1 Lobby/reception 359 sqm
2 Toilets 37 sqm
3 Lobby bar 101 sqm
4 Shop 66 sqm
5 Hair salon 41 sqm
6 Toilets 39 sqm
7 Restaurant 397 sqm
8 Kitchen 77 sqm

9 Kitchen storage 30 sqm

10 Staff hallway 37 sqm

12 Storage 33 sqm 13 Spa reception 35 sqm

14 Spa storage 39 sqm

16 Indoor pool 191 sqm

19 Guest entrance 46 sqm

1 Guest hallway 1 47 sqm

3 Toilets 29 sqm

5 Corridor 1 48 sqm

7 Guest hallway 2 45 sqm

9 Staff social room 85 sqm 10 Storage 29 sqm TOTAL AREA 2027 sqm

6 Corridor 2 124 sqm

8 Corridor 3 34 sqm

2 Cinema entrance room 35 sqm

18 4X Sauna 5 sqm

20 Corridor 1 149 sqm 21 Corridor 2 63 sqm TOTAL AREA 3056 sqm

11 Staff entrance room 35 sqm

15 2X changing rooms 33 sqm

17 2X massage rooms 18 sqm

The site is located on the Adriatic seaside in Croatia, but also overlooking a national park on its northeast which creates an unique landscape for The philosophy behind the project was to design a contemporary, sustainable hotel within the limitations and fitting all the requirements.

The result is a hotel with 116 rooms, all with spectacular sea views, fitting 244 people and ensuring all amenities that would make the guests feel welcome and comfortable during their stay, including a restaurant, lounge bar, indoor and outdoor pool, sports fields, children's playground, conference rooms, gym, and small cinema room. In terms of the composition of the hotel, it features the ground floor plus

four floors, all getting smaller towards the top in a cascade shape on the south facade. The final floor, according to the requirements, is less than 20% of the total footprint of the hotel and has a green roof with solar panels atop, aiming for a more sustainable design. Below the hotel is an underground parking garage with a total of 148 spaces, enough for all the guests, staff and visitors.

In total there are 8 types of rooms. The most common type is a standard double room which can easily be turned into a twin room. There are three more types of double rooms: a smaller double room found only on the ground floor, a corner double room on the third floor, and a suite on the top floor, which is a one-bedroom. There are two types of family rooms for four people - on the corners of the ground and first floor, and a triple room in the same location of the second floor. Finally, there is an exclusive two-bedroom suite on the final floor, by far the biggest in size.

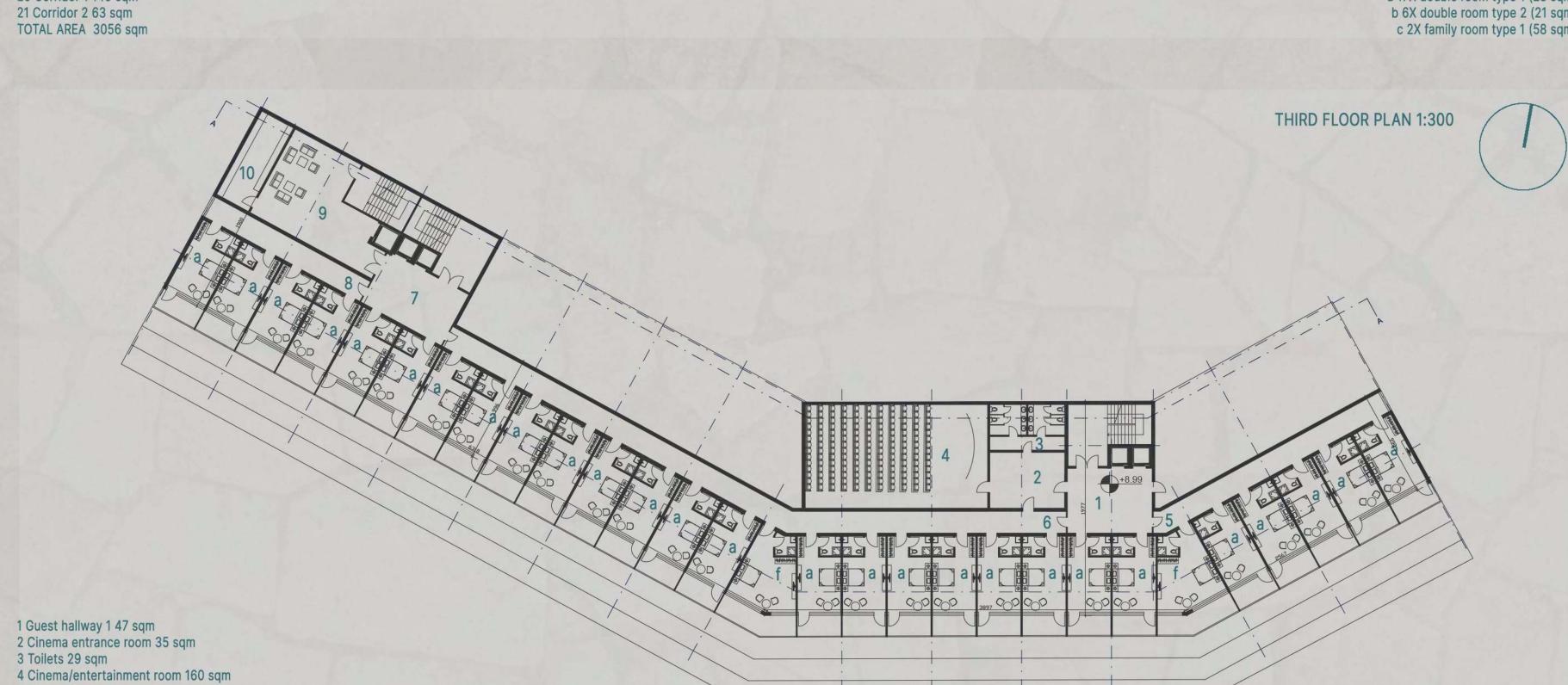
The hotel consists of a central part and two wings at an angle. As mentioned, the south facade is cascading; all of the floors are pushed 2m inwards which creates terraces divided into individual balconies for the guest rooms.

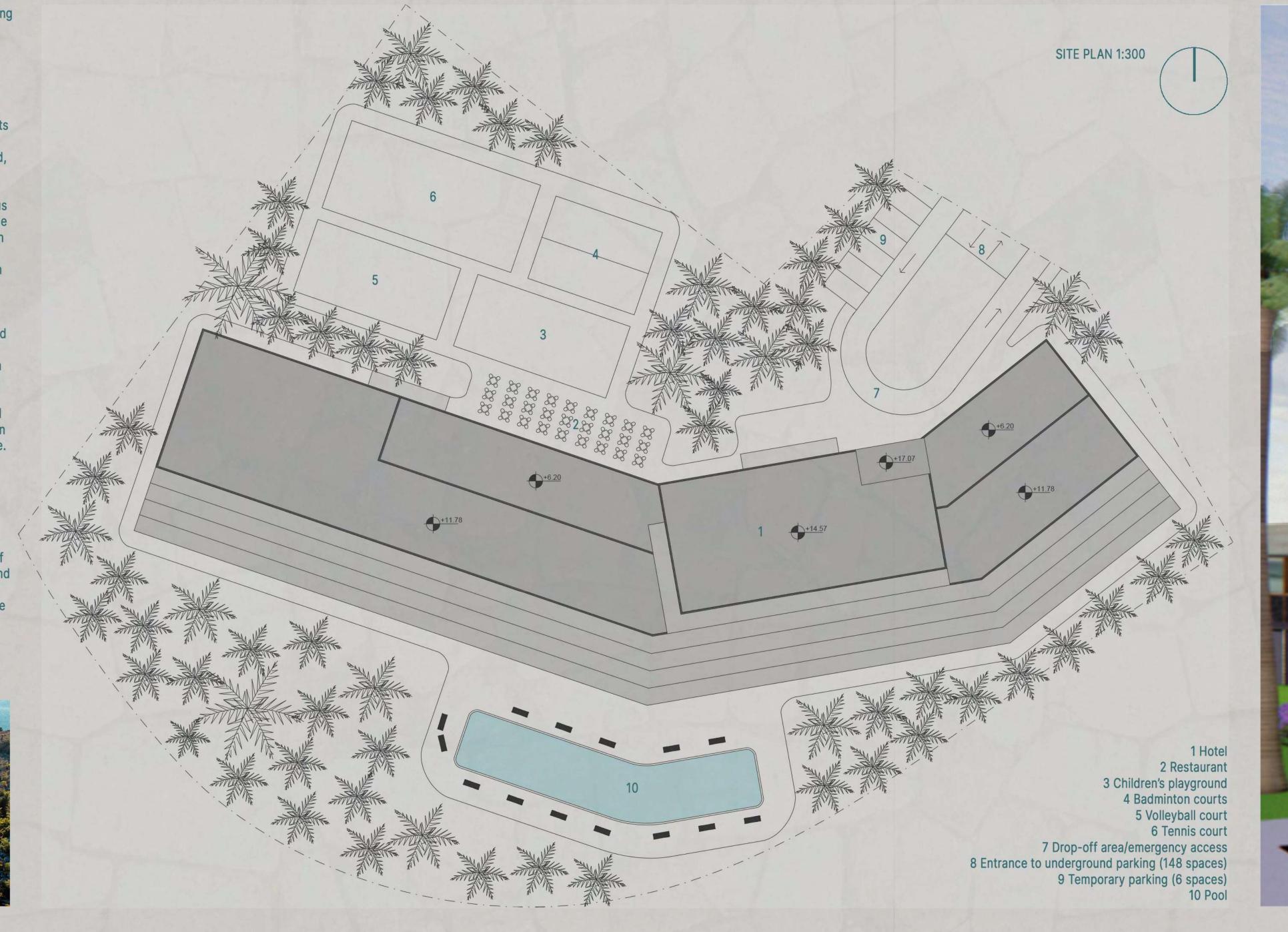
The exterior design is also based on sustainability and using as much of the local materials as possible. The main cladding material is stone found in abundance in the local landscape, enriched with contrasting wood dividers between the balconies and dark metal rods as fences. All of the rooms have big floor-to-ceiling windows and protective canopies to prevent excessive sunlight. For the privacy of the ground floor rooms, the glass used is less transparent and there is a hedge for further protection of the guests.

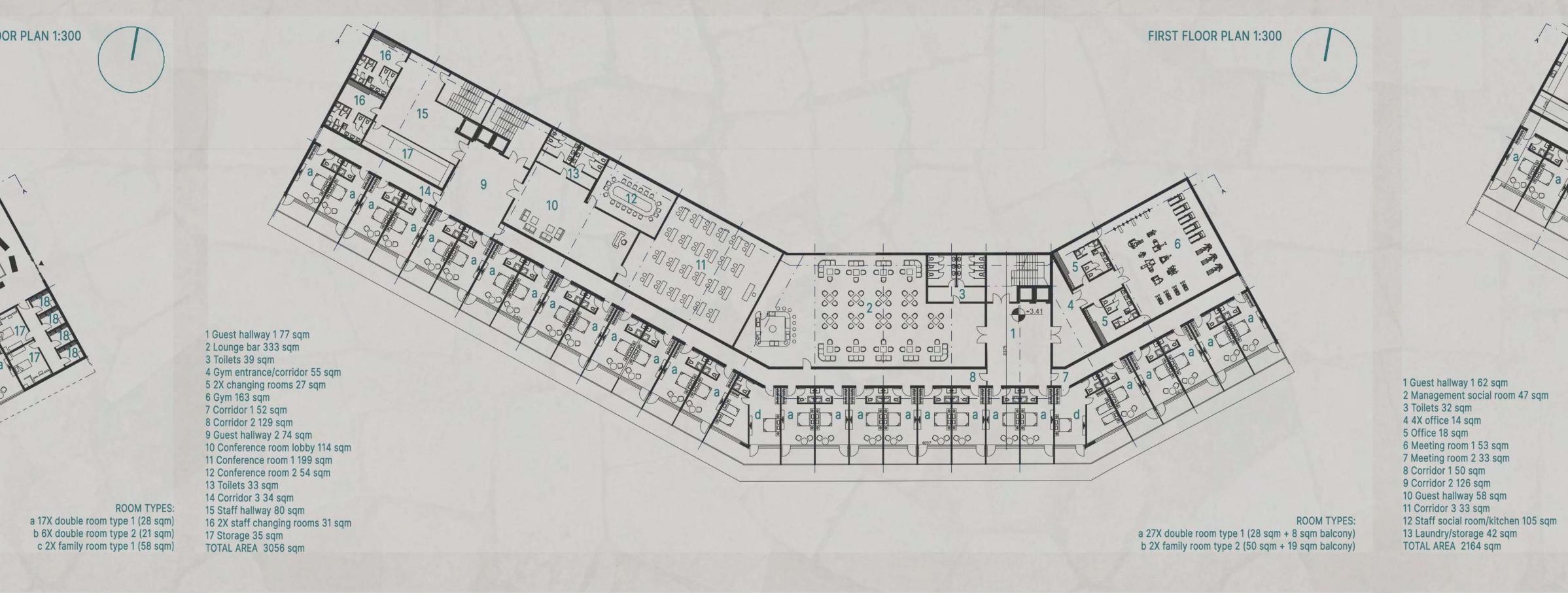


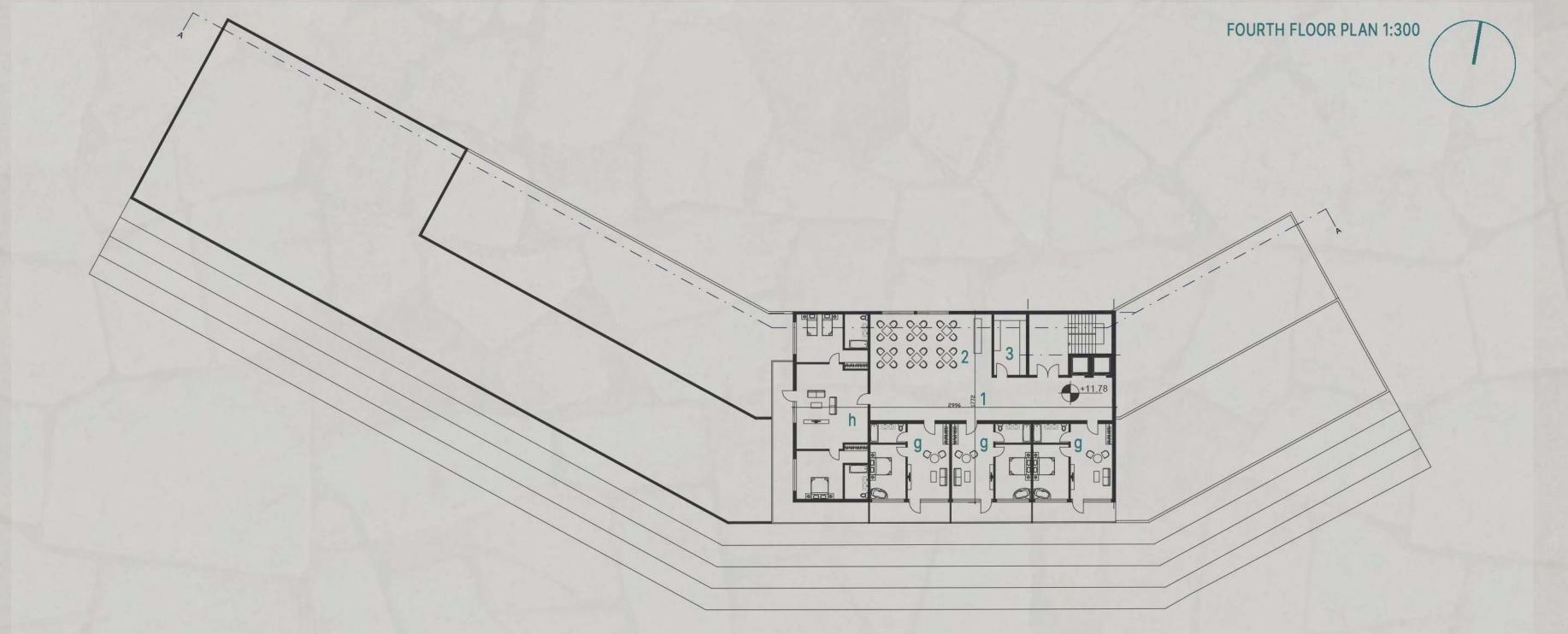


ROOM TYPES: 2 Cafe bar 67 sqm 27X double room type 1 (28 sqm + 8 sqm balcony) 3 Storage 17 sqm TOTAL AREA 620 sqm





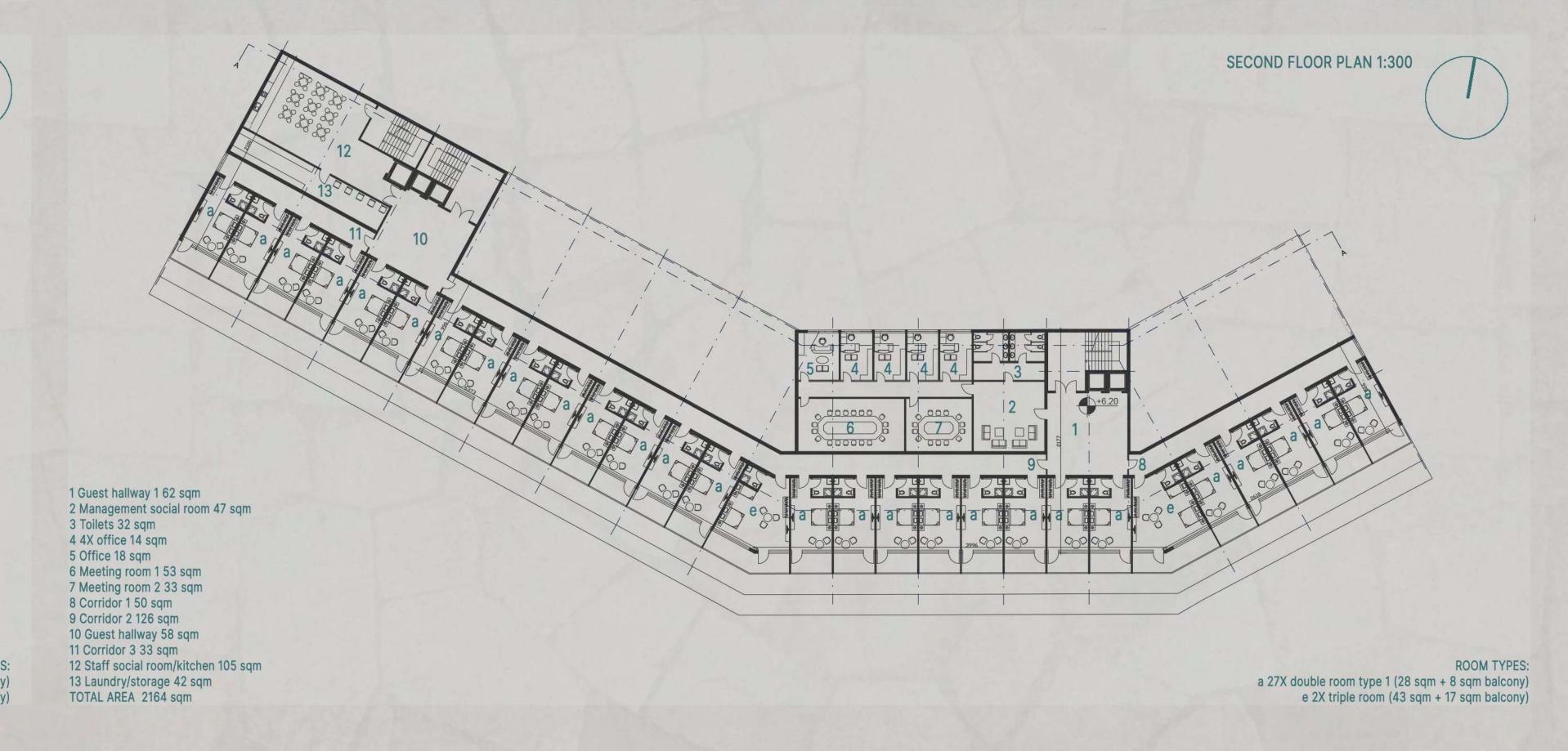


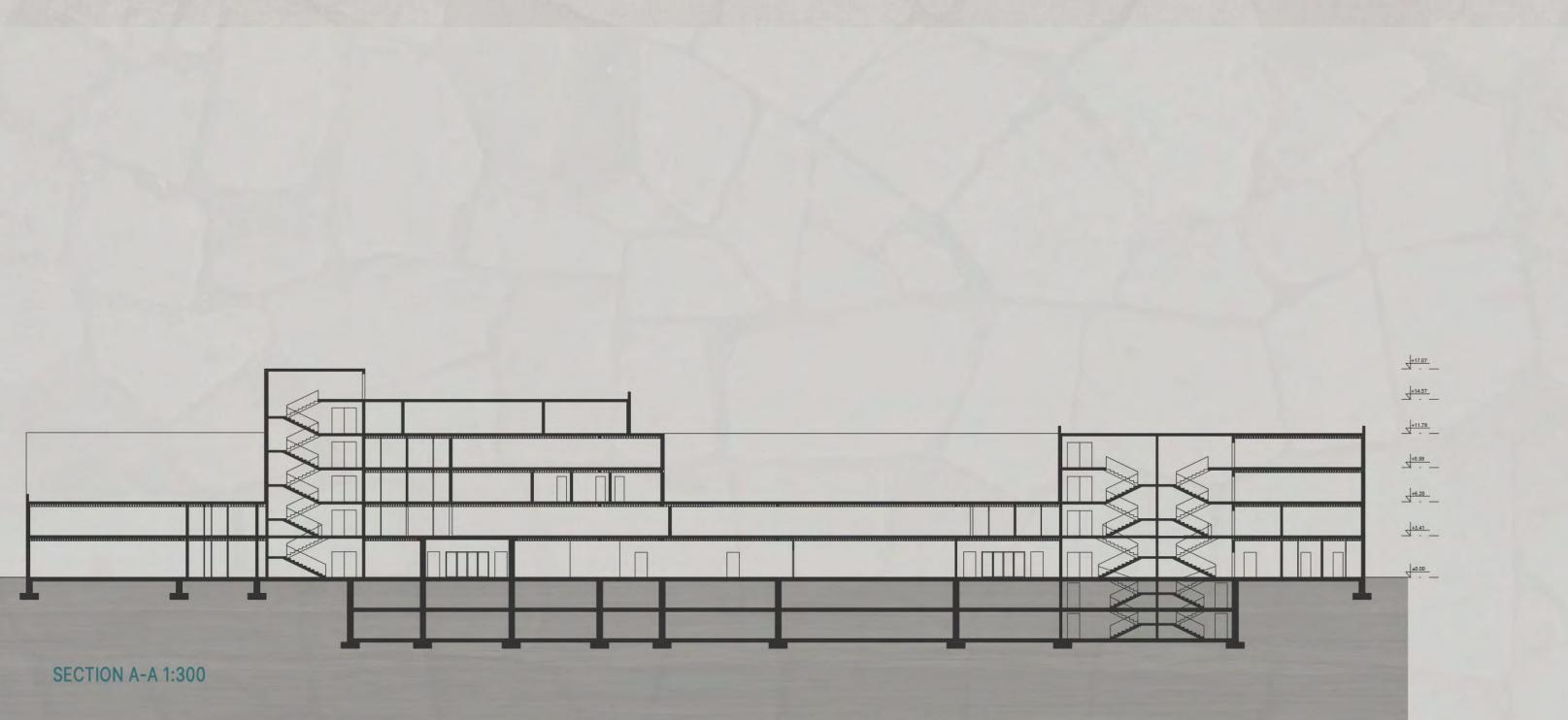


ROOM TYPES:

g 3X one-bedrom suite (52 sqm + 15 sqm balcony) h 1X two-bedroom suite (114 sqm + 44 sqm balcony)



















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