

**DOBROTA** BAY  
RESIDENCES







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07. Statistics
08. Concept development
09. Floor plans
10. Section

DESIGN  
COMPANY:



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

Client:

**MER BER GROUP**

Building:

**DOBROTA RESIDENCES**

Drawing:

**CONTENT**

Scale:

Concept  
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

**IDEJNO RJEŠENJE**

Location:

**kat.parc. 1466 K.O. DObrota I, u zahvatu  
GUR-a, PUP opštine Kotor**

Date:

**utorak, 06. februar 2024.**



# Mapping I



Dobrota is a populated place within the municipality of Kotor located in the north-western part of it. Dobrota has about 10 thousand inhabitants.

The settlement is located on the eastern, sunny side of the Boka Kotor Bay, which is the deepest and longest bay on the Adriatic Sea.

Access to the settlement is from the south-east side from the direction of the old town of Kotor.

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	15 km	20min
Podgorica airport	86 km	1 hr 35min
Dubrovnik airport	74 km	1 hr 40min (+border crossing)

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Client:

**MER BER GROUP**

Building:

**DOBROTA RESIDENCES**

Drawing:

**MAPPING I**

Scale:

Concept  
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

**IDEJNO RJEŠENJE**

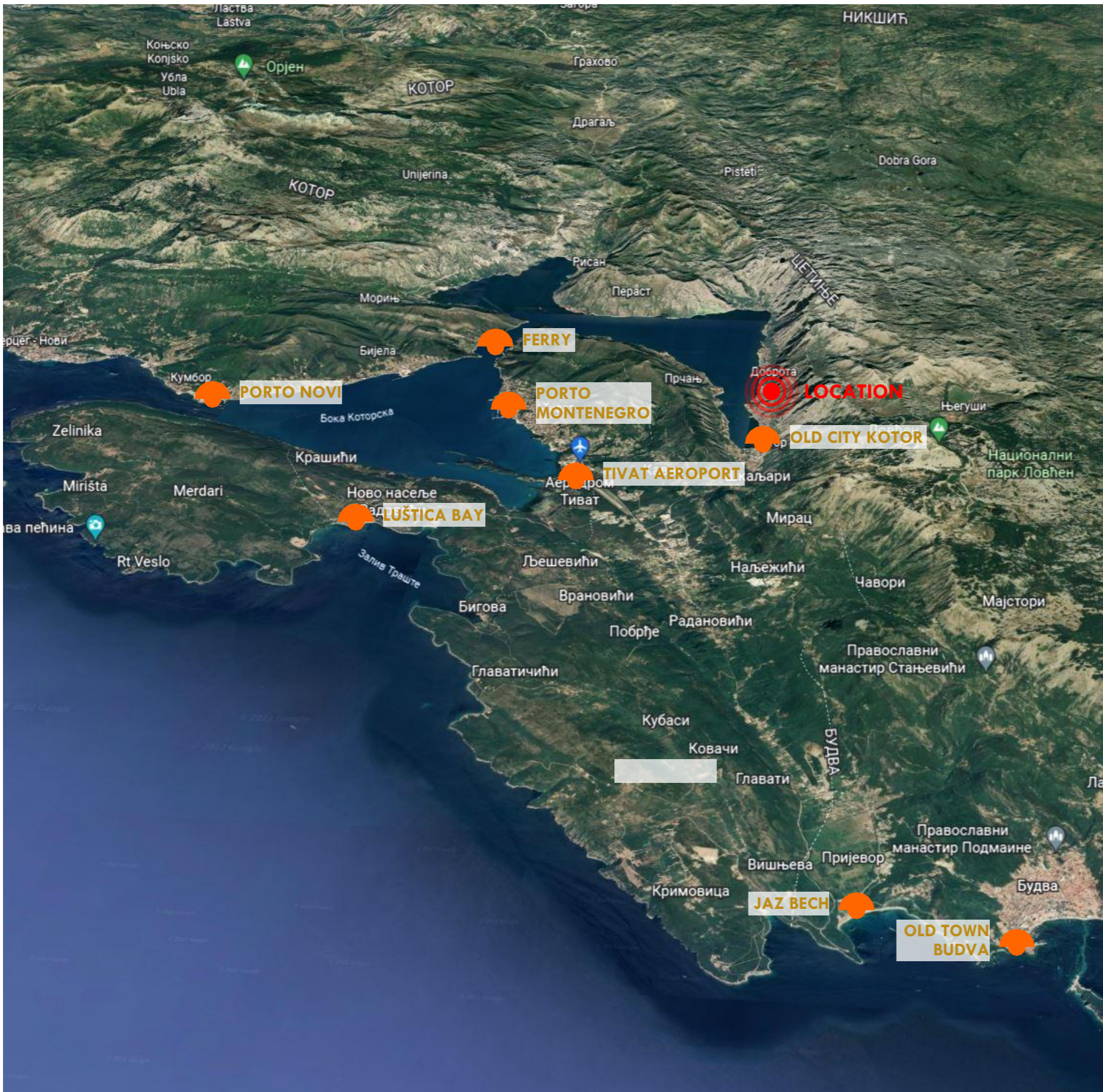
Location:

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# Mapping II

The old Mediterranean port of Kotor, surrounded by city walls, is very well preserved and is under the protection of UNESCO as a world cultural heritage. Between 1420-1797. Kotor belonged to Venice, so the Venetian influence left its mark on the city's architecture. The cliffs of Mount Orijen and Lovćen cover the city.

Reference points are shown on the map, among which are several development projects such as the Porto Novi complex, Porto Montenegro and Luštica Bay.

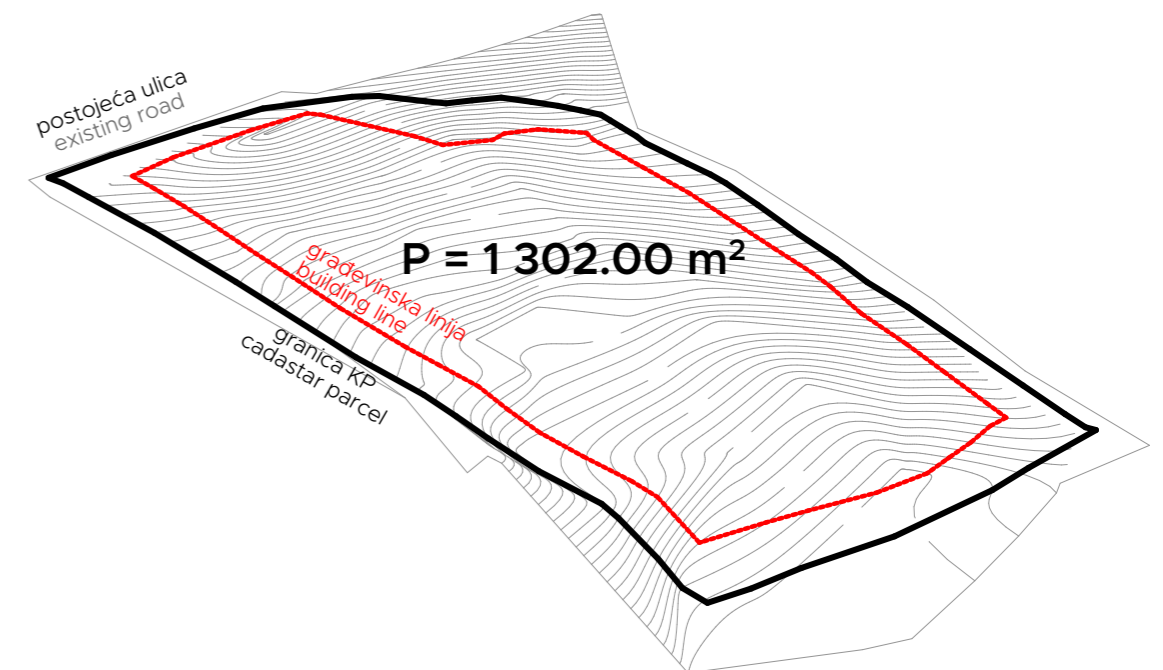
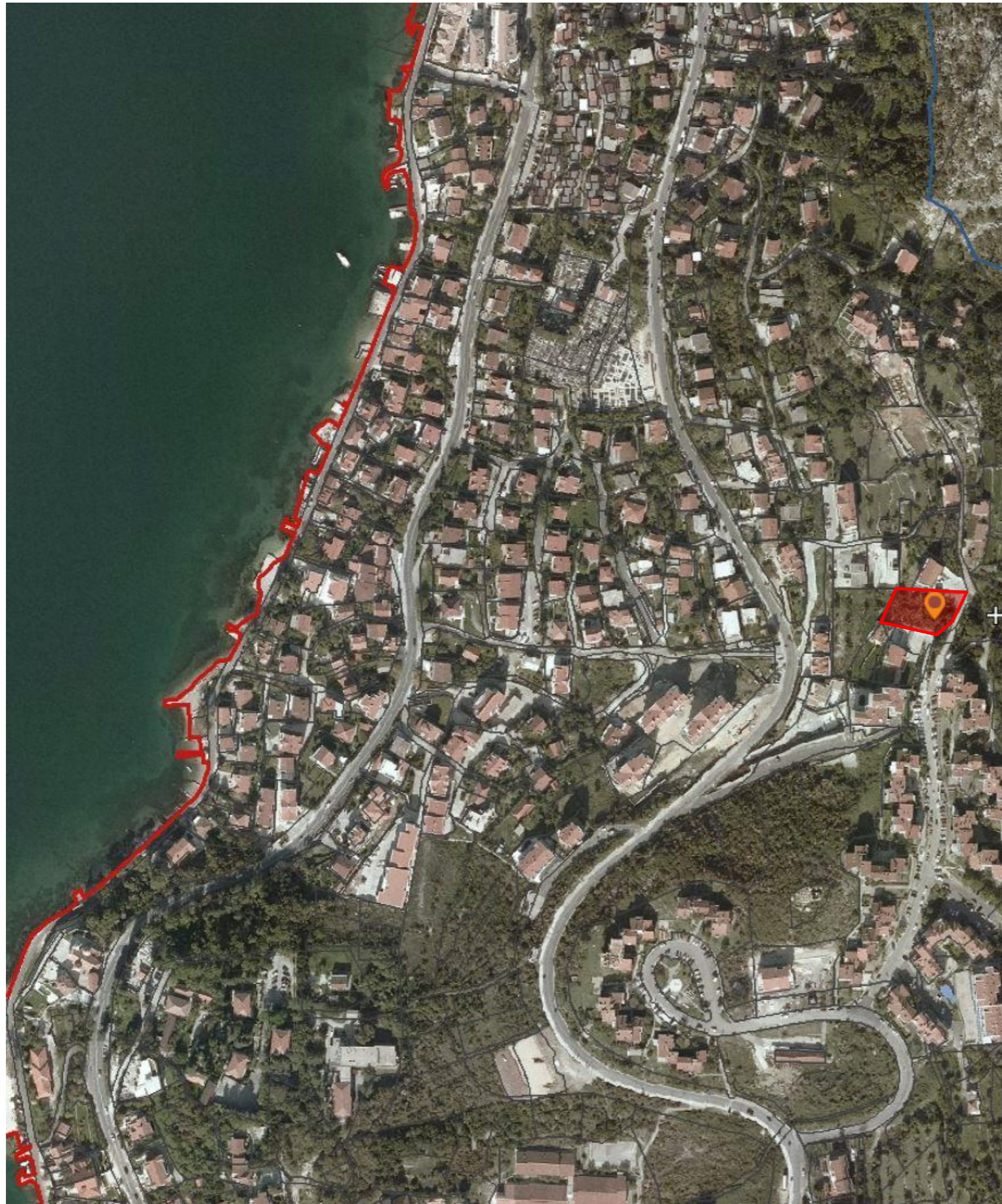


# Site description

The area of the cadastral plot 1466 K.O. Dobrota I recorded on the geoportal is 1318.05 m<sup>2</sup>, while 1302 m<sup>2</sup> is recorded in the Deed of Titel 2221-rescript, namely 2nd class forest 1094 m<sup>2</sup> and 2nd class pasture 208 m<sup>2</sup>.

The terrain is sloping in the east-west direction, which allows exceptional views of the Adriatic Sea. The height difference along the plot is 14 meters (67-81 meters above sea level). Traffic access is possible from the south side via local, concrete roads. The distance from the sea is about 1 km.

The built-up area at the settlement level is of medium density, with several tourist facilities of smaller capacity such as villas and apartments.



3D model of the site

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COMPANY:



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Client:

**MER BER GROUP**

Building:

**DOBROTA RESIDENCES**

Drawing:

**SITE DESCRIPTION**

Scale:

Concept  
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

**IDEJNO RJEŠENJE**

Location:

**kat.parc. 1466 K.O. DObrota I, u zahvatu  
GUR-a, PUP opštine Kotor**

Date:

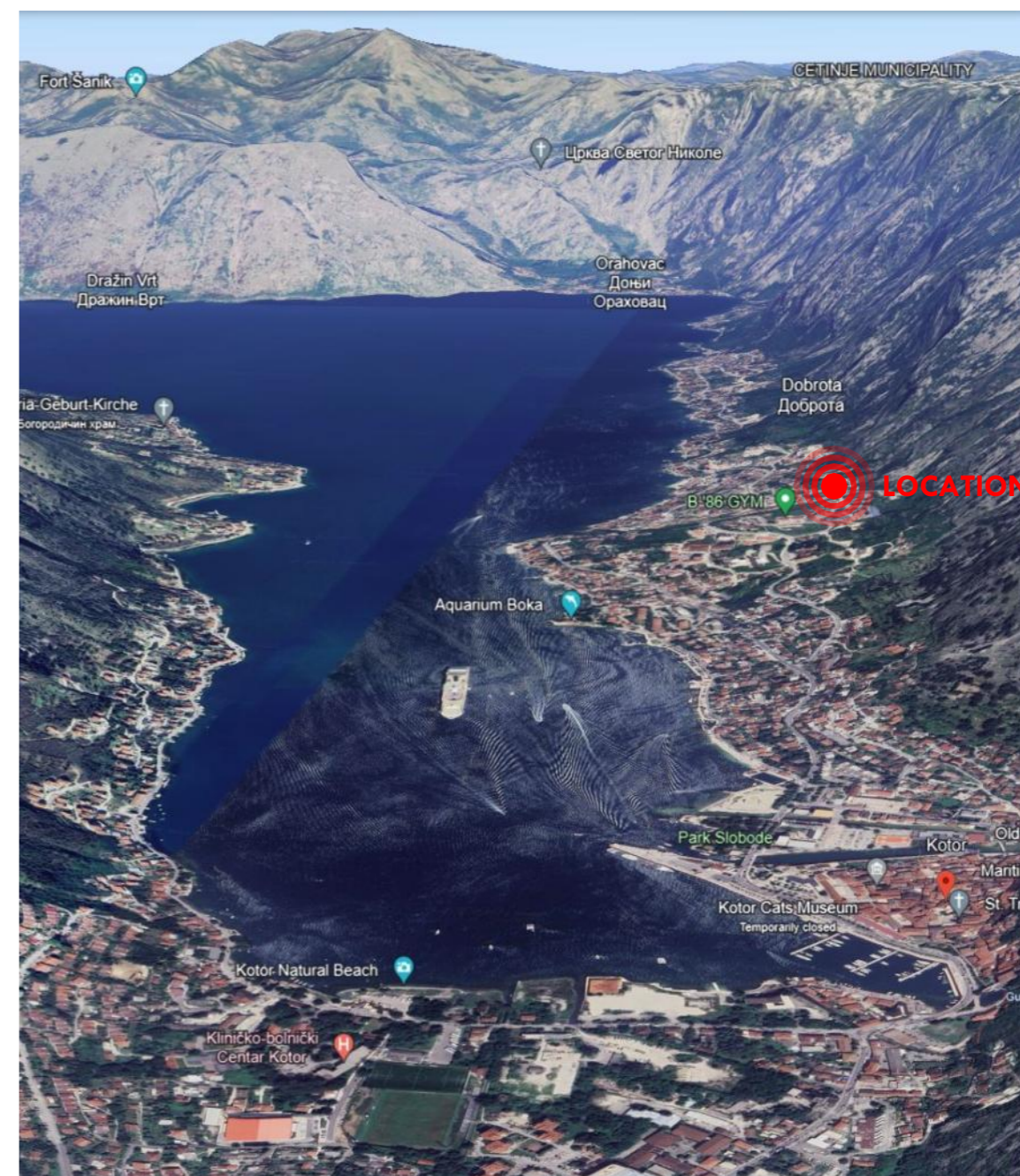
**utorak, 06. februar 2024.**





View from the plot

# Photodocumentation



Izvor: <http://www.geo.mrt.gov.me:3800/www/>

DESIGN COMPANY:



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

Client:

**MER BER GROUP**

Building:

**DOBROTA RESIDENCES**

Drawing:

**PHOTODOCUMENTATION**

Scale:

**1:1,61**

Concept design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

**IDEJNO RJEŠENJE**

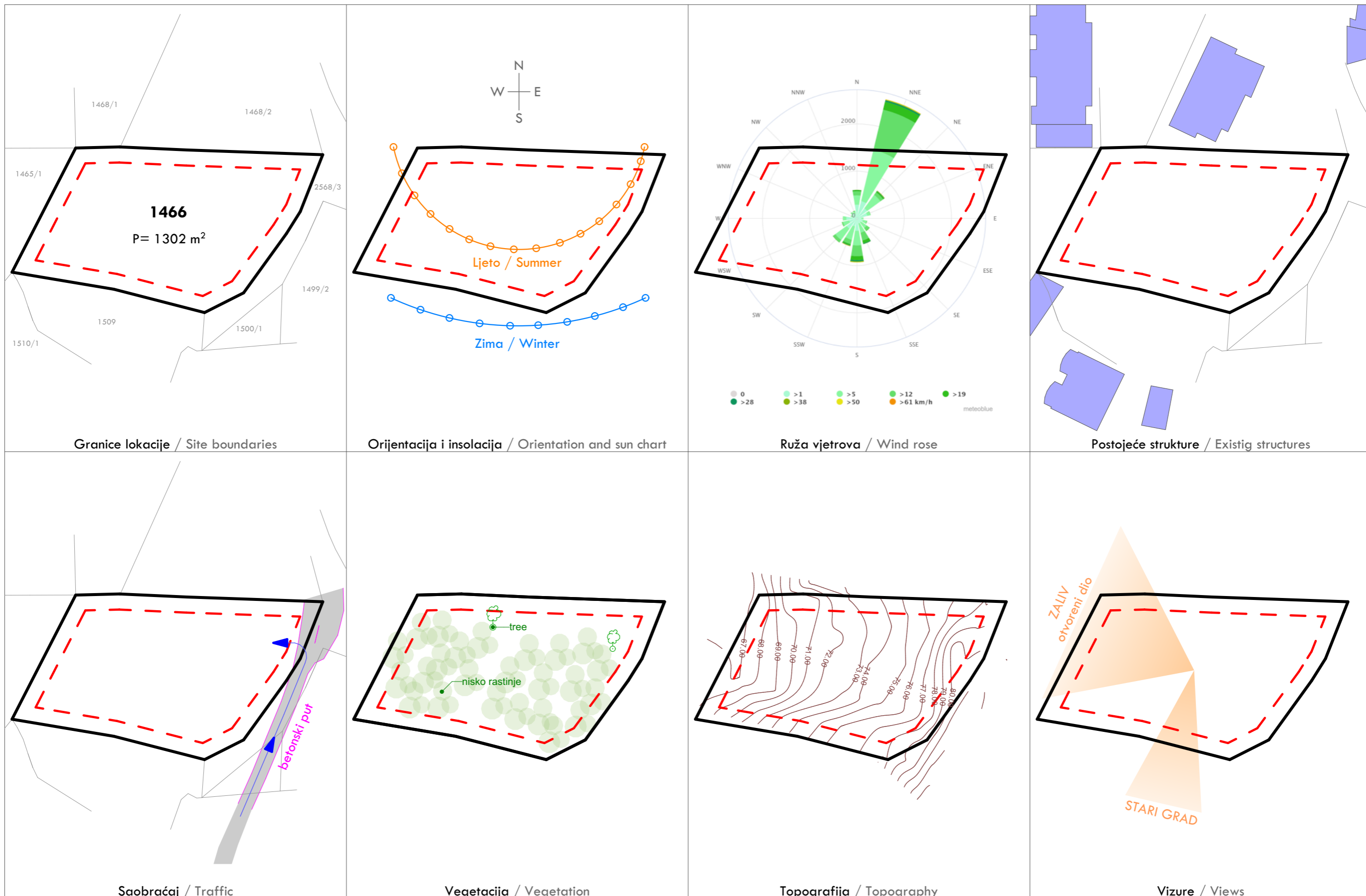
Location:

**kat.parc. 1466 K.O. DObrota I, u zahvatu GUR-a, PUP opštine Kotor**

Date:

**utorak, 06. februar 2024.**





DESIGN COMPANY:



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

Client:

MER BER GROUP

Building:

DOBROTA RESIDENCES

Drawing:

SITE CHARACTERISTICS

Scale:

1:5

Concept design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

IDEJNO RJEŠENJE

Location:

kat.parc. 1466 K.O. DObrota I, u zahvatu GUR-a, PUP opštine Kotor

Date:

utorak, 06. februar 2024.





# Analysis Urbanistic parameters

ULAZNI PARAMETRI PO UT USLOVIMA BROJ 03-333/20-14006, izdatih od strane Sekretarijata za urbanizam, građevinarstvo i prostorno planiranje, opštine Kotor, dana 20.04.2021.

INPUT PARAMETERS BY UT CONDITIONS NUMBER 03-333/20-14006, issued by the Secretariat for Urban Planning, Construction and Spatial Planning, Municipality of Kotor, on April 20, 2021.

KP	POVRŠINA KP (m <sup>2</sup> ) PLOT AREA (m <sup>2</sup> )	MAX. INDEKS ZAUZETOSTI MAX FOOTPRINT AREA INDEX	MAX. ZAUZETOST (m <sup>2</sup> ) MAX FOOTPRINT AREA (m <sup>2</sup> )	MAX. INDEKS IZGRADENOSTI MAX GROSS AREA INDEX	MAX. IZGRADENOST (m <sup>2</sup> ) MAX BUILT GROSS AREA (m <sup>2</sup> )
1466	1 302.00	0.35	455.70	1.00	1 302.00
	MAX. SPRATNOST OBJEKTA MAX STORIES	MIN. ZELENE POVRŠINE MIN. GREEN AREA	MIN. BROJ PARKING MJESTA MIN PARKING LOT NUMBER		
	P+1+Pk	25-30%	8 PM - 13 PM / 1000 m <sup>2</sup>		

- **PURPOSE:** Housing - S. Only low-density housing (SMG) can be implemented on newly planned residential areas. The location is located 100-1000m from the coast, outside the caesura.
- **UNDERGROUND FLOORS:** Construction of basements is allowed. No residential or business premises may be located in the basement. Floors below the ground floor level, intended exclusively for the placement of necessary infrastructure, service and auxiliary rooms or garages, are treated as basement, and are not included in the calculation of the built-up index.
- **PARCELATION ELABORATION:** For the location in question, it is necessary to create a parceling plan, which will define the unit of construction land.
- **BUILDING LINE:** Rear and side building lines at 3m from the edge of the construction land-location unit. Building up to the edge of the plot can only be done with the consent of the neighbours. The front building line is determined in relation to neighboring buildings, if there are none, then the 3m parameter applies to it as well. Underground construction lines can be placed up to the edge of the owner's plot, but they must not disturb the stability of neighboring buildings.
- **MAXIMUM HEIGHT OF BUILDINGS:** The maximum height of new buildings is two floors + attic or detached floor, regardless of whether they are e.g. basement + 1 floor or ground floor + 1 floor. The number of floors in zones where the existing buildings exceed five floors is P+2+Pk. For floors P+1+Pk, the maximum height to the cornice is 10m, and to the ridge of the building with a sloping roof is 12m, while in the case of buildings with a flat roof, the maximum height is 11.50m to the uppermost level of the attic of the flat roof.
- **FLOOR HEIGHTS:** For residential underground floors - garages and technical rooms up to 3.0m; For residential and hotel accommodation floors up to 3.5m; Floor heights can be higher than the specified heights in accordance with the special purpose of the building or the application of special regulations, with the fact that the height of the building cannot be higher than the maximum permitted height prescribed in meters and defined by this plan and UT conditions.
- **HORIZONTAL DIMENSIONS:** The maximum horizontal length of the building dimensions is 24m for the front facade, which forms the facade of the building. The gap between two buildings that can be connected by the ground floor is 8m.
- **CONDITIONS AND MEASURES OF PROTECTION OF IMMOVABLE CULTURAL GOODS AND THEIR PROTECTED ENVIRONMENT:**  
The location in question is located for the most part in the "Parts historical settlements with modern urbanization" zone, which is bound by MEASURES III:  
- Cover the facade facing the sea with greenery as much as possible.

DESIGN  
COMPANY:



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Client:

MER BER GROUP

Concept  
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

IDEJNO RJEŠENJE

Building:

DOBROTA RESIDENCES

Location:

kat.parc. 1466 K.O. DObrota I, u zahvatu  
GUR-a, PUP opštine Kotor

Drawing:

ANALIZA URBANISTIČKIH  
PARAMETARA

Date:

utorak, 06. februar 2024.

Scale:



KAPACITETI - SMJEŠTAJNE JEDINICE / UNITS PROGRAM				
GAROSNJERE/STUDIO APARTMENT - G				Σ
naziv jedinice name	G-TIP01	G-TIP02		
broj jedinica number of units	6	1		7
NETO površina NET area	26,00m <sup>2</sup>	32,30m <sup>2</sup>		188,30m <sup>2</sup>
broj kreveta number of beds	2x6= 12	2x1= 2		14
JEDNOSOBNI APARTMANI/ONE BEDROOM APARTMENT - A1				Σ
naziv jedinice name	A1-TIP01	A1-TIP02	A1-TIP03	A1-TIP04
broj jedinica number of units	4	2	2	1
NETO površina NET area	48,80m <sup>2</sup>	55,60m <sup>2</sup>	47,30m <sup>2</sup>	47,50m <sup>2</sup>
broj kreveta number of beds	2x4= 8	2x2= 4	2x2= 4	2x1= 2
DVOJOBNI STAN/TWO BEDROOM APARTMENT - A2				Σ
naziv jedinice name	A2-TIP01		A2-TIP02	
broj jedinica number of units	1		1	
NETO površina NET area	86,30m <sup>2</sup> (without terraces)		93,40m <sup>2</sup> (without terraces)	
broj kreveta number of beds	4x1= 4		4x1= 4	
REKAPITULACIJA SMJEŠTAJNIH KAPACITETA				Σ
UKUPAN BROJ SMJEŠTAJNIH JEDINICA / TOTAL NUMBER OF UNITS				18
UKUPAN BROJ KREVETA / TOTAL NUMBER OF BEDS				40
UKUPNA NETO POVRŠINA / TOTAL NET AREA				816,50m <sup>2</sup>

ukupna NADZEMNA BRUTO površina  
total ABOVE GROUND GROSS area  
**1 300,00 m<sup>2</sup>**

ukupna PODZEMNA BRUTO površina (garaža)  
total UNDER GROUND GROSS area  
**620,00 m<sup>2</sup>**

ukupna BRUTO površina (nadzemno + podzemno)  
total GROSS area  
**1 920,00 m<sup>2</sup>**

ukupan broj stanova / total number of units  
**18**

studio apartmani / studio apartments **7 (39%)**  
jednosobni stanovi / one bedroom apartments **9 (50%)**  
dvosobni stanovi / two bedroom apartments **2 (11%)**

ukupna PRODAJNA površina (neto kvadratura svih stanova sa terasama)  
total SELABLE are (net area of all apartments with terraces)  
**816,50 m<sup>2</sup>**

ukupna PRODAJNA površina dvorišta/bašta koje pripadaju stanovima na prizemlju  
total SELABLE area of private gardens for apartments on the ground level  
**100,00 m<sup>2</sup>**

ukupna PRODAJNA površina zelenih terasa  
total SELABLE area of green/roof terraces  
**200,00 m<sup>2</sup>**

površina sunčališta uz bazen / sun deck area around the pool  
**150m<sup>2</sup>**

površina bazena / pool area  
**5x12,5m = 62,50m<sup>2</sup>**

broj parking mjesta u garaži  
**12**  
broj parking mjesta u parteru  
**6**  
ukupno broj parking mjesta  
**18**

DESIGN COMPANY:  SOHA architects  
Cetinjski put 36, Ulaz 3,  
81000 Podgorica (MNE),

Client: **MER BER GROUP**

Building: **DOBROTA RESIDENCES**

Drawing: **STATISTICS**

Scale: **1:50**

Concept design author: **Trubljanin Mensur spec.sci.arh.**

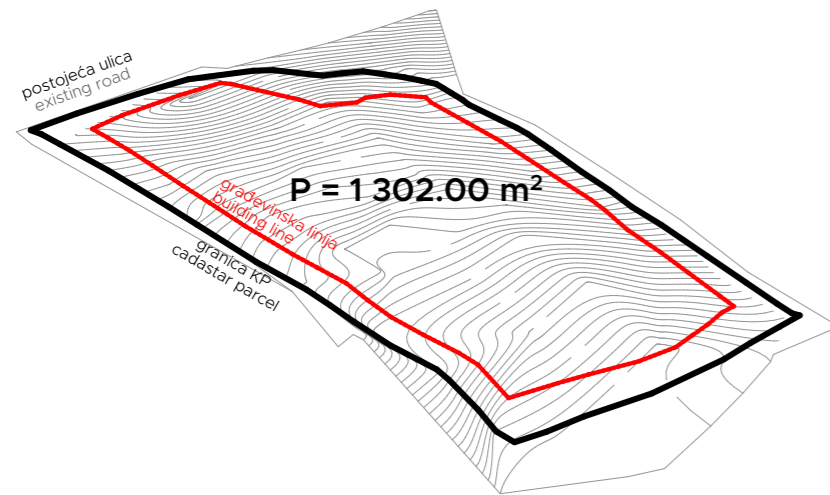
Design stage: **IDEJNO RJEŠENJE**

Location: **kat.parc. 1466 K.O. DObrota I, u zahvatu GUR-a, PUP opštine Kotor**

Date: **utorak, 06. februar 2024.**



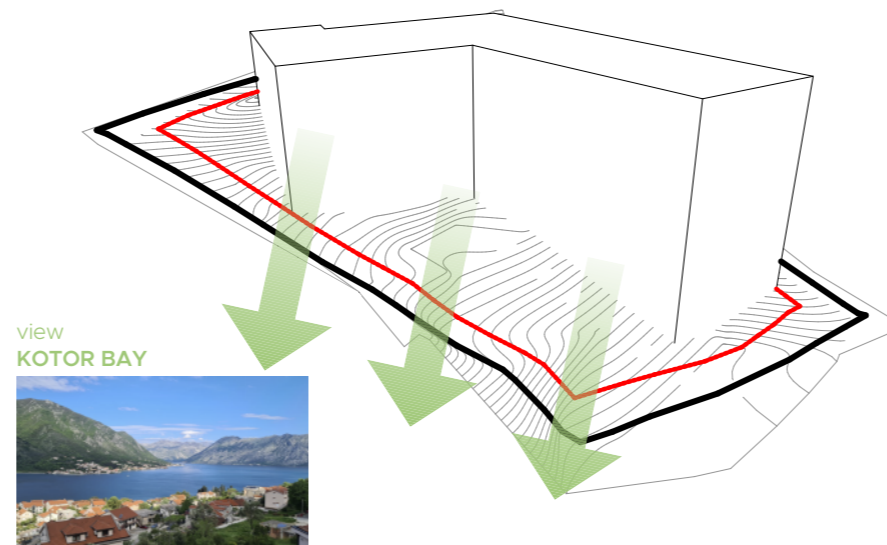
01.



**PARCELA / PARCEL**

Građevinska parcela sa prikazanim grafičkim ograničenjima.  
Building plot with graphic restrictions shown.

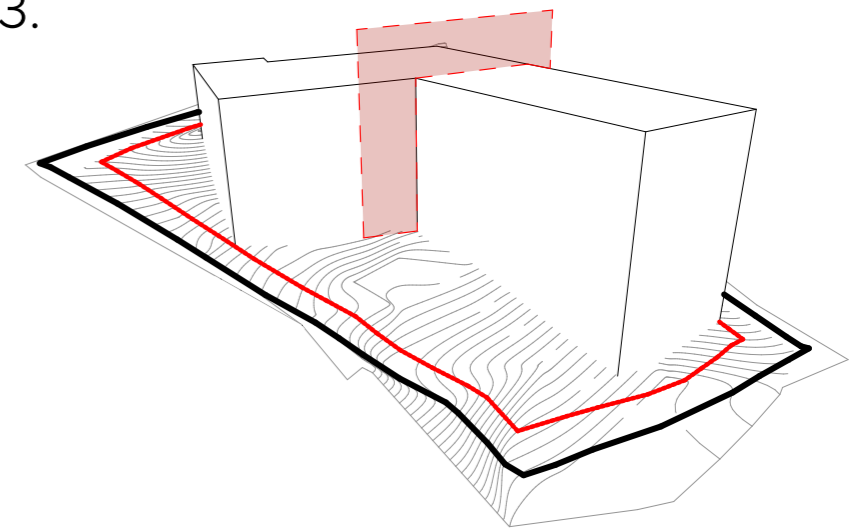
02.



**DISPOZICIJA OBJEKTA / BUILDING POSITION**

Pozicioniranje objekta u odnosu na dominantne vizure.  
Positioning of the building in relation to dominant views.

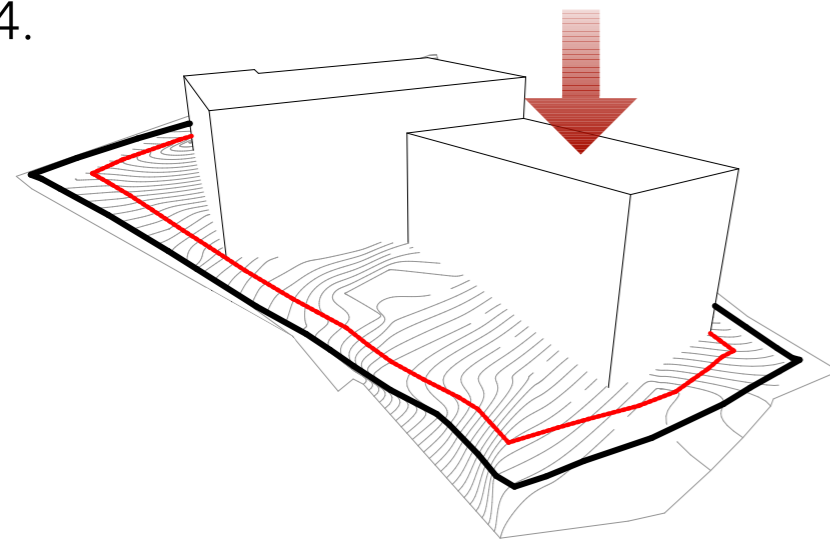
03.



**SEGMENTIRANJE OBJEKTA / BUILDING SEGMENTS**

Objekat dijelimo na dva segmenta, kako bi izbjegli prevelik uticaj jedne mase na zatečeno okruženje.  
The building is divided into two segments, in order to avoid the excessive influence of one mass on the surrounding environment.

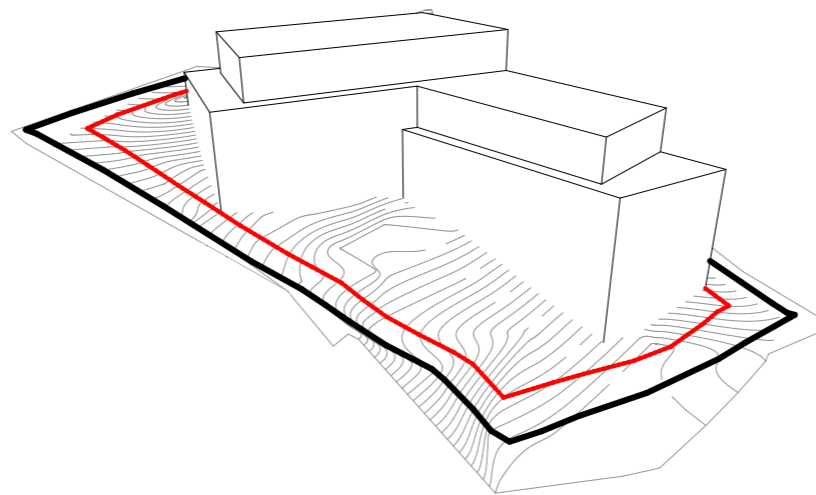
04.



**KASKADIRANJE OBJEKTA / BUILDING HEIGHTS**

Shodno konfiguraciji terena objekat je podijeljen u dva segmenta, oba spratnosti P+1+Ps.  
According to the configuration of the terrain, the building is divided into two segments, both of height Gr+1+Ps.

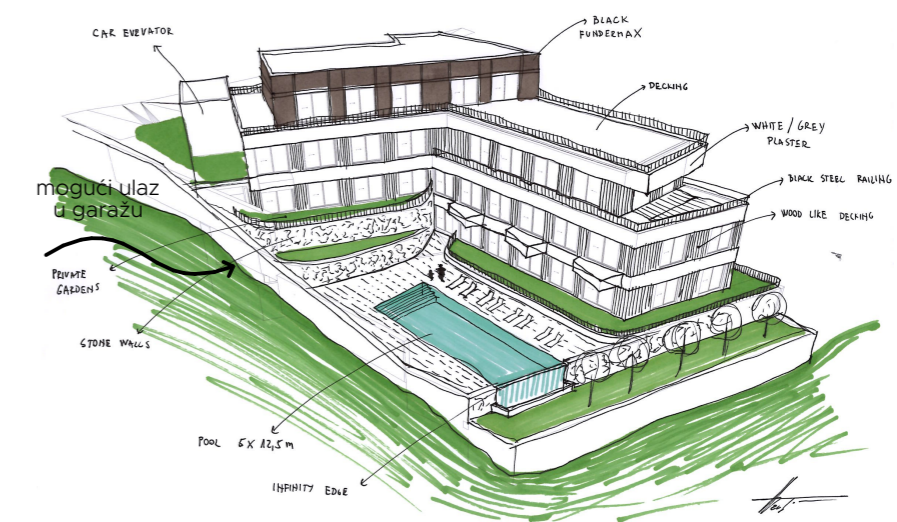
05.



**UVOĐENJE POVUČENIH ETAŽA / ATTIC FLOORS**

Shodno UT uslovima posljednje etaže na oba objekta su projektovane kao povučene etaže.  
According to UT conditions, the last floors of both buildings are designed as attic floors.

06.



**MATERIJALIZACIJA / MATERIALS**

Skica prikazuje predložene materijale na objektu.  
The sketch shows the proposed materials on the building.

DESIGN COMPANY:



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

Client:

MER BER GROUP

Building:

DOBROTA RESIDENCES

Drawing:

CONCEPT DEVELOPMENT

Scale:

Concept design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

IDEJNO RJEŠENJE

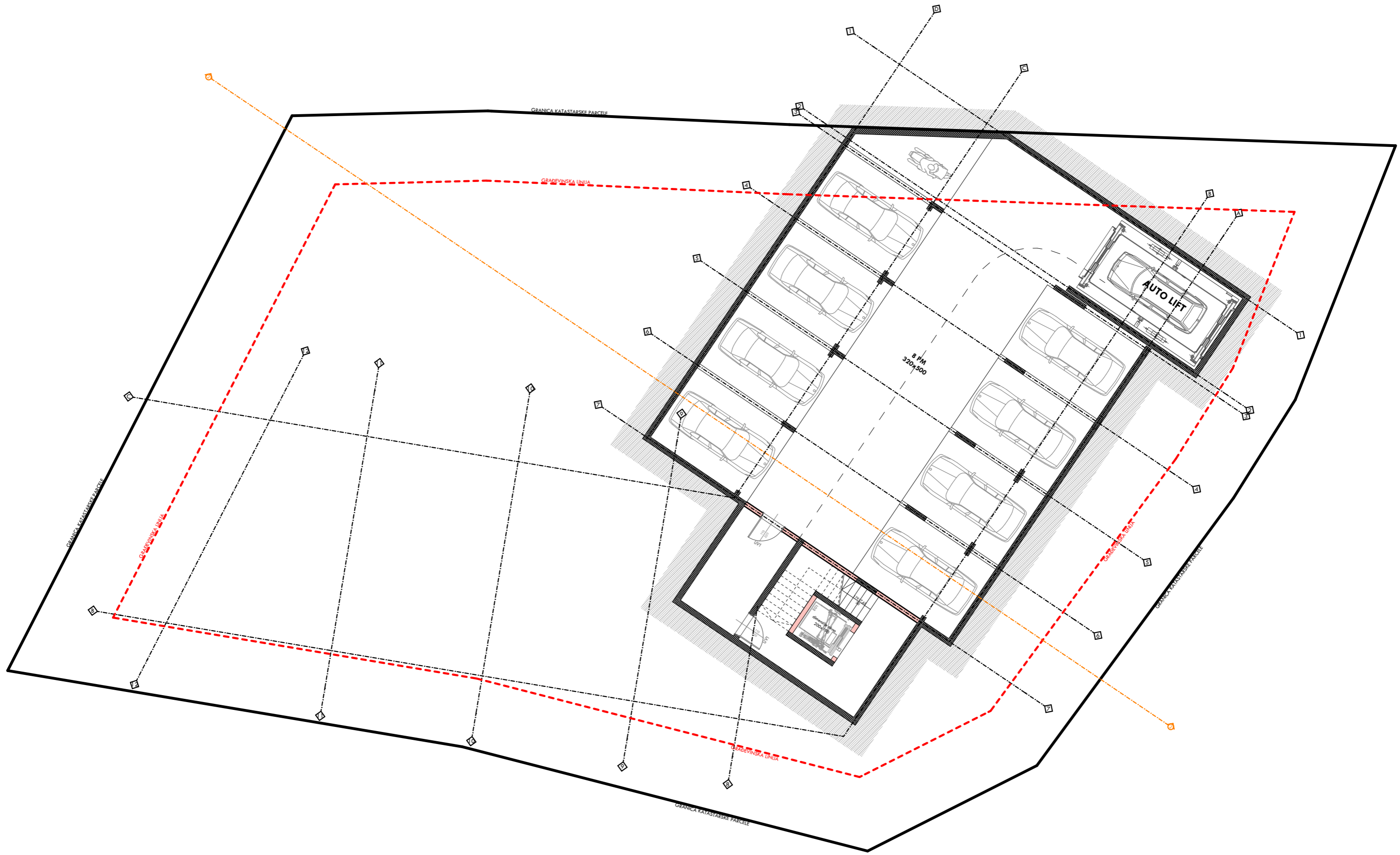
Location:

kat.parc. 1466 K.O. DObrota I, u zahvatu GUR-a, PUP opštine Kotor

Date:

utorak, 06. februar 2024.





DESIGN  
COMPANY:



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

Client:

**MER BER GROUP**

Building:

**DOBROTA RESIDENCES**

Drawing:

**LEVEL 01**

Scale:

**1:150**

Concept  
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

**IDEJNO RJEŠENJE**

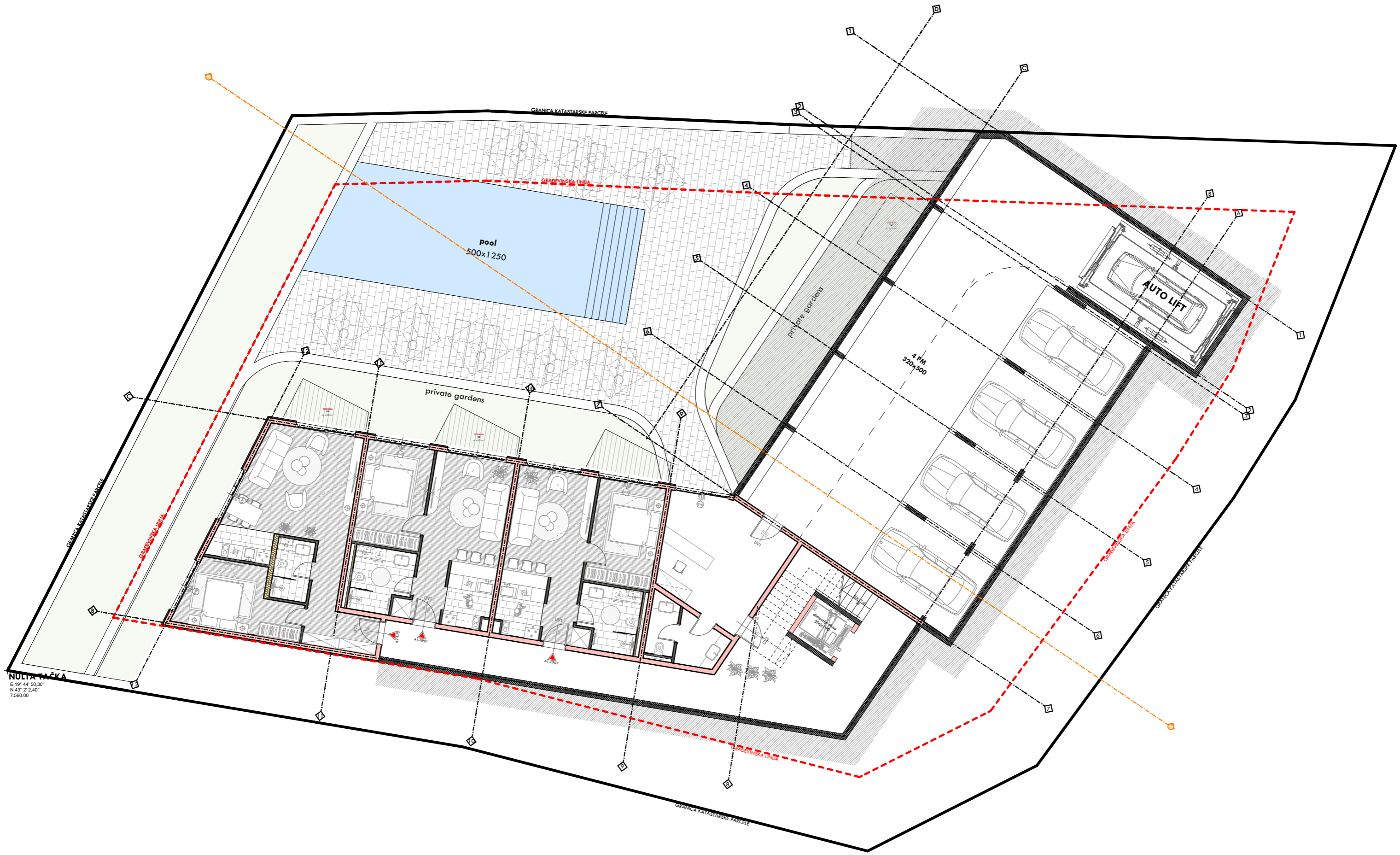
Location:

**kat.parc. 1466 K.O. DObrota I, u zahvatu  
GUR-a, PUP opštine Kotor**

Date:

**utorak, 06. februar 2024.**





NULTA TAČKA  
 E 19° 44' 50,30"  
 N 43° 2' 2,40"  
 7.560,00

DESIGN COMPANY:



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

Client:

MER BER GROUP

Building:

DOBROTA RESIDENCES

Drawing:

LEVEL 02

Scale:

1:150

Concept design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

IDEJNO RJEŠENJE

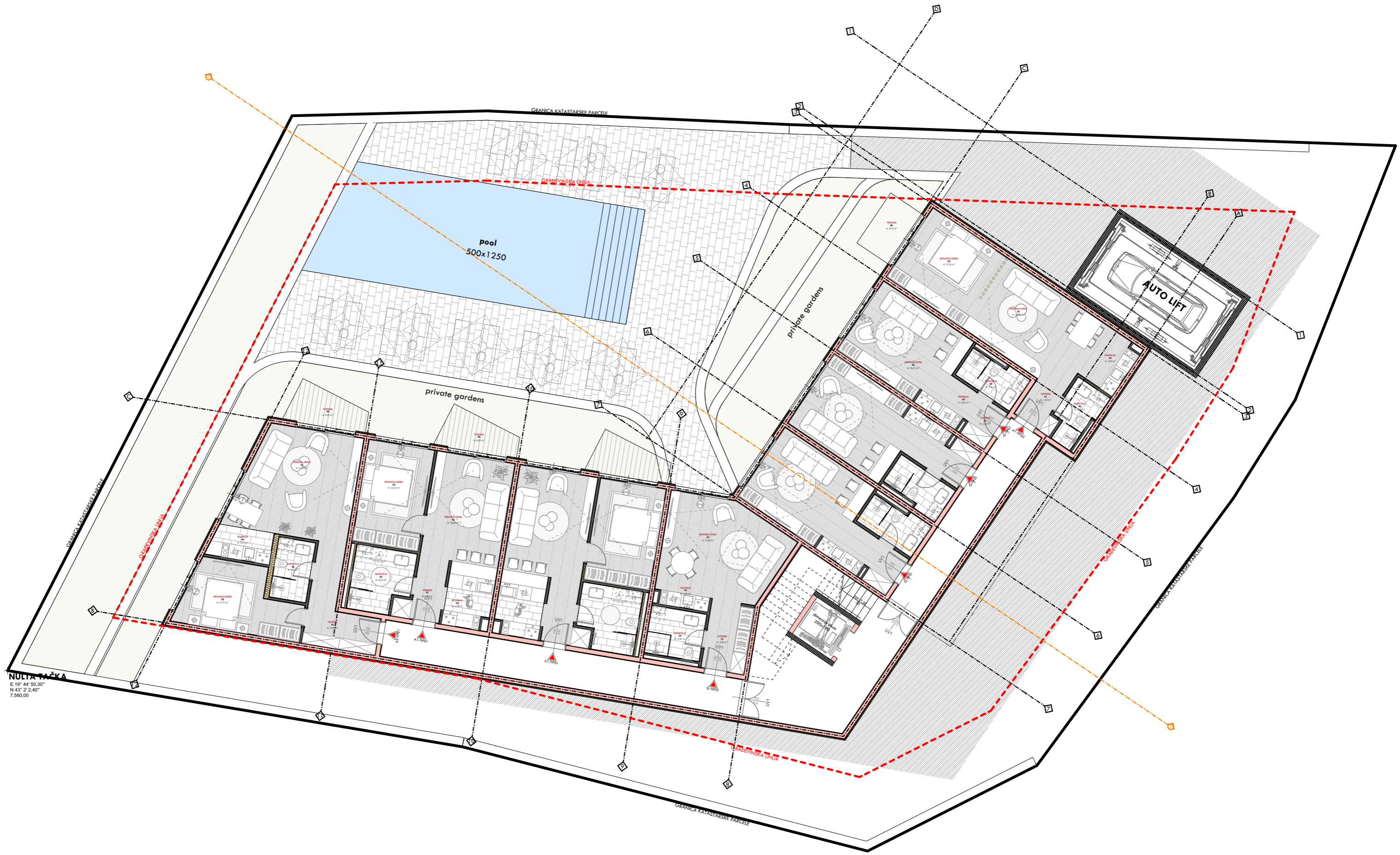
Location:

kat.parc. 1466 K.O. DObrota I, u zahvatu GUR-a, PUP opštine Kotor

Date:

utorak, 06. februar 2024.





NULTA TAČKA  
 E 19° 44' 50,30"  
 N 43° 2' 2,40"  
 7.560,00

DESIGN  
 COMPANY:



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

Client:

**MER BER GROUP**

Building:

**DOBROTA RESIDENCES**

Drawing:

**LEVEL 03**

Scale:

**1:150**

Concept  
 design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

**IDEJNO RJEŠENJE**

Location:

**kat.parc. 1466 K.O. DObrota I, u zahvatu  
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NULTA TAČKA  
 E 19° 44' 50,30"  
 N 43° 2' 2,40"  
 7.560,00

DESIGN COMPANY:



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

Client:

MER BER GROUP

Building:

DOBROTA RESIDENCES

Drawing:

LEVEL 04

Scale:

1:150

Concept design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

IDEJNO RJEŠENJE

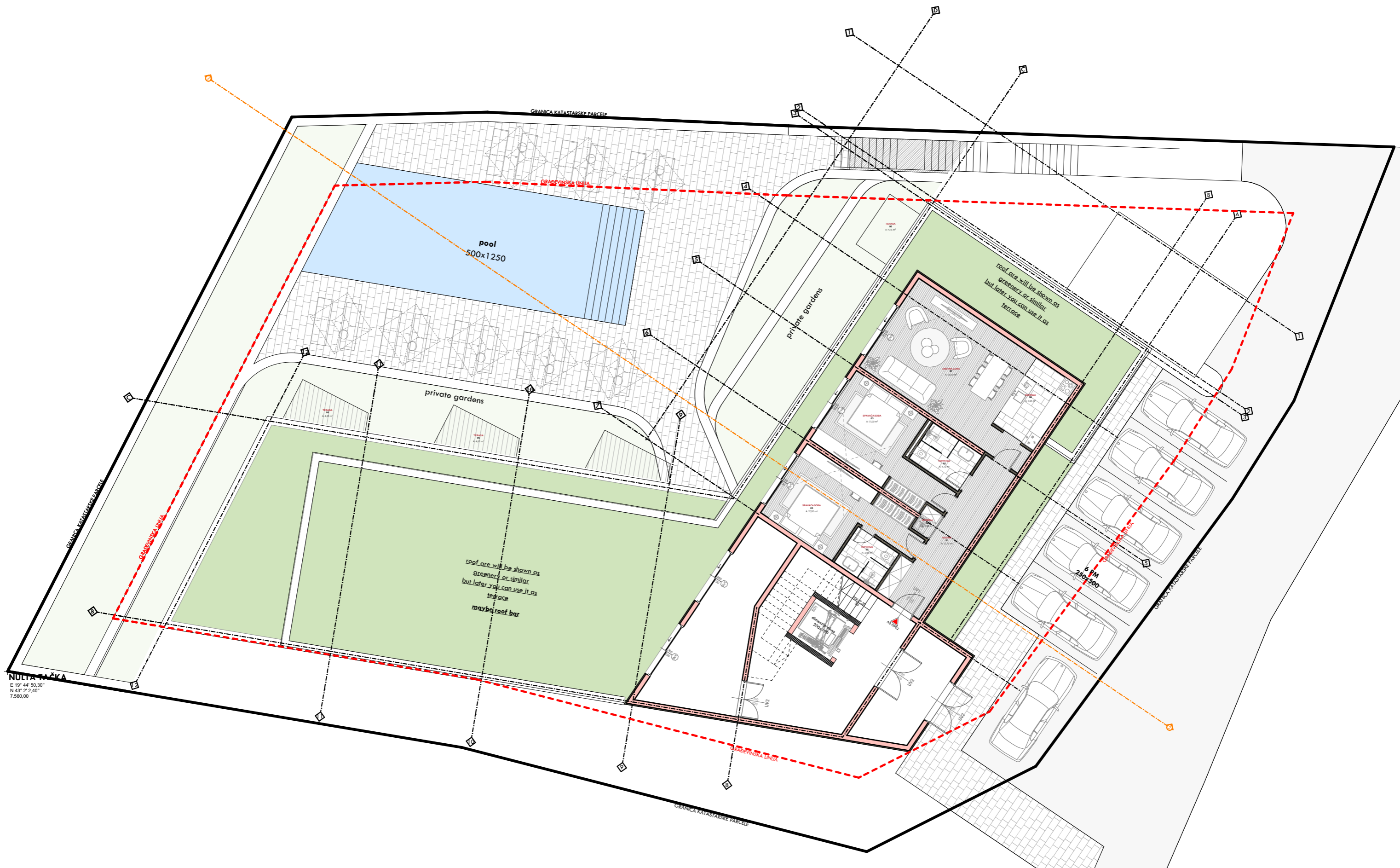
Location:

kat.parc. 1466 K.O. DObrota I, u zahvatu GUR-a, PUP opštine Kotor

Date:

utorak, 06. februar 2024.





DESIGN COMPANY:



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

Client:

**MER BER GROUP**

Building:

**DOBROTA RESIDENCES**

Drawing:

**LEVEL 05**

Scale:

**1:150**

Concept design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

**IDEJNO RJEŠENJE**

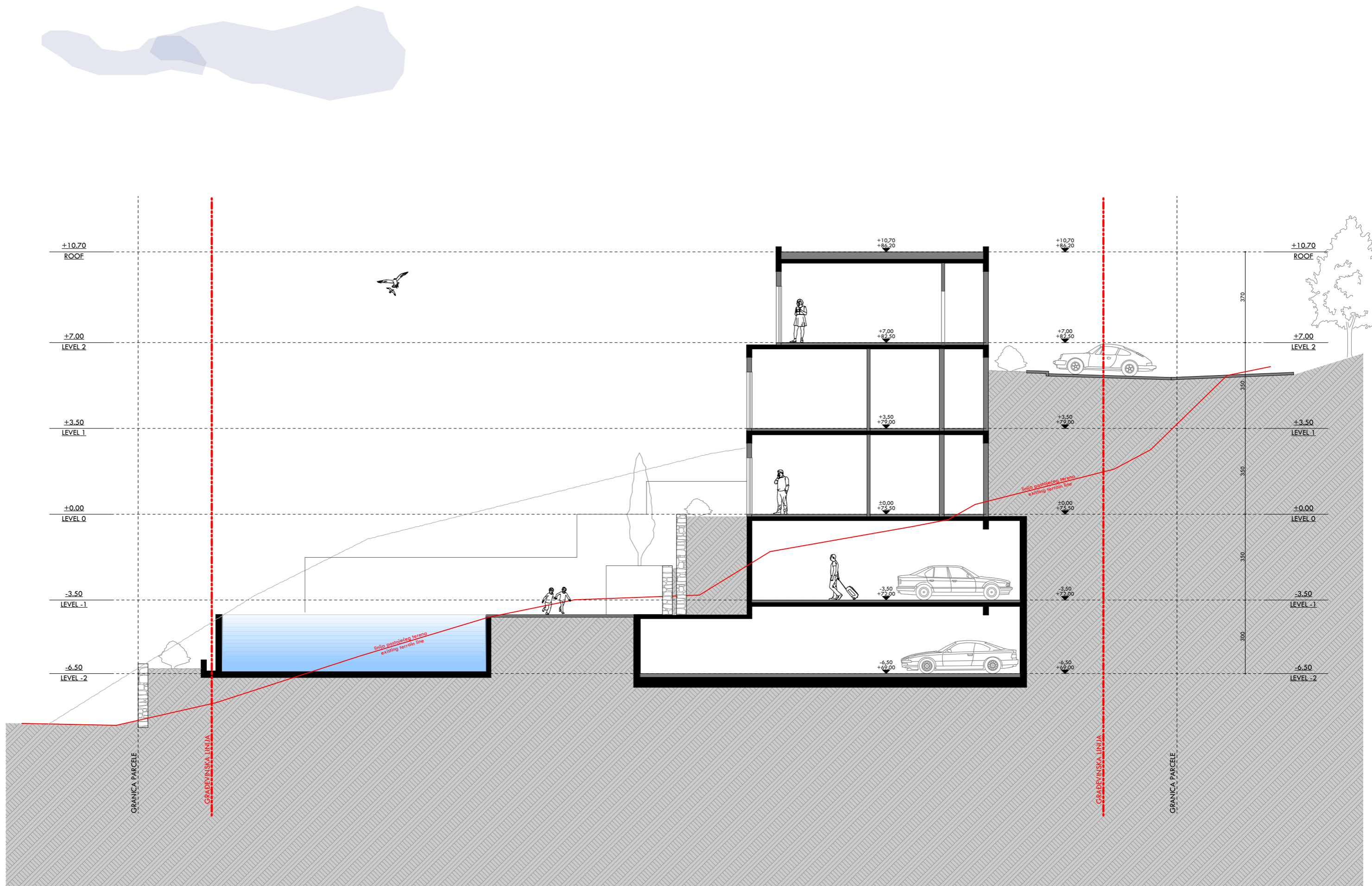
Location:

**kat.parc. 1466 K.O. DObrota I, u zahvatu GUR-a, PUP opštine Kotor**

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DESIGN COMPANY:



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MER BER GROUP

Building:

DOBROTA RESIDENCES

Drawing:

SECTION

Scale:

Concept design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

IDEJNO RJEŠENJE

Location:

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Date:

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**THANK YOU!**

**DOBROTA** BAY  
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