



Prefabricated Timber & CLT Building Systems

*One supplier. Two technologies.
34 years. 14 countries.*

34

Years

350+

Projects

14

Countries

±1mm

CNC Precision

FOR DEVELOPERS, CONTRACTORS & ARCHITECTS

- ✓ CLT + Timber Frame from one supplier
- ✓ CE marked building kits (ETA-21/0014)
- ✓ Fixed contract price — no escalation
- ✓ 3–5 days per floor assembly speed
- ✓ Airtightness $n_{50} < 0.6$ | $n_{50} = 0.24$ achieved
- ✓ Typical wall U-value: 0.15–0.20 W/m²K
- ✓ Thermal conductivity λ : 0.13 W/(mK)
- ✓ Fast installation = reduced construction time & costs

ZTC AT A GLANCE

Facts, not promises.



Founded 1991

22 - 40 professionals strong



350+ Projects

across 14 countries



±1mm Tolerance

Hundegger CNC precision



13 Export Markets

Main markets — NL, SE, NO, UK, CH



Fixed Price

No escalation clauses



CE & ETA-21/0014

EU/EEA compliant

Factory

Vitolini, Jelgava, Latvia
4,500 m² facility

Technology

Timber frame + CLT

Production capacity

30 000+ m² panels per year

Lead Time

8–14 weeks production
2–5 days delivery in EU

Assembly

3–5 days per floor
Own experienced crews

SCOPE OF SUPPLY

What's included and what you control?

STANDARD DELIVERY

- ✓ Insulated timber frame wall, floor and roof panels
- ✓ CLT structural elements (if specified)
- ✓ CNC-manufactured framing & connectors
- ✓ Thermal insulation (cellulose/wood fibre/mineral wool)
- ✓ Vapour barrier & membranes
- ✓ On-site assembly by ZTC crews
- ✓ CE documentation (ETA-21/0014) (on request)
- ✓ Transportation services
- ✓ Warranty

OPTIONAL ADD-ONS

- ✓ Structural engineering package
- ✓ BIM / IFC model files
- ✓ Factory-fitted windows and exterior doors
- ✓ Roller shutters (factory-fitted)
- ✓ Integrated utility conduits
- ✓ Extended 5-year warranty
- ✓ FSC / PEFC certified timber
- ✓ Facade & roofing materials

NOT INCLUDED

- ✗ Foundation & groundworks
- ✗ Mechanical, electrical, plumbing
- ✗ Interior finishes
- ✗ Crane, scaffold & equipment
- ✗ Building permits
- ✗ Landscaping
- ✗ Flooring & floor finishes
- ✗ Insurance

TIMBER FRAME

Panel systems for residential & mixed-use

- ✓ Insulated wall, floor & roof panels
- ✓ Factory-fitted windows available
- ✓ U-value from 0.1 to 0.2 W/m²K
- ✓ Automatic cellulose / wood fibre blow-in insulation or mineral wool
- ✓ Hundegger CNC: ±1mm tolerance
- ✓ For 1–5 storey residential

CLT STRUCTURAL

Mass timber structures up to 8 storeys

- ✓ CLT press (formaldehyde-free)
- ✓ Max panel: 13,800 × 3,150
- ✓ 3 to 8 layer configurations, 60 - 300 mm thickness
- ✓ Fire resistance up to EI 120
- ✓ Acoustic Rw up to 65 dB
- ✓ Visible-grade CLT for interior finish



HYBRID ADVANTAGE

CLT structural core + Timber frame insulated envelope = 15–20% cost reduction vs. pure CLT, with superior thermal performance.
One supplier · One contract · One timeline · One point of accountability.

WHY DEVELOPERS CHOOSE ZTC

Risk reduction. Cost certainty. Speed to handover.



FIXED PRICE GUARANTEE

The contract price is the final price - no material surcharges, no escalation clauses. Your financial model stays intact from signing to handover.



SPEED TO WEATHER-TIGHT

Structural on-site assembly: 3 - 5 days per floor. Your project reaches weather-tight in weeks, not months. Earlier interior start.



CNC PRECISION MANUFACTURING

Hundegger CNC cuts every element to $\pm 1\text{mm}$ tolerance. Panels arrive ready to assemble - no on-site adjustments, no waste, no delays.



CE MARKED BUILDING KITS

All kits carry CE marking under ETA-21/0014. Ready for building inspection in any EU/EEA country. No regulatory surprises.



FSC® CERTIFIED TIMBER

Sustainably sourced wood. FSC and PEFC-certified building kits, supporting responsible forest management and the highest environmental standards.

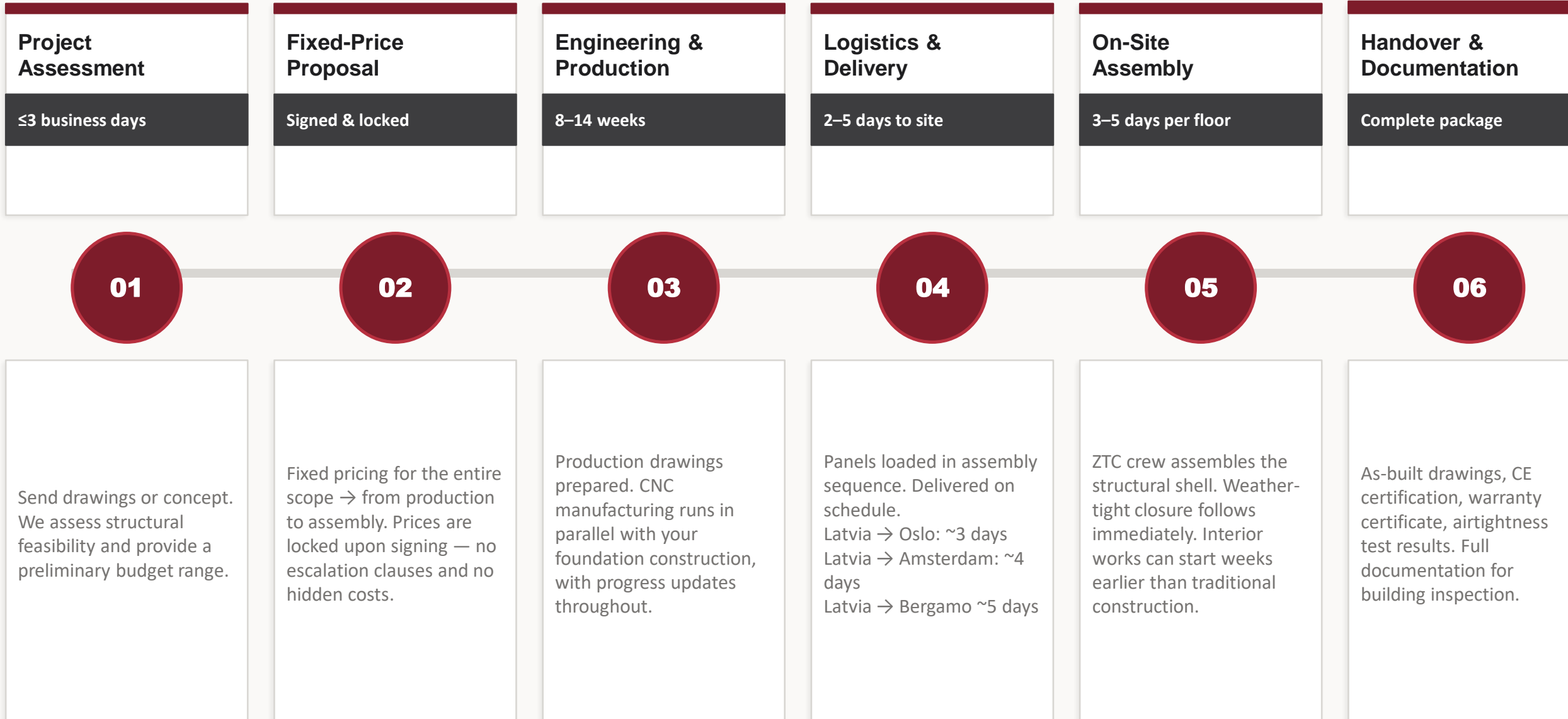


ONE SUPPLIER, TWO TECHNOLOGIES

CLT + Timber Frame from one factory. One contract, one timeline, one point of accountability - no subcontractor chain risk.

FROM DRAWINGS TO WEATHER-TIGHT

A predictable, documented process — so your programme stays on track.



FROM FACTORY TO SITE

CNC precision manufacturing · Panel assembly · Logistics · On-site installation



CNC Manufacturing

Hundegger CNC machine
±1mm precision cutting



Panel Assembly

Insulated wall panels
Factory production



Factory-Fitted Windows

Windows installed in
factory before delivery



CLT Structural Panels

Max 13,800 × 3,150
3 to 8 layer configurations, 60 - 300 mm thickness
Formaldehyde-free adhesive



Loading & Logistics

Panels loaded in assembly sequence



On-Site Assembly

Structural shell
3-5 days per floor

PROJECTS

Multi-unit residential · Infill systems · Public buildings — across 14 countries

MULTI-UNIT

CH



5 Apartment Buildings | 3420 m²

Timber frame · Factory plaster finish · Factory-fitted windows & roller shutters

INFILL PANELS

SE



Multi-Storey Apartment Block | 1800 m²

Infill panels for steel/concrete frame · Factory-installed aluminium windows

MULTI-UNIT

NO



4 Two-Storey Apartment Buildings | 2200 m²

Factory-fitted windows & facade cladding · Full structural panel system

PUBLIC BUILDING

SE



Kindergarten | 870 m²

Timber frame · Elevated fire safety standards · Scandinavian public sector

PUBLIC BUILDING

LV



School | 3000 m²

Timber structure + panels · Mixed facade materials · Commercial-scale delivery

INFILL / COMMERCIAL

LV



Office Building | 500 m²

CLT infill panels · White composite facade · High-precision finish

CERTIFICATIONS & INDUSTRY AFFILIATIONS



CE / ETA-21/0014

European Technical Assessment
Valid since 2019



FSC / PEFC

Certified timber sourcing
Available on request



Latvian Chamber of Commerce and Industry.

Member of the Latvian Chamber of Commerce and Industry



Latvian Wood Construction Cluster

Member of the Latvian Wood Construction Cluster



Investment and Development Agency of Latvia (LIAA)


LIAA Export Partner

START YOUR PROJECT


Request a Free Project Assessment

Send us your drawings or concept.
We assess feasibility and provide a preliminary budget range within 3 business days.
No cost. No obligation.

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