

PRICES

Valid from: 01.01.2023

[SI-MODULAR][®]

[SI-MODULAR] – THE SIMPLE BUILD

With this price list you may easily calculate the costs for the building shell of your [SI-MODULAR] project yourself.

Building with our structures is subject to some regulations. So before you start your calculation, please be sure to read the brochure as well as the boundary conditions on our website and use them to check whether our timber house construction kits are suitable for your project. If you are uncertain, just get in touch with us to evaluate your options.

We divided this list into three parts. You can choose a building structure and complement it yourself with further materials to create a finished building. Optionally, you can use additional packages such as external wall insulation, windows, roof insulation and other products from our range, which are of course adapted to our system, to create your building shell. You will also find some additional accessories and solutions in the third section.

As a good starting point for a cost calculation, we recommend an initial planning with our planning aids. Just send us a short Email request and we will supply you with the template needed. Having your own planning ready, you can count the required components or wall sections and calculate them according to the desired equipment.

To do this, you will find an overview at the end of this price list in which you only have to enter the required number in the corresponding fields and multiply it by the corresponding unit price.

In this way, you can finally determine the costs of the respective category and thus the total costs for your requirements.

In case you find this calculation too complicated, feel free to entrust us with this task and send us your draft.

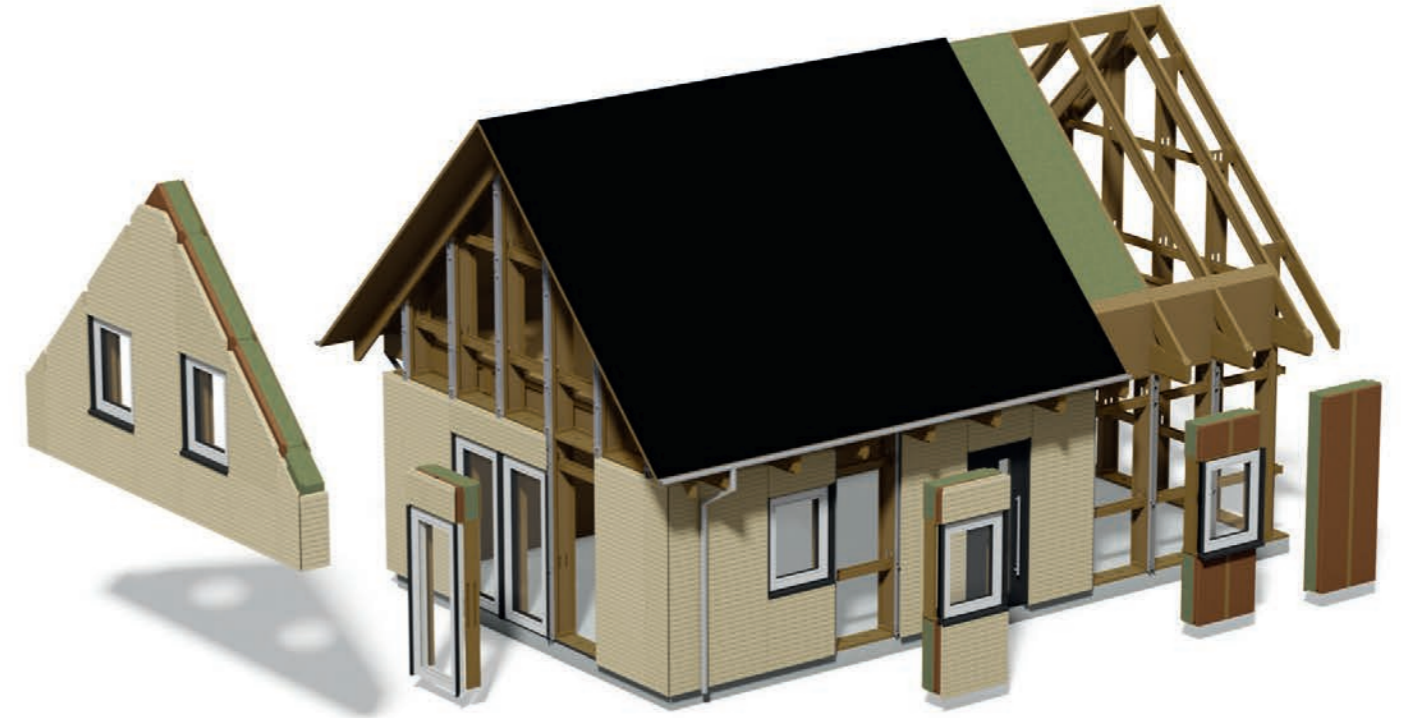
We hope you enjoy planning. If you have any questions or suggestions, we look forward to hearing from you.

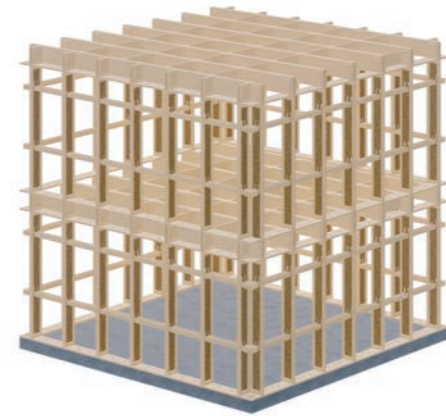
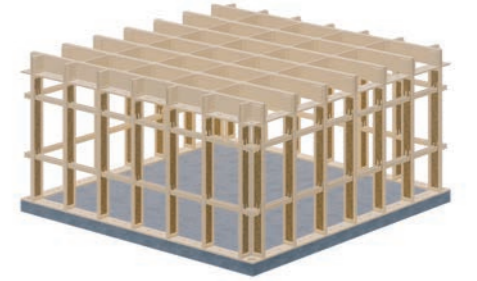
Best regards,

Your team of
STELL INNOVATION GmbH

Valid from: 01.01.2023

All prices listed are for end consumers and include the currently valid German VAT.





PART 1: STRUCTURES

BASICS

1. Building Structure

A wooden structure forms the basic framework of the building construction kit. It contains all the components necessary for the assembly, including screws, dowels and anchors. The wooden elements are manufactured individually for you on a CNC-machine with millimetre precision according to your requirements. The starting point here is a package with a base area of 5.7 x 5.7 or 6.7 x 6.7 metres (external dimensions plus facade).

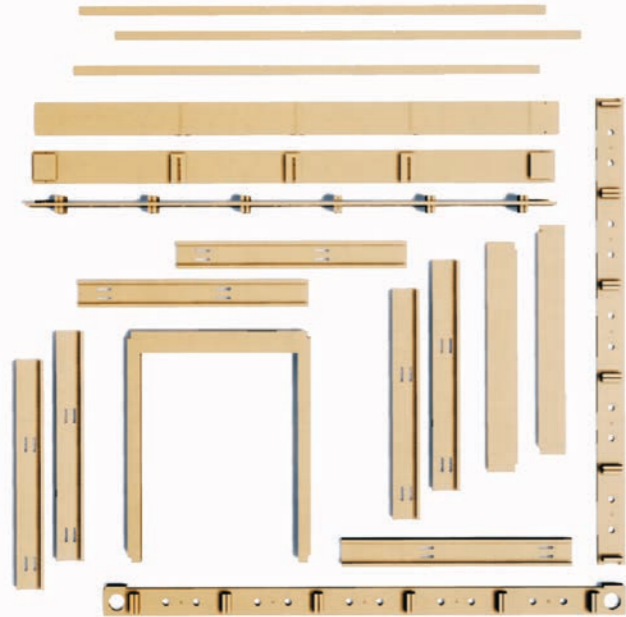
If required, this can be extended lengthwise in metre increments. The interior dimensions of a basic kit are 5 x 5 m or 6 x 6 m. The inner spaces in the gable roof are oriented to the 2-metre contour lines. A construction kit consists of timber I-beams (FJI) as columns (and rafters) as well as sleepers, frames and clamps made of laminated veneer lumber (LVL). The intermediate ceiling or roof is planked on one side with 25 mm OSB boards. For Type A with a gable roof, a 16 mm thick DWD board is used on the outside of the rafters.

2. Interior Walls

The components for necessary bracing interior walls (see boundary conditions) are included in the extension packages.

3. Static Analysis + Assembly Instructions

The scope of delivery also includes the system's static analysis for the framework structure for submission to your building authorities as well as a detailed assembly instruction.



MODEL A



Basic kit 5 x 5 Meters
Interior space GF: 25 m² / roof: ~12 m²
per Kit: 21.500,- EURO

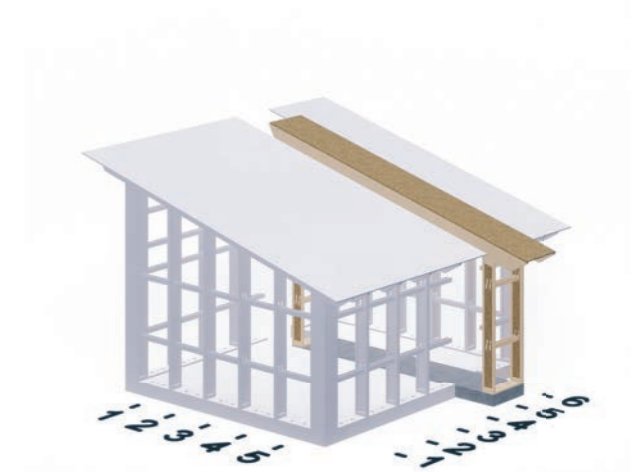


Extension in length
Interior space GF: +5 m² / roof: +2,25 m²
per Meter: 2.150,- EURO

MODEL B1



Basic kit 5 x 5 Meters
Interior space GF: 25 m²
per Kit: 18.500,- EURO



Extension in length
Interior surface GF: +5 m²
per Meter: 1.850,- EURO

MODEL B2



Basic kit 5 x 5 Meters
Interior space GF+FF: 50 m²
per Kit: 32.500,- EURO

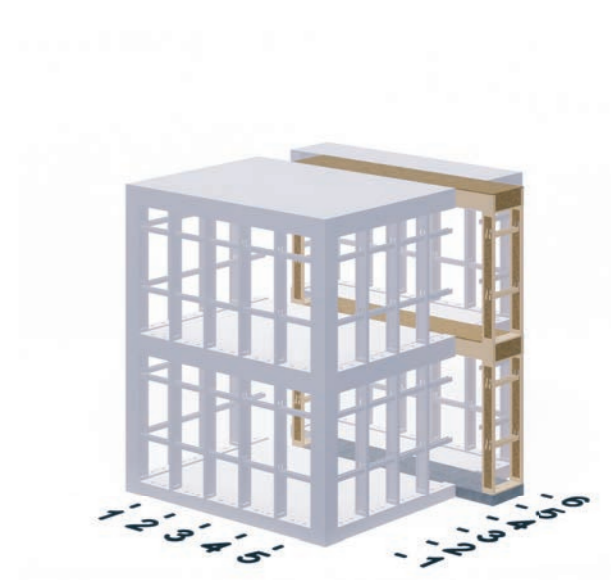


Extension in length
Interior surface GF+FF: +10 m²
per Meter: 3.250,- EURO

MODEL C2

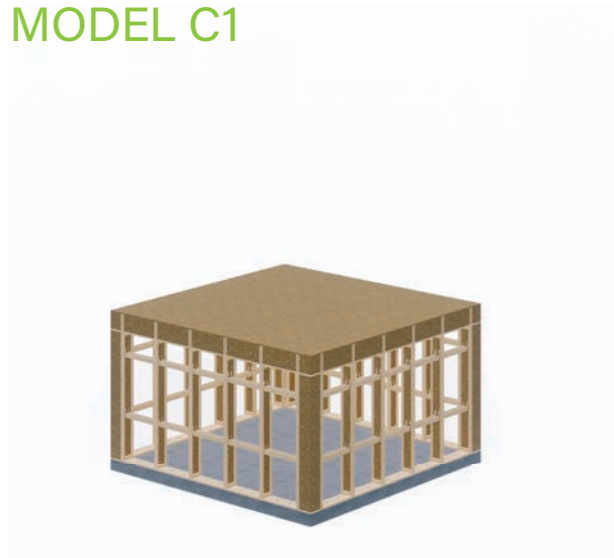


Basic kit 5 x 5 Meters
Interior space GF+FF: 50 m²
per Kit: 26.500,- EURO

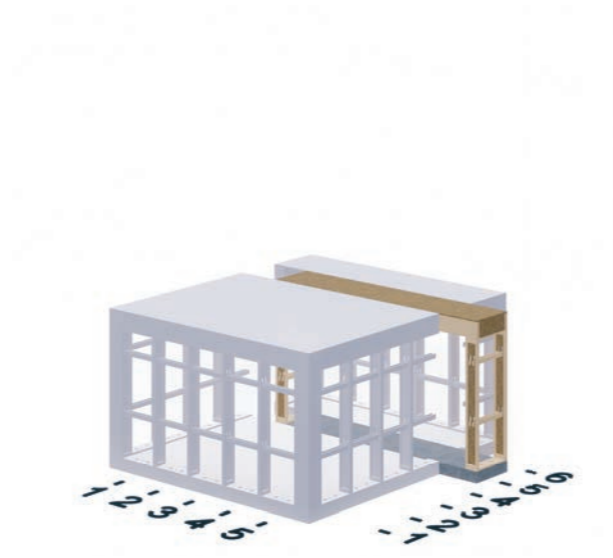


Extension in length
Interior surface GF+FF: +10 m²
per Meter: 2.650,- EURO

MODEL C1



Basic kit 5 x 5 Meters
Interior space GF: 25 m²
per Kit: 15.500,- EURO

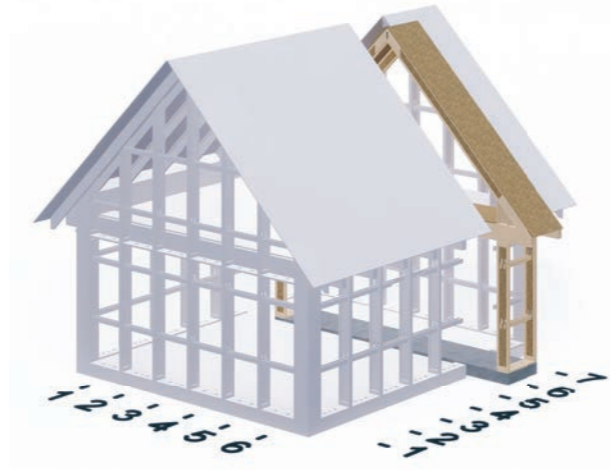


Extension in length
Interior surface GF: +5 m²
per Meter: 1.550,- EURO

MODEL A+



Basic kit 6 x 6 Meters
Interior space GF: 36 m² / roof: ~18 m²
per Kit: 32.500,- EURO

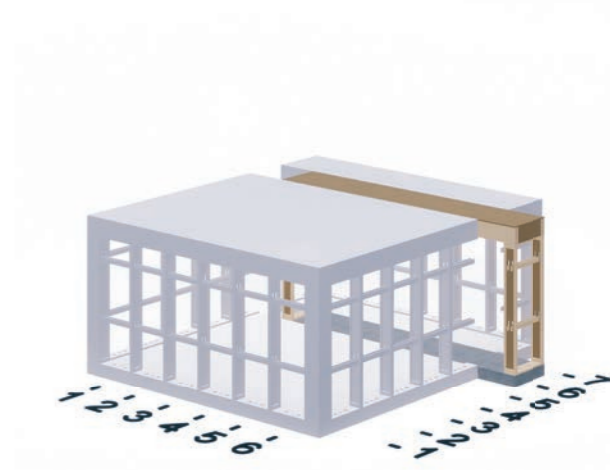


Extension in length
Interior space GF: +6 m² / roof: +3 m²
per Meter: 2.950,- EURO

MODEL C+

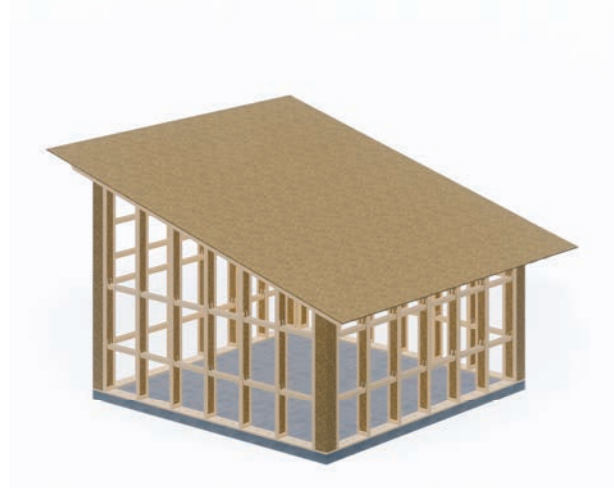


Basic kit 6 x 6 Meters
Interior space GF: 36 m²
per Kit: 18.500,- EURO

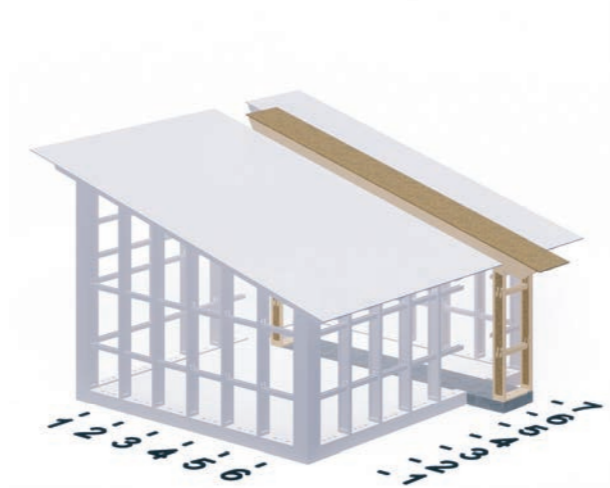


Extension in length
Interior space GF: +6 m²
per Meter: 1.850,- EURO

MODEL B+



Basic kit 6 x 6 Meters
Interior space GF: 36 m²
per Kit: 22.500,- EURO

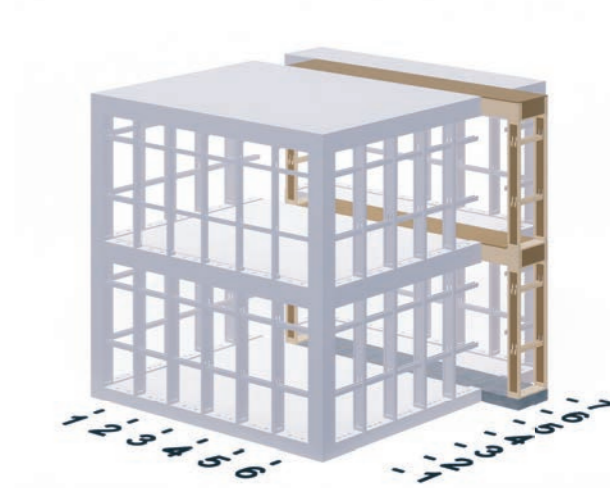


Extension in length
Interior space GF: +6 m²
per Meter: 2.250,- EURO

MODEL C2+



Basic kit 6 x 6 Meters
Interior space GF: +FF: 72 m²
per Kit: 32.500,- EURO



Extension in length
Interior space GF+FF: +12 m²
per Meter: 3.250,- EURO



PART 2: BUILDING SHELL

EXTERIOR WALL WITH INSULATION

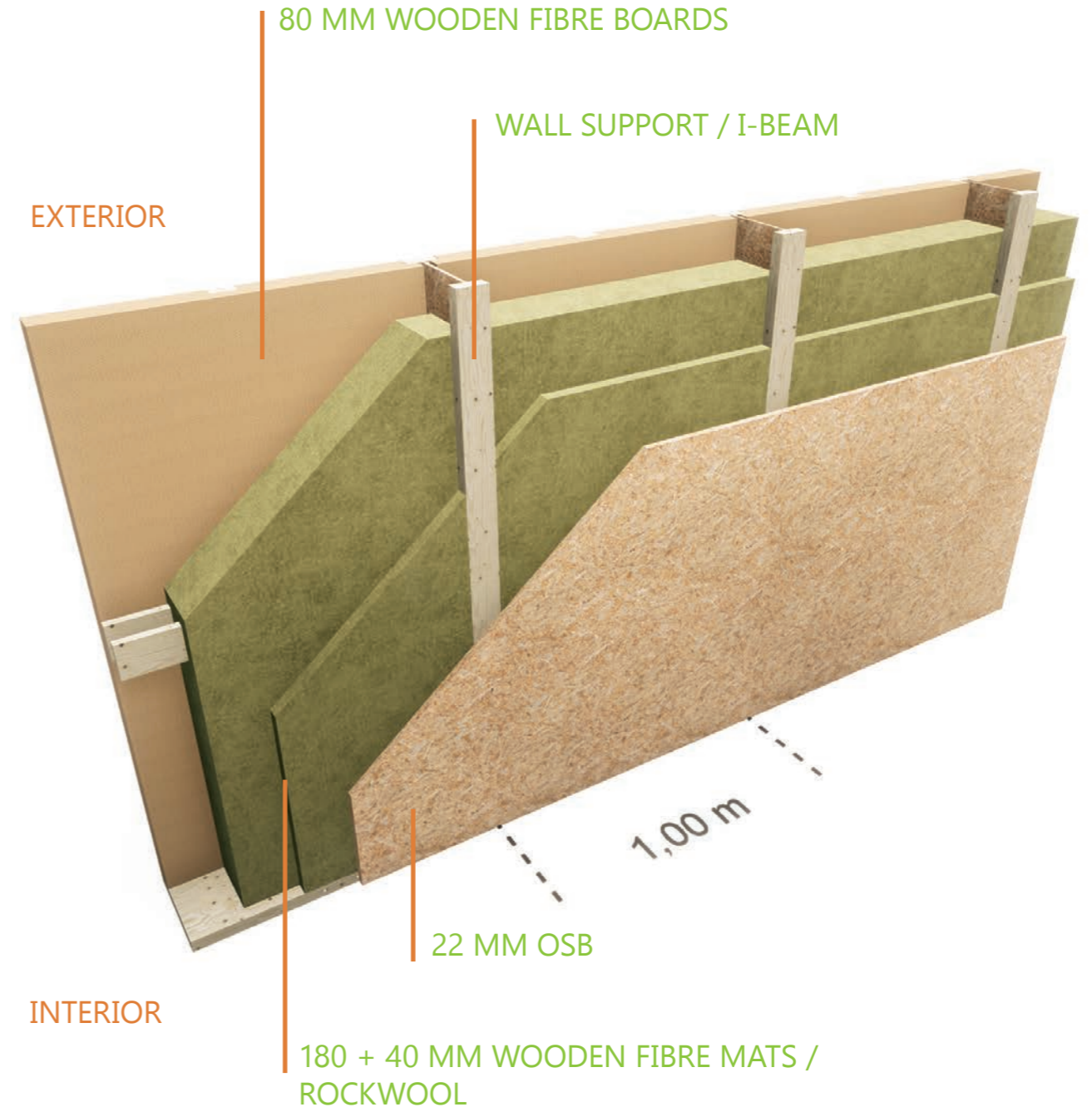
The construction of the building structures makes it possible to use the complete wall cross-section with 30 cm depth for thermal insulation.

Our standard insulation package offers all the necessary components and materials to quickly and easily create a thermally insulated exterior wall.

The inner planking is a 22 mm thick OSB, which also serves to reinforce the building. The main part of the thermal insulation with a thickness of 220 mm is provided by two layers of rock wool or wood fibre insulation mats.

The outer layer is formed by 80 mm thick wood fibre boards. These are precisely matched to the system and are simply placed in three segments between the wall supports from the inside and screwed into place.

If you want to use an alternative insulation material, you can order wall packages without the 220 mm thick rock wool/wood insulation mats on request.



BUILDING CORNER SETS: INSULATION

The construction of our modular system is based on a static analysis template.

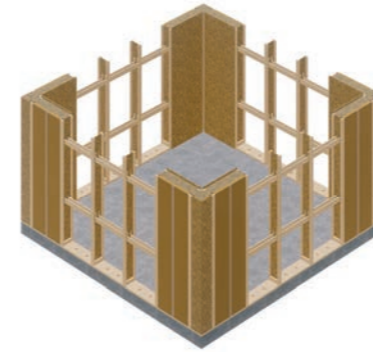
No matter which size you chose, this pre-defined measures do the math. Therefore, every building kit is subject to some specified conditions.

First of all, to ensure stability, the wall panels in the corner of each building must be braced by a one meter wide planking. Individual solutions that deviate from this are sometimes possible, but must be checked in advance.

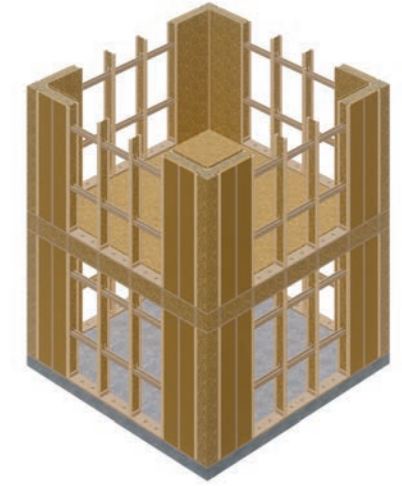
If a corner needs to have a window unit, the necessary stiffening is provided by a steel tension rods (see accessories, page 42).

To make the calculation easier for you, we put together a basic package that already contains the required materials. With these you can equip all 4 or 8 building corners to get a thermally insulated exterior wall.

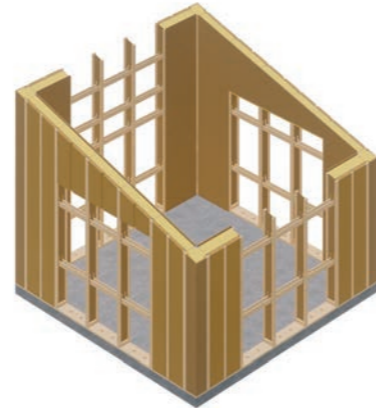
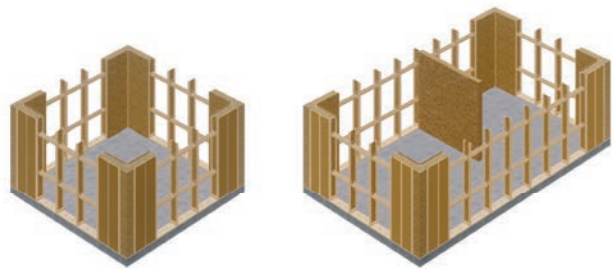
No matter which building length you choose, the corner wall elements always remain the same.



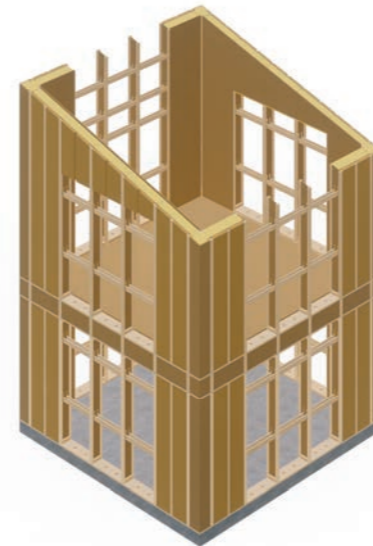
MODEL A / A+ / C1 / C+
Package for 4 corners: 2.690,- EURO



MODEL C2 / C2+
Package for 8 corners: 5.290,- EURO



MODEL B1
Package for 4 corners: 3.990,- EURO



MODEL B2
Package for 8 corners: 6.590,- EURO



MODEL B+
Package for 4 corners: 4.390,- EURO

WALLS WITH INSULATION AND WINDOWS



You can now add the following component packages to fill the wall sections that are not equipped with the corner kits. To do so, you determine the number of fittings required on the basis of your floor plan. In addition to the closed wall element, you can choose from three different window formats: Bathroom window/Size S, sill window/Size M or French doors/Size L.

With a construction depth of 78 mm, the windows are made of high-quality wood (Spruce), are manufactured in Germany and have an additional aluminium weather strip on the outside. Thanks to the triple glazing, the wooden windows achieve a UW-value of 1.0 W/m²K.

This is important in order to comply with the requirements of the current German Energy Saving Ordinance (GEG).

Alternative versions in Pine, Accuya, wood-aluminium or with a better insulation value up to 0.82 W/m²K are also available upon request / at an extra charge.

To be able to install a front door, larger window elements or sliding doors, you can use our two-panel or three-panel frames (see Accessories, page 42). In case you would like to purchase your windows elsewhere, we offer you the wall fillings with the necessary components, but without the windows.



Closed wall
per Unit: 320,- EURO



Parapet 140
with Window Size S
per Unit: 950,- EURO

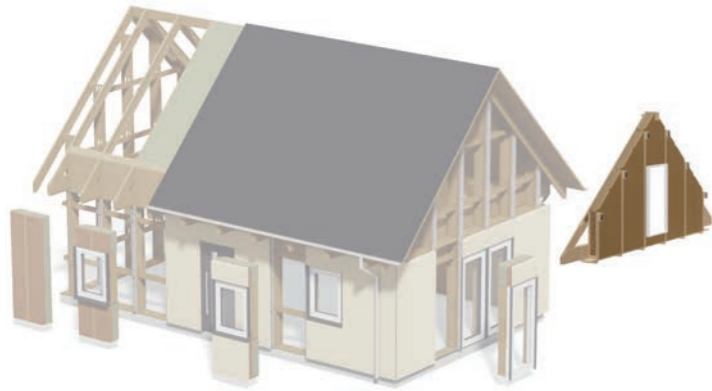


Parapet 90
with Window Size M
per Unit: 1.050,- EURO



Parapet 0
with Window Size L
per Unit: 1.390,- EURO

MODEL A: INSULATION GABLE

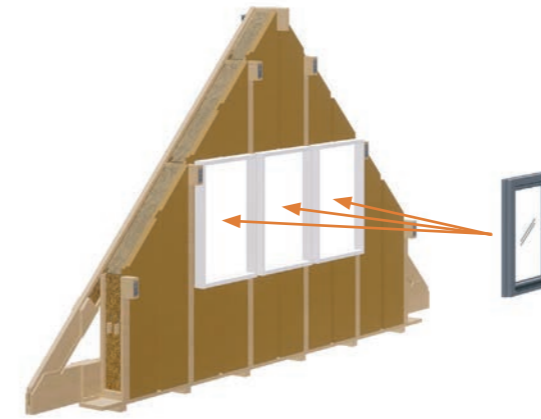


You can also equip the supporting structures of MODEL A and A+ with matching insulating elements in the gable.

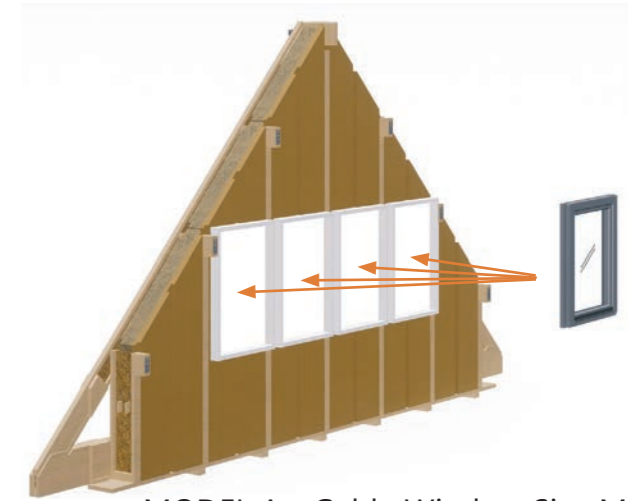
In this case, you must add the costs for the windows to the price of the gable insulation package. The omission of the insulation in the window field has already been included in the respective prices of the gable windows.

The light-coloured fields in the gables on the right-hand side indicate possible installation positions. The necessary guardrails are not included in the price.

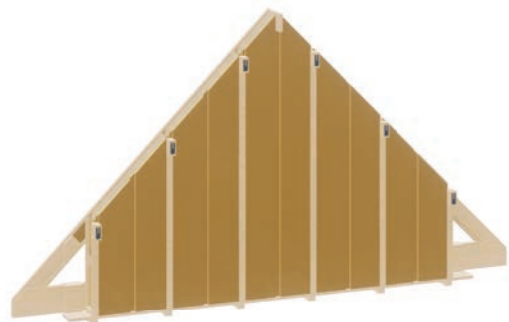
MODEL A: GABLE WINDOWS



MODEL A Gable Window Size M
per Unit: 790,- EURO



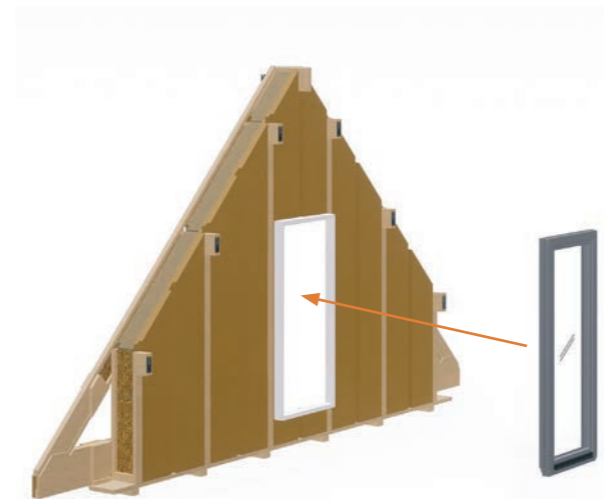
MODEL A+ Gable Window Size M
per Unit: 790,- EURO



MODEL A
Insulation per Gable: 1.390,- EURO



MODEL A+
Insulation per Gable: 1.790,- EURO



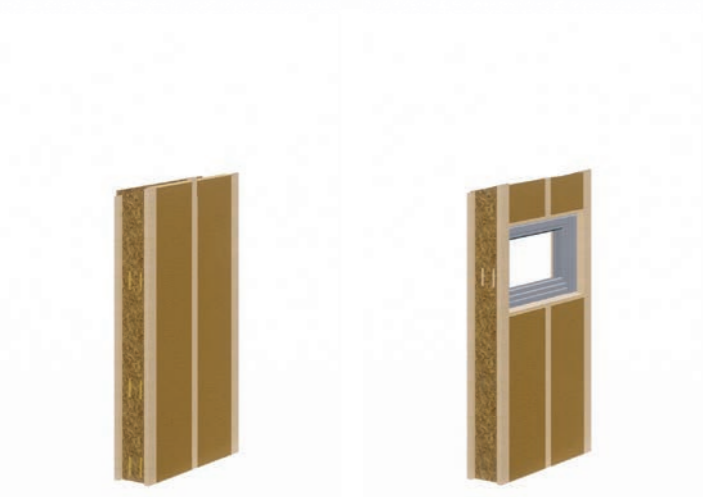
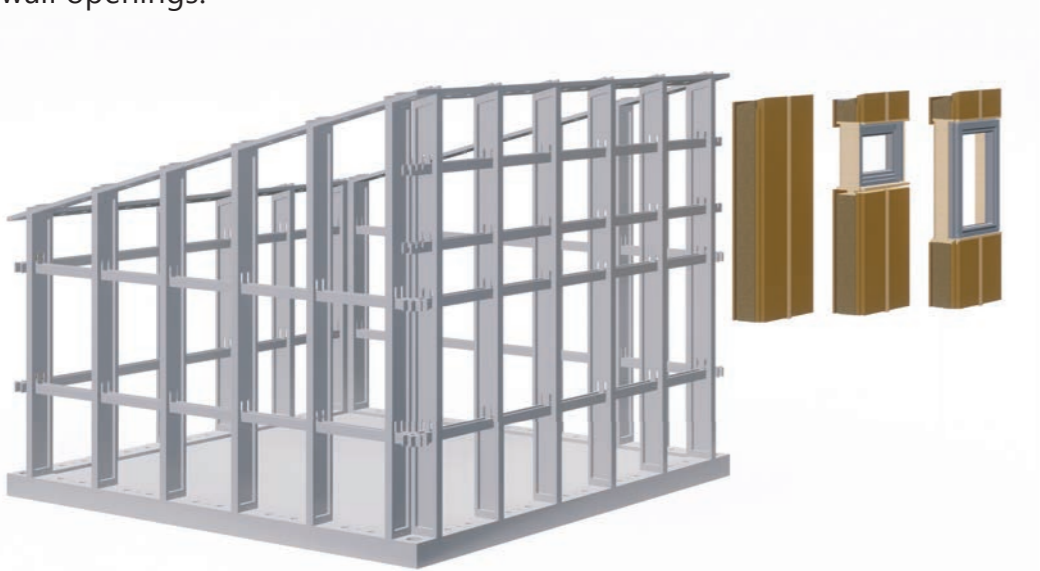
MODEL A Gable Window Size L
per Unit: 1.190,- EURO



MODEL A+ Gable Window Size L
per Unit: 1.190,- EURO

MODEL B: INSULATION AND WINDOWS RIDGE LINE

The MODEL B building structures are equipped with additional closed elements or with windows on the ridge side in the upper wall openings.



Closed Unit:
175,- EURO

Window Size S
Unit: 850,- EURO



Window Size M
(MODEL B+ only)
Unit: 890,- EURO

FACADE: SI-SYSTEM WITH SPRUCE

If you need a ready-to-install outer skin for your building, you can use our modular facade system for plug-in installation.

After mounting the exterior wall insulation, a wind- and water-repellent facade membrane is applied from the outside.

Each wallbeam is then fitted with a custom aluminum profile.



The ready-to-use facade elements can then be hung and aligned in this substructure. These are available with planking made of wooden rhombus-profiles (tongue and groove) or with highly resistant, colored HPL panels. The rhombus profiles are made of kiln-dried solid wood. You can choose between glazed Nordic spruce or raw pine.

With these elements you get a horizontal profiled cladding, where the stainless steel screws are not visible.

The woods are pre-treated on all sides, coated 2-fold with a colored glaze of your choice.

Please note: The facade elements also include externally necessary aluminum profiles as reveals for the windows (powder coated).



ALUMINIUM-SUBSTRUCTURE / FACADE RAIL

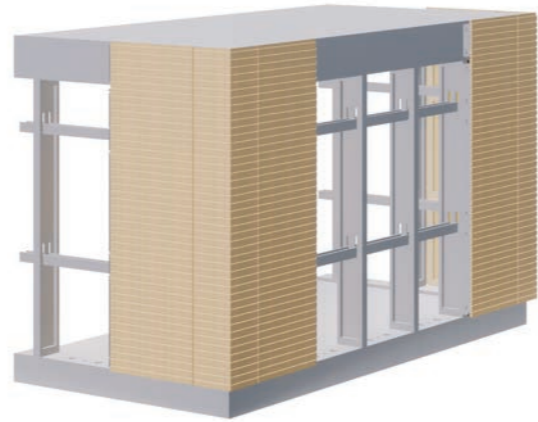
RHOMBUS PROFILES ON BEARING FRAME



MODEL A / B / C: SPRUCE FACADE FOR BUILDING CORNERS

The building corners can be equipped with a wooden facade as described before, comparable to the insulation packages for these corners.

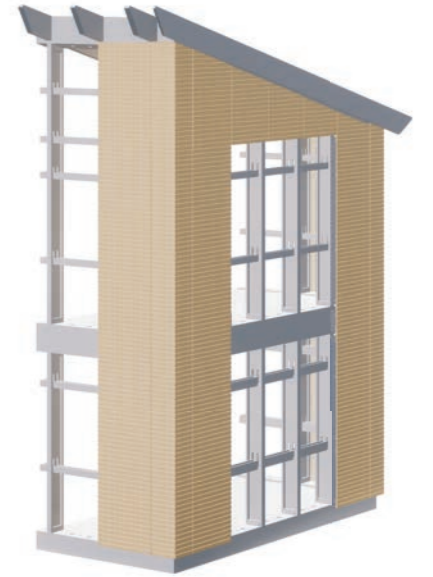
The wooden facade for MODEL B also includes the triangular elements in the gable above the normal wall bay openings.



MODEL A / A+ / C1 / C1+
Package for 4 corners: 6.490,- EURO



MODEL B
Package for 4 corners: 8.490,- EURO



MODEL B2
Package for 8 corners: 14.890,- EURO

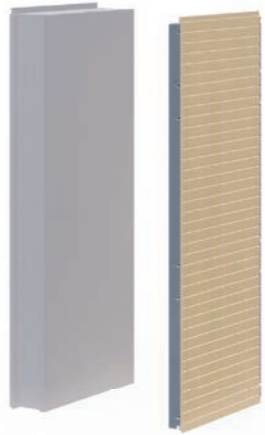


MODEL C2 / C2+
Package for 8 corners: 12.950,- EURO



MODEL B+
Package for 4 corners: 9.190,- EURO

WALL PANEL: FACADE SPRUCE



Wall Panel Facade Spruce
per Unit: 550,- EURO



Facade Spruce P 140
for Window Size S
per Unit: 750,- EURO

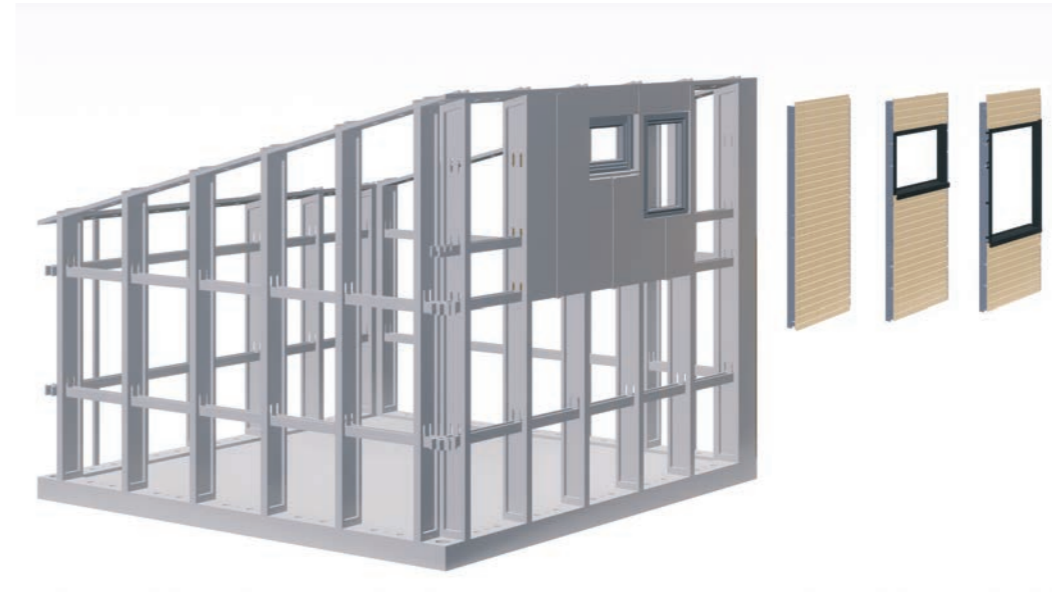


Facade Spruce P 90
for Window Size M
per Unit: 690,- EURO



Facade Spruce P 0
for Window Size L
per Unit: 650,- EURO

RIDGE LINE MODEL B: FACADE SPRUCE



Closed Facade
per Unit: 290,- EURO

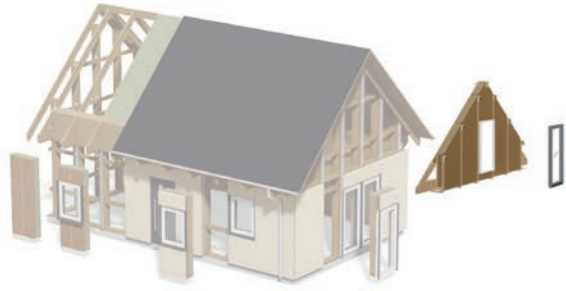


Facade for
Window Size S
per Unit: 650,- EURO



Facade for
Window Size M
(Model B+ only)
per Unit: 590,- EURO

MODEL A: FACADE SPRUCE GABLE



The gables of the building structures Model A/A+ can also be equipped with our facade system.

If you have placed windows in your gables, you can deduct the window area as a discount from the price of the gable facade again. The light fields in the gables on the right side show possible positions for installation.

MODEL A: DISCOUNT FOR WINDOW IN SPRUCHE FACADE GABLE



MODEL A / A+
Discount per Window Size M : - 190,- EURO



MODEL A Facade
Package per Gable: 2.350,- EURO



MODEL A+ Facade
Package per Gable: 2.990,- EURO



MODEL A / A+
Discount per Window Size L: - 360,- EURO

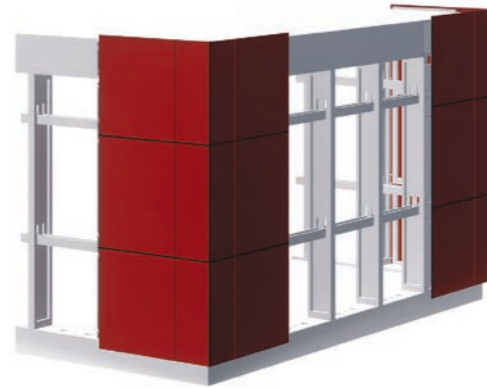
FACADE: SI-SYSTEM WITH HPL

The facade made of HPL panels (High Pressure Laminate) offers you a wide range of colors and thus color design options for your facade.

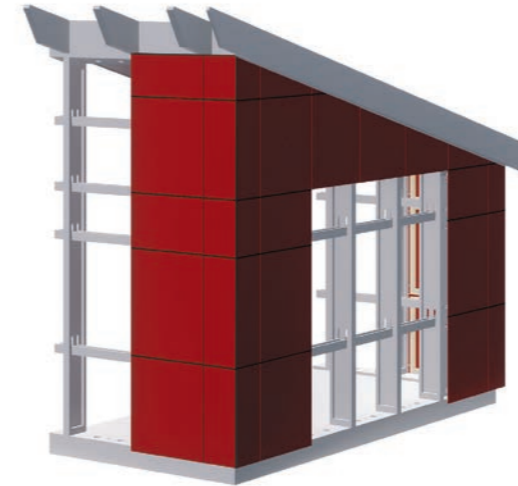
The 8 mm thick material impresses with its high weather resistance. It is also scratch-proof, durable and easy to clean.

The panels are visibly screwed. The screw heads are painted to match the panel color.

MODEL A / B / C: HPL-FACADE FOR BUILDING CORNERS



MODEL A / A+ / C1 / C1+
Package HPL-Facade for 4 corners:
7.250,- EURO



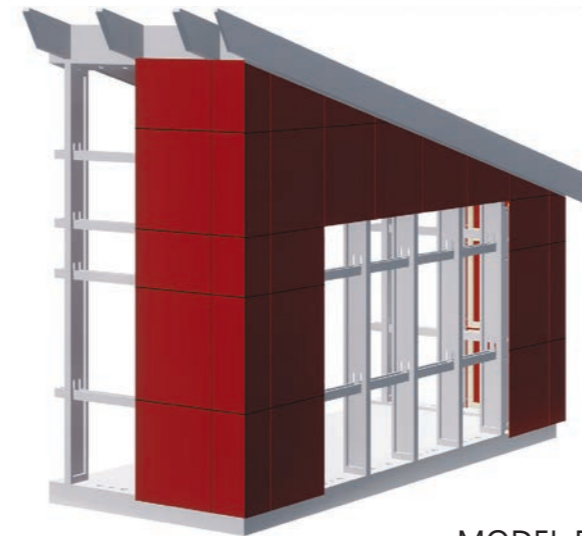
MODEL B
Package HPL-Facade for 4 corners:
10.750,- EURO



MODEL B2
Package HPL-Facade for 8 corners:
17.890,- EURO

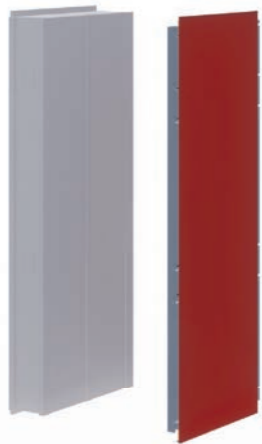


MODEL C2 / C2+
Package HPL-Facade for 8 corners:
14.590,- EURO



MODEL B+
Package HPL-Facade for 4 corners:
11.950,- EURO

HPL-FACADE FOR EXTERIOR WALL BAYS



Wall Panel HPL-Facade
Unit: 625,- EURO



HPL-Facade P140
for Window Size S
Unit: 825,- EURO

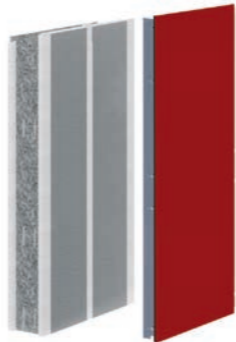
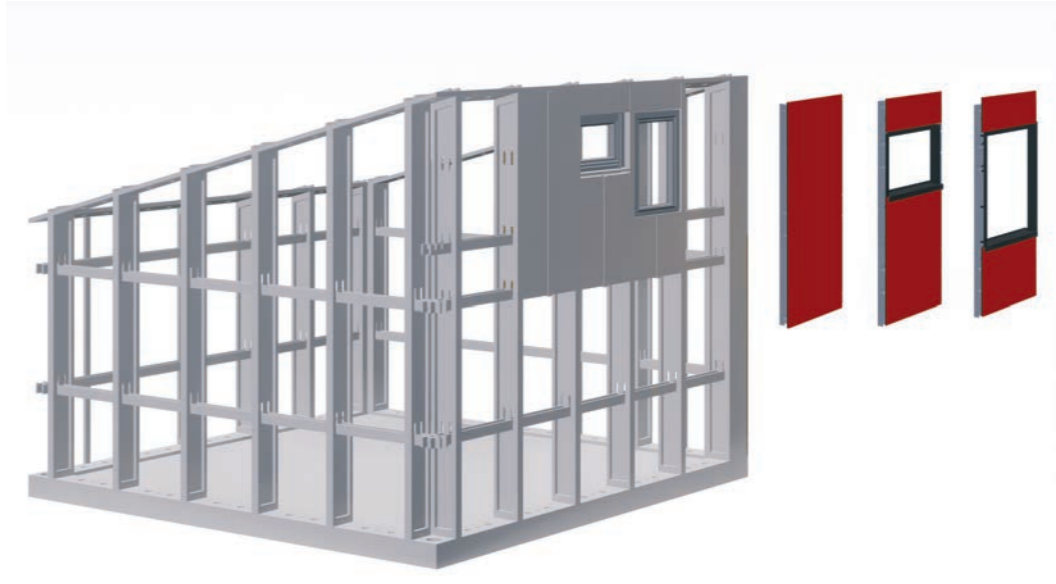


HPL-Facade P90
for Window Size M
Unit: 790,- EURO



HPL-Facade B0
for Window Size L
Unit: 690,- EURO

RIDGE LINE MODEL B/B+: FACADE HPL



Closed Unit:
550,- EURO



HPL-Facade for
Window Size S
Unit: 650,- EURO



HPL-Facade for
Window Size M
(TYP B+ only)
Unit: 590,- EURO

ROOF: INSULATION AND COVERING

For roof insulation, we offer packages consisting of two layers of insulation wool (rock wool or wood insulation mats). If necessary, we can also supply you with a vapor barrier foil (open to diffusion on one side).

The roofing of a wooden house is one of the most decisive and critical tasks, along with the waterproofing in the base area. You can, of course, hire a craft company here. As a rule, such companies offer their roofing solution in a package, that is, including the necessary materials. Alternatively, you can cover the roofs yourself.

The flat roofs can be waterproofed with our covering package for type C.

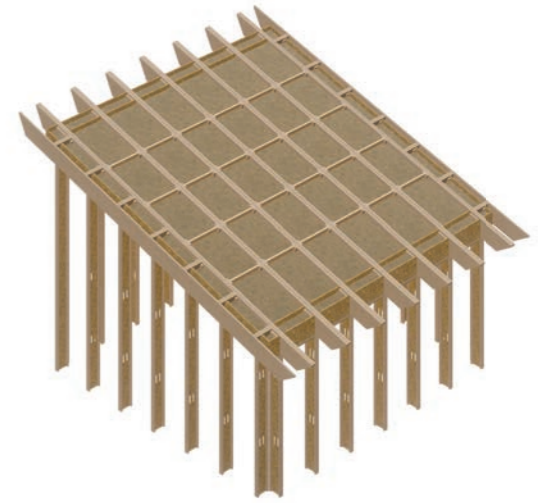
For the gable and monopitch roofs, you can find in our offer a stand-up seam metal roof with click-on or bitumen shingles with appropriate substructure.



MODEL A
Package 5x5: 1.490,- EURO
Extension per Meter: 325,- EURO



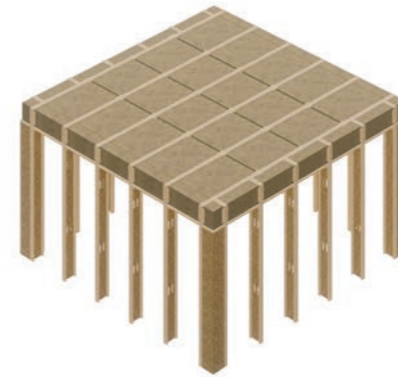
MODEL B1 / B2
Package 5x5: 1.990,- EURO
Extension per Meter: 390,- EURO



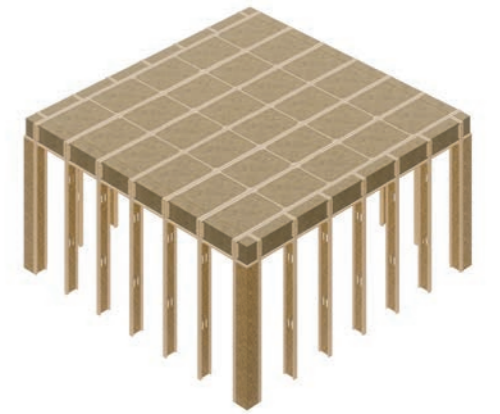
MODEL B+
Package 6x6: 2.690,- EURO
Extension per Meter: 450,- EURO



MODEL A+
Package 6x6: 1.790,- EURO
Extension per Meter: 350,- EURO



MODEL C1 / C2
Package 5x5: 1.890,- EURO
Extension per Meter: 390,- EURO



MODEL C1+ / C2+
Package 6x6: 2.690,- EURO
Extension per Meter: 450,- EURO

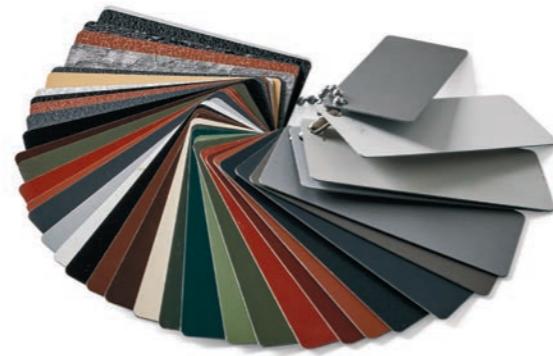
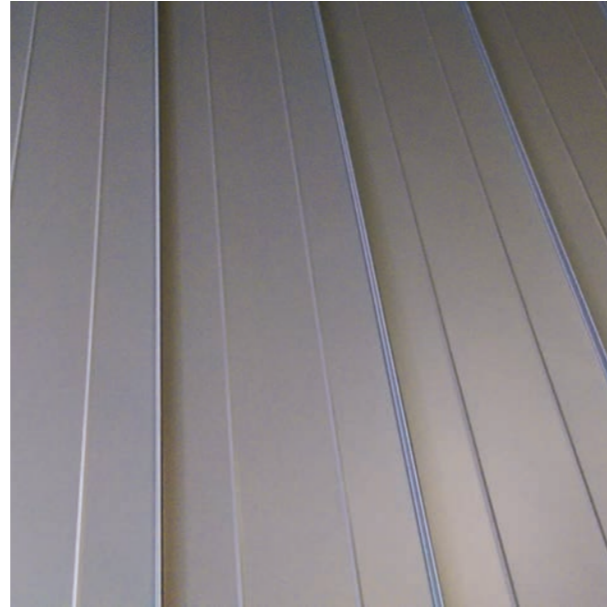
ROOF MODEL A AND B: COVERING WITH CLICK SEAM

For a very quick installation of the monopitch and the gable roof, we offer you high-quality steel roof profiles with click-on seam. This type of roofing shows almost no visible screws and is an attractive alternative to classic zinc roofs. Due to the click-on seam system, this roof can also be installed both faster and easier, because the profiles only have to be fastened with screws on one side each.

In addition, this material does not release any heavy metals or other chemicals into the environment with the drained rainwater.

Besides the click seam profiles, the scope of delivery includes the cover on the ridge and gable ends, which are coated in the same color.

Since this system requires an underlying material with a thickness of at least 17 mm for fastening, additional roof battens must be applied to the DWD panels of the roof. These are equipped with a soundproofing tape. Gutters and downpipes up to the lower edge of the supporting structure are also part of this roofing package.



MODEL A
Package 5x5: 7.850,- EURO
Extension per Meter: 1.550,- EURO



MODEL A+
Package 6x6: 9.450,- EURO
Extension per Meter: 1.590,- EURO



MODEL B1 / B2
Package 5x5: 5.690,- EURO
Extensions per Meter: 950,- EURO



MODEL B+
Package 6x6: 7.250,- EURO
Extension per Meter: 1.250,- EURO

ROOF MODEL A: COVERING WITH BITUMEN SHINGLES

Bitumen shingles are a simple and inexpensive roofing for MODEL A. They are available in red, green or anthracite. If this type of roofing is chosen, the roof structure from the DWD panels belonging to the supporting structure consists of the following components: Roof battens (venting level); 15 mm OSB3 boards with tongue and groove; underlayment/; bitumen shingles. The package also includes roof edge profiles, ridge vents, gutters and downpipes up to the lower edge of the supporting structure.



MODEL A
Package 5x5: 4.950,- EURO
Extension per Meter: 990,- EURO



MODEL A+
Package 6x6: 5.690,- EURO
Extension per Meter: 990,- EURO

ROOF MODEL C: COVERING WITH EPDM

For flat roof covering, a prefabricated, high-strength roofing membrane made of 1.5 mm EPDM is used. If possible (up to 11 meters in length) supplied in one piece. The seams are already vulcanized at the factory, i.e. not glued!

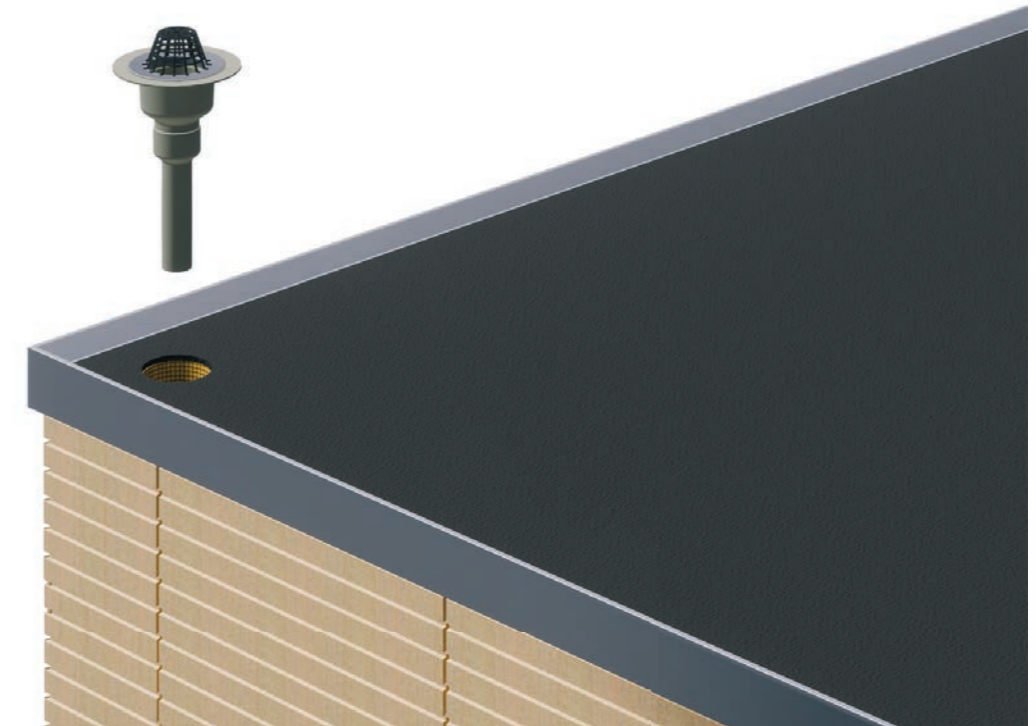
To further increase the durability of the EPDM membrane and to buffer temperature peaks (especially in summer), an extensive green roof or gravel covering is recommended.

An additional load on top of the roofing membrane of 80 kg/m² is mandatory in any case!

The roof edges consists of prefabricated elements. These are only plugged on in a unique assembly system.

The roof is insulated with an 80 mm pressure-resistant insulation layer above

the OSB boards of the supporting structure as well as a sloping insulation board. The drainage of the roof surface is carried out as internal drainage in the corners of the building. The roof gullies have a special screw flange into which the EPDM membrane is inserted and grouted.



80 MM COMPRESSED ROCK-WOOL + SLOPE PANELS

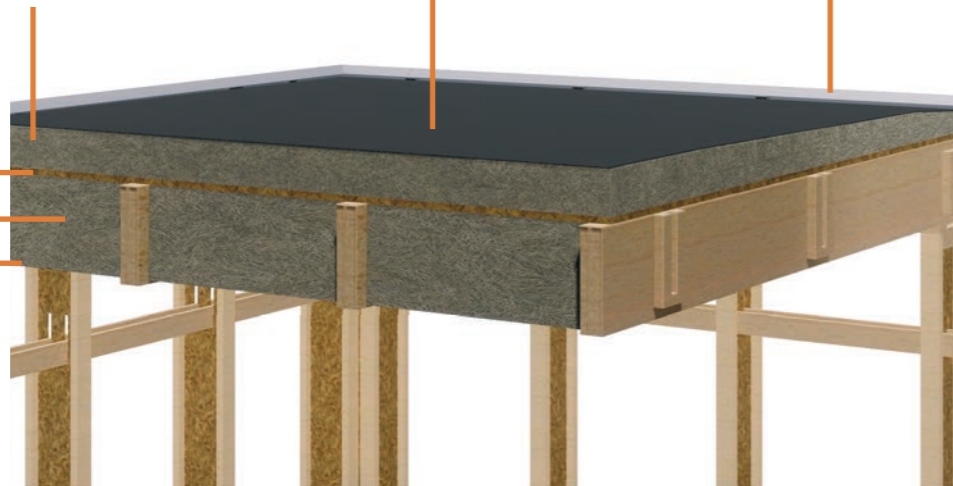
1,5 MM EPDM LAYER

150 MM EDGE

25 MM OSB3

360 MM INSULATION

VAPOR BARRIER



MODEL C ROOFING PACKAGE

1,5 mm thick EPDM Layer, Roof Edge Profiles (Zinc or Aluminium) with click-on fittings, 4 Roof Gullies with Screw Flange including Downpipes and non-combustible, compressed tapered Insulation

MODEL C, 5x5: 5.950,- EURO
Extension per Meter: 1.190,- EURO

MODEL C+, 6x6: 7.250,- EURO
Extension per Meter: 1.250,- EURO



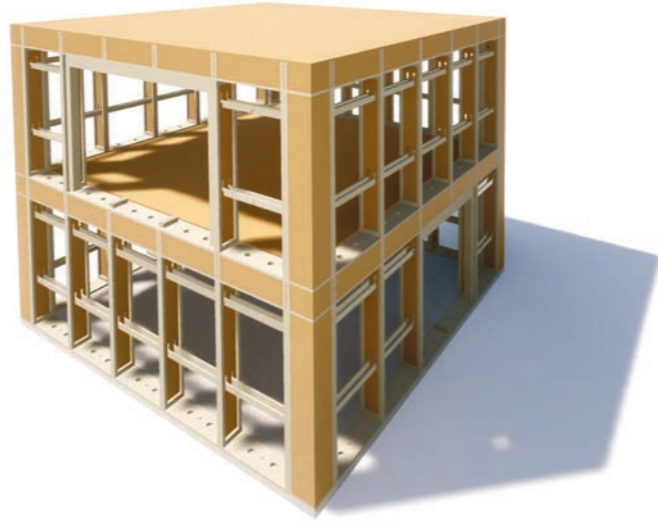
WALL OPENINGS AND FACADE KIT

Some of the outer walls can be provided with larger openings. For this purpose, frames made of KVH (solid structural timber) are available. It is important that the adjacent wall panels are completely closed and thus stiffened.

If you want to equip a building corner with a window or a post-and-beam facade, we offer steel tension rod kits that provide the necessary stiffening.

Wooden Facade Kit

As an inexpensive alternative to our SI facade system, you may purchase an individual wooden facade kit. In addition to the profiled boards for horizontal or vertical wooden cladding (glazed spruce or raw pine), this kit also contains the facade protection sheet, sealing tape, the wooden substructure and all the necessary fasteners.



2-Bay-Frame
Unit: 390,- EURO



3-Bay-Frame
450,- EURO



Steel Tension Rods for Stiffening
per Unit: 490,- EURO



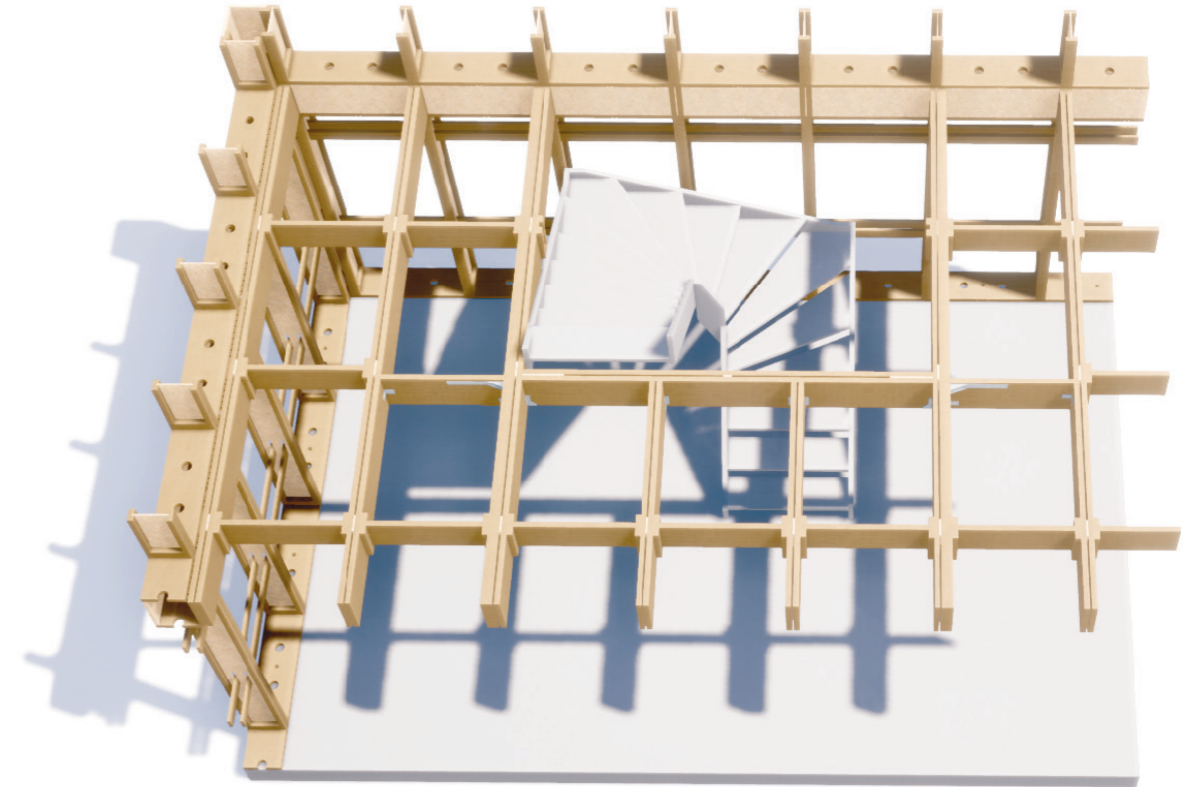
Facade Kit Rhombus Spruce
75,- EURO/m²

MODEL C2: STAIRWAY HOLE

Normally, our construction means that staircases are placed between two floor beams. As the only building structure in our product family, stair holes can be created in the MODEL C2 with an opening of the floor beam construction to provide space for an U-shaped staircase.

These can only be placed with a minimum distance of 2 ceiling joist bays seen from the gable end.

We will determine an exact price for you upon request.



MODEL C2
Staircase hole
per Unit from: 1.690,- EURO

SHIPMENT

The costs for transportation are determined individually within an offer in writing and depend on the volume and the distance. Normally, these costs range from 1.450,- to 2.500,- EURO incl. VAT per truck (within Germany).

The delivery of your components takes place after arrangement by truck with semi-trailer and truck-mounted forklift. The latter drives the individual packages as close to your building site as the access road allows.

In case of narrow alleys, we offer you a delivery with a so-called 4-way forklift, which is able to drive sideways.

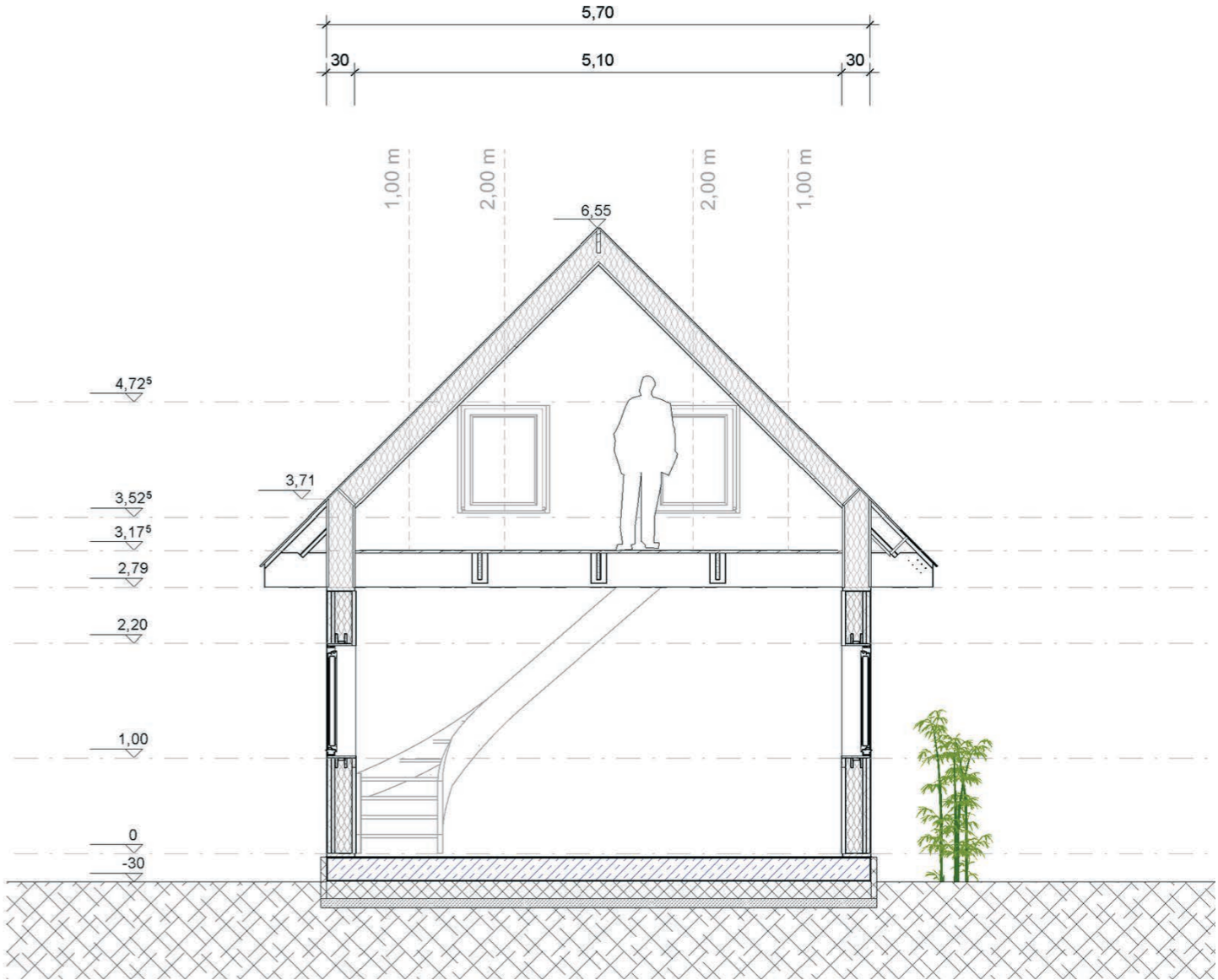
Also an Europe-wide delivery by truck or even a sea freight in a container (FCL) world wide is feasible.

In case you need such shipment, do not hesitate to contact us.



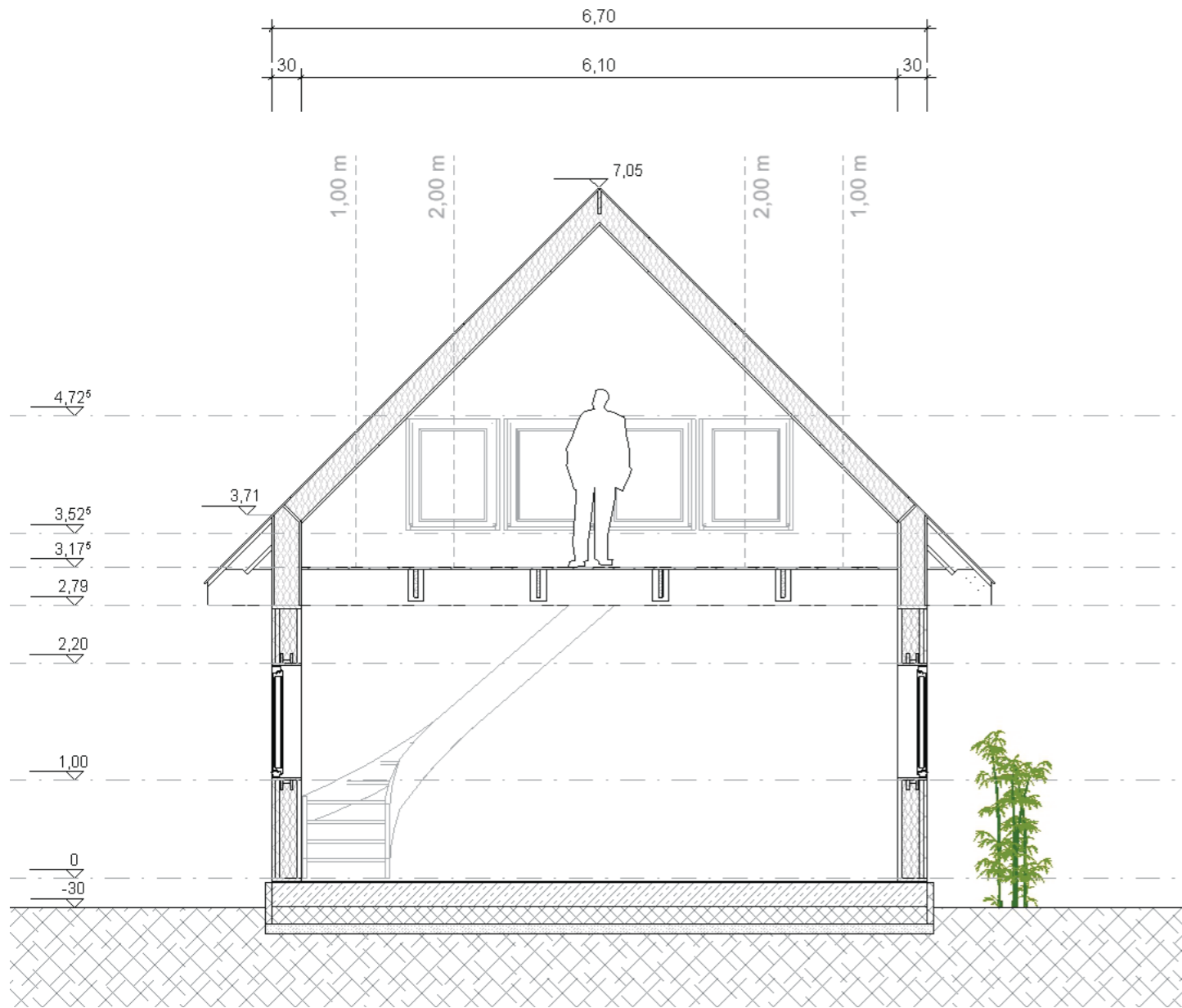
ANNEX

On the following pages you will find cross sections of our modular building kits and a template for calculating your project. If you do not find the measurements you need, just get in touch. We will be happy to help you.



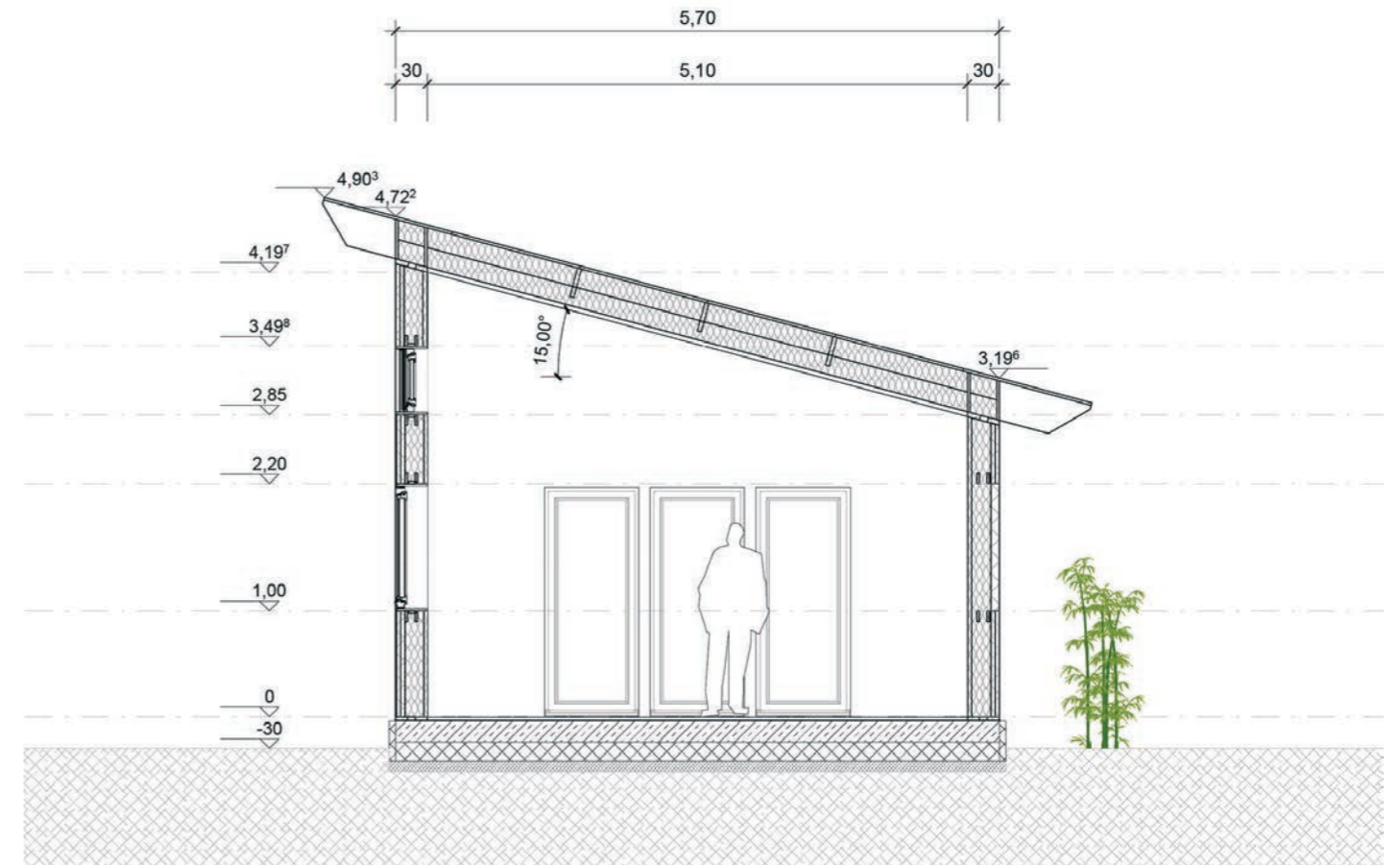
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SECTION MODEL A1



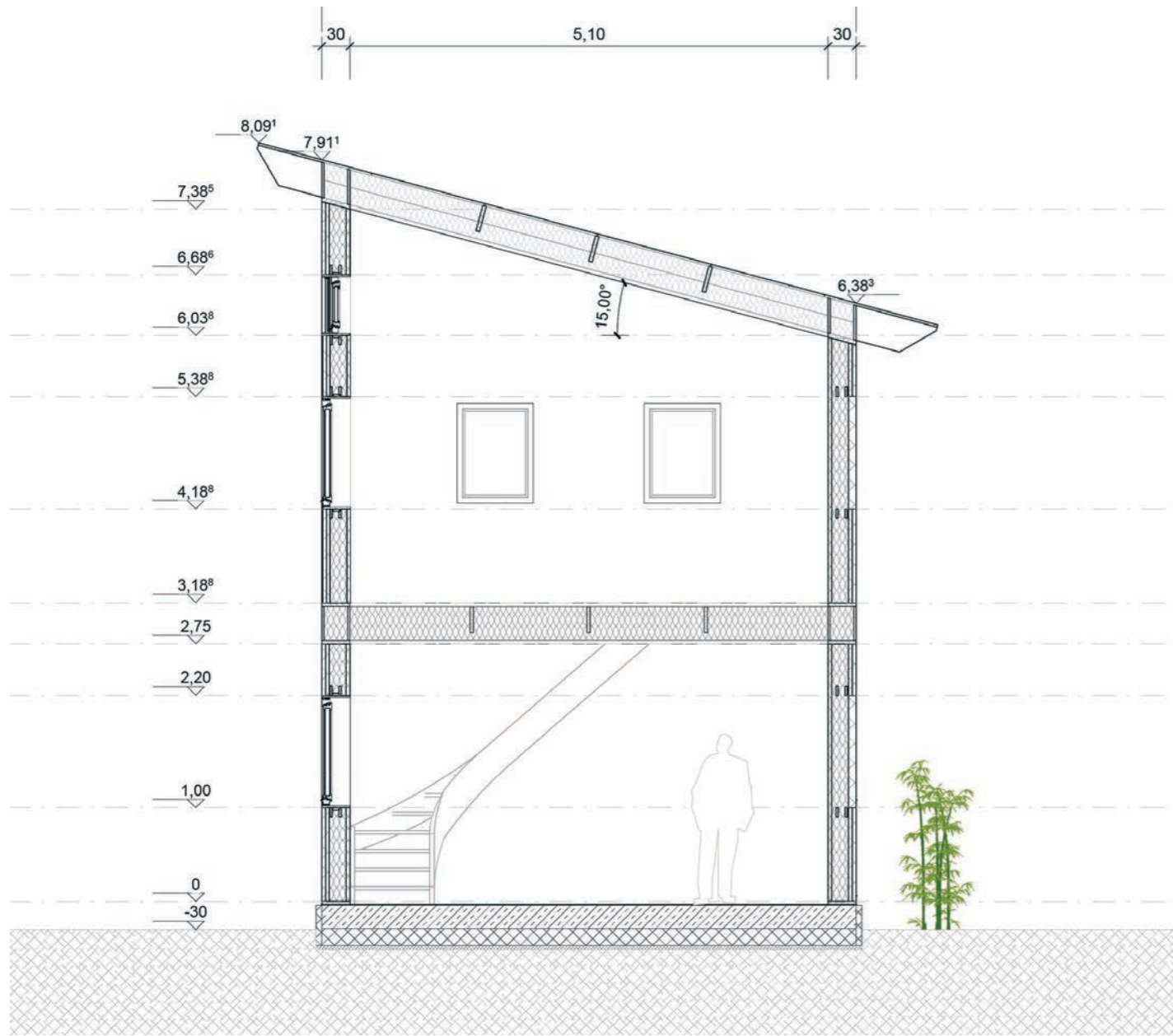
SECTION MODEL A+

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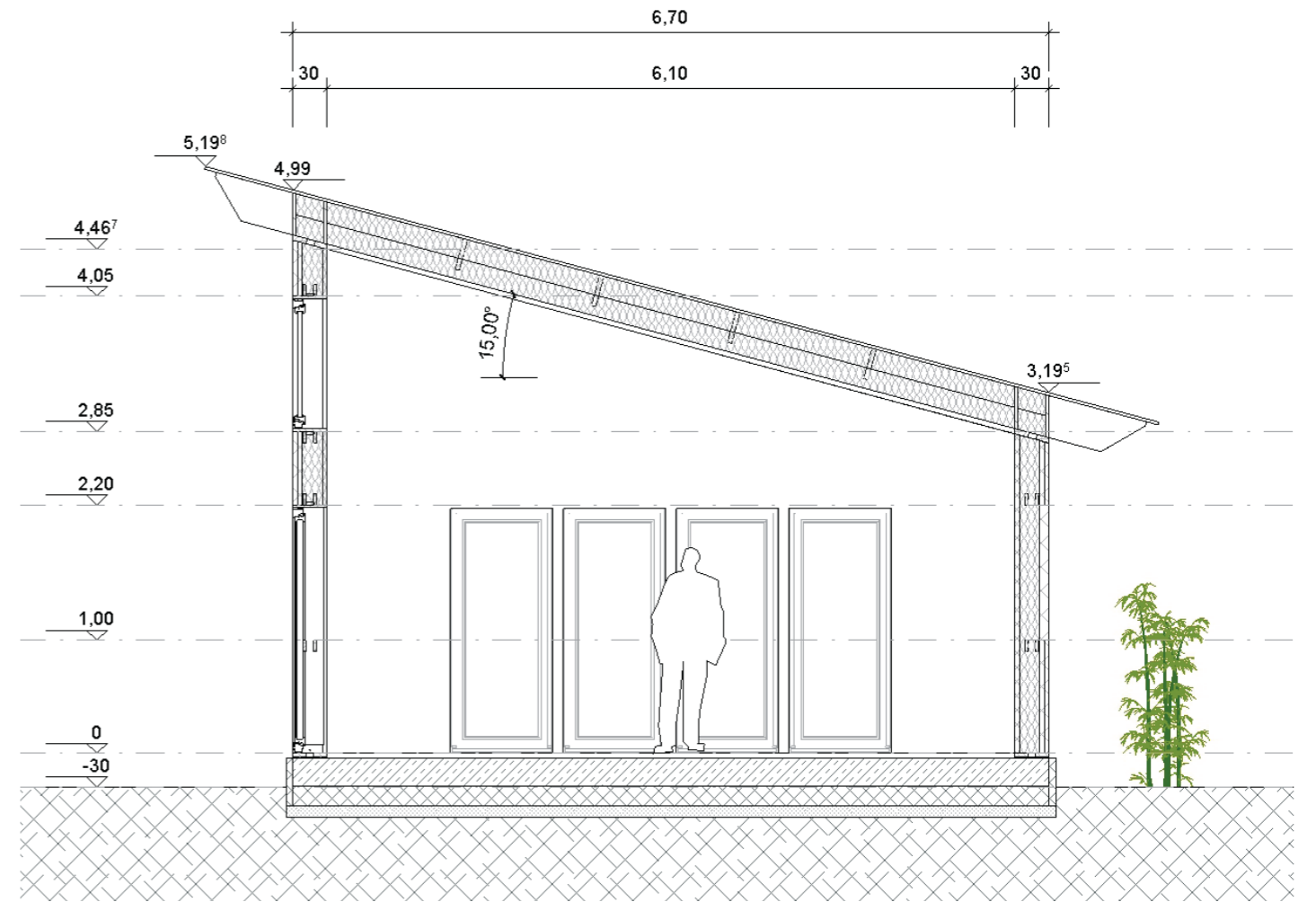
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SECTION MODEL B



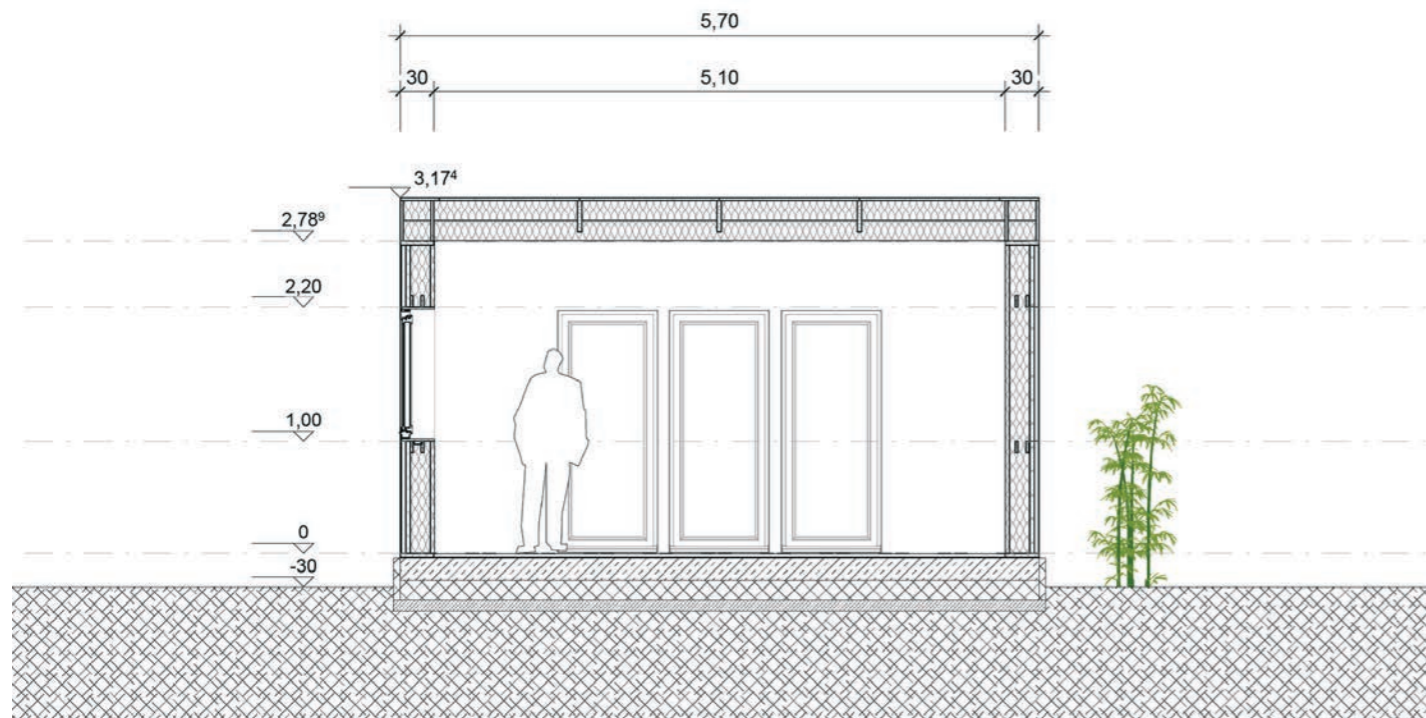
SECTION MODEL B2

(Not to scale!)



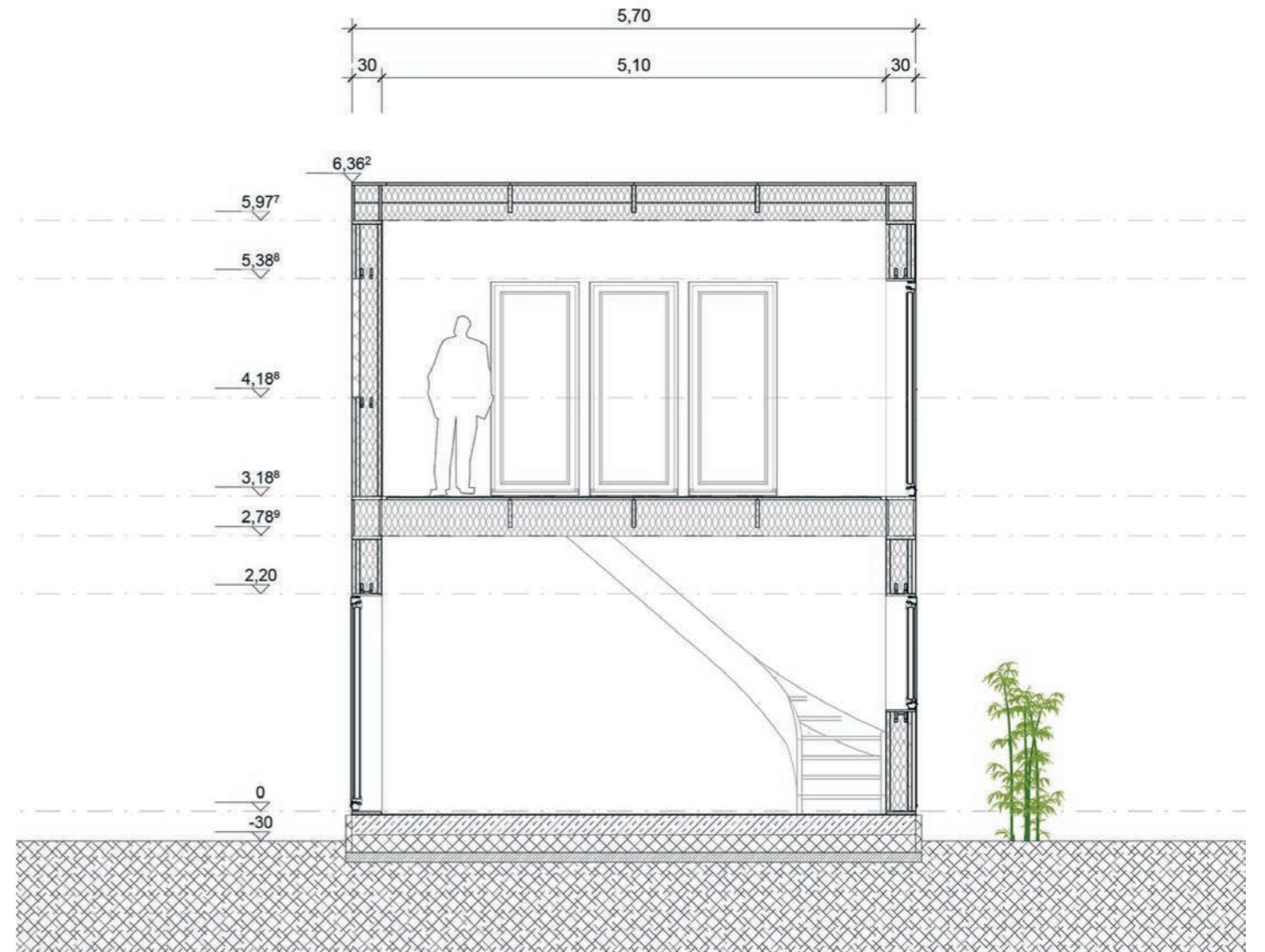
SECTION MODEL B+

(Not to scale!)



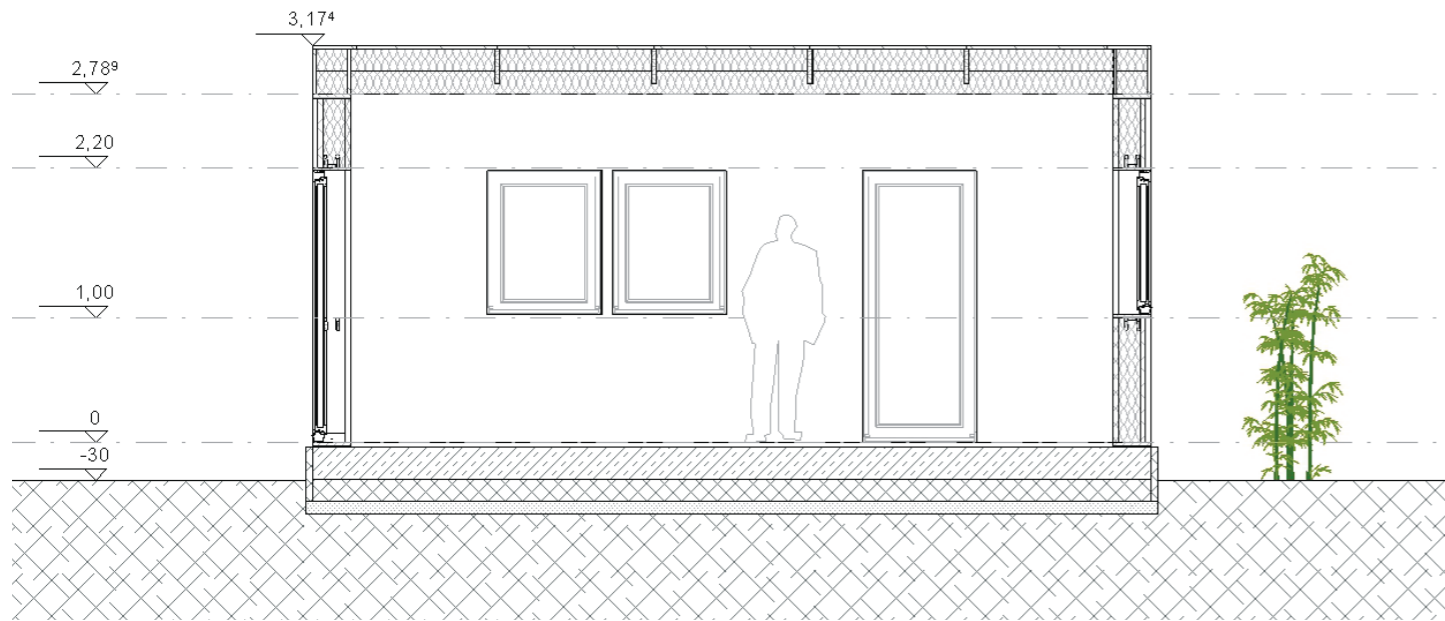
SECTION MODEL C1

(Not to scale!)



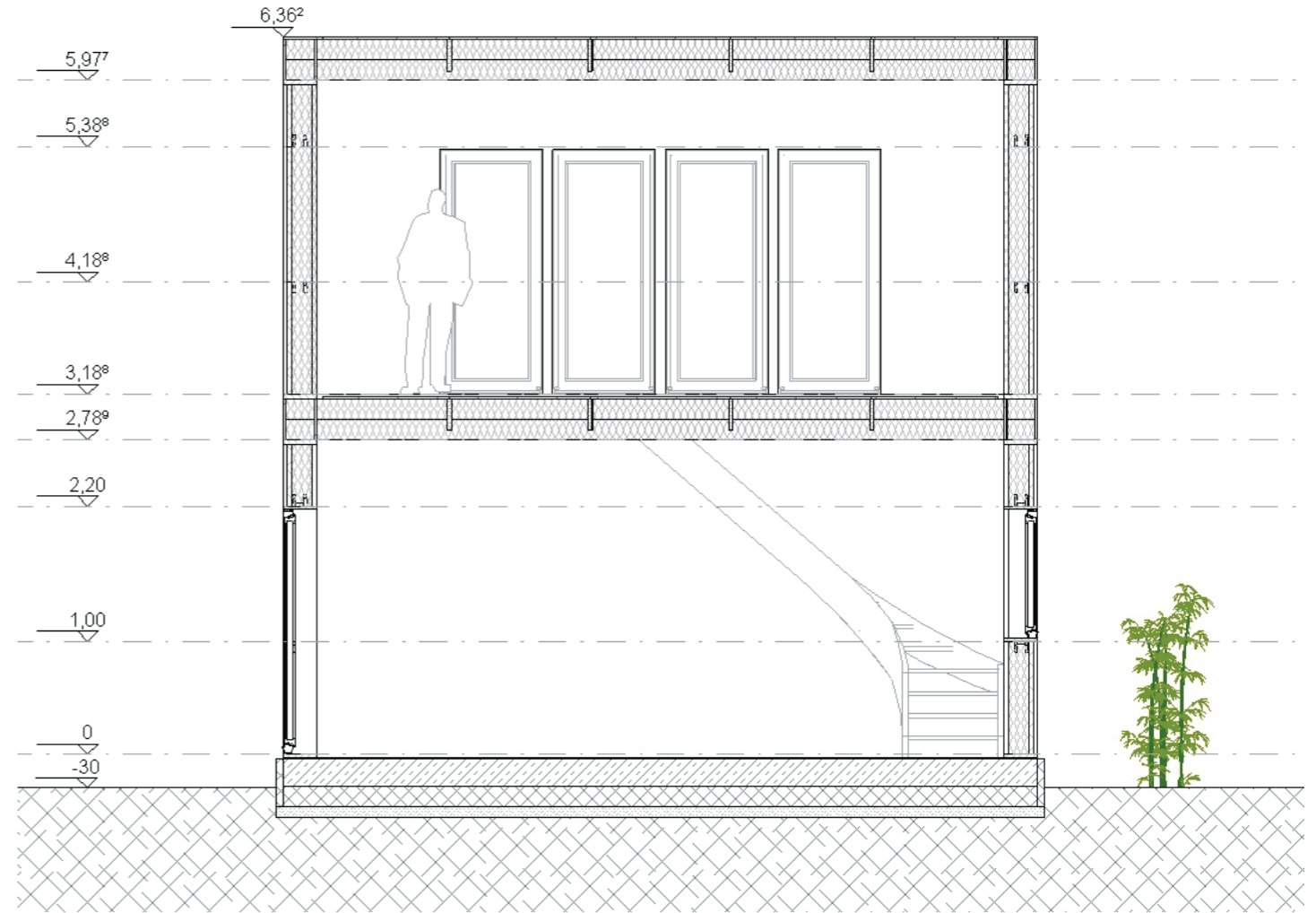
SECTION MODEL C2

(Not to scale!)



SECTION MODEL C+1

(Not to scale!)



(Not to scale!)

SECTION MODEL C+2

YOUR PROJECT

01. STRUCTURE

	Unit price	Quantity	Sub total
MODEL ____			
Basic structure			
Extension per Meter		x	=
Total			

02. EXTERIOR WALL

(Insulation, see page 14 ff. for details)

	Unit price	Quantity	Sub total
Corner kit			
Closed Wall	320,- €	x	=
Wall with Window S	950,- €	x	=
Wall with Window M	1.050,- €	x	=
Wall with Window L	1.390,- €	x	=
2-Bay-Frame	390,- €	x	=
3-Bay-Frame	450,- €	x	=
Steel cross	390,- €	x	=
Total			

02.1 GABLE MODEL A

(Insulation)

	Unit price	Quantity	Sub total
Gable Model A / A+		x 2	=
Window Size M	790,- €	x	=
Window Size L	1.190,- €	x	=
Total			

02.2 RIDGE MODEL B

(Insulation)

	Unit price	Quantity	Sub total
Closed Rigde Wall B / B+	175,- €	x	=
Ridge Wall B/B+ & Window S	850,- €	x	=
Ridge Wall B+ & Window M	890,- €	x	=
Total			

03. ROOF INSULATION

(see page 36 for details)

	Unit price	Quantity	Sub total
Roof Insulation Model ____			
Extension per Meter		x	=
Total			

YOUR PROJECT

04. ROOFING

	Package price	Quantity	Sub total
Roof Covering Model ___			
Extension per Meter		x	=
Total			

05. FACADE SI-SYSTEM

(Wood or HPL)

	Package price	Quantity	Sub total
Corner Set Facade			
Facade for closed Wall		x	=
Facade Window Size S		x	=
Facade Window Size M		x	=
Facade Window Size L		x	=
Total			

05.1 FACADE SI-SYSTEM GABLE A/A+

	Package price	Quantity	Sub total
Gable Model A / A+		x 2	=
Discount for Window M	-190,- €	x	= -
Discount for Window L	-360,- €	x	= -
Total			

05.2 FACADE SI-SYSTEM RIGDE MODEL B/B+

	Package price	Quantity	Sub total
Facade for closed Ridge Wall	290,- €	x	=
Ridge Wall B & Window S	650,- €	x	=
Ridge Wall B & Window M	590,- €	x	=
Total			

06. ACCESSOIRES

	Unit price	Quantity	Sub total
_____		x	=
_____		x	=
_____		x	=
Total			



KONTAKT

[SI-MODULAR]® is a product by
STELL INNOVATION GmbH
Twenhöfenweg 2
48167 Münster
Germany

Fon.: +49 (0) 2506 – 300 62 51

Fax: +49 (0) 2506 – 300 62 52

Mail: info@stellinnovation.de

Mangaging director:
Dipl.– Ing. Architect Hans-Ludwig Stell

Court of Jurisdiction: HRB 13875;
Münster, Germany
TAX-No.: 336/5725/4201



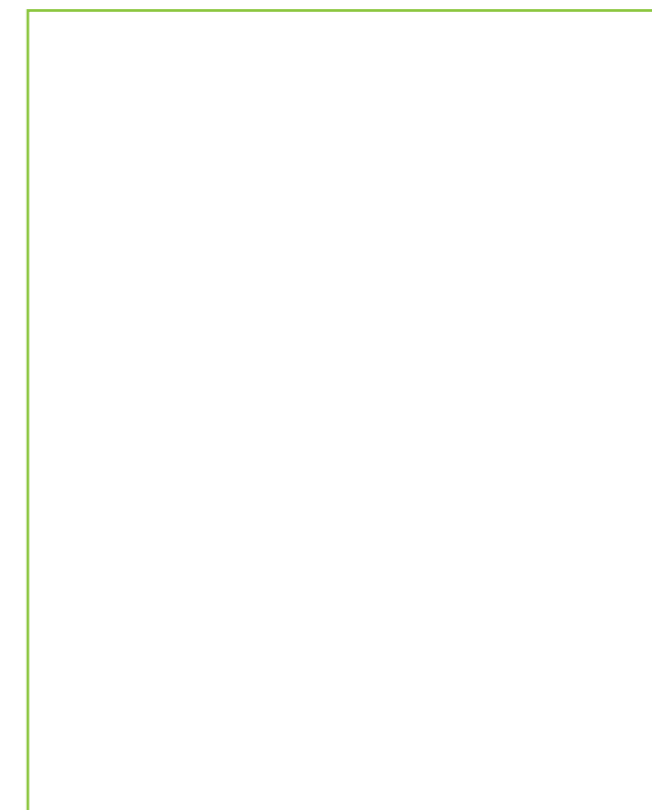
Website



YouTube Channel

If you are interested in our [SI-MODULAR]® construction kits, you will find loads of further information on our website:
www.si-modular.net
For even more detailed advice contact us by email or phone.

Your [SI-MODULAR]® – Partner:



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