

APS
Montenegro

ME10119L01001
REŽEVIĆI, MUNICIPALITY OF BUDVA

URBAN CONCEPT

LOCATIONS ME10119L01001

Cadastral parcels number 1291/2, 1295/2, 1289/2, 1308, 1314, 1313, 1310/2, 1311/2, 1319, 1334/1, 1326/2, 1325, 1327, 1329, 1332 K.O. Reževići, Municipality of Budva

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URBAN CONCEPT OF THE LOCATION

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**URBAN CONCEPT
OF THE LOCATION**

INTRODUCTION

The subject of the urban concept are cadastral parcels 1291/2, 1295/2, 1289/2, 1308, 1314, 1313, 1310/2, 1311/2, 1319, 1334/1, 1326/2, 1325, 1327, 1329, 1332 Cadastral Municipality (K.O.) Reževići in the Municipality of Budva, within the scope of the Local Study of the Location “Rijeka Režević”, which is a valid plan for this area, in order to develop and implement potential investments within the given urban parameters.

The development of the urban concept for the subject parcels consists of elaboration and illustration of zones and implementation phases, examination of maximum parameters through volumes and masses, as well as establishment of the concept of traffic infrastructure and spatial organization within the parcels.

Within the location, structures (masses and volumes) intended for tourism T2 will be elaborated, which is a designated use based on the planning document.

In order to achieve greater flexibility in implementation and current market trends and possibilities, the planned structures on site will be presented in such a way that it is possible to combine urban parameters in accordance with needs, without violating the basic urban concept and technical infrastructure, all according to the implementation phases which will be defined in accordance with the program task of the Investor.

There are no cultural goods on the plots in question, nor are they part of any cultural property under protection.

The complete location is oriented towards the sea and is part of the ambient rural ensemble of the settlement Rijeka Reževića.

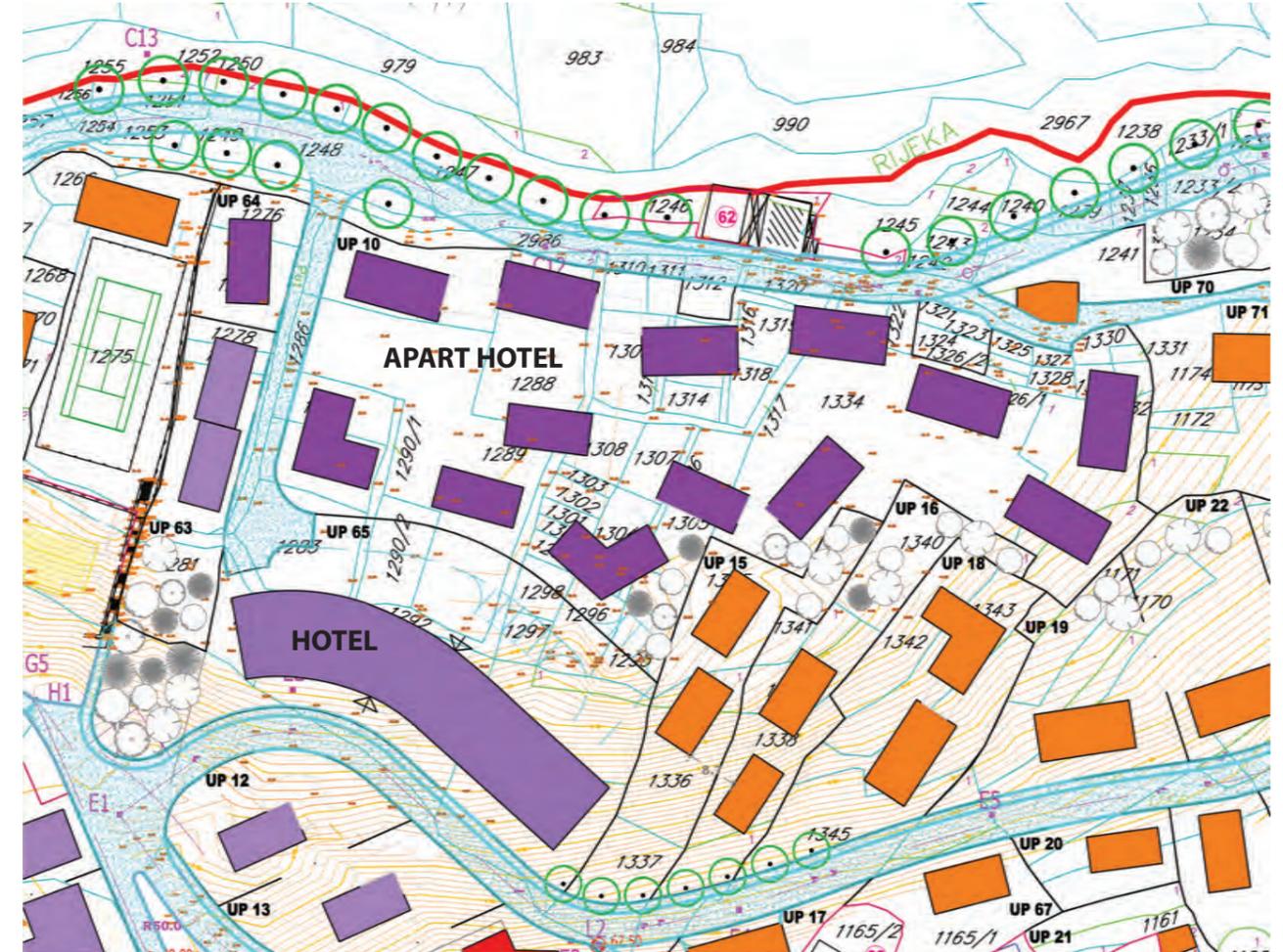


The real estate in question is located in a quiet settlement of Reževici in the Municipality of Budva, with a beautiful view of the sea and mountains. This resort is one of the attractive developing tourist resorts with some of the most beautiful Montenegrin beaches in the vicinity. It is located between Budva and Bar, only 4 km from the hotel-town of Sveti Stefan. Mini hotels, luxury villas, individual houses, residential buildings were built on this location. The traffic connection of the location with the larger city centers is excellent, and the tourist centers of Budva and Bar can be reached in an average of 20 minutes by car.





ORTHOPHOTO IMAGE OF THE CADASTRAL PARCELS

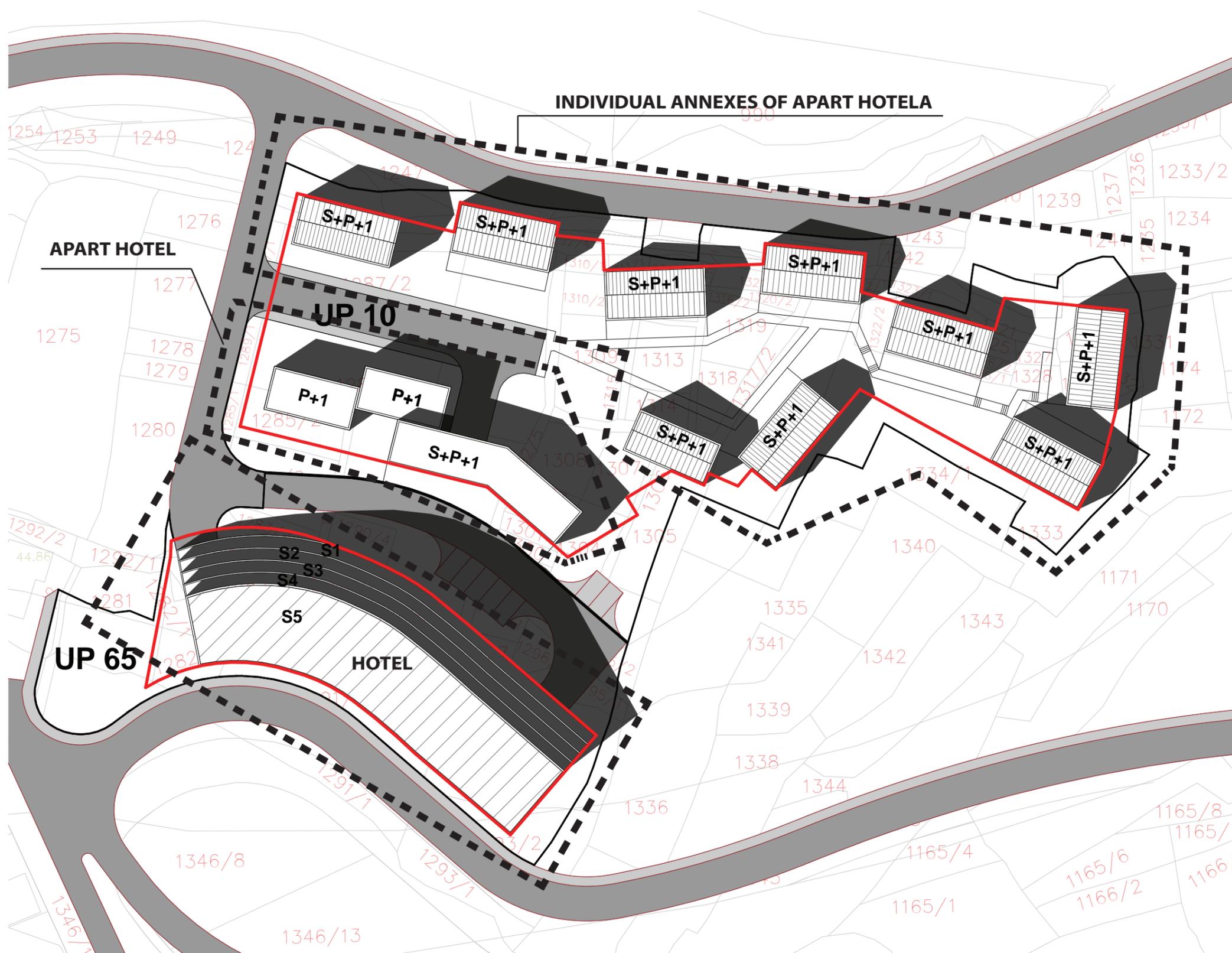


DESIGNATES USE OF CADASTRAL PARCELS

Cadastral parcels that are the subject of the urban concept are an integral part of the Local Study of the Location "Rijeka Reževića" in the Municipality of Budva. The cadastral parcels in question are an integral part of the urban parcels UP10 and UP 65. Urban parcels are planned as areas for tourism on which hotel complexes can be built. On the urban plot UP 10, there is a plan of building an Apart Hotel, while on UP 65 a Hotel is planned to be built. For both plots it is necessary to obtain the consent of other owners of cadastral plots that are an integral part of the urban plot, in order to obtain a building permit.

Urban parameters for the purpose of tourism are as follows:

Urban plot mark	Area of UP	Area covered with buildings	Non-built-up area	Floors	GCA	Lot coverage ratio	Floor area ratio	Designated use
UP 10	6157	1539	4618	S+P+1	4618	0.25	0.75	Apart Hotel
UP 65	2967	979	1988	S1+S2+S3+S4+S5	4302	0.33	1.45	Hotel



The concept of position of structures within the plots is based on the examination of approximately the maximum coefficients lot coverage and floor area, in order to develop and implement potential investments.

The terrain is sloping towards the mainland and is suitable for the construction of the designated use, with the possibility of burying the basement floors and obtaining a closed parking space and technical rooms.

On the plots in the development zone UP 10, building of the apart hotel is analyzed, the volume of which is based on the guidelines of the plan with the central building and the annexes, which are positioned in accordance with the model of local rural architecture.

Volumes of 4* hotels are analyzed on plots in the development phase of UP65. The hotel consists of 5 basement floors set in terraces, blending in with the traditional ambient landscape.



The location is arranged by greening the free areas as much as possible, and at least in a percentage set by the planning document.

The greenery should be in the spirit of the location, made of low and high vegetation autochthonous for this area. It is recommended to green all roof planes, as well as to install solar panels on the roof planes. Free green areas around the structures should be connected by pedestrian communications and the terrain should be developed through terraced retaining walls.



examples of green terraces arrangement

PLANNED URBAN CAPACITIES

Urban plot number	Area of the urban plot /m2/	Area covered with buildings /m2/	GCA /m2/	Lot coverage ratio	Floor area ratio	max floors
10	6157	1539	4618	0.75	0.25	S+P+1
Urban plot number	Area of the urban plot /m2/	Area covered with buildings /m2/	GCA /m2/	Lot coverage ratio	Construct ion index	max floors
65	2967	979	4302	1.45	0.33	S1+S2+S3+S4+S5

URBAN CAPACITIES OBTAINED BY ANALYSIS:

Urban plot number	Area of the urban plot /m2/	Area covered with buildings /m2/	GCA /m2/	Lot coverage ratio	Floor area ratio	max floors
10	6157	1539	4618	0.75	0.25	S+P+1
Urban plot number	Area of the urban plot /m2/	Area covered with buildings /m2/	GCA /m2/	Lot coverage ratio	Floor area ratio	max floors
65	2967	979	4302	1.45	0.33	S1+S2+S3+S4+S5

The design of buildings must be harmonized with the structures of the immediate environment, in terms of the basic parameters of form and the principles of organizing the physical environment. When designing buildings, one should take into account the simplicity of proportion and form, adaptation of the shape of buildings to the topography of the terrain, adaptation to climatic conditions and the use of indigenous materials and vegetation, i.e. the principles of unity, ambience and contextuality of space.

The development of the buildings should be in compliance with the ambient properties of the area, with the use of both indigenous elements and modern materials, whose colors, texture and other visual properties affirm the ambient qualities of the planned area.

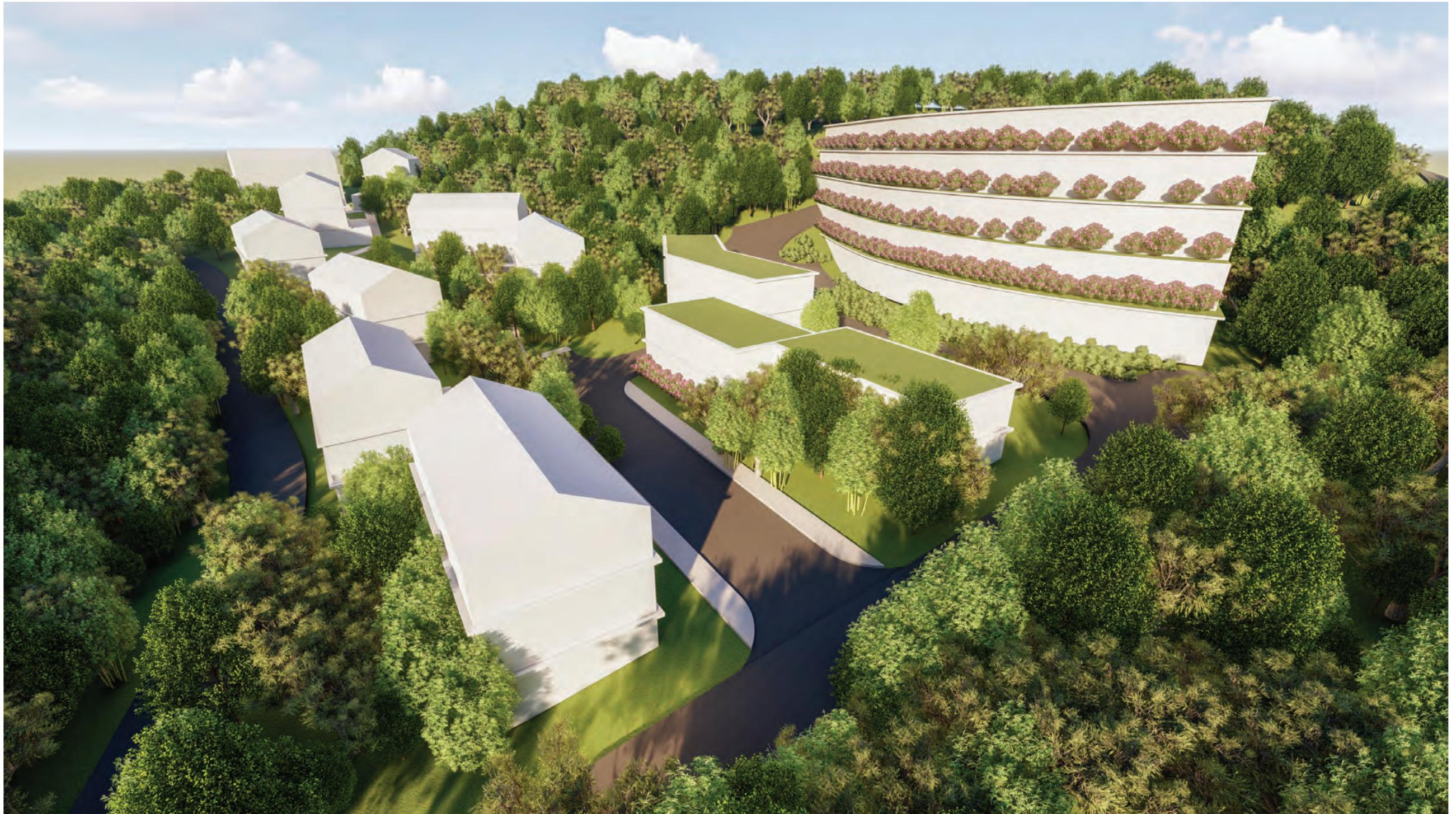
Having in mind the above, for urban settlements the possibility of building of all architectural styles is envisaged (mutual integration of architectural styles should be taken into account), while for rural settlements the obligation to apply traditional/vernacular architecture of rural settlements is envisaged, at least for the façade (“front/main façade”) of the planned structures.











The scheme of obtaining a building permit looks as follows:

STEP 1

Title deed – proof of ownership of the land on which you want to build the facility.

STEP 2

Zoning and technical specifications - guidelines for the development of the conceptual design and the main project.

STEP 3

Conceptual design - prepared by a licensed designer based on the zoning and technical specification.

STEP 4

Consent of the chief city architect to the conceptual design.

STEP 5

Main design – developed by a licensed design bureau.

STEP 6

Main project audit - performed by a licensed design bureau.

STEP 7

Payment of the fee for connection of building land to utilities.

STEP 8

Notification of building work.

STEP 9

Building a facility.

By purchasing the land, you become the owner and get proof of ownership - a title deed.

Title deed is the basic document for further procedure. With the title deed, and a zoning and technical specifications. When filling in the application, you need to clearly state the purpose of obtaining the conditions (construction of a new facility, upgrade, etc.), as well as the cadastral parcel number. The realistic time it takes to obtain a zoning and technical specification is between 30 and 60 days.

After obtaining the zoning and technical specification, the architectural bureau you have chosen starts with the development of the conceptual design of the building. The designer will, in compliance with your requirements, legal provisions and zoning and technical specification, prepare a conceptual design.

The chief city architect gives his consent to the conceptual design. The procedure is simple, at the same counter where you previously submitted the request for zoning and technical specification, you also submit this request, together with the conceptual design of the structure. Issuing the consent is free, and the time it takes to get the consent is 15 to 30 days, provided that the conceptual design is done in accordance with the law.

After obtaining the consent, the architectural bureau starts preparing the main project. The main project includes projects of: architecture, landscaping, construction, water installation, electricity, mechanical installations, etc. depending on the complexity of the project. After the completion of the main project, the architect, civil engineer and other experts shall send it for audit. The auditor, after completing the audit of the project, collects all additional documentation and approvals, which will save a lot of time for you as an investor.

After the audit, you enter into an agreement with the municipality on the payment of the fee for connection of building land to utilities. The amount of the fee is different for each municipality in Montenegro, and depends on the zone in which your land is located. You can find out about the amount of this fee from your local authority or your designer. With this contract and the previously mentioned and collected documents, a notification of building work is submitted to the Ministry of Sustainable Development and Tourism, and 15 days after, you can start building your facility. You must have a signed a construction contract with the contractor, and you can also consult with your designer about all other details necessary for the construction.

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