



Arza Cape Resort

Montenegro

Concept Phase



Arza Cape Resort

Montenegro

LOCATION:

Lustica peninsula, Montenegro

TOTAL AREA:

110,000 m²

PROJECT SPECIFICATION:

Exclusive residential complex

One of the most prominent features of the Montenegrin landscape is the highly varied, physical texture of the terrain. On the Adriatic side of the Lustica Peninsula, the geologic and seismic history of the region has resulted in an almost immediate transition from high mountains to deeply rutted coastline. On the Bay of Kotor, there is a natural sense of enclosure at each finger of water that extends into the land.

Sheer rock wall faces provide an awe-inspiring backdrop to the rocky shorelines, vibrant blue waters, and quaint, tile-roofed villages below. This richly textured landscape and sense of outdoor enclosure are natural inspirations for the planning and architecture of the Arza Cape Resort.

For over a hundred years, the Bastion has functioned as a physical identifier marking the entrance to the Bay of Kotor. Because of the Bastion's established importance, the resort plan has been designed to accentuate its prominence, while adapting it to serve resort functions. The village of Kotor is an outstanding example of an historic village built over the course of time.

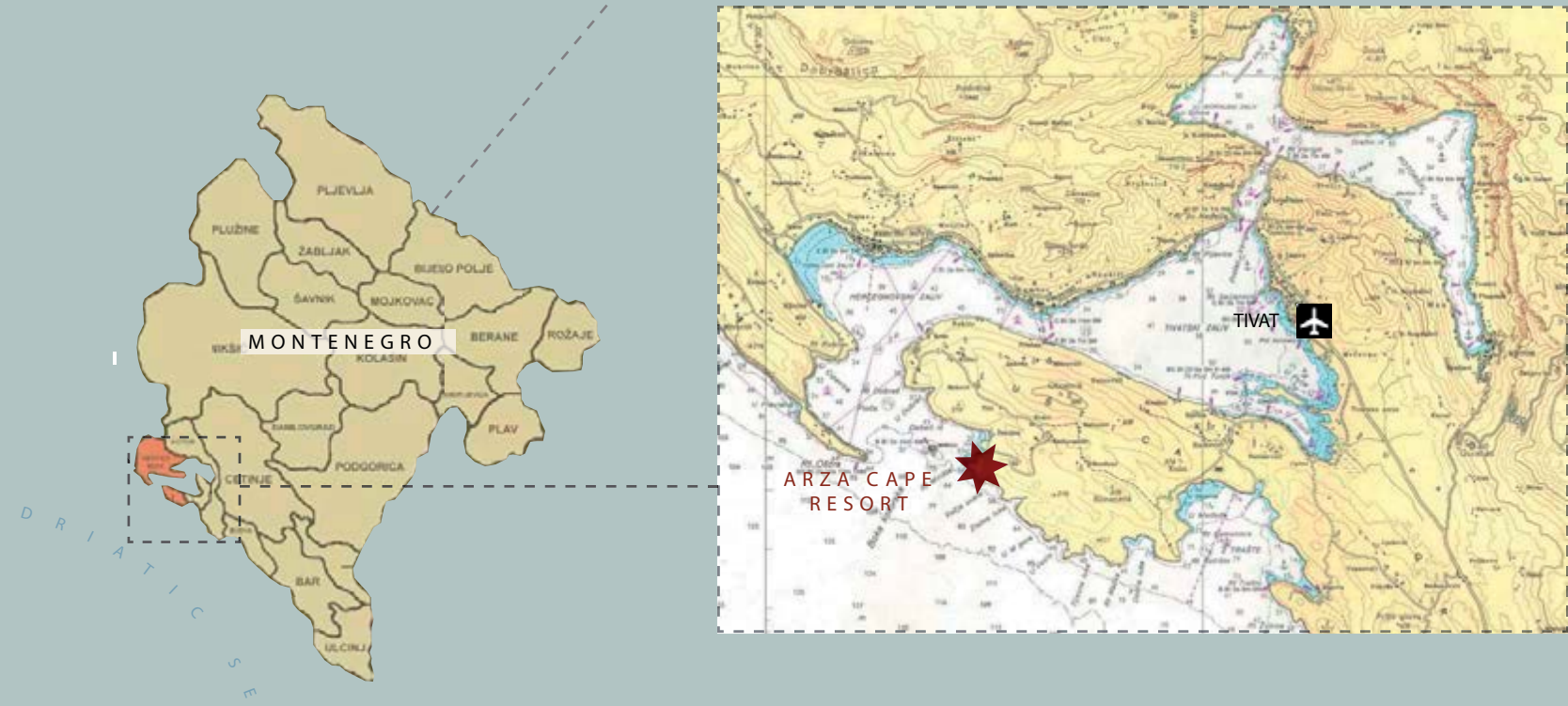
A successful resort design must implement a similarly organic approach to site planning, using individual building volumes to sculpt

and enclose outdoor spaces while framing and drawing inspiration from views of the surrounding mountain peaks. Careful attention to scale, setbacks, and architectural elements will help to soften the perceived height and bulk of buildings in relation to their surroundings.

This project of luxury villas, apartments and hotel complex, is to be developed on one of the most beautiful spots of the Montenegro coast: the peninsula of Arza, situated at the entrance of the Boka Kotorska bay. With its prominent position facing the sea on three sides, excellent geographical features and morphological disposition, it is a location with optimal development potential for the proposed project.

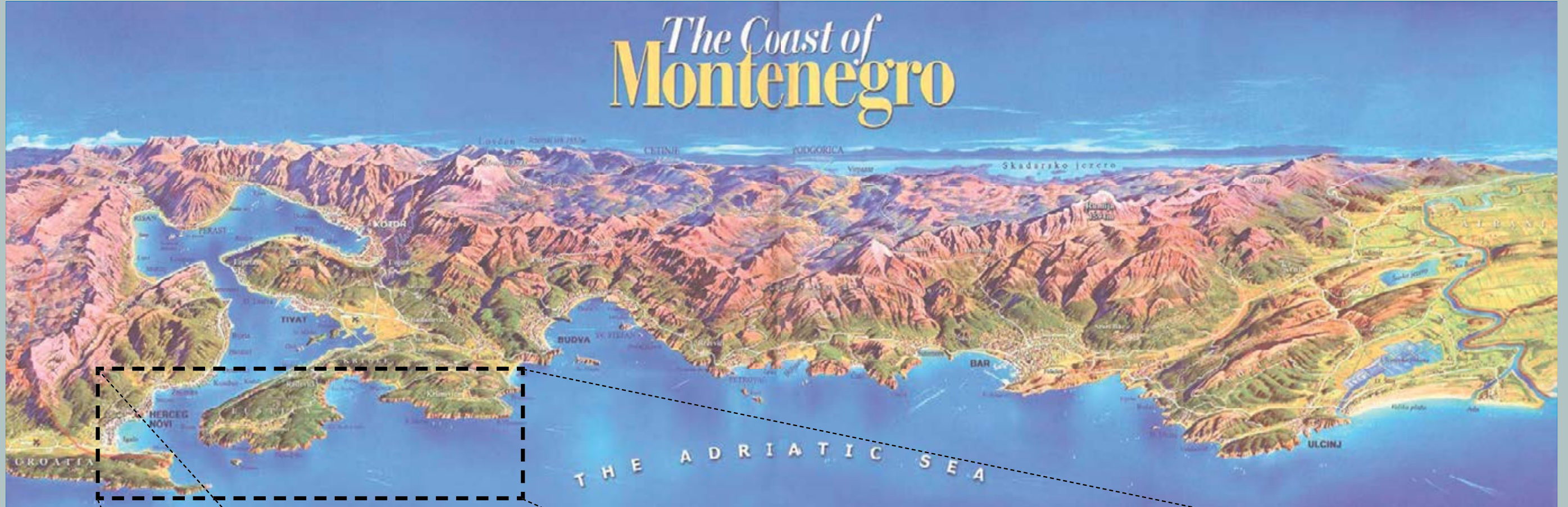
The aforementioned is enhanced by the integration of a historical monument like the well-preserved Arza Fort and the breath taking views of this unrepeatable location.

The development area comprises 10.4 ha, whereby approximately 35,000 m² are to be allocated to Hotel, restaurants and complementary facilities. Another 45,000 m² will encompass the luxury residential villas and apartment complex areas.



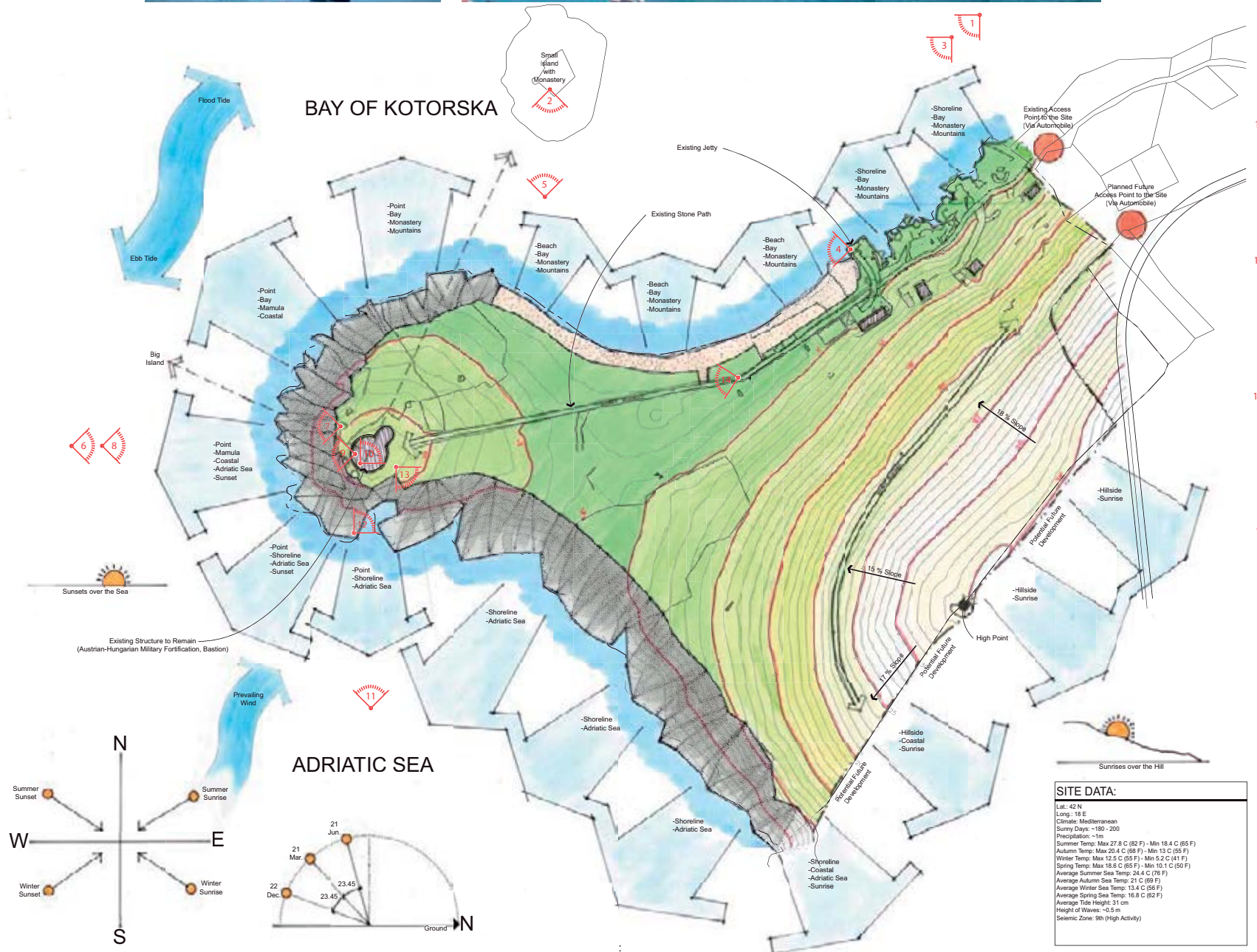
Arza Cape Resort
Montenegro
Contextual Location Map

The Coast of Montenegro



Arza Cape Resort
Montenegro

Proximity Map



Historic Location

Over a century ago, Montenegrin defenders erected Fortresses on islands and rocky points at the mouth of the Bay of Kotorska to protect it from enemy forces in the Adriatic Sea. At the eastern point on the Lustica Peninsula, the historic ruins of the old Bastion are all that remain of the old embattlements. This rocky site is bordered by the turbulent Adriatic Sea on the southwest and the tranquil Bay of Kotorska on the northwest. The Arza Cape Resort is located at this natural confluence of turbulence and tranquility, where historic battles took place in the most picturesque of natural settings. This prominent 11 hectare point is encircled by the stunning beauty of the bay and ocean coastlines and set against the backdrop of a steeply sloping hillside and the dramatic mountains beyond.

Natural Features

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Planning

For over a hundred years, the Bastion has functioned as a physical identifier marking the entrance to the Bay of Kotorska. Because of the Bastion's established importance, the resort plan has been designed to accentuate its prominence, while adapting it to serve resort functions.

The village of Kotor is an outstanding example of an historic village built over the course of time. A successful resort design must implement a similarly organic approach to site planning, using individual building volumes to sculpt and enclose outdoor spaces while framing and drawing inspiration from views of the surrounding mountain peaks. Careful attention to scale, setbacks, and architectural elements will help to soften the perceived height and bulk of buildings in relation to their surroundings.

Architecture

The architectural forms will unfold, in part, as an interpretation of the natural intricacy found in the existing landscape. Irregular building footprints, stepped volumes, and deliberate deviation from established grids are a few methods of achieving this interpretation.

Montenegro symbolizes unspoiled nature, authentic village character, fresh air, crystal clear water, and a tradition of hospitality that together have survived many centuries. These traditions are embedded in the regional style of architecture that remains preserved in many villages and towns.

Historic buildings in Kotor and throughout village on the Bay of the Kotorska inspire the need to reference the craft of old-world materials, details and construction methods.

The design of the Arza Cape Resort will reflect the beauty and inherent value of Montenegro's traditional architecture and demonstrate how these traditions can be adapted to a modern language and lifestyle without losing their regional characteristics and identity.

This presents an opportunity for a uniquely appropriate approach to resort design – the pairing of old and new – design on both textural and volumetric levels. These will form a clear and rational approach to design that will be evident in both the details and the overall mass of the resort.

Character

In order to be successful, the resort must be self-sufficient – able to generate a vibrancy and social energy that not only set it apart as the most intriguing dining and lodging experience in the area, but also make it into a prime destination.

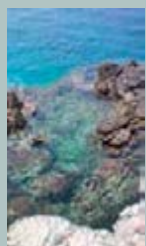
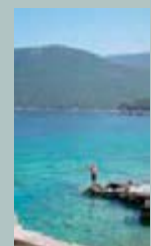
The Bastion and the site's sense of timelessness will establish for each guest a connection with Montenegro's long and rich cultural history, which has been shaped by centuries of commerce and political struggle. This history adds an intriguing layer to the story and unique appeal of the region and Arza Cape Resort.

Sustainable Design

Green construction methods, site planning, water conservation, waste management, regional material use, and reduced energy consumption are key elements of a successful approach to building in this region. Green building design principles not only represent the most responsible approach to design, but they are also consistent with The Parliament of the Republic of Montenegro's "Declaration on the ecological state of Montenegro" (September 20, 1991). **DISTINCTIVE QUALITY**

The Arza Cape Resort will be one of the first internationally-branded, 5-star destination resorts in Montenegro – bringing with it the sophistication and high standard of quality expected from an established luxury hotel chain. As new construction on a prominent historic site, the resort will quickly become a signature development and an identifier for entry into the Bay of Kotorska.

Site Characteristics



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Design Narrative



Arza Cape Resort
Montenegro
Hotel Arrival View



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Plaza View



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Project Aerial View

Arza Cape Resort
Montenegro
Project Aerial View



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Exhibit G - Bldg Number

- H - Hotel
- B - Bungalows
- A - Apartments
- V - Villas
- M - Marina
- S - Spa
- X - Miscellaneous Buildings



Exhibit G - Bldg Number





LOT #S	Q M	TYP
12	55	2BD Villa
22	58	2BD Villa
32	57	2BD Villa
42	57	2BD Villa
52	62	2BD Villa
62	82	3BD Villa
72	73	3BD Villa
82	70	3BD Villa
92	70	3BD Villa
10	270	3BD Villa
11	270	3BD Villa
12	250	2BD Villa
13	229	2BD Villa
14	249	2BD Villa
15	227	2BD Villa
16	229	2BD Villa
17	234	2BD Villa
18	237	2BD Villa
19	232	2BD Villa
20	242	2BD Villa
21	299	3BD Villa
22	337	4BD Villa
23	336	4BD Villa
24	309	3BD Villa
25	321	4BD Villa
26	336	4BD Villa
27	338	4BD VillaT
28	323	4BD Villa
29	313	3BD Villa
30	289	2BD Villa

Summary

YP	QUANTITYS	UB TOTAL SQ M	AVG SQ M
2BD Villa1	53	,7072	247
3BD Villa	92	,556	284
4BD Villa	61	,991	332
TOTAL SQ M		88,254	

Arza Cape Resort

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Exhibit E - Villa Lot Sizes



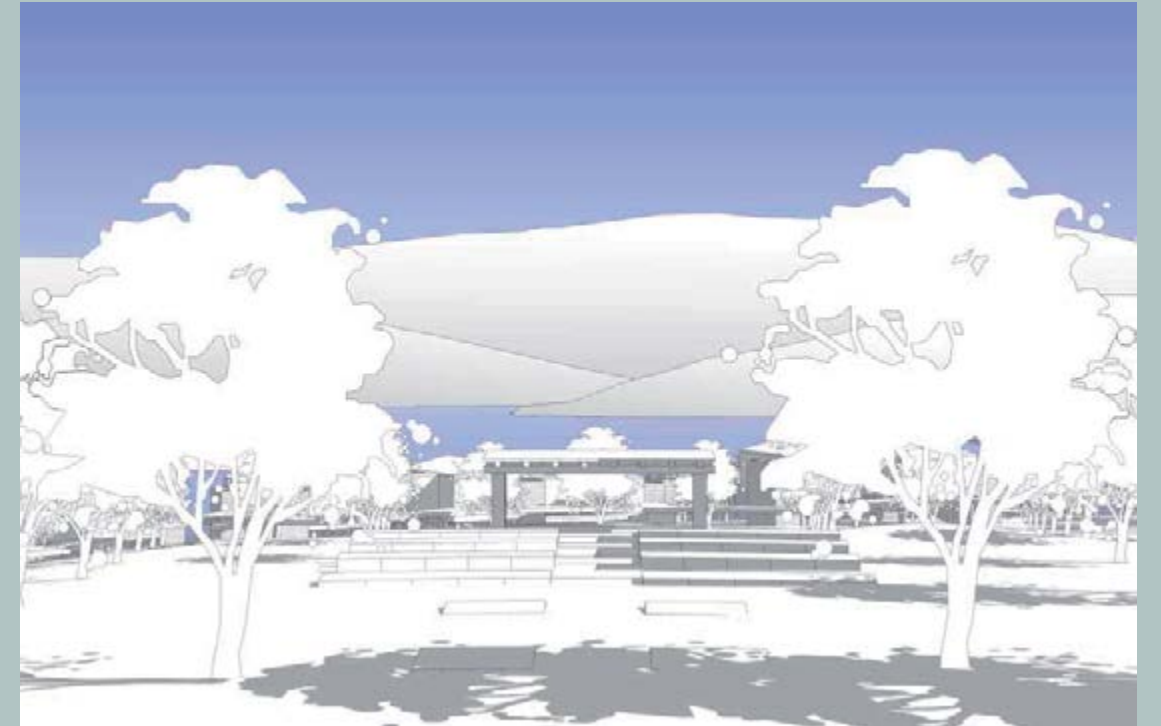
Arza Cape Resort

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Massing Studies - Aerial View



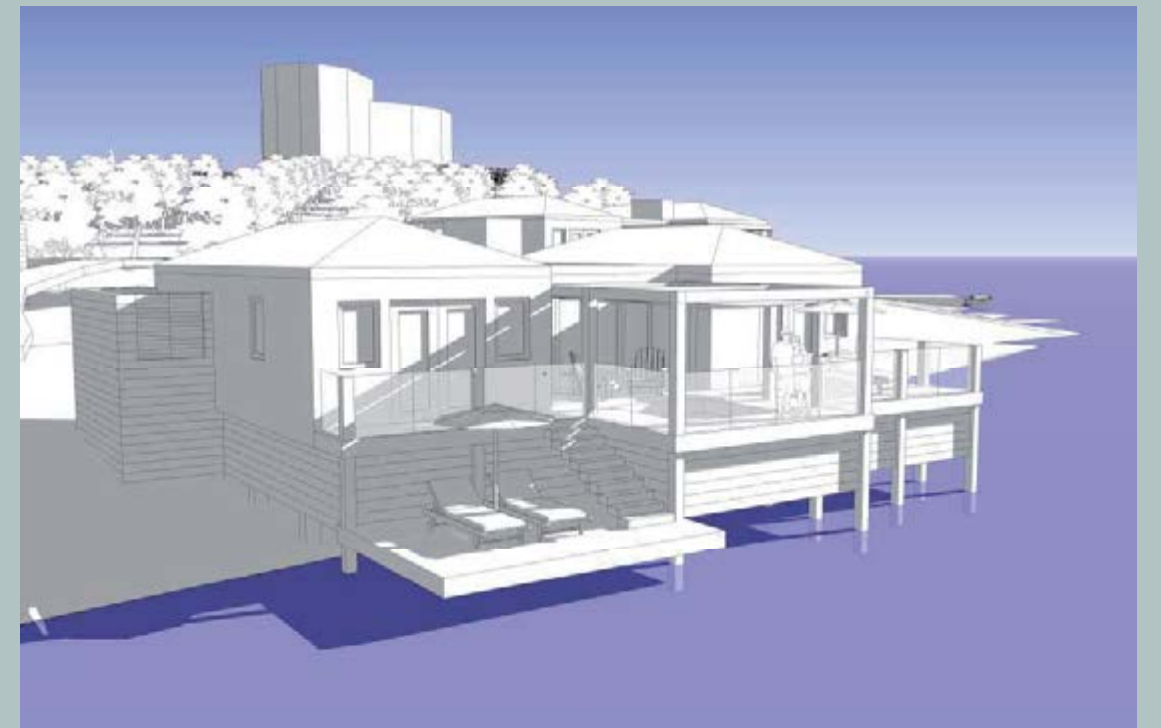
GreenBelt Plaza



Event Lawn



Water Taxi Arrival



Over Water Bungalow

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Massing Studies - Eye Level



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Massing Study - Photo Simulation



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Site Characteristics

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