jelovica offers excellent thermal, sound, fire and earthquake protection, and it is energy efficient at the same time.

# ENERGY EFFICIENCY and ENVIRONMENTAL PROTECTION

[ sustainable construction ]

Sustainable construction is presented in the whole Jelovica construction process, from planning and construction to use, which is in accordance with environmental protection and conservation of natural resources. At the same time, the construction and use of the house are economic, and the house can also be recycled or used for other purposes.

The Jelovica house is energy efficient, user-friendly, good for health, functional and contributes to the conservation of social and cultural values.

The houses made in Jelovica use less energy for heating because they are constructed in accordance with low-energy standards, which are verified with various certificates in individual countries (Klimahaus, Minergie...). Our progressive wood construction systems in combination with the newest isolation materials offer various levels of energy efficiency (Optima, Optima +, Termo +, Eko and Pasiv). In addition to wood, we also use other environment-friendly materials in construction, which have a low carbon footprint.

Why are wooden houses so energy-saving? Wood as the basic material enables the best proportion between heat insulation and heat conservation. Solar energy also isn't negligible, since it can, if the house is facing in the right direction, considerably contribute to the heat balance of the house, which results in heating savings.





## UP-TO-DATE TECHNOLOGY [ oriented towards development ]

The world development trends of sustainable construction are based on the use of new optimal combinations of well-known, natural materials and new ecological materials.

At Jelovica, development has always been an important competitive advantage, and it still is, since we invest a lot of our energy and knowledge in finding key solutions for the improvement of our products.

We successfully cooperate with architects, experts and education institutions, such as faculties of wood economy, civil engineering and architecture, where we research and test new products. We are constantly searching for new energy-saving construction systems and other important details, through which we dictate new guidelines in the construction of prefabricated buildings and at the same time we respond to the demands of our clients.

At Jelovica, we focus on the development of the energy-plus-house or active house, which is designed in a way that it uses renewable energy resources for heating up space and water, ventilation and lighting. Through solar cells and photovoltaic panels, such house produces more energy than it needs. Through strategic planning in cooperation with various experts, the active house offers optimal living with no or minimal impacts on nature and environment.

At Jelovica, we are aware how important the use of up-to-date technology is and we are constantly investing in development in order to preserve the quality of our products. This is how we achieve the highest quality of living.



## CERTIFIED QUALITY [ responsible to clients ]

The quality of our products is our obligation to our business partners and clients. With acquired international certificates for the European market and individual markets within Europe, we certify this quality.

For our products, energy-saving houses and other larger buildings, we received the following quality and energy efficiency certificates:

- CE - We assume responsibility for conformity of our products with current European legislation and we fulfil requirements of the European Union with regard to safe use, health and environment protection, and other requirements required by the European standards or technical approval;
- ISO 9001 - We acquired the international quality system certificate in 1996. It guarantees an efficient quality-management system from development and purchase to production and sale;
- RAL - The German quality mark for the production of houses, which represents the whole supervision of the production and integrated materials, which are annually supervised by OTTO-GRAF INSTITUT from Germany;
- ÖA Zeihen - the Austrian quality mark for the conformity of our construction elements with the Austrian legislation;
- Klimahaus - an energy-saving standard for houses on the Italian market;
- Minergie - an energy-saving standard for houses on the Swiss market.

Jelovica is an important member of the Slovene association of producers of prefabricated wooden houses called Sekcija slovenskih proizvajalcev lesenih montažnih hiš. We constantly participate in the development of this construction branch home and abroad, also as a member in the German association of prefabricated construction and houses - Bundes-Gütegemeinschaft Mantagebau und Fertighäuser e.V., and we actively participate in the promotion of sustainable construction across Europe.



Slovenski proizvajalci  
lesenih montažnih stavb



## COMPLETE SERVICE [ from idea to construction ]

At Jelovica Hiše, we have more than 70 years of experiences in the production of high-quality houses. We have already constructed over 12,000 buildings, gaining valuable knowledge, self-confidence and experiences along the way. The process from the idea to the final setting-up of the house is rather complicated, and this is why at Jelovica a group of experts from various fields is available to you if you need someone to consult with and to make this whole process easier for you.



More than 100 employees in our company daily strive to achieve one goal: to construct with you a high-quality house, a safe home.

- We emphasize the cooperation between our external and internal architects and constructors during the planning process and implementation of details for each individual project.
- Teams of structural engineers, electrical engineers and timber engineers, mechanical and civil engineers, and carpentry specialists participate in the construction of the house, by sharing their expertise and knowledge.
- The setting up of the prefabricated house is carried out by experienced constructors in a couple of days.
- Modern construction methods enable you to move in the house in a few months
- We offer a 30-year guarantee on the statical stability of the wooden elements the Jelovica house.

At Jelovica, we are certain that the building of a house should not be left to chance, and this is why it is very important to select a reliable partner.

## OUR VALUES

[ company's responsibility ]

Our values and responsibility guide us in the daily operations of the Jelovica company and in our decision-making process. Our commitment and obligation is to enable current and future generations to live in a healthy and clean environment. At the same time, we take the needs of the society and local environment into consideration.

The Jelovica company is one of the first green companies in the region. The responsibility towards nature and mankind is present in all segments of our business operations. We even went a step forward in environment protection and made sure that our production is ecological and clean. We use natural resources, such as water, sun and wood. Our factories are energy-plus-buildings, which means they produce more thermal and electrical energy than needed for production and business operations.

Our responsibility towards the local environment reflects in our working environment through environment-friendly actions such as recycling, efficient energy use and use of renewable resources.

Jelovica produces top-quality products, and their production doesn't pollute the environment. We create the life style of coexistence with nature. For many years, we have supported athletes who practice nature-friendly sports, among whom are a marathon man and the best Slovene female biathlete. Thus, we enable them to achieve top results in their sport, and they promote our natural life style.

We also participate in other projects, such as various environment-friendly actions, and raise awareness of the environment among children in kindergartens and schools through various creative projects.





[Austria]



[Italy]



[Ukraine]



[Ireland]



[Slovenia]

[individual houses]



[Belgium]



[Switzerland]



[Slovenia]



[Slovenia]



[Ireland]

[individual houses]



[apartment buildings, Hamburg, Germany]



[apartment buildings, Milan, Italy]



[Turkey]

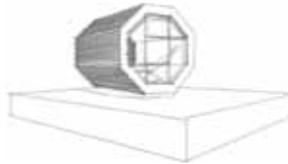


[low-energy kindergarten, Slovenia]



[apartment buildings, Bovec, Slovenia]

[large wooden facilities]



## SPECIAL PROJECTS

are the projects which we develop together with architectural offices across Europe in order to improve the quality of living. Projects include our and external experts from different fields. Based on experiences, we are creating the new art of living. Our responsibility towards the customer shows in high-quality products, realistic supply deadlines and innovative solutions for unconventional ideas.

[special projects]

**JELOVICA**

JELOVICA HIŠE d.o.o. | Hrib 1 | 4205 Preddvor | Slovenia | +386 4 2750 324 | info-hise@jelovica.si |  
www.jelovica.si | www.jelovica-hise.si