



# Stella Domo

One Bedroom

Stella is the way of living.  
The experience you always wanted to feel

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

*the future of living*



Designed for living,  
built for life.

This fancy living is all about comfort, it is an environmentally  
luxurious home where the modular units are freestanding,  
stackable, and can be placed on any site.



# Stella 1 Bedroom

The modern architectural design offers an open floor plan that contains a kitchen and living room, bedroom, bathroom, and deck area.



Brutto space 71.6 m<sup>2</sup> - 770.6 ft<sup>2</sup>

Deck area 33.8 m<sup>2</sup> - 363.8 ft<sup>2</sup>

Total area (brutto) 105.4 m<sup>2</sup> - 1134.4 ft<sup>2</sup>



## High quality and mindfulness

Expressing the intricacies of architecture within every line and corner. Our structures are built with steel frames and columns ideal for every landscape.

## High standards, Low Impact

Every surface, each angle, and an array of quality materials have been thoughtfully combined to provide luxury and convenience.

Pairing modular philosophy with modernized construction techniques, Stella Domo practices a more conscious method of building that allows fast and easy installation. Everything is pre-built resulting in less waste and a significantly lower carbon footprint compared to traditional methods. For the ultimate in environmental consciousness, the Stella Domo is capable of going Net Zero for off-grid operation.



Stella Domo **is a luxury home** that it is built for every ground

Stella Domo is a high-performance, prefabricated dwelling which can be built anywhere in the world, without the need for traditional concrete foundations .

Assembled nearly anywhere, with limited site impact.

Stella Domo is built for people who want to put it anywhere with luxury features. Built for every ground, along the coast or between tall pine trees on the side of a mountain.

Hurricane-proof construction can follow you where your soul and spirit can go.

Imagine your new office, yoga studio, or vacation getaway - anywhere.





discover

Sustainable building materials and appliances result in little or no ecological footprint on the environment

The steel form encases large windows which allow panoramic views that add to the experience of that true getaway feel, you can use it as a: guest house, Airbnb, gym, office, lake house, vacation rental, pool house, etc. Perfect for developer clients with investment properties.

## Green peace

Green peace in the field of green buildings. Stella gives you the opportunity to connect with nature and live with eco-sustainable building materials with non-toxic finishes. Green can bring fresh air and a healthier environment.

**“Move in to your new lifestyle, with our luxury living, with unique design, high efficiency, and high quality, Stella Domo”**

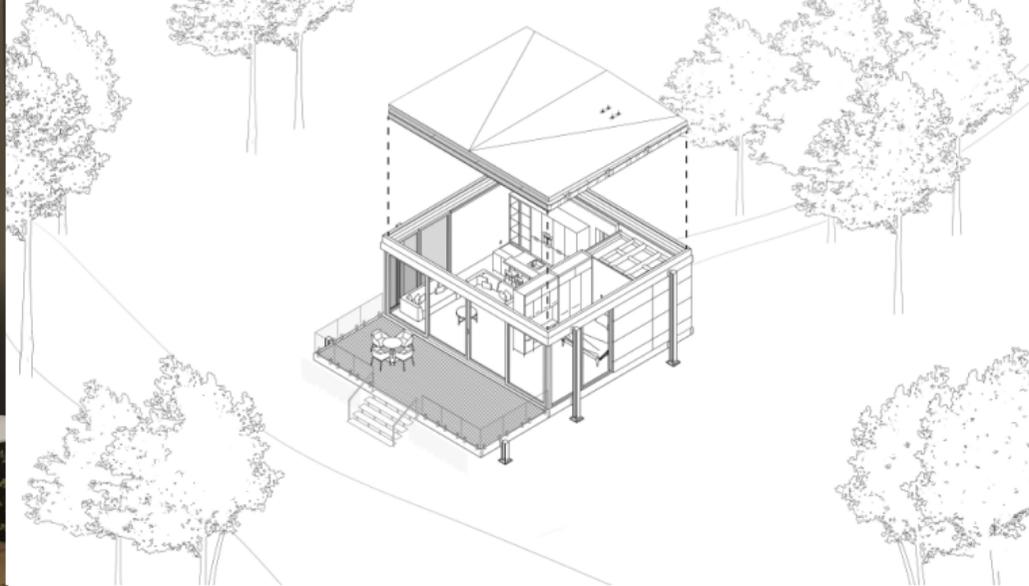




Quiet space for thinking, organizing and masterminding in the unique space of Stella Domo.

There is enough room for creative space for painting, writing, jamming, and self-expressing. Perfect space for vacationers, getaway-ers, honeymooners, and explorers.

**“With Stella, design capabilities are infinite and for those wanting to customize their home design, the only limitation is one’s level of imagination and budget.”**



Stella can be assembled quickly and efficiently in all seasons. Stella’s steel strength enables them to withstand strong wind. With the number of natural disasters on the increase, this is a crucial advantage of this house.

Our rapid assembly process means that Stella Domo could be move-in ready in less than half the time of a traditional site-built structure. All pieces, panels, and modules are loaded and shipped to the selected site anywhere in the world.

We live modular

Whether you prefer a bold rich look or a vibrant bright area, we have a palette to suit any style.





If you want more surface and function for a home office or maximize the space for a studio, the interior has an adaptable, open floor plan

All the furniture is made by our own brand-named Insta Furniture. There are millwork couches, sitting areas, and everything you need to experience the luxury of limitless options and live your life.

**“Our open floor plan allows furniture configuration to meet your needs”**



With this furniture, design capabilities are infinite, and for those wanting to customize, the only limitation is one level of imagination and budget.

**“Whether you prefer a bold rich look or a vibrant bright area, we have a palette to suit any style”**

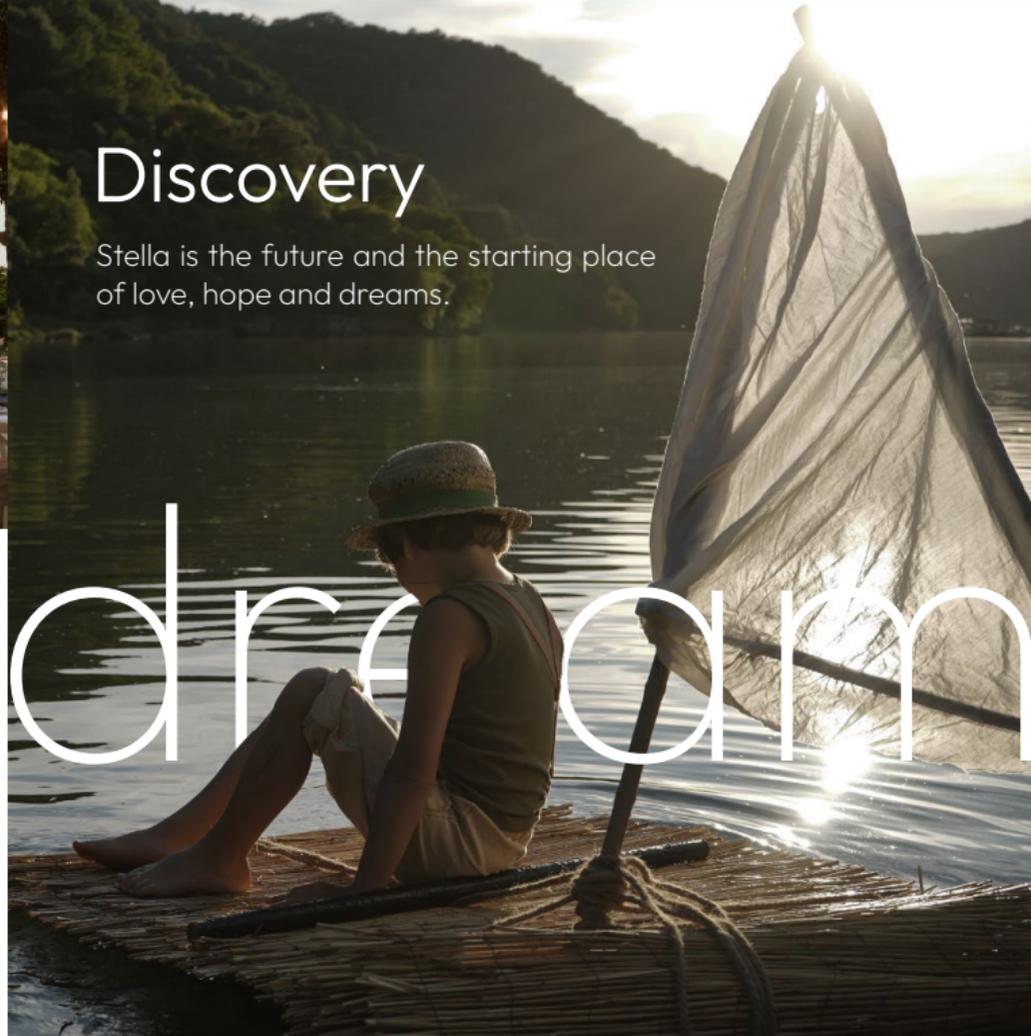


No matter what 'home' means to you, Stella is the place we call home. It's the place where we eat, the place we celebrate with friends and family, where we enjoy our home goods and decor, and it's the place we make our own.

If you ever imagined sleeping in the mountains or the seaside in an open space but protected from the weather. Stella gives you the original idea of solid glass panels to the walls, ceiling, and floor, giving the impression of floating in the air.

# Discovery

Stella is the future and the starting place of love, hope and dreams.



# dream

Designed for living,  
built for life.

This fancy living is all about comfort. These are environmentally luxurious homes where the modular units are freestanding, stackable, and can be placed on any site.



# Stella Domo

One Bedroom Alphabet

A.  
Construction

B.  
Assembly

C.  
Add-ons

D.  
Transport

E.  
Customs / VAT

F.  
Foundation

L.  
Landscape

P.  
Permitting

# A. Construction

## Construction package includes:

Exterior Walls

Floor

Roof

Steel

Bathroom Module Str.

Kitchen Wall

Plumbing

HVAC

Electrical

Deck

External Joinery.

*The future of living*

# Construction System

Instabuilt has a large range of construction elements that are suited for a variety of projects. With internationally recognized certificates of performance - CE / ETA - and many well-known materials and brands we bring you a piece of work that only the finest engineers can bring to life.



## External Wall

1. HPL Panel
2. Timber batten vertical
3. Diffusing foil
4. Timber batten vertical
5. Timber studs
6. Thermaisulation
7. Vapour barrier
8. OSB
9. MDF



## Bathroom Wall

1. Adhesive & Ceramic tiles
2. Hydroinsulation
3. Gypsum Fiberboard
4. OSB
5. Timber Frame
6. Thermaisulation
7. OSB
8. MDF

## Floor

1. Parquet-Engineered Three Layer
2. OSB
3. Thermaisulation
4. Timber Frame
5. OSB
6. Liquid hydroinsulation PVC



## Roof

1. Hydroinsulation PVC
2. Geotextil
3. OSB
4. Thermaisulation
5. OSB
6. Thermaisulation
7. Timber frame
8. Vapour barrier
9. OSB
10. Parquet-Engineered Three Layer





## Metal Frame

The entire steel structure is built based on EU standards and painted to be resistant to all climate changes.

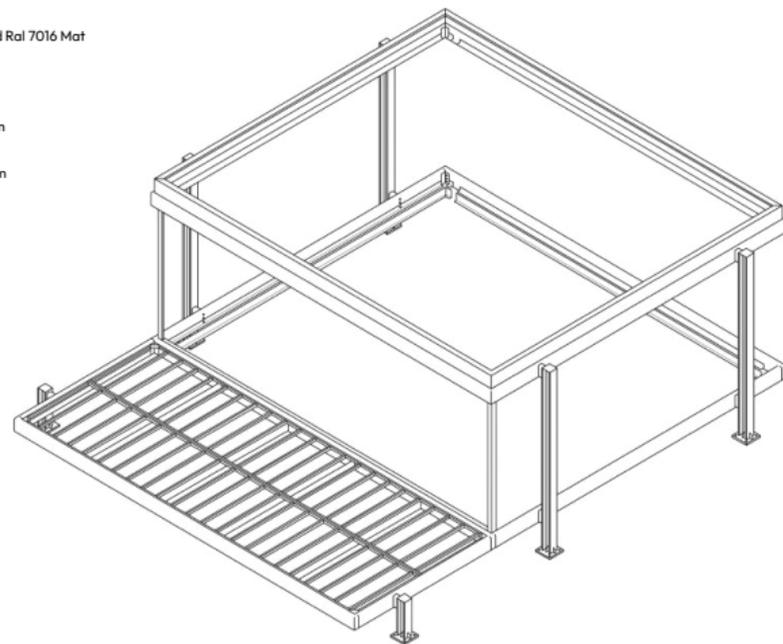
### Metal Frame Details

Color:  
**Antracid Ral 7016 Mat**

Width:  
**994 cm**

Height:  
**422.5 cm**

Depth:  
**1165.5 cm**





## Windows Schuco ALU

Massive, 10 ft tall windows and sliding glass doors offer an expansive view and access to your surroundings. Windows have to meet a wide range of requirements. Whether it is sound reduction, security, style, barrier-free access, or sustainability.

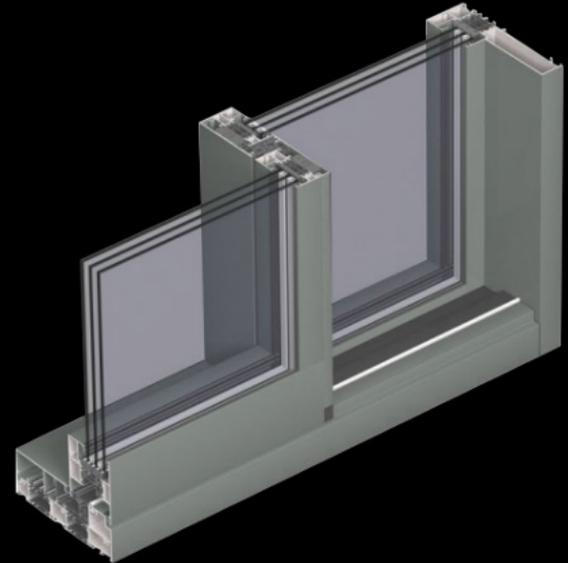
### Windows Details

Color:

**Antracit**

Feature:

**Three-layer glass**





## MDF Interior Walls

Using MDF makes perfect sense. The boards come in an extra-large size, including moisture-resistant and fire-retardant variants.

### MDF Details

Dimensions:

**244 x 122 x 1.8 cm (H x W x D)**

Materials:

**MDF 18mm**

**MDF 22mm**

**Blum hinge with stop**

**Legs With Stainless Steel Profile 20x20mm**

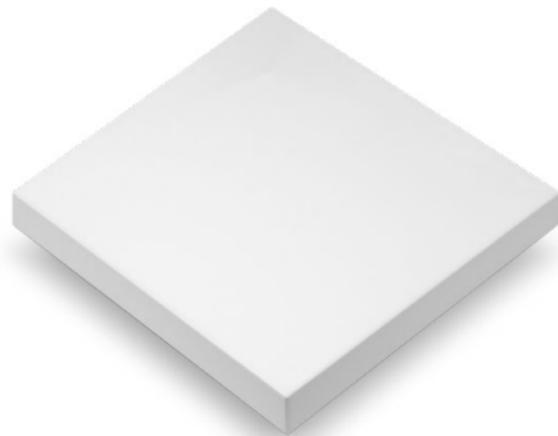
Characteristics:

**Durable Edges**

**Excellent Mechanical Properties And Elasticity**

**Excellent Surface Quality**

**Moisture Resistant**





## Flooring

HARO PARQUET 4000, Plank 1-Strip 180 2V Oak Invisible Markant brushed. It is suitable for underfloor heating and cooling, it is a natural product and particularly easy to clean.

### Floor details

Type of wood:

**Oak Invisible**

Grade:

**Markant**

Surface texture:

**Brushed**

Warranty (residential) 30 Years





## Deck

A solid exotic wood decking without visible screws that blends in perfectly with the exceptional décor of the temple. Our deck is a completely wood system with 100% vetedy timber, named Jaya.

### Deck Timber Details

High durability  
Not vulnerable to lyctus beetle attack  
Low impregnability  
Ideal for outdoor construction





## Mechanical System

Stella Domo's HVAC system is a smart system with a high-quality, and long-lasting air conditioner that adapts to clients's needs and keeps comfort at the highest level. A system that offers the perfect flow.

### HVAC Details:

#### Features:

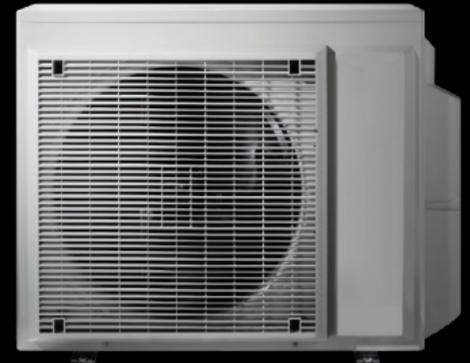
Up to 18 SEER

Ideal indoor comfort and efficiency

Low dBA - reclaim outdoor space

Quiet-mode - Enhanced acoustical comfort

Used for both Heating and Cooling





## Electrical – Lighting

In Stella Domo, you will find it easy to enhance the look and feel of any space in your home with our selection of lighting from Zambelis Lighting.

### Indoor Lighting Details

Power:  
42W and 55 W

Voltage:  
220 - 240 V

Color Temperature:  
3000 K



### Spotlight Details

Overall length:  
55.0 mm

Diameter:  
51.0 mm

Ambient temperature range:  
-20...+40 °C





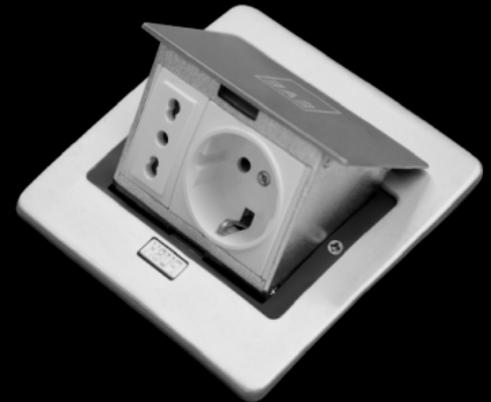
## Electrical – Sockets

Slim design for perfect integration into the floor · Soft opening for enhanced comfort and safety · Equipped with a "push and slide" locking system to avoid accidental opening by feet.

### Floor Pop-up Plug Details

#### Materials:

- Hinged cover (stainless)
- Cast zinc alloy frame
- Desk support (stainless)
- Back box for underscreed (pre-galvanized sheet)
- Special locking mechanism on the cover eliminating cable crushes





## Electrical - Card Holder

With this technology, you can rest assured that your property and assets are being cared for by industry-leading professionals who know just how important it is to keep them safe and secure.

Dimensions:

96 x 96 x 36 mm (W x H x D)

Electrical Safety:

Degree of protection : IP20 (EN 60529)





## Bathroom Elements

Stella Domo bathroom is equipped with high-quality and well-designed products with the latest technologies which offer you the reliability you deserve.

### Shower Set Details

Features:

- Concealed Thermostat With 3 Valves
- Grohe Rapido Smartbox
- Silverflex Shower Hose



### Free Standing WC Details

Installation:

Free-Standing

Material:

Ceramic

Color:

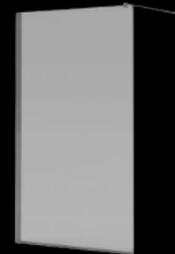
- White
- Brown
- Black
- Grey



### Glass shower door

Dimensions:

W - 90 cm H - 190 cm





## Bathroom Cabinet & Elements

Stella Domo bathroom is equipped with high-quality and well-designed products with the latest technologies which offer you the reliability you deserve.

### Millwork Closet Details

Dimensions:

232 x 65 x 45 cm (H x W x D)

Colors:

■ Champagne ■ Terracotta

■ Chrome Green ■ Midnight

■ Traffic White

Materials:

Mdf 22mm

Blum Hinge With Stop



### Boiler Heater

Color:

□ White



### Towel Warmer

Color:

□ White





## Bathroom Cabinet & Elements

Stella Domo bathroom is equipped with high-quality and well-designed products with the latest technologies which offer you the reliability you deserve.

### Bathroom Sink Details

Bathroom Sink Dimensions:

350 x 500 mm

Color:

■ White Alpina



### Bathroom Faucet Details

Color:

■ Chrome

Features:

46 Mm Ceramic Cartridge

Adjustable Flow Rate Limiter

Swivel Tubular Spout



### Mirror

Features:

LED light



### Bathroom extract fan



## B. Package Assembly



Assembly  
package includes:

Assembly team

Tools and Crane

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# C. Add-ons

## Add-ons package includes:

Staris

Guard rail (glass)

Guard rail (metal)

Toilet accessories

Appliances

Millwork

Kitchen standard

Kitchen island

Curtains

Furniture

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## Deck Sofa Set

Outdoor furniture will transform your patio into relaxation heaven. This set is created with aluminum, all-weather wicker, teak, or resin is built to withstand outside elements, and is easy to care for.

### Sofa Details

Jati & Kebon  
1-Seat (x2) + 2.5-Seat

Dimensions:  
66.5 x 196.5 x 88.8 cm (H x W x D)

Frame Material:

Alu

Material Seating:

Slats

Material Back:

Rope

Rope Weaving Back:

Open Cross Weaving



### Side Table Details

Top Dimensions:  
66.5 x 196.5 x 88.8 cm (W x D)

Frame Material:

Alu

Frame Color:

□ White Mat





## Kitchen & Island – Insta Furniture

Insta Furniture is built in every detail that offers you greater flexibility in the kitchen. The metal legs enable the furniture to have a faster assembly process.

### Kitchen Details

Kitchen Colors:

- Champagne ■ Terracotta
- Chrome Green ■ Midnight
- Traffic White

Countertop Colors:

- Quartz Bianco ■ Quartz Midnight

Kitchen Size:

75 x 60 x 102 cm (H x W x D)

Island Size:

W.60 D.102 H.75 cm

Materials:

- Mdf 18mm
- Mdf 22mm
- Blum Hinge With Stop
- Glass 4mm
- Aluminium Profile for doors
- Legs With Stainless Steel Profile 20x20mm

### Barstool Details

Colors:

- Champagne ■ Midnight ■ Wood

Dimensions:

L.50 W.60 H.75 cm

Seat height:

66cm rising to 81 cm

Materials:

Leather & Wood





## Appliances

German quality appliances, manufacturing premium quality kitchen and laundry appliances such as dishwashers, microwaves, ovens, washing machines, and fridges.





## Blum Mechanism

With the Blum mechanism, you can implement your creative furniture ideas. They have everything for the opening and closing of lift systems, pull-outs, and doors. With the right motion technologies, this becomes even more convenient.

### Compact Blumotion 39c/38c Details

Features:

- BLUMOTION integrated into the hinge cup
- Deactivation switch for small/light doors
- Overload safety features
- One-piece wraparound hinge
- 1/2" cup depth
- Less minimum reveal



### Soft-closing Details

Features:

- Soft-closing feature for clip top and clip hinges
- Offers the same quality of motion as drawer system with Blumotion
- Automatically adjusts to the closing force of the door
- Simple attachment to the hinge arm
- Designed for use with Blum clip hinges only
- Nickel-plated steel and gray nylon





## Kitchen Faucet & Sink

Sink faucets offer exciting new features and enhanced functionality designed to provide ease of use and years of trouble-free operation.

### Kitchen Faucet

Finishes:

**Chrome**

Colors:

**Brushed Stainless Steel**

Features:

**Clear mixer tap design for modern kitchens**

**High Arched Outlet For Easy Filling of pots and vases**

**Also available with pull-out spray**



### Kitchen Sink

Colors:

**Black Anthracite Rock Grey Alu Metallic**

**White Jasmine Champagne Tartufo Coffe**

Features:

**Waste kit with space-saving pipe**

**Fixing Kit**

**3 1/2" InFino basket strainer**



### Garbage disposal





## Sofa & Table – Danish & Italian Design

We have the perfect leather sofa and glass table for you in German quality. Search by size and color to customize the space that should be warm, supple, and last for a lifetime.

### Sofa Details

Colors:

■ Brown ■ Black

Size:

70 x 228 x 102 cm (H x W x D)

Materials:

Leather



### Table Details

Dimensions:

25 x 17cm x 117cm (H x W x D)

Opaque Glass Colors:

■ Glass Extra-light Acid Treated White

■ Glass Extra-light Acid Treated Black

Ceramic Colors:

■ Gold Onice

■ Calacatta

■ Calacatta Machia Vecchia

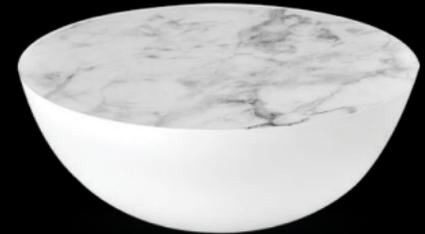
■ Stone Grey

■ Laurent

■ Iridium White

■ Graphit Grey

■ Ardesia Grey





## Armchair & Side Table – Danish & Italian Design

These small sets are ideal for living rooms as they save on space. They are usually made up of two or more tables that fit together but can also be spread out to hold food, drinks, or any other items in your living room.

### Armchair Details

Dimensions:  
71 x 84 x 66 cm (H x W x D)

Colors:

- White
- Black
- Cream



### Side Table

Dimensions:  
39x96x96 cm (H x W x D)

Opaque Glass Colors:

- Glass Extra-light Acid-treated White
- Glass Extra-light Acid-treated Black

Materials:

Tempered Glass

Top Terrazzo

Base Top Lid: 16,5Øx2cm

Dimensions: 40x44,5 cm (Ø x H)





## TV Stand – Insta Furniture

Insta Furniture freestanding modules are offered in 4 different types of colors and are customizable to your needs.

### Closet & TV Stand Details

Colors:

- Champagne ■ Terracotta
- Chrome Green ■ Midnight
- Traffic White

Materials:

Mdf 18mm

Mdf 22mm

Blum Hinge With Stop

Legs With Stainless Steel Profile 20x20mm





## Wardrobe - Stella Furniture

Insta Furniture freestanding modules are offered in 4 different types of colors and are customizable to your needs.

### Bedroom Closet

Dimensions:  
287 x 374 x 60 cm (H x W x D)

Colors:

- Champagne ■ Terracotta
- Chrome Green ■ Midnight
- Traffic White

Materials:

- Mdf 18mm
- Mdf 22mm
- Blum Hinge With Stop
- Glass 4mm
- Legs With Stainless Steel Profile 20x20mm





## Interior Window Blinds

Stella Domo has motorized blinds that are controlled remotely and make our lives more comfortable, and effortless complete. All it takes is the push of a button to let in some natural light in the home or enjoy some privacy. Modern technology makes life easier, safer, and more comfortable.

### Window Blind Details

Dimensions:

287 x 374 x 60 cm (H x W x D)

Options:

Chain Operated

Motorized

Chain Operated Top-down, Bottom-up

Tensioned System





## Stella Bed– Danish & Italian Design

The wonderful softness of the Natuzzi bed can be perceived at first glance. Looking at the headboard, it is easy to imagine two pillows joined together providing ultimate comfort.

### Bed Details

Dimensions:

103 x 198 x 238 cm (H x W x D)

Features:

Designed By Natuzzi Editions

Wooden Frame

Upholstered Headboard And Frame

Upholstery: Premium Fabric And Italian Top Grain Leather





## Centre Buffet – Insta Furniture

This Centre Buffet provides a beautiful central focus to your walk-in wardrobe. Offering the ideal place to display your jewelry, watches, ties, belts, and any other display item. A glass top provides visual accessibility and a velvet bottom adds a touch of glamour to your wardrobe.

### Accessories Closet

#### Dimensions:

90 x 150 x 60 cm (H x W x D)

#### Colors:

- Champagne ■ Terracotta
- Chrome Green ■ Midnight
- Traffic White

#### Materials:

- Mdf 18mm
- Mdf 22mm
- Blum Hinge With Stop
- Glass 4mm
- Aluminium Profile for doors
- Glass 4mm
- Legs With Stainless Steel Profile 20x20mm





## Stairs

Stairs are an important part of every home decor. Well-selected, high-quality wooden timber stairs will add a touch of class to your exterior and will increase the value of your home. It will also make your home more convenient and stylish.

Dimensions:  
240 cm wide

High durability  
Not vulnerable to lyctus beetle attack  
Low impregnability  
Ideal for outdoor construction





## Stairs

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240 cm wide

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Low impregnability  
Ideal for outdoor construction



## D. Package Transport



Transport  
package includes:

We ship to Europe

We ship to USA

*the future of living*

A close-up photograph of a person's hands using a white calculator. The person is holding a silver pen in their right hand. The calculator is placed on top of several financial documents, including a bar chart and a line graph. The background is slightly blurred, showing a laptop keyboard and a person's face in profile.

## E. Package Coustoms VAT

Coustoms VAT  
package includes:

N/A

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## F. Package Foundation

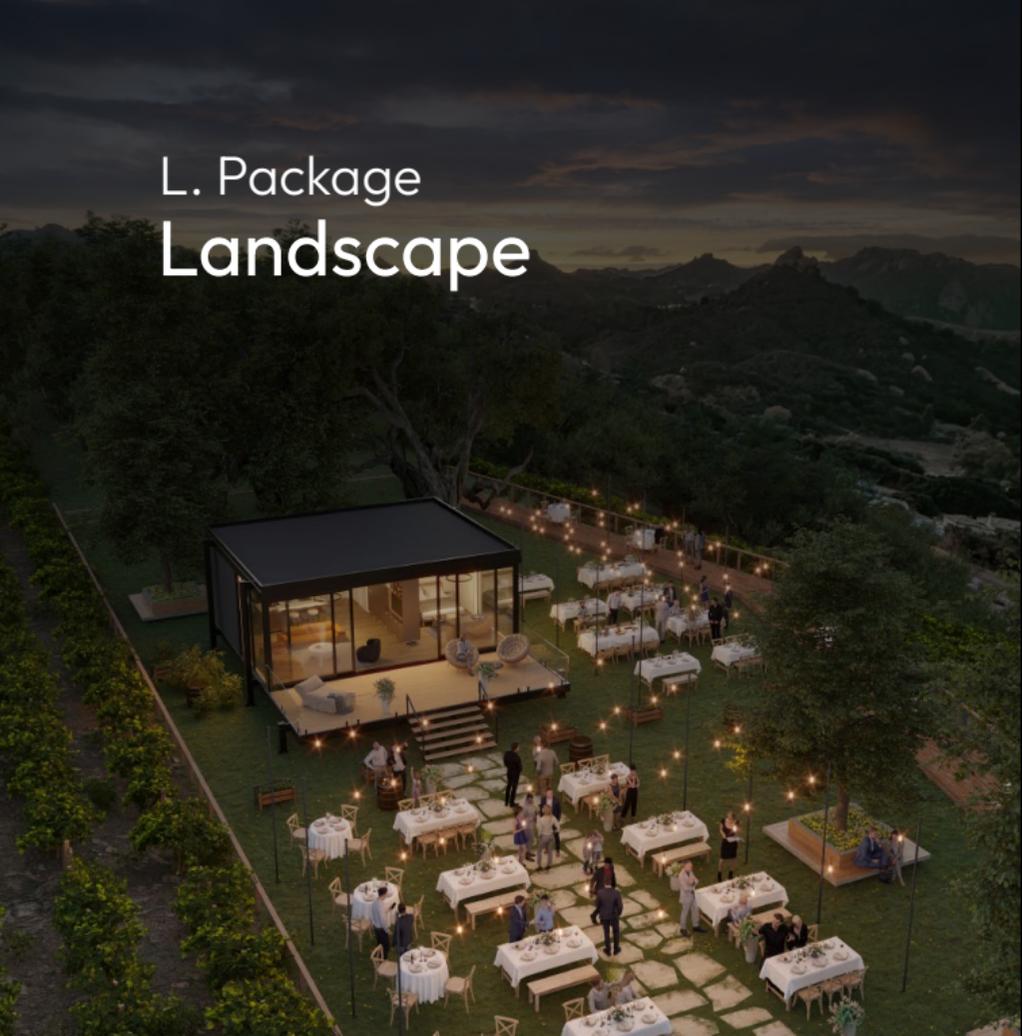
Foundation  
package includes:

We provide designs

We provide genral contracting

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# L. Package Landscape



Landscape  
package includes:

We provide design

We provide general contractors

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# P. Package Permitting

Permitting  
package includes:

We provide design documentation

We provide architects

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# Our partners

Fundermax  
For you to create

KIRCHNER

VETEDY  
JAPAN

BERNER

SIGA

BECK  
Beyond Flooring

nordpan  
RUBNER

HARO  
Endlich zuhause

ISOCELL

BASF  
We create chemistry

Collano

FASCO INC.

kronospan

MAPEI

BOEN

BWP

mafell

POFIX

rothoblaas

FALCO  
wood industry

SHANG TRUST



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Millosheve, Obiliq, 10000 Kosova