# *"SOLSTICE" - VIP VILLAGE*

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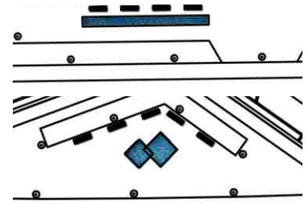
PROJECT VALUE 68-88 MILLION USD

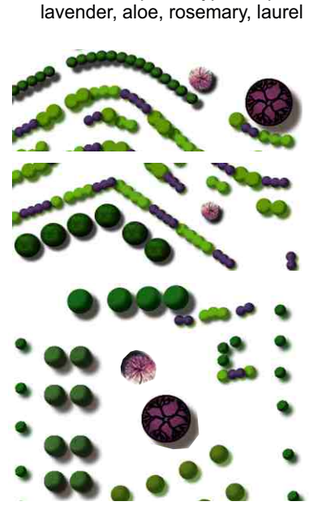
URBAN MOBILIAR

bench, street lights, fountain



GREENERY

Tree specification :
olive, fig, carob, lemon,
orange, mandarin, capers
palm, cypress, pine
lavender, aloe, rosemary, laurel



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VILLAS

Plot area 1 ... 9640,58 m²
Villa area over ground level … 700,00 m²
Villa area underground level … 465,00 m²
Guest House area … 150 m²

Plot area 2 ... 7953,90 m²
Villa area over ground level … 680,00 m²
Villa area underground level … 450,00 m²
Guest House area … 150 m²

Plot area 3 ... 7910,96 m²
Villa area over ground level … 720,00 m²
Villa area underground level … 480,00 m²
Guest House area … 150 m²

Plot area 4 ... 8199,75 m²
Villa area over ground level … 700,00 m²
Villa area underground level … 465,00 m²
Guest House area … 150 m²

Plot area 5 ... 8255,22 m²
Villa area over ground level … 680,00 m²
Villa area underground level … 450,00 m²
Guest House area … 150 m²

Plot area 6 ... 8109,51 m²
Villa area over ground level … 720,00 m²
Villa area underground level … 480,00 m²
Guest House area … 150 m²

Plot area 7 ... 7953,17 m²
Villa area over ground level … 700,00 m²
Villa area underground level … 465,00 m²
Guest House area … 150 m²

Plot area 8 ... 8156,35 m²
Villa area over ground level … 680,00 m²
Villa area underground level … 450,00 m²
Guest House area … 150 m²

Plot area 9 ... 8394,56 m²
Villa area over ground level … 720,00 m²
Villa area underground level … 480,00 m²
Guest House area … 150 m²

Plot area 10 ... 10430,05 m²
Villa area over ground level … 720,00 m²
Villa area underground level … 480,00 m²
Guest House area … 150 m²

RESTAURANT, RESTAURANT STAFF APARTMENTS, GARAGE

Plot area 11 ... 4873,50 m²
Building area overground level … 2425,00 m²
Building area underground level … 1040,00 m²

STAFF APARTMENTS, SECURITY

Plot area 12 ... 3720,42 m²
Building area overground level … 3360,00 m²
Building area underground level … 840,00 m²

TECHNICAL BUILDING - PUMP STATION

Plot area 13 ... 1251,58 m²
Building area … 150,00 m²

SPORT COURTS

Plot area 14 ... 14874,06 m²
Building area - solar transformer … 290,00 m²

Courts for basketball, volleyball, tennis, mini football, handball, children playgrounds

TRAFFIC AREAS

Plot area 15 ... 20639,36 m²
Building area - security … 10,00 m²

BEACH AND MOL

Plot area 16 ... 25726,71 m²
Building area - marina … 150,00 m²

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CROSS SECTION

Cross section of the road:
- greenery 4,5 m
- road 3,0 m
- greenery 2,0 m
- road 3,0 m
- greenery 2,0 m
- bicycle path 2,0 m
- footpath 2,5 m
- greenery 3,0 m

HOTEL SOLSTICE 5*
100 Rooms

THE RETAINING WALL

On the retaining wall:
- solar panels

In the retaining wall:
- tank for rainwater
- tank for seawater

Heliodrom na krovu / Helipad on the roof

Kamena ograda visine 2,5 m / Stone wall height of 2,5 m
Kućica za obezbjeđenje / Security
Rampa na ulazu / Entrance Ramp

Mol i Marina / Dock and Marina

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## PLOT AREA AND VILLA AREA

Plot area 10 ... 10430,05 m²
Villa area over ground level … 720,00 m²
Villa area underground level … 480,00 m²
Guest House area … 150 m²

PARTERNO UREĐENJE / LANDSCAPE

1. kamene ploče / stone tiles
2. šljunak / gravel
3. drveni *decking* sistem / wooden decking system
4. travnate površine / lawn
5. zelenilo / greenery
   specifikacija drveća/ tree specification:
   maslina, smokva, rogač, limun / olive, fig, carob, lemon
   narandža, mandarina, kapari / orange, mandarin, capers
   palma, čempres, bor / palm, cypress, pine
   lavanda, agava, ruzmarin, lovor / lavender, aloe, rosemary, laurel

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GROUND FLOOR PLAN

ENTRANCE ZONE.....20,50 m²
UZ.01 hall
UZ.02 WC

ECONOMIC ZONE.....27,00 m²
EZ.01 staircase to the basement
EZ.02 kitchen

LIVING ZONE.....165,00 m²
DZ.01 living room
DZ.02 dining room
DZ.03 library / TV room

NIGHT ZONE.....56,00 m²
NZ.01 bedroom
NZ.02 bathroom
NZ.03 wardrobe

NETTO GROUND FLOOR AREA.....268,50 m²

GROSS BUILDING AREA GROUND FLOOR.....330,00 m²

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BASEMENT

WINE CELLAR.....205,00 m²
VP.01 bar
VP.02 billiard room
VP.03 room for storing wine
VP.04 room for wine tasting

FITNESS AND WELLNESS.....79,00 m²
FW.01 gym
FW.02 toilets
FW.03 showers and changing room
FW.04 sauna
FW.05 corridor

UTILITY ROOMS.....60,00 m²
PP.01 laundry
PP.02 pantry
PP.03 pantry
PP.04 corridor
PP.05 staircase

ROOM SERVICE.....56,00 m²
SP.01 technical block for pool 1
SP.02 technical block for pool 2

NETTO AREA OF BASEMENT.....400,00 m²

GROSS BUILDING AREA OF BASEMENT.....480,00 m²

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FIRST FLOOR PLAN

LIVING ZONE.....143,00 m²
DZ.01 living area
DZ.02 study room
DZ.03 wardrobe/bar
~~DZ.04 bathroom~~

NIGHT ZONE 1.....56,00 m²
NZ.01 bedroom
NZ.02 bathroom
NZ.03 wardrobe

NIGHT ZONE 2.....56,00 m²
NZ.04 bedroom
NZ.05 bathroom
NZ.06 wardrobe

NIGHT ZONE 3.....64,00 m²
NZ.07 bedroom
NZ.08 bathroom
NZ.09 wardrobe

NETTO AREA OF FIRST FLOOR .....319,00 m²

GROS

S BUILDING AREA OF FIRST FLOOR.....390,00 m²

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