

ŠTAJEREC GLOBAL
MODUL HOMES

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ŠTAJEREC GLOBAL d.o.o.



1. STRUCTURE

LOAD-BEARING STRUCTURE

Modular homes are built with a high-quality steel structure designed for long service life, resistance to external influences and maximum building stability.

FEATURES:

- Galvanised steel structure
- Corrosion protection
- Structurally optimised system
- Long service life and minimal maintenance
- Transportable with scope for modular expansion

ARCHITECTURAL AND STRUCTURAL DESCRIPTION

The load-bearing structure is a three-dimensional steel frame (galvanised steel profiles, 2.0-3.0 mm thick) arranged in a grid of prefabricated modules. Vertical columns, upper and lower chords and roof beams are connected by bolts and welds, ensuring rigidity and stability throughout the structure. The structure is designed to the applicable Eurocodes (EN 1993-1-1, EN 1998-1) for permanent, imposed, wind and seismic loads.

All steel elements are hot-dip galvanised and, where required, protected with an additional C3/C4 anti-corrosion coating. The structure allows easy dismantling, transport and reassembly without losing structural properties, as well as horizontal or vertical modular expansion.



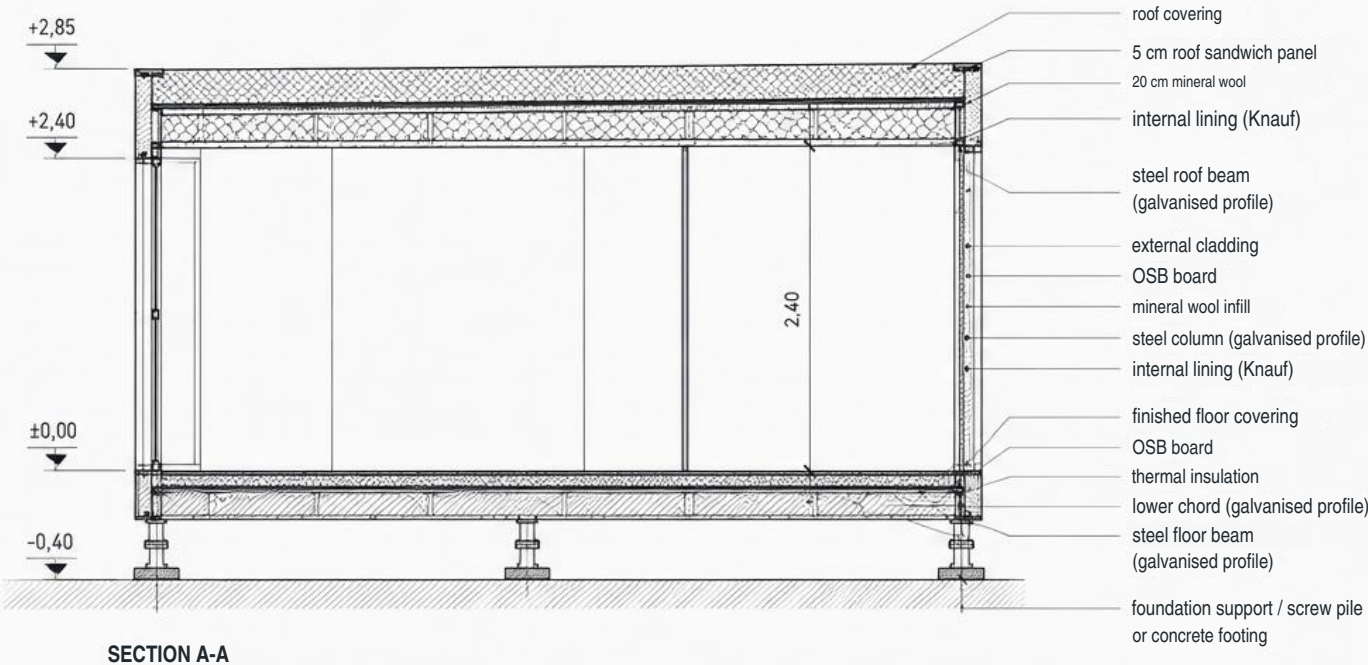
1. STEEL FRAME DETAIL



2. MODULAR STRUCTURAL FRAME



3. COMPLETED MODULE



2. FLOOR SYSTEM

MULTILAYER INSULATED FLOOR

The floor system is designed for:

- thermal efficiency,
- sound insulation,
- moisture resistance,
- durability and comfort in use.

FLOOR LAYERS:

1 STEEL FLOOR BEAMS

Load-bearing frame of galvanised steel profiles.

2 HIGH-DENSITY THERMAL INSULATION

High-density insulation for maximum thermal and acoustic protection.

3 LOAD-BEARING OSB BOARDS

OSB/3 boards provide rigidity, stability and a level base for the floor finish.

4 FINISHED FLOOR COVERING

Premium LVT vinyl, parquet or laminate
– as selected by the customer.

BENEFITS:

- ✓ A warm floor all year round
- ✓ Excellent sound insulation
- ✓ Resistance to wear
- ✓ Easy maintenance



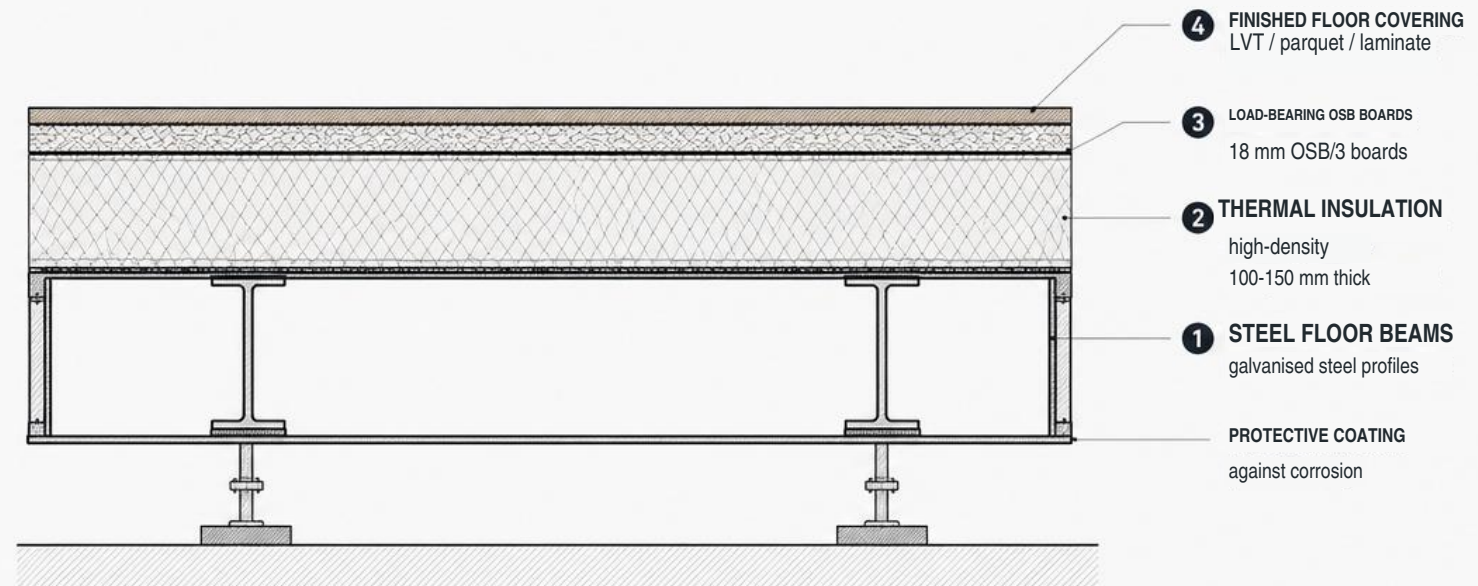
1. STEEL FLOOR BEAMS



2. THERMAL INSULATION AND OSB BASE



3. FINISHED FLOOR - LVT / PARQUET



FLOOR SECTION

3. INTERNAL WALLS

PREMIUM INTERIOR FINISH

Internal walls use a dry construction system with an emphasis on:



AESTHETICS

Clean lines and a flawless finish.



ACOUSTICS

Excellent sound insulation for a quiet, comfortable space.



ENERGY EFFICIENCY

The system contributes to thermal insulation and the building's energy efficiency.

SYSTEM:

- 1 KNAUF BOARDS**
High-quality plasterboard providing an ideal base.
- 2 SKIM COATING AND FINISHING**
Joints reinforced, filled and sanded for perfectly smooth surfaces.
- 3 WHITE EMULSION PAINT**
White paint finish for a bright, spacious and modern interior.
- 4 OPTIONAL DECORATIVE CLADDING**
Tailor your interior to your style.

OPTIONAL:

- decorative panels
- timber cladding
- premium bespoke interior solutions
- acoustic cladding for added sound insulation
- textured or coloured surfaces



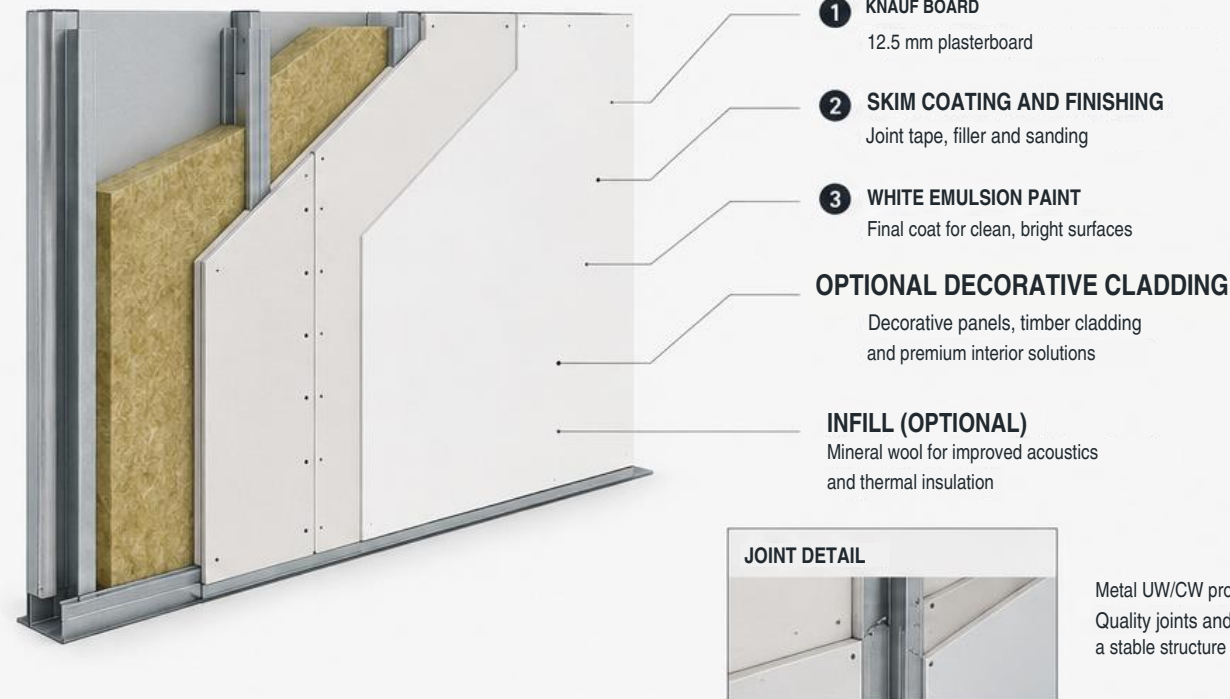
1. KNAUF BOARDS - MAIN LAYER



2. SKIM COATING AND FINISHING



3. WHITE PAINT FINISH / OPTIONAL CLADDING



4. EXTERNAL WALLS AND FACADE

HIGHLY ENERGY-EFFICIENT WALLS

External walls are designed for maximum thermal protection, durability and a modern appearance. The combination of steel framing and a multilayer facade system ensures high energy efficiency and resistance to weather conditions.

WALL BUILD-UP:

- 1 STEEL STRUCTURE**
High-strength galvanised steel profiles provide stability and long service life.
- 2 HIGH-DENSITY MINERAL WOOL INFILL**
Non-combustible high-density mineral wool provides excellent thermal and acoustic insulation.
- 3 OSB BOARDS**
12 mm OSB/3 boards provide rigidity and a flat base for the facade system.
- 4 ETICS FACADE SYSTEM**
External thermal insulation composite system (ETICS) for maximum energy efficiency.
- 5 5 CM EPS FACADE INSULATION**
5 cm EPS boards provide excellent thermal protection and energy savings.
- 6 DECORATIVE RENDER FINISH**
Decorative silicone render resistant to weather conditions and UV radiation.

BENEFITS:

-  Excellent thermal insulation
Effective protection from cold and heat.
-  Low energy consumption
Lower heating and cooling costs.
-  Moisture protection
Vapour-permeable layers allow the wall to breathe and prevent condensation.
-  Long service life
High-quality materials and systems for long-lasting protection.
-  Modern appearance
A range of finishes and colours according to the client's preferences.



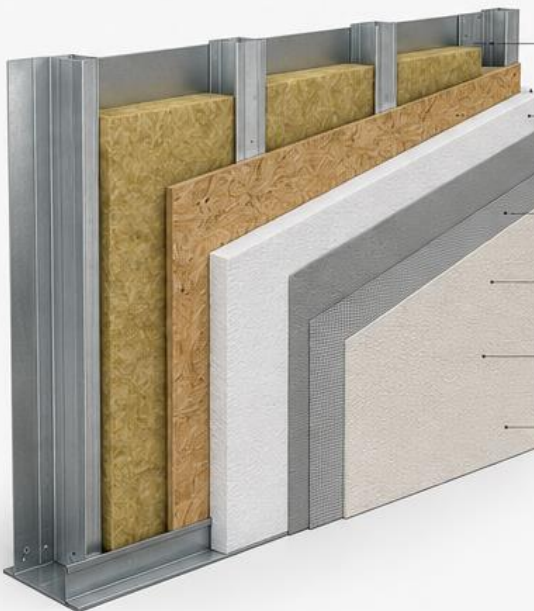
1. MULTILAYER WALL SYSTEM



2. MODERN FACADE

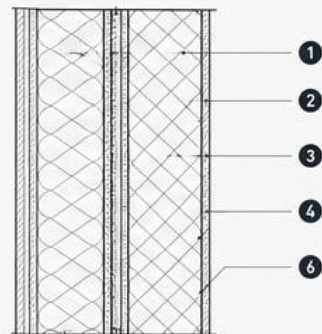


3. DECORATIVE RENDER FINISH



- 1 STEEL STRUCTURE**
galvanised steel profiles
- 2 MINERAL WOOL INFILL**
high-density
(non-combustible mineral wool)
- 3 OSB BOARDS**
12 mm OSB/3 board
- 4 ETICS FACADE SYSTEM**
adhesive + reinforcing mesh + primer
- 5 5 CM EPS FACADE INSULATION**
EPS boards
- 6 DECORATIVE RENDER FINISH**
silicone render / decorative finish

WALL SECTION



SYSTEM THICKNESS

Mineral wool	10 cm
OSB board	1,2 cm
EPS insulation	5 cm
Finish render	0,2 – 0,3 cm
TOTAL THICKNESS	≈ 16 – 16,5 cm



HIGH ENERGY EFFICIENCY
Energy savings throughout the year.



WEATHER RESISTANCE
Protection from rain, wind, sun and freezing.



VAPOUR-PERMEABLE SYSTEM
Allows walls to breathe and a comfortable indoor climate.



SAFETY AND FIRE RESISTANCE
High-quality non-combustible materials.



AESTHETICS AND ADAPTABILITY
Different colours, textures and finishes.

5. ROOF SYSTEM

HIGH-PERFORMANCE INSULATED ROOF

The roof system provides excellent thermal protection, weather resistance and energy efficiency, ensuring maximum comfort and low energy use throughout the year.

BUILD-UP:

- 1

5 CM SANDWICH PANEL
A high-quality roof sandwich panel with PIR infill provides strength, waterproofing and thermal insulation.
- 2

ADDITIONAL 20 CM MINERAL WOOL
High-density mineral wool installed between steel roof beams provides additional thermal and acoustic insulation.
- 3

INTERNAL KNAUF LINING
Knauf plasterboard provides a clean, attractive interior finish and additional protection and stability.

BENEFITS:

- EXCELLENT PROTECTION FROM HEAT AND COLD**
Multilayer insulation reduces heat loss in winter and overheating in summer.
- LOWER HEATING AND COOLING COSTS**
An energy-efficient roof significantly reduces energy consumption.
- SOUND INSULATION**
Mineral wool effectively absorbs the sound of rain, hail and external noise.
- LONG SERVICE LIFE**
Quality materials and precise construction ensure long service life without the need for maintenance.



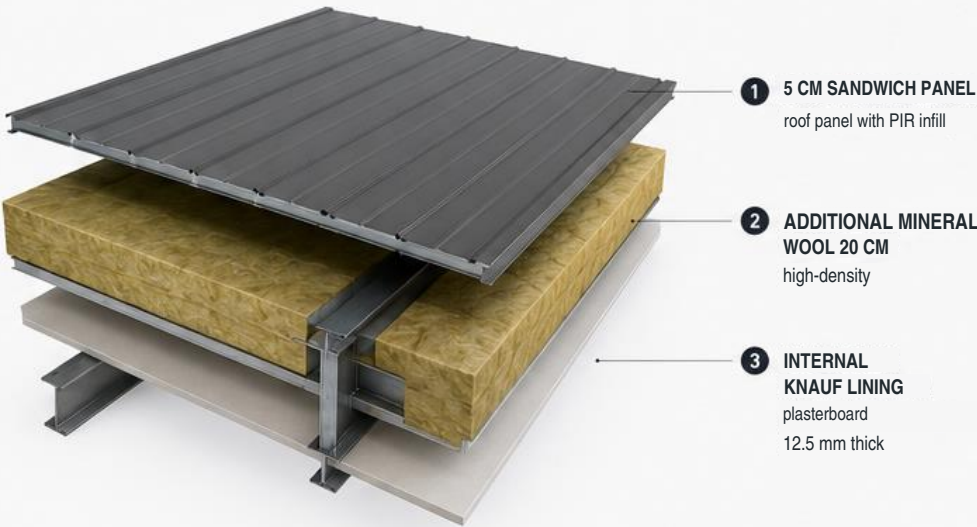
1. 5 CM SANDWICH PANEL



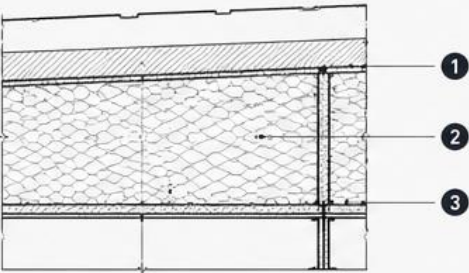
2. 20 CM MINERAL WOOL



3. INTERNAL KNAUF LINING



ROOF SECTION



SYSTEM THICKNESS

Sandwich panel	5 cm
Mineral wool	20 cm
Knauf lining	1,25 cm
TOTAL THICKNESS	≈ 26,25 cm



THERMAL PROTECTION
High energy efficiency for a comfortable stay in all climate conditions.



WEATHER RESISTANCE
Roof resists rain, wind, snow, UV radiation and temperature fluctuations.



SOUND INSULATION
Reduces external noise for a calm, quiet interior.



LONG SERVICE LIFE
Premium construction and materials ensure long service life and minimal maintenance.

6. WINDOWS AND DOORS

PREMIUM ALUMINIUM WINDOWS AND DOORS

The homes feature modern, high-performance aluminium windows and doors for maximum energy efficiency, comfort and an elegant appearance.

FEATURES:



THERMAL BREAK

Aluminium profiles with a thermal break prevent heat transfer and condensation.



MULTILAYER GLAZING

High-quality triple insulating glass for excellent thermal and acoustic insulation.



HIGH ENERGY EFFICIENCY

Reduces energy loss, maintains comfortable temperatures and lowers heating and cooling costs.



MODERN AESTHETICS

Slim profiles, large glazed openings and contemporary design for an elegant appearance.



WEATHER RESISTANCE

High resistance to rain, wind, UV radiation, corrosion and temperature fluctuations.



1. ALUMINIUM PROFILE DETAIL



2. SLIDING DOORS



3. PANORAMIC OPENINGS



1 MULTILAYER GLAZING (TRIPLE)

4S/16/4/16/4 insulating glass with argon gas for excellent thermal and acoustic insulation.

2 SPACER BAR

Warm-edge spacer reduces heat transfer at the edges of the glass.

3 THERMAL BREAK

High-performance polyamide strips prevent heat transfer through the profile.

4 ALUMINIUM PROFILE

High-quality aluminium profiles with powder coating (choice of RAL colours).

5 SEALING

Multi-chamber EPDM sealing systems ensure water tightness and air tightness.

OPTIONS:



SLIDING DOORS

Large glazed surfaces connect the interior and exterior. Optional lift-and-slide systems for maximum comfort.



PANORAMIC OPENINGS

Large fixed and opening elements provide uninterrupted views and plenty of natural light.



SMART GLASS SYSTEMS

Smart glass with dimming, solar heat gain control and enhanced privacy at the touch of a button.



THERMAL INSULATION

Uw value down to 0.8 W/m²K depending on profile and glass.



SOUND INSULATION

Rw value up to 45 dB for a quieter, more comfortable space.



SECURITY

Optional security hardware and laminated glass.



LOW-MAINTENANCE DURABILITY

Surfaces resistant to scratches, UV radiation and corrosion.



SUSTAINABLE SOLUTION

Aluminium is 100% recyclable, a sustainable long-term choice.

7. INSTALLATIONS - TURNKEY

FULLY FUNCTIONAL HOME

Homes are supplied as fully equipped solutions, ready to use without additional investment.

INCLUDED IN THE PRICE:



ELECTRICAL INSTALLATIONS

Complete electrical installations to the highest standards.



LIGHTING

Indoor and outdoor LED lighting for ambience and energy savings.



PLUMBING

Quality pipes and fittings for durability and safety.



DRAINAGE

Complete drainage system with connection to the mains.



COMPLETE BATHROOM

Modern, fully equipped bathroom ready to use.



KITCHEN CONNECTIONS

All kitchen connections: water, power, drainage and ventilation.



AIR CONDITIONING (OPTIONAL)

Efficient heating and cooling for maximum comfort.



SMART HOME SYSTEMS (OPTIONAL)

Smart control of lighting, climate, blinds and security.

DESIGNER KITCHEN



- ✓ Modern bespoke kitchen units
- ✓ Quality materials and fittings
- ✓ Built-in appliances (optional)
- ✓ LED lighting and functional layout

MODERN BATHROOM



- ✓ Fully equipped bathroom
- ✓ Quality sanitary fittings
- ✓ Walk-in shower
- ✓ Modern, elegant design

SMART HOME



- ✓ Lighting control
- ✓ Climate control
- ✓ Blind and shutter control
- ✓ Security systems and alarms
- ✓ Control via mobile phone or tablet

SAMPLE INSTALLATION LAYOUT - SECTION



- ELECTRICAL
- WATER SUPPLY
- DRAINAGE
- AIR CONDITIONING
- VENTILATION

TURNKEY BENEFITS



READY TO USE

Move in immediately - no further work.



TIME SAVINGS

Fast, efficient installation of all systems.



SAFETY AND QUALITY

All systems installed by trusted specialists.



LONG-TERM EFFICIENCY

Reliable systems for safe, comfortable living.



HIGH ENERGY EFFICIENCY

Systems optimised for low energy consumption.



FULL FUNCTIONALITY

Everything you need for comfort in one solution.



MODERN DESIGN

Aesthetics and functionality in every detail.



CUSTOMISABLE

Optional upgrades to suit your preferences.



FUTURE-READY

Integration of new technologies and systems.

8. TERRACE

DESIGNER TERRACE

The terrace extends the living space and seamlessly connects the interior and exterior. We offer several options to suit your preferences and needs.

CONSTRUCTION OPTIONS:

- 1

METAL STRUCTURE
The steel substructure provides maximum stability, durability and resistance to weather conditions.
- 2

TIMBER TERRACES
The natural elegance of timber adds warmth and character to every space.
- 3

PREMIUM WPC DECKING SYSTEM
The look of timber with resistance to moisture, UV rays and wear, requiring minimal maintenance.

OPTIONAL:

- 

PERGOLAS
Bioclimatic, aluminium or timber pergolas for protection from sun and rain.
- 

OUTDOOR LIGHTING
Recessed LED lighting in decking, posts or pergolas for a pleasant atmosphere.
- 

GLASS BALUSTRADES
Toughened safety glass systems for open views and a modern appearance.
- 

LOUNGE AREA
Create your own relaxation retreat with comfortable outdoor furniture.



1 METAL STRUCTURE



2 TIMBER TERRACES



3 PREMIUM WPC DECKING SYSTEM



TERRACE SECTION

FINISHED SURFACE
(timber / WPC boards)

ADJUSTABLE SUPPORTS

METAL SUBSTRUCTURE
(steel beams)

WATERPROOFING

THERMAL INSULATION (optional)

CONCRETE BASE

BENEFITS:

- 

LONG SERVICE LIFE
High-quality materials resist weather conditions and wear.
- 

LOW MAINTENANCE
WPC and metal systems require minimal maintenance.
- 

MODERN APPEARANCE
Clean lines and sophisticated details for contemporary design.
- 

CONNECTING SPACES
The terrace becomes a natural extension of your interior.



SUN PROTECTION

Pergolas provide welcome shade and help regulate temperature.



RAIN PROTECTION

Bioclimatic pergolas with adjustable closing roofs.



PLEASANT ATMOSPHERE

Outdoor lighting creates ambience by day and night.



PANORAMIC VIEWS

Glass balustrades provide uninterrupted views.



SPACE TO ENJOY

A lounge area for relaxation and outdoor socialising.

9. ENERGY EFFICIENCY

SUSTAINABLE TECHNOLOGY FOR MODERN LIVING

Homes are designed to modern energy-efficiency standards, focusing on lower energy consumption, high comfort and the possibility of full energy independence.

Quality thermal insulation, modern technical systems and smart energy management help modular homes deliver high efficiency all year round with minimal operating costs.

SYSTEM UPGRADE OPTIONS:

**SOLAR SYSTEMS**

Generate your own electricity from renewable sources.

**BATTERY ENERGY STORAGE**

Store surplus energy for greater independence and security.

**HEAT PUMPS**

High-efficiency heating, cooling and domestic hot water systems.

**SMART ENERGY MANAGEMENT**

Smart energy consumption control via a mobile app.

**EV CHARGERS**

Provision and installation of electric vehicle charging stations.

INTEGRATED ENERGY CONCEPT

1 SOLAR PHOTOVOLTAIC SYSTEMS (PV)



- ✓ High-efficiency monocrystalline panels
- ✓ Battery system integration
- ✓ Off-grid operation available
- ✓ Lower electricity costs
- ✓ Long system service life

2 BATTERY ENERGY STORAGE (BESS)



- ✓ Store surplus generated energy
- ✓ Energy autonomy
- ✓ Backup power during mains power outages
- ✓ Stabilise consumption
- ✓ Optimise use of solar energy

3 HEAT PUMPS



- ✓ Air-to-air / air-to-water systems
- ✓ Inverter technology
- ✓ Low energy consumption
- ✓ Efficient heating and cooling
- ✓ Year-round comfort
- ✓ Quiet operation

4 SMART ENERGY MANAGEMENT



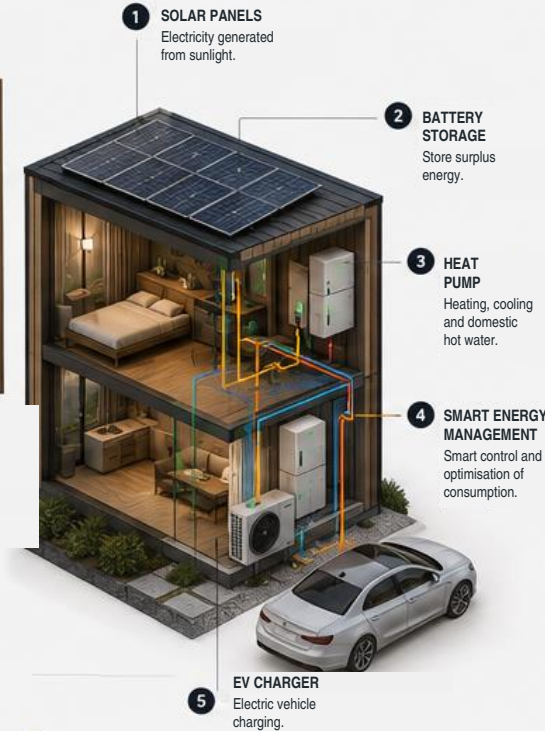
- ✓ Lighting, climate and heating control
- ✓ Monitor energy consumption
- ✓ Mobile app
- ✓ System automation
- ✓ Remote property management
- ✓ Optimise consumption
- ✓ Solar and battery integration
- ✓ Smart operating scenarios

5 ELECTRIC VEHICLE CHARGERS



- ✓ AC wallbox chargers
- ✓ Smart charging systems
- ✓ Solar system integration
- ✓ Fast, safe and efficient charging
- ✓ Prepared for future needs

ENERGY SECTION OF THE HOME



BENEFITS OF AN ENERGY-EFFICIENT HOME

**LOWER MONTHLY ENERGY COSTS**

Significantly lower energy bills.

**HIGHER MARKET VALUE**

Energy systems add value to your property.

**SUSTAINABLE AND ECO-FRIENDLY**

Lower CO₂ emissions and environmental care.

**GREATER ENERGY AUTONOMY**

Less reliance on the power grid.

**OFF-GRID POTENTIAL**

Full energy independence when required.

**SMART ENERGY MANAGEMENT**

Better efficiency with smart technology.

**YEAR-ROUND COMFORT**

Ideal temperatures and quality of life.

PREMIUM ENERGY READY CONCEPT

Homes are designed as an "Energy Ready" platform, allowing straightforward integration of future energy technologies without additional construction work.

**MODULAR ENERGY UPGRADES**

**CONNECT MULTIPLE HOMES IN AN ENERGY COMMUNITY**

**INTEGRATION OF RENEWABLE ENERGY SOURCES**

**PREPARED FOR FUTURE SMART GRID SYSTEMS**



EXAMPLES OF AVAILABLE MODEL DESIGNS

Smartly designed spaces to suit your way of life.



MODEL 1

COASTAL

Light, bright and airy -
Mediterranean style by the sea.

-  1 bedroom
-  1 bathroom
-  Kitchen + living room
-  Terrace with pergola



MODEL 2

NATURE

Warm timber and natural materials
that blend into the surroundings.

-  1 bedroom
-  1 bathroom
-  Kitchen + living room
-  Large terrace



MODEL 3

FOREST

Rustic charm and comfort
in a mountain retreat.

-  1 bedroom
-  1 bathroom
-  Kitchen + living room
-  Terrace (optional)



MODEL 4

MINIMAL

Clean lines, modern aesthetics
and maximum functionality.

-  1 bedroom
-  1 bathroom
-  Kitchen + living room
-  Minimalist terrace



YOUR SPACE. YOUR WAY OF LIFE.

**ŠTAJEREC
GLOBAL**
MODUL HOMES

Štajerec Global d.o.o. presents modular homes
combining modern design and quality materials
for comfort, functionality and lasting value.

MODULAR. SMART. SUSTAINABLE.

Ready for today. Prepared for tomorrow.



PREMIUM DESIGN

Modern lines, functional
layouts and timeless
aesthetics.



PREMIUM QUALITY

Carefully selected materials
and precise construction for
long service life.



TURNKEY

Fully equipped
and ready to use
without added worries.



ENERGY EFFICIENCY

Advanced systems and
upgrade options for a sustainable
future.



SMART TECHNOLOGIES

Smart home and smart energy
solutions for maximum
control and comfort.



FLEXIBLE SOLUTIONS

Adaptable models for holidays,
work, rental or year-round
living.



AN INVESTMENT THAT MAKES SENSE.

For living. For relaxing. For the future.



**FAST
DELIVERY**



**LONG-TERM
VALUE**



**VERSATILE
RETURNS**



**SUSTAINABLE
SOLUTION**