

SITE ANALYSIS

ELYSIUM RESIDENCES

PODKOŠLJUN, BUDVA



Content:

- 01. Mapping
- 02. Photodocumentation
- 03. Site characteristics
- 04. Urbanistic parameters
- 05. Site plan

DESIGN
COMPANY:



Cetinjski put 36, Ulaz 3,
81000 Podgorica (MNE),

Client:

MER BER GROUP

Building:

ELYSIUM RESIDENCES

Drawing:

CONTENT

Scale:

1:1,54

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

SITE ANALYSIS

Location:

PODKOŠLJUN, BUDVA

Date:

nedjelja, 26. maj 2024.

Mapping



The basic features of the area in question are characteristic of spontaneously created, unplanned settlements: uneven density of buildings, undefined, unconnected and spontaneously created traffic network.

The specificity of this area is that tourism, as the main function, is ubiquitous and that almost the entire area is imbued with it. Spontaneous construction dominates, together with the so-called "domestic" industry in tourism. There are almost no "pure" residential areas in terms of their residential function. The predominant purpose is single-family and multi-family housing of the type of detached buildings (often with commercial and business activities in the ground floors or basements of buildings), then multi-residential housing in free-standing buildings with business and commercial activities in the ground floors or basements. The quality of the built stock is mostly good, considering that most of the buildings are of recent date.

The immediate proximity to the sea results in relatively small annual fluctuations in air temperature - the annual temperature amplitude is only 16.4°C. However, the high temperature of the summer months stands out, during which there are an average of 25 days with heat (30°C and more).

Considering the position, the location has good connections with airports in Montenegro, as well as nearby airports in Croatia. The distance and arrival times to them are given in the table below.

AIRPORT	DISTANCE	TIME
Tivat airport	23,20 km	29min
Podgorica airport	66,10 km	1 hr 05min
Dubrovnik airport	77,20 km	2 hr 00min (+border crossing)

PROJEKTANT:



Cetinjski put 36, Ulaz 3,
81000 Podgorica (MNE),

Investitor:

MER BER GROUP

Objekat:

ELYSIUM RESIDENCES

Prilog:

MAPPING I

Razmjera

Autor Idejnog
rješenja:

Trubljanin Mensur spec.sci.arh.

Vrsta tehničke
dokumentacije:

IDEJNO RJEŠENJE

Lokacija:

PODKOŠLJUN, BUDVA

Datum izrade:

nedjelja, 26. maj 2024.

Mapping II

The map shows several reference points in relation to the site.



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Investitor:

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Objekat:

ELYSIUM RESIDENCES

Prilog:

MAPPING II

Razmjera

Autor Idejnog
rješenja:

Trubljanin Mensur spec.sci.arh.

Vrsta tehničke
dokumentacije:

IDEJNO RJEŠENJE

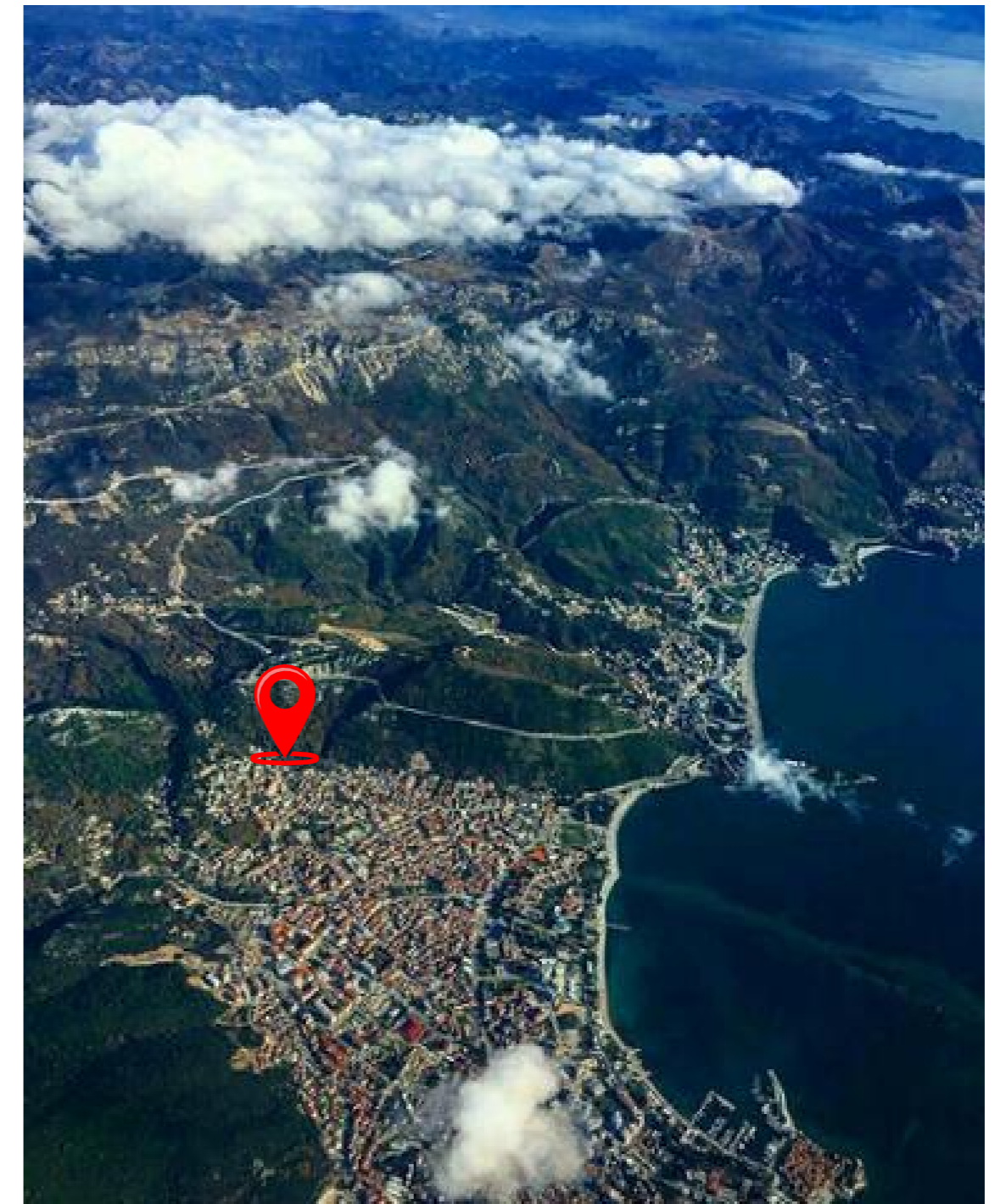
Lokacija:

PODKOŠLJUN, BUDVA

Datum izrade:

nedjelja, 26. maj 2024.

Photodocumentation



PROJEKTANT:



Cetinjski put 36, Ulaz 3,
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Investitor:

MER BER GROUP

Objekat:

ELYSIUM RESIDENCES

Prilog:

PHOTODOCUMENTATION

Razmjera

Autor Idejnog
rješenja:

Trubljanin Mensur spec.sci.arh.

Vrsta tehničke
dokumentacije:

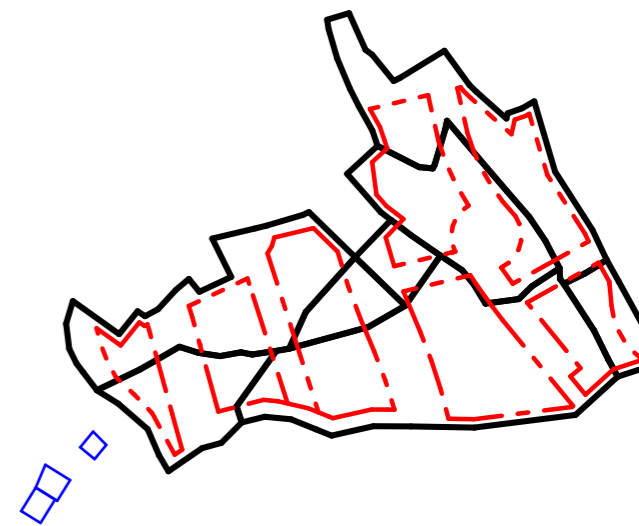
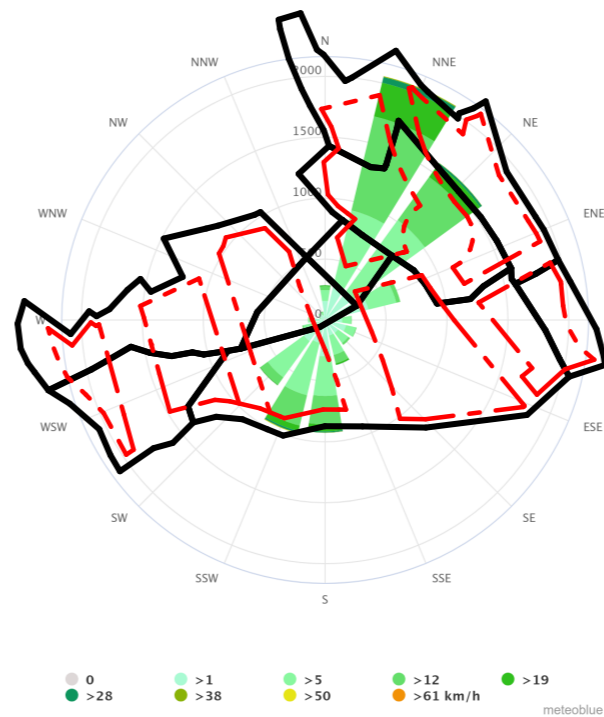
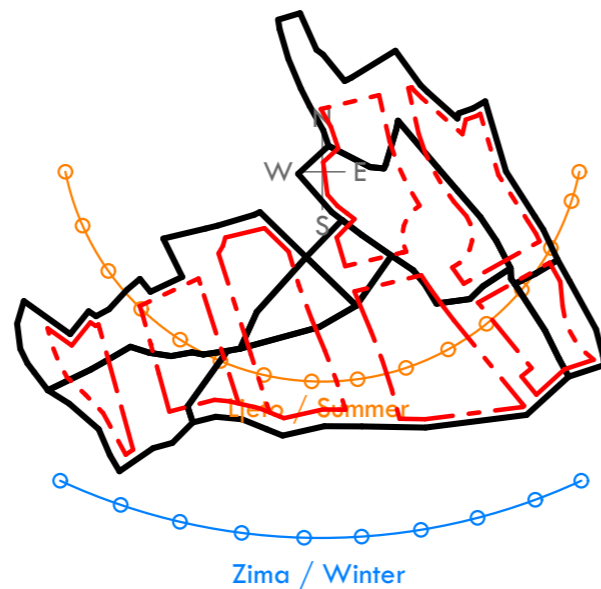
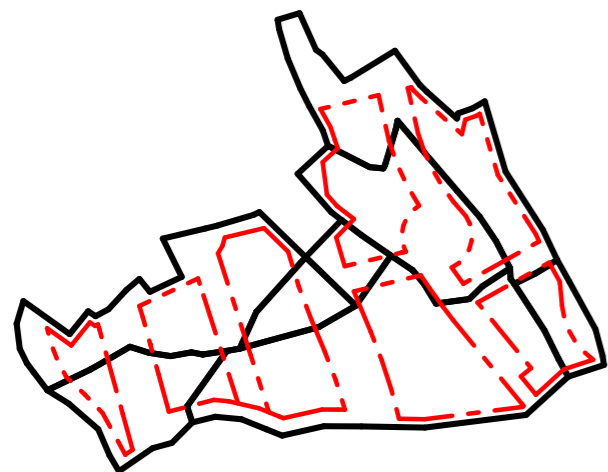
IDEJNO RJEŠENJE

Lokacija:

PODKOŠLJUN, BUDVA

Datum izrade:

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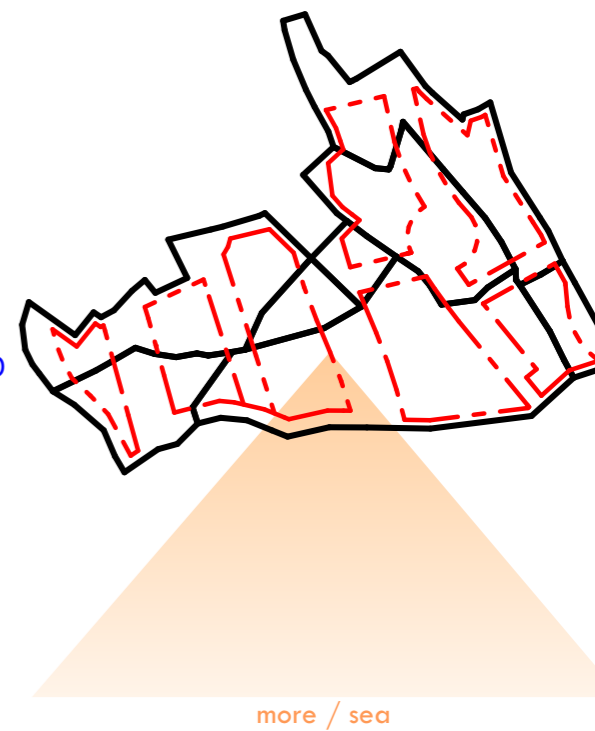
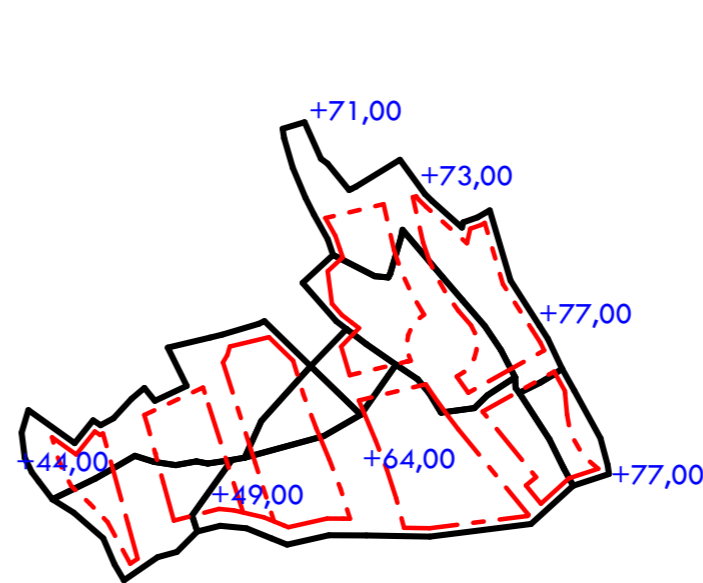
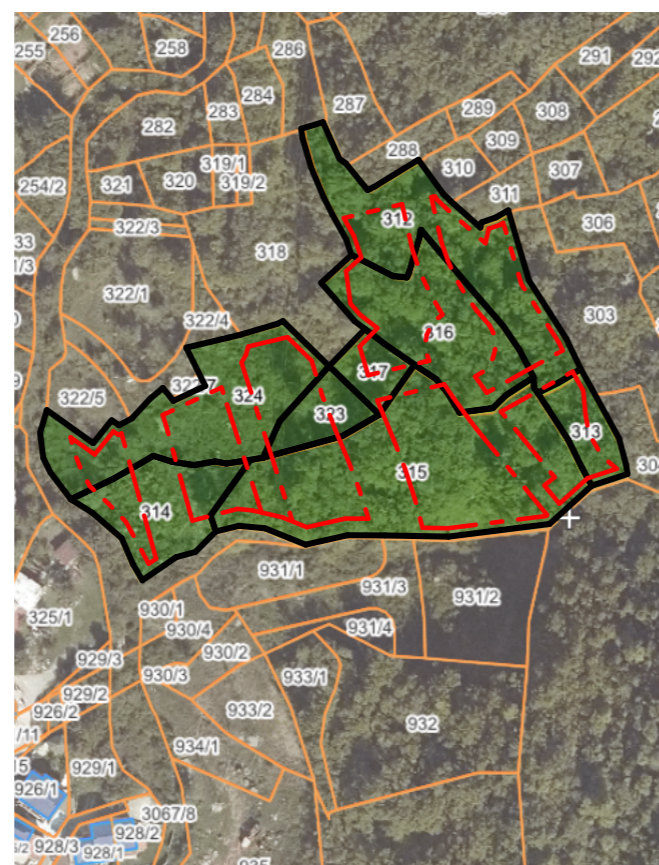
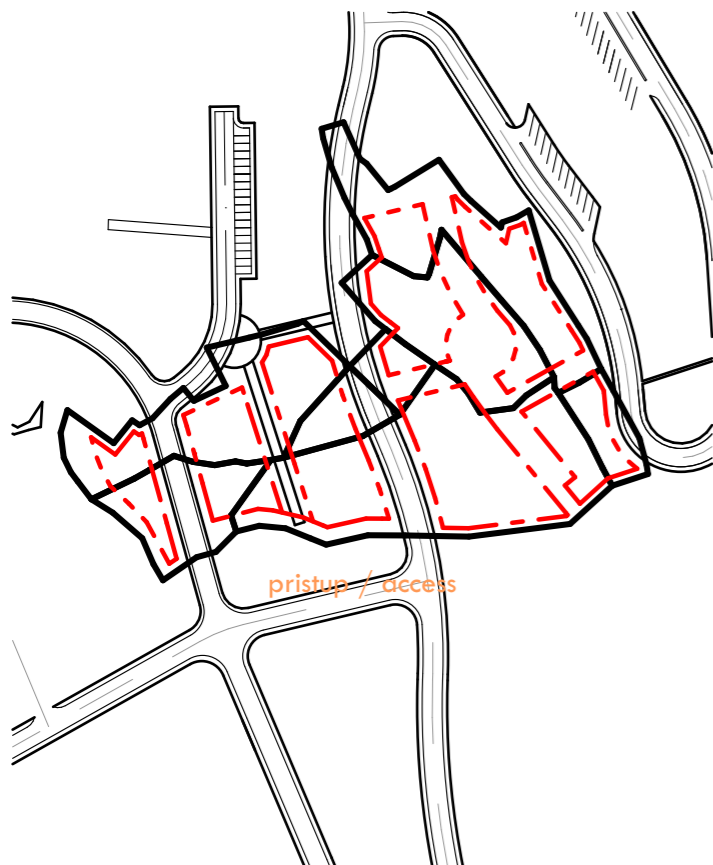


Granice lokacije / Site boundaries

Orijentacija i insolacija / Orientation and sun chart

Ruža vjetrova / Wind rose

Postojeće strukture / Existing structures



Saobraćaj / Traffic

Vegetacija / Vegetation

Topografija / Topography

Vizure / Views

PROJEKTANT:



Cetinjski put 36, Ulaz 3,
81000 Podgorica (MNE),

Investitor:

MER BER GROUP

Objekat:

ELYSIUM RESIDENCES

Prilog:

SITE CHARACTERISTICS

Razmjera

Autor Idejnog
rješenja:

Trubljanin Mensur spec.sci.arh.

Vrsta tehničke
dokumentacije:

IDEJNO RJEŠENJE

Lokacija:

PODKOŠLJUN, BUDVA

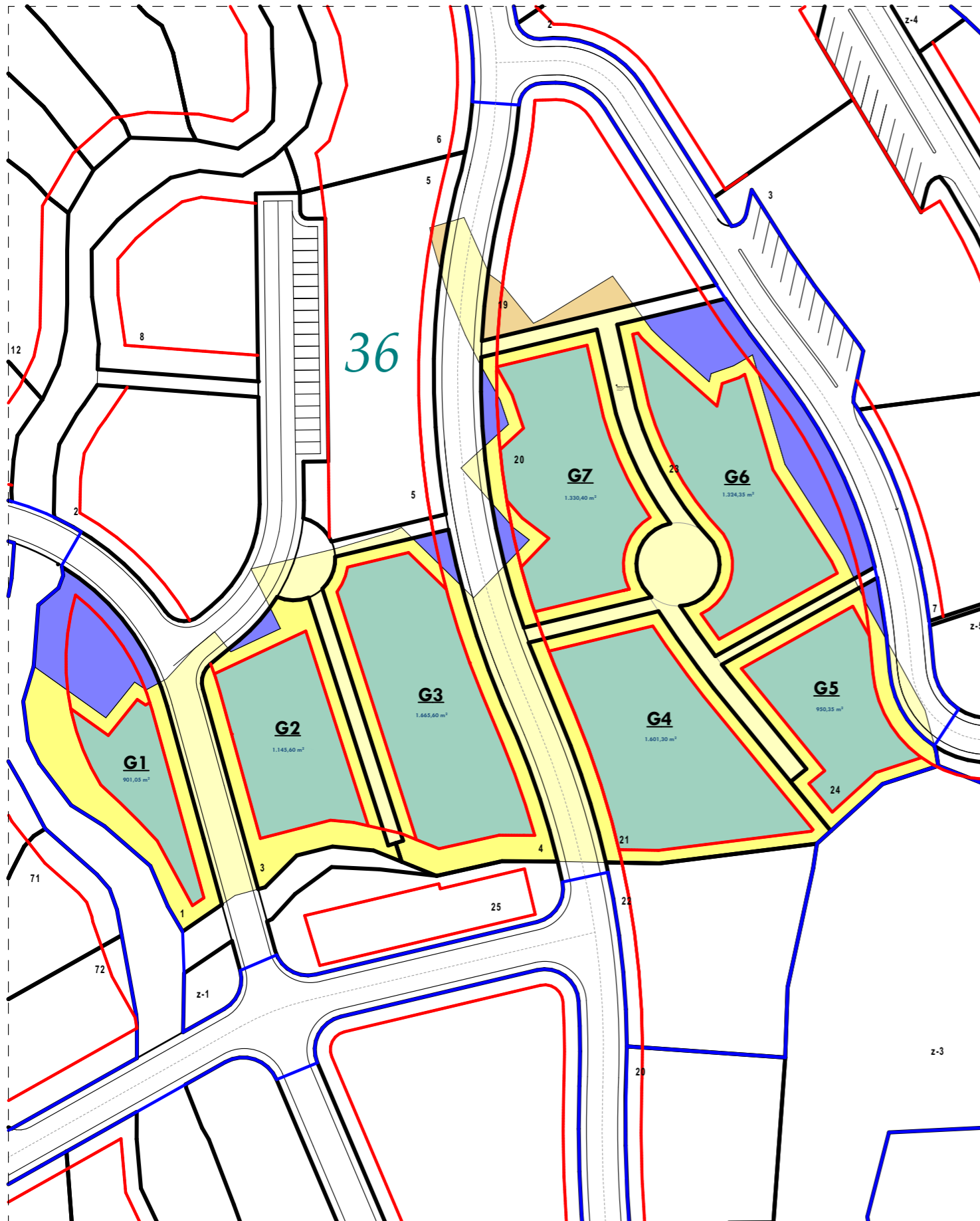
Datum izrade:

nedjelja, 26. maj 2024.

Analysis Urbanistic parameters

ULAZNI PARAMETRI PO PLANSKOM DOKUMENTU DUP PODKOŠLJUN
INPUT PARAMETERS BY PLANING DOCUMENT "DUP PODKOŠLJUN"

UP	POVRŠINA dijela UP (m ²) part of UP AREA (m ²)	MAX. INDEKS ZAUZETOSTI MAX FOOTPRINT AREA INDEX	MAX. ZAUZETOST (m ²) MAX FOOTPRINT AREA (m ²)	MAX. INDEKS IZGRAĐENOSTI MAX GROSS AREA INDEX	MAX. IZGRAĐENOST (m ²) MAX BUILT GROSS AREA (m ²)
1 (GP1)	901,00	0,22	198,00	0,89	801,00
	MAX. SPRATNOST OBJEKTA MAX STORIES	MIN. BROJ PARKING MJESTA MIN PARKING LOT NUMBER	MIN. ZELENE POVRŠINE MIN. GREEN AREA	dio UP koji nije u vlasništvu investitora UP (m ²) part of UP wich is not owned by the investor AREA (m ²)	
	G+P+3	1,1PL / apartment	350,00m ²	387,00	
3 (GP2)	1 145,60	0,41	469,00	1,64	1 878,00
	MAX. SPRATNOST OBJEKTA MAX STORIES	MIN. BROJ PARKING MJESTA MIN PARKING LOT NUMBER	MIN. ZELENE POVRŠINE MIN. GREEN AREA	dio UP koji nije u vlasništvu investitora UP (m ²) part of UP wich is not owned by the investor AREA (m ²)	
	G+P+2+Pk	1,1PL / apartment	338,00m ²	24,60	
4 (GP3)	1 665,60	0,42	699,00	1,69	2 814,00
	MAX. SPRATNOST OBJEKTA MAX STORIES	MIN. BROJ PARKING MJESTA MIN PARKING LOT NUMBER	MIN. ZELENE POVRŠINE MIN. GREEN AREA	dio UP koji nije u vlasništvu investitora UP (m ²) part of UP wich is not owned by the investor AREA (m ²)	
	G+P+2+Pk	1,1PL / apartment	482,00m ²	38,90	
21 (GP4)	1 601,00	0,30	480,00	1,20	1 920,00
	MAX. SPRATNOST OBJEKTA MAX STORIES	MIN. BROJ PARKING MJESTA MIN PARKING LOT NUMBER	MIN. ZELENE POVRŠINE MIN. GREEN AREA	dio UP koji nije u vlasništvu investitora UP (m ²) part of UP wich is not owned by the investor AREA (m ²)	
	G+P+2+Pk	1,1PL / apartment	561,00m ²	all UP is owned by investor	
24 (GP5)	950,35	0,37	351,00	1,48	1 406,00
	MAX. SPRATNOST OBJEKTA MAX STORIES	MIN. BROJ PARKING MJESTA MIN PARKING LOT NUMBER	MIN. ZELENE POVRŠINE MIN. GREEN AREA	dio UP koji nije u vlasništvu investitora UP (m ²) part of UP wich is not owned by the investor AREA (m ²)	
	G+P+2+Pk	1,1PL / apartment	300,00m ²	24,50	
23 (GP6)	1 324,35	0,40	529,00	1,58	2 092,00
	MAX. SPRATNOST OBJEKTA MAX STORIES	MIN. BROJ PARKING MJESTA MIN PARKING LOT NUMBER	MIN. ZELENE POVRŠINE MIN. GREEN AREA	dio UP koji nije u vlasništvu investitora UP (m ²) part of UP wich is not owned by the investor AREA (m ²)	
	G+P+2+Pk	1,1PL / apartment	400,00m ²	495,80	
20 (GP7)	1 330,40	0,34	452,00	1,37	1 822,00
	MAX. SPRATNOST OBJEKTA MAX STORIES	MIN. BROJ PARKING MJESTA MIN PARKING LOT NUMBER	MIN. ZELENE POVRŠINE MIN. GREEN AREA	dio UP koji nije u vlasništvu investitora UP (m ²) part of UP wich is not owned by the investor AREA (m ²)	
	G+P+2+Pk	1,1PL / apartment	438,00m ²	77,00	
TOTAL	8 918,30	0,35	3 178,00	1,42	12 733,00
	MAX. SPRATNOST OBJEKTA MAX STORIES	MIN. BROJ PARKING MJESTA MIN PARKING LOT NUMBER	MIN. ZELENE POVRŠINE MIN. GREEN AREA	dio UP koji nije u vlasništvu investitora UP (m ²) - UKUPNO part of UP wich is not owned by the investor (m ²) - TOTAL	
	G+P+3 / G+P+2+Pk	1,1PL / apartment	2 869,00m ²	1 048,80	



PROJEKTANT:



Cetinjski put 36, Ulaz 3,
81000 Podgorica (MNE),

Investitor:

MER BER GROUP

Objekat:

ELYSIUM RESIDENCES

Prilog:

ANALYSIS URBANISTIC
PARAMETERS

Razmjera

Autor Idejnog
rješenja:

Trubljanin Mensur spec.sci.arh.

Vrsta tehničke
dokumentacije:

IDEJNO RJEŠENJE

Lokacija:

PODKOŠLJUN, BUDVA

Datum izrade:

nedjelja, 26. maj 2024.

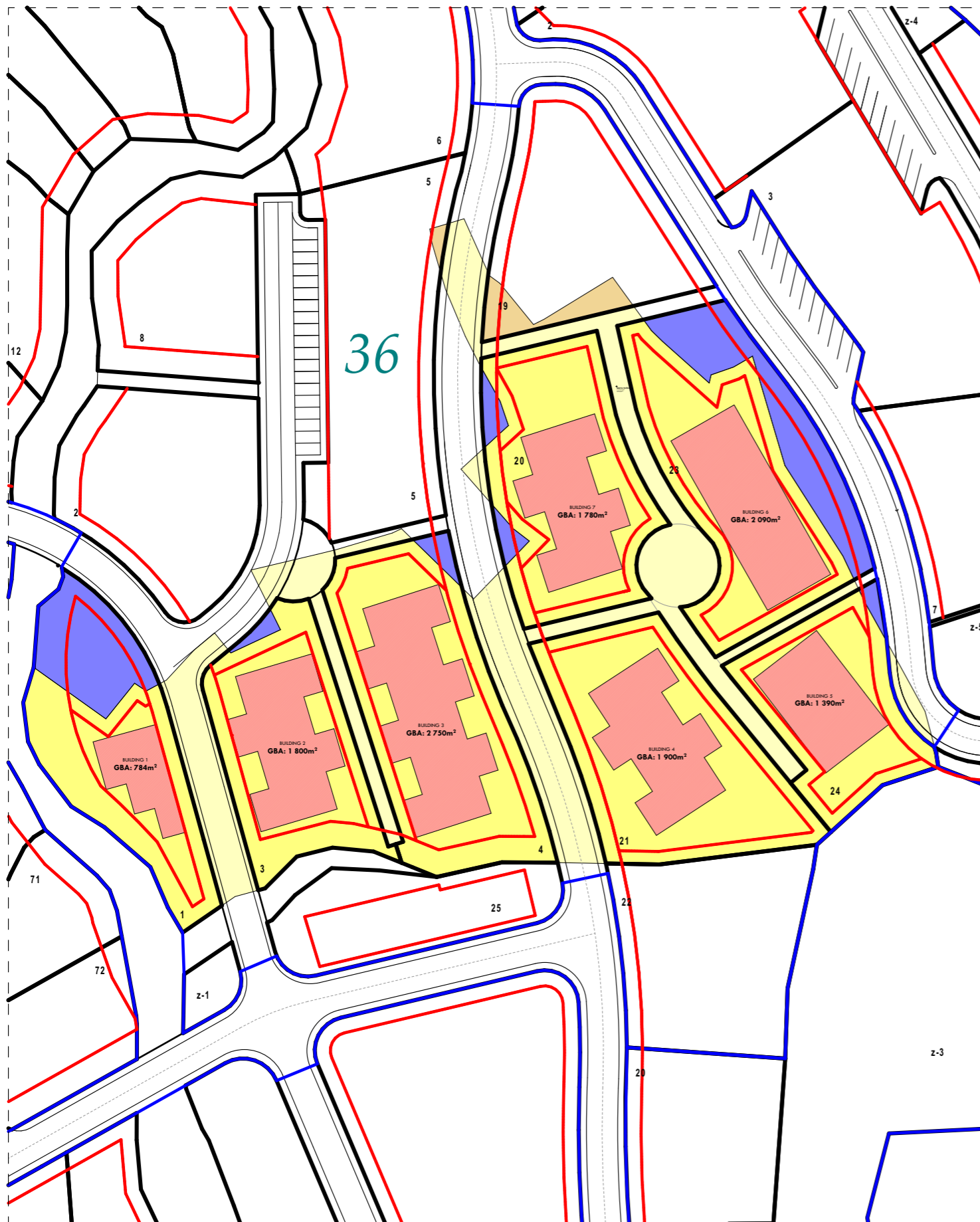
Analysis

Urbanistic parameters

ULAZNI PARAMETRI PO PLANSKOM DOKUMENTU DUP PODKOŠLJUN
INPUT PARAMETERS BY PLANING DOCUMENT "DUP PODKOŠLJUN"

UP	POVRŠINA dijela UP (m ²) part of UP AREA (m ²)	MAX. INDEKS ZAUZETOSTI MAX FOOTPRINT AREA INDEX	MAX. ZAUZETOST (m ²) MAX FOOTPRINT AREA (m ²)	MAX. INDEKS IZGRAĐENOSTI MAX GROSS AREA INDEX	MAX. IZGRAĐENOST (m ²) MAX BUILT GROSS AREA (m ²)
TOTAL	8 918,30	0,35	3 178,00	1,42	12 733,00
	MAX. SPRATNOST OBJEKTA MAX STORIES	MIN. BROJ PARKING MJESTA MIN PARKING LOT NUMBER	MIN. ZELENE POVRŠINE MIN. GREEN AREA	dio UP koji nije u vlasništvu investitora UP (m ²) - UKUPNO part of UP wich is not owned by the investor (m ²) - TOTAL	
	G+P+3 / G+P+2+Pk	1,1PL / apartment	2 869,00m ²	1 048,80	

- **PURPOSE:** Medium-density housing with low and medium-high buildings (SS1).
- **COMMERCIAL AREA:** On the ground floor or part of the ground floor there can be commercial areas who do not endanger the environment.
- **PARCELATION STUDY:** For the location in question, it is necessary to prepare a parceling study according to the planning document, which will define the unit of construction land.
**Designer note is that the parts of the urbanistic plots that are not owned by the investor and there is a plan for their purchase should also be part of this study, in order to determine the exact boundaries of the parts of the plots that are the subject of purchase.*
- **BUILDING TYPE:** Buildings can be free-standing, single-walled (two buildings) and double-walled buildings (buildings in a row). The shape and size of the buildings in the graphic appendices of the plan are only indicative and can be adapted to the needs of the investor, following all the parameters prescribed by this planning document.
- **URBAN PLOT:** The minimum area of the UP is 300m². The width of the plot in all its sections is a minimum of 11m, the smallest allowed area under the building is 80m².
- **BUILDING LINE:** The minimum distance of the building from the side borders of the plot is 2.5m for free-standing buildings, 3-4m for buildings built on one side towards the free part of the plot, and 0m for buildings in a row.
The minimum distance of buildings from the back border of the plot is 2.5m.
The minimum distance between the building and the neighboring building is 4m.
- **CONSTRUCTION ON THE EDGE OF THE PLOT:** Construction on the edges of the plot (detached and buildings in a row) is permitted only with the written consent of the owner of the neighboring plot on whose border the construction is planned.
- **BUILDING HEIGHT:** For buildings G+P+2+Pk(attic) it is 10.5m, and for buildings G+P+3 it is 13.5m, measured from the height of the finally leveled and arranged terrain of the lowest part of the building, to the upper edge of the roof cornice. The height of the building on sloped terrain is measured from the edge of the lowest floor of the building to the upper edge of the construction slab of the last floor.
- **RIDGE HEIGHT:** The maximum height of the building's roof ridge is 3.50m measured from the upper edge of the cornice to the roof ridge.
- **UNDERGROUND FLOORS:** The construction of underground floors is allowed. The plan recognizes the basement and the semi-buried floor as underground floors. The areas of these floors are not included in the calculation of the total BRGP if they are used as a garage or installation floor.
- **ATTIC:** The height of the top wall of the attic floor is a maximum of 1.5 m, measured from the height of the floor of the attic to the point where the roof slope breaks.
- **GROUND FLOOR:** In flat terrains, the ground floor elevation is at most 1.2m from the elevation of the finally leveled and landscaped terrain, while in steep terrain, the ground floor elevation is at a maximum of 3.5m from the elevation of the finally leveled and landscaped terrain of the lowest part of the building.
- **GEOMECHANICAL STUDY:** Before the preparation of the technical documentation of the Technical Design, it is necessary to prepare a geotechnical research report in order to check the static bearing capacity of the terrain.
- **PHASE-BASED CONSTRUCTION:** Phased construction is allowed, except for buildings in a row that must be built simultaneously and according to one project.
- **AUXILIARY BUILDINGS:** The construction of auxiliary buildings is allowed, the maximum size of auxiliary buildings is 30m².
- **ROOFS:** Roofs are sloped with a slope of 18-23° with adequate covering for these slopes.
- **PARKING:** Parking must be provided within the lot in the open space or in underground garages, according to the norm of 1.1 PM per apartment/apartment
- **FENCES:** Plots are fenced with a brick fence up to a height of 0.90m (counting from the level of the sidewalk) or a transparent fence up to a height of 1.60m.



DESIGN
COMPANY:



Cetinjski put 36, Ulaz 3,
81000 Podgorica (MNE),

Client:

MER BER GROUP

Building:

ELYSIUM RESIDENCES

Drawing:

STATISTICS

Scale:

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

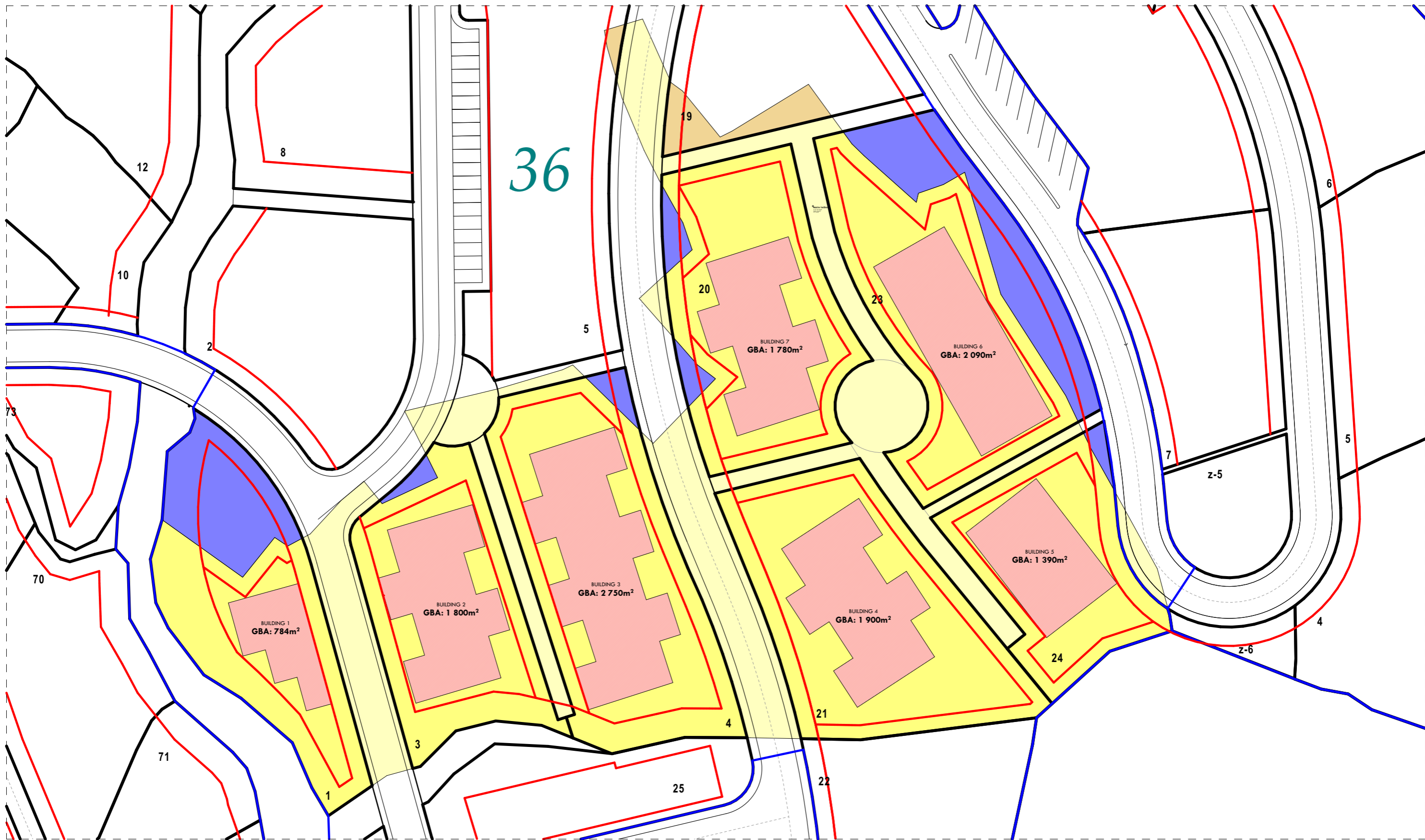
SITE ANALYSIS

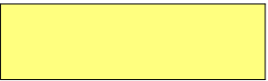
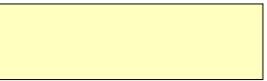



Location:

PODKOŠLJUN, BUDVA

Date:

nedjelja, 26. maj 2024.



	parts of UP owned by client 8 918,30m²		parts of public space owned by client 2 099,40m²		proposed disposition of the buildings GBA: 12 494,00m²
	parts of UP owned by third parties 1 048,80m²		parts of other UP owned by client 159,10m²		

DESIGN COMPANY:



Cetinjski put 36, Ulaz 3,
81000 Podgorica (MNE),

Client:

MER BER GROUP

Building:

ELYSIUM RESIDENCES

Drawing:

SITE PLAN

Scale:

1:625

Concept design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

SITE ANALYSIS


Location:

PODKOŠLJUN, BUDVA

Date:

nedjelja, 26. maj 2024.

Risk analysis

 According to the current Law on Spatial Planning and Construction of Buildings, related to Article 237, investors are allowed to build a building on the part of the urbanistic parcel that they own, if the conditions prescribed by the law are met.

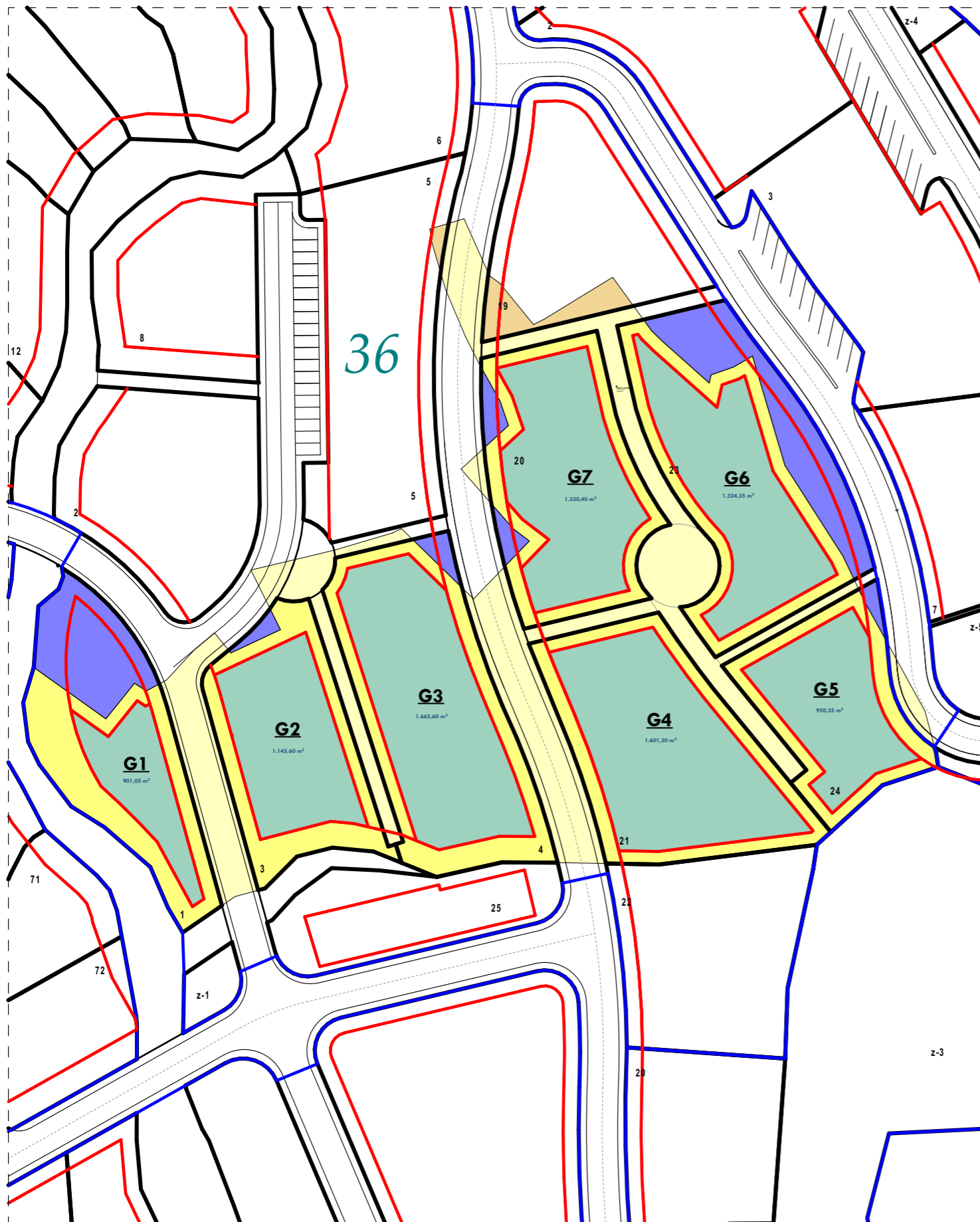
Construction on part of the urban plot

Article 237

Until the adoption of the general regulation plan of Montenegro, it is possible to build on a part of the urban plot, if the missing part of the urban plot does not affect the functionality and access to the building and with the condition that the occupancy and built-up indices determined for the urbanistic parcel are reduced by the missing part of the urbanistic parcel.

However, in practice, there are various interpretations, in the case we have on this plot, where the remaining part of the plot (marked in blue) is not large enough to be able to build a building on it.

Best possible outcome is to proceed with parcelization study, which would include blue marked parts of parcels, and after which investor could buy these parcels (total 1048,80m²), in order to gain ownership on total UP.



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Investitor:

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Objekat:

ELYSIUM RESIDENCES

Prilog:

RISK ANALYSIS

Razmjera

Autor Idejnog
rješenja:

Trubljanin Mensur spec.sci.arh.

Vrsta tehničke
dokumentacije:

IDEJNO RJEŠENJE

Lokacija:

PODKOŠLJUN, BUDVA

Datum izrade:

nedjelja, 26. maj 2024.

MOODBOARD

Aspen residences
Malvern East, Australia

