

Pllana Ventures Corporate Magazine  
**SPECIAL EDITION**





## Executive Summary

This Special Edition Magazine chronicles a transformative period of scaled execution and integrated value creation, marking the organization's evolution from an innovator in sustainable construction to a global architect of resilient communities. Across its ecosystem which encompassing Pllana Capital, InstaBuilt, Cherry Communities the Pllana Venture has successfully operationalized a unified vision where industrial precision, sustainable communities, and conscious capital converge to redefine the future of the built environment.

The year was defined by the systematic deployment of industrialized construction systems, which demonstrated repeatable success across diverse geographies from Germany and Switzerland to Kosovo and Albania. By leveraging advanced off-site manufacturing, certified panelized and volumetric solutions, and data-driven processes, the organization delivered high-performance residential, commercial, and mixed-use projects with unprecedented speed, quality consistency, and reduced environmental footprint. This technological backbone enabled the realization of flagship developments such as Cherry Dinkelsbühl and Cherry of Alps, which embody a holistic approach to community building, integrating energy autonomy, circular materials, shared amenities, and timeless design into scalable neighborhood models.

Concurrently, the organization solidified its thought leadership through active engagement at premier international forums including BLUEPRINT, RETCON, EXPO REAL, and the Housing Innovation Summit, while strategically aligning policy, finance, and innovation through initiatives like Green Finance Day and Sustainability Day. These platforms advanced a compelling narrative: that sustainable urban development is both an investable asset class and a scalable reality when supported by aligned capital, forward-looking policy, and cross-sector collaboration.

In summary, this edition captures more than a portfolio of achievements; it documents the maturation of a replicable system for responsible progress. Pllana Venture has moved beyond proving concepts to delivering a coherent, exportable model that harmonizes architectural excellence, ecological integrity, and community vitality. The result is a durable platform positioned to lead the global transition toward a built environment that is not only smarter and faster, but fundamentally more sustainable and human-centered.

# Message from Our CEO

Dear Partners, Colleagues, and Stakeholders,  
I am honored to present this Special Edition of our corporate magazine, which reflects a year of strategic progress and principled growth across the Plana Venture. Over the past years, we have continued to demonstrate that sustainable value is created through innovation, discipline, and a clear sense of purpose.

Our achievements span from pioneering sustainable construction with InstaBuilt to shaping community-centric living through Cherry Communities. Each project showcased in these pages illustrates our commitment to merging architectural quality with environmental responsibility, operational efficiency with social impact, and local execution with global standards.

These results are rooted in our unwavering focus on excellence, our investment in people, and our dedication to responsible governance. We have strengthened our capabilities through certifications, expanded our reach through partnerships, and contributed to meaningful dialogues on the future of housing, green finance, and urban development.

As we move forward, we remain guided by the conviction that progress must be both visionary and accountable. We will continue to build not only with precision and innovation, but also with integrity and a long-term perspective.

I extend my deepest appreciation to our team, partners, and supporters worldwide. Your trust and collaboration inspire us to strive for greater impact and leadership in all that we do.

Respectfully,  
**Mentor Pllana**  
Chief Executive Officer  
PLLANA VENTURE



# A Sustainable Residential Building Assembled in Heidelberg

In Heidelberg, Germany, a new residential building demonstrates how sustainable construction can be delivered with precision, speed, and architectural integrity.

The project consists of 10 apartments with a total gross floor area of 1,069 m<sup>2</sup>, assembled using an advanced off-site construction system. Rather than relying on conventional, labor-intensive methods, the building was manufactured as a set of high-performance components and assembled on site with minimal disruption to the surrounding urban environment.



The structure is built primarily from sustainably sourced materials, selected for their low environmental impact, durability, and long-term performance. The construction system significantly reduces material waste, embodied carbon, and on-site emissions compared to traditional building techniques, while meeting strict German and European regulatory standards.

Beyond sustainability, the project reflects a commitment to quality and efficiency. Factory precision ensures consistent construction standards across all apartments, improved thermal performance, and enhanced indoor comfort. The result is a residential building that combines energy efficiency, healthy living conditions, and long-term operational value.

This Heidelberg project illustrates a broader shift in the construction industry: from fragmented on-site processes to industrialized, data-driven building systems capable of delivering sustainable housing at scale. It stands as a practical example of how modern construction can respond to environmental responsibility without compromising architectural or residential quality.



# Systems, Innovations, and Certifications

Inside InstaBuilt: From Design to Delivery



InstaBuilt's globally recognized certifications highlight its commitment to high standards in quality, safety, environmental responsibility, and energy efficiency. ISO 9001 ensures rigorous quality management systems that guarantee consistent performance and customer satisfaction. ISO 14001 reflects InstaBuilt's dedication to minimizing environmental impact through sustainable production practices. ISO 45001 focuses on occupational health and safety, promoting a secure and responsible working environment. ISO 50001 demonstrates efficient energy management, aligning with the company's broader goals of decarbonization and eco-efficiency.

The CE marking and EOTA certification confirm compliance with stringent EU construction standards, essential for market access and technical assurance in Europe. The NTA certification is particularly relevant for the U.S. market, ensuring compliance with regional building codes, especially in states like Texas. ICC (International Code Council) certification further strengthens InstaBuilt's position in the U.S. by validating its adherence to widely accepted safety and structural standards. Additionally, KfW40 and QNG certifications in Germany underscore the company's excellence in energy-efficient and sustainable building performance.



## Panelized Solution

Construction with Volumetric Bathpods

**75%**

Finished in Factory

These certifications are deeply embedded in InstaBuilt's off-site and on-site prefabrication process. In its advanced manufacturing facilities, up to 95 percent of construction is completed off-site using panelized systems and volumetric modules, including bathpods, significantly reducing on-site labor, construction time, and environmental disruption. The remaining 5 to 25 percent is completed on-site with a swift and precise assembly process that ensures high quality and minimal waste.

At the core of InstaBuilt's innovation is its energy-efficient building envelope. Designed for excellent thermal performance and airtightness, the envelope plays a critical role in reducing heating and cooling demands, helping meet global sustainability targets. Inside InstaBuilt offers an exclusive behind-the-scenes view into this integrated process, from digital design and factory production to final on-site assembly, showcasing how technology and sustainable practices come together to deliver affordable, high-performance modular homes across Europe and the United States.



## Volumetric Solution

Aster Domo Housing Solution

**95%**

Finished in Factory

# Empowering Global Project Managers through PMI-Oriented Training at Insta Innovation Center

Between April and June, the Insta Innovation Center served as a focal point for advanced professional development by hosting a comprehensive training program in Project Management. Led by expert trainer Alban Zekaj, this initiative was tailored to meet the growing demand for qualified project managers across InstaBuilt's global operations, particularly within the framework of Cherry Communities powered by InstaBuilt.

The training was designed to serve a dual purpose: to equip emerging leaders with practical project management tools tailored to modular construction, and to prepare them for formal certification through the Project Management Institute (PMI). This initiative reflects InstaBuilt's strategic commitment to building not only sustainable and technologically advanced communities, but also capable leadership that can effectively deliver complex projects in diverse international contexts.

Structured over a three-month period, the sessions provided a rigorous curriculum aligned with PMI standards and methodologies. Participants were immersed in key areas such as project planning, stakeholder management, cost and schedule control, quality assurance, and risk mitigation. These sessions did not simply deliver theory, but emphasized the integration of project management principles into real-world scenarios. In this way, the training responded directly to the practical challenges and dynamic conditions often encountered in modular development.



Alban Zekaj brought to the training a rare blend of academic knowledge and field-based expertise. His leadership and depth of experience managing cross-border projects gave participants valuable insight into what it means to manage projects under pressure, across time zones, and within the evolving regulatory and

technological landscape of sustainable construction. Through a combination of lectures, interactive discussions, and case-based exercises, participants developed a strong command of essential project management competencies while also cultivating strategic thinking and problem-solving abilities.

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The training also functioned as a preparation platform for those aiming to obtain their PMI certification. Recognized globally, this certification is more than a professional milestone. It is a requirement for assuming higher responsibilities within Cherry Communities' operations and future developments. As such, the training offered a structured pathway toward certification, complete with guidance on eligibility, exam preparation, and practical application of PMI's body of knowledge.

The program went beyond technical skills, focusing on values like clarity, responsibility, and sustainability - core to the vision of InstaBuilt and Cherry Communities. It emphasized ethical governance, transparent communication, and smart decision-making at every project stage.

Driven by the Insta Innovation Center, this initiative is shaping purpose-driven leaders who build with integrity. By aligning with global standards, it fosters a culture of excellence across all markets.

As Cherry Communities grows, the need for certified, high-performance project managers rises. This program is a key step in meeting that demand and advancing leadership in construction and development.

# Signature Homes: Setting a New Benchmark in Luxury Living

Signature Homes represent a new generation of luxury residences, where architectural clarity, material integrity, and advanced construction technology converge.



What defines Signature Homes is precision. By leveraging industrialized, off-site construction, every element is produced under controlled conditions, ensuring exceptional build quality, consistency, and refined detailing that traditional construction struggles to achieve at scale.

Each home is designed with a focus on proportion, light, and spatial comfort, combining contemporary aesthetics with long-term performance. High-quality, sustainable materials are carefully selected not only for their visual appeal, but for durability, energy efficiency, and healthy indoor living.

Luxury, in this context, is not excess it is intelligence. Reduced environmental impact, optimized energy performance, and faster, cleaner assembly redefine what premium living means today.

Signature Homes set a new benchmark by proving that luxury, sustainability, and technological excellence are no longer separate ambitions, but a single, integrated standard.



Beyond design and performance, Signature Homes are conceived as long-term assets. The construction system allows for adaptability, future upgrades, and efficient maintenance over the building's lifecycle, protecting both value and livability. For homeowners, this means residences that remain relevant, efficient, and desirable over time—homes designed not only for today's standards, but for the decades ahead.





## InstaBuilt at RETCON: Advancing Sustainable and Affordable Living

InstaBuilt took part in RETCON, one of the world's leading conferences for real estate technology and innovation, where global developers, investors, and policymakers gather to explore the future of the built environment. The event provided a platform to present construction solutions that respond directly to two of the industry's most urgent challenges: housing affordability and climate impact.

During the conference, InstaBuilt showcased its industrialized construction system designed to deliver high-quality residential buildings using sustainable materials and optimized manufacturing processes. By shifting construction from fragmented on-site workflows to controlled off-site production, the system significantly reduces waste, shortens project timelines, and improves cost predictability key factors in making housing more accessible.

Beyond technology, the discussions at RETCON emphasized collaboration. InstaBuilt engaged with industry leaders on how public and private stakeholders can accelerate the transition toward greener, more efficient building models. The focus was not on future concepts, but on solutions already implemented, certified, and operating in real projects.

A central theme of the presentation was performance at scale. InstaBuilt demonstrated how standardized components, precision engineering, and data-driven design enable consistent quality across different markets and regulatory environments. This approach allows developers to deliver eco-friendly housing solutions without the cost premiums traditionally associated with sustainable construction.



InstaBuilt's presence at RETCON reinforced a clear message: sustainable and affordable living is not a trade-off. With the right construction systems, it becomes a scalable reality—one capable of reshaping how cities grow and how communities are built worldwide.

# Parta Project: Speed, Precision, and Sustainable Construction

The Parta Project in Mülsen, Germany, demonstrates how advanced panel technology can dramatically redefine residential construction timelines. The 295 m<sup>2</sup> home was assembled in just two days, highlighting the efficiency of an industrialized building process designed for speed without compromising quality or architectural integrity.



The building was delivered using a high-performance panel system manufactured off-site under controlled conditions. This approach ensures exceptional precision, consistent quality, and significantly reduced material waste compared to conventional on-site construction. Once delivered to site, the pre-engineered panels were assembled rapidly, minimizing disruption and weather-related delays.

Sustainability played a central role in the project. The materials were selected for their durability, energy performance, and low environmental impact, contributing to improved thermal efficiency and healthier indoor living conditions. The system also reduces on-site emissions and noise, making it particularly suited for residential neighborhoods.



# Arta Project: Industrialized Construction with Integrated Modular Solutions

The Arta Project in Mülsen, Germany, demonstrates how advanced panel technology combined with modular bathpods can significantly accelerate residential construction. The 198.90 m<sup>2</sup> home was assembled in just two days, showcasing a highly coordinated off-site manufacturing and on-site assembly process.



The structure was delivered using precision-engineered wall and floor panels produced under controlled factory conditions. In parallel, fully finished modular bathpods were manufactured off-site and integrated seamlessly into the building during assembly. This hybrid approach reduces on-site complexity while ensuring consistent quality across critical interior spaces.



Sustainability and performance were central to the project's execution. The use of optimized materials and industrialized workflows minimized construction waste, reduced on-site emissions, and improved overall energy efficiency. Factory production also enabled tighter quality control, contributing to improved thermal performance and long-term durability.



# Sports Sponsorship: Performance, Precision, and Shared Values

InstaBuilt proudly supports Steve Caroli in the Porsche Sports Cup, a racing series that represents the highest standards of performance, engineering, and precision. The partnership reflects a shared mindset: success is built through preparation, discipline, and the relentless pursuit of excellence.

Motorsport is a proving ground where innovation, efficiency, and reliability are tested under extreme conditions. These principles closely mirror InstaBuilt's approach to construction, where every system, component, and process must perform flawlessly, not in theory, but in real-world conditions. The Porsche Sports Cup offers a platform where precision engineering is not optional, but essential.



By supporting Steve Caroli, InstaBuilt aligns its brand with values that go beyond visibility. The partnership emphasizes focus, accountability, and continuous improvement, qualities that define both competitive racing and industrialized construction. It is a collaboration rooted in performance, not spectacle.



This sponsorship underscores InstaBuilt's belief that excellence is transferable across disciplines. Whether on the racetrack or on a construction site, progress is driven by innovation, teamwork, and the courage to operate at the highest level. Supporting elite sport is a natural extension of a brand committed to building better, faster, and smarter.





## Fun Moments Together: A Day with Trepça Futsal Club

We believe that success is not only shaped through strategic investments but also through the energy and inspiration we cultivate in our communities. While our focus remains on real estate, technology, and modular construction, we proudly extend our impact by supporting sports, where dedication and teamwork mirror the principles, we value most.

As part of our commitment, we sponsor Basketball Club Prishtina, Football Club Trepça '89, Steve Caroli at the Porsche Sports Cup Deutschland, and Trepça Futsal Club. These partnerships reflect our dedication to encouraging excellence, passion, and perseverance across different arenas of life.



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# Sports Sponsorship: Championing Excellence on and off the Court

InstaBuilt proudly supports basketball as a sport that embodies discipline, teamwork, and high performance. Through sponsorship of teams competing in Kosovo Cups and FIBA-level competitions, the company contributes to the growth of a sport that plays a vital role in community development and youth engagement.



Basketball success is built on preparation, structure, and consistency, values that closely reflect InstaBuilt's own approach to construction and innovation. Achievements in national competitions and representation on the international FIBA stage highlight what is possible when talent is supported by the right systems and long-term commitment.



Beyond trophies and results, this sponsorship focuses on impact. Supporting basketball programs helps create opportunities for young athletes, promotes healthy lifestyles, and strengthens local sports culture. It also provides role models who inspire discipline, ambition, and teamwork among the next generation.



InstaBuilt's commitment to basketball reflects a broader belief that sustainable progress extends beyond buildings. By investing in sport, the company invests in people, community pride, and the foundations of long-term social development—on the court and beyond.

# Inspiring the Future Generations

The halls of the Insta Innovation Center were filled with laughter, wonder, and wide-eyed curiosity as a group of second-grade students stepped into what might one day become their own future, a world where homes are not built brick by brick but manufactured with precision, care, and innovation. The visit was more than an educational tour; it was a journey through the evolving landscape of construction, where sustainability meets technology and imagination meets purpose.



Walking through the production spaces, the children saw the rhythm of modern construction in motion, timber transformed through robotics, digital models shaping real homes, and a vision where modularity defines how we build. It was an introduction to the idea that construction can be clean, smart, and environmentally responsible. What once seemed like science fiction is now becoming daily reality at InstaBuilt.



Each question from the students revealed the spark of discovery. How can wood be stronger than steel? How do robots build walls? Why are we planting more trees than we use? These moments captured the essence of what the Insta Innovation Center stands for, not only creating buildings but cultivating understanding, values, and inspiration. Through these interactions, education becomes more than theory; it becomes tangible, touchable, and transformative.

For InstaBuilt, this visit symbolized something deeper: a belief that the foundation of innovation lies in young minds unafraid to ask, dream, and build differently. The future of sustainable construction depends not only on advanced technology but also on the passion of those who will inherit and improve it. These children represent that future, one that envisions communities built in harmony with nature, powered by knowledge, and guided by empathy.



Educating and inspiring future generations is not merely an act of outreach; it is an investment in continuity, a promise that the ideas shaping today's modular, circular, and digital world will keep evolving. Because every innovation begins with curiosity, and every sustainable future begins with those who dare to imagine it.

# Housing Innovation Summit: Presenting Scalable Solutions for the Future of Living

At the Housing Innovation Summit, our CEO presented Cherry Communities and InstaBuilt as complementary platforms addressing one of today's most pressing challenges: how to deliver sustainable, high-quality housing at scale. The summit brought together industry leaders, innovators, and decision-makers focused on redefining how cities grow and communities are built.



The presentation highlighted Cherry Communities as a model for community-oriented residential development, where design, livability, and long-term social value are placed at the center of planning. Rather than focusing solely on housing units, the concept emphasizes connected neighborhoods, shared infrastructure, and environments designed to support everyday life.

In parallel, InstaBuilt was presented as the technological and operational backbone that makes this vision achievable. Through industrialized construction, certified systems, and sustainable materials, InstaBuilt enables faster delivery, higher quality control, and reduced environmental impact compared to traditional building methods.



A key message of the discussion was scalability. By aligning innovative construction technology with thoughtful development models, it becomes possible to deliver affordable and sustainable housing without compromising performance, compliance, or design standards—across different markets and regulatory environments.

The Housing Innovation Summit reinforced a clear direction: the future of housing depends on integrated solutions that connect investment, technology, and community. Cherry Communities and InstaBuilt together represent a practical response to this challenge—one grounded in execution, not theory.





## Cherry Plaza: Redefining Luxury Residential Living in Kosovo

Cherry Plaza marks the launch of the first signature and luxury home construction of its kind in Kosovo, setting a new benchmark for residential development in the region. Conceived as a flagship project, it represents a shift toward higher architectural standards, refined living, and long-term value creation.



The project introduces a contemporary interpretation of luxury—defined not by excess, but by quality, precision, and thoughtful design. From material selection to spatial planning, Cherry Plaza emphasizes comfort, privacy, and elegance, creating homes that respond to modern lifestyles while maintaining a timeless architectural character.

Sustainability and performance are integral to the development. Advanced construction methods and carefully selected materials contribute to improved energy efficiency, durability, and healthier living environments. The project reflects a commitment to building responsibly, ensuring that luxury and sustainability coexist as a unified standard.

Beyond the individual homes, Cherry Plaza contributes to a broader vision of community-oriented development. Landscaped surroundings, integrated amenities, and attention to the public realm elevate the overall living experience, positioning the project as more than a residential address—it is a destination.



As the first of its kind, Cherry Plaza establishes a reference point for future high-end developments in Kosovo. It signals a new chapter in residential construction, where architectural excellence, sustainable practices, and premium living come together to define a higher standard for the market.

# Cherry Village: A Community Ready to Be Lived In

Cherry Village reaches an important milestone as the first residential phase is now ready for inhabitants. This moment marks the transition from vision to everyday life, where planning, design, and construction come together to form a living community.

The first phase introduces homes designed around comfort, functionality, and human scale. Thoughtful layouts, natural light, and quality materials define residences that support modern lifestyles while maintaining a sense of calm and privacy. Every element is shaped to feel lived-in from day one, not merely built.

Beyond individual homes, Cherry Village is defined by its sense of place. Pedestrian-friendly streets, green spaces, and shared areas encourage interaction and connection, creating an environment where neighbors naturally become a community. The development prioritizes livability, safety, and long-term well-being.

Sustainability is embedded throughout the project. Efficient construction methods, durable materials, and energy-conscious design contribute to reduced environmental impact and lower long-term operating costs, ensuring that the community remains resilient and future-ready.



With the first residents now able to move in, Cherry Village begins its next chapter—not as a construction site, but as a neighborhood. It stands as a foundation for future phases and a clear expression of a broader vision: building places where people don't just live, but belong.



# Residential Aster Domo: Precision Housing Delivered in a Single Day

The Residential Aster Domo project demonstrates the efficiency of modern industrialized construction through the rapid assembly of a 122.3 m<sup>2</sup>, four-bedroom home within a single day. The project highlights how advanced building systems can significantly reduce construction timelines while maintaining high standards of quality and comfort.



The home was delivered using prefabricated structural elements manufactured off-site under controlled conditions. This approach ensures precision, consistency, and reliability across all components, allowing the on-site assembly process to be executed quickly and efficiently with minimal disruption.



Designed for contemporary family living, the Aster Domo layout balances functionality and comfort. Well-proportioned bedrooms, optimized living spaces, and efficient circulation reflect a design philosophy focused on everyday usability, adaptability, and long-term livability.



Sustainability and performance are integral to the project. The construction system minimizes material waste, reduces on-site emissions, and supports improved thermal efficiency, contributing to lower energy consumption and healthier indoor environments.



The Aster Domo project illustrates how speed and quality can coexist in residential construction. By combining thoughtful design with industrialized processes, it offers a scalable model for delivering high-quality family homes faster, more predictably, and more sustainably.

# Aster Domo – Cherry Millennials: Compact Living Designed for a New Generation

The Aster Domo Cherry Millennials project reflects a modern approach to housing tailored to the needs of today's urban generation. The 62.7 m<sup>2</sup> one-bedroom home, assembled in Whisper Valley, was designed specifically for millennials seeking efficient, high-quality living without compromise.

The project demonstrates how compact residential design can deliver comfort, functionality, and style within a carefully optimized footprint. Open-plan living areas, well-defined private spaces, and thoughtful layouts maximize usability, making the home suitable for both living and working in a flexible, contemporary lifestyle.



Delivered through industrialized construction methods, the home was assembled using prefabricated components produced off-site. This process ensures precision, consistent quality, and rapid on-site assembly, while significantly reducing construction waste and environmental impact compared to traditional building methods.



Sustainability plays a central role in the Cherry Millennials concept. Energy-efficient construction, durable materials, and optimized building performance contribute to lower operating costs and healthier indoor environments—key priorities for a generation that values both affordability and environmental responsibility.

The Aster Domo Cherry Millennials project illustrates how smart design and advanced construction systems can respond to evolving housing needs. It offers a scalable model for delivering accessible, sustainable homes that align with modern lifestyles and the future of urban living.





## Cherry Dinkelsbühl: The Future of Living Begins

A new chapter in sustainable living is unfolding in the heart of Bavaria. Cherry Dinkelsbühl, the latest development by Cherry Communities, is set to become a model of how modern life can exist in harmony with nature, design and community. Located in the historic town of Dinkelsbühl, often described as Germany's most beautiful old town, this project represents the meeting point between heritage and innovation. Cherry Dinkelsbühl is envisioned not simply as a residential complex but as a living example of how people, architecture and the environment can grow together.

The development will include ninety-one modern apartments built through advanced modular timber construction using InstaBuilt technology. Several three-level buildings will be arranged around a shared green courtyard that promotes connection, collaboration and a sense of belonging among residents. Future residents will be able to choose between three distinct apartment types, each designed to reflect a specific lifestyle. The Red Cherry offers 38.87 square meters of refined and efficient living for individuals or couples who value simplicity and comfort. The Green Cherry, at 71.38 square meters, provides a two-bedroom layout that embraces light, openness and flexibility. The Yellow Cherry, with 107.37 square meters, embodies family living with generous interiors and timeless warmth.



The project integrates rooftop solar panels, district heating and energy-efficient ventilation systems to reduce its environmental footprint while enhancing comfort. The façades are designed with living greenery that improves both air quality and visual harmony. Spaces for bicycles and e-mobility infrastructure encourage responsible transportation choices and reflect Cherry Communities' commitment to the planet. A landscaped courtyard will serve as the social heart of the neighborhood, complemented by shared amenities such as a sauna, parcel station and modern parking designed for electric vehicles. Each apartment will feature a private balcony that provides residents with a personal connection to nature and outdoor space.



Cherry Dinkelsbühl is more than a housing project. It is a concept for the future of living, showing that sustainability and comfort can exist side by side. It demonstrates that construction can be circular, energy can be renewable and communities can be united by shared values. Through its design, materials and purpose, Cherry Dinkelsbühl will redefine what it means to live well. It will not only offer homes but will create a space of belonging, growth and harmony.

# Partnership Visit: Advancing a Sustainable Future Through Collaboration



During the visit, attention was given to how cross-industry collaboration can unlock new perspectives. Lessons from high-performance manufacturing, energy management, and process optimization offer valuable insights for the evolution of construction systems that aim to be faster, cleaner, and more scalable.

The partnership dialogue emphasized that sustainability is not achieved through isolated solutions, but through ecosystems of aligned technologies and partners. By learning from leaders in clean energy and advanced manufacturing, InstaBuilt continues to strengthen its commitment to responsible innovation.

As part of its continued focus on sustainability and innovation, InstaBuilt visited the Tesla Gigafactory, engaging in discussions around technology, efficiency, and future-oriented production systems. The visit reflected a shared interest in how industrial-scale innovation can accelerate the transition toward more sustainable industries.



The exchange centered on manufacturing excellence, energy efficiency, and the role of integrated systems in reducing environmental impact. Tesla's Gigafactory stands as a global reference for advanced production, automation, and clean energy integration—principles that closely align with InstaBuilt's approach to industrialized construction.



This visit underscores a broader vision: building the future requires collaboration across sectors. Together with forward-thinking partners, InstaBuilt remains focused on developing construction solutions that support long-term environmental responsibility, operational excellence, and global impact.

# Residential Family Home: Efficient Construction for Everyday Living

The Residential Family Home project in Durrës, Albania, demonstrates how modern construction systems can deliver high-quality family housing with speed and precision. The 186.17 m<sup>2</sup> two-story home was assembled in just two days, highlighting the efficiency of an industrialized approach tailored to residential living.

The structure was delivered using prefabricated components manufactured off-site under controlled conditions. This process ensures accuracy, consistent quality, and reduced dependency on on-site labor, allowing the assembly phase to be executed efficiently while minimizing disruption to the surrounding environment.

Designed with family life in mind, the home offers well-balanced living and private spaces across two levels. Functional layouts, natural light, and durable materials support comfort, adaptability, and long-term usability—key elements for homes intended to serve multiple generations over time.



Sustainability is embedded throughout the project. Optimized material use, reduced construction waste, and improved thermal performance contribute to lower environmental impact and enhanced energy efficiency. These features support healthier indoor conditions and lower operating costs for residents.

The Durrës family home illustrates how advanced construction methods can respond to real housing needs. By combining speed, quality, and sustainability, the project sets a practical example of how modern family homes can be delivered faster, smarter, and with lasting value.





## CSR: Empowering Students Through Education and Opportunity

Education is a cornerstone of long-term social progress, and empowering students is a responsibility that extends beyond classrooms. Through its CSR initiatives, the company is committed to supporting students with access to resources, knowledge, and opportunities that help them build confidence and shape their future paths.

By engaging with students at different stages of their education, these initiatives aim to bridge the gap between learning and real-world application. Exposure to innovation, technology, and professional environments helps young people better understand emerging industries and the skills required to succeed within them.

Access to opportunity is as important as access to education. Providing resources, mentorship, and practical insight enables students to explore their potential and make informed decisions about their careers. These efforts contribute to creating a more prepared, motivated, and resilient generation.

Empowering students is a long-term commitment. Through sustained CSR engagement, the focus remains on creating meaningful opportunities that extend beyond short-term support, helping build a foundation for lasting social and economic development.

Beyond individual impact, investing in students strengthens communities. When young people are supported and inspired, they become drivers of positive change—contributing knowledge, creativity, and ambition to the societies in which they live and work.



# Projects That Set the Standard

## Elevated Living in the Alps: Cherry of Alps and the Harmony of ASMEPPLUTA

In the heart of the Swiss Alps, where natural beauty reigns and every sunrise feels like a masterpiece, a transformative project is unfolding: Cherry of Alps. This project is a declaration of intent to build differently, to live responsibly, and to design with elevation in mind. Set against the pristine backdrop of St. Moritz, this project marks a new chapter in alpine architecture, where InstaBuilt's vision merges seamlessly with nature's grandeur.



At the core of Cherry of Alps lies ASMEPPLUTA, the comprehensive and principled framework that guides every InstaBuilt project. Architecture, Structure, Mechanical, Electrical, Plumbing, Production, Loading, Transport, Unloading, and Assembly come together to ensure that every aspect of development is holistically aligned (technically, socially, and ecologically).

Through its architectural language, the villas of Cherry of Alps express timeless alpine elegance while embracing modern comfort and precision. Sustainability is embedded in every detail, from locally sourced timber and circular construction principles to carbon-conscious processes that preserve the surrounding landscape.



Mobility and energy efficiency are addressed through future-ready integrations, including electric vehicle infrastructure and passive solar orientation, creating homes that are both intelligent and self-reliant. Prefabrication and production are at the heart of InstaBuilt's innovation, enabling precision manufacturing off-site and efficient installation even in high-altitude terrains.

In remote alpine environments, logistics are a complex challenge, yet InstaBuilt overcomes this through optimized transportation and compact delivery systems. On the urbanism dimension, Cherry of Alps respects both the traditions of alpine life and the needs of contemporary community-building, blending privacy, connectivity, and harmony with nature.

Technology is not merely a tool, but an enabler of this entire process. Digital design, smart systems, and modular engineering allow every structure to be resilient and refined. Importantly, affordability remains a guiding principle, ensuring that the promise of sustainability and innovation is accessible, even in premium destinations such as St. Moritz.

Cherry of Alps is a living example that high-quality, environmentally responsible alpine living is not only possible but essential. By embedding the ASMEPPLUTA philosophy into its foundation, this project demonstrates how design, nature, and innovation can come together to build a better future. From the heights of Switzerland, InstaBuilt continues to shape what it means to live elevated, with purpose and precision.

# Blueprint Conference 2024: Engaging at the Center of Innovation



At Blueprint Conference 2024, the company took an active role in shaping conversations around innovation, technology, and the future of the built environment. By sponsoring the event, participating on the Innovation Stage, and exhibiting alongside industry leaders, the presence reflected a clear commitment to collaboration and forward-thinking ideas.

The Innovation Stage provided a platform to present practical insights into how industrialized systems, sustainable design, and scalable solutions are redefining traditional industries. The focus was not on abstract concepts, but on real-world applications and lessons learned through execution across multiple markets.

As an exhibitor, the company engaged directly with professionals, innovators, and decision-makers, exchanging perspectives on challenges such as efficiency, sustainability, and long-term value creation. These conversations reinforced the importance of open dialogue and cross-sector learning in driving meaningful progress.



Sponsorship of the conference extended beyond visibility. It represented an investment in the broader innovation ecosystem—supporting platforms that encourage knowledge-sharing, experimentation, and the exchange of ideas between startups, established companies, and institutions.



Participation at Blueprint Conference 2024 reaffirmed a strategic direction centered on innovation with purpose. By contributing to discussions, sharing experience, and engaging with the community, the company continues to position itself as an active participant in shaping the future, not just responding to it.

# EXPO REAL: Presenting the Vision for Sustainable Communities

At EXPO REAL, one of Europe's leading real estate and investment platforms, the Cherry Communities vision was presented as a forward-looking response to the evolving demands of urban living. The exhibition provided an opportunity to engage with international developers, investors, and industry leaders around the future of sustainable residential development.

The presentation focused on Cherry Communities as more than a housing concept. It highlighted a holistic approach to community-building—where design, sustainability, livability, and long-term value are integrated into a single development framework. The emphasis was on creating neighborhoods that support everyday life, social connection, and resilience over time.



Participation at EXPO REAL reaffirmed a clear strategic direction: sustainable communities are built through intentional design, disciplined execution, and collaboration across the value chain. By presenting both vision and solutions, Cherry Communities positioned itself as an active contributor to the next generation of real estate development.



Alongside the vision, sustainable construction and development solutions were showcased as practical tools for delivering this ambition at scale. Advanced building systems, efficient use of resources, and performance-driven design demonstrated how sustainability can be embedded into real estate projects without compromising quality or economic viability.



EXPO REAL also served as a platform for dialogue. Conversations with partners and stakeholders reinforced the importance of aligning capital, technology, and planning to address challenges such as housing affordability, climate impact, and urban growth. The exchange of perspectives highlighted a shared shift toward more responsible and future-ready development models.



# Aster Domo Duo Homes: Modular Living Designed for Flexibility

The Aster Domo Duo Homes project in Augsburg, Germany, showcases the efficiency and adaptability of modular residential construction. The project involved the assembly of four double-room modular homes, each measuring 69.9 m<sup>2</sup>, delivered through a streamlined, industrialized building process.



Designed to respond to flexible housing needs, the Duo Homes offer well-organized layouts that balance privacy and shared living. The double-room configuration supports a range of use cases, from compact family living to temporary or workforce housing, while maintaining comfort and functional clarity within a compact footprint.

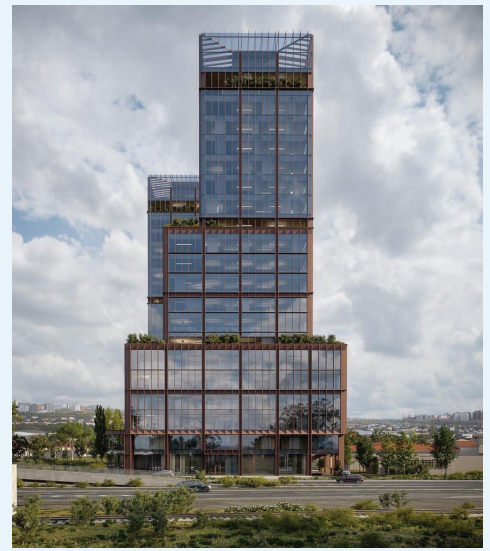
The homes were manufactured off-site under controlled conditions and assembled on location with precision. This approach significantly reduced construction time, minimized on-site disruption, and ensured consistent quality across all units. Prefabrication also allowed for predictable costs and reliable delivery timelines.



Sustainability and efficiency were integral to the project. Optimized material use, reduced construction waste, and improved thermal performance contribute to lower environmental impact and long-term operational efficiency. These qualities make the Duo Homes particularly suitable for urban environments where speed and sustainability are critical.



The Aster Domo Duo Homes project demonstrates how modular construction can deliver scalable, high-quality housing solutions. By combining flexibility, speed, and performance, it offers a practical model for meeting diverse residential demands in growing cities.



## Pllana Towers: Elevating the Future of Work in Prishtina

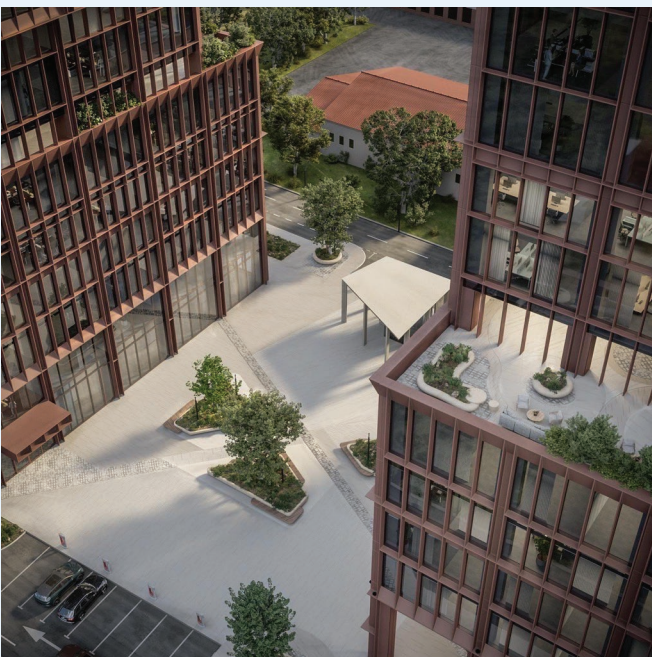
In the heart of Prishtina, where the city's rhythm meets ambition, two iconic towers rise with purpose and precision. Pllana Towers redefine what it means to work, connect, and thrive in a capital that is rapidly evolving into a regional hub for innovation and business. Designed with both human and urban needs in mind, these twin structures are more than office spaces; they are environments where ideas find altitude.

Spanning an impressive 32,000 square meters, the towers stand proudly as a new landmark of contemporary architecture. One reaches 21 stories into the skyline, while the other, with 20 floors, complements its twin in a harmonious architectural dialogue. Together, they symbolize balance between height and depth, technology and nature, productivity and well-being.

Every floor of Pllana Towers is crafted to inspire. The office spaces are open, modular, and adaptable to companies of all sizes, from dynamic startups to established enterprises seeking a prestigious address in Prishtina. Large glass façades flood the interiors with natural light, fostering focus and creativity while offering panoramic views of the city. The environment is engineered to enhance collaboration and efficiency, supported by sustainable materials and advanced energy management systems that reflect the building's commitment to the future of green construction.

What truly distinguishes Pllana Towers is the experience beyond the offices. The complex integrates a range of facilities that respond to the rhythms of modern life. A dedicated kindergarten allows parents to balance family and career seamlessly. A full-service restaurant provides a place where business meetings blend with moments of relaxation. A fitness center encourages a healthy lifestyle at the doorstep of every professional. In the heart of the development lies a landscaped courtyard, an urban oasis that connects the community to nature and offers a moment of tranquility within the city's pulse.

Pllana Towers redefines the workplace as a vertical community designed for growth, creativity, and well-being. Strategically located in central Prishtina, it's surrounded by institutions, businesses, and cultural life. Combining sustainability, design, and comfort, Pllana Towers embodies the future of work in Kosovo — where productivity meets elegance and ambition rises.



# Kosovo Business Forum (KBF): Supporting Dialogue and Launching Innovation

At the Kosovo Business Forum (KBF), one of the country's key platforms for economic dialogue and investment exchange, the company participated as a sponsor while marking an important milestone with the launch of Aster Domo in Kosovo. The event brought together business leaders, policymakers, and investors focused on strengthening Kosovo's economic future.



Sponsoring KBF reflects a commitment to supporting platforms that encourage collaboration, transparency, and long-term development. The forum provided an opportunity to engage in discussions around innovation, industrial growth, and the role of private investment in building resilient local economies.



The launch of Aster Domo at KBF introduced a new residential construction solution to the Kosovo market. Designed around efficiency, quality, and scalability, Aster Domo represents a modern approach to housing—combining industrialized construction methods with layouts suited to contemporary living needs.

Presenting the product within the context of the business forum emphasized its relevance not only as a housing solution, but as an economic opportunity. Industrialized construction enables faster delivery, predictable costs, and higher standards, supporting both private developers and public housing initiatives.



Participation at KBF reinforced a broader vision: sustainable growth is driven by innovation, investment, and cooperation. By supporting the forum and launching Aster Domo locally, the company reaffirmed its commitment to contributing to Kosovo's development through practical solutions that create long-term value.



# The Best in Two Years in a Row

For two consecutive years, the company has been celebrated among the nation's top performers, receiving prestigious awards that reflect its balanced and impactful approach to growth, responsibility, and innovation.

In 2024, at the NCC Best of 2024 awards, the company was honored with three significant titles: Taxpayer of the Year, Employer of the Year, and Exporter of the Year. These awards underscored a commitment to transparency, people investment, and international competitiveness.



Taxpayer of the Year highlighted the company's dedication to fiscal responsibility, transparency, and its role in supporting public infrastructure and social development.

Employer of the Year recognized the investment in people, creating stable jobs, fostering professional growth, and building a strong organizational culture as the foundation of long-term success.

Exporter of the Year emphasized the company's global reach and its contribution to strengthening Kosovo's presence in international markets.



The recognition continued in 2025 at "The Best of 2025" Gala and Awards Ceremony, where the company was celebrated once again as the General Sponsor of the event. Marking an evolution in its recognized impact, the company received awards as a distinguished taxpayer and responsible employer once more, while also being honored as the Initiator of the Support of Circular Economy, a testament to its leadership in pioneering sustainable and regenerative business practices.



During the gala, Founder and CEO Mentor Pllana inspired the audience with a clear message: "From here to the world, it is possible." This statement captures the company's ambition to build global impact through vision, discipline, and execution.

Beyond the awards, these ceremonies served as platforms for meaningful dialogue, reflection, and connection with business leaders and institutions. The back-to-back recognitions are a testament to a strategic direction rooted in sustainable development, innovation in construction and industry, and continuous investment in people.



This two-year streak of accolades reflects a consistent commitment to balancing economic performance with social responsibility and environmental stewardship, proving that excellence, when built with purpose, endures and inspires.

# Green Finance Day 2025: Aligning Capital, Policy, and Innovation

On December 5, 2025, the Insta Innovation Center will once again open its doors for Green Finance Day, bringing together financial leaders, investors, diplomats, policymakers, and innovators shaping Europe's green economy. The gathering represents a focused platform for dialogue at the intersection of finance, sustainability, and the built environment.



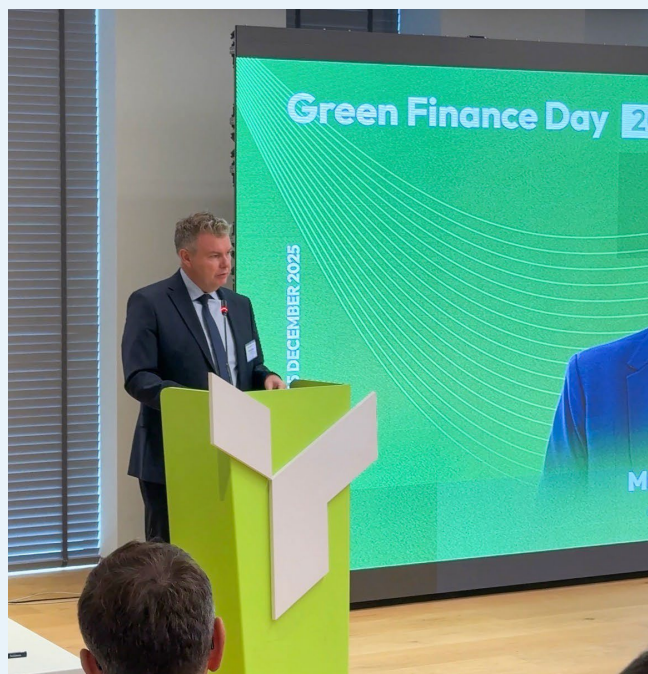
Green Finance Day marks an important milestone in a broader mission: making sustainable construction and green communities both affordable and accessible. By aligning finance, technology, and housing within a single ecosystem, the event highlights how capital can act as a catalyst for scalable, real-world impact rather than remaining confined to strategy alone.



Diplomatic leadership plays a central role in this year's program. Keynote contributions from the Ambassadors of Luxembourg and Germany will frame how diplomacy, financial systems, and industry collaboration can accelerate Europe's transition toward low-carbon infrastructure and resilient communities. Their perspectives underscore the importance of cross-border cooperation in advancing shared sustainability goals.



The agenda further explores implementation through two dedicated panel discussions. Leaders from international and regional financial institutions, including IFC, EBRD, PCB Bank, and the Kosovo Credit Guarantee Fund—will examine how green lending, guarantees, and blended finance mechanisms can unlock sustainable innovation at scale. A second panel will focus on companies delivering measurable results, showcasing projects where green financing is already transforming production, housing, and energy systems.



More than a conference, Green Finance Day is a platform where ideas evolve into solutions, finance meets innovation, and partnerships help shape policy. It reflects a growing consensus that sustainability becomes meaningful only when it is scalable, investable, and actionable. Green Finance Day 2025 invites participants not merely to attend, but to engage in the movement shaping a cleaner, smarter, and more resilient future for Europe and beyond.

# Sustainability Day Delivered a Clear Message

Sustainability Day 2025 concluded with clarity, purpose, and inspiration, marking another important milestone in the ongoing event series at the Insta Innovation Center. The gathering brought together an engaged and diverse community of leaders, innovators, academics, architects, engineers, students, and partners—united by a shared conviction that meaningful transformation begins when people come together around a common purpose.



Throughout the day, discussions explored the intersection of sustainability, technology, design, and responsible governance, highlighting their role in shaping a future that is more resilient, inclusive, and affordable. Conversations addressed topics ranging from architecture and modular construction to circular materials, ESG frameworks, DGNB certification, and the importance of education in preparing the next generation of changemakers.



One message resonated clearly across all sessions: sustainability is not a standalone theme or temporary agenda. It is a collective movement—driven by those who design, build, educate, govern, and act with intention. Progress emerges when ideas are translated into systems, decisions, and long-term commitments.



The success of Sustainability Day was made possible through the contribution of distinguished keynote speakers, institutional partners, academic institutions, and a broad network of professionals and practitioners. Their perspectives enriched the dialogue and reinforced the value of collaboration across disciplines and sectors.

More than an event, Sustainability Day represented a shared statement of ambition. It reflected a commitment to integrity, innovation, and impact—affirming that the path toward a sustainable future is built collectively, through knowledge, responsibility, and action.



# Dutch Business Day: Collaboration, Innovation, and Shared Vision

We had the pleasure of welcoming our guests during Dutch Business Day, beginning the visit at our Innovation Center and Demopark. The experience offered a firsthand look at how ideas are transformed into tangible solutions, setting the stage for an open exchange around innovation, sustainability, and cross-border cooperation.

The visit continued at the InstaBuilt factory, where sustainable construction meets real-world execution. Guests explored how industrialized building systems, advanced processes, and certified technologies come together to deliver efficient, high-performance solutions. The factory visit highlighted the practical side of innovation—where vision is tested, refined, and scaled.

The day concluded with an early dinner, thoughtful conversations, and the start of new friendships. These informal moments reinforced the importance of dialogue and trust in building strong international partnerships that extend beyond individual projects.



From Kosovo to the Netherlands, Germany, and North America, our journey continues. Driven by collaboration and shared ambition, we remain committed to building not only homes and communities, but a more sustainable and connected future for everyone.

During his speech and the panel discussion, our CEO shared how the \*\*5P Strategy: People, Process, Product, Project, and Profit\*\* guides decision-making across Pillana Capital, InstaBuilt, and Cherry Communities. This framework ensures that growth is balanced, purposeful, and aligned with long-term sustainability, placing equal importance on human capital, operational excellence, and responsible value creation.



# Another Completed Project

This completed multi-story development sets a new standard for urban excellence, demonstrating how forward-thinking design, technology, and responsibility can converge into a single, coherent vision. It represents a holistic approach to building—one that responds not only to today's needs, but to the long-term demands of cities and communities.



At its core is a commitment to planetary integrity. The building is engineered to minimize environmental impact through energy autonomy, regenerative systems, and cradle-to-cradle material principles, ensuring performance that extends beyond compliance toward true sustainability.



Equally central is technological synthesis. Integrated systems form a responsive ecosystem that continuously optimizes efficiency, comfort, and adaptability. The building operates as a living entity—intelligent, resilient, and capable of evolving alongside its users.

The project also embodies inclusive value, proving that architectural quality and enduring performance need not be exclusive. By balancing design excellence with accessibility, it establishes a benchmark for developments that serve broader social and economic needs.



Guided by conscious capital, the project was conceived, executed, and governed through a framework of ethical responsibility, transparency, and long-term value creation. This is not merely a building; it is a declaration of what is possible—a fully realized vision for a resilient, equitable, and future-ready built environment.

Pllana Capital Corporate Magazine  
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