
IDOPS BG

Industrial Cooperation Proposal for the Republic of Serbia

Prefabricated SIP Buildings – A Regional Production &
Delivery Platform from Bulgaria

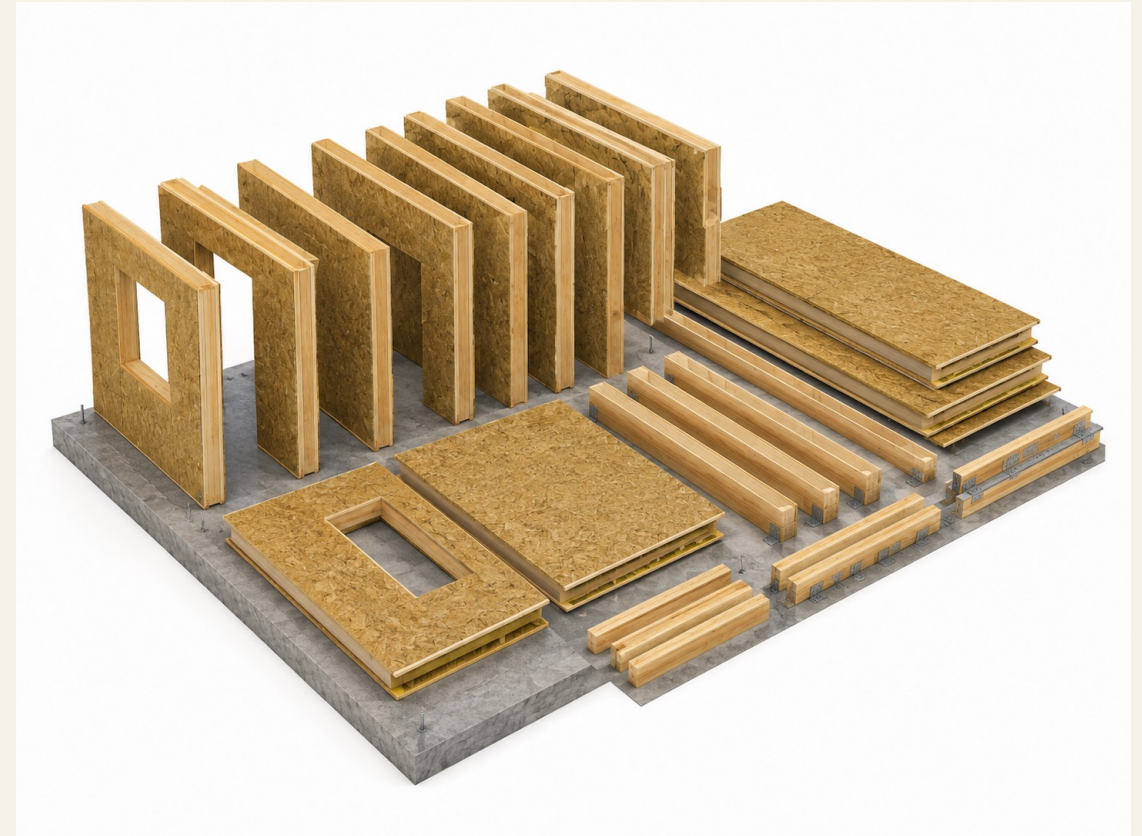


Factory-produced · rapidly delivered · locally installed

A faster and scalable way to deliver public buildings

IDOPS BG proposes cooperation based on an existing Bulgarian production facility for SIP systems.

- Complete building elements and finished solutions for projects in Serbia
- Regional production base in neighbouring Bulgaria
- Suitable for housing, education, healthcare, municipalities and rapid-build facilities



Housing

Kindergartens

Health centres

Municipalities

Why Serbia - why now?

The goal is not to create demand, but to industrialise its delivery.

2,960

permitted dwellings in 06/2025

82%

permits related to buildings

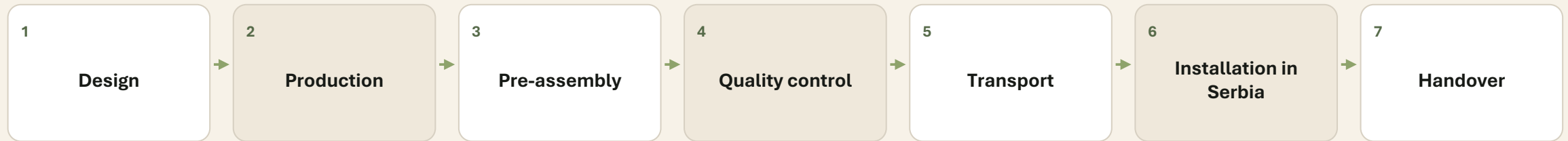
85.4%

dwellings in buildings with 3+ units

- Serbia has a long-term need for new residential and public infrastructure
- In June 2025, 2,960 new dwellings were permitted
- 82% of permits related to buildings; 85.4% of dwellings were in buildings with 3+ units
- Housing and preschool programmes form a strong entry point for the public sector

From construction project to production-and-delivery model

Most of the building is created under controlled factory conditions.



Repeatable system · adaptable to municipalities · scalable by programme

The Bulgarian factory as the regional production base

Serbia gains industrial construction capacity without waiting for a new factory to be built.

Production in Bulgaria

- Structural SIP panels
- Wall / roof / floor elements
- Pre-assembled modules
- Openings and building envelope
- MEP preparation
- Finishing packages
- Complete building kits



Delivery to Serbia and local completion

Regional logistics · Site preparation · Rapid installation · Local connections · Commissioning

Bulgarian industrial production + Serbian delivery capacity

What is a SIP building?

Structural insulated panels combine load-bearing structure and insulation in a precise system.

Structural skins

Insulation core

Factory production

Precision cutting

Rapid assembly



Speed

Energy efficiency

Quality

Repeatability

Low waste

From panels to complete buildings

ZIPHOME as a complete prefabricated building solution - not only a panel supplier.

Complete prefabricated building solution on an industrial SIP platform



Structure

SIP walls, floors and roof

Envelope

Insulation, membranes, facade systems

Openings

Windows and doors

MEP preparation

Electrical, water, drainage and HVAC interfaces

Interior

Walls, ceilings, floors and finishes

Equipment

Sanitary equipment, kitchens and project-specific elements

Site installation

Assembly with Serbian contractors

Product family for Serbia

One industrial platform can serve multiple public applications.

Social housing

Homes of 50-120 m²,
duplexes, row houses,
small apartment buildings

Kindergartens

Classroom, sanitary,
kitchen and administration
modules

Health centres

Primary care, rural points,
outpatient clinics and
vaccination

Municipal buildings

Offices, social services,
community and support
facilities

Emergency facilities

Rapid accommodation and
public infrastructure

Relevant because Serbia has already used prefabricated houses in housing-support programmes.

Social housing - flagship application

A standardised housing programme for Serbian municipalities.

50-60
m²

compact unit

60-80
m²

smaller family

80-100
m²

family house

100-120
m²

larger family

- The state or municipality selects the required typology
- The factory produces a repeatable building system
- Variants: family houses, duplexes, row houses, small apartment buildings



Standard design catalogue → repeatable municipal delivery

Kindergarten concept

A standard kindergarten adaptable to municipal capacity and requirements.

Classrooms

Sleeping rooms

Sanitary blocks

Kitchen / food preparation

Administration

Technical rooms

Covered outdoor areas



One proven reference building can become a template for 10, 20 or 50 locations.

Health-centre concept

Small modular healthcare facilities for local communities.

Primary care

Outpatient clinics

Dental facilities

Vaccination rooms

Rural health points

Family medicine

Diagnostics

Community health



One proven reference building can become a template for 10, 20 or 50 locations.

Municipal buildings

The same production platform - multiple public uses.

Municipal offices

Local administration

Community centres

Social services

Cultural buildings

Police / fire support

Technical buildings

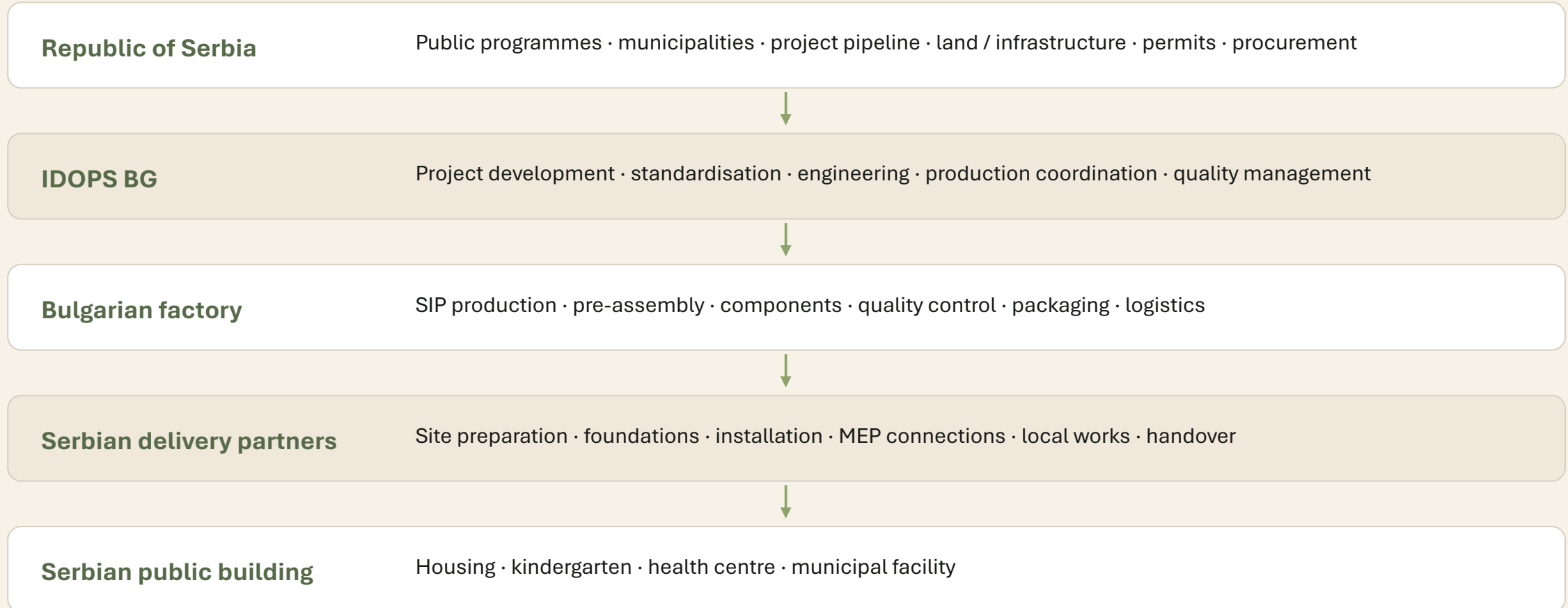
Service buildings



One proven reference building can become a template for 10, 20 or 50 locations.

Proposed Serbia-Bulgaria cooperation model

A clear division of roles from public programme to delivered building.



Why manufacture in Bulgaria?

A practical regional route to rapid concept validation and subsequent scale-up.

Proximity

Neighbouring countries enable short logistics routes.

EU environment

Access to European supply chains and standards.

Repeatability

Standard buildings can be produced in batches.

Existing base

There is no need to wait for a new Serbian factory.

Scalability

Output can grow according to the Serbian pipeline.



A nearby production base for Serbian public infrastructure

Why this model benefits Serbia

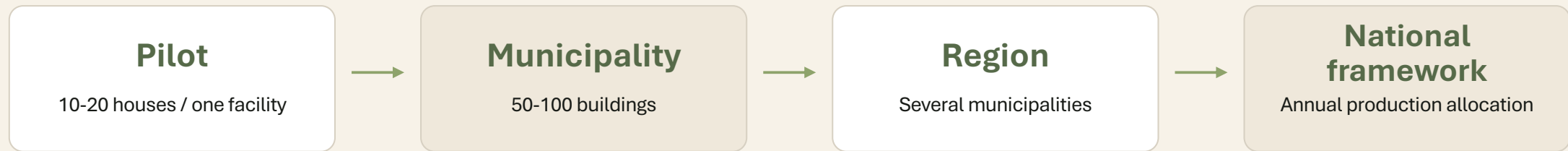
A government-oriented model focused on speed, quality and local delivery.

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|-----------|--|-----------|--|-----------|--|-----------|---|
| 01 | Faster delivery
Production can proceed simultaneously with site preparation. | 02 | Predictable quality
Controlled environment and repeatable details. | 03 | Lower site complexity
More work is completed before arrival on site. | 04 | Reduced waste
Cutting and production are carried out under control. |
| 05 | Standardisation
One approved solution becomes a product. | 06 | Regional source
A neighbouring factory provides nearby capacity. | 07 | Scalability
From one building to a national framework. | 08 | Local employment
Serbian companies remain key to delivery. |

Industrial production does not replace Serbian capacity - it strengthens project delivery.

From one project to a national programme

Cooperation can develop from a demonstration to a long-term framework programme.



IDOPS BG proposes a scalable regional supply platform for Serbian public infrastructure.

Pilot programme proposal

The Serbia-Bulgaria pilot should verify the buildings, delivery process and local cooperation.

Phase 1 - Demonstration

- 5-10 residential units
- 1 kindergarten
- 1 small health centre
- 1 municipal / community building

Phase 2 - Evaluation

- Construction time
- Total project cost
- Energy performance
- Waste and installation time
- Local labour requirements
- User satisfaction

Phase 3 - Scale-up

- Standardised designs
- Framework procurement
- Municipal rollout
- Repeatable project pipeline

Serbian local participation

Politically and economically, the proposal should not appear as a pure import model.

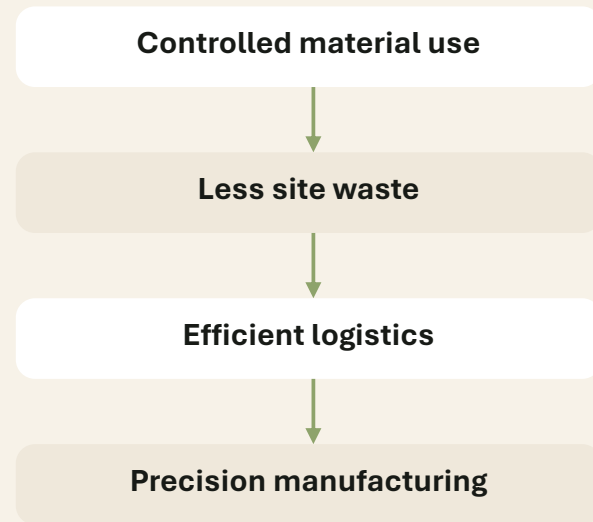
Serbian local delivery

Foundations	Earthworks	Transport	Cranes
Montáž	Electrical works	Plumbing	HVAC
External works	Landscaping	Maintenance	Facility management

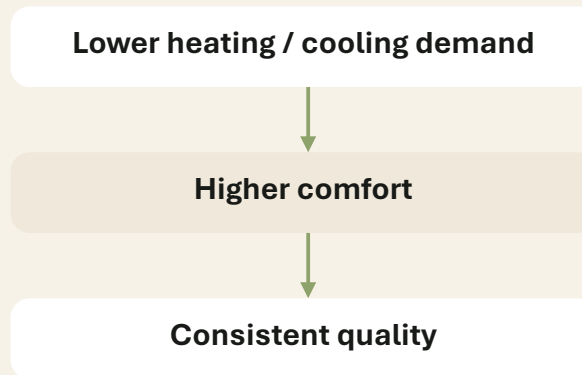
Sustainability

Practical resource efficiency and long-term building performance.

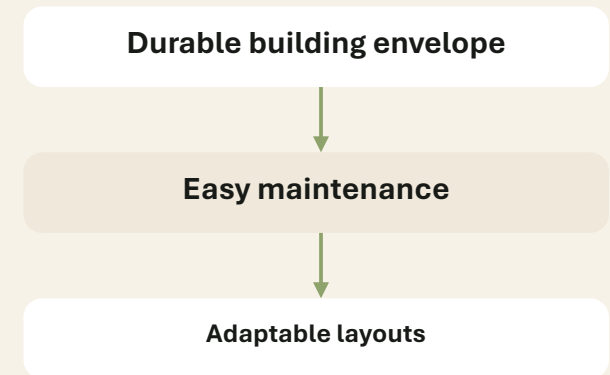
Industrialised construction



Energy-efficient envelope



Long-term use



Requested government cooperation

A clear agenda for the first stage of cooperation.

- 1 Identify priority public-building programmes**
- 2 Select pilot municipalities**
- 3 Define standard building typologies**
- 4 Set technical and regulatory requirements**
- 5 Evaluate the Bulgarian production platform**
- 6 Develop pilot projects**
- 7 Create a framework for repeat projects**
- 8 Explore long-term Serbia-Bulgaria industrial cooperation**

Goal: move from discussion to selected pilot concepts and a repeatable delivery framework.

Proposed next step

Joint Serbia-IDOPS BG working group.

IDOPS BG

- Present factory capacity
- Provide SIP technology documentation
- Provide sample designs
- Propose a building catalogue
- Calculate indicative capacity
- Prepare pilot concepts

Serbian side

- Identify priority programmes
- Identify municipalities
- Define technical requirements
- Identify pilot locations
- Clarify the procurement and regulatory pathway

Jointly

- Select pilot
- Approve concept
- Produce prototype
- Build
- Evaluate
- Scale

select

approve

produce

build

evaluate

scale

IDOPS BG

From a Bulgarian production base to a regional platform for Serbian public infrastructure.

**Factory-produced.
Rapidly delivered.
Locally installed.
Scalable for Serbia.**



Housing | Social Housing | Kindergartens | Health Centres | Municipal Buildings

Contact

For further discussions on the pilot programme and regional cooperation.

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Factory-made · fast delivery · local assembly

Scalable for Serbia

Industrial Cooperation Proposal for Serbia