



KLEKOVACA TOURIST CENTRE  
GK568432



**An exceptional natural site**

A huge plain, a vast meadow surrounded by a dense dark green forest, down a mountain.

Its scale, its radical contrasts and the strength of its natural elements make it very impressive.

**An ecological challenge to take up**

In this landscape, the Tourist Centre project becomes a challenge. How can we approach this large-scale project, while dealing with the desire of preserving a powerful but fragile natural area ?

It raises a fundamental question.

Can we build new infrastructures of this scale in a natural and almost untouched site with such rare qualities, which yet remains a unique opportunity for tourism development in the region ?

This question makes us wonder and inspires some reservations : is such a project reasonable, relevant, ecologically compatible, when the consciousness of the fragility and the preciousness of natural resources, draws attention on the matter, as well as precaution and discernment ?

Ecology does not necessarily imply doing nothing, congealing areas, or giving up any human activity. It is a matter of acting with extreme precaution, delicacy, responsibility, knowing where are the limits, the thresholds not to overpass, deploying a permanent care and vigilance throughout the whole project to preciously maintain its natural values, strengthen them in the long term and enable human activity without deteriorating nor damaging the site.

**A discrete and tightened project, making sparing use of the territory, to minimise the impact on the site, maintain and integrate its strong pre-existent qualities.**

Our intention is to propose a project that does not go against a place with such a strong and unique natural character. We want to design a project that includes the program without damaging the site, that benefits from its incredible landscape and that offers living of great quality.

Building a new link between habitat and natural environments.

### Intentions

The terms are the following :

#### 1-To maintain the plain vacant, untouched and unbuilt in the core of the site.

The project does not built anything in the plain and settles on the edges of the site.

**Plain area : 152 ha wich is 39,7 % of the site**

#### 2-To use the natural topography' shelters to blend into the site and make the project as invisible as can be.

The project settles in the foothills of the site, in the wooded areas that surround the plain, down the mountain.

It benefits from the natural features of the topography and landscape, and fits in the protected spaces offering a shelter where to hide : between the reliefs, behind hills, in glades, or under the forest trees. The project thus preserves the whole central plain of the valley.

It is located in three sites with precise and strictly defined outlines : the first one at the bottom of the southern road, where the topography of a wooded hill folds, the two others in the lower mountainside inside the forest, next to the northern road.

#### The wooded areas are preserved and strengthened.

The wooded areas are preserved and strengthened to create a great natural parc. As a matter of principle, each tree is kept, and the project is designed to avoid cutting any of them.

#### 3-To limit the project footprint, to keep the natural ground and not to modify the topography. To generate density instead of spreading.

The design of the project and of the building process was made according to the following principles :

- . a minimal impact on the ground : the urbanized and serviced buildings' footprint is extremely compact and reduced.
- . no digging, modifying, or damaging of the ground, but, on the contrary, working according to the existing topography.
- . laying on the existing ground instead of taking root : the project creates its own ground over and in addition of the existing one, fitting in the site vegetation.

**built area (built and urban spaces) : 6%**  
**unbuilt area : 94%**

#### 4-To settle close to the existing roads on the edges of the site to avoid building new roads on the land.

The three project sites are located on the border of the existing roads, to eliminate traffic on the site and avoid the creation of new road infrastructures. The roads bypasses the site but never go through it. Only few access paths to the various site locations are created, for functional and rescue needs, in the shape of forest path. Car access to each of the project sites and their surrounding spaces are direct and short.

The compactness and the density of the sites aims to avoid car use inside the site, limited only to service of collective transportations. They benefit slow modes of transportation or collective transportations : pedestrian ways, cycle-lanes or buses.

#### 5-To create an exceptional, simple, comfortable and generous way of inhabiting : each apartment, hotel room or villa equally benefits views, nature, facilities and services offered by the site and the Tourist Centre.

Being dense, compact and vertical offers an optimal quality of living. The « village » concept often called for holidays places, is recreated in a vertical configuration, that offers the same quality of living, of comfort, of enjoyment, the same facilities offered by a villa. This configuration increases the space capacity, multiplies the service possibilities, reduces the maintenance costs and increases proximity, without consuming the ground.

#### Density and freedom

Proposing a dense project enables to limit the footprint and to preserve the natural ground by avoiding spreading.

The density is not, in any circumstances, contradictory with the feeling of freedom and of individuality of each and every one. On the contrary, it enables the creation of spaces offering a quality of living for all the users :

- generous and warm spaces.
- views of the landscape, with open outlook.

Gaining height enables to open the view on the existing landscape : the skiable area and the Klekovaca mountain, and in the North part, the plain.

#### Verticality for a comfort of use

The vertical organization of the program enables a true comfort of use for the visitors thanks to the gathering of the various facilities in the same building. This proximity reduces the distances between one function and the other and participates to the improvement of the visitors' life comfort on a daily basis.

#### Density and economy

##### Compactness and density are economical factors.

The building process is optimized and rationalized, the network efficiency is maximum, the maintenance is easier and rationalized, the quantity of material used is optimized and reduced, the management of the project site is more flexible and efficient.



**II – Project Description**

The project settles in three sites composing small and compact blocks in a vast natural environment.

**-1st site** : in the **south part** , The Resort center

It fits the natural topography of the mountain first foothills, along the watershed, and behind a thick spruce, beech, fir and spinet forest forming a wall along the plain.

**- 2nd site** : in the **south-east part**, the Climatic Health Resort

Settled in the forest half-way up between the plain and the road.

**- 3rd site** : in the **north part**, on the edge of the forest next to the northern road.

These 3 sites are completed by a series of villas implanted at the border of the forest, in thin lines mainly in the north part.

The settling on the 3 sites follows the same principles of implantation regarding the ground, according to our intentions:

To reduce to the minimum the impact of the project on the ground

To use as little territory as possible. Not to spread the project.

To eliminate the need of car use (or to limit it to the strict minimum for site accessibility)

**1 RESORT CENTRE**

B1 - SITE 1 SURFACE: 190 132 m2

C1 - PROGRAMME SURFACE: 520 154 m2

D1 - LOT COVERAGE: 104 826 m2

E1 - CAPACITY: 9 552 beds

% OCCUPANCY IN THE SITE: 2,7 %

**2 CLIMATIC HEALTH RESORT**

B2 - SITE 2 SURFACE: 28 971 m2

C2 - PROGRAMME SURFACE: 67 737 m2

D2 - LOT COVERAGE: 10 055 m2

E2 - CAPACITY: 1 184 beds

% OCCUPANCY IN THE SITE: 0,26 %

**3 GOLF CENTRE**

B3 - SITE 3 SURFACE: 8 723 m2

C3 - PROGRAMME SURFACE: 28 150 m2

D3 - LOT COVERAGE: 4 623 m2

E3 - CAPACITY: 476 beds

% OCCUPANCY IN THE SITE: 0,12%

**VILLA FOREST**

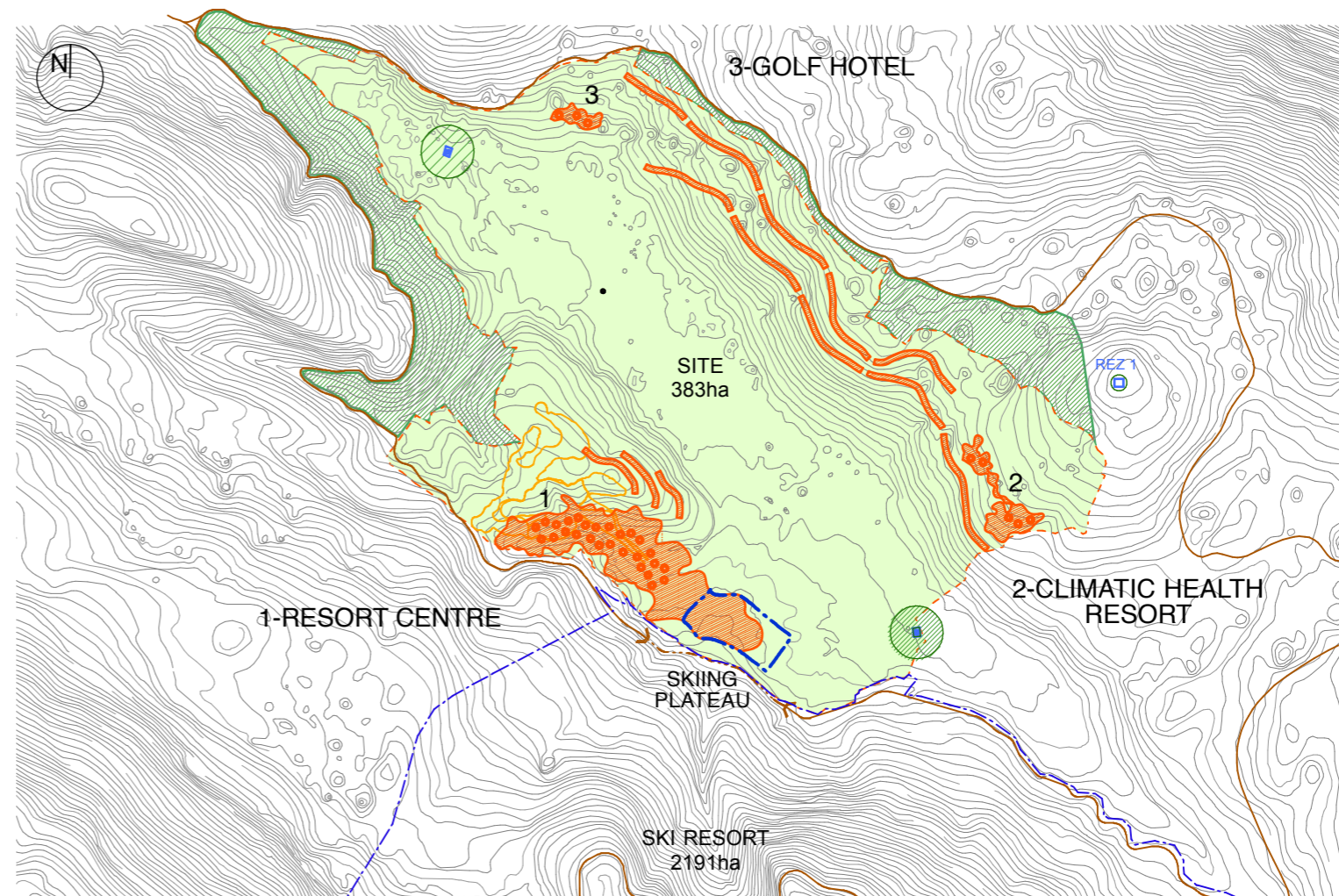
B4 - SITE 4 SURFACE: 90 031 m2

C4 - PROGRAMME SURFACE: 44 906 m2

D4 - LOT COVERAGE: 4 676 m2

E4 - CAPACITY: 792 beds

% OCCUPANCY IN THE SITE: 0,12%



### A « plate » is built approximately 15m above the ground

It rests on the natural ground thanks to a great-span structure, held by spaced posts, impacting the ground in only a few spots. The plate is detached from the natural ground but, depending on the shape of the topography, it sometimes meets at floor level the ground of the hillsides.

This significant height frees an intermediate generous space beneath it and enables a continuity between the ground and the land topography.

The plate is widely hollowed with big circular holes. This allows a generous amount of natural light and rain, as well as visual connections between the different levels.

The vegetation can continue growing thanks to the natural ground being conserved.

The on-top buildings' cores also go through it and into the ground as foundations.

Is it made of two platforms superimposed creating a 6-meter-high volume. The plate gathers a large part of the indoors public places and services : supermarkets, cinemas, restaurant, art center, studios, etc.

### Above The main circulation for housings and services hotel, apartments and villas towers

The top platform (the roof) offers a level of circulation (2nd floor) with access to the entrances of the buildings and to the hotels lobbies.

The main circulation takes place on this 2nd floor (the buildings' ground floor).

The platform of the Resort center, in the south part, meets the Skiing Plateau, having thus the access to ski installations at the same floor level as the housings.

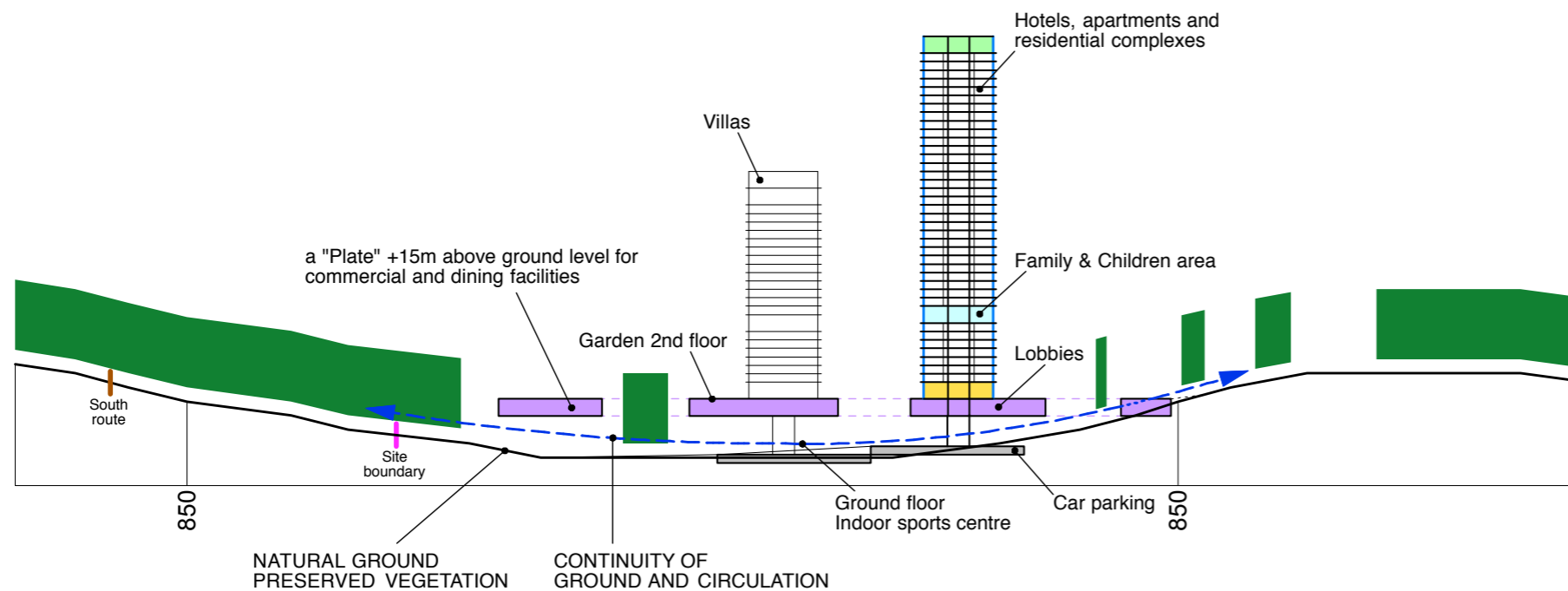
### Below

A vast space in continuity with the site's natural ground  
Indoors sport equipments  
Parking lots

The wide and high generated space is a vast area housing equipments : the three indoors sport centers and the market. The rest of the space is left open and freely accessible.

Its floor is natural – except the equipment floors – and continuous with the natural ground.

The circulation is thus free and open in every directions and between the equipments that only occupy a small amount of the ground floor. Following a central axis, parkings are placed on the ground and covered by a roof carrying a layer of earth reaching the natural floor level and allowing the circulation continuity.



### PROJECT SITE 1 RESORT CENTRE

SETTING UP IN A NATURAL FOLD OF THE RELIEF  
HIDDEN BY THE FOREST  
TO MINIMIZE VISUAL IMPACT

**Hotels, villas and apartments.**

These constructions rise in the towers above the collective service plate and gather different kind of housings : hotels, apartments, and half of the villas.

This choice directly comes from the will not to spread on the ground and to prefer density as well as quality of use.

The access is made through the lobby, at the 2nd floor situated on the top platform of the plate.

Above are the tower floors with different kind of habitat : hotels rooms, apartments and villas.

On several floors are created « open spaces » dedicated to services and facilities : the children play area, the kindergarden, family spaces, bars and cafes, wellness center-spa, meetings and seminar rooms.

These additional spaces enable to decompress the individual spaces, to make inhabiting the tower easier and more comfortable, to offer additional services compared to a horizontal spreading, which increases the

the possibilities of use and offers a better service to the visitors.

These programs are distributed in different levels of the towers, thus offering supervised and protected places.

The hotels and the apartments occupy the highest towers.

The hotel floors contain in average : 16 standard rooms or 9 to 12 rooms for 4 or 5 stars hotels. For the apartment towers, each floor has 4 to 9 apartments.

Each room and apartment is extended by a continuous balcony.

The villas are settled in the lower tower. A villa occupies a whole floor which means a slab of 500 m<sup>2</sup>, of which 250 m<sup>2</sup> are living spaces and 250 m<sup>2</sup> are large covered terraces.

**Single villas**

The other half of the villas is implanted in horizontal rows in the forest along the topographic level curves of the natural ground, mainly in the north.

The habitats are on one only floor detached from the ground, holding on high piles, blending in the landscape. Each villa has a 500 m<sup>2</sup> platform composed of 250 m<sup>2</sup> of living space and 250 m<sup>2</sup> of terrace. Its roof is a roof-top garden.

The total useable area of the villa and its exterior spaces is of 750m<sup>2</sup>. Elevated from the ground, the implantation and the building process are designed not to cut any tree. The deployment of the vegetation remains possible in total freedom as well as the continuity of the natural ground, without any waterproofing.

**Equipments and services**

They are gathered in large flat spaces, in the thickness of the plates. Spacious and open, at floor level, they are always in contact with the exterior and the landscape through large periphery glass facades as well as by the wide holes of the platforms. It offers the possibility of covered strolls, protected from the cold, while having the feeling of being outside. In the summer, the glass windows are wide open and disappear : the space becomes a great covered market.

**Parkings**

The visitors access the site by car, by the national road in the periphery of the site . Three main exits, for each of the three sites of the Tourist Center, give a direct and quick access to the parking lots. The visitors access the site by car, by the national road in the periphery of the site . The cars are parked during the whole stay. Then, it is by slow modes of circulation that users will move on the site : by foot or by collective car or buses (electric or Bio Gaz). A system of light and handy caddies will be installed to enable transporting luggages from cars to the housings.

For the 3 main sites of the Tourist Center, the parkings are gathered below the plates footprints and situated close to the roads (approximately 100 to 150 m for the Resort Center), to help the access by car for the visitors and the residents. From the parkings, the access to the housings and to the Skiing plateau is immediate, since they are directly located under them.

For the hotels, apartments, and villas towers, a vertical circulation allows the access to the lobbies and to the buildings entrance halls from the parkings, as well as to the ground floor' sport infrastructure and to the 1st floor's various services and equipments.

For the individual villas of the north part, parking lots are located on the edge of the protected forest, close to the road, enabling short access paths.

The spaces are covered and vegetated to blend in the environment and protect the cars from freezing. The distance to the villas is variable, but always less than 250 m.

The villas in the south part have their parking lots in the parkings of the 1st site – Resort Center, situated less than 250 m **from them**.

### III Ecologie

Develop a new city far from the built and urbanized zones cannot be done without taking into account the current environmental challenges like climate change, and in particular referring to the measures set by the European Union :

- Reduce greenhouse gas emissions.
- Reduce energy consumption through greater energy efficiency.
- Promote renewable energy.

These measures have been taken into account in the Klekovaca Tourist Center project to create a sustainable city and a sustainable and responsible tourism.

### LAND APPROACH

#### Strategic location of the project on the site.

The resort is built in 3 sites installed in specific areas of landscape and topography, which allow the lowest ground impact, the lowest visual presence and preserve in its entirety the great central plain of the valley.

The largest area, located near the Skiing Plateau and hosting all hotels, activities, services and most of the villas is orientated on the southwestern part of the valley. The east-west orientation enables most of the facades to face south and to be protected from cold winds (north-east) by a hill located in the foreground between the valley and the mountainside .

The other two parts are located in the north-east side of the valley with an east-west and north-east orientation to take maximum advantage of south sunlight and be protected from the wind by the mountain and the forest.

40% of the villas are located in linear bands on the terrain along the north-east road. A few meters detached from the ground and only 1 floor high, they take advantage of direct south sunlight and are protected from the wind by the forest.

#### Preserving «flora and fauna» intact.

The aim is to lower the intervention on the privileged environment of the area, and create a «built balcony» looking at the nature, that adapts to the ground, without changing its geography or topography, and maintaining intact the areas of meadowland and forest.

The conserved vegetation promotes the preservation of the region biodiversity.

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The constructions ground footprint is minimized. The services programs are integrated in a built «platform» high above the ground with a green roof. Below, the underground parking spaces only cover a very small surface, that is covered with soil and vegetation; the rest of the ground is kept natural.

The platform is perforated with very large voids, to let the light and rain pass through till the ground below. It allows the free transit of flora and fauna and maintain the eco-system.

The city is divided into three sites. Each one allows the penetration of the vegetation on the project, promoting the conservation of the region biodiversity.

Each site has an underground car park and a built platform high above the ground. Both of them have a green roof.

These two vegetation layers allow the free transit of flora and fauna, and are composed with local species for the maintain of the ecosystem.

The villas are raised on stilts, in order to respect the natural terrain. These two systems, combined with the minimum of new roads creation, decrease the impervious surfaces on the project implementation site.

#### Reducing the car use on the site

The three parts of the ski resort are strategically located closer to the path of the road network to reduce to the minimum the use of cars in the perimeter of the site.

Inside the resort, the activities will be linked together by a system of gentle forms of transport, depending of the distances to be crossed : on foot, favored for most of the centre, by bike, car and small electric shuttles or even skiing in the winter season.

Within each section, there are interior spaces (pathes) over its entire width to favor transport by walk both in winter and summer seasons. For the villas located along the road between the «golf resort» area and the «climatic resort» area, parking will be located closer to the road, and the access to villas will be by foot or by bike. The maximum distance to cross being 250 m.

#### Create a compact city

A compact city conceived in a sustainable way produces the minimum impact on the natural environment, and involves a strong concern for the respect of environment and ecology.

The use of resources is optimized (construction, networks, materials, transportation, energy use, waste management and recycling) and the carbon footprint of the city is minimized.

Creating a compact city also reduces the pollution of the place: reducing the impervious surfaces and the networks and facilities length: water system, electrical system, heating system, including the collection and transportation of waste.

It also promotes the use of common areas and human relations, since it generates proximity while respecting the individual privacy, leaving each person a spacious individual space.

### BUILDING APPROACH

#### A passive approach to energy design and comfort.

Compacting the buildings decrease their envelope surface.

The buildings design helps to reduce the winter energy loss (high thermal efficiency of the envelopes) and protects against excess solar heat gains in summer (large balconies that make a shade on the facade and allow sliding windows, promoting natural ventilation). It reduces the energy losses and improves the use of heated volumes.

The large services platform's green roof and the snow cover in winter willreinforce the insulation.

#### An optimized and efficient construction, cheaper and faster to build.

Promote the prefabricated building systems to enjoy all its benefits:

- Optimising the use and strength of materials
- Improving the efficiency on the build quality for a better indoor comfort: thermal, acoustic and air sealing.
- optimizing and minimizing the construction time to take advantage of the 'good season'
- Reducing the quantity of materials and the production of waste generated on site.

#### Using natural resources: sun, light, air

The orientation and shape of the buildings offer the possibility to enjoy the maximum of sun's rays and natural light.

The facades are widely glazed (with the use of high-performance windows with double glazing). They enable the users to enjoy as much solar energy (heat) than natural light and reduce the use of additional energy for the needs and functioning of the spaces.

The reflection occurring between the facades transfers the light to the lower zones or in the shaded areas in the lower parts of the construction.

In summer, these large balconies on all floors of the building facades, protect from the sun in summer and from the rain or snow in winter.



## ENERGY SYSTEM AND WASTE TREATMENT

### Heat and domestic hot water production

The compact city will take better advantage of the produced residual energies completed by the use of renewable energy.

A low temperature distribution system may be created, supplied with the construction of an incineration plant for household waste that enhances the energy value of non-recyclable waste.

The domestic waste incineration plant's location will be defined according to the same principles developed for the project and in relation to the site: away from the inhabited areas to avoid the obstruction of the views, and near the roads.

The heat recovery from the parking, (produced by cars), and the heat of wastewater system will complement this system of energy production.

Renewable energy resources will be widely used. Solar energy but also other resources will be studied, such as geothermal energy.

This system will produce the necessary heat and a part of electricity. Energy recovery of household waste and residual energy can replace the fossil energy consumption (gas, fuel) for the district heating and domestic hot water and reduce the need of electric power transmission.

The project aims to feed the entire resort with this network.

### Electricity

The incineration plant will provide part of the electrical energy.

Another part will be provided by exploiting biogas produced by the sewage wastewater treatment plant. The rest will come from the region network.

### Water

30 to 50% water consumption doesn't need to be drinking water (toilets, washing machines, garden watering, etc.).

The water will be withdrawn in different pools of rainwater retention. It will be used in two ways: some will be treated lightly and used for toilets, washing machines and for watering plants, the other part will be treated in a purification and distributed to the three areas of the resort for the inhabitants consumption.

The ski centre will integrate water consumption reduction and optimization systems, and will promote a preventing water wastage policy.

### Wastewater treatment

The wastewater will be transported to the treatment plant through a network, which will be equipped with a system to recover heat and transport the wastewater to the waste recovery plant.

The ski resort will have a treatment plant that values the sludge biogas.

Anaerobic biological treatments will be sought. They have a remarkable advantage for the treatment of sludge and reduce 50% of the dry matter and create heat and electrical energy or fuel.

This energy can be used both for heating buildings and for the functioning of various public transport (bus, chairlift, etc.).

The gas produced by this process does not contribute to worsening the greenhouse effect.

### Waste treatment

All waste will be sorted and collected on the parking level in the 3 built zones. Recyclable waste will be transported to the closest city to be valued. The non-recyclable waste will be used to create heat to power the heating system to produce energy for heating and domestic hot water.

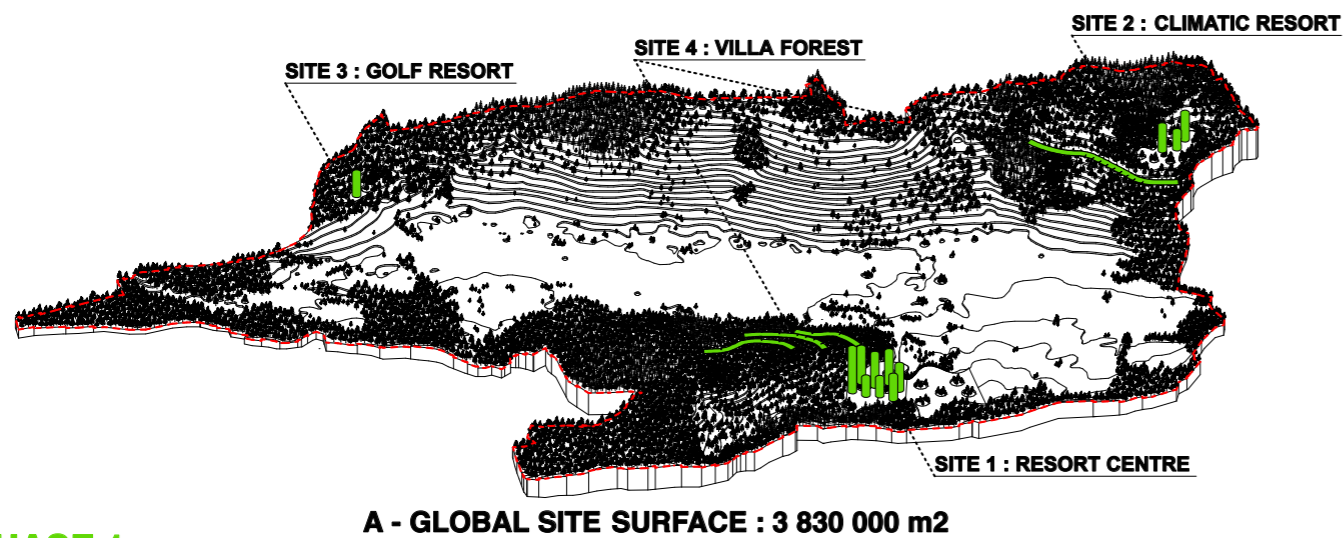


**Phasing**

The phases of the resort center (south-west site) are made according to access and a coherent working of the equipments, that have to remain active during the building process of the following phases.

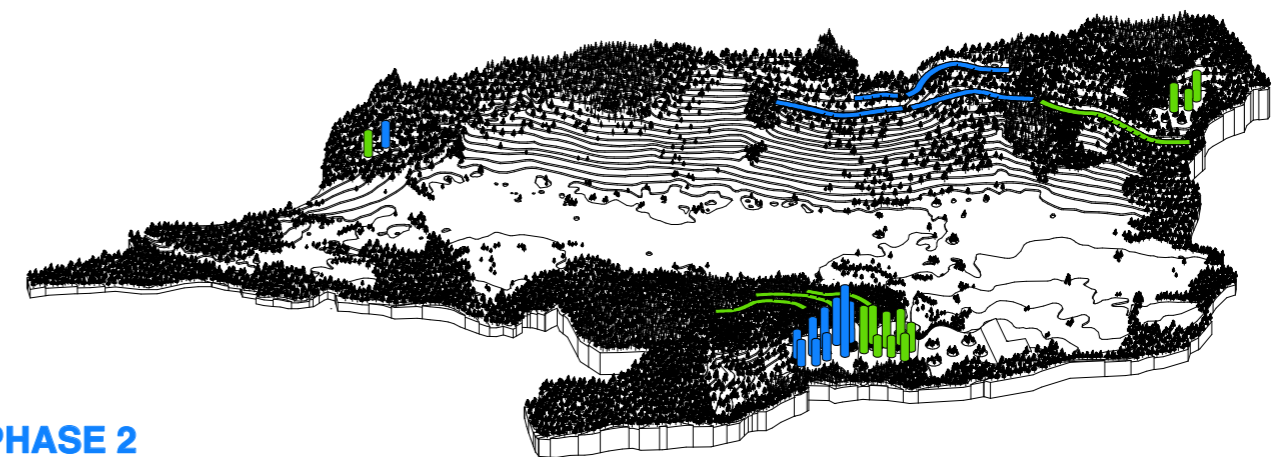
**3 phasing construction**

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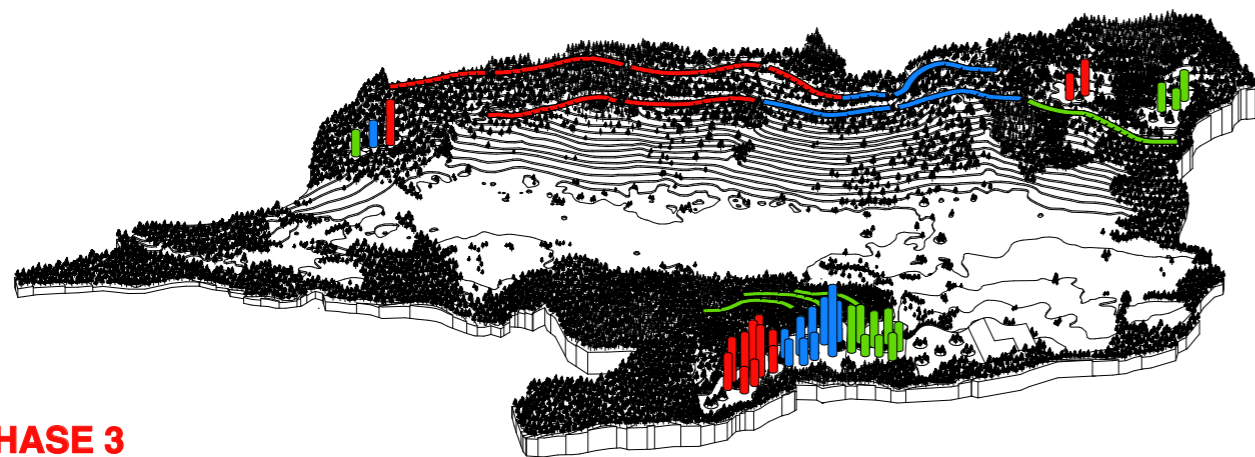
**PHASE 1**

RESORT CENTRE PROJECT SITE 1		CLIMATIC RESORT PROJECT SITE 2		GOLF RESORT PROJECT SITE 3		VILLA FOREST	
B1 - SITE 1 SURFACE:	73 186 m <sup>2</sup>	B2 - SITE 2 SURFACE:	18 621 m <sup>2</sup>	B3 - SITE 3 SURFACE:	2 302 m <sup>2</sup>	B4 - SITE 4 SURFACE:	24 239 m <sup>2</sup>
C1 - PROGRAM SURFACE:	131 523 m <sup>2</sup>	C2 - PROGRAM SURFACE:	40 595 m <sup>2</sup>	C3 - PROGRAM SURFACE:	3 282 m <sup>2</sup>	C4 - PROGRAM SURFACE:	11 948 m <sup>2</sup>
D1 - LOT COVERAGE:	38 329 m <sup>2</sup>	D2 - LOT COVERAGE:	6 040 m <sup>2</sup>	D3 - LOT COVERAGE:	1 217 m <sup>2</sup>	D4 - LOT COVERAGE:	-
E1 - CAPACITY:	2 590 beds	E2 - CAPACITY:	684 beds	E3 - CAPACITY:	76 beds	E4 - CAPACITY:	268 beds
NUMBER OF FLOORS:	1 TO 41	NUMBER OF FLOORS:	1 TO 24	NUMBER OF FLOORS:	1 TO 19	NUMBER OF FLOORS:	1
% OCCUPANCY IN THE SITE:	1 %	% OCCUPANCY IN THE SITE:	0,16 %	% OCCUPANCY IN THE SITE:	0,03%	% OCCUPANCY IN THE SITE:	-
DENSITY OF POPULATION IN SITE 1:	0,07 inh./m <sup>2</sup>	DENSITY OF POPULATION IN SITE 2:	0,07 inh./m <sup>2</sup>	DENSITY OF POPULATION IN SITE 3:	0,07 inh./m <sup>2</sup>	DENSITY OF POPULATION IN SITE 4:	0,02 inh./m <sup>2</sup>
<b>TOTAL PHASE 1</b>		B - PROJECT SURFACE B1 + B2 + B3 + B4:		118 348 m <sup>2</sup>			
		C - PROGRAM SURFACE C1 + C2 + C3 + C4:		187 348 m <sup>2</sup>			
		D - LOT COVERAGE D1 + D2 + D3 + D4:		45 586 m <sup>2</sup>			
		E - CAPACITY E1 + E2 + E3 + E4:		3618 beds			
		% OCCUPANCY IN THE SITE:		1,19 %			
		DENSITY OF POPULATION IN PROJECT SURFACE:		0,06 inh./m <sup>2</sup>			



**PHASE 2**

RESORT CENTRE PROJECT SITE 1		GOLF RESORT PROJECT SITE 3		VILLA FOREST	
B1 - SITE 1 SURFACE:	58 654 m <sup>2</sup>	B3 - SITE 3 SURFACE:	3 530 m <sup>2</sup>	B4 - SITE 4 SURFACE:	25 100 m <sup>2</sup>
C1 - PROGRAM SURFACE:	193 487 m <sup>2</sup>	C3 - PROGRAM SURFACE:	4 182 m <sup>2</sup>	C4 - PROGRAM SURFACE:	12 580 m <sup>2</sup>
D1 - LOT COVERAGE:	32 736 m <sup>2</sup>	D3 - LOT COVERAGE:	1 948 m <sup>2</sup>	D4 - LOT COVERAGE:	1 431 m <sup>2</sup>
E1 - CAPACITY:	3 468 beds	E3 - CAPACITY:	100 beds	E4 - CAPACITY:	200 beds
NUMBER OF FLOORS:	1 TO 67	NUMBER OF FLOORS:	1 TO 25	NUMBER OF FLOORS:	1
% OCCUPANCY IN THE SITE:	0,85 %	% OCCUPANCY IN THE SITE:	0,05 %	% OCCUPANCY IN THE SITE:	0,04 %
DENSITY OF POPULATION IN SITE 1:	0,12 inh./m <sup>2</sup>	DENSITY OF POPULATION IN SITE 3:	0,06 inh./m <sup>2</sup>	DENSITY OF POPULATION IN SITE 4:	0,016 inh./m <sup>2</sup>
<b>TOTAL PHASE 2</b>		B - PROJECT SURFACE B1 + B2 + B3 + B4:		87 284 m <sup>2</sup>	
		C - PROGRAM SURFACE C1 + C2 + C3 + C4:		210 249 m <sup>2</sup>	
		D - LOT COVERAGE D1 + D2 + D3 + D4:		36 115 m <sup>2</sup>	
		E - CAPACITY E1 + E2 + E3 + E4:		3 768 beds	
		% OCCUPANCY IN THE SITE:		0,94 %	
		DENSITY OF POPULATION IN PROJECT SURFACE:		0,09 inh./m <sup>2</sup>	



**PHASE 3**

<b>RESORT CENTRE PROJECT SITE 1</b>		<b>CLIMATIC RESORT PROJECT SITE 2</b>		<b>GOLF RESORT PROJECT SITE 3</b>		<b>VILLA FOREST</b>	
B1 - SITE 1 SURFACE:	58 291 m2	B2 - SITE 2 SURFACE:	10 350 m2	B3 - SITE 3 SURFACE:	2 891 m2	B4 - SITE 4 SURFACE:	40 692 m2
C1 - PROGRAM SURFACE:	195 144 m2	C2 - PROGRAM SURFACE:	27 142 m2	C3 - PROGRAM SURFACE:	20 687 m2	C4 - PROGRAM SURFACE:	20 378 m2
D1 - LOT COVERAGE:	33 761 m2	D2 - LOT COVERAGE:	4 015 m2	D3 - LOT COVERAGE:	1 458 m2	D4 - LOT COVERAGE:	3 244 m2
E1 - CAPACITY:	3 494 beds	E2 - CAPACITY:	500 beds	E3 - CAPACITY:	300 beds	E4 - CAPACITY:	324 beds
NUMBER OF FLOORS:	1 TO 43	NUMBER OF FLOORS:	1 TO 30	NUMBER OF FLOORS:	1 TO 31	NUMBER OF FLOORS:	1
% OCCUPANCY IN THE SITE:	0,88 %	% OCCUPANCY IN THE SITE:	0,10 %	% OCCUPANCY IN THE SITE:	0,04 %	% OCCUPANCY IN THE SITE:	0,085 %
DENSITY OF POPULATION IN SITE 1:	0,12 inh./m2	DENSITY OF POPULATION IN SITE 2:	0,10 inh./m2	DENSITY OF POPULATION IN SITE 3:	0,21 inh./m2	DENSITY OF POPULATION IN SITE 4:	0,016 inh./m2
<b>TOTAL PHASE 3</b>		B - PROJECT SURFACE B1 + B2 + B3 + B4:		112 224 m2			
		C - PROGRAM SURFACE C1 + C2 + C3 + C4:		263 351 m2			
		D - LOT COVERAGE D1 + D2 + D3 + D4:		42 478 m2			
		E - CAPACITY E1 + E2 + E3 + E4:		4 618 beds			
		% OCCUPANCY IN THE SITE:		1,11 %			
		DENSITY OF POPULATION IN PROJECT SURFACE:		0,08 inh./m2			

**TOTAL PER PROJECT SITE**

<b>RESORT CENTRE PROJECT SITE 1</b>		<b>CLIMATIC RESORT PROJECT SITE 2</b>		<b>GOLF RESORT PROJECT SITE 3</b>		<b>VILLA FOREST</b>	
B1 - SITE 1 SURFACE:	190 132 m2	B2 - SITE 2 SURFACE:	28 971 m2	B3 - SITE 3 SURFACE:	8 723 m2	B4 - SITE 4 SURFACE:	90 031 m2
C1 - PROGRAM SURFACE:	520 154 m2	C2 - PROGRAM SURFACE:	67 737 m2	C3 - PROGRAM SURFACE:	28 150 m2	C4 - PROGRAM SURFACE:	44 906 m2
D1 - LOT COVERAGE:	104 826 m2	D2 - LOT COVERAGE:	10 055 m2	D3 - LOT COVERAGE:	4 623 m2	D4 - LOT COVERAGE:	4 676 m2
E1 - CAPACITY:	9 552 beds	E2 - CAPACITY:	1 184 beds	E3 - CAPACITY:	476 beds	E4 - CAPACITY:	792 beds
NUMBER OF FLOORS:	1 TO 67	NUMBER OF FLOORS:	1 TO 30	NUMBER OF FLOORS:	1 TO 31	NUMBER OF FLOORS:	1
% OCCUPANCY IN THE SITE:	2,7 %	% OCCUPANCY IN THE SITE:	0,26 %	% OCCUPANCY IN THE SITE:	0,12 %	% OCCUPANCY IN THE SITE:	0,12 %
DENSITY OF POPULATION IN SITE 1:	0,1 inh./m2	DENSITY OF POPULATION IN SITE 2:	0,08 inh./m2	DENSITY OF POPULATION IN SITE 3:	0,11 inh./m2	DENSITY OF POPULATION IN SITE 4:	0,017 inh./m2

**TOTAL OF ALL THE PROJECT**

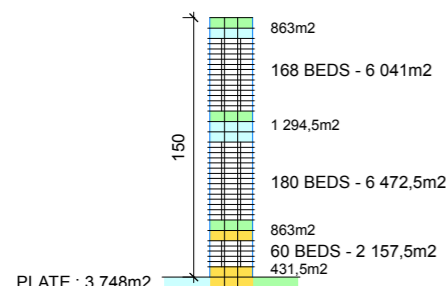
B - PROJECT SURFACE B1 + B2 + B3 + B4:	317 857 m2
C - PROGRAM SURFACE C1 + C2 + C3 + C4:	660 947 m2
D - LOT COVERAGE D1 + D2 + D3 + D4:	124 180 m2
E - CAPACITY E1 + E2 + E3 + E4:	12 004 beds
% OCCUPANCY IN THE SITE:	3,24 %
DENSITY OF POPULATION IN PROJECT SURFACE:	0,08 inh./m2

# PHASE 1

## SITE 1 RESORT CENTRE

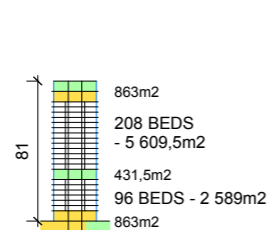
- RESTAURANT
- SPA CENTRE
- PUBLIC AREA
- PARKING / TECHNICAL

**HOTEL CAPACITIES**  
57 052m<sup>2</sup>  
+ PARKING PLACES  
9 360m<sup>2</sup> - 312 PLACES



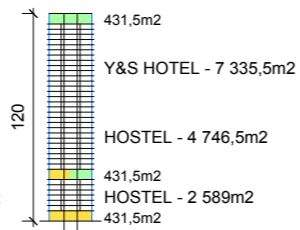
PHASE 1  
HOTEL 4\* 408 BEDS  
26 671m<sup>2</sup>

- 14 671m<sup>2</sup> accommodation units
- 2 400m<sup>2</sup> public area
- 2 880m<sup>2</sup> restaurant
- 1 920m<sup>2</sup> wellness
- 4 800m<sup>2</sup> parking + technical facilities



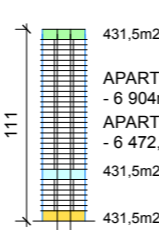
PHASE 1  
HOTEL 3\* 304 BEDS  
12 518,5m<sup>2</sup>

- 8 198,5m<sup>2</sup> accommodation units
- 1 200m<sup>2</sup> public area
- 960m<sup>2</sup> restaurant
- 2 160m<sup>2</sup> parking + technical facilities



PHASE 1  
HOSTEL + Y&S HOTEL  
17 863m<sup>2</sup>

- 14 671m<sup>2</sup> accommodation units
- 647,25m<sup>2</sup> public area
- 647,25m<sup>2</sup> restaurant
- 1 897,5m<sup>2</sup> parking + technical facilities

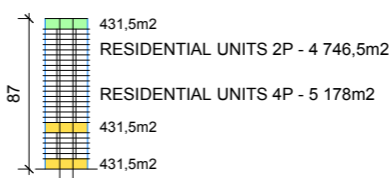


PHASE 1  
APARTMENT  
BUILDING 4/2  
14 671m<sup>2</sup>



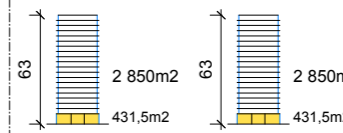
PHASE 1  
APARTMENT  
BUILDING 5/3  
14 671m<sup>2</sup>

**RÉSIDENTIAL COMPLEX CAPACITIES**  
11 219m<sup>2</sup>  
+ PARKING PLACES  
2 250m<sup>2</sup> - 75 PLACES



PHASE 1  
RESIDENTIAL  
COMPLEX 149 FLATS  
10 787m<sup>2</sup>

**VILLAS TOWER CAPACITIES**  
38 VILLAS - 6 563m<sup>2</sup>

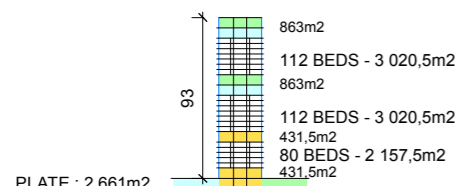


PHASE 1  
19 VILLAS  
- 3 281,5m<sup>2</sup>

PHASE 1  
19 VILLAS  
- 3 281,5m<sup>2</sup>

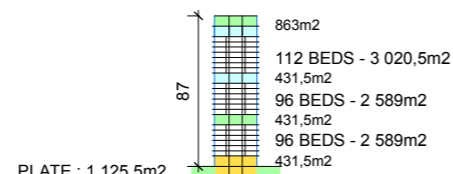
## SITE 2 CLIMATIC HEALTH RESORT

**HOTEL CAPACITIES**  
37 302m<sup>2</sup>  
+ PARKING PLACES  
5 400m<sup>2</sup> - 180 PLACES



PHASE 1  
HOTEL 5\* 304 BEDS  
16 448,5m<sup>2</sup>

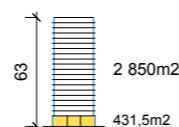
- 8 198,5m<sup>2</sup> accommodation units
- 2 250m<sup>2</sup> public area
- 1 500m<sup>2</sup> restaurant
- 1 500m<sup>2</sup> wellness
- 3 000m<sup>2</sup> parking + technical facilities
- + THERAPY CENTRE 7 173m<sup>2</sup>



PHASE 1  
HOTEL 4\* 304 BEDS  
13 681,5m<sup>2</sup>

- 8 198,5m<sup>2</sup> accommodation units
- 1 100m<sup>2</sup> public area
- 1 320m<sup>2</sup> restaurant
- 863m<sup>2</sup> wellness
- 2 200m<sup>2</sup> parking + technical facilities

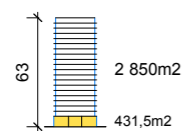
**VILLAS TOWER CAPACITIES**  
19 VILLAS - 3 281 m<sup>2</sup>



PHASE 1  
19 VILLAS  
- 3 281,5m<sup>2</sup>

## SITE 3 GOLF RESORT

**VILLAS TOWER CAPACITIES**  
19 VILLAS - 3 281m<sup>2</sup>



PHASE 1  
19 VILLAS  
- 3 281,5m<sup>2</sup>

### TOTAL VILLAS

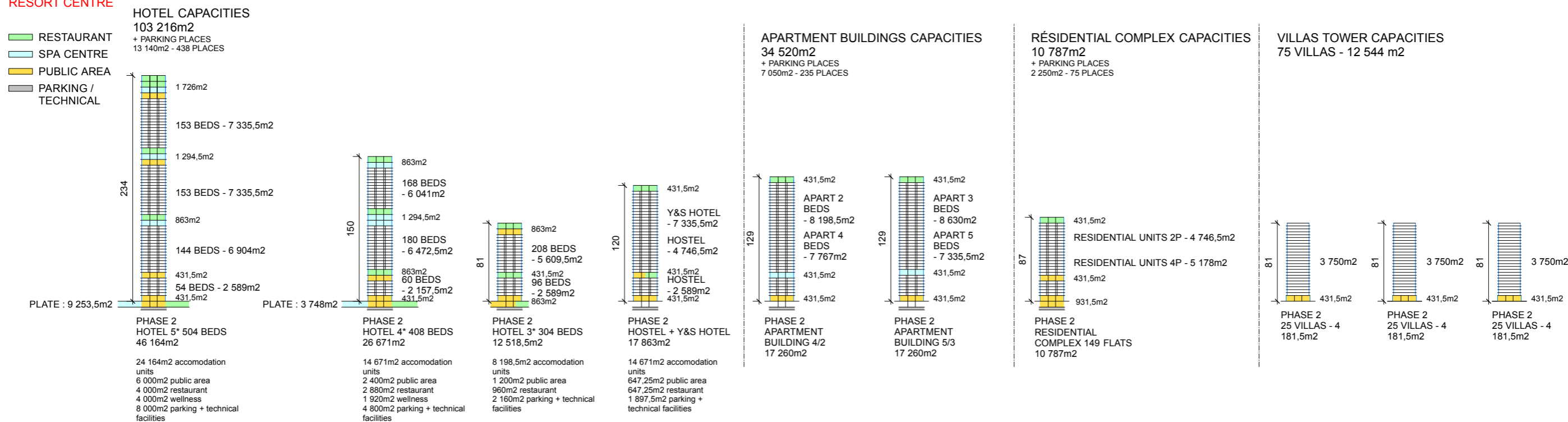
76 VILLAS TOWER - 13 124m<sup>2</sup> + 49 VILLAS FOREST - 11 947m<sup>2</sup>  
= 125 VILLAS - 25 071m<sup>2</sup>

### TOTAL ACCOMODATION CAPACITIES PHASE 1

152 815m<sup>2</sup>

## PHASE 2

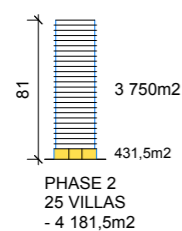
### SITE 1 RESORT CENTRE



### SITE 2 CLIMATIC HEALTH RESORT

### SITE 3 GOLF RESORT

**VILLAS TOWER CAPACITIES**  
25 VILLAS - 4 181m<sup>2</sup>



**TOTAL VILLAS**

100 VILLAS TOWER - 16 725m<sup>2</sup> + 50 VILLAS FOREST- 12 579m<sup>2</sup>  
= 150 VILLAS - 29 304m<sup>2</sup>

**TOTAL ACCOMODATION CAPACITIES PHASE 2**

178 259m<sup>2</sup>

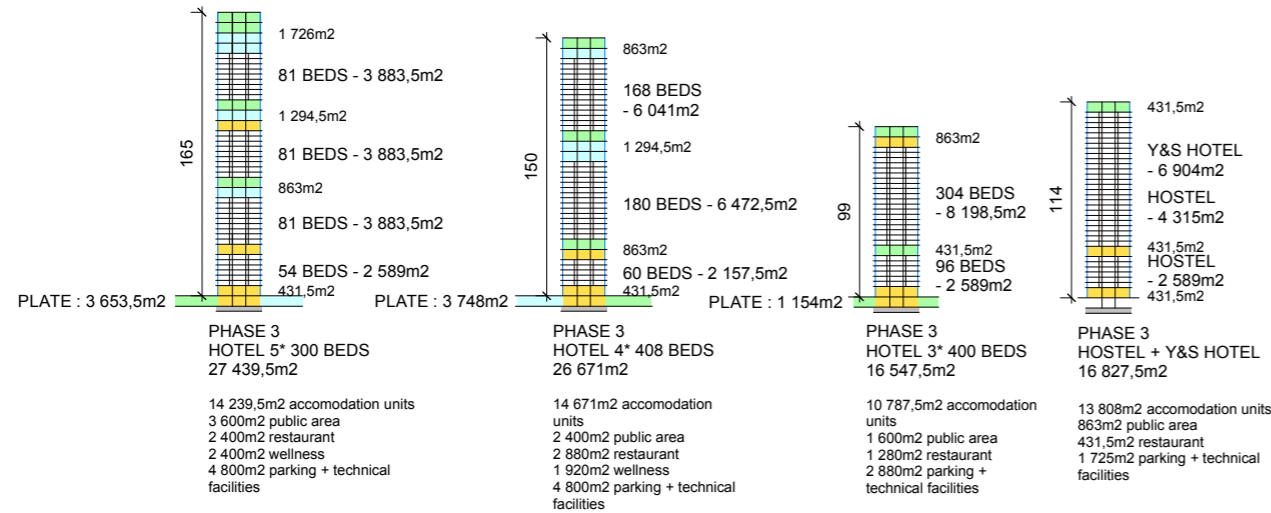
## PHASE 3

### SITE 1 RESORT CENTRE

- RESTAURANT
- SPA CENTRE
- PUBLIC AREA
- PARKING / TECHNICAL

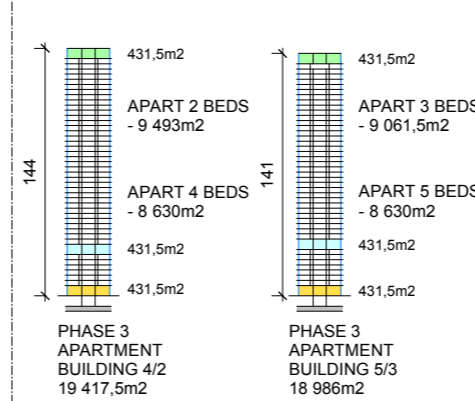
#### HOTEL CAPACITIES

**87 485m<sup>2</sup>**  
+ PARKING PLACES  
12 000m<sup>2</sup> - 400 PLACES



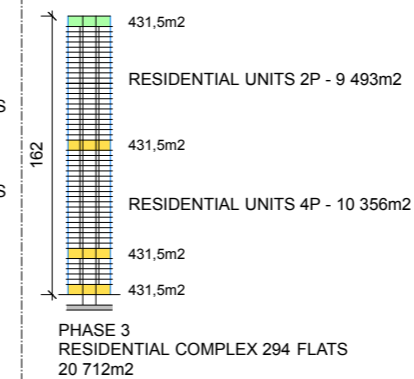
#### APARTMENT BUILDINGS CAPACITIES

**38 403m<sup>2</sup>**  
+ PARKING PLACES  
7 950m<sup>2</sup> - 265 PLACES



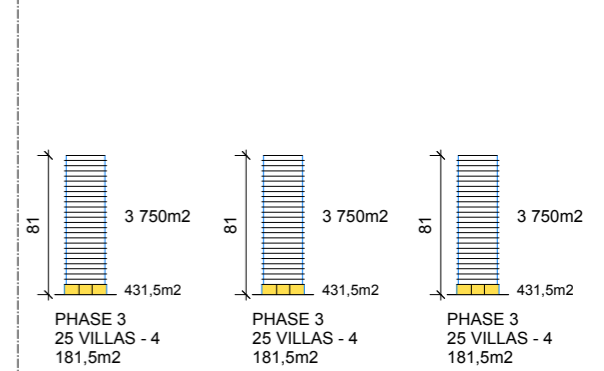
#### RÉSIDENTIAL COMPLEX CAPACITIES

**20 712m<sup>2</sup>**  
+ PARKING PLACES  
18 000m<sup>2</sup> - 150 PLACES



#### VILLAS TOWER CAPACITIES

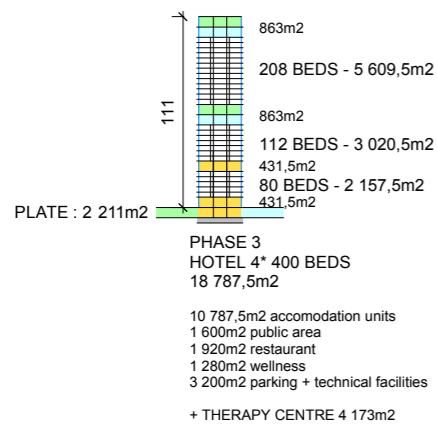
**75 VILLAS - 12 544m<sup>2</sup>**



### SITE 2 CLIMATIC HEALTH RESORT

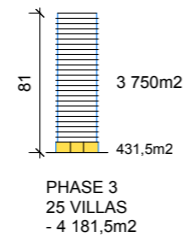
#### HOTEL CAPACITIES

**22 960m<sup>2</sup>**  
+ PARKING PLACES  
3 600m<sup>2</sup> - 120 PLACES



#### VILLAS TOWER CAPACITIES

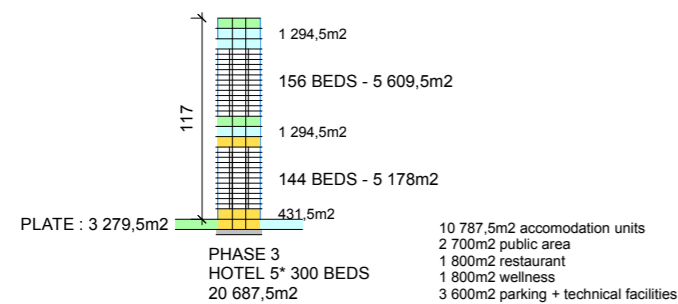
**25 VILLAS - 4 181 m<sup>2</sup>**



### SITE 3 GOLF RESORT

#### HOTEL CAPACITIES

**20 687m<sup>2</sup>**  
+ PARKING PLACES  
6 000m<sup>2</sup> - 200 PLACES



#### TOTAL VILLAS

100 VILLAS TOWER - 16 725m<sup>2</sup> + 80 VILLAS FOREST - 20 376m<sup>2</sup>  
= 180 VILLAS - 37 101m<sup>2</sup>

#### TOTAL ACCOMODATION CAPACITIES PHASE 3

**203 230m<sup>2</sup>**

**TOTAL ACCOMODATION CAPACITIES PHASE 1 + 2 + 3 : 534 304 m2**

<b>SITE 1 RESORT CENTRE</b>				<b>TOURIST HOUSES</b>			
<b>HOTEL CAPACITIES</b> 247 753m2 + PARKING PLACES (PHASES 1 +2 +3) 39 919m2 - 1 150 PLACES				<b>APARTMENT BUILDINGS CAPACITIES</b> 102 260m2 + PARKING PLACES (PHASES 1 +2 +3) 21 000m2 - 700 PLACES			
<b>RESIDENTIAL COMPLEX CAPACITIES</b> 43 581m2 + PARKING PLACES (PHASES 1 +2 +3) 22 500m2 - 300 PLACES				<b>VILLAS TOWER CAPACITIES</b> 31 641m2 188 VILLAS			
<b>VILLAS FOREST</b> 7 183m2 30 VILLAS							
<b>HOTEL 5*:</b> 73 603 m2 804 beds 38 403 m2 accomodation units 9 600m2 public area 6 400m2 restaurant 6 400m2 wellness 12 800m2 parking + technical facilities	<b>HOTEL 4*:</b> 80 013 m2 1 224 beds 44 013 m2 accomodation units 7 200m2 public area 8 640m2 restaurant 5 760m2 wellness 14 400m2 parking + technical facilities	<b>HOTEL 3*:</b> 41 583m2 1 008 beds 27 0183m2 accomodation units 4 000m2 public area 3 200m2 restaurant 7 200m2 parking + technical facilities	<b>HOTEL Y&amp;S:</b> 52 553m2 1 612 beds 43 150m2 accomodation units 2 158m2 public area 1 726m2 restaurant 5 519m2 parking + technical facilities	<b>APARTMENTS:</b> 1 328 units  2 BEDS: 513 units 24 595m2  3 BEDS: 342 units 24 595m2  4 BEDS: 265 units 22 869m2  5 BEDS: 208 units 22 437m2	<b>APARTMENTS:</b> 592 units  2 P: 396 units 18 985m2  4 P: 192 units 20 712m2		
<b>SITE 2 CLIMATIC HEALTH RESORT</b>				<b>TOURIST HOUSES</b>			
<b>HOTEL CAPACITIES</b> 60 262m2 + PARKING PLACES (PHASES 1 +2 +3) 9 000m2 - 300 PLACES				<b>APARTMENT BUILDINGS CAPACITIES</b> 102 260m2 + PARKING PLACES (PHASES 1 +2 +3) 21 000m2 - 700 PLACES			
<b>RESIDENTIAL COMPLEX CAPACITIES</b> 43 581m2 + PARKING PLACES (PHASES 1 +2 +3) 22 500m2 - 300 PLACES				<b>VILLAS TOWER CAPACITIES</b> 7 462m2 44 VILLAS			
<b>VILLAS FOREST</b> 17 343m2 69 VILLAS							
<b>HOTEL 5*:</b> 16 448m2 304 beds 8 198 m2 accomodation units 2 250m2 public area 1 500m2 restaurant 1 500m2 wellness 3 000m2 parking + technical facilities  7173 therapy centre	<b>HOTEL 4*:</b> 32 468m2 704 beds 18 985m2 accomodation units 2 700m2 public area 3 240m2 restaurant 2 143m2 wellness 5 400m2 parking + technical facilities  4173 therapy centre						
<b>SITE 3 GOLF RESORT</b>				<b>TOURIST HOUSES</b>			
<b>HOTEL CAPACITIES</b> 20 687m2 + PARKING PLACES PHASES 1 +2 +3) 6 000m2 - 200 PLACES				<b>APARTMENT BUILDINGS CAPACITIES</b> 102 260m2 + PARKING PLACES (PHASES 1 +2 +3) 21 000m2 - 700 PLACES			
<b>RESIDENTIAL COMPLEX CAPACITIES</b> 43 581m2 + PARKING PLACES (PHASES 1 +2 +3) 22 500m2 - 300 PLACES				<b>VILLAS TOWER CAPACITIES</b> 7 462m2 44 VILLAS			
<b>VILLAS FOREST</b> 20 376m2 80 VILLAS							
<b>HOTEL 5*:</b> 20 687m2 300 beds 10 787,5m2 accomodation units 2 700m2 public area 1 800m2 restaurant 1 800m2 wellness 3 600m2 parking + technical facilities							
<b>HOTEL 5*:</b> 110 708m2 1 408 beds	<b>HOTEL 4*:</b> 104 581m2 1 928 beds	<b>HOTEL 3*:</b> 41 583m2 1 008 beds	<b>HOTEL Y&amp;S:</b> 52 553m2 1 612 beds	<b>APARTMENT BUILDINGS CAPACITIES</b> 102 260m2 1 328 units	<b>RESIDENTIAL COMPLEX CAPACITIES</b> 43 581m2 592 units	<b>VILLAS TOWER CAPACITIES</b> 46 665m2 276 villas	<b>VILLAS FOREST</b> 44 902m2 179 villas