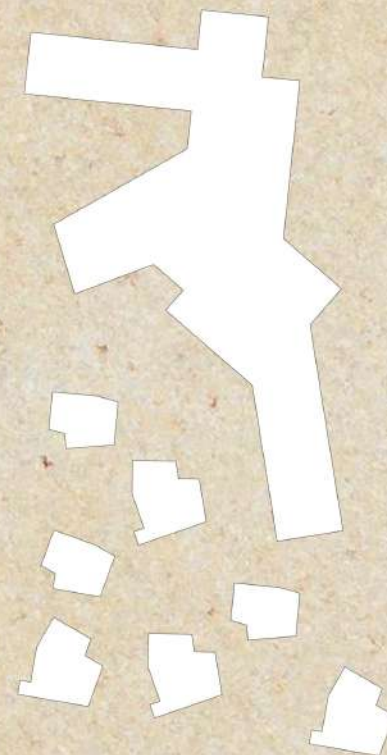




Project

Tourist resort Borozija-Savudrija

Project author

sps arhitekten

Co-author

Projektni biro 2A

Location

Borozija, Savudrija, Hrvatska

Year

2020.

Version

hr | eng

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The tradition of organized tourism in Croatia is about 150 years long. The period from the second half of the 19th century to the First World War was marked by the construction of roads and railways and the introduction of steamship lines on the Adriatic Sea, as prerequisites for serious tourism.

Tourism as a mass phenomenon has started sixty years ago, when the restoration of tourist infrastructure destroyed in the war destruction, the establishment of national parks and nature parks, as well as drama, film and music festivals began. During the economic expansion of the 1960s, the construction of numerous tourist facilities, hotels, marinas, camps, and even entire tourist resorts began, mainly on the Adriatic.

In the early 1990s, the ownership structure changed with the transformation and privatization of tourism companies. During the Homeland War, due to the danger of war and the blockade of traffic connections to the coastal areas, tourism almost stopped, but a new impetus came as early as the end of 1995, and especially after 2000.

source: <https://croatia.eu>



Basic indicators of tourism development								
	1980.	1985.	1990.	1995.	2000.	2005.	2010.	2015.
Number of beds (in 000)	692	820	863	609	710	909	910	1.029
Number of tourist (in 000)	7.929	10.125	8.498	2.438	7.136	9.995	10.604	14.343
Number of overnight stays (in 000)	53.600	67.665	52.523	12.885	39.183	51.421	56.416	71.605
Average number of overnights per bed	77	83	61	21	55	57	62	70
Average number of overnights per tourist	6,8	6,7	6,2	5,3	5,5	5,1	5,3	5

Number of accommodation units by type of facility 2000. - 2015. (as of August 31st)				
	2000.	2005.	2010.	2015.
Hotels and apart-hotels	446	516	616	692
Tourist resorts	79	68	49	48
Camps	198	224	235	271
Health resorts	9	9	10	11
Resorts	63	126	120	28
Resorts for kids and youth / hostels	18	31	50	187
Other	321	556	1.037	3.330
IN TOTAL	1.134	1.530	2.117	4.567

Incomes from tourism			
	2019.	2020. (estimate)	INDEX 2020./2019.
GDP (in mil. od EUR)	53.983	49.070	90,9
INCOMES FROM TOURISM (in mil. EUR)	10.539,1	4.346,5	41,2
SHARES OF TOURISM IN GDP (%)	19,5	8,9	45,4

*SOURCE: Hrvatska Narodna Banka

Today, Croatia is among the 20 leading countries in the world in terms of tourist traffic per million beds, which are predominantly located on the coast.

Since 2000, the number of tourist nights has doubled. This is supported by several phenomena recorded in the last decade, such as: the "discovery" of Croatia in the growing number of articles in leading world magazines and other media, which widely praise its natural and cultural attractions, the obvious increase in tourist arrivals from a growing number of emitting countries, a significant share of tourism in the total GDP of Croatia (20%), an increase in the number of protected tangible and intangible cultural goods, an increase in investment in tourism and related infrastructure, an increasingly diverse tourist offer, etc.

The summer tourist season, which mainly lasts from the beginning of June to the end of September, is the main driver of the development of this most active tourist area, where in 2019 84.4 million tourist nights were recorded (92.5% of all nights). Of the total number of overnight stays in 2019 (91 million), 92.2% are overnight stays of foreign tourists. Most foreign overnight stays (30.2%) were realized in the Istria, which is also the most tourist developed in terms of infrastructure.

Accordingly, accommodation capacities are distributed, mainly on the Adriatic coast. Most overnight stays are realized in rooms, apartments and holiday homes (48.8%), followed by hotels (22.7%) and camps (20.0%).

According to the mode of arrival, individual overnight stays still predominate (66%), and only a third in some form of organized arrangements. On average, tourists stay for 5 days, longer in summer and shorter during other seasons.

Region of Istria is one of the leaders in Croatia. The national importance of this county is manifested in many ways, and in particular its economic importance in the economy of this country, and in this context the leading position in generating the share of tourism activity. Istria is the leading tourist destination in Croatia, but also one of the most successful in the entire Mediterranean and beyond.

The attractive basis of Istria is its leading comparative advantage and its adequate valorization for tourist purposes today formed numerous selective forms of tourism and tourist products that enrich the tourist offer of this region, and on the international tourist market make it competitive because it attracts various market niches and optimally meets the requirements, needs and interests of modern tourist demand. Istria has both natural and cultural values and a quality tourist offer is generated by a developed infrastructure and superstructure, in which significant financial resources have been invested in recent years.

Ten cities and municipalities with the largest tourist movement

CITY / MUNICIPALITY	TOURISTS (in 000)		INDEX 2020./ 2019.	OVERNIGHTS (in 000)		INDEX 2020./ 2019.
	2019.	2020.		2019.	2020.	
Zagreb	1.454	342	23,5	2.639	780	29,6
Rovinj	711	288	40,5	3.874	1.747	45,1
Dubrovnik	1.440	220	15,3	4.295	776	18,1
Split	941	202	21,5	2.735	812	29,7
Poreč	571	189	33,1	3.189	1.208	37,9
Medulin	415	183	44,1	2.544	1.237	48,6
Zadar	610	178	29,2	2.020	822	40,7
Umag	489	159	32,5	2.415	894	37,0
Pula	440	146	33,2	2.067	784	37,9
Opatija	452	143	31,6	1.372	500	36,5



In the context of superstructural equipment, it should be pointed out that private accommodation dominates in Istria, both in terms of the number of accommodation units and beds, as well as in terms of the number of overnight stays and the average occupancy. In the past few years, more and more is being invested in the development of hotel accommodation and camps, especially those of a larger category. This seeks to maximize revenues in tourism, but also to reduce the problems of seasonality.

During 2018, Croatian tourism earned as much as 10,096 million euros, which is as much as 19.6% of the share of the total GDP of the Croatian economy. The most successful tourist destination from the point of view of this indicator is Istria, where as much as a third of the revenue generated at the level of Croatia was recorded.

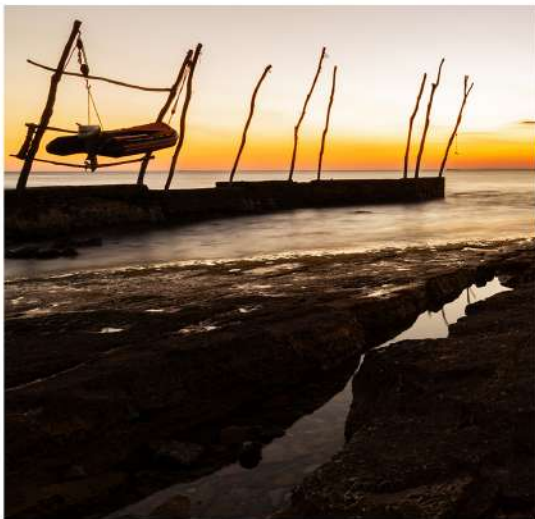
In 2014, the TOMAS Institute of Tourism published a research that resulted in a profile of tourists visiting Istria, which provides a quality basis for future marketing and general development activities and plans. A decreasing number of middle-aged guests come to Istria, but those who visit it are more educated and people of higher incomes. The primary reason is the sun and the sea which strengthen in relation to other motives (gastronomy and nature). The largest increase in consumption is visible in accommodation, which indicates the demand for the highest quality services. The research was repeated three years later and did not show any significant changes in guest profiling.

Savudrija

The first place you will come across by entering the north-west of Istria is Savudrija. A small fishing community rich in history is mentioned for the first time in the 12th century, and archaeological finds from the surrounding area show that this area has been inhabited since the Stone Age.

The indented, mostly rocky coastline is intersected by small pebble beaches and surrounded by rich Mediterranean vegetation full of laurels, palm trees, various types of evergreen shrubs, pines and cypresses. The specific ratio of plant and sea aerosol in the air make the Savudrija climate very stimulating and favorable for health. This has been recognized since the time of Austro-Hungary, so the place where the beginning of its tourism development can be attributed to health tourism.

Today Savudrija and its surroundings offer much more than a good climate. With those who just want to relax, swim and sunbathe, the area is ideal for tourists looking for an active and adrenaline experience. Cycling along numerous Roman monuments, trekking and jogging trails, tennis, diving and golf are just some of the rich tourist offer - a professional 18-hole golf course on Crveni vrh near Savudrija offers a wonderful experience of the terrain fused into the environment with sea and vineyard views.



The sea around the Savudrija peninsula offers fantastic conditions for windsurfing - almost constant winds, easy access to the sea and a pleasant temperature. On one side of the peninsula are calmer, bay waters as created for beginners, while professionals can test their skills on the high seas, especially when blowing the strong north of Tramontana.

The Savudrija peninsula is rich in cultural heritage, and in addition to numerous Roman ruins, medieval churches and monasteries, in recent years the Savudrija lighthouse, the oldest on the Adriatic, has become a real tourist attraction and place of residence for guests.

After rest, sports and culture, a rich gastronomic offer of local restaurants enters the scene, followed by entertainment on the summer terraces. Traditional festivities, the most famous of which is "Savudrija Nights" in August, as well as plenty of other entertainment that will complete the day for every tourist.

source: <https://www.coloursfistria.com/hr/destinacije/savudrija>





The subject of the project is the formation of a unique building plot on which the tourist settlement will be located (2/2, 2/3, 10/14 i 10/15 k.o. Savudrija).

The area of the particle after formation will be approximately 33,605 m², all according to the data from the land register and geodetic situation. The shape of the newly formed particle is an irregular polygon, the southern, northern and eastern boundaries almost regular segment of the rectangle, while the west and adapts with a flat segment to the sea shore. The sea and the coast are not part of the subject matter, **but for particles 2/6 and 2/7 k.o. Savudrija the concession is being obtained.**

Within the separated construction area outside the settlement for economic - catering and tourist purposes (in the restricted area) the narrower coastal strip is intended exclusively for arranging beaches, sunbathing areas, access to the sea, breakwaters, piers up to 6 m long and 2 m wide, green areas, small sports fields, for water sports and other, as well as the construction of accompanying facilities for catering and tourist purposes (open sports, recreational, catering, service, entertainment and similar facilities), while the accommodation facilities are moved away from the coast in depth.

The arrangement of areas referred to in paragraph 1 of previous Article(28) is considered the construction, arrangement and installation of footpaths and trim trails, rest areas, canopies, natural beaches with all necessary interventions in accordance with the Ordinance on types of sea beaches and conditions they must meet, spatial plan and the Regional program of arrangement and management of sea beaches in Istria, small recreational playgrounds with a total area of up to 1000m², information boards and signposts, and other similar interventions in space, as well as buildings, devices and installations needed for safe navigation at sea.

The height of buildings for hospitality and tourist purposes - hotels - may be allowed higher (from the maximum allowed 15m and 5 aboveground and 2 underground floors), or a larger number of aboveground floors, but up to a maximum of 20m height of the building or 6 aboveground and 2 underground floors in any cross section through the building.

- Maximum height 20m
- Maximum floor height 6 (above ground) and 2 (underground)
- Minimum usability coefficient = 0.8 (plot surface / all building grounds surface)
- Maximum construction coefficient = 0.3 (plot surface / ground surface)
- The minimum distance from the border is 4.0 m
- The prescribed bed capacity is 81.68 / ha
- If the building is facing the gable towards the adjacent building plot, then the distance must be at least half of the height measured to the highest gable, but not less than 4 m
- There may be a smaller distance towards a public or traffic area, whereby it is necessary to obtain the consent of the body responsible for traffic area issues.
- At least 40% of the area of the building plot must be arranged as a park and / or natural green area
- The prescribed number of PM is 1 per accommodation unit

Based on the conceptual design, the following special conditions were collected:

- Nature protection
- For connecting a building plot, a building, to the network of public roads and the manner and conditions of solving traffic at rest
- Determination of the zone of electronic communication infrastructure
- For connecting the building to the low voltage electrical network after the attached study
- For connecting the building to the public water supply and sewerage system
- For measures for the protection of cultural property
- Fire protection
- Noise protection and sanitary conditions
- Preservation of the existing water supply pipeline network
- Safety at work

Link to access the documentation: <https://bit.ly/3dQLKWx>



Project description

The concept of buildings and spatial organization as well as the design of the volume of buildings is the result of a specific program and needs of investors, microlocation, location and orientation of the plot, and urban-technical conditions. Hotels and villas are planned in the area away from the coastline, while in the zone closer to the sea is outdoor pool with tourist content - changing rooms, toilets, coffee bar, and outdoor sports facilities tennis court, bowling alley, mini golf, etc. The complex is accessed by the main street on the south side.

An internal road leads to the entrance to the hotel, where is a central reception and a restaurant for all guests.

Guests can drive directly to the entrance of the hotel, where the vehicle is picked up by the hotel service, or park in the garage north of the main access square.

For short-term parking (boarding / disembarking) at the entrance to the hotel there are 9 parking spaces, and several parking spaces are along the main internal access road, and next to the villas which are separate detached buildings located west of the internal access road. Delivery and staff have entrance on the north side of the hotel, where the service entrance is located, which can be reached by the main driveway or the access west of the hotel, which is also the emergency access.

On the north side of the hotel building there is a place for waste collection, there is the entire delivery and staff entrance.

Along the access street there are 29 partially covered parking spaces, and the road continues to the infinity pool with a beach facility. They create terraces and interesting space incisions.

The structure is terraced along the terrain and harmoniously combines with the environment. The gentle rotation of the building in relation to the eastern border ensures a large distance from neighboring buildings, and enough space to accommodate the garage, which is a separate building, partially buried with green roof. West of the entrance to the complex is planned to accommodate 7 villas (4 larger for 6 people and 3 smaller for 4 people).

A pedestrian path and a fire access road lead to each villa, and a driveway to the villas is formed around them, so they wouldn't disturb the intimacy and tranquility of the villa complex.





Hotel basement plan 1:500

In the basement there is in one wing a spa zone with all the accompanying facilities, as well as auxiliary spaces (storage and equipment), and in the other wing there are accommodation units.

Tucked into the volume of the hotel, near the wellness, there is a swimming pool with a floor area of 300 m².

Accommodation capacity:

9 double rooms

2 apartments

Total basement capacity:

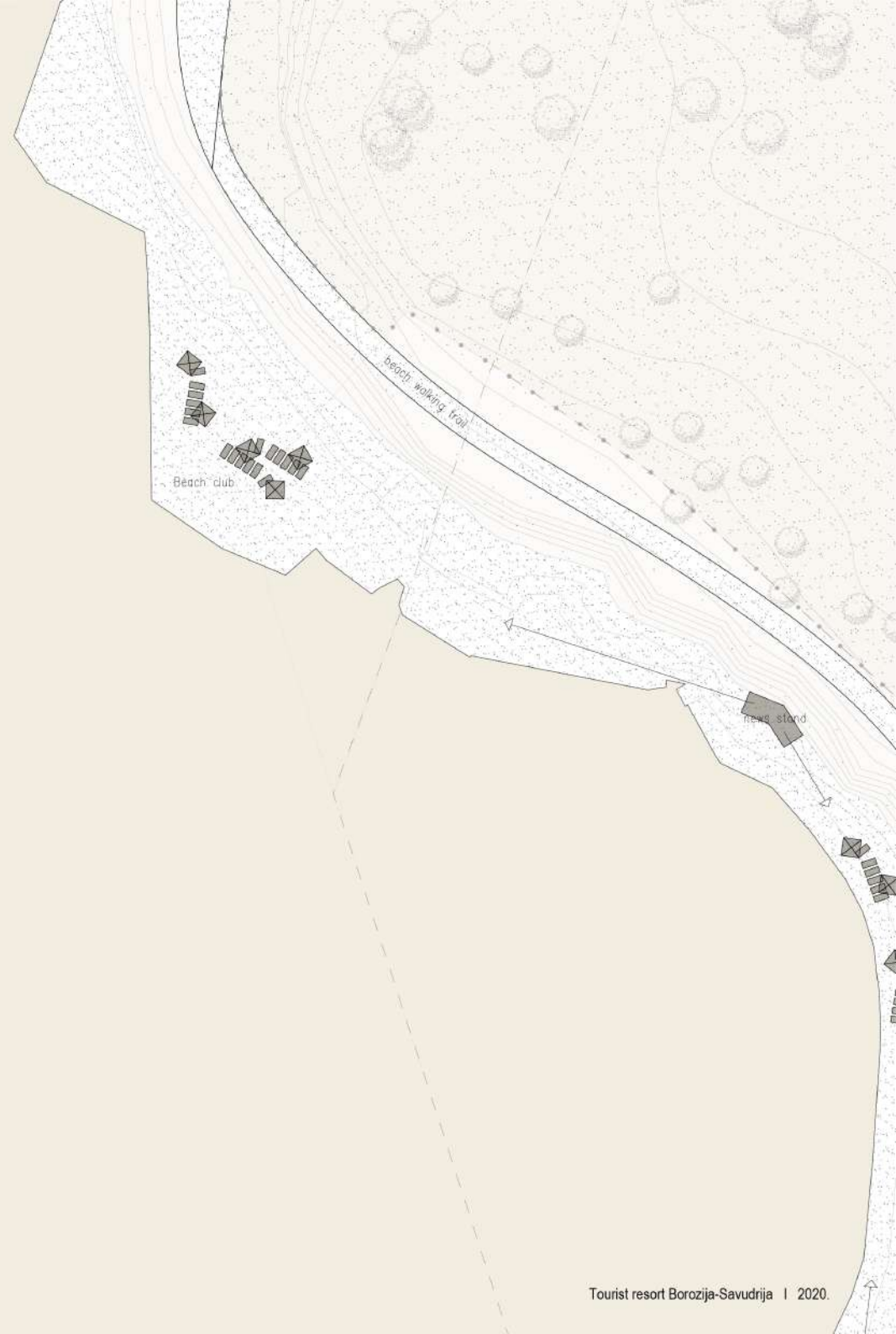
24 guests

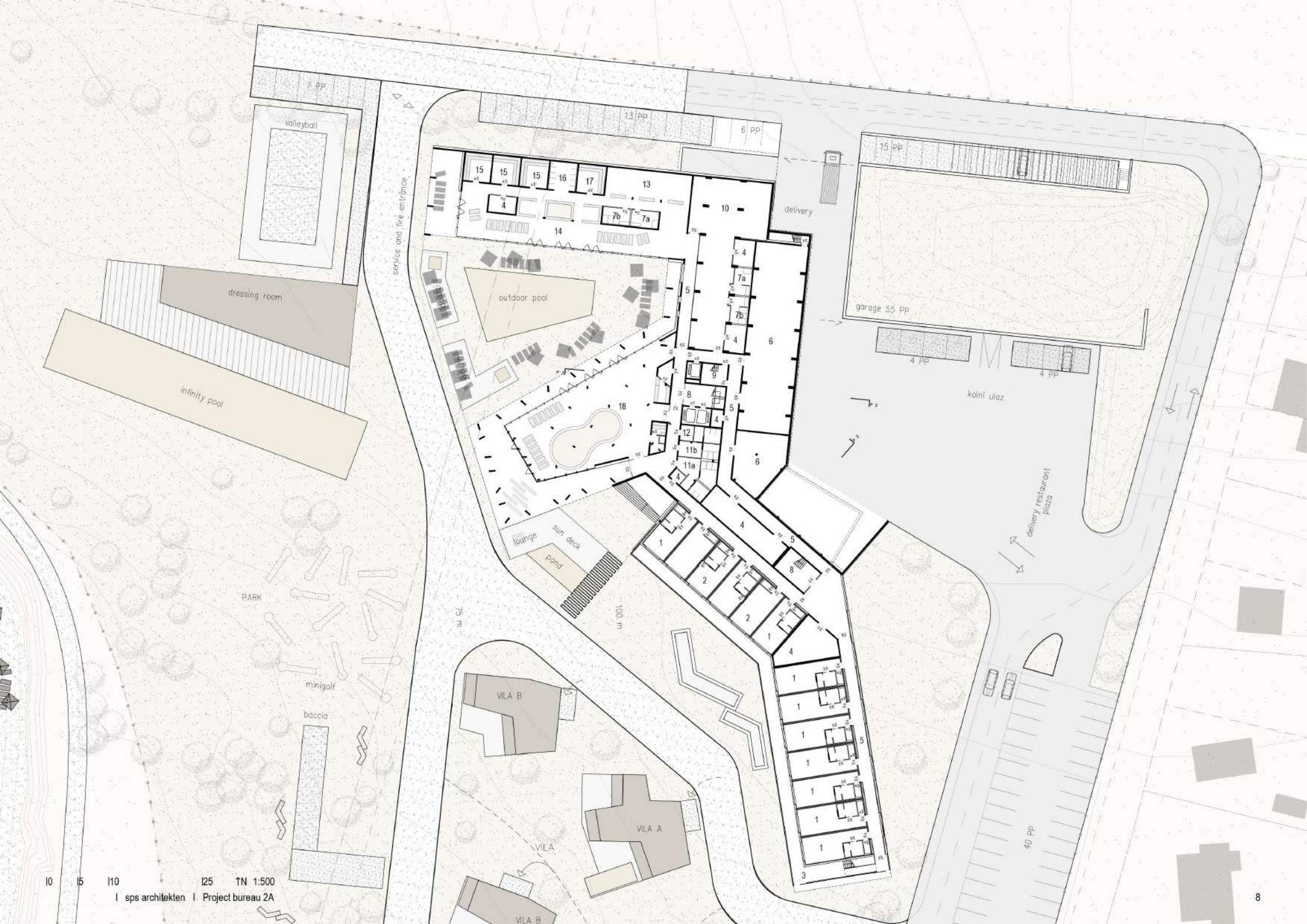
Gross area:

2890 m²

legend:

- 1 double room
- 2 an apartment
- 3 evacuation staircase
- 4 storage
- 5 hallway
- 6 storage / machines
- 7a men toilet
- 7b women toilet
- 8 stairs
- 9 staff staircase
- 10 fitness
- 11a sanitary - men
- 11b sanitary - women
- 12 toilet
- 13 dressing room
- 14 resting room
- 15 sauna
- 16 bath
- 17 steam bath
- 18 SPA





10 15 110 125 1N 1:500

| sps architekten | Project bureau 2A

Hotel ground floor plan 1:500

On the ground floor, through the main entrance, there is access to the entrance area with reception and office, and a bar.

From the main entrance to the left is the foyer area for guests and visitors to the bar. On the ground floor there is a restaurant with a kitchen and all the accompanying facilities for staff (wardrobes, toilets). The south wing also has accommodation units.

The main vertical communications - elevator and staircase, as well as guest toilets, are located in the extension of the lobby.

The restaurant has a capacity of about 100 people, glazed rocks is connected visually and communications with covered terraces, which in fine weather are used to serve guests.

The restaurant is connected to the kitchen through the service area.

Accommodation capacity:

9 double rooms

2 apartments

Total basement capacity:

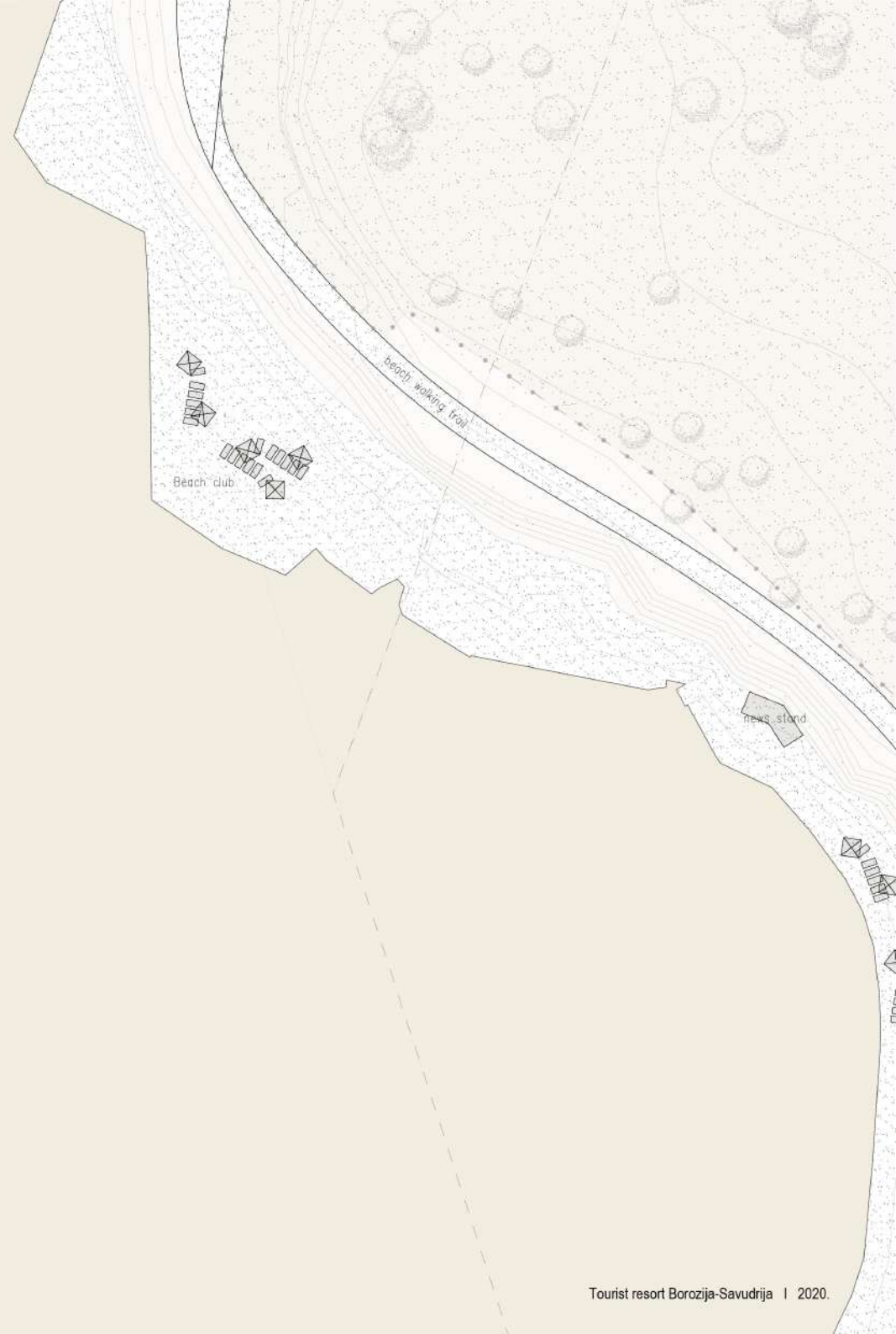
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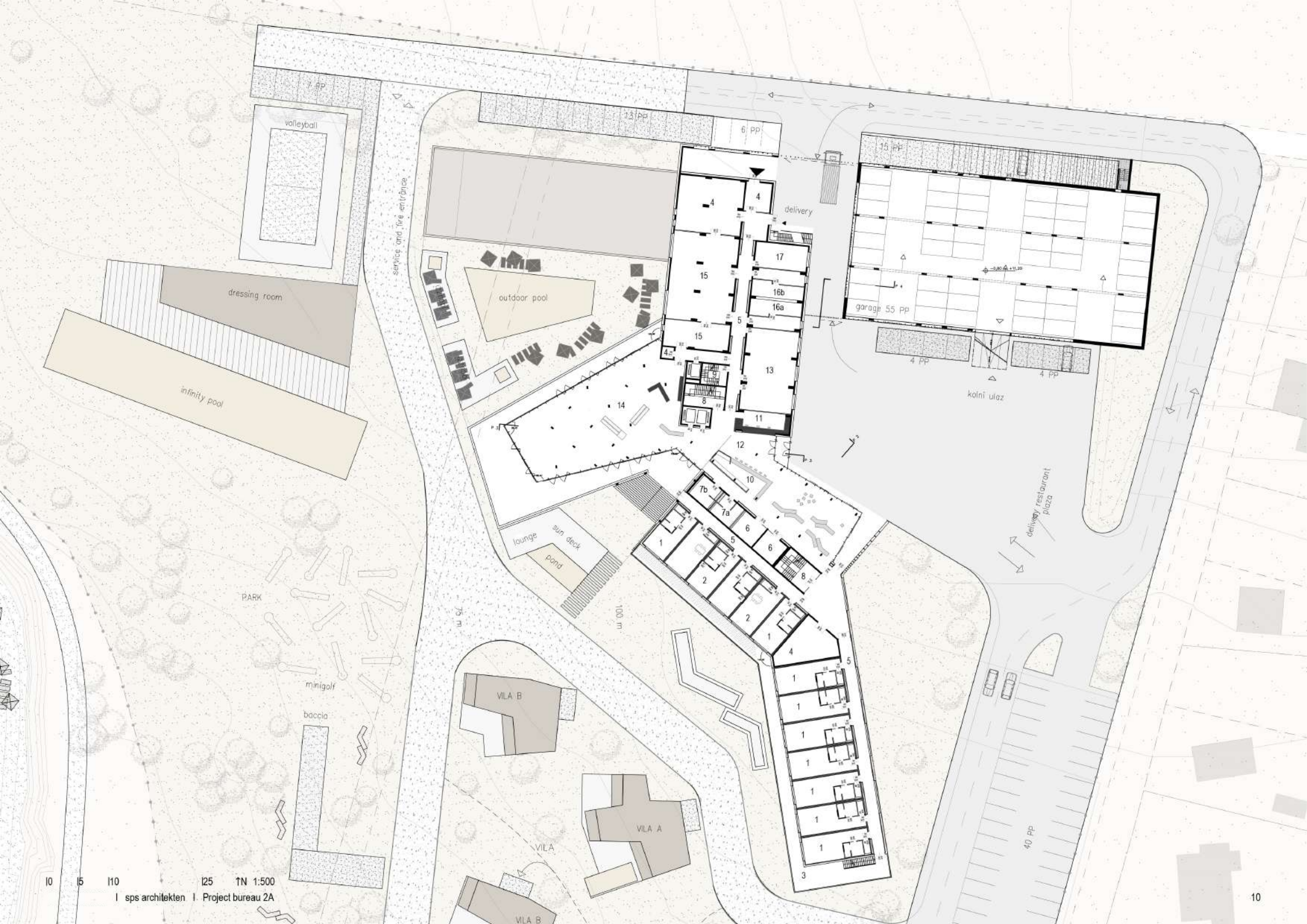
Gross area:

2846 m²

legend:

- 1 double room
- 2 an apartment
- 3 evacuation staircase
- 4 storage
- 5 hallway
- 6 shop
- 7a men toilet
- 7b women toilet
- 8 stairs
- 9 staff staircase
- 10 bar
- 11 reception
- 12 entrance hall
- 13 office
- 14 restaurant
- 15 kitchen
- 16a dressing room - men
- 16b dressing room - women
- 17 room / storage





Hotel first floor plan 1:500

On the 1st, 2nd, 3rd, and 4th floor there are only accommodation units - the concept is partly one-sided accommodation of double rooms and apartments along the hallway, and on the other part double-sided accommodation in relation to the centrally positioned hallway. The rooms are mostly looking to the sea side except in a small part where they are orientated to the main entrance to the hotel.

Each accommodation unit has its own terrace. On each floor there is an elevator and space for maids and accommodation of bed sheets, etc.

All six floors are interconnected with two elevators and the main staircase, which will also be an evacuation safety staircase, and with several strategically located evacuation staircases, and with an service staircase and elevator that connects all floors, and serves only staff communication.

Accommodation capacity:

24 double rooms

1 apartment

Total basement capacity:

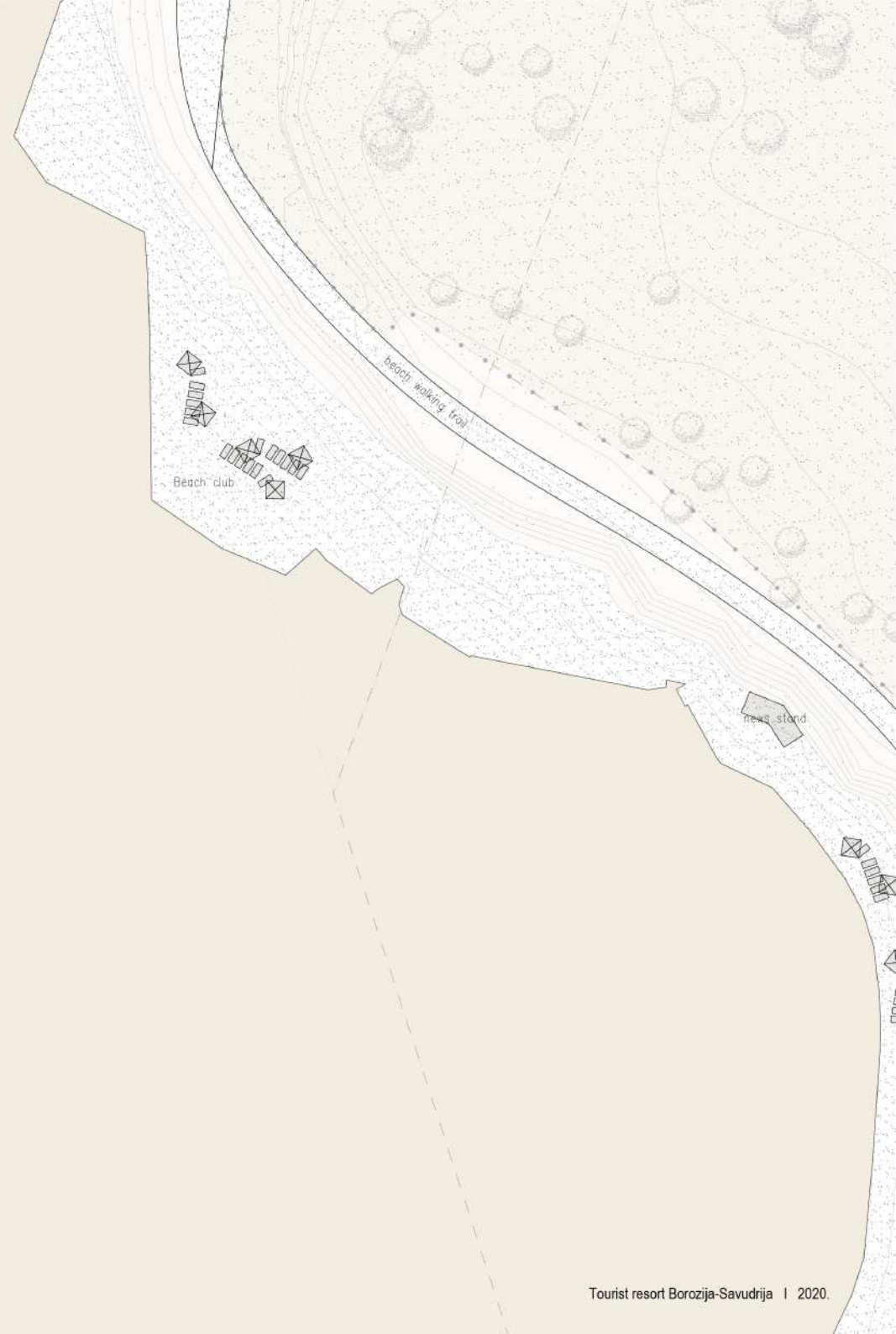
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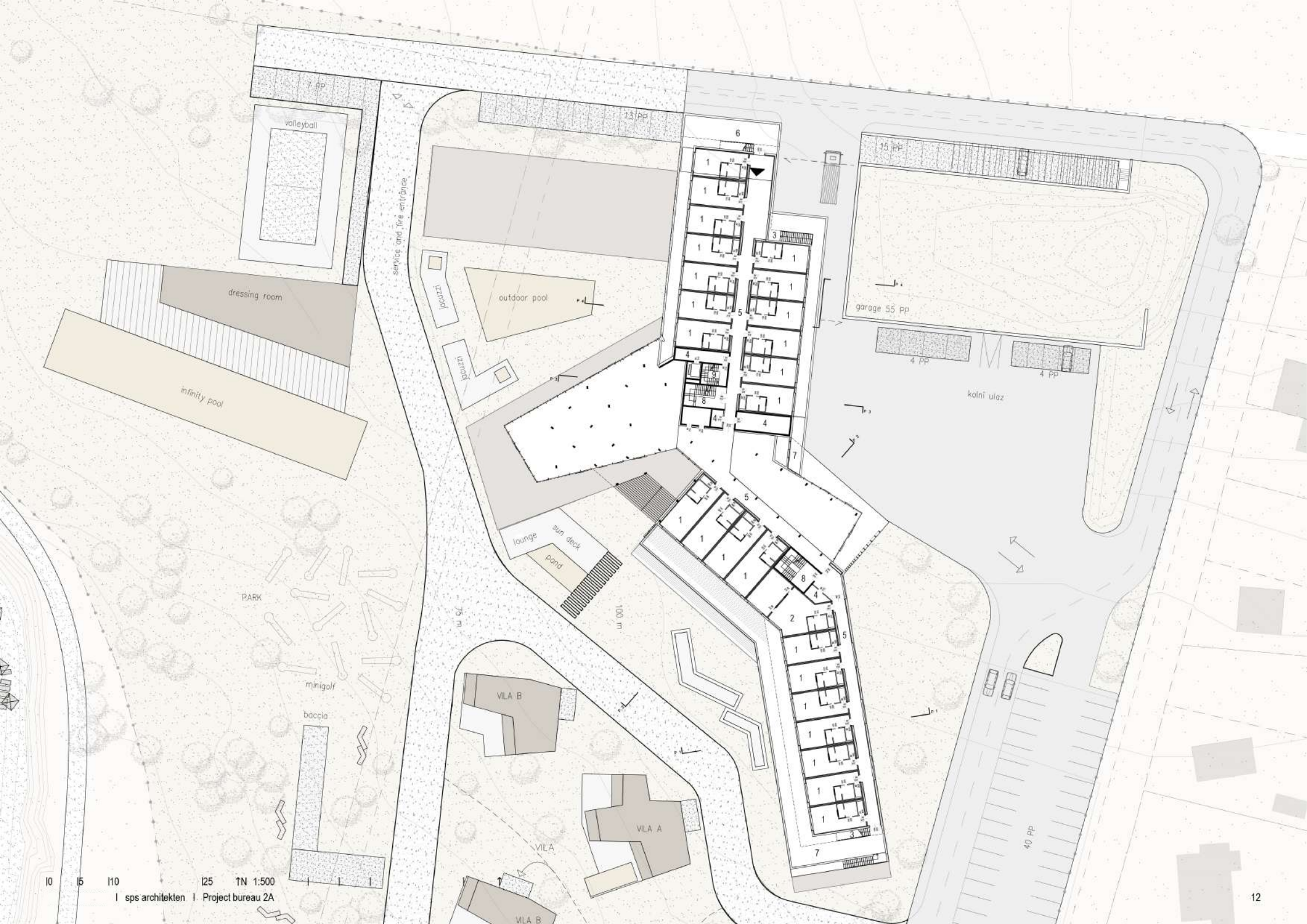
Gross area:

2241 m²

legend:

- 1 double room
- 2 an apartment
- 3 evacuation staircase
- 4 storage
- 5 hall
- 6 terrace
- 7 garden
- 8 stairs
- 9 staff staircase





Hotel second floor plan 1:500

On the 1st, 2nd, 3rd, and 4th floor there are only accommodation units - the concept is partly one-sided accommodation of double rooms and apartments along the hallway, and on the other part double-sided accommodation in relation to the centrally positioned hallway. The rooms are mostly looking to the sea side except in a small part where they are orientated to the main entrance to the hotel.

Each accommodation unit has its own terrace. On each floor there is an elevator and space for maids and accommodation of bed sheets, etc.

All six floors are interconnected with two elevators and the main staircase, which will also be an evacuation safety staircase, and with several strategically located evacuation staircases, and with an service staircase and elevator that connects all floors, and serves only staff communication.

Accommodation capacity:

24 double rooms

2 apartment

Total basement capacity:

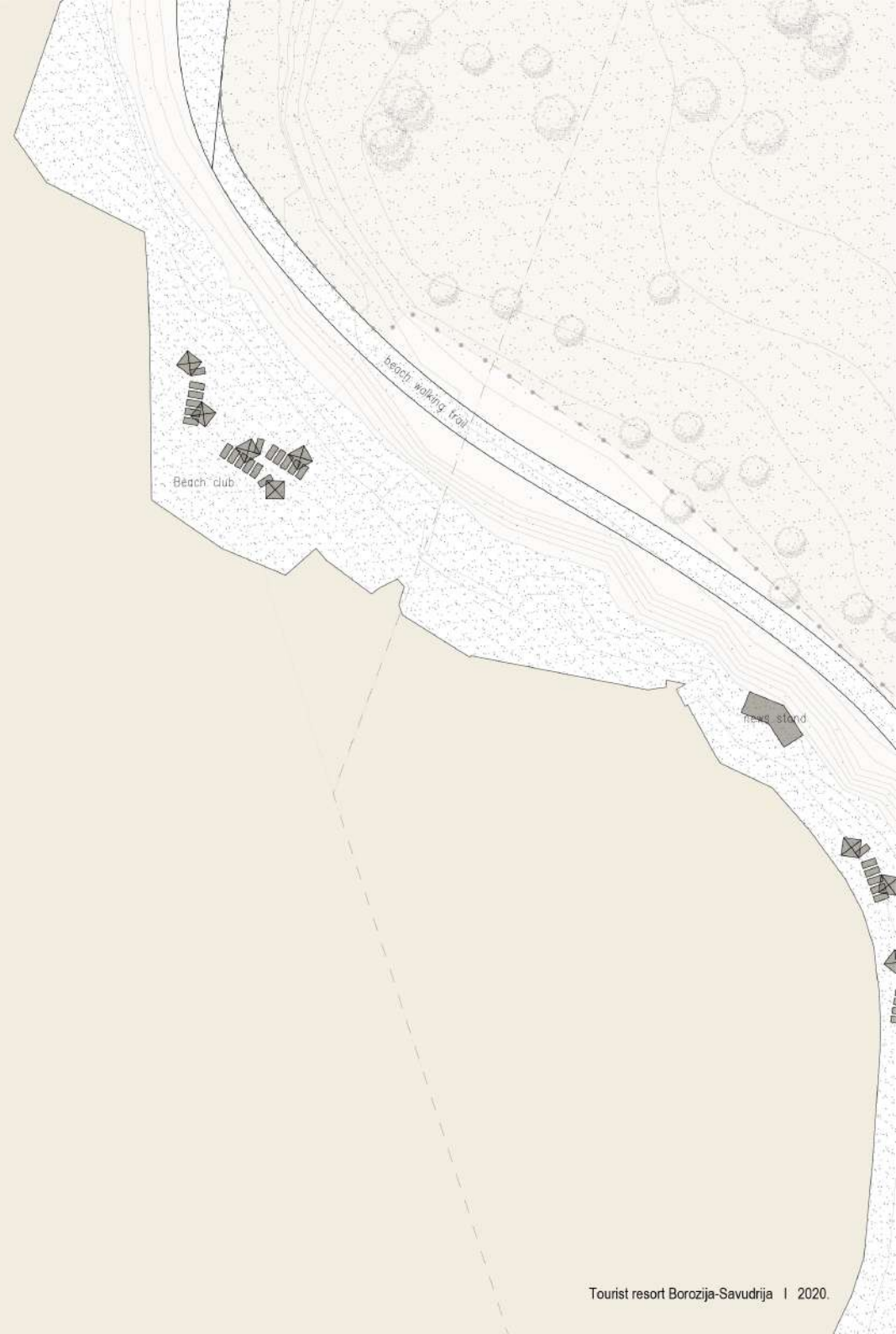
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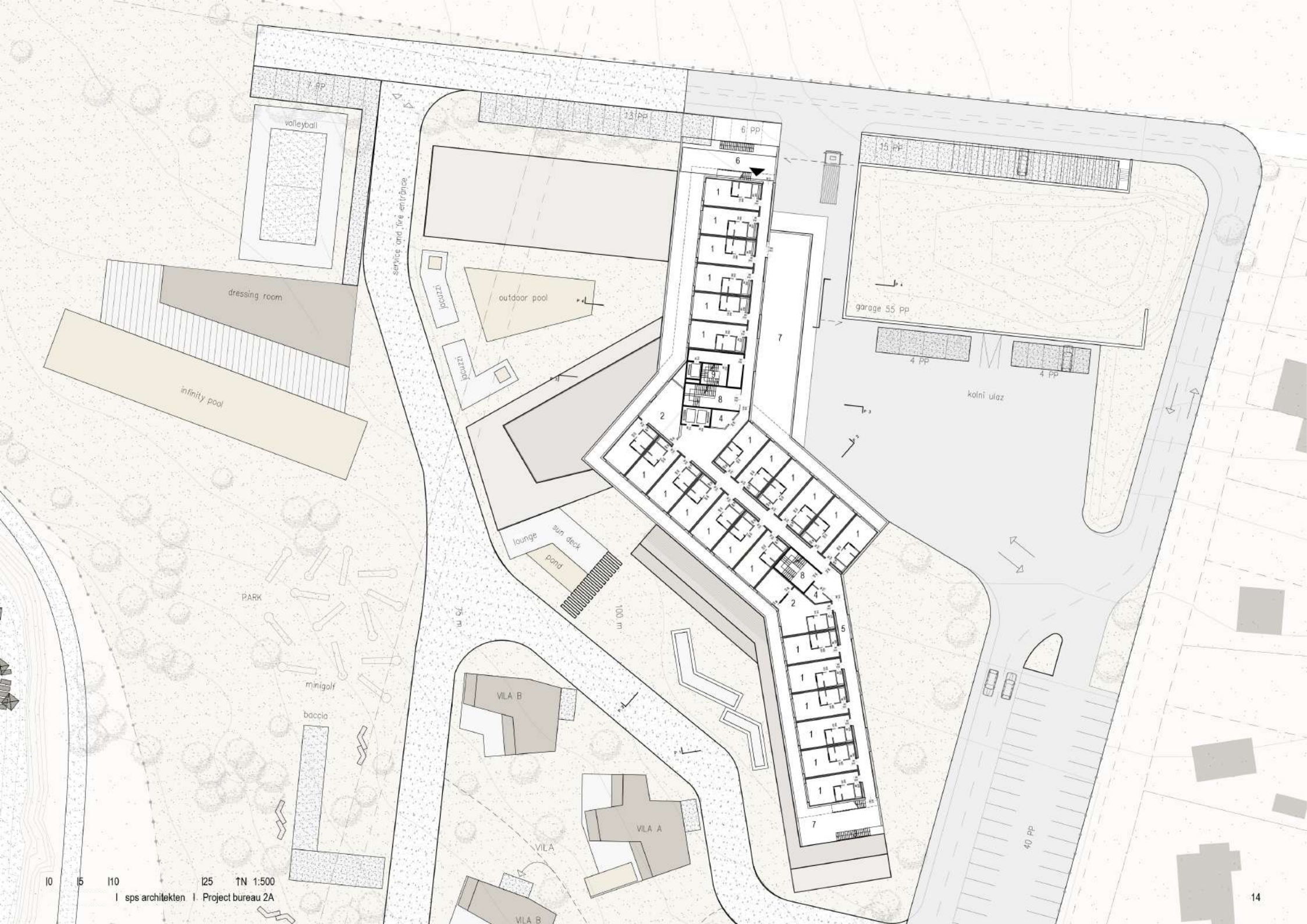
Gross area:

2241 m²

legend:

- 1 double room
- 2 an apartment
- 3 evacuation staircase
- 4 storage
- 5 hall
- 6 terrace
- 7 garden
- 8 stairs
- 9 staff staircase





Hotel third floor plan 1:500

On the 1st, 2nd, 3rd, and 4th floor there are only accommodation units - the concept is partly one-sided accommodation of double rooms and apartments along the hallway, and on the other part double-sided accommodation in relation to the centrally positioned hallway. The rooms are mostly looking to the sea side except in a small part where they are orientated to the main entrance to the hotel.

Each accommodation unit has its own terrace. On each floor there is an elevator and space for maids and accommodation of bed sheets, etc.

All six floors are interconnected with two elevators and the main staircase, which will also be an evacuation safety staircase, and with several strategically located evacuation staircases, and with an service staircase and elevator that connects all floors, and serves only staff communication.

Accommodation capacity:

22 double rooms

2 apartment

Total basement capacity:

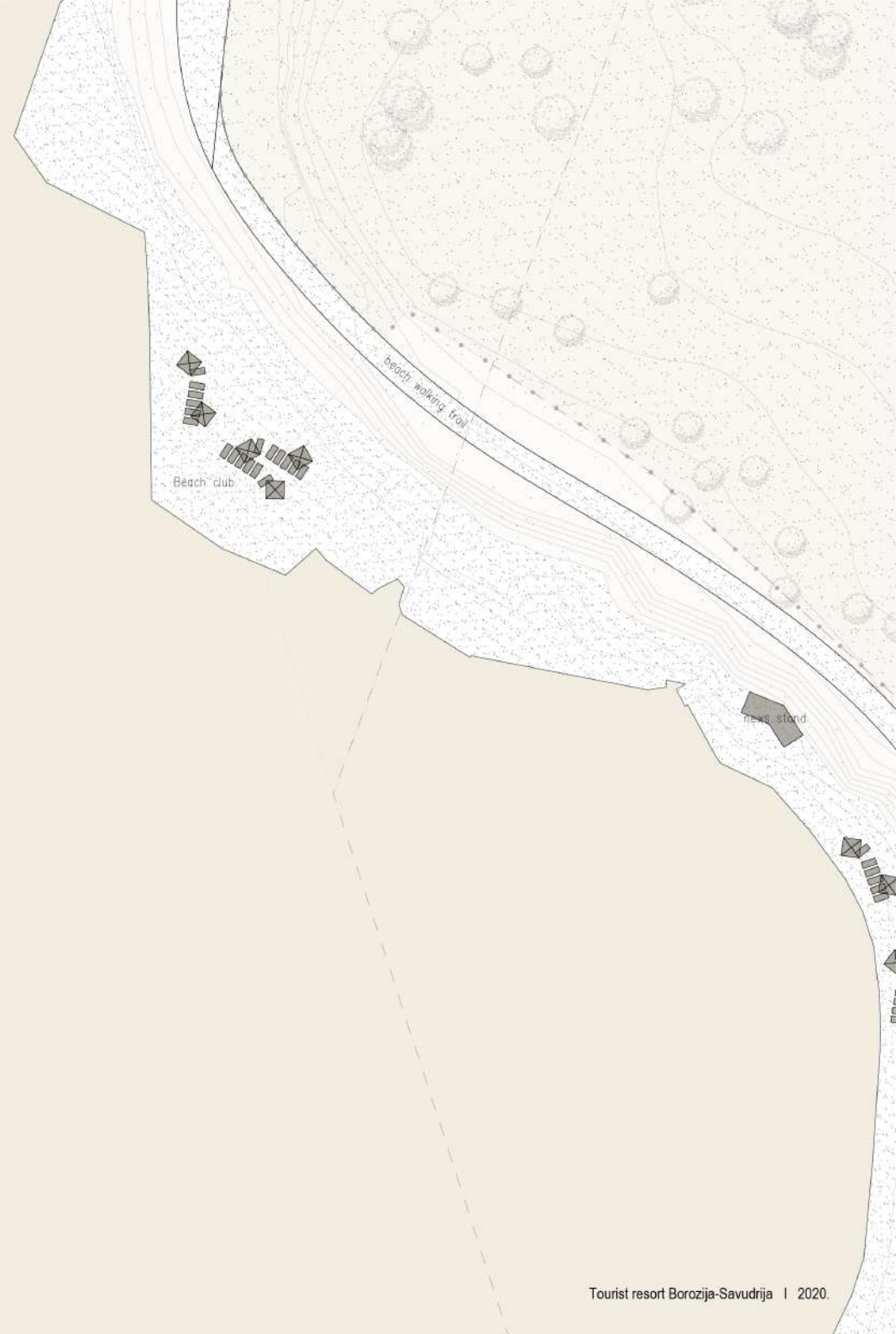
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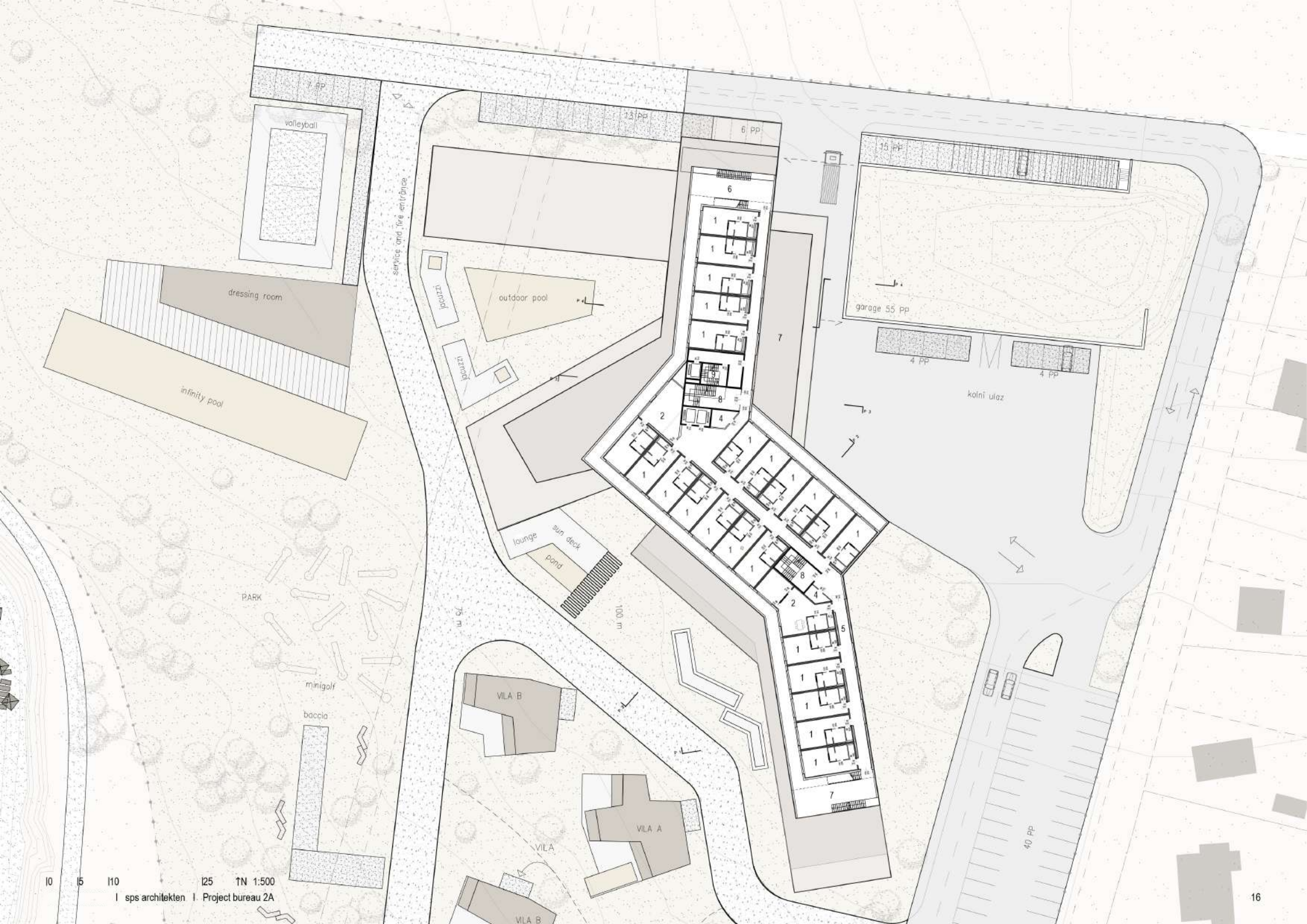
Gross area:

1508 m²

legend:

- 1 double room
- 2 an apartment
- 3 evacuation staircase
- 4 storage
- 5 hall
- 6 terrace
- 7 garden
- 8 stairs
- 9 staff staircase





Hotel fourth floor plan 1:500

On the 1st, 2nd, 3rd, and 4th floor there are only accommodation units - the concept is partly one-sided accommodation of double rooms and apartments along the hallway, and on the other part double-sided accommodation in relation to the centrally positioned hallway. The rooms are mostly looking to the sea side except in a small part where they are orientated to the main entrance to the hotel.

Each accommodation unit has its own terrace. On each floor there is an elevator and space for maids and accommodation of bed sheets, etc.

All six floors are interconnected with two elevators and the main staircase, which will also be an evacuation safety staircase, and with several strategically located evacuation staircases, and with an service staircase and elevator that connects all floors, and serves only staff communication.

Accommodation capacity:

22 double rooms

2 apartment

Total basement capacity:

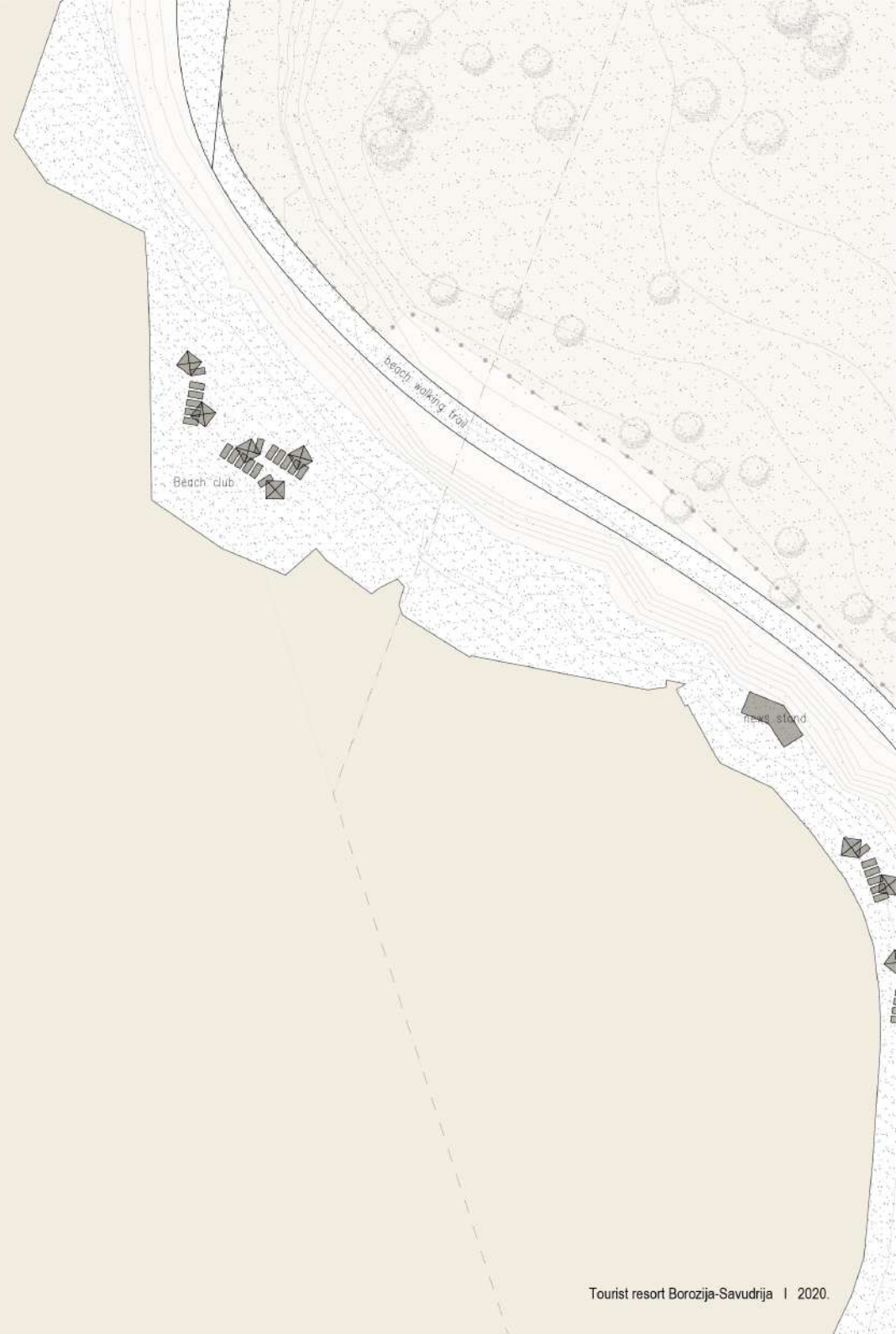
54 guests

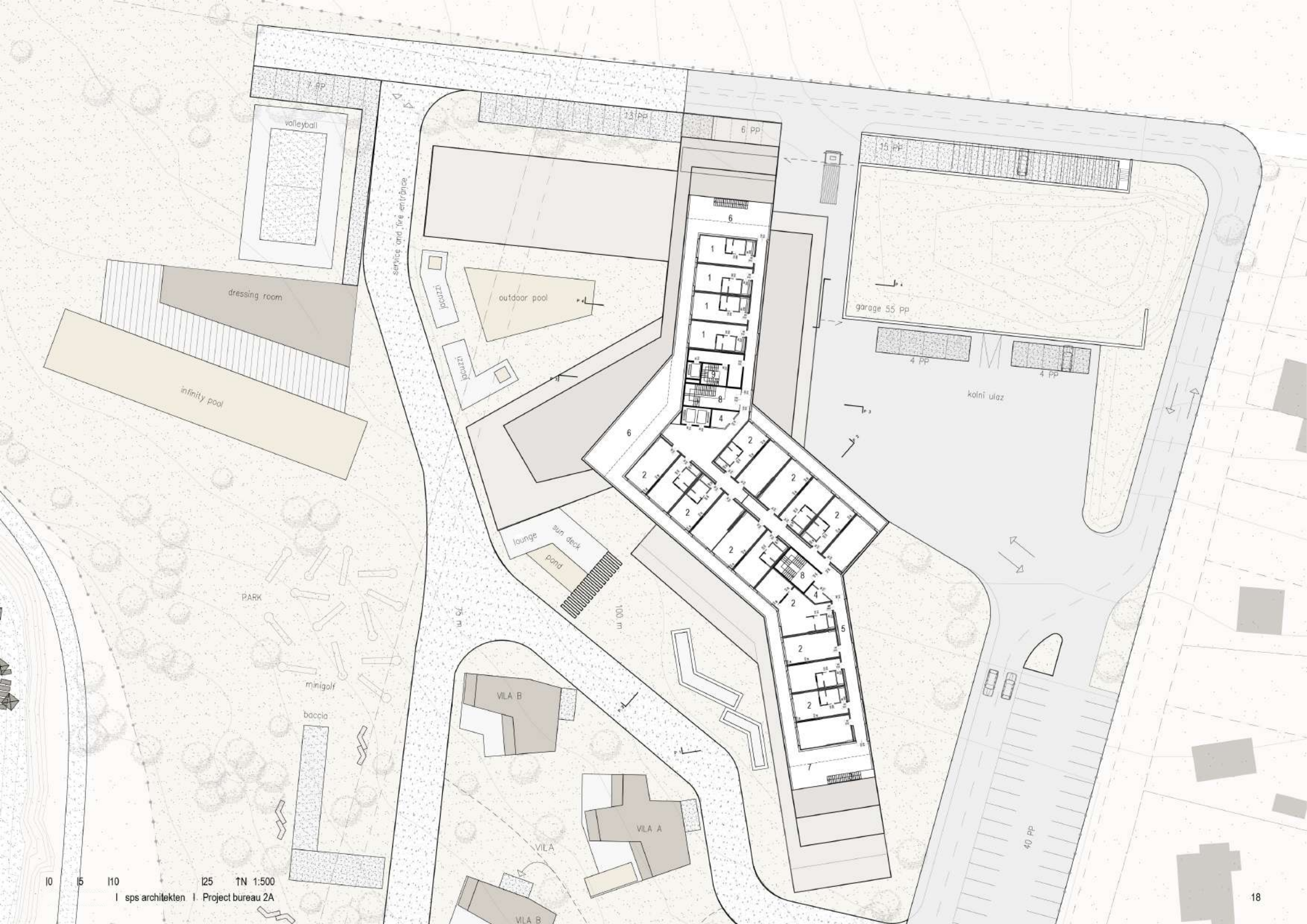
Gross area:

1508 m²

legend:

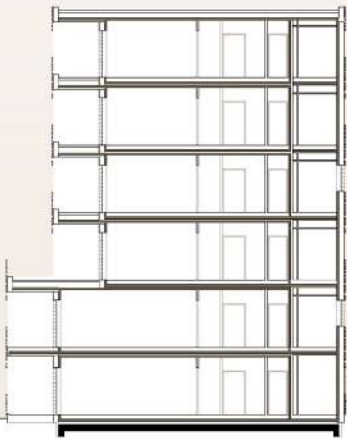
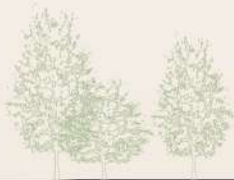
- 1 double room
- 2 an apartment
- 3 evacuation staircase
- 4 storage
- 5 hall
- 6 terrace
- 7 garden
- 8 stairs
- 9 staff staircase

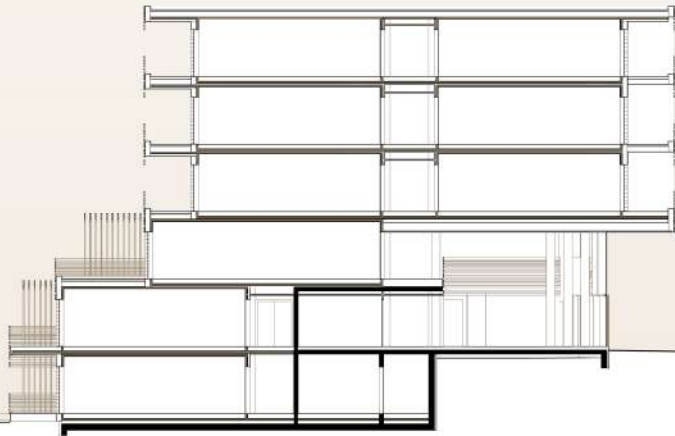






- +18,90 floor 6
- +15,75 floor 5
- +12,60 floor 4
- +9,45 floor 3
- +6,30 floor 2
- +3,15 floor 1
- ±0,00 floor 0





- +15,75 floor 5
- +12,60 floor 4
- +9,45 floor 3
- +6,30 floor 2
- +3,15 floor 1
- ±0,00 floor 0
- -3,15 floor -1

+18,90 floor 6 —————

+15,75 floor 5 —————

+12,60 floor 4 —————

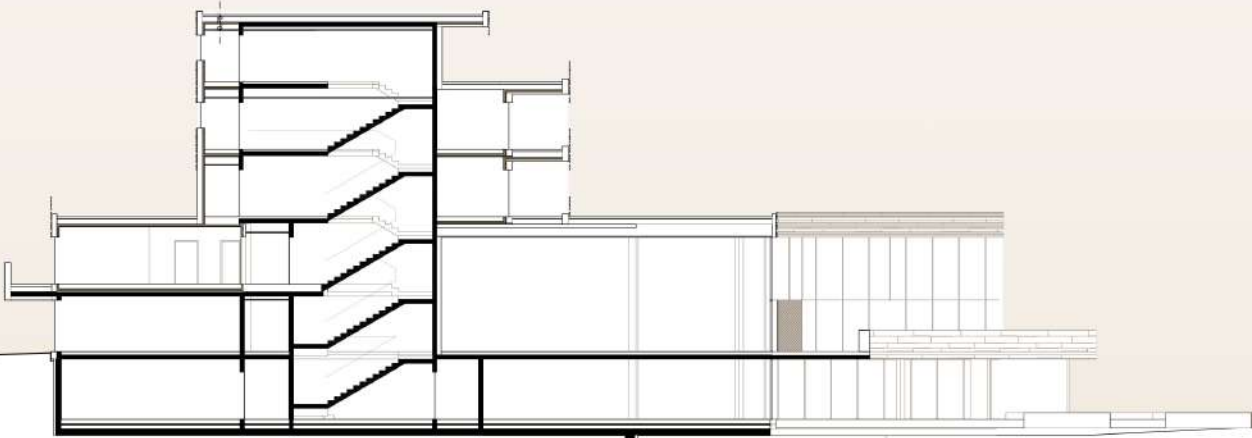
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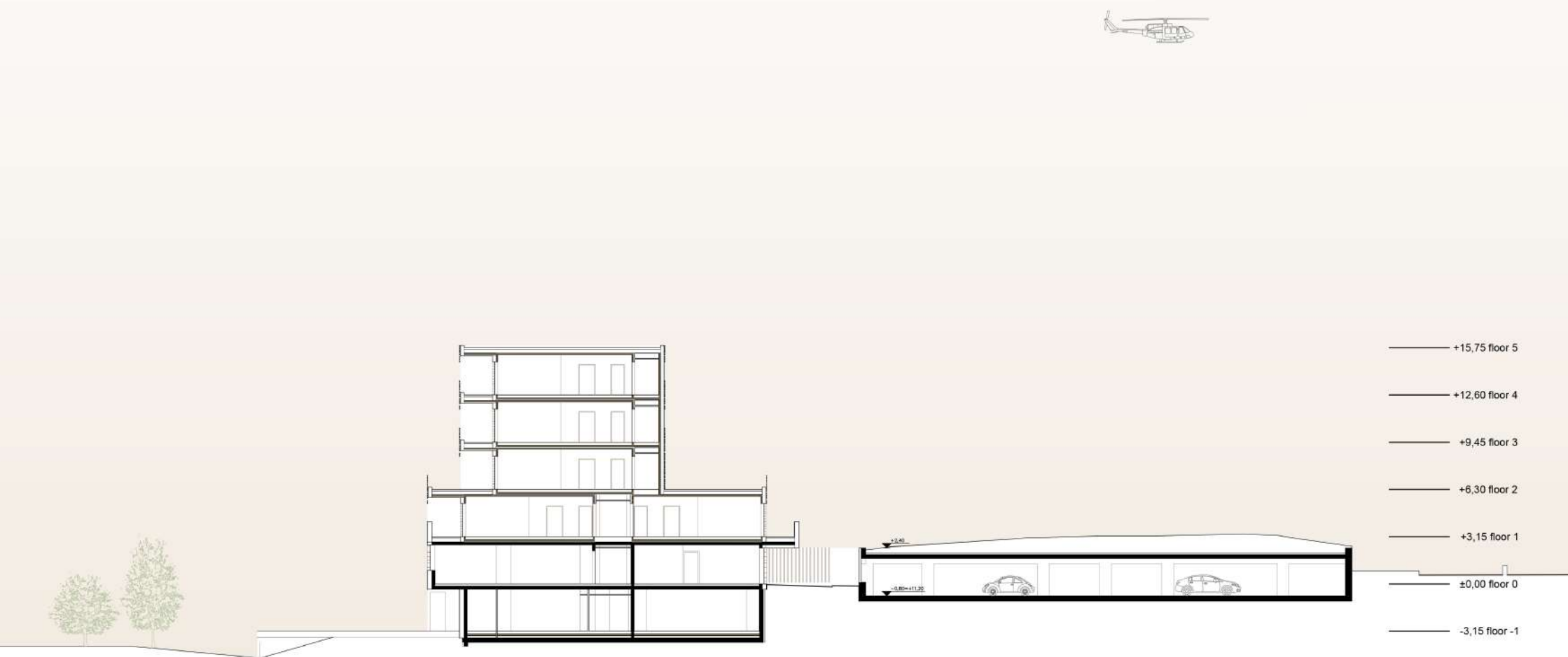
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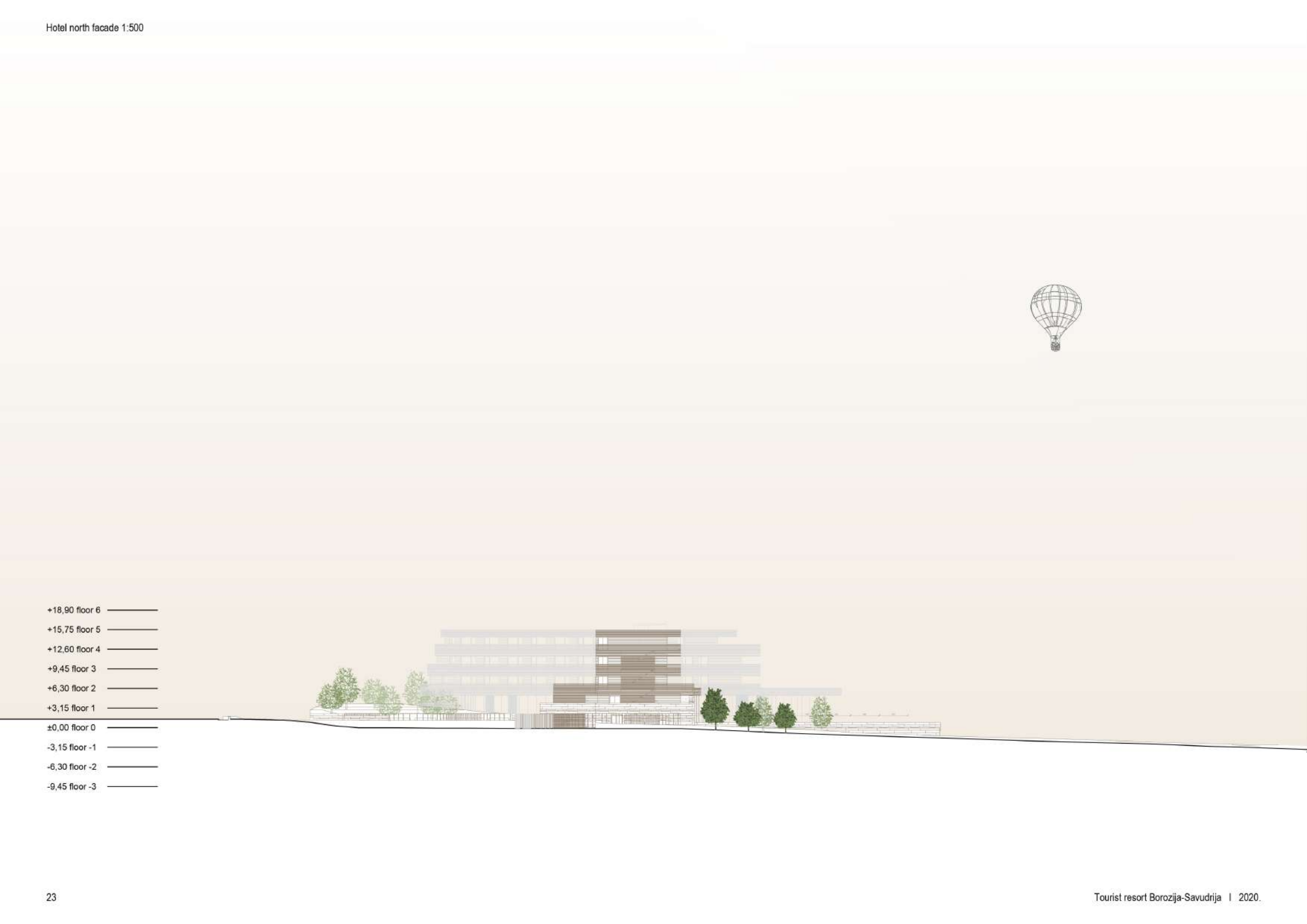
+3,15 floor 1 —————

±0,00 floor 0 —————

-3,15 floor -1 —————







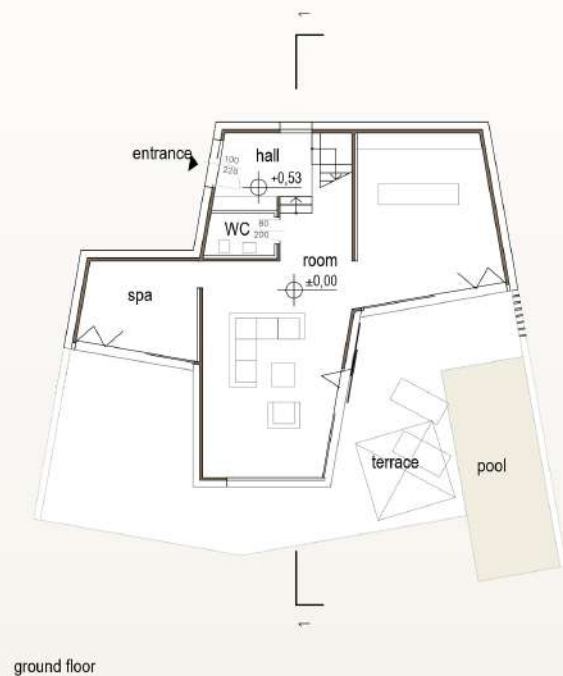
- +18,90 floor 6
- +15,75 floor 5
- +12,60 floor 4
- +9,45 floor 3
- +6,30 floor 2
- +3,15 floor 1
- ±0,00 floor 0
- 3,15 floor -1
- 6,30 floor -2
- 9,45 floor -3



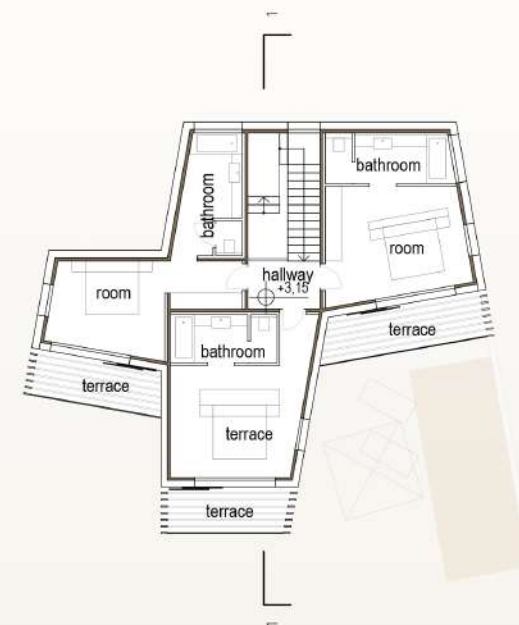
- +18,90 floor 6
- +15,75 floor 5
- +12,60 floor 4
- +9,45 floor 3
- +6,30 floor 2
- +3,15 floor 1
- ±0,00 floor 0
- 3,15 floor -1
- 6,30 floor -2
- 9,45 floor -3







ground floor



1st floor

Villa A

Irregular floor plan, planned to accommodate 6 people.
The height of the villa is ground floor + 1 and four of them will be built.
The maximum floor plan dimensions are 16.98 x 13.65 m.
The floor plan projection is 163.30 m².

GBP of the closed part of the building:

ground floor - 134.70 m²

1st floor - 134.70 m²

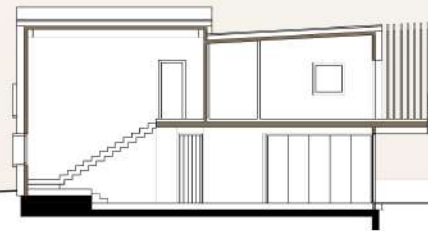
total - 269.40 m²

Total capacity of 4 villas:

24 guests

position of Villas A



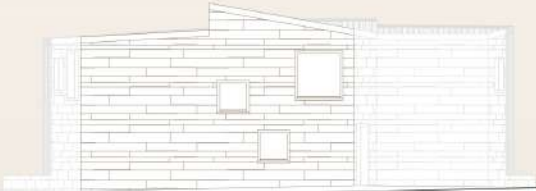
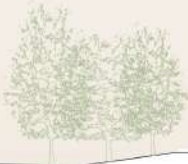


————— +3,15 floor 1

————— ±0,00 floor 0



north facade

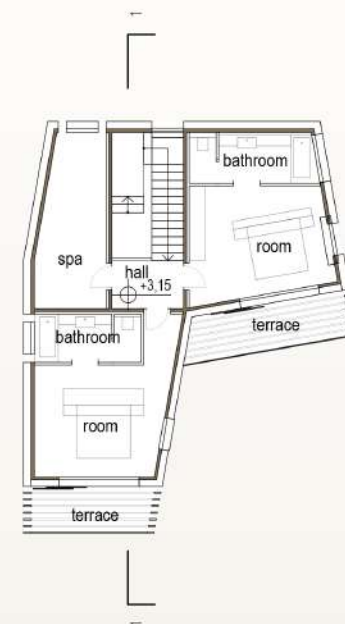
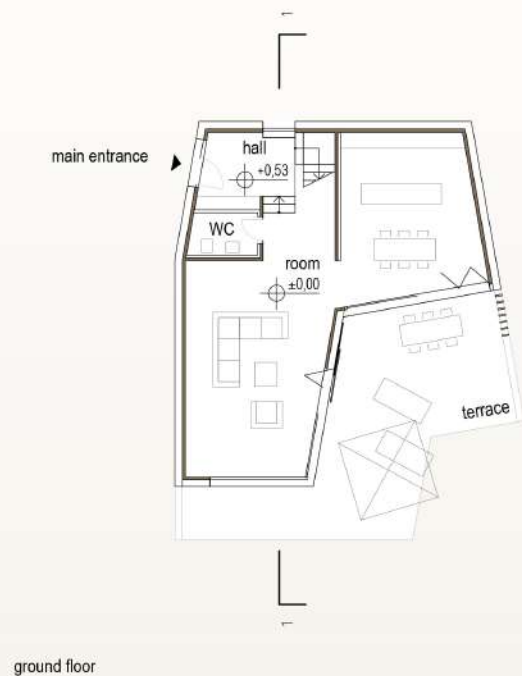


east facade



south facade

west facade



Villa B

Irregular floor plan, planned to accommodate 6 people.
 The height of the villa is ground floor + 1 and three of them will be built.
 The maximum floor plan dimensions are 12,20 x 13.65 m.
 The floor plan projection is 136.30 m².

GBP of the closed part of the building:

ground floor - 116.70 m²

1st floor - 116.70 m²

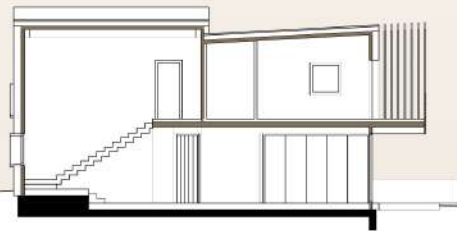
total - 233.40 m²

Total capacity of 3 villas:

12 guests

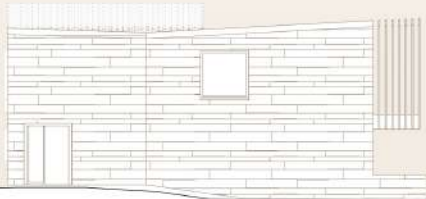
position of Villas B



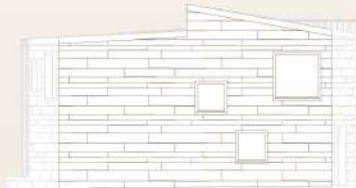


— +3,15 floor 1

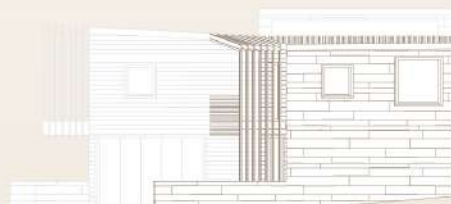
— ±0,00 floor 0



north facade



east facade



south facade



west facade

