

RESIDENTIAL CENTER FOR ACTIVE AGING

A Contemporary Elderly Housing Community

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Project Introduction

This project proposes a contemporary residential center for the elderly in the Municipality of Centar, designed for independent adults aged 65+. It is not a traditional nursing home, but a community-oriented living environment that combines private apartments with shared spaces for activity, learning, and social interaction.

The project addresses the growing issue of loneliness and social isolation among the elderly, particularly in urban areas where many live alone or lose daily social contact. In our region, there is still a strong stigma around elderly housing, where placing parents in such a facility is often seen as abandonment. At the same time, older adults represent a vulnerable category of the population, requiring environments that support safety, dignity, and wellbeing. This project responds to both realities: demographic aging and social perception.

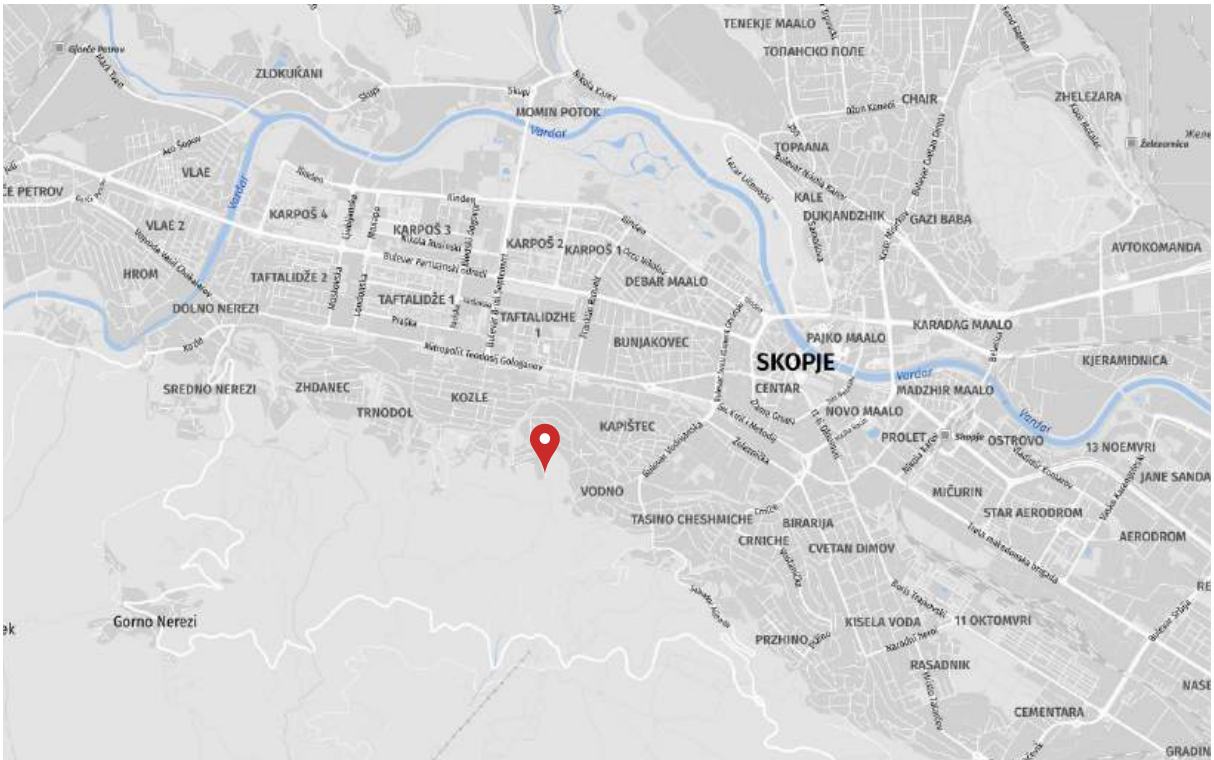
The necessity of the project lies in offering an alternative model that shifts the idea of elderly housing from passive care to active, independent living. By integrating public amenities such as workshops, a café, gardens, and communal activity spaces, the building becomes part of the neighborhood rather than isolated from it.

The core architectural idea is to create a clear and accessible residential structure organized around shared activity spaces that encourage daily interaction. A central circulation spine connects private units with communal zones and outdoor areas, while greenery, natural light, and human-scale materials shape a calm and welcoming atmosphere.

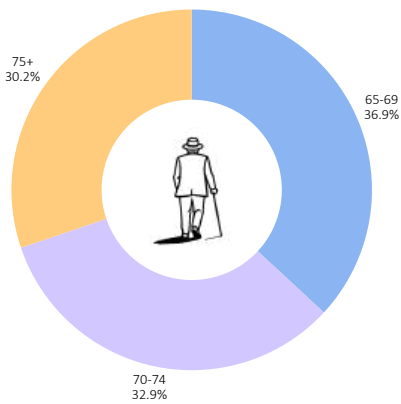
The experience aims to feel safe, dignified, and socially alive, a place where aging is not hidden, but supported with autonomy, community, and purpose.

Contemporary Activity-Focused Center for the Elderly (65+)

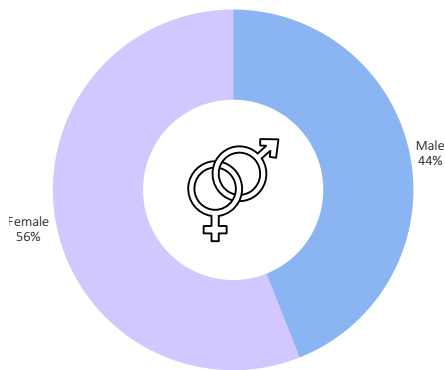
The Municipality of Čair has one of the highest concentrations of elderly residents in Skopje, reflecting the broader demographic aging visible across the city. In Skopje overall, approximately 18–20% of the population is over the age of 65, while in Čair this percentage is significantly present due to long-term family settlement patterns and dense urban living. Demographic analysis also shows a higher percentage of elderly women, as well as a considerable number of older adults living alone, increasing the risk of loneliness and social isolation. These conditions highlight the growing need for contemporary residential environments that support independence, accessibility, daily interaction, and active aging within the urban fabric of the municipality..



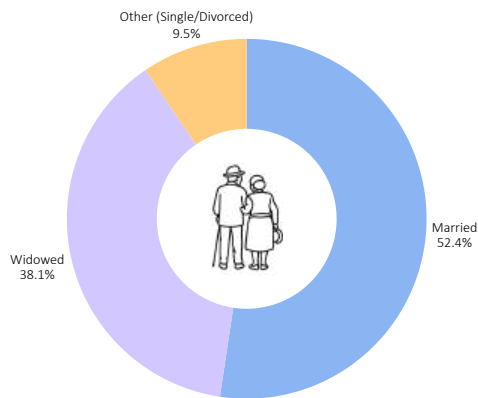
Age distribution
Total population: 43,893



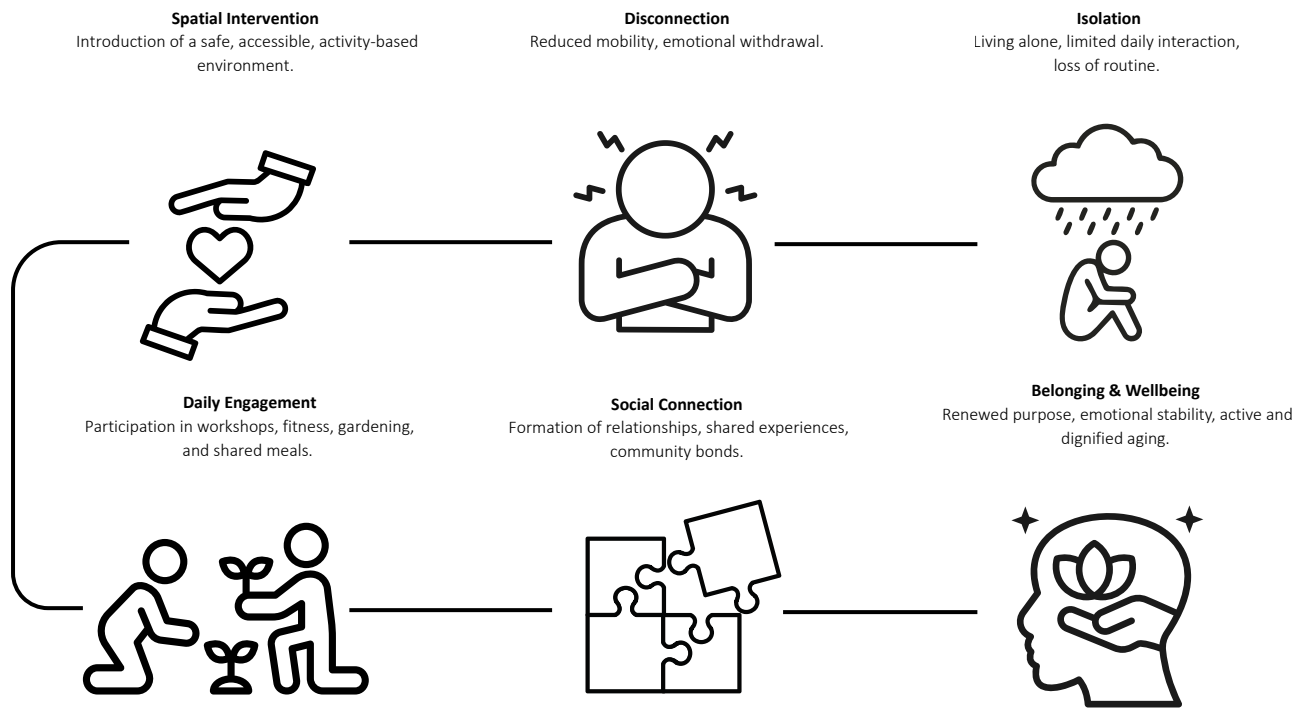
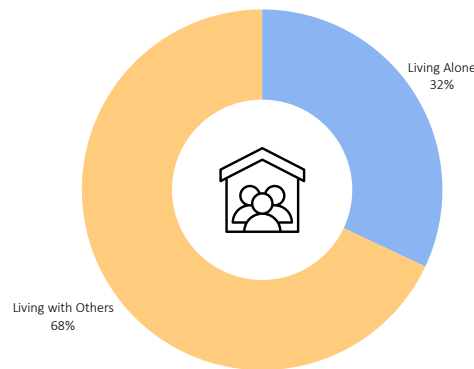
Gender breakdown



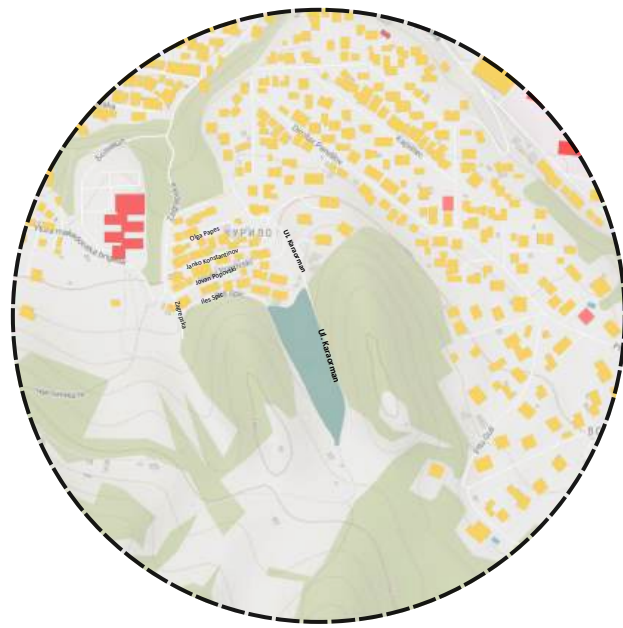
Marital status



Living Arrangement

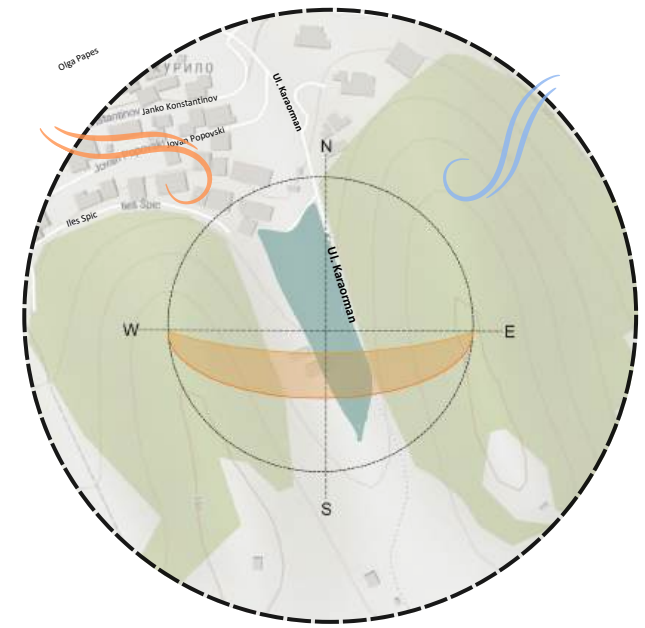


Neighbourhood Context



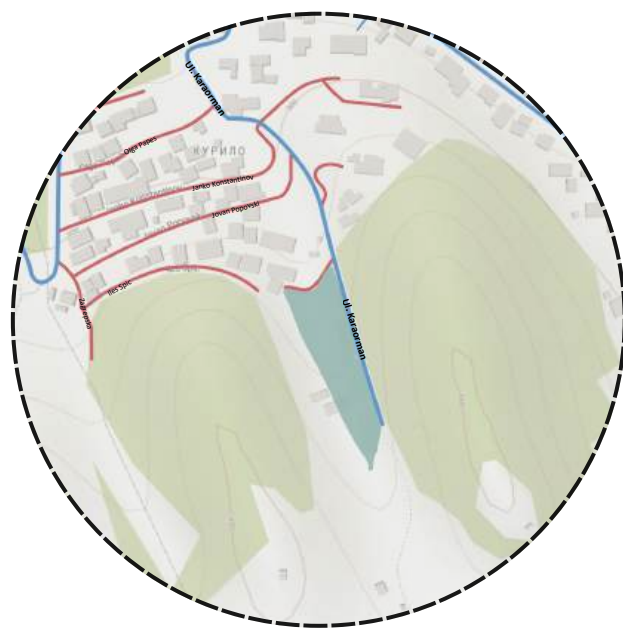
Location A. Housing V1. Education V2 Healthcare

Climate Analysis



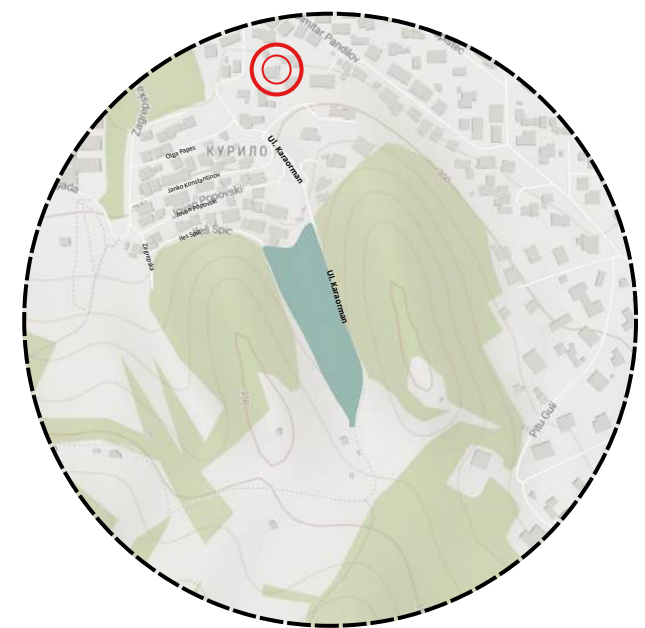
Location Summer Winds Winter Winds

Roads Analysis



Location Primary Roads Secondary Roads

Noise and Greenery



Location Noise Greenery

N



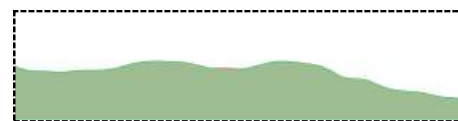
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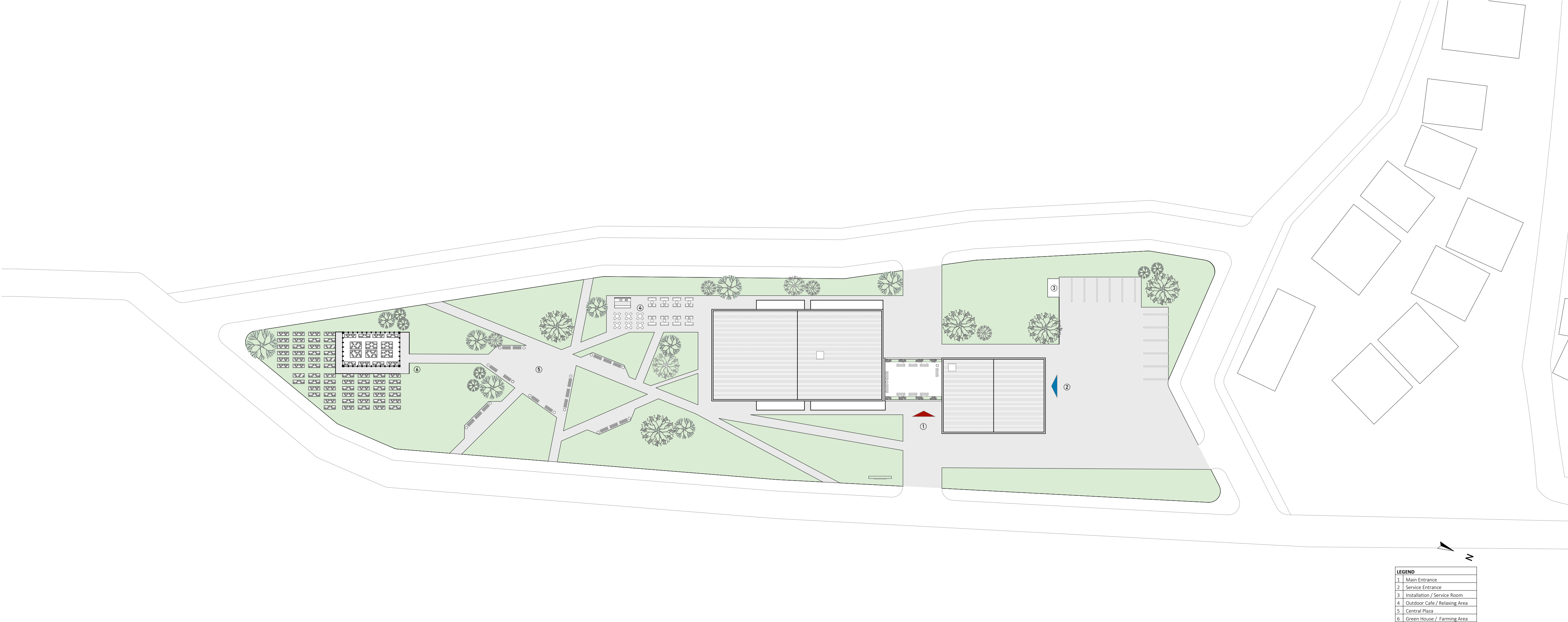
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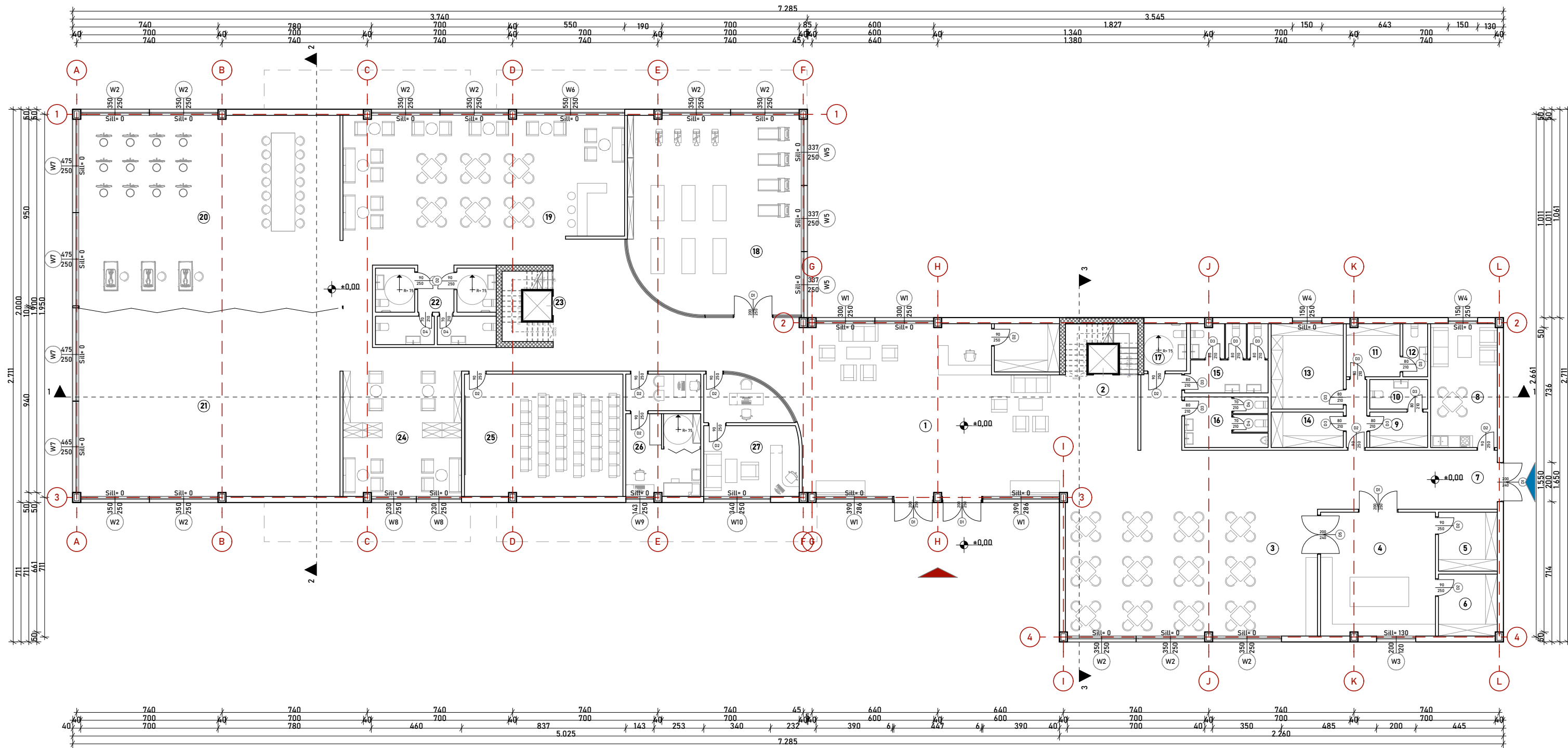


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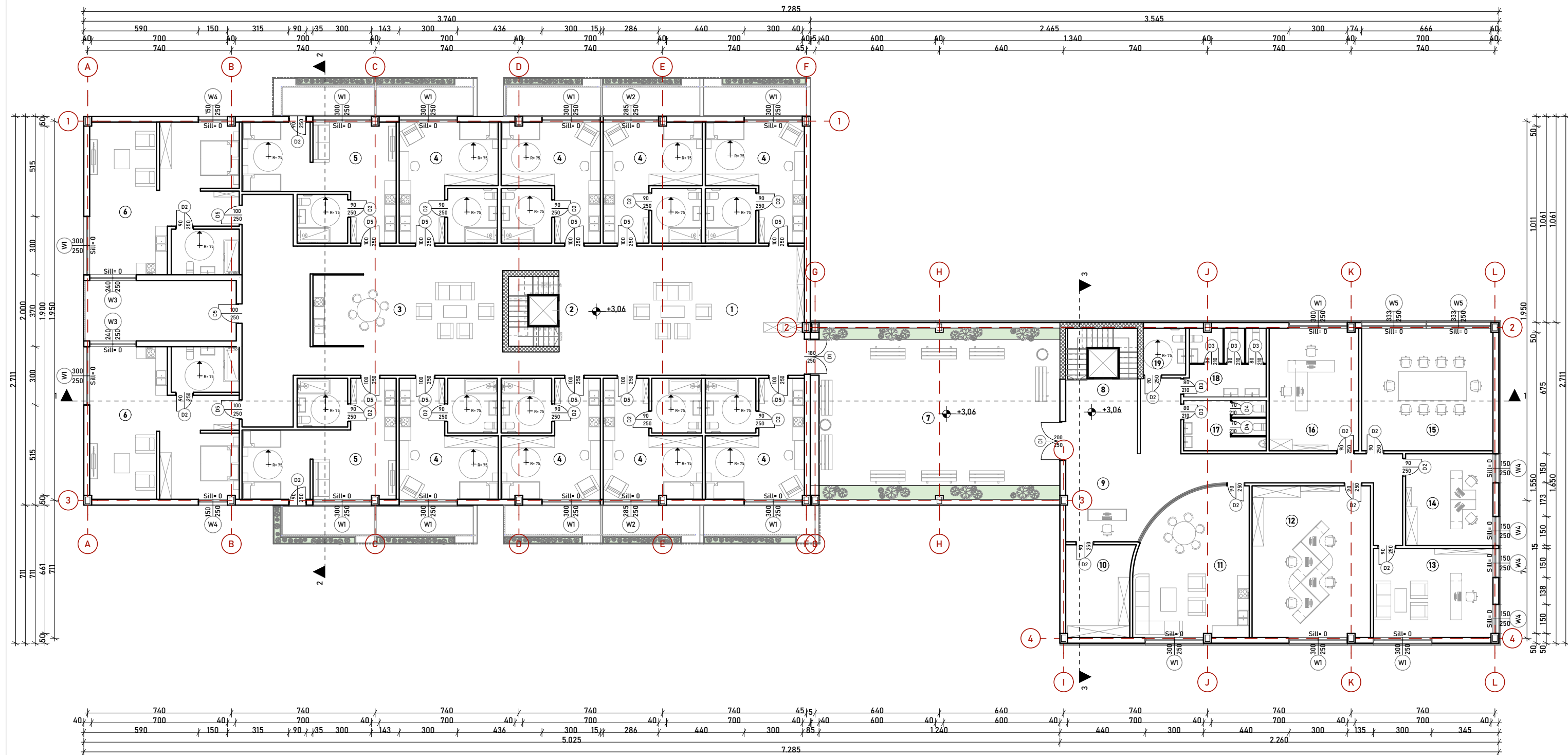


Topography of the selected site- Section

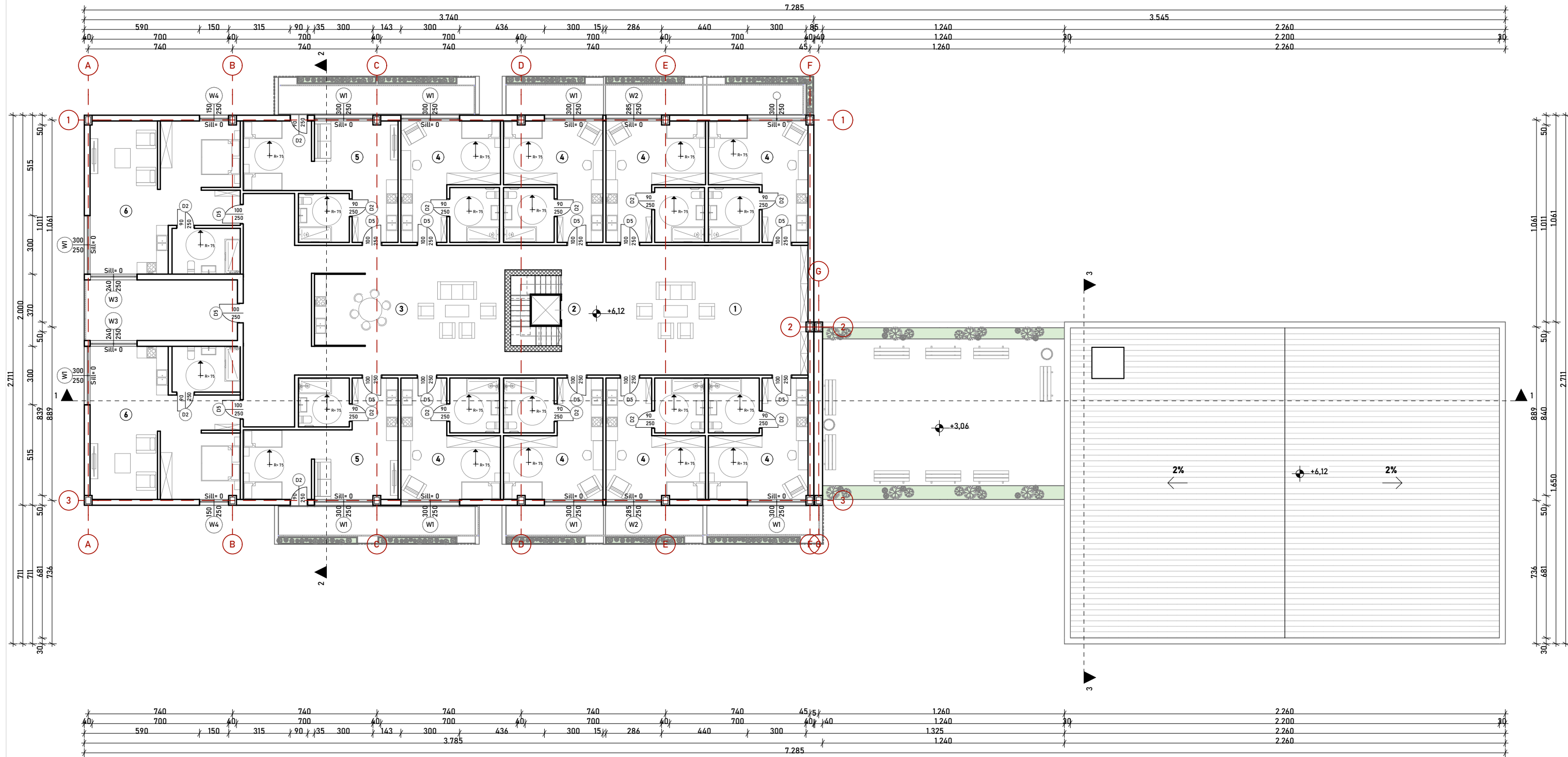


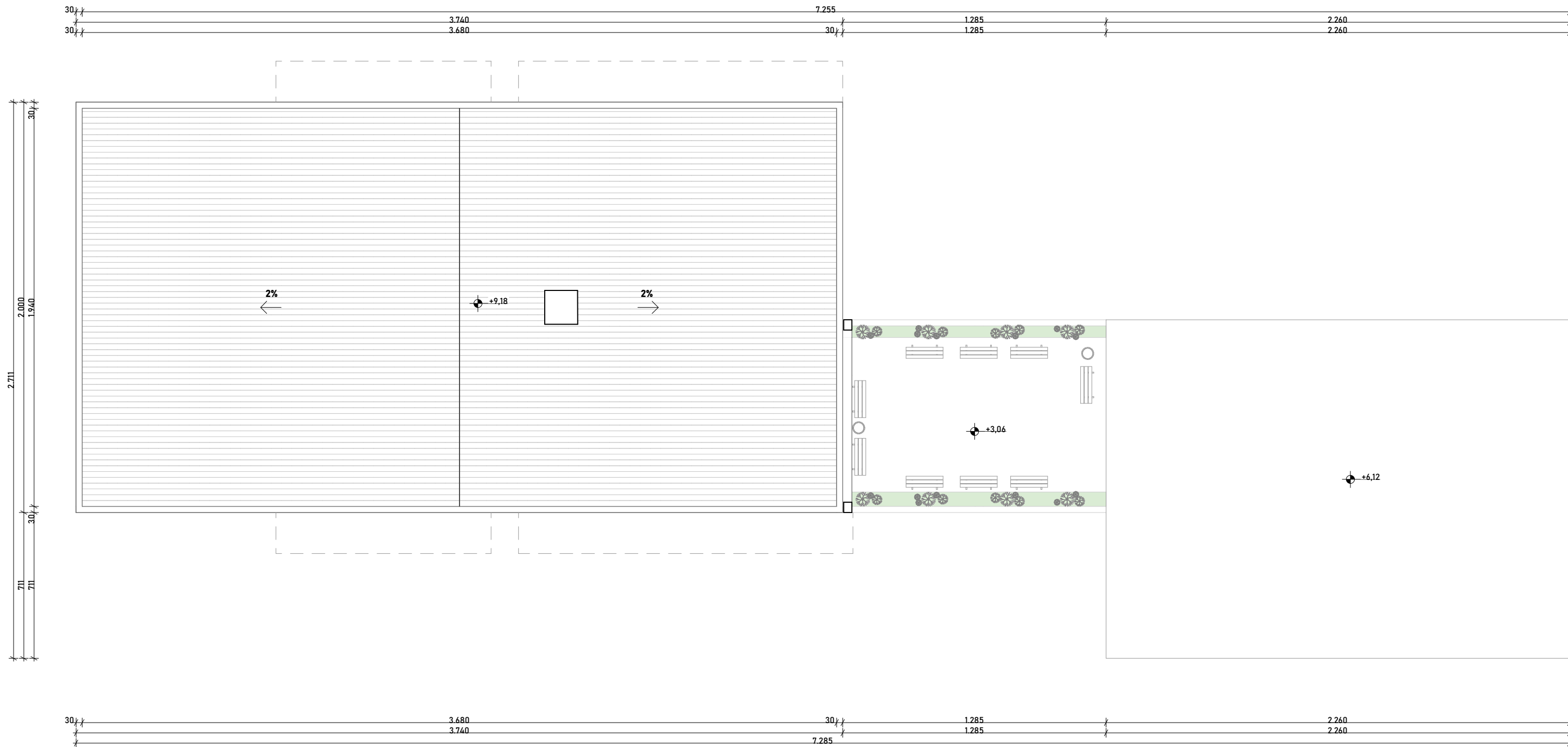


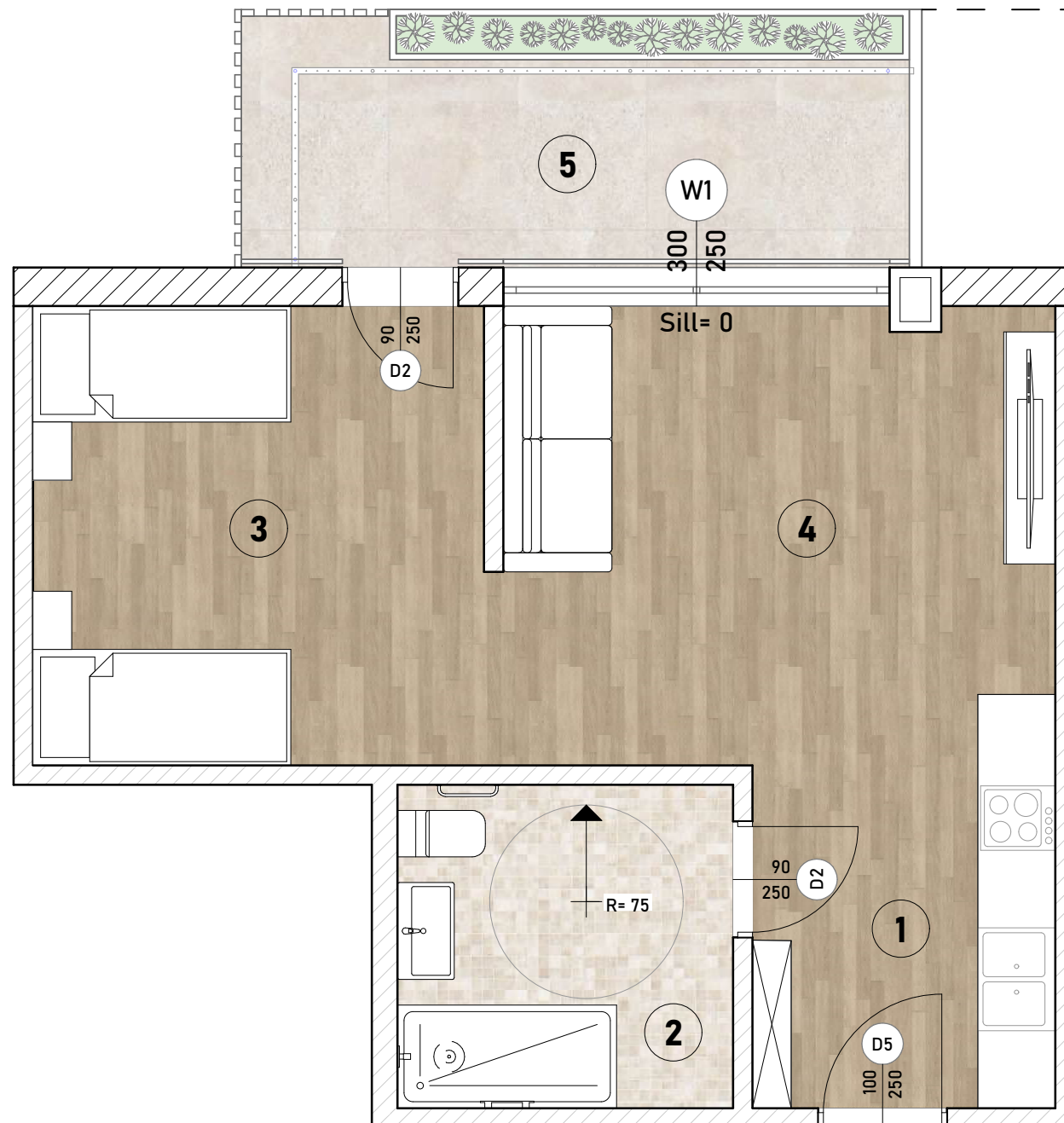
LEGEND		m ²			m ²
1	Main Entrance and Lobby	118	11	Staff Locker Room (Women)	11
2	Vertical Communication	9	12	Staff Toilet (Women)	3
3	Dining Area	93,4	13	Utility Room	16
4	Kitchen	37	14	Storage Room	7
5	Food Storage	9	15	Women Toilet	14
6	Food Storage	9,5	16	Men Toilet	11
7	Service Entrance	25	17	Disability Toilet	5
8	Staff Room	21	18	Fitness / Yoga Room	87
9	Staff Locker Room (Men)	5	19	Café	90
10	Staff Toilet (Men)	4	20	Workshop	129
			21	Multipurpose Hall	125
			22	Toilet	21
			23	Vertical Communication	9
			24	Reading Room	39
			25	Cinema Room	50
			26	Doctor's Room	24
			27	Psychologist	27
				▲ Main Entrance	
				▲ Service Entrance	



LEGEND- Residential Area		m²	LEGEND- Administrative Area		m²
1	Social Area	48	8	Vertical Communication	9
2	Vertical Communication	9	9	Reception / Info Desk	15
3	Community Kitchen	37	11	Storage Room	16
4	Single Room	31	11	Staff Room	42
5	Double Room	42	12	Office	48
6	Double Room	60	13	Manager's Office	28
7	Terrace	120	14	Office	21
			15	Meeting Room	43
			16	Office	29
			17	Men Toilet	11
			18	Women Toilet	14
			19	Disability Toilet	5







Room Type B- Double Unit

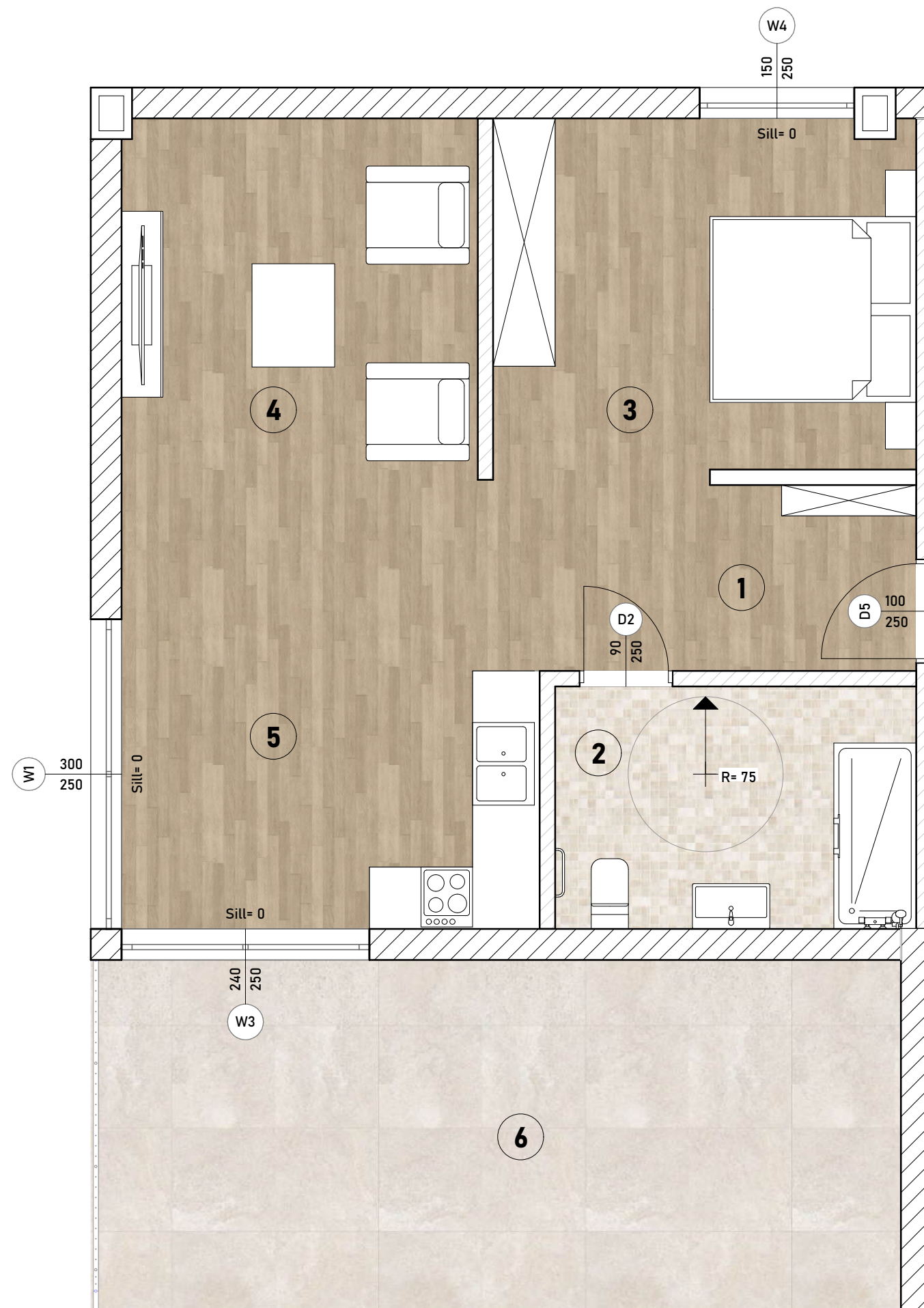
42 m² + 10 m² balcony

This 42 m² unit accommodates two independent residents in a shared but well-balanced living environment. It includes two sleeping areas, a shared living space, a kitchenette near the entrance, and a fully accessible private bathroom. The layout is designed with full accessibility standards, ensuring a minimum 150 cm turning diameter for wheelchair users and comfortable circulation in all areas.

A 10 m² private green balcony acts as a natural extension of the interior space, offering a quiet outdoor area for relaxation, daylight exposure, and connection to nature while maintaining privacy.

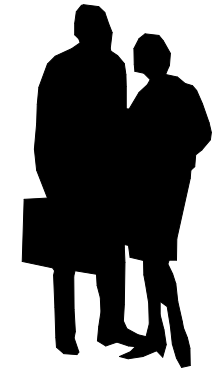


1. Entrance and Kitchenette
2. Bathroom
3. Bedroom
4. Living Room
5. Balcony



Room Type C- Double Unit

60 m² + 26 m² shared balcony

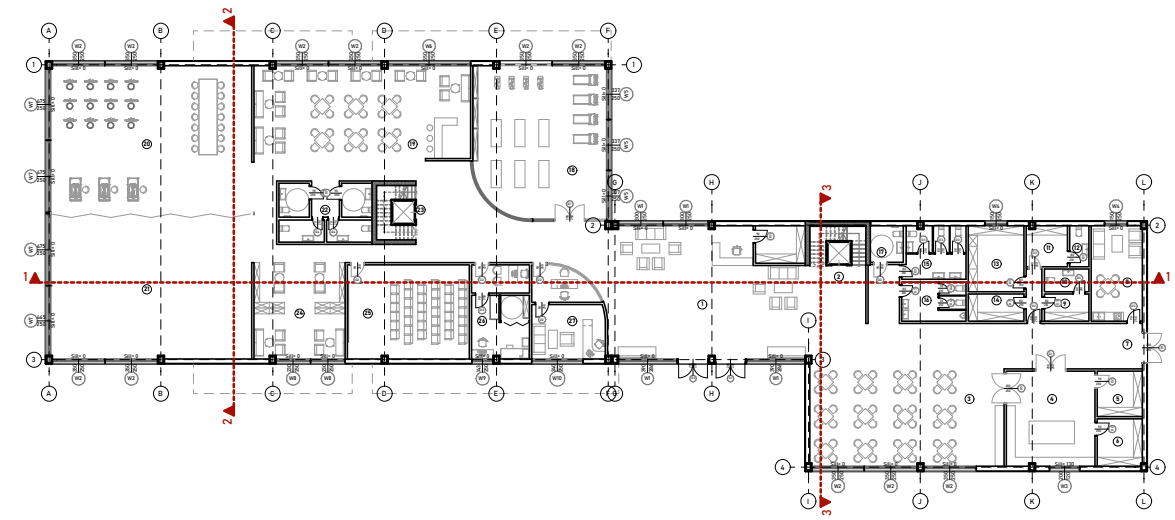


This 60 m² unit is designed for two residents and offers a more generous and flexible spatial arrangement. It includes two sleeping areas, an open living zone, a compact kitchenette, and a fully accessible private bathroom. All internal spaces follow universal design principles, with a minimum 150 cm turning diameter ensuring full wheelchair accessibility and ease of movement.

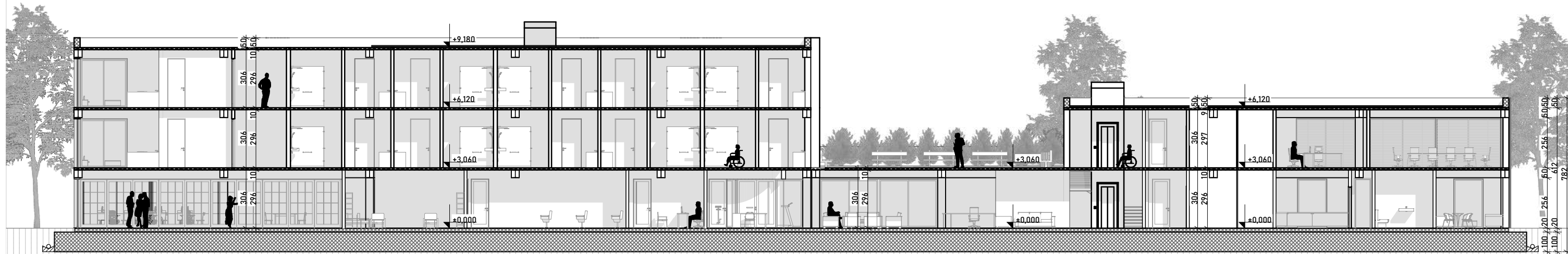
A 26 m² shared green terrace, mirrored with the adjacent unit, forms a semi-private outdoor space that encourages gentle social interaction between residents while still allowing personal retreat. The integration of greenery enhances natural ventilation, daylight, and overall wellbeing.



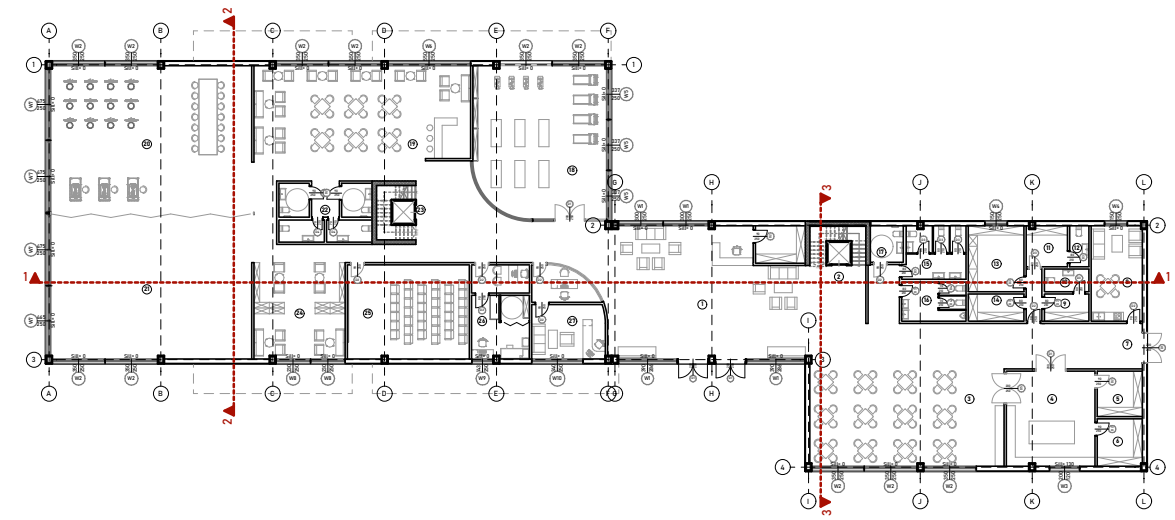
1. Entrance
2. Bathroom
3. Bedroom
4. Living Room
5. Kitchen
6. Balcony



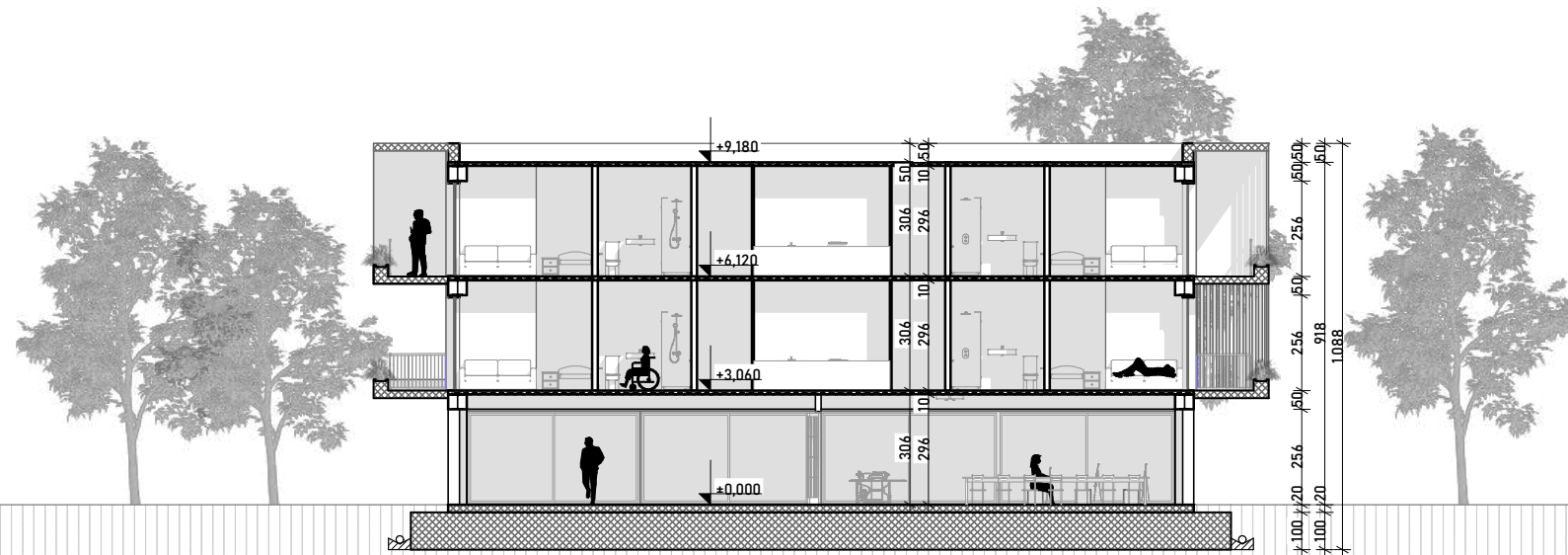
Scale 1:500



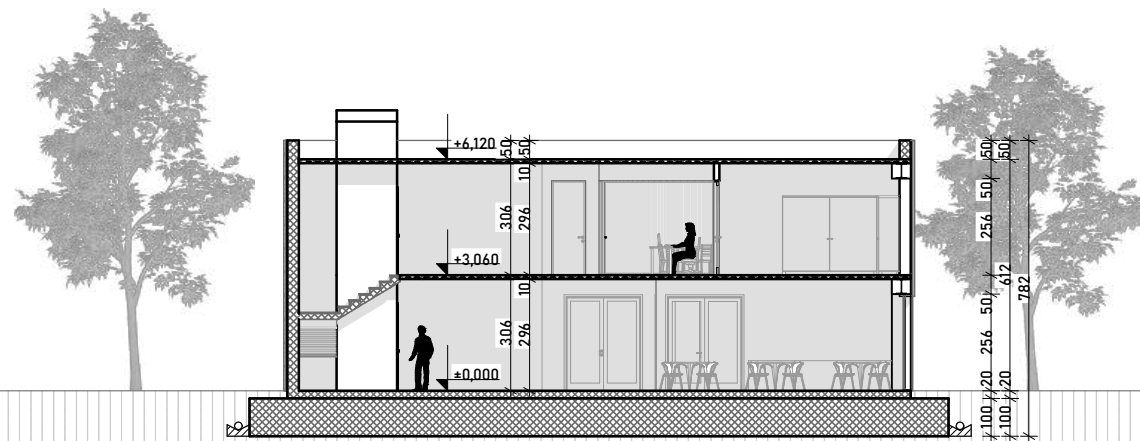
Section 1-1



Scale 1:500



Section 2-2



Section 3-3



















