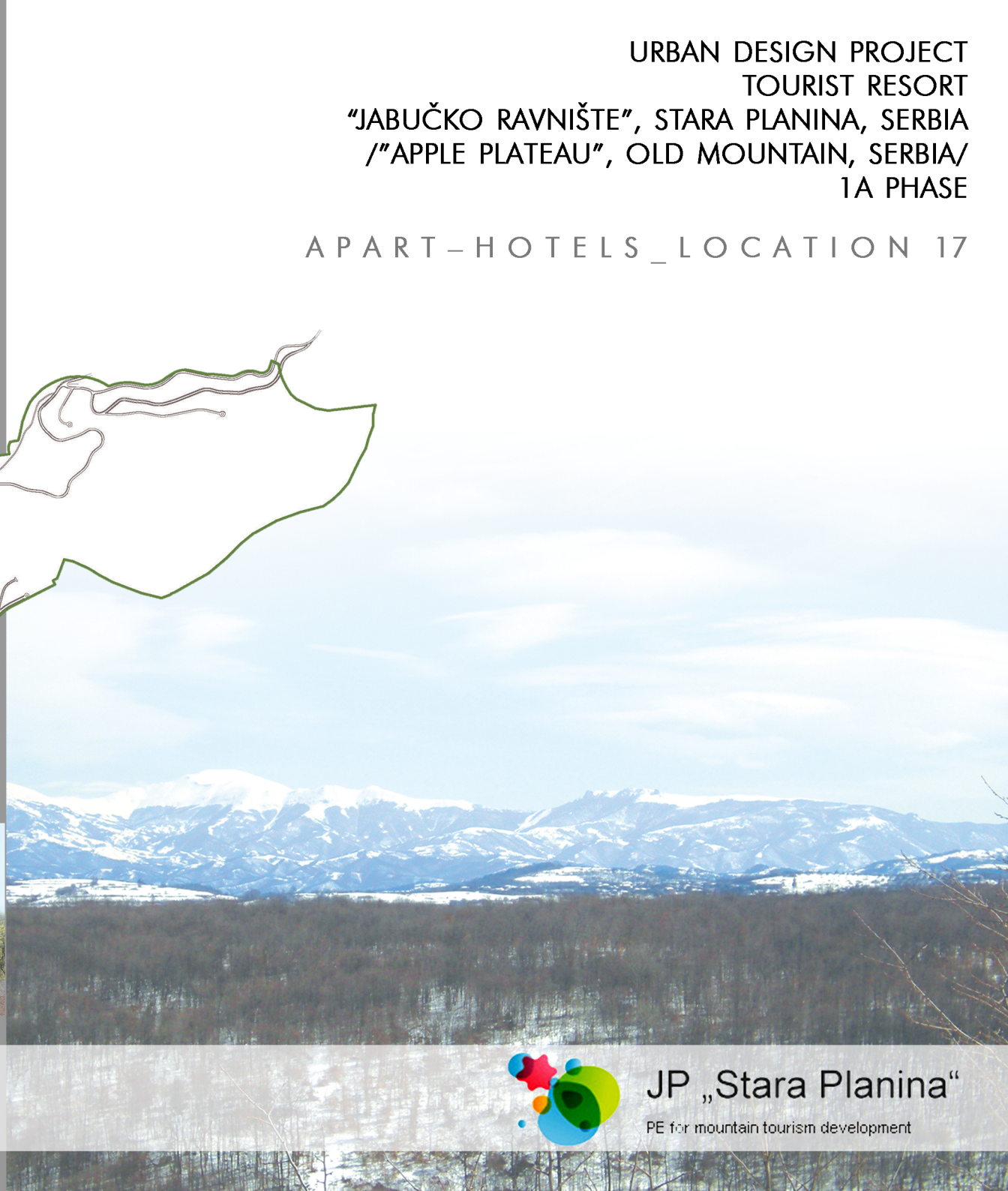
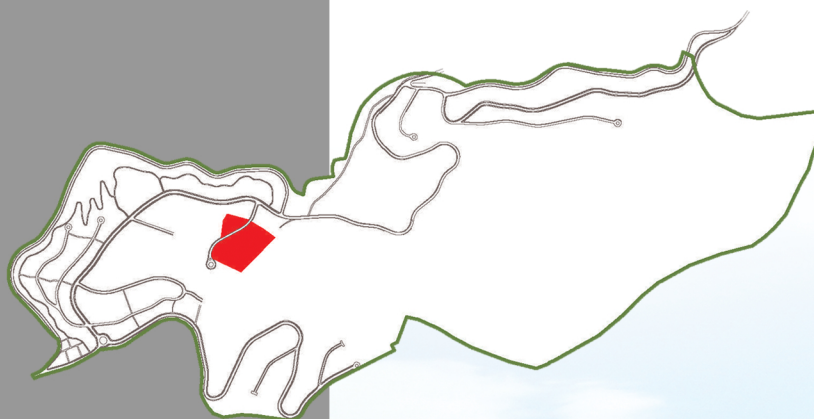


URBAN DESIGN PROJECT
TOURIST RESORT
"JABUČKO RAVNIŠTE", STARA PLANINA, SERBIA
/"APPLE PLATEAU", OLD MOUNTAIN, SERBIA/
1A PHASE

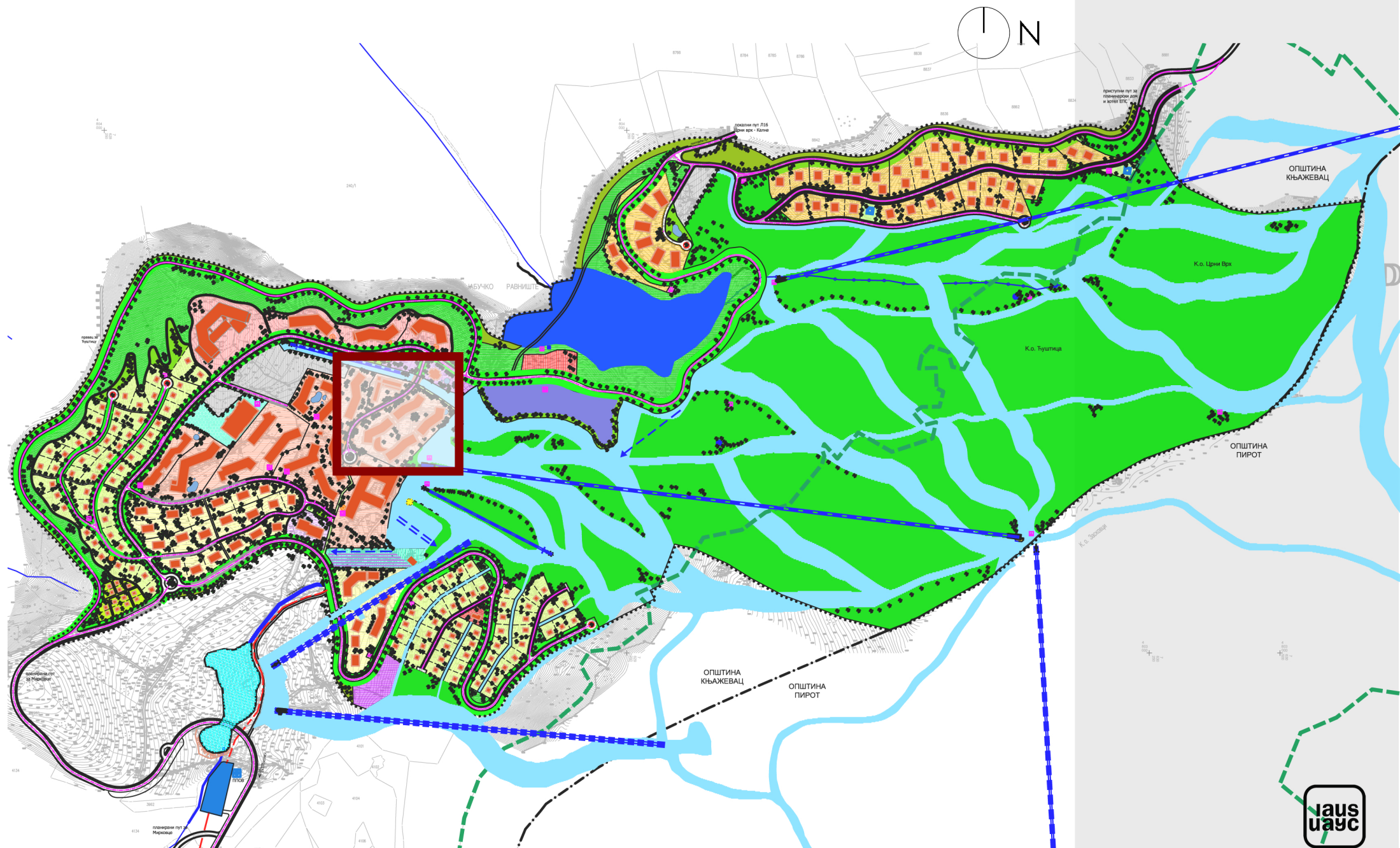
A P A R T - H O T E L S _ L O C A T I O N 17



ИНСТИТУТ ЗА АРХИТЕКТУРУ И УРБАНИЗАМ СРБИЈЕ
Institute of Architecture and Urban & Spatial Planning of Serbia

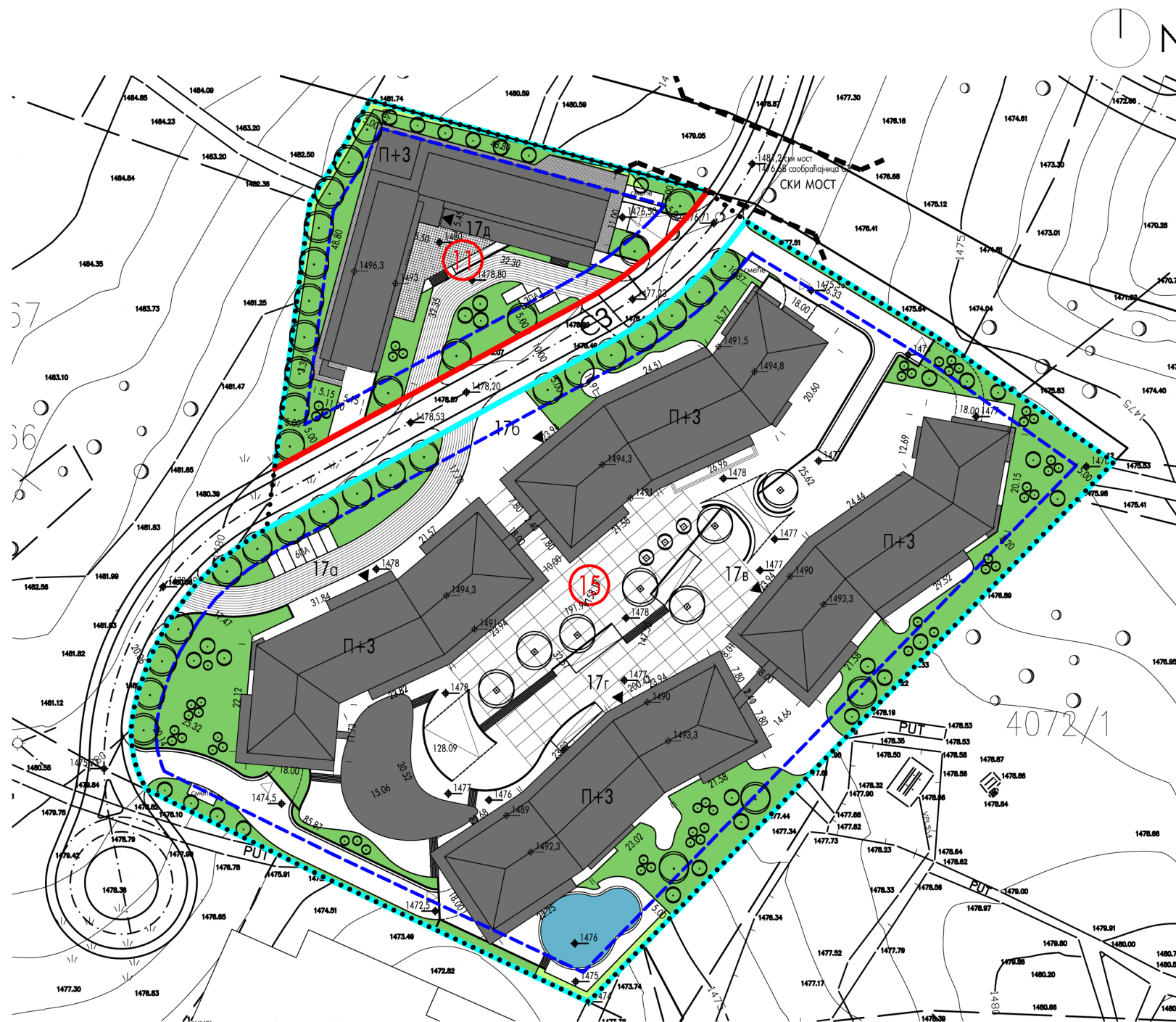


JP „Stara Planina“
PE for mountain tourism development



LOCATION 17_situation

Urban design project Tourist resort "Jabučko Ravnište" 1a phase



LOCATION 17

INDICATOR	parcel no.11	parcel no.15	TOTAL
total lot area (m ²) (TLA)	3376	16805	20181
levels above ground	4	4	
gross external area (m ²) (GEA)	4154	20608	24762
construction index (i=GEA/TLA)	1.2	1.2	1.2
lot coverage (%)	31.3	30.4	30.6
no. of units	42	171	213
no. of beds	87	528	615
no. of extra beds	30	294	324
no. of parking places	29	142	171

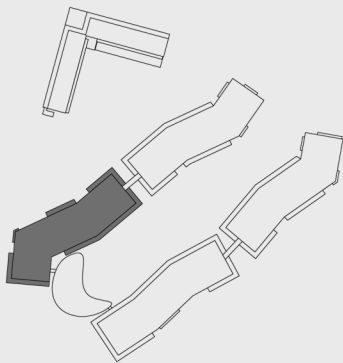
LEGEND

- border of the urban design project
- border of the parcel
- street regulation line
- construction line
- (X) parcel mark
- ▲ building entrance
- △ garage entrance





17a BASEMENT/ GARAGE	
USE OF SPACE	A (m²)
1 garage for 33 cars	878
2 stairs and elevators	49
3 boilers	29
4 air conditioning	29
5 store	29
6 transformer station	21
7 diesel generator	28
8 technical room	29
TOTAL NET INTERNAL AREA	1092
GROSS EXTERNAL AREA	1215

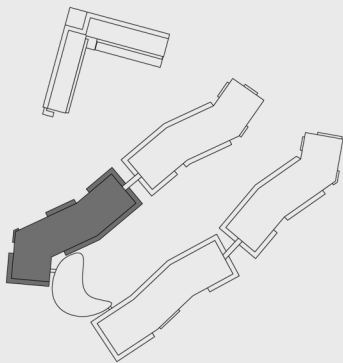


sc_1:333





17a TYPICAL FLOOR		
USE OF SPACE		A (m²)
1	stairs and elevators	31
2	corridors	164
3	office	17
4	studio 4x43m²	172
5	1-bedroom suite 3x52m²	156
6	2-bedroom suite 5x69m²	345
7	3-bedroom suite 2x93m²	186
TOTAL NET		1071
total net internal area		1015
total net terraces area		56
TOTAL GROSS		1288



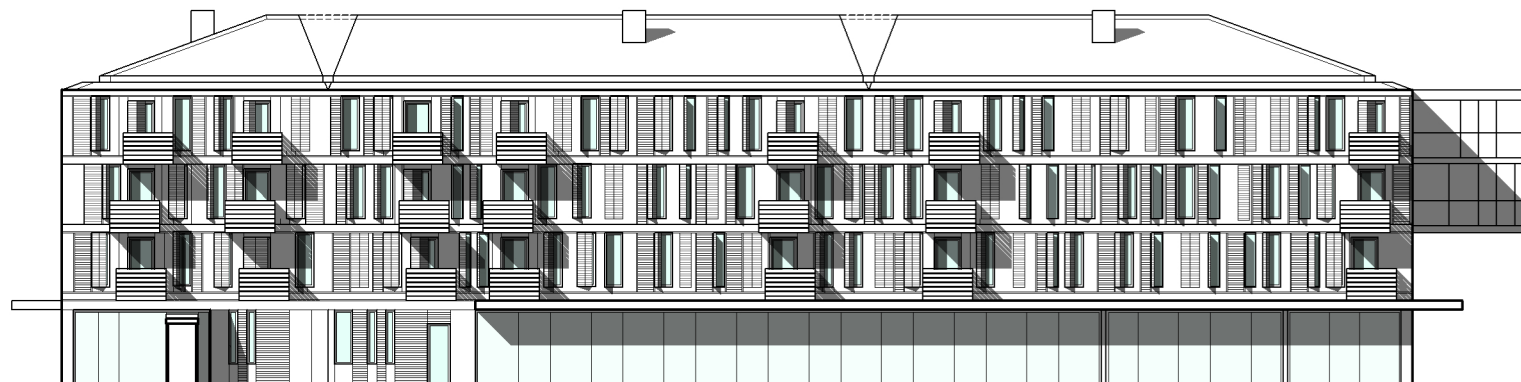
northwest facade



side facade



southeast facade



17b GROUND FLOOR

USE OF SPACE	A (m ²)
1 entrance lobby/reception & bar	230
2 administration	15
3 back of house	113
4 stairs and elevators	45
5 toilets	34
6 ski	31
7 wardrobe	20
8 restaurant_300 persons	412
9 kitchen facilities	192
TOTAL NET INTERNAL AREA	1093
GROSS EXTERNAL AREA	1200



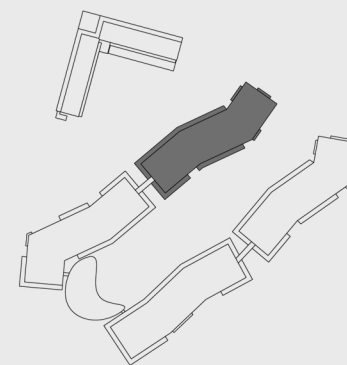
sc_1:333



17b BASEMENT/ GARAGE

USE OF SPACE	A (m²)
1 garage for 31 cars	852
2 stairs and elevators	58
3 boilers	30
4 air conditioning	29
5 store	50
6 transformer station	22
7 diesel generator	13
8 garbage and waste	24
TOTAL NET INTERNAL AREA	1077

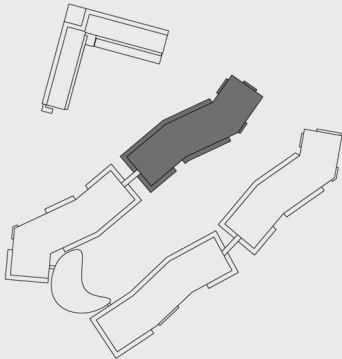
GROSS EXTERNAL AREA	1200
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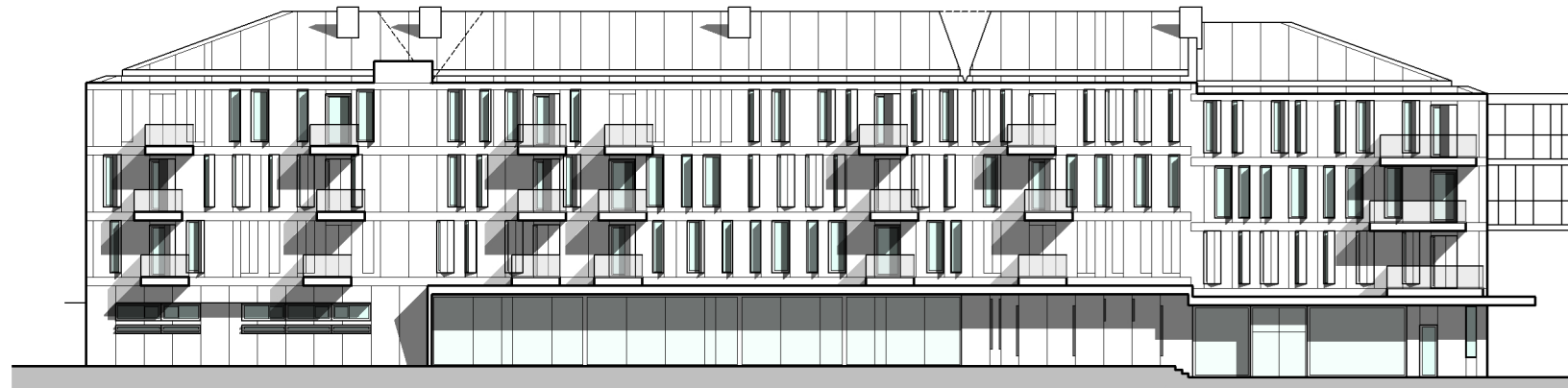
17b TYPICAL FLOOR		
USE OF SPACE		A (m²)
1	stairs and elevators	33
2	corridors	160
3	office	24
4	studio 3x43m²	129
5	1-bedroom suite 6x52m²	312
6	2-bedroom suite 3x69m²	207
7	3-bedroom suite 2x93m²	186
TOTAL NET		1051
total net internal area		995
total net terraces area		56
TOTAL GROSS		1273



side facade



northwest facade



southeast facade



HOTEL 17V_LOCATION 17_ground floor

Urban design project
Tourist resort "Jabučko Ravnište"
1a phase

17v GROUND FLOOR

USE OF SPACE	A (m ²)
1 entrance lobby/reception & bar	211
2 administration	34
3 back of house	99
4 stairs and elevators	45
5 toilets	34
6 ski	30
7 wardrobe	20
8 restaurant_300 persons	412
9 kitchen facilities	196
TOTAL NET INTERNAL AREA	1081

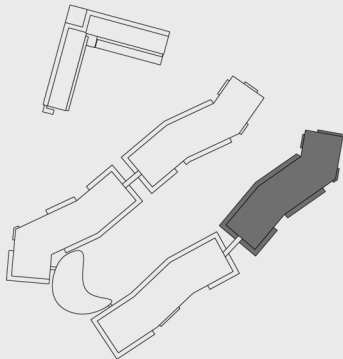
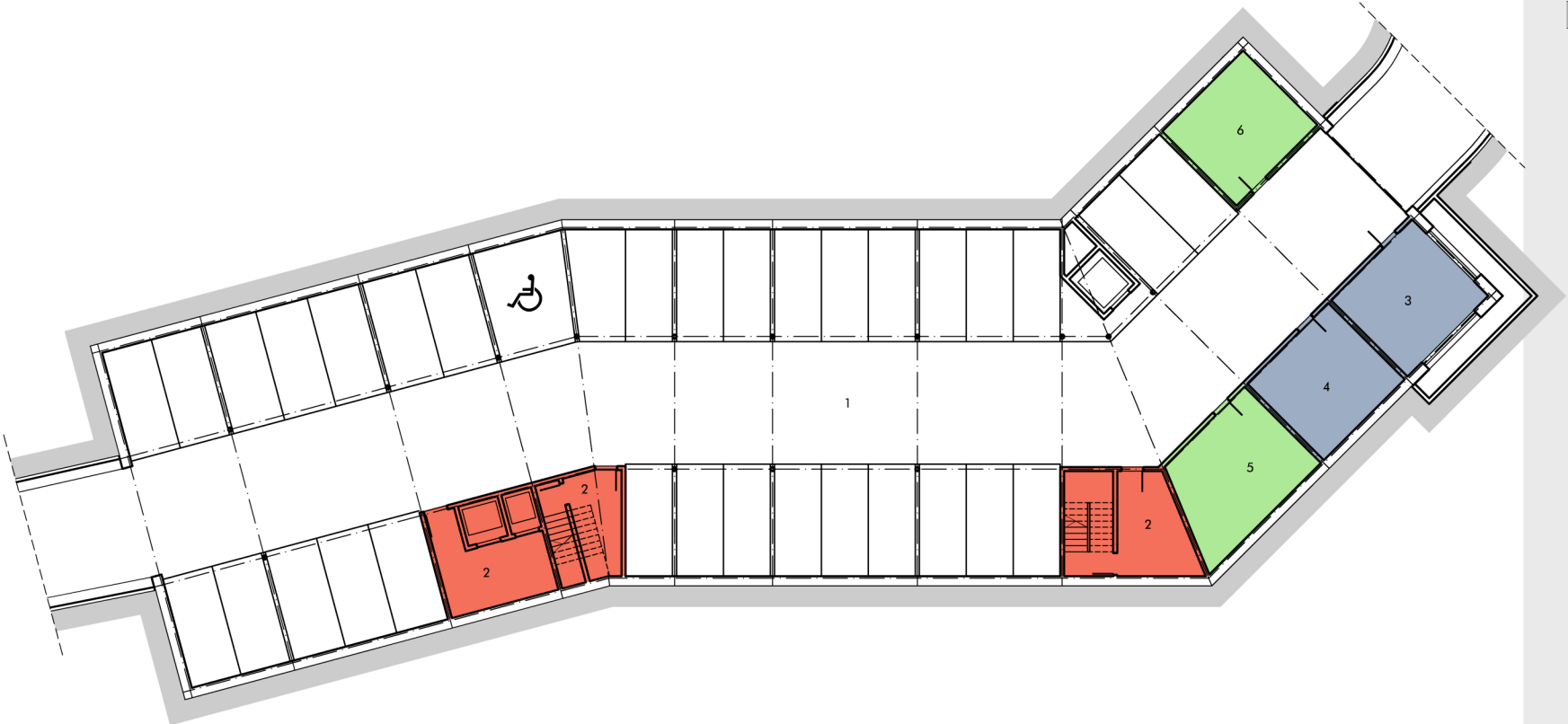
GROSS EXTERNAL AREA 1191

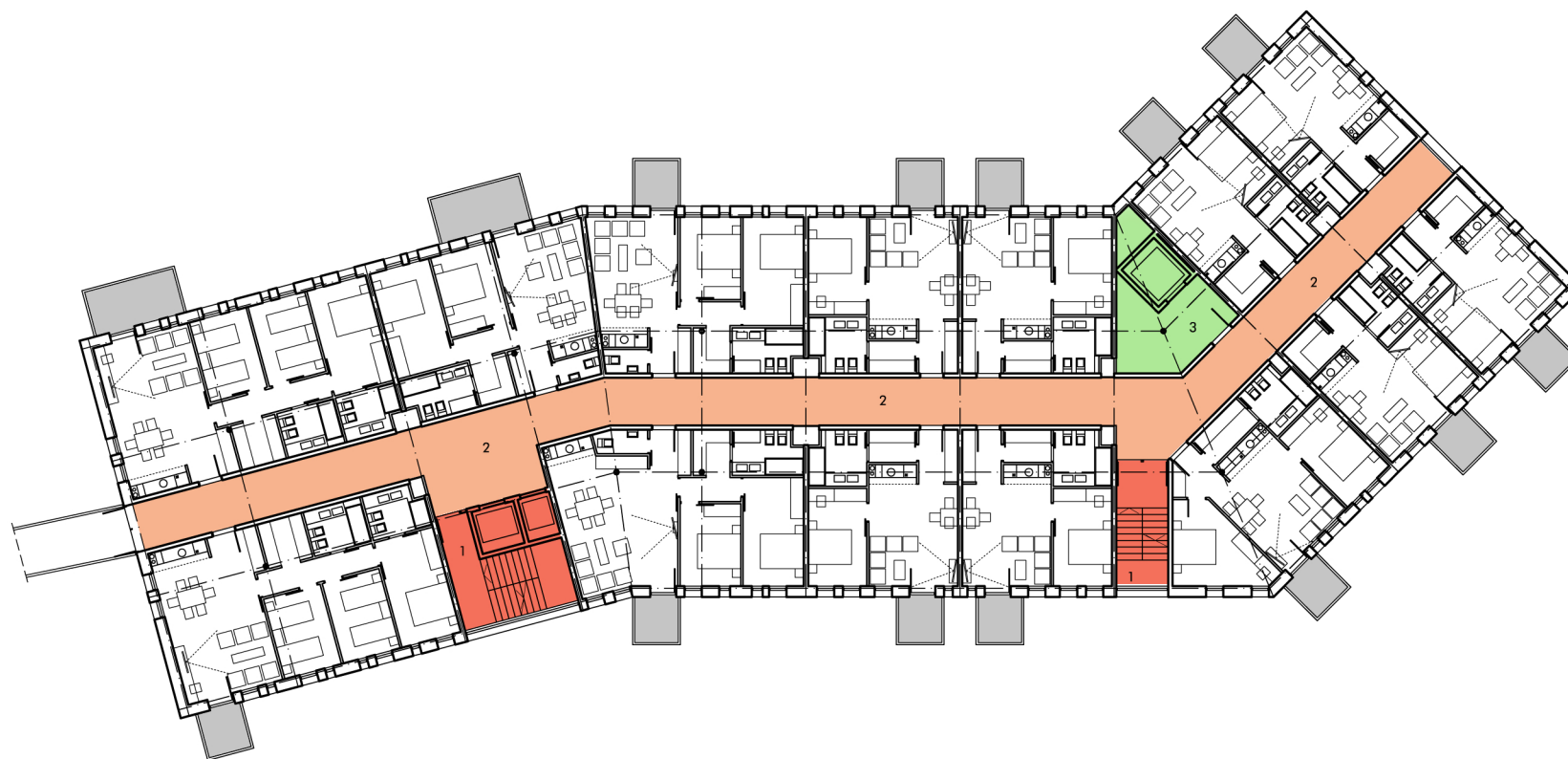


sc_1:333



17v BASEMENT/ GARAGE		
	USE OF SPACE	P (m²)
1	garage for 34 cars	881
2	stairs and elevators	67
3	boilers	30
4	air conditioning	30
5	store	35
6	garbage and waste	29
TOTAL NET INTERNAL AREA		1071
GROSS EXTERNAL AREA		1191





17v TYPICAL FLOOR

USE OF SPACE	A (m ²)
1 stairs and elevators	33
2 corridors	160
3 office	17
4 studio 4x43m ²	172
5 1-bedroom suite 4x52m ²	208
6 2-bedroom suite 4x69m ²	276
7 3-bedroom suite 2x93m ²	186
TOTAL NET	1053
total net internal area	997
total net terraces area	56
TOTAL GROSS	1264

sc_1:333



southeast facade



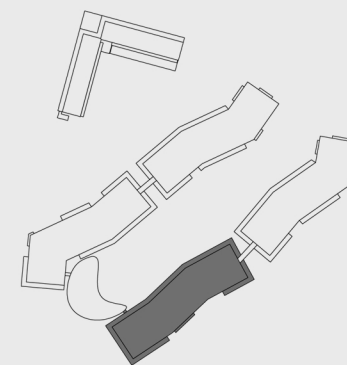
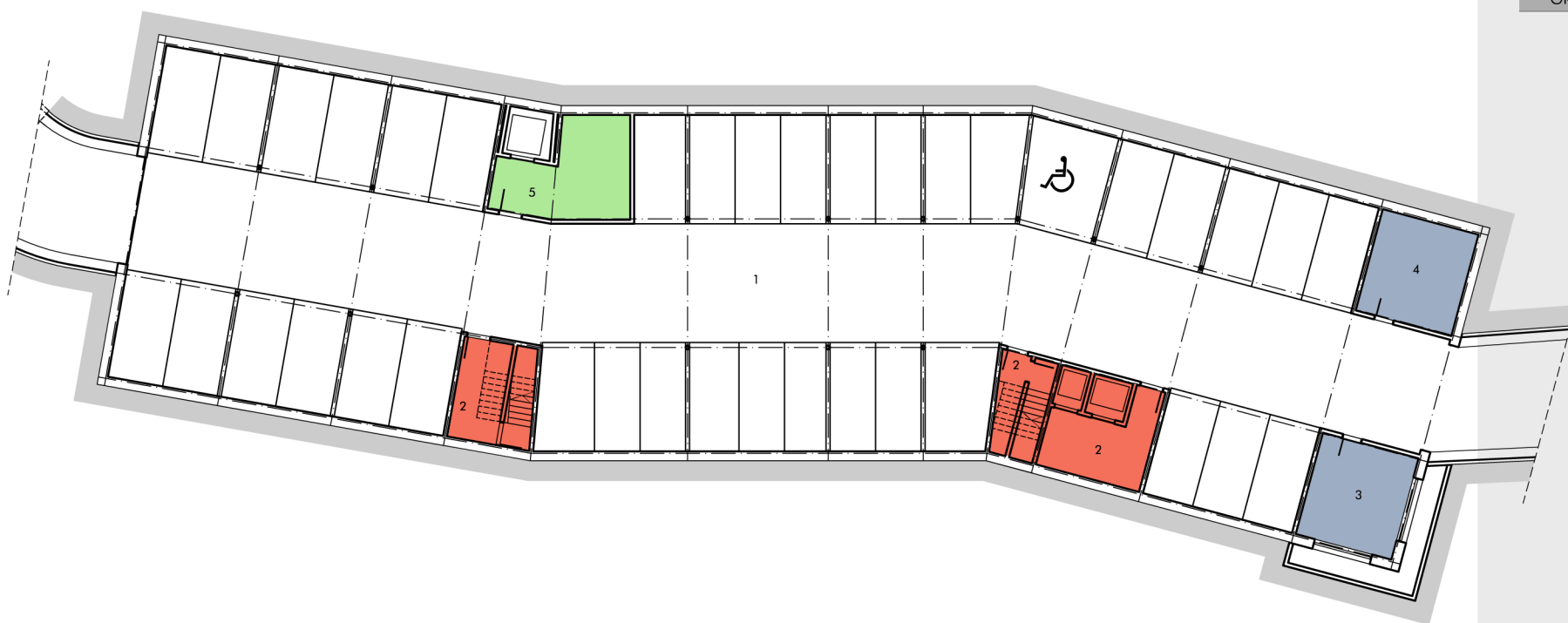
northwest facade



17g BASEMENT/ GARAGE

USE OF SPACE	A (m²)
1 garage for 38 cars	966
2 stairs and elevators	51
3 boilers	26
4 air conditioning	26
5 store	28
TOTAL NET INTERNAL AREA	1099

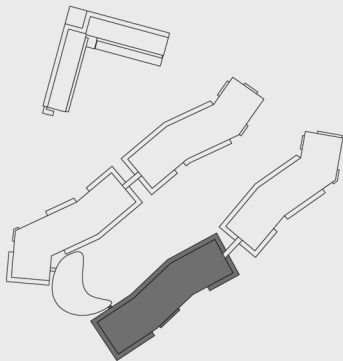
GROSS EXTERNAL AREA	1217.7
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sc_1:333



17g TYPICAL FLOOR		
USE OF SPACE		A (m²)
1	stairs and elevators	35
2	corridors	15
3	office	162
4	studio 5x43m²	215
5	1-bedroom suite 5x52m²	260
6	2-bedroom suite 3x69m²	207
7	3-bedroom suite 2x93m²	186
TOTAL NET		1080
total net internal area		1020
total net terraces area		60
TOTAL GROSS		1290





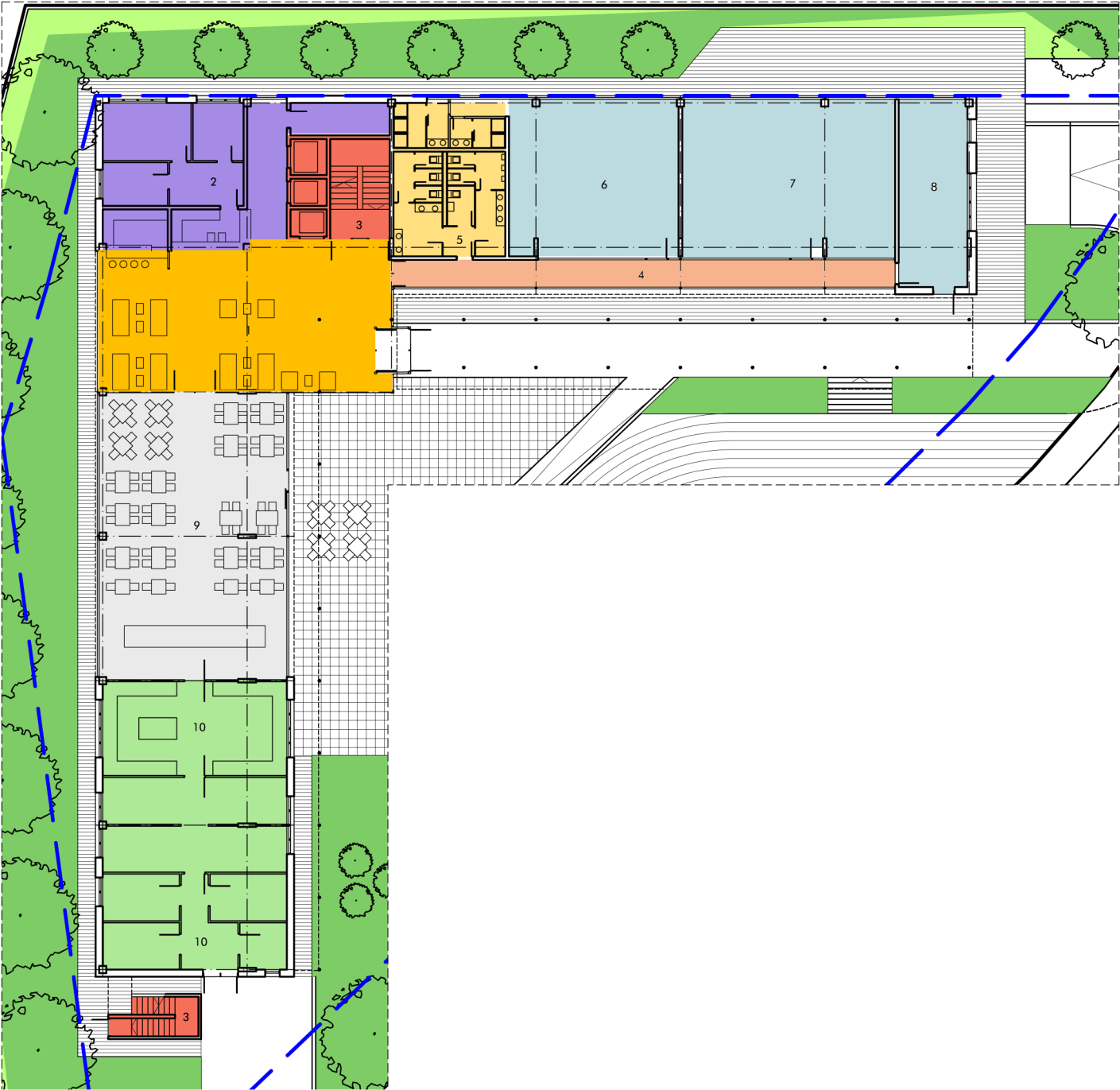
southeast facade



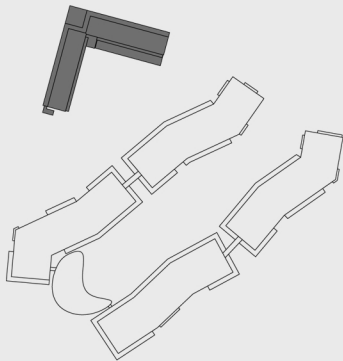
northwest facade



HOTEL 17D_LOCATION 17_ground floor



17d GROUND FLOOR		
USE OF SPACE		A (m²)
1	entrance lobby/reception & bar	162
2	administration	43
3	stairs and elevators	18
4	corridors	42
5	toilets	34
6	fitness, changing rooms	98
7	playroom	103
8	ski	39
9	restaurant 88 persons	165
10	kitchen facilities	156
TOTAL NET INTERNAL AREA		861
GROSS EXTERNAL AREA		983

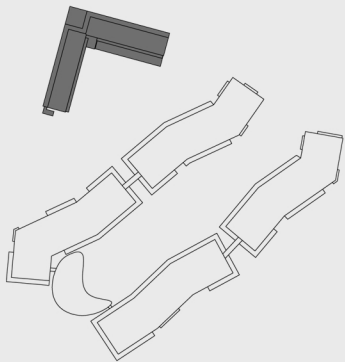


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17d BASEMENT/ GARAGE	
USE OF SPACE	A (m²)
1 garage for 26 cars	540
2 stairs and elevators	31
3 tampon space	24
4 corridors	89
5 pool and spa	292
6 store	15
7 air conditioning	14
8 boilers	21
9 back of house	185
TOTAL NET INTERNAL AREA	1210
GROSS EXTERNAL AREA	1340



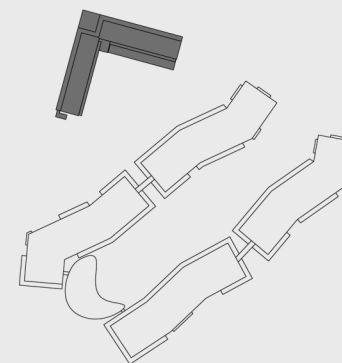
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17d TYPICAL FLOOR

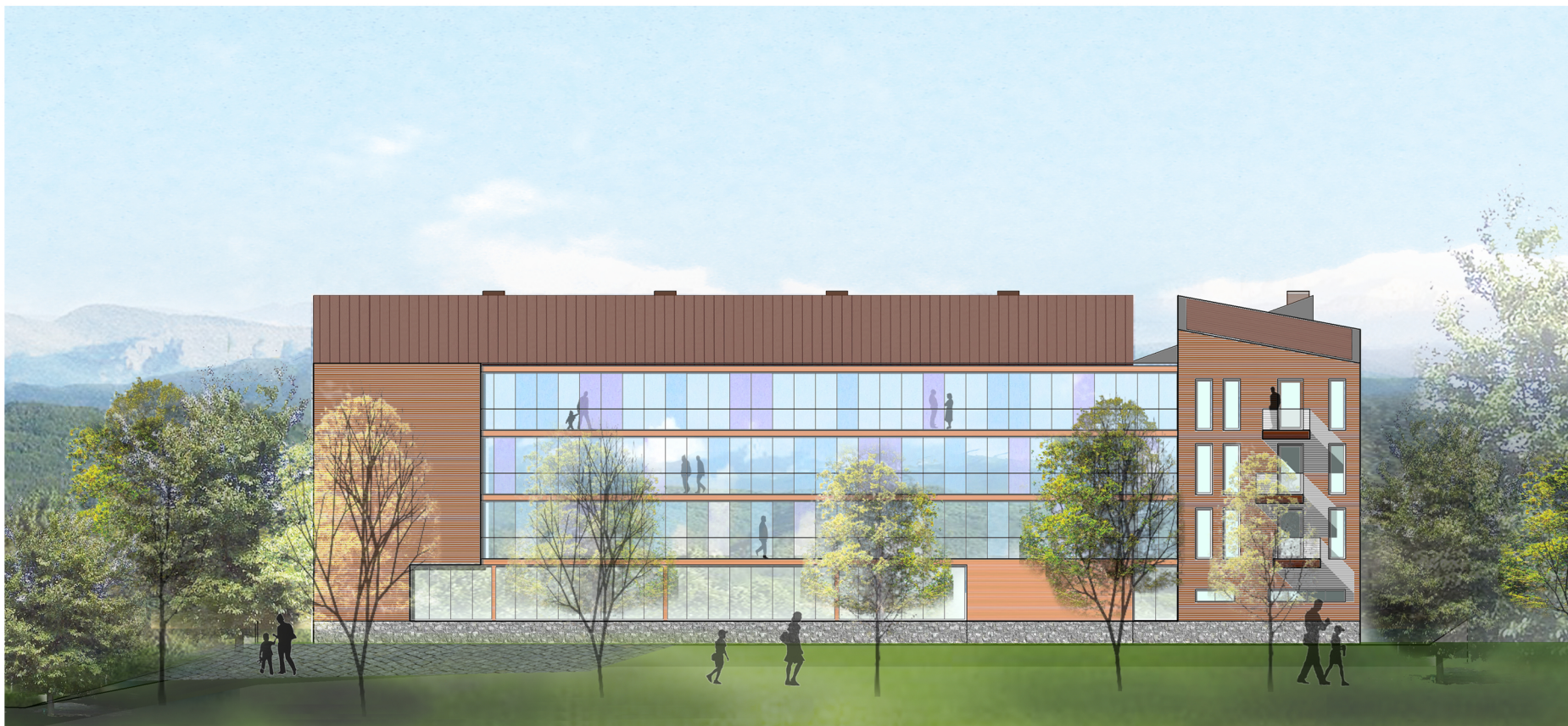
USE OF SPACE	A (m ²)
1 stairs and elevators	18
2 corridors	189
3 office	14
4 double room 9x36m ²	324
5 1-bedroom suite 4x69m ²	276
6 2-bedroom suite 85m ²	85
TOTAL NET	906
total net internal area	815
total net terraces area	91
TOTAL GROSS	1057



sc_1:333



southeast facade



northeast facade

INDICATOR	17A	17B	17V	17G	Total P15	17D (P11)	TOTAL
Total lot area (m ²)	1288	1273	1264	1290	5115	1057	6172
Levels above the ground	4	4	4	4	–	4	–
Gross external area above the ground (m ²)	5079	5019	4983	5088	20608*	4154	24762
Gross external area (GEA) (m ²)	6294	6219	6174	6306	25432*	5494	30926
Net food and beverage area (m ²)	0	412	412	0	824	165	989
Net commercial area (m ²)	199	0	0	119	318	0	318
Net auxiliary ski area (m ²)	50	31	30	40	151	39	190
Net sport, recreation and relaxation area (m ²)	278	0	0	437	1154*	493	1647
Net other communal areas (m ²)	296	230	211	247	984	162	1146
Total net communal areas (m ²)	823	673	653	843	3431	859	3851
Net accommodation area (m ²)	2577	2502	2526	2604	10209	2055	12264
Total net usable area (m ²)	3400	3175	3179	3447	13640	2914	16115
Total net internal area (m ²)	5422	5323	5311	5452	21508	4789	26297
No. of units	42	42	42	45	171	42	213
No. of beds	138	126	132	132	528	87	615
No. of extra beds	72	75	72	75	294	30	324
No. of parking places	39	31	34	38	142	29	171

* including the indoor pool facilities between 17A and 17G hotels (439 m²)