



RIVER IN STONE

ENTRY CODE 1720

**COMPETITION FOR AN URBAN-
ARCHITECTURAL CONCEPTUAL DESIGN
FOR LOCATION 7 - PART B,
WITHIN THE AMENDMENTS TO THE
SPATIAL-URBAN PLAN OF THE CAPITAL
CITY OF PODGORICA**



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1.1_INTRODUCTION

The proposed complex is conceived as an architectural response to the unique natural character of the Morača River and its dramatic relationship with the urban structure of Podgorica. The site occupies a position where the city and the river landscape meet, offering an opportunity to reconnect the built environment with one of the city's most significant natural elements. For a long period, the Morača has remained physically and visually separated from much of the surrounding urban fabric. Its deep river canyon creates a powerful landscape condition, yet this same topography often limits direct visual and spatial interaction with the water. The project therefore approaches the river not merely as a boundary of the site, but as a primary generator of its architectural and landscape identity. The design is developed around three main ambitions:

1) Reconnect the city with the Morača River.

The project creates a sequence of public spaces and visual connections directed toward the river and the canyon. Rather than treating the waterfront as the edge of the development, the proposal draws the presence of the Morača into the spatial experience of the complex. Openings between the built volumes frame long perspectives along the river valley, revealing the depth, scale and character of the landscape.

2) Transform the natural landscape into architectural form.

The architectural composition takes its inspiration from the process through which the Morača has shaped its own riverbed. Over time, erosion has fragmented the rocky landscape, producing a seemingly random composition of large stone elements. The project translates this natural condition into a system of monumental volumes that appear as fragments of rock, while introducing a clear architectural order and functional logic.

3) Create a comfortable public landscape within the complex.

The spaces between the building volumes are conceived as contemporary interpretations of natural fissures between rocks. Protected from direct sunlight and shaped by shade, air movement and vegetation, these spaces form a public park integrated directly into the architectural composition. The project therefore brings building and landscape together as a single spatial system, offering places for movement, rest, gathering and interaction throughout the site.

The overall ambition is to create a contemporary architectural landmark whose identity emerges directly from the Morača landscape. Rather than placing an autonomous object within the site, the proposal develops the complex as an extension and reinterpretation of the geological and spatial character of the river canyon.

1.2_CONCEPT A NEW RIVERFRON

ARTS & CULTURE DISTRICT - INTEGRATION OF THE CITY & MORAČA RIVER

Today, the banks of the Morača represent a boundary between the city and the landscape. The project does not treat this boundary as the end of the city, but as an opportunity for its expansion. The new architecture creates a space between the urban fabric and the river - a new public front that connects the city, existing structures, the future museum, and the landscape of the Morača. The aim is not to create an isolated building, but to establish a new urban space along the river.

THREE VOLUMES - ONE URBAN MONOLITH

Three dominant volumes form a new presence in the city's silhouette. Their massiveness is intentional - the architecture takes on the character of natural formations shaped gradually through fragmentation and the passage of time. The inspiration comes from the rocks of the Morača: powerful, irregular, and monolithic, yet naturally integrated into the landscape. Three masses. One urban figure. The fragmentation of the volumes avoids the monumentality of a single form and establishes a rhythm that continues the composition of the new museum on the adjacent plot.

MONUMENTAL / HUMAN - A MONOLITH IN FRAGMENTS

From a distance, the building reads as a powerful architectural figure. Up close, it reveals itself as a sequence of smaller spatial experiences. The massive forms are articulated through the façade, passages, cuts, and stone elements of irregular geometry. The large scale of the building thus transitions into a human scale. The façade becomes an active surface that responds to sunlight and movement. Light and shadow break down the mass. Throughout the day, the building changes its character, creating an atmosphere that brings warmth, depth, and identity to the space

THE CITY PASSES THROUGH THE BUILDING

The most important space of the project is located at ground level. Instead of a clear boundary between the city and the building, a continuous public space is created. The city enters the building, passes through it, and continues towards the river. Open spaces, covered areas, greenery, and an inner plaza intertwine. The building is not an obstacle. It is a passage. Movement is not strictly defined - the space invites users to pause, change direction, discover a new view, and continue towards the Morača.

FRAMING THE RIVER

The river becomes an active part of the architecture. Shifts in the volumes and the spaces between them create carefully directed views towards the Morača. The river appears in fragments - as a view, reflection, light, or sound. Polished stone captures reflections of the water and sky, allowing the presence of the river to become part of the architecture itself.

1.3_LANDSCAPE

The landscape strategy integrates architecture, topography, and the existing natural context into a single continuous public environment. Rather than treating the landscape as a decorative layer surrounding the buildings, the proposal develops it as one of the project's primary elements: open spaces, planted areas, terraces, and pedestrian routes are formed together with the architectural volumes.

The project establishes a gradual transition between the urban environment, the public park, and the Morača River, creating a sequence of shifting spatial states: open public zones, shaded spaces between volumes, planted terraces, and viewpoints facing the river. Architecture appears as a series of large stone masses growing out of the landscape, while the spaces surrounding and separating them remain accessible and active, integrating the site into the wider urban environment.

Public Landscape

Public spaces are concentrated in the zones formed by the composition of the building volumes and function as contemporary urban canyons - protected, shaded, and comfortable during warmer periods. Vegetation reinforces the contrast between the monumental mineral character of the architecture and the softer, living character of the landscape, providing shade and climatic comfort. The landscape is designed as a continuous system: pedestrian routes connect the various parts of the complex and link the urban side of the site with the riverside environment, while level changes are resolved through terraces, ramps, and accessible routes.

River Landscape

The proximity of the Morača is one of the project's main determining conditions, and the river landscape is therefore treated as an active part of the public space. The riverside zones are intended for slow movement, rest, and observation; the landscape design gradually guides visitors toward the embankment while maintaining a strong connection between the complex's public spaces and the natural character of the river corridor. Stone, mineral surfaces, and carefully integrated planting continue the central architectural idea, while the presence of water remains visible through framed views and reflective architectural surfaces.

Public Park

The park is conceived as an integral part of the architectural concept rather than a separate green zone. Its most characteristic spaces are located between the massive building volumes: these protected voids reinterpret the climatic and spatial qualities of natural gaps between rocks, providing shade and a sequence of more intimate public environments within the larger scale of the site. The contrast between the monumental character of the buildings and the softer landscape creates a diversity of spatial experiences: open areas accommodate larger gatherings, while deeper spaces between the volumes offer quieter places for rest, movement, and informal interaction. The park is organized as a continuous public landscape that can adapt to different modes of use throughout the day and year. The total area of ground-level planting is approximately 13,300 m², with green roofs covering approximately 2,400 m²; individual areas can, depending on program requirements, support temporary installations, cultural events, outdoor activities, informal meetings, and everyday recreation.

Shaded Public Spaces

The central idea of the gorge directly defines the climatic strategy of the public space: the placement of the building volumes creates areas protected from intense sunlight, and the architectural masses, combined with vegetation and landscape elements, produce a varied microclimate across the site. Rather than relying on a single large open space, the project creates a network of different conditions - from open, sunlit zones to deeply shaded areas - encouraging visitors to move through the complex and discover the changing relationship between architecture, landscape, and the river.

Landscape as a Sequence of Experiences

The public space is conceived as a spatial journey: movement through the site alternates between compression and release, shadow and light, monumental architectural surfaces and planted areas. The narrowest spaces between the volumes intensify the perception of the architectural masses, while wider openings reveal views of the Morača and the surrounding landscape. Several key zones stand out within the park: the amphitheater park of the north/south wing is approximately 2,700 m², the river park approximately 9,600 m², the green roof park approximately 1,900 m², and the amphitheater itself approximately 500 m². In this way, the project transforms the act of moving through the complex into an experience of the natural principles that inspired its design.

1.4_THE NATURAL AND THE DIGITAL ENVIRONMENT

The project is conceived as a contemporary cultural and public environment capable of responding to changing patterns of use and future program requirements.

While the architectural concept is strongly rooted in the natural character of the Morača, the internal and external public spaces are designed with a sufficient degree of flexibility to accommodate contemporary cultural, educational and social activities.

The main spaces of the complex can support a range of permanent and temporary uses. Their organization allows the project to adapt to exhibitions, public events, educational programs, presentations, workshops and other activities associated with the future development of the site.

Flexible Public and Cultural Infrastructure

The project does not define the visitor experience through a single fixed route. Instead, the composition of the buildings and the public landscape create multiple possible paths and sequences. Visitors can move between interior spaces and the outdoor park, choosing different routes through the architectural volumes and the spaces between them. This flexibility allows the complex to operate differently during everyday use and during larger public or cultural events.

Where appropriate, the public spaces can accommodate temporary digital or media-based installations. Such interventions can be integrated into the architectural and landscape environment without altering the fundamental character of the project.

Architecture and Changing Conditions

The project is designed to respond to changing environmental conditions throughout the day and year.

Light, shadow and reflections play an important role in the experience of the complex. The polished graphite concrete surfaces within the principal spatial fissures respond to changing daylight and atmospheric conditions, reflecting fragments of the landscape and reinforcing the visual presence of the Morača.

The architecture therefore remains constant as a system of monumental volumes, while its perception continuously changes through light, weather, vegetation and the movement of people.

1.5_SPATIAL ORGANIZATION OF THE PUBLIC AND BUSINESS COMPLEX

The spatial organization of the complex follows the central principle of the project: a composition of distinct architectural volumes connected by a continuous public landscape.

The individual volumes accommodate the required functions in accordance with the competition brief, while the spaces between them create a shared system of entrances, public circulation routes and outdoor areas. This approach allows the different parts of the program to retain their own identity while remaining connected through a common spatial and architectural language.

Entrance and Public Spaces

The main public access is organized through the landscape level and the system of spaces between the main volumes.

These arrival areas form the first encounter with the architectural concept. Rather than entering a single enclosed building immediately, visitors move through a sequence of exterior and semi-sheltered spaces where the relationship between the monumental volumes, vegetation, and the Morača landscape becomes evident.

The main public entrance is located on the side of the main road and is recessed relative to its original level, giving the entrance a more secluded, discreet character. The central space of the first-floor public hall is divided by a podium, which connects the main entrance with the promenade areas facing the river; these areas are separated by the central volume of the building.

The public circulation zones are conceived as an extension of the park, creating a gradual transition between the city, the open public landscape and the interior functions of the complex. Visitor access to the restaurant on the first floor is provided both from the central space of the floor and through the park area along the Morača River, ensuring a continuous connection between the building and its surroundings. The retail areas and the conference hall on the first floor also have direct access to the park zones and exits to the landscaped inner courtyards. The precise location and hierarchy of entrances are determined by the overall compositional structure, with the main emphasis placed on the connection to the river and the urban frontage.

Main Functional Spaces

The principal functions are distributed among the main architectural volumes in accordance with the program requirements of the competition brief.

This division allows individual parts of the complex to operate independently when required, while maintaining connections through shared public areas and circulation spaces.

The organization of each volume is based on the relationship between functional requirements, orientation, views, and access. Public functions are positioned to maintain a direct relationship with the landscape, while spaces requiring greater control or privacy can be located deeper within the architectural masses.

I CONCEPT AND EXPLANATION OF THE DESIGN

The building complex includes the following closely interconnected functional zones:

First underground floor: a small retail zone with an exit to the museum square, creating a direct connection with it.

First floor: a central hall connecting the retail zone (with exits to the park area), the office zone in the northern wing, and the conference hall, which is accessible both from the park zone and from the underground parking level via dedicated lifts. The office area on this floor has access to an internal landscaped courtyard. Also located on this level are restaurant kitchen block with vertical communication for lifting prepared food to the restaurants and conference hall, loading and waste disposal areas, technical rooms, and parking.

Second floor: at the level of the central square between the three volumes, this level contains small-scale retail and office zones, with vertical access to the first floor.

Third floor: entirely dedicated to office zones.

Fourth floor: the central block contains a panoramic restaurant, while the northern block contains an office block.

Fifth floor (northern block): the final office block.

Southern and western blocks: feature green roofs designed as promenade areas, accessible via the inclined amphitheatre element located adjacent to the southern block of the building.

Public Circulation

Circulation through the complex is conceived as a continuation of the canyon concept.

The main routes pass through and between the volumes, creating a sequence of changing perspectives. At key points, the movement opens toward the Morača, allowing the river landscape to become a visual reference throughout the complex.

The system connects the various functional areas while also supporting informal movement through the public park. Internal and external routes are therefore understood as parts of a single continuous spatial network.

Service and Operational Organization

Service, technical, and operational functions are organized separately from the main visitor routes wherever required.

The service access strategy, loading requirements, technical rooms, and operational circulation are to be developed in accordance with the final functional program and technical requirements.

Main Technical Zones and Their Interaction:

The technical infrastructure of the complex is organized around three key nodes that ensure the autonomous operation of all functional blocks:

Goods receiving and distribution area (loading zone) - located on the first underground floor, directly adjacent to the restaurant kitchen block. It provides for the receipt of food products and consumables, as well as waste removal. It has a direct vertical connection (service lift) to the kitchens on the first floor and the restaurants on the upper levels, minimizing the intersection of service flows with visitor flows.

Technical and engineering rooms are distributed across all three underground parking levels. They include utility entry points, ventilation chambers, electrical switchboards, pump stations, and air-conditioning maintenance rooms. These rooms are located on whichever levels are required for the operation of the complex, rather than being concentrated exclusively on the first underground level. On the uppermost underground level, in addition to the technical zones, a kitchen with a receiving area is provided. The technical rooms have separate exits for maintenance personnel and are connected by service corridors to all vertical shafts of the building, providing access to the engineering systems of each floor without interfering with public spaces.

Underground parking and the entry/exit system- entry to the underground parking is via a single-lane straight ramp on the northern side of the site, while exit is on the southern side. Vertical circulation within the parking is provided by a straight two-lane ramp running through all three underground parking levels. This allows the entry and exit flows to be separated and ensures continuous vehicle movement. The parking is directly connected to the technical zones of all underground levels and is equipped with lifts providing access for staff and visitors to the public areas of the ground floor and the conference hall.

This distribution allows the public areas to maintain their spatial integrity while ensuring the efficient operation of the complex. All technical zones are designed as a single system, in which horizontal and vertical communications provide the shortest routes for deliveries, equipment maintenance, and evacuation, with these processes fully isolated from visitor flows.

2.1 FACADE DESIGN

The three main blocks of the complex are arranged to maximise views of the river and the surrounding urban context. The side blocks are oriented with panoramic glazing directly towards the river, providing wide, continuous visual connections with the water surface and the canyon. The central block, although its main façade faces the opposite bank, is angled so that it also opens up expressive perspectives onto the river, supporting the overall idea of “visual corridors”.

The material palette of the façades is based on the contrast of concrete textures – the primary construction and finishing material. The end surfaces of all three blocks are made of rough, textured concrete, which emphasises monumentality and echoes the natural texture of rock fragments. In contrast, the inclined planes facing inward into the composition and forming the “canyons” between the blocks, as well as the main external façade surfaces, are polished. Polished concrete creates a mirror-like effect, reflecting the river, the sky and the surrounding landscape, reinforcing the sense of unity between architecture and the natural environment.

The façade of each block features a dynamic system of vertical elements located on the outer side of the structural frame. These elements serve a dual purpose: they act partly as load-bearing structural mullions and also function as effective sun shading, regulating the entry of direct sunlight.

To provide additional protection against overheating and glare, a 30 cm-wide gap is provided between the external decorative elements and the glass, accommodating a perforated shading roller blind. Its colour scheme is selected in shades matching the main concrete façade, so that the blind visually blends with the surface, preserving the monolithic appearance of the building. This solution allows solar exposure to be managed flexibly without compromising the integrity of the architectural concept.

The entrance groups are designed as transparent glass volumes that naturally integrate into the rhythm of the vertical elements and create a smooth transition from the public park to the interior spaces. The glazing of the entrances enhances the connection with the river and the urban environment, while the carefully considered orientation of the openings minimises thermal loads. Thus, the façade design becomes a direct extension of the landscape concept: the alternation of rough and polished concrete surfaces, the rhythm of vertical mullions, and integrated sun-shading devices form the image of a contemporary “stone canyon”, where every element is subordinated to harmony with nature and functional efficiency.

2.2 STRUCTURAL AND FACADE ENGINEERING PRINCIPLES

The column grid is developed individually for each of the three blocks, with a variable spacing from 4.5 to 6.5 metres. This allows for clear spans that do not exceed standard values while ensuring flexibility in internal planning for exhibition, office and public functions.

The inclined elements of the volumes, which visually dominate the façades, are load-bearing structures that run through all storeys, including the basement level. In the basement, these elements transform into vertical columns or uprights without inclination, transferring loads to the foundations. This solution provides architectural expressiveness without compromising structural reliability.

The three volumes of the complex are separated from each other by expansion joints. In addition, the right and left blocks are each subdivided into three fire compartments.

All engineering services and main technical equipment are located on the roofs of each block, where technical floors are arranged. Green roofs are provided with a build-up thickness of 1.2 metres.

Thus, the structural system organically combines functionality, safety and architectural expressiveness, fully corresponding to the image of “rock fragments” and ensuring durability, adaptability and environmental sustainability of the entire complex.

3.1 ENVIRONMENTAL ASPECT OF THE DESIGN - INTEGRATION OF PASSIVE AND ACTIVE STRATEGIES

The project is conceived as a climate-responsive architectural system, where sustainability is not an added layer, but a fundamental driver of the design process. The transformation of a single monolithic mass into three distinct volumes, their carefully angled positioning on the site, the spatial relationships established between them, and the use of stone as the primary material expression are all the result of a deliberate process of shaping the building in response to its environmental context. The architecture seeks to reduce environmental impact while simultaneously creating a comfortable, resilient, and socially engaging environment for its users. Passive strategies are embedded directly into the geometry, façade, landscape, and organization of the public realm, while active systems complement these measures to achieve a more efficient overall building performance.

WIND PROTECTION — RIVERFRONT

The western side of the site, facing the river, is exposed to prevailing winds and challenging weather conditions. Rather than treating this exposure as a constraint, the project transforms it into a spatial design opportunity. The fragmentation of the building into three volumes creates a sequence of sheltered intermediate spaces between the masses. Their strategic orientation and angled positioning respond simultaneously to the riverfront views and prevailing environmental conditions, allowing the project to capture the best views while protecting users from uncomfortable wind exposure. These spaces become a network of semi-protected public areas, providing a more comfortable outdoor environment throughout the year.

FAÇADE — PASSIVE SOLAR PROTECTION

Solar control is integrated into the architectural expression of the building rather than applied as an additional technical layer. The stone fragments of the façade are positioned in relation to the large glazed openings, acting as a passive solar-control device. They provide shade and reduce direct solar exposure while maintaining visual connections between the interior and the surrounding landscape. The façade therefore operates simultaneously as structure, identity, and environmental filter, demonstrating how climatic performance can become an integral part of architectural character.

SELF-SHADING THROUGH BUILDING GEOMETRY

The angled positioning of the three monolithic volumes generates self-shading across the building and its surrounding public spaces. The geometry is calibrated to create areas of shade within the open space, reducing solar exposure and improving outdoor thermal comfort during warmer periods. The resulting spatial configuration establishes a dynamic relationship between built mass, light, shadow, and public space. In this way, the building's form itself becomes an environmental strategy.

LANDSCAPE AS CLIMATE INFRASTRUCTURE

The landscape is conceived as an active component of the project's environmental strategy rather than as a decorative layer. Carefully selected and appropriately positioned vegetation creates natural wind buffers and sheltered microclimates, reducing wind exposure within the public realm while simultaneously strengthening ecological value and biodiversity. The planting strategy introduces a layered landscape system that supports biodiversity, seasonal variation, shade, and user comfort, transforming the open spaces into resilient ecological environments. Together, the building geometry, façade, materiality, and landscape form a coherent passive environmental system in which sustainability is embedded within the architectural concept itself. The passive strategies are complemented by an integrated active energy concept. The building is designed to connect to the local smart-grid infrastructure, allowing energy to be exchanged between neighbouring assets and supporting a gradual transition towards a fossil-free energy system. Heating and cooling can be provided through high-efficiency heat pump technology, taking advantage of locally available renewable energy sources and reducing dependence on conventional fossil-fuel systems. A centralized Building Management System (BMS) continuously monitors and optimizes the building's energy performance, coordinating HVAC, lighting, sensors and other building services according to real-time occupancy and environmental conditions.

INTELLIGENT HVAC AND INDOOR COMFORT

The HVAC system is designed around the principle of demand-controlled operation. CO₂, temperature and occupancy sensors continuously evaluate the environmental conditions of each active zone, adjusting fresh-air supply and thermal conditioning according to actual demand. When natural ventilation is available through operable windows, the mechanical system can automatically reduce or suspend operation, preventing unnecessary energy consumption. This creates a building that responds to its users and its environment in real time, rather than operating according to fixed schedules.

III ENVIRONMENTAL ASPECT OF THE DESIGN

DAYLIGHT-RESPONSIVE ARTIFICIAL LIGHTING

Artificial lighting is based on a full-LED, high-efficiency system with intelligent control. DALI-based lighting control allows the intensity of artificial lighting to respond dynamically to available daylight and occupancy levels. The system reduces energy consumption by avoiding unnecessary artificial lighting while maintaining appropriate illumination levels and visual comfort throughout the building.

BLUE-GREEN INFRASTRUCTURE AND WATER CIRCULARITY

The new building becomes an active component of the existing green and blue infrastructure of the Arts & Culture district. Green roofs and landscaped areas are conceived as part of a circular water-management system. Rainwater is collected from roofs and hardscape surfaces, filtered and stored for subsequent non-potable uses. Stored rainwater can be reused for irrigation, landscape maintenance, cleaning and toilet flushing, significantly reducing the demand for potable water, particularly during the dry summer period. The landscape therefore performs simultaneously as ecological infrastructure, climate protection, public space and water-management infrastructure.

RESILIENCE AND SMART MANAGEMENT

The building is conceived as a resilient and digitally managed asset within the wider district. Smart metering and centralized monitoring allow energy and water consumption to be continuously measured and optimized. Local energy storage and backup systems can provide additional resilience in the event of power-network disturbances. The building's infrastructure is therefore prepared to operate not only as an individual high-performance building, but as a flexible component of a larger urban energy ecosystem.

The proposed strategies establish a continuous relationship between architecture, climate, landscape, water and energy. The building geometry provides shade and shelter; the stone façade regulates solar exposure; vegetation creates microclimates and biodiversity; rainwater is collected and reused; renewable energy systems reduce operational carbon; and intelligent building controls continuously optimize performance. In this way, the new building does not simply occupy the adjacent parcel — it extends the environmental logic of the Arts & Culture district, reinforcing the relationship between the built and natural systems of the site. The project proposes an architecture in which environmental performance becomes spatial quality, transforming sustainability from a technical requirement into a visible and experiential part of the architectural identity.

IV URBAN PARAMETERS

	PROJECT AREA (smq)	% OF SITE	URBAN PARAMETERS
SITE COVERAGE	6 907,42	27,08%	0,20 - 0,40 (5 101-10 291 smq)
GREENERY AREA	13 266,57	52,02%	MIN 40% (10 201 smq)
PUBLIC GFA:	7 334,71		
- RETAIL GFA	3 870,89		
- F&B GFA	1 855,51		
- LOBBY GFA	994,64		
- EVENT GFA	613,67		
OFFICE GFA	10 077,72		
TOTAL GFA	17 412,43	68,27%	MAX 28 425,25 smq
PARKING	16 087,32		

	OFFICE GFA	PUBLIC GFA				PARKING
		RETAIL GFA	F&B GFA	LOBBY GFA	EVENT GFA	
BASEMENT LEVEL -3	-	-	-	-	-	5 311,39 smq
BASEMENT LEVEL -2	-	-	-	-	-	5 311,39 smq
BASEMENT LEVEL -1	-	995,25 smq	*589,20 smq	-	24,75 smq	5 424,54 smq
GROUND FLOOR	720,04 smq	2 827,32 smq	457,38 smq	994,64 smq	588,92 smq	-
2ND FLOOR	3 181,05 smq	88,32 smq	-	-	-	-
3RD FLOOR	3 540,42 smq	-	-	-	-	-
4TH FLOOR	1 278,41 smq	-	-	-	-	-
5TH FLOOR	1 357,80 smq	-	808,93 smq	-	-	-
	10 077,72 smq	3 870,89 smq	1 855,51 smq	994,64 smq	613,67 smq	16 087,32 smq
		7 334,71 smq				

V INVESTMENT ESTIMATE

NO.	PHASE / WORK GROUP	DESCRIPTION / ELEMENT	UNIT	QUANTITY	UNIT PRICE €/UNIT	TOTAL €
I	UNDERGROUND LEVELS					
I.1	Construction Works	Underground parking areas	m²	15747,32	750	11810490
I.2	Construction Works	Ancillary service and technical areas	m²	3331,33	950	3164763,5
I.3	Architectural Finishes	Finishes to parking areas	m²	4462,5	90	401625
I.4	Building Services	Electrical, plumbing, drainage and HVAC systems	m²	20663,1	180	3719358
I.5	Circulation	Internal circulation and ramps	m²	6446,4	120	773568
I.6	Restaurant	Professional restaurant kitchen	m²	589,2	900	530280
I.7	Retail	Retail spaces	m²	995,25	850	845962,5
I.8	Vertical Circulation	Vertical circulation core incl. stairs & lobbies	m² / no.	732,92	1200	879504
SUBTOTAL – PHASE I						22125551
II	ABOVE-GROUND BUILDINGS					
II.1	Structure	Structural system of the buildings	m²	18923,23	450	8515453,5
II.2	Façade	Façade system / cladding	m²	15960,1	280	4468828
II.3	Roof	Roofing system and finishes	m²	2023,58	180	364244,4
II.4	Green Roof	Green roofing system and finishes	m²	2023,58	180	364244,4
II.5	Vertical Circulation	Lifts and staircases	m² / no.	1130	110	124300
II.6	Building Services	Electrical, plumbing, drainage and HVAC systems	m²	3331,33	300	999399
SUBTOTAL – PHASE II						14836469,3
III	PROMENADE AND BEACH – MORAČA RIVER					
III.1	Landscape / Public Realm	Promenade	m²	1635,97	180	294474,6
III.2	Street Furniture	Benches, waste bins, etc.	no. / set	30	2500	75000
III.3	Landscape Architecture	Planting and landscape works	m²	7998,28	65	519888,2
III.4	External Services	Irrigation, drainage and other external services	m²	7998,28	55	439905,4
SUBTOTAL – PHASE III						1329268,2
IV	INTERIORS – ABOVE-GROUND BUILDINGS					
IV.1	Interior Works	Entrance lobby	m²	994,64	1000	994640
IV.2	Interior Works	Restaurant interiors	m²	4266,31	1400	5972834
IV.3	Interior Works	Retail interiors	m²	3910,89	900	3519801
IV.4	Interior Works	Administrative spaces	m²	10077,72	600	6046632
SUBTOTAL – PHASE IV						16533907
V	SUMMARY					
V.1	Phase I	All underground levels				22125551
V.2	Phase II	All above-ground buildings				14836469,3
V.3	Phase III	Promenade, beach and ancillary facilities				1329268,2
V.4	Phase IV	Interiors of all above-ground buildings				16533907
TOTAL ESTIMATED INVESTMENT VALUE						54825195,5
Contingency / Unforeseen Works			%			5482519,55
TOTAL INCLUDING CONTINGENCY						60307715,05



I PRE-PROJECT ANALYSIS
THE LOCATION OF THE OBJECT





I PRE-PROJECT ANALYSIS
SITE PHOTO DOCUMENTATION



 spot area

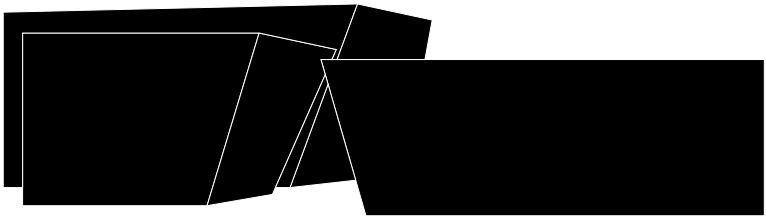


FORM-MAKING

THE CONTEXT OF THE MORAČA RIVER HAS BEEN SHAPED BY CENTURIES OF WATER EROSION. OVER TIME, FRAGMENTS OF THE ROCKY RIVERBANK GRADUALLY BROKE AWAY AND FELL, SHAPING THE RIVERBED. TODAY, IT CAN BE PERCEIVED AS A NATURAL COMPOSITION OF MASSIVE ROCK FRAGMENTS.

CONCEP

THE IMAGE OF THE COMPLEX EMERGEŞ FROM THE NATURAL CONTEXT OF THE MORAČA RIVER. JUST AS NATURE RANDOMLY FORMS THE RIVERBED FROM FRAGMENTS OF ROCK, WE COMPOSE THE BUILDING FROM LARGE STONE-LIKE VOLUMES — WHILE ARRANGING THEM ACCORDING TO A CLEAR ORDER.



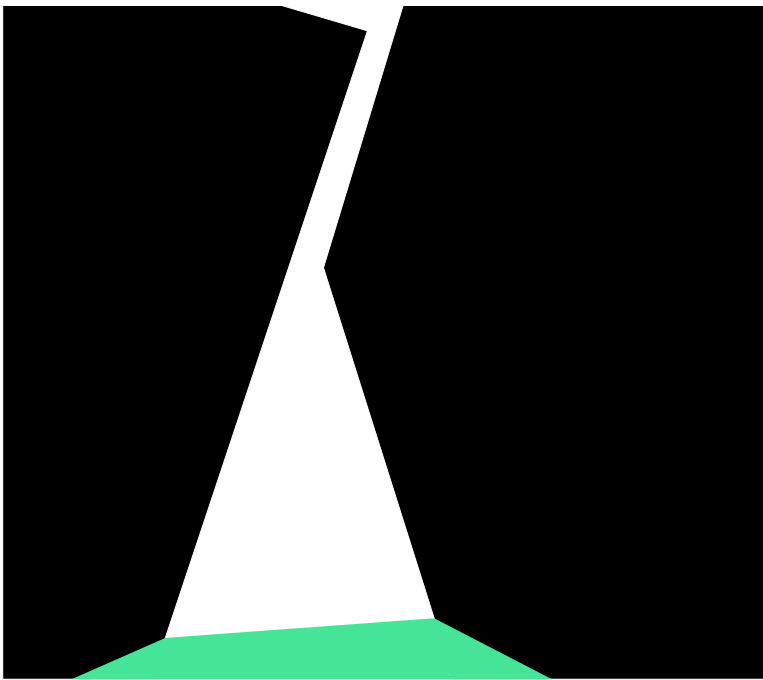


GORGE

BETWEEN MASSIVE ROCK FRAGMENTS, NATURAL VOIDS EMERGE — SPACES WITH MORE SHADE, COOLNESS, AND MOISTURE. AIR MOVES FREELY BETWEEN THE ROCKS. ON A HOT DAY, SUCH SPACES BECOME A NATURAL REFUGE FROM THE SUN.

CONCEPT

BETWEEN THE BUILDING VOLUMES, WE CREATE SPACES RESEMBLING NATURAL VOIDS BETWEEN ROCKS — COOL, SHADED, AND PROTECTED FROM THE HARSH SUN. THESE VOIDS ARE INTEGRATED WITH A PUBLIC PARK, TRANSFORMING THE SPACE INTO A COMFORTABLE ENVIRONMENT FOR REST AND LEISURE.



II ARCHITECTURAL INSPIRATION

DEEP CANYON



DEEP CANYON

THE MORAČA RIVER RUNS THROUGH THE CENTRE OF PODGORICA, BUT DUE TO THE DEEP CANYON, IT HAS LIMITED INTERACTION WITH THE CITY. IT REMAINS HIDDEN FROM THE URBAN STREETS, EXISTING MORE AS A SEPARATE LAYER WITHIN THE URBAN FABRIC.

WHILE EXPLORING THE PROJECT SITE, WE FOUND THAT THE MOST EXPRESSIVE VIEWS OF THE MORAČA ARE REVEALED NOT THROUGH A FRONTAL VIEW OF THE RIVER, BUT ALONG THE CANYON. THIS DIRECTION CREATES A GREATER DEPTH OF PERSPECTIVE AND BEST CONVEYS THE SCALE OF THE RIVER.

DESIGN APPROACH

THE BUILDING VOLUMES ARE POSITIONED SO THAT THE SPACES BETWEEN THEM OPEN UP ALONG THE CANYON, TOWARDS THE MOST EXPRESSIVE PERSPECTIVE OF THE MORAČA. TO ENHANCE THE SENSE OF PROXIMITY TO THE RIVER, THE WALLS OF THESE CREVICES ARE FINISHED IN POLISHED GRAPHITE CONCRETE. TILTED AT A PRECISELY CALCULATED ANGLE, THEY ACT AS MIRRORS, REFLECTING THE WATER AND VISUALLY BRINGING THE RIVER INTO THE BUILDING.



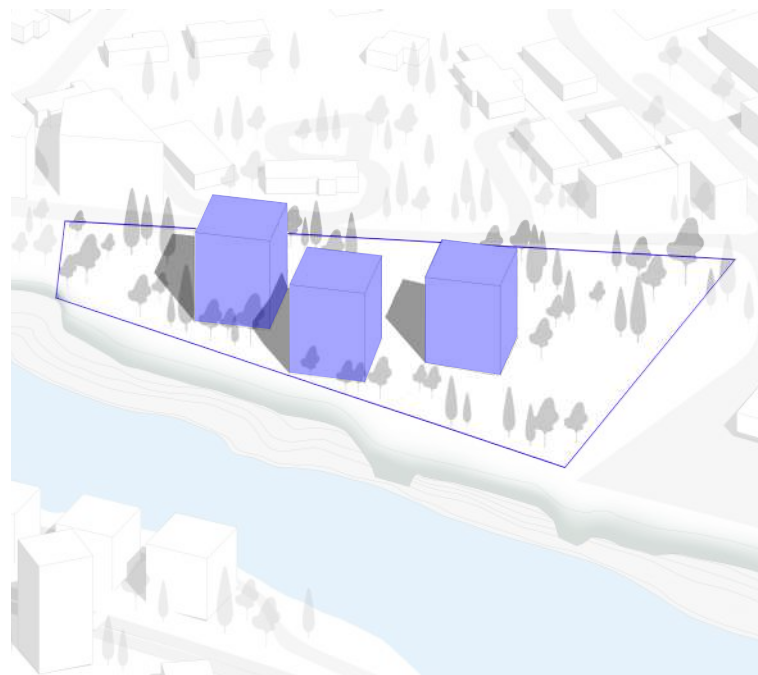


IN THIS PROJECT, WE WANT TO WORK WITH STONE LIKE SCULPTORS — NOT SIMPLY USING IT AS A FINISHING MATERIAL, BUT REVEALING ITS CHARACTER THROUGH DIFFERENT TEXTURES AND METHODS OF TREATMENT. MONTENEGRO HAS A DEEP TRADITION AND CULTURE OF WORKING WITH STONE. WE DRAW ON THIS EXPERIENCE AND TRANSLATE IT INTO THE SCALE OF ARCHITECTURE, SHAPING THE BUILDING AS A SINGLE, SOLID STONE MASS.

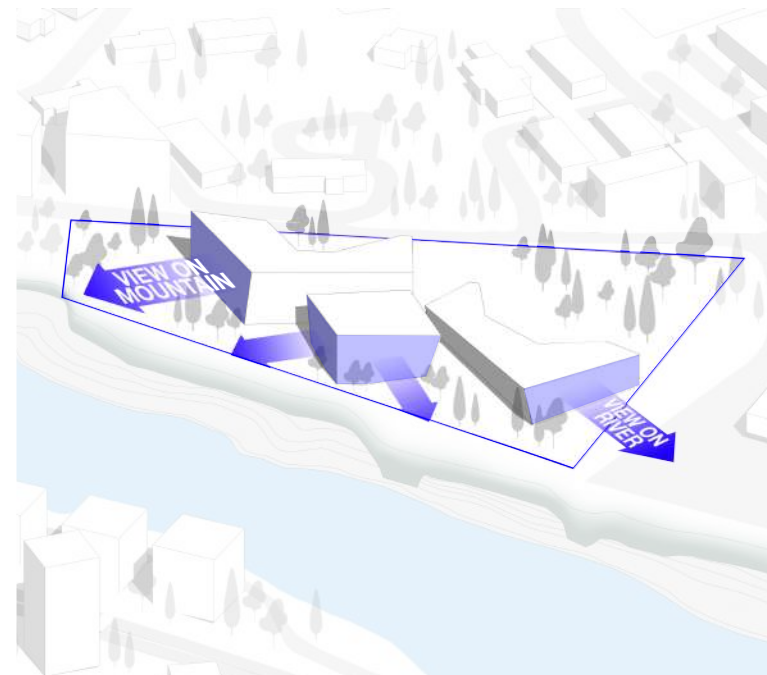
III MASSING FORMATION

RIVER VIEWS

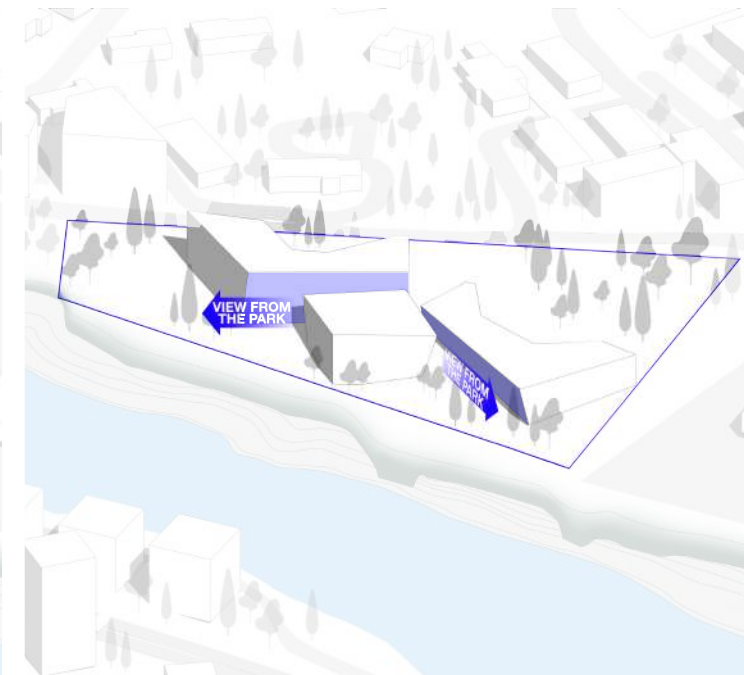
THE BEST VIEWS OF THE RIVER ARE REVEALED NOT WHEN LOOKING DIRECTLY ACROSS IT, BUT WHEN LOOKING ALONG ITS COURSE. FROM AN ANGLED PERSPECTIVE, THE RIVERBED OPENS INTO DEPTH, CREATING A LONG PANORAMIC VIEW AS THE CANYON AND WATER RECEDE INTO THE DISTANCE.



1.



2.



3.

1. INITIAL VOLUME
THREE VOLUMES DEFINE THE INITIAL MASS OF THE BUILDING IN ACCORDANCE WITH THE PROJECT BRIEF.

2. OPENING TOWARD THE RIVER
THE VOLUMES ARE ROTATED IN RELATION TO ONE ANOTHER TO OPEN THE MAIN SPACES TOWARD THE KEY PERSPECTIVE VIEWS ALONG THE RIVER.

3. PARK BETWEEN THE VOLUMES
THE SPACE BETWEEN THE VOLUMES BECOMES A PUBLIC PARK, DESCENDING TOWARD THE RIVER LIKE AN AMPHITHEATER AND OPENING UP PANORAMIC VIEWS OF THE CANYON AND THE WATER.

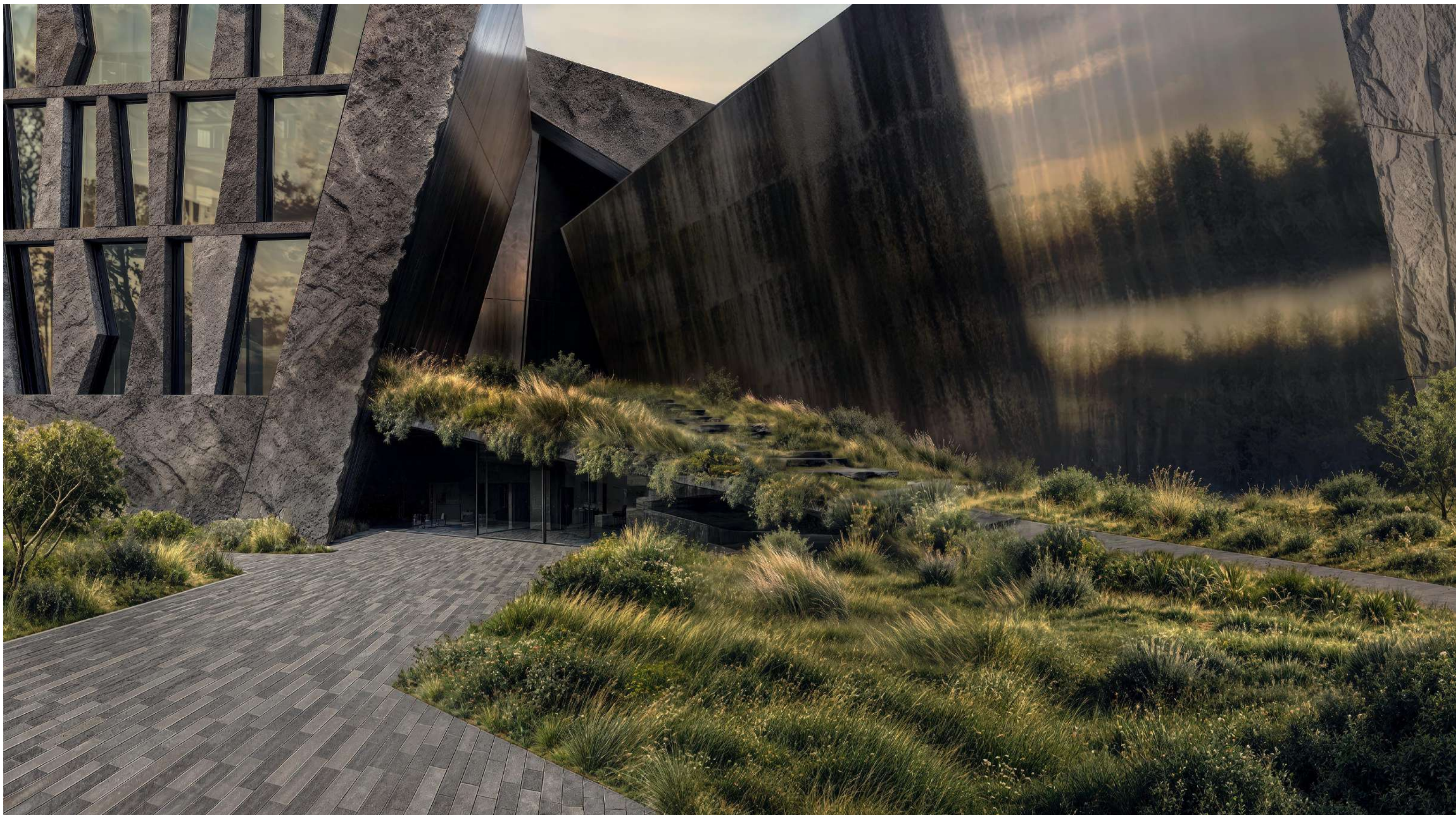
THE ARCHITECTURE OF THE COMPLEX EMERGES FROM THE NATURAL LOGIC OF THE MORAČA CANYON. JUST AS THE RIVER HAS SHAPED ITS COURSE OVER CENTURIES, ERODING AND SCATTERING MASSIVE ROCK FRAGMENTS ALONG ITS BED, THE PROJECT ASSEMBLES THE BUILDING FROM LARGE STONE-LIKE VOLUMES, TRANSFORMING NATURAL RANDOMNESS INTO A CLEAR ARCHITECTURAL ORDER. BETWEEN THESE MASSES, COOL PUBLIC SPACES OPEN TOWARDS THE CANYON, WHILE POLISHED GRAPHITE CONCRETE REFLECTS WATER AND LIGHT, VISUALLY DRAWING THE MORAČA INTO THE ARCHITECTURE.

















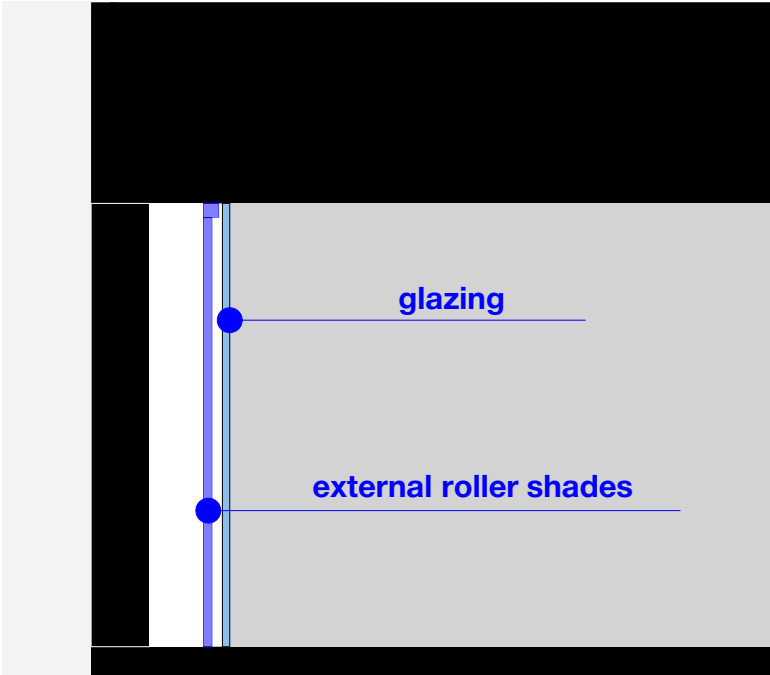






THE FACADES ARE COMPOSED OF LARGE-SCALE PRECAST REINFORCED-CONCRETE ELEMENTS, CREATING THE IMPRESSION OF MASSIVE FRAGMENTS OF CONCRETE ASSEMBLED INTO A SINGLE MONOLITHIC VOLUME.

AN INTEGRATED SOLAR-SHADING SYSTEM IS POSITIONED BETWEEN THE CONCRETE OUTER SHELL AND THE GLAZING. WHEN RAISED, IT IS ALMOST INVISIBLE; WHEN LOWERED, THE SCREENS VISUALLY DISSOLVE THE GLAZED OPENINGS AND REINFORCE THE PERCEPTION OF A SOLID, MONOLITHIC MASS.





THE MATERIAL CONCEPT IS BASED ON EXPLORING DIFFERENT STATES OF A SINGLE MATERIAL. SIMILAR TO THE SCULPTURES OF ANISH KAPOOR, WE DO NOT SEEK TO COMBINE MULTIPLE MATERIALS, BUT RATHER TO REVEAL THE EXPRESSIVE POTENTIAL OF ONE — GRAPHITE CONCRETE. ON THE EXTERIOR SURFACES, THE CONCRETE REMAINS ROUGH AND TEXTURED, EMPHASIZING ITS WEIGHT, MASS, AND RESEMBLANCE TO NATURAL ROCK. WITHIN THE FISSURES, IT IS POLISHED TO AN ALMOST MIRROR-LIKE FINISH. THE MORAČA IS REFLECTED IN THESE SURFACES. THE VIEWER DOES NOT ALWAYS SEE THE RIVER DIRECTLY, BUT PERCEIVES THE MOVEMENT OF WATER AND LIGHT THROUGH ITS REFLECTION. IN THIS WAY, THE HEAVY MASS OF CONCRETE BEGINS TO TRANSFORM AND ALMOST COME ALIVE — THE STONE BECOMES A CARRIER OF THE RIVER'S MOVEMENT.

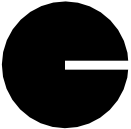


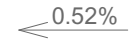
EXPLICATION

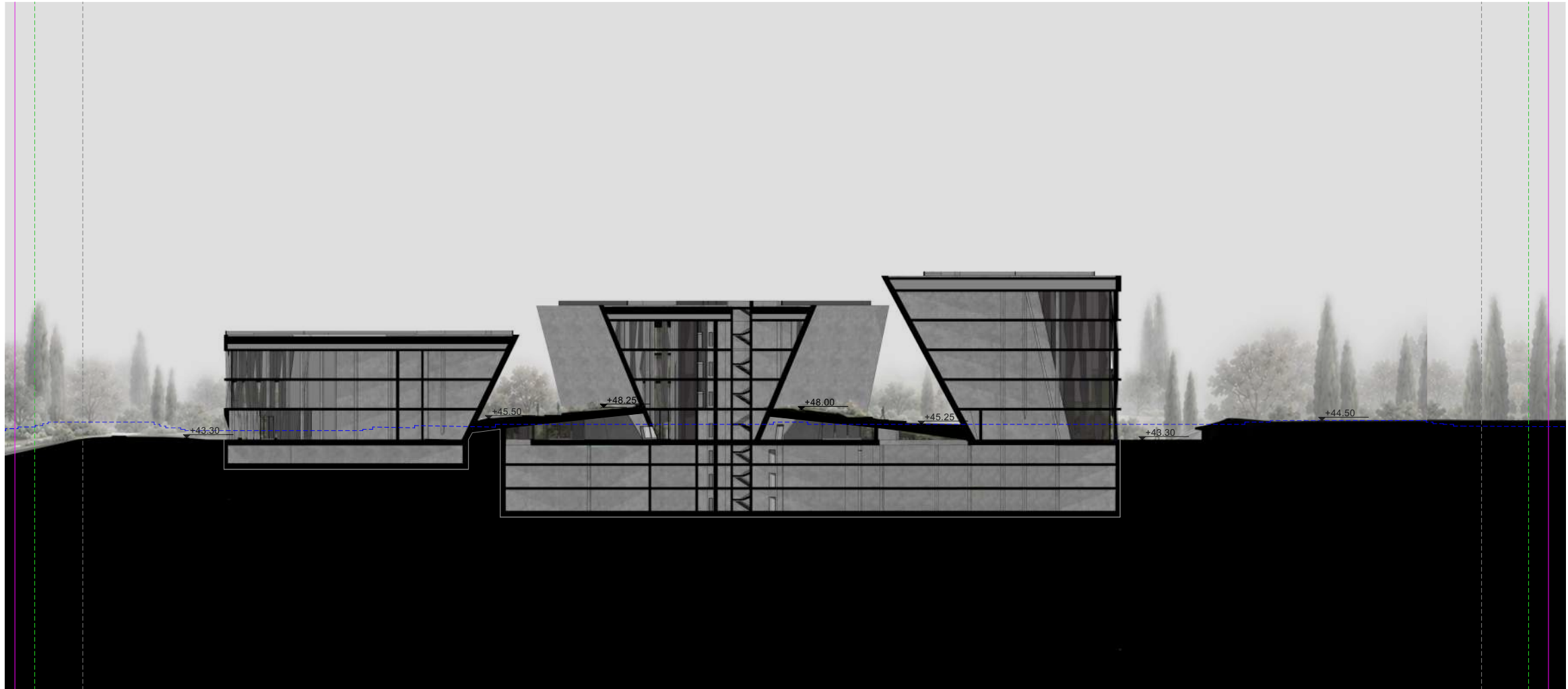
	construction of cultural facilities		mixe-use facilities		educational and social protection facilities		proposed building site boundary
	construction of public and business facilities		public use facilities		healthcare facilities		



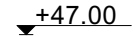
PARCELING PLAN

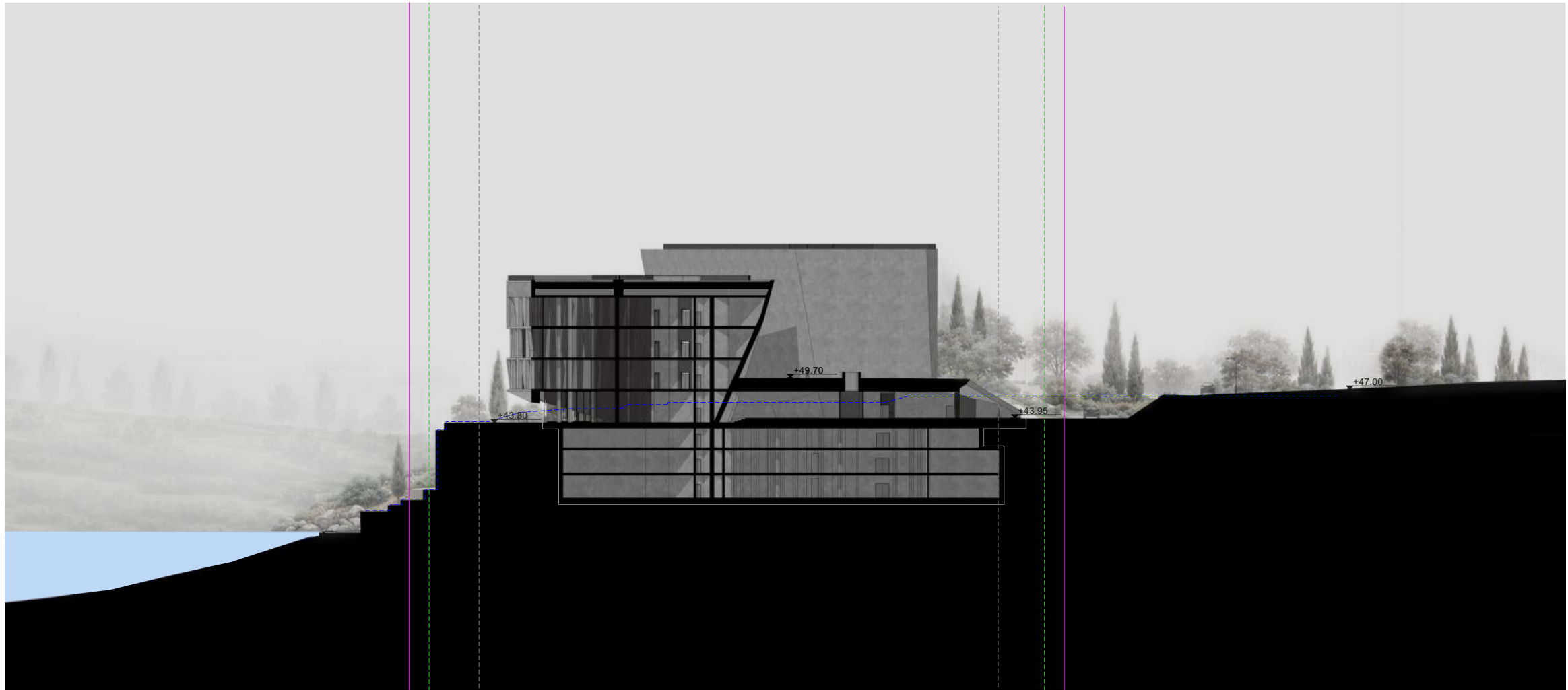


-  building line
-  underground building line
-  above-ground building footprint
-  underground building footprint
-  cadastral site boundary
-  plot boundary
-  0.52% the slope of the road surface
-  +46.40 elevation mark

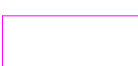
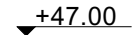


**REGULATION AND LEVELING PLAN
SECTION 1-1**

-  plot boundary
-  underground building line
-  building line
-  existing terrain boundary
-  +47.00 elevation mark

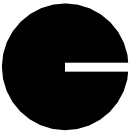


**REGULATION AND LEVELING PLAN
SECTION 2-2**

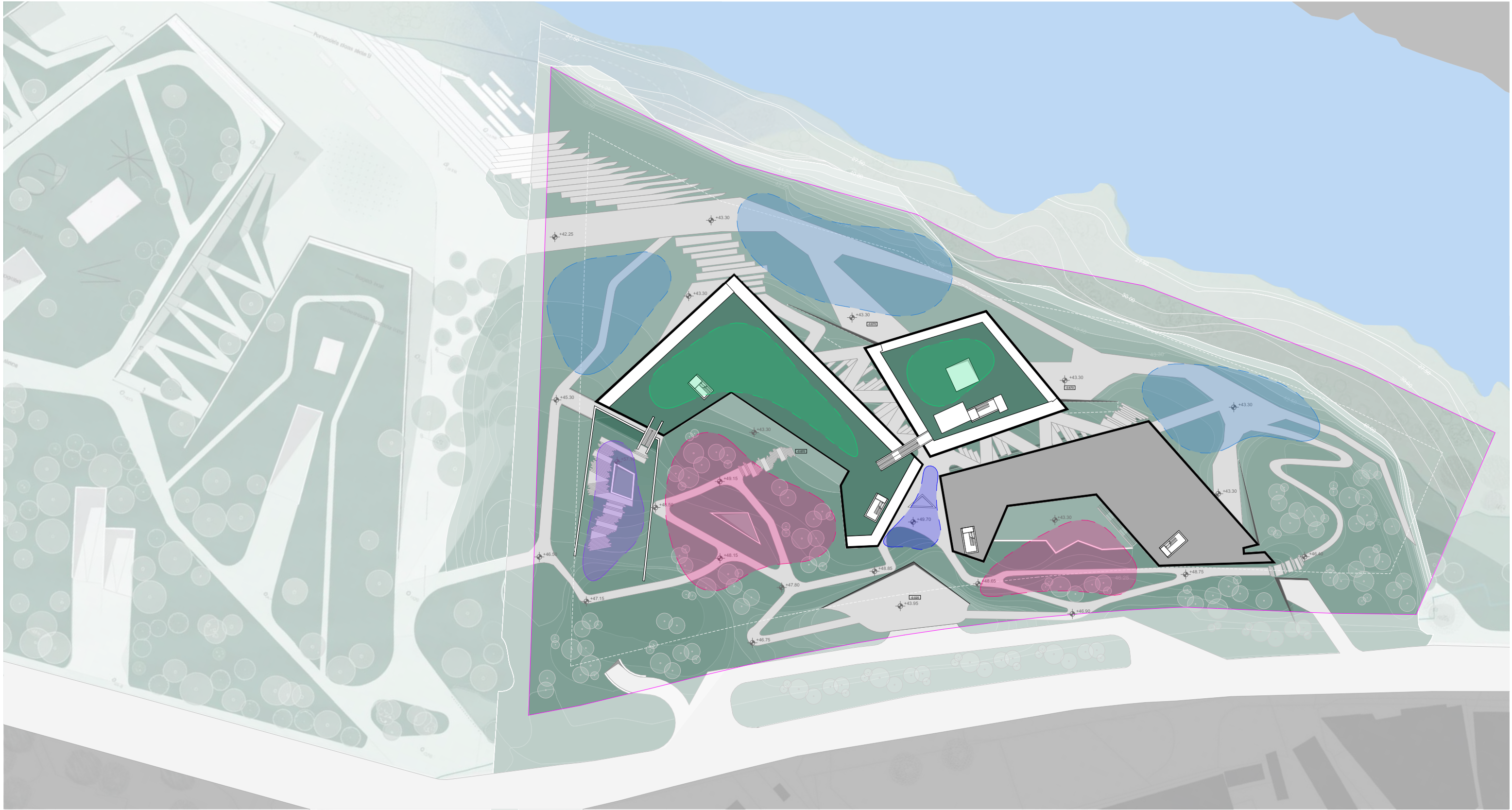
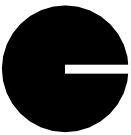
-  plot boundary
-  underground building line
-  building line
-  existing terrain boundary
-  +47.00 elevation mark



SYNTHESIS PLAN



-  plot boundary
-  building line
-  underground building line
-  above-ground building footprint
-  underground building footprint
-  water supply connection
-  sewerage connection
-  electrical grid connection
-  existing water supply network
-  existing sewerage network
-  existing electrical grid



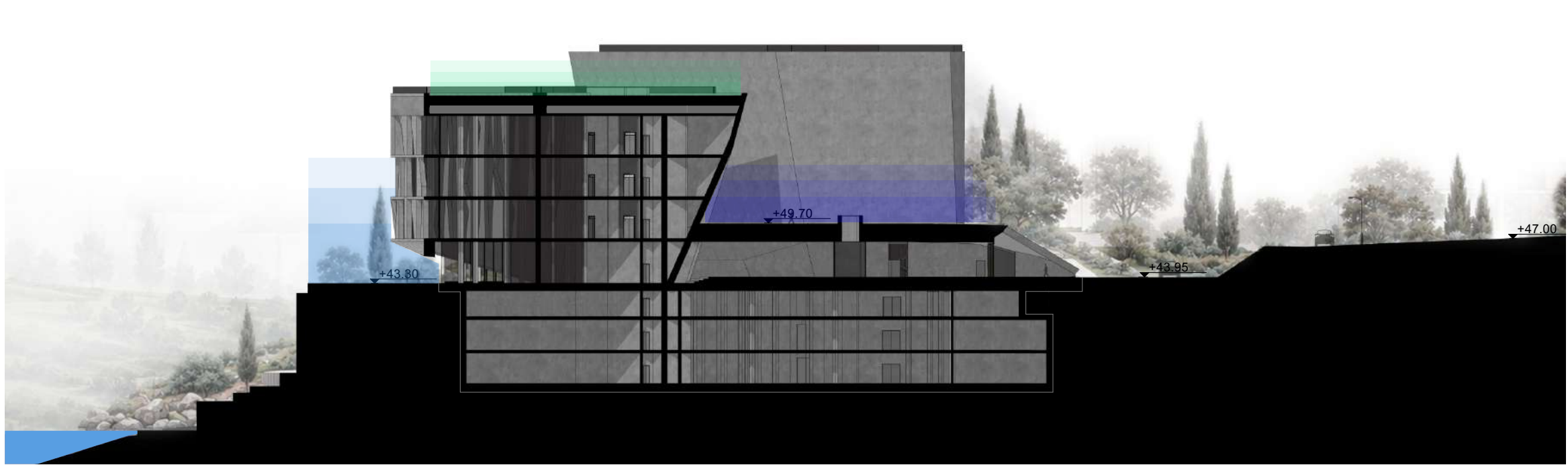
EXPLICATION

the park area of the northern/southern wing
amphitheater

river park
park on a green roof

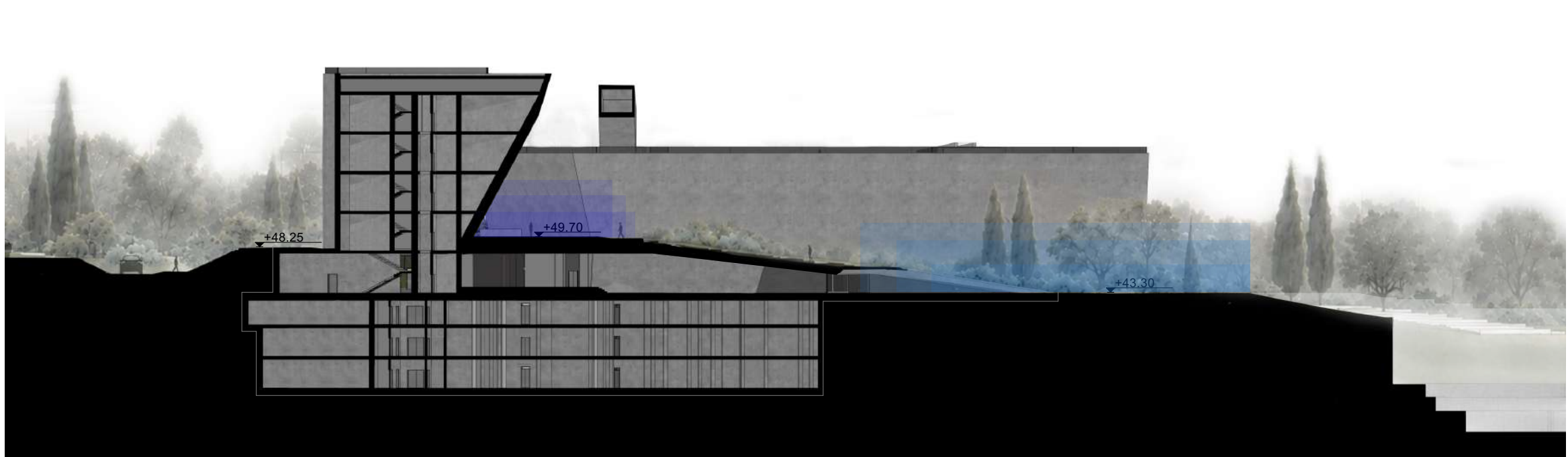
plot boundary
central square

+46.40 elevation mark



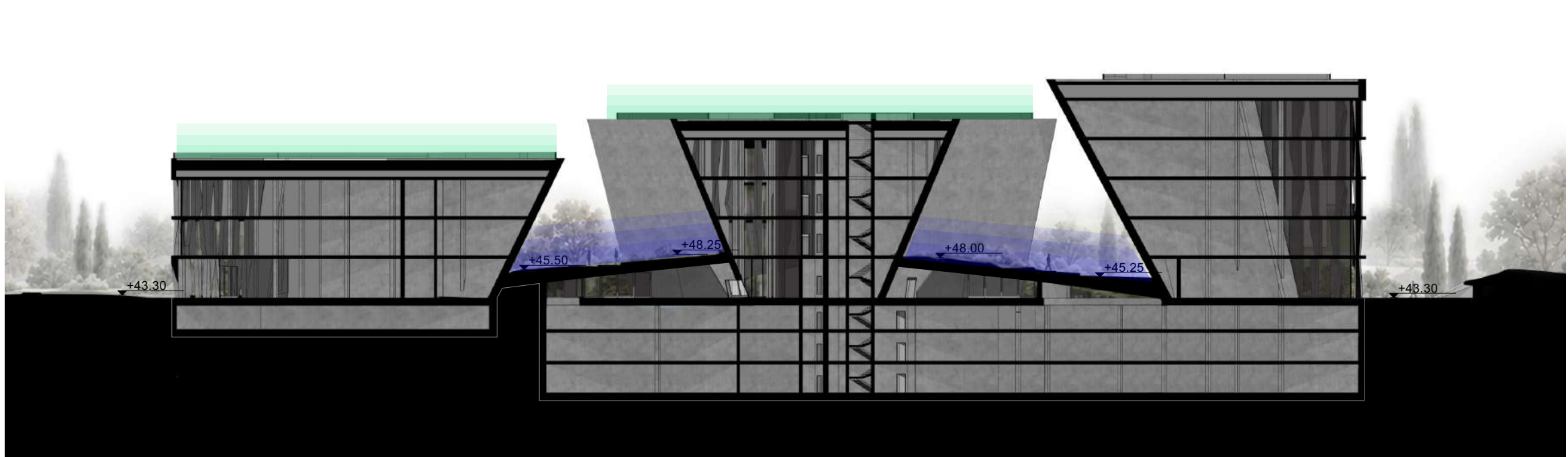
LANDSCAPE SECTION 1-1

- river park
- park on a green roof
- central square
- +47.00 elevation mark



LANDSCAPE SECTION 2-2

- river park
- central square
- +47.00 elevation mark



LANDSCAPE SECTION 3-3

- park on a green roof
- central square
- +47.00 elevation mark

PLAN OF PHYSICAL STRUCTURES



EXPLICATION

- plot boundary
- building line

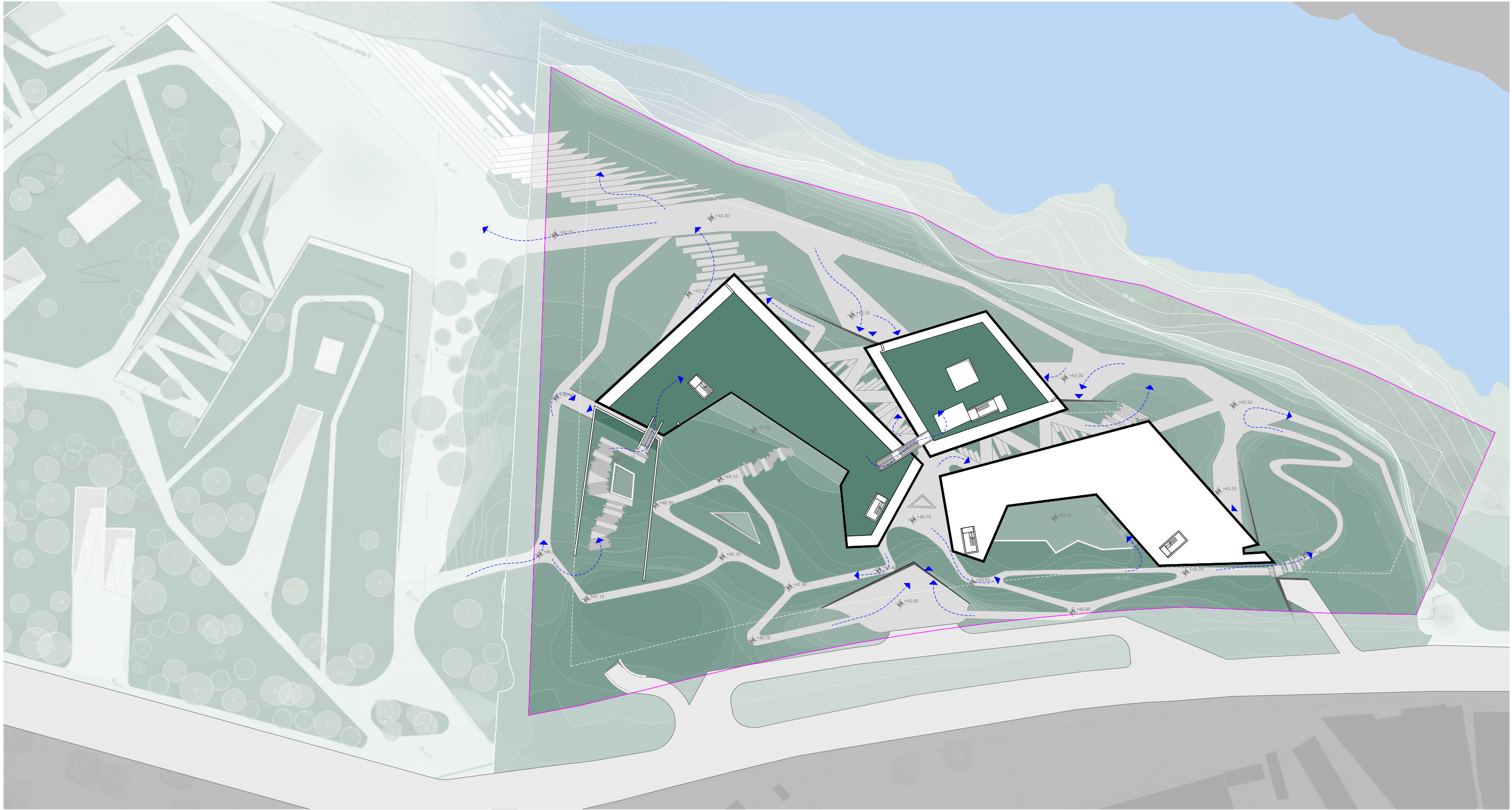
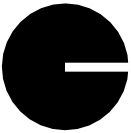
- contact zone
- entrance/exit to the building

- entry/exit to the underground parking lot
- 1 south tower: retail, offices

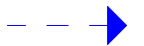
- 2 the western tower: restaurants, offices
- 3 north tower: conference room, offices

- 4 climbing green roofs
- 5 stylobate: retail area, central hall, underground parking

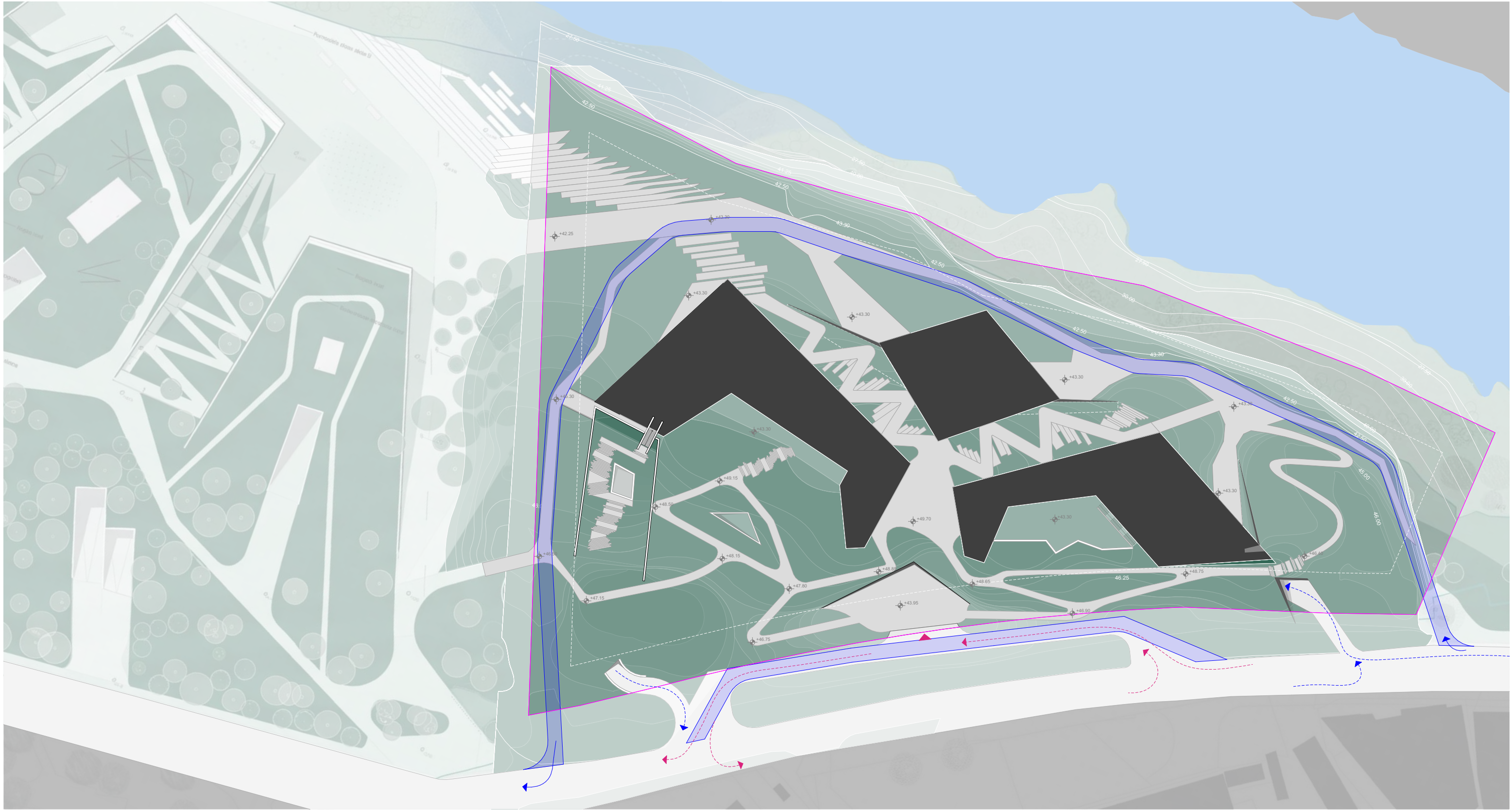
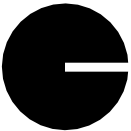
VISITOR CIRCULATION SCHEME



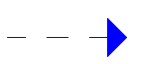
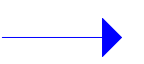
EXPLICATION

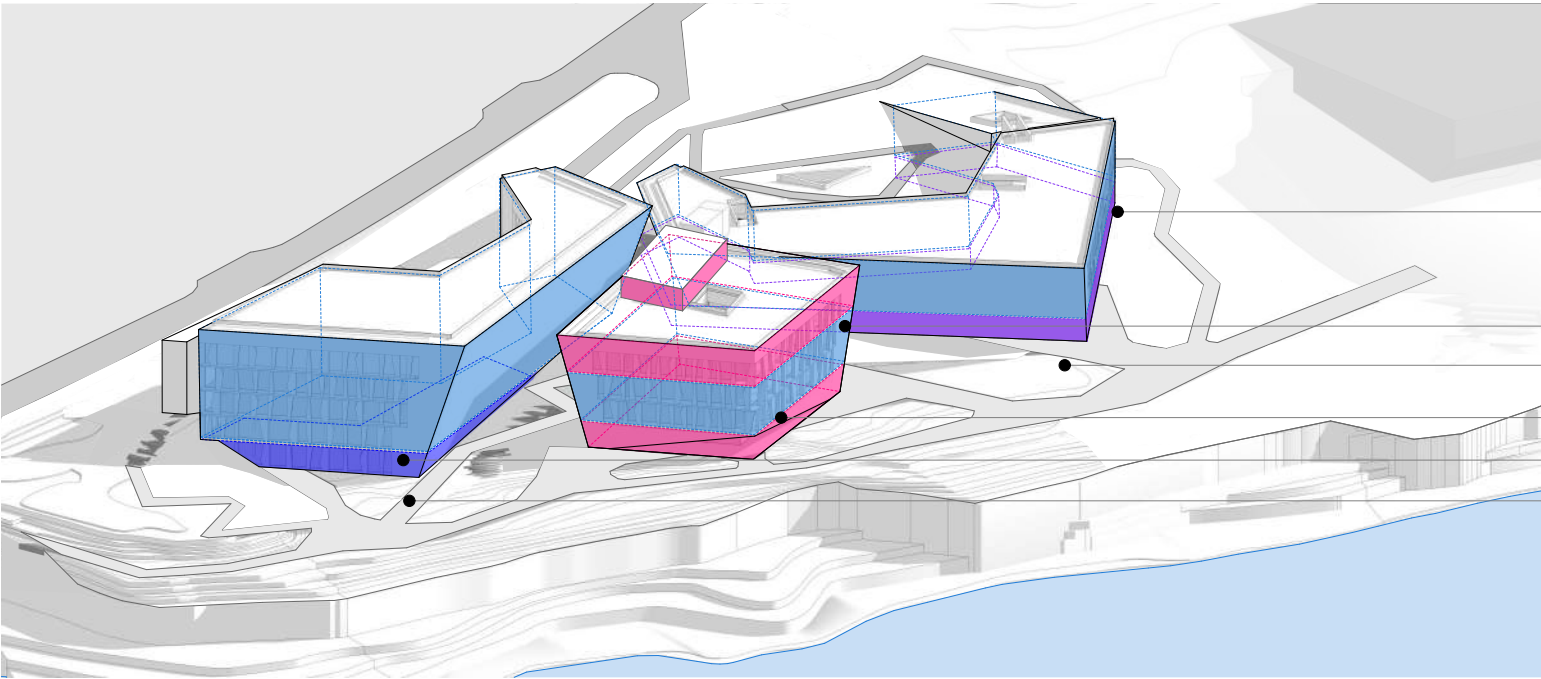
-  plot boundary
-  visitor flow direction

VEHICULAR CIRCULATION SCHEME



EXPLANATION

- | | | |
|--|---|---|
|  plot boundary |  passenger drop-off access |  fire truck access road |
|  underground parking entrance / exit |  drop-off zone |  fire truck movement route |



open space

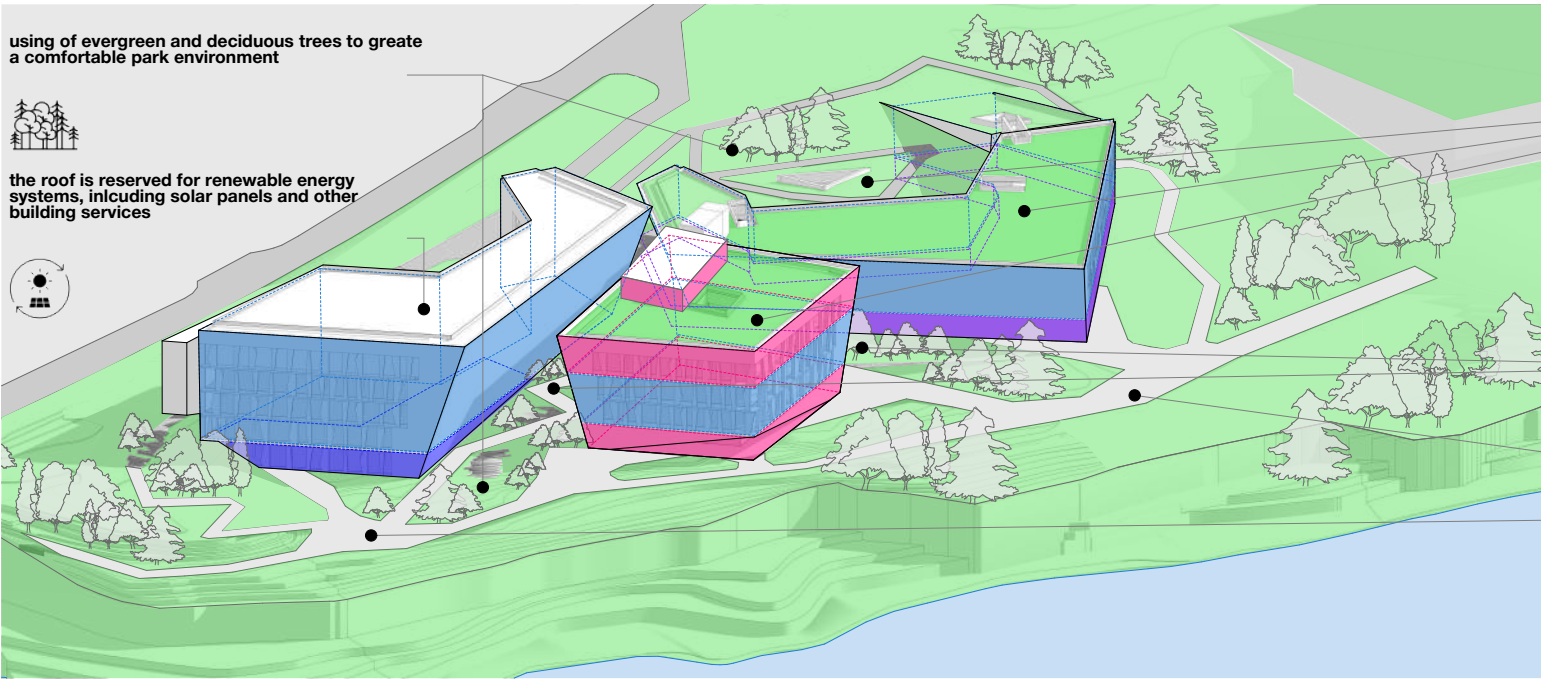
restaurant

retail

open space

open space

conference room



using of evergreen and deciduous trees to create a comfortable park environment



the roof is reserved for renewable energy systems, including solar panels and other building services



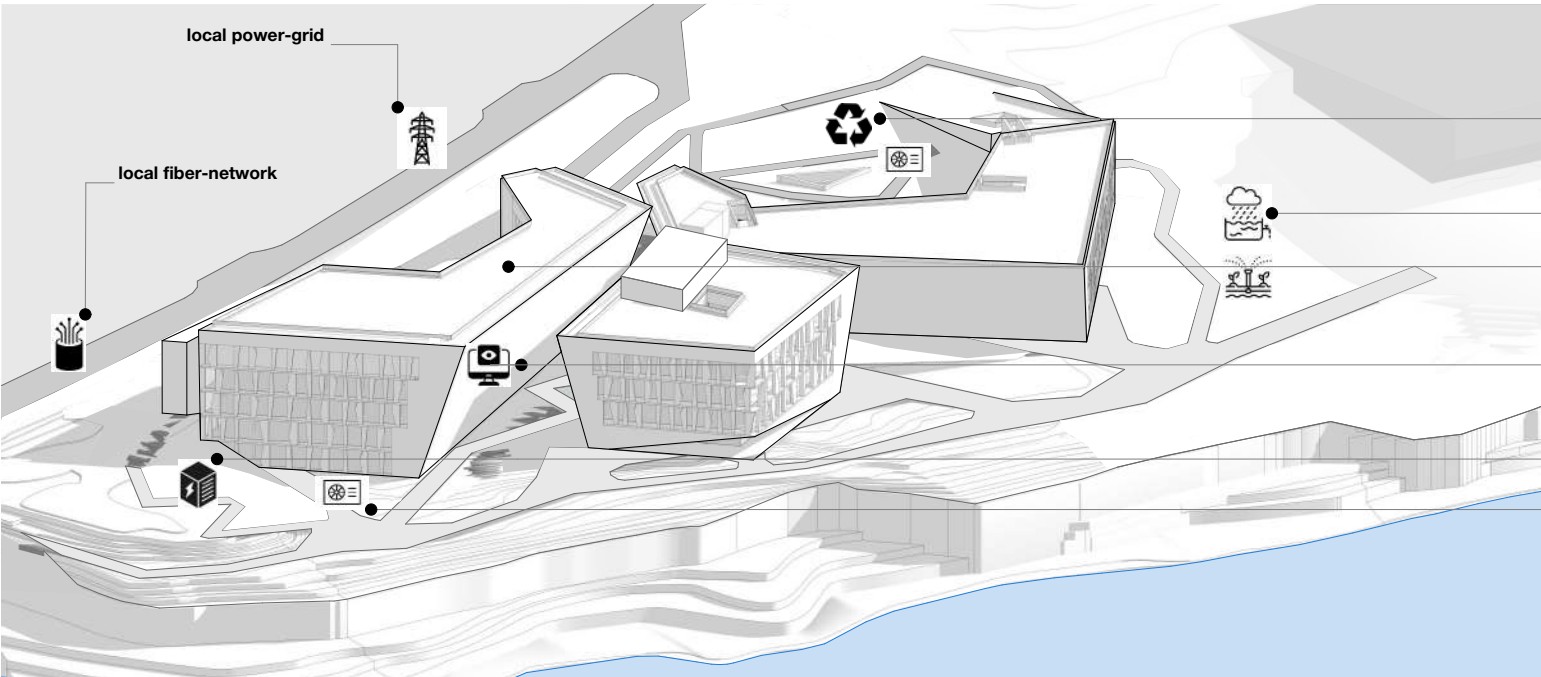
increasing the area of greenery on the site through the use accessible green roofs on the underground and above-ground sections of the building, also for reducing overheating risk



passive solar protection in summer the building configuration creates shaded public spaces where people can comfortably spend time in hot weather



rainwater harvesting from hard surfaces for use in an irrigation system



local power-grid

local fiber-network



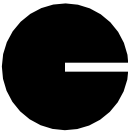
underground e-waste compactor and collector center

stormwater collecting tanks

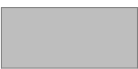
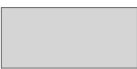
PV system

smart monitoring center

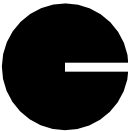
storage for electricity
underground heat pump for heating and cooling production



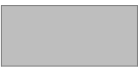
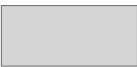
EXPLICATION

- | | | | |
|--|---|---|-----------------|
|  | technical, engineering and ancillary facilities - 1 215,82 m ² |  | parking aisle |
|  | parking space |  | adjacent ground |

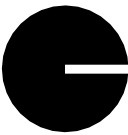
PLAN OF THE 2ND FLOOR



EXPLICATION

- | | | | |
|--|---|---|-----------------|
|  | technical, engineering and ancillary facilities - 1 215,82 m ² |  | parking aisle |
|  | parking space |  | adjacent ground |

PLAN OF THE 1ST FLOOR

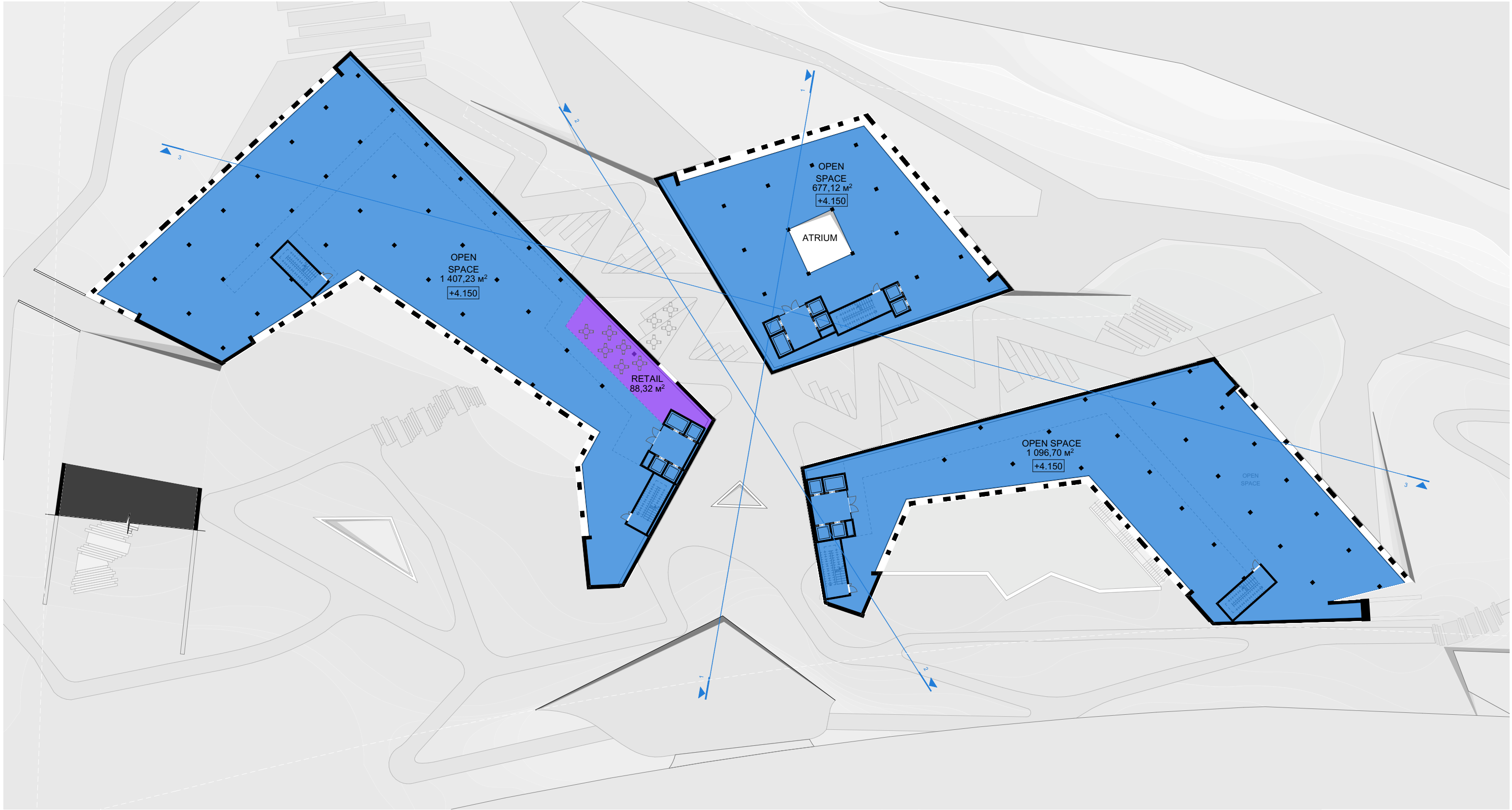
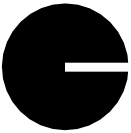


EXPLICATION

	retail - 995,25 m ²		the elevator lobby adjacent to the conference hall - 24,75 m ²		parking aisle		adjacent ground
	restaurant kitchen - 589,20 m ²		technical, engineering and ancillary facilities - 805,67 m ²		parking space		

45

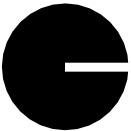
PLAN OF THE SECOND FLOOR



EXPLICATION

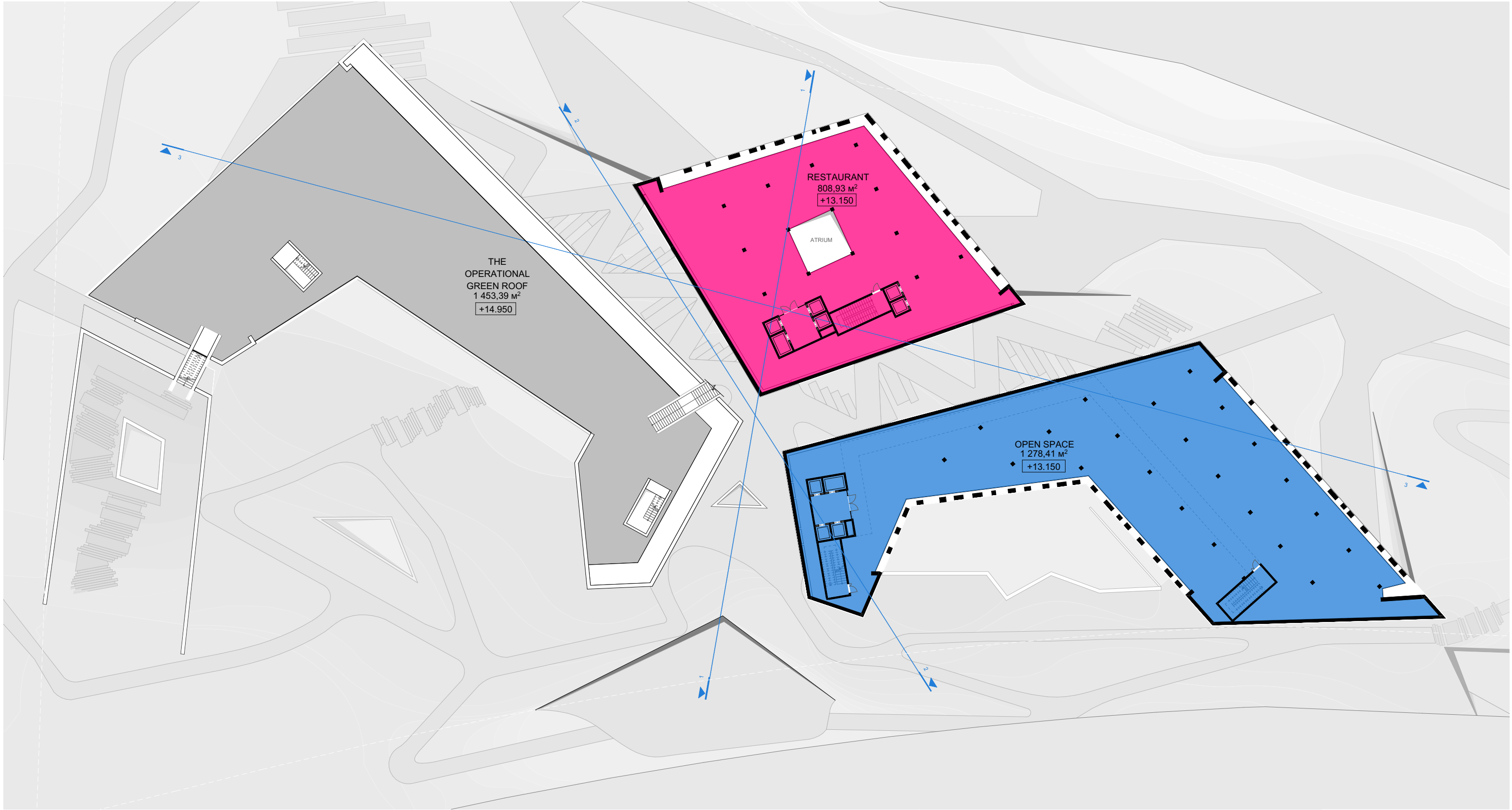
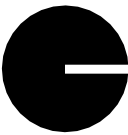
- retail - 88,32 m²
- open space (offices) - 3 181,05 m²

PLAN OF THE THIRD FLOOR



EXPLICATION

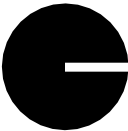
 open space (offices) - 3 540,42 m²



EXPLICATION

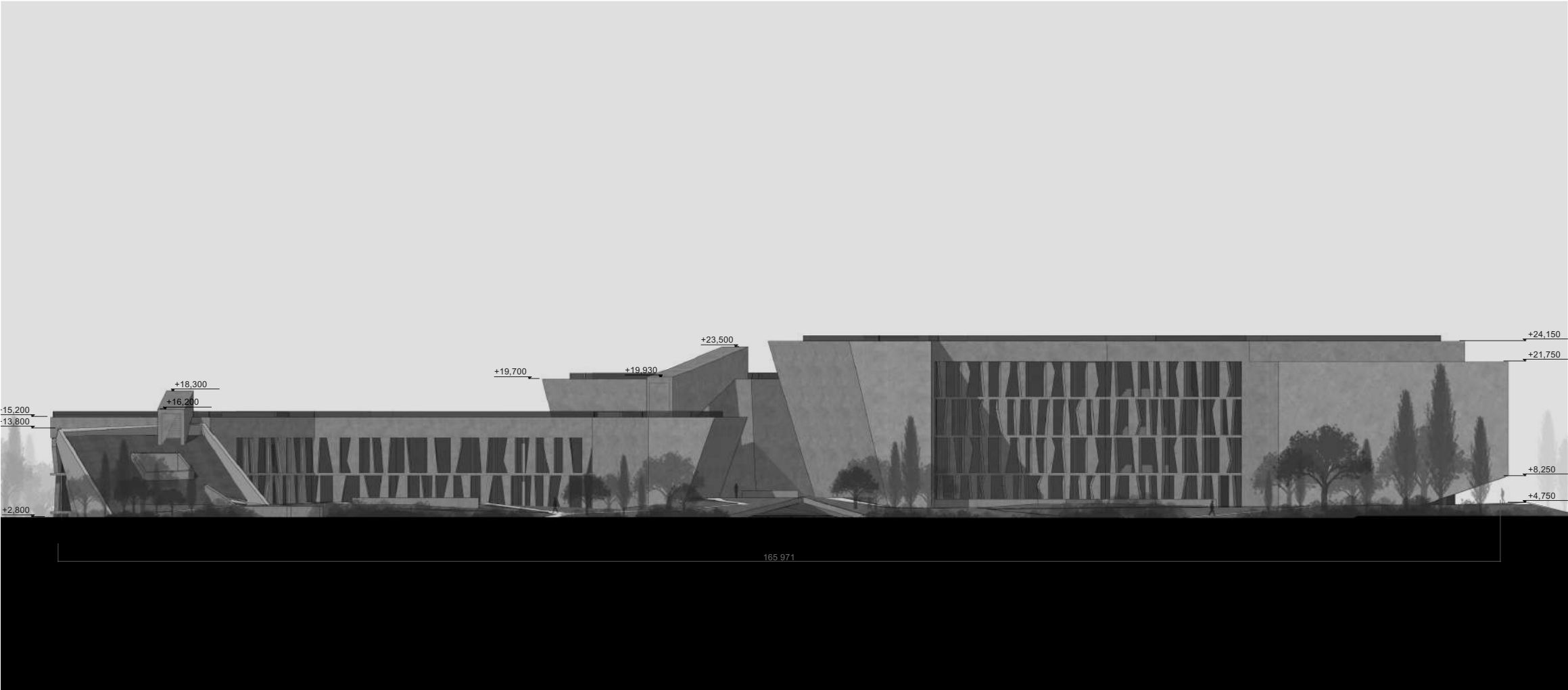
-  open space (offices) - 1 278,41 m²
-  restaurant - 808,93 m²
-  accessible green roof - 1 453,39 m²

PLAN OF THE FIFTH FLOOR



EXPLICATION

-  open space (offices) - 1 357,80 m²
-  accessible green roof - 570,19 m²



FACADE 1



FACADE 2



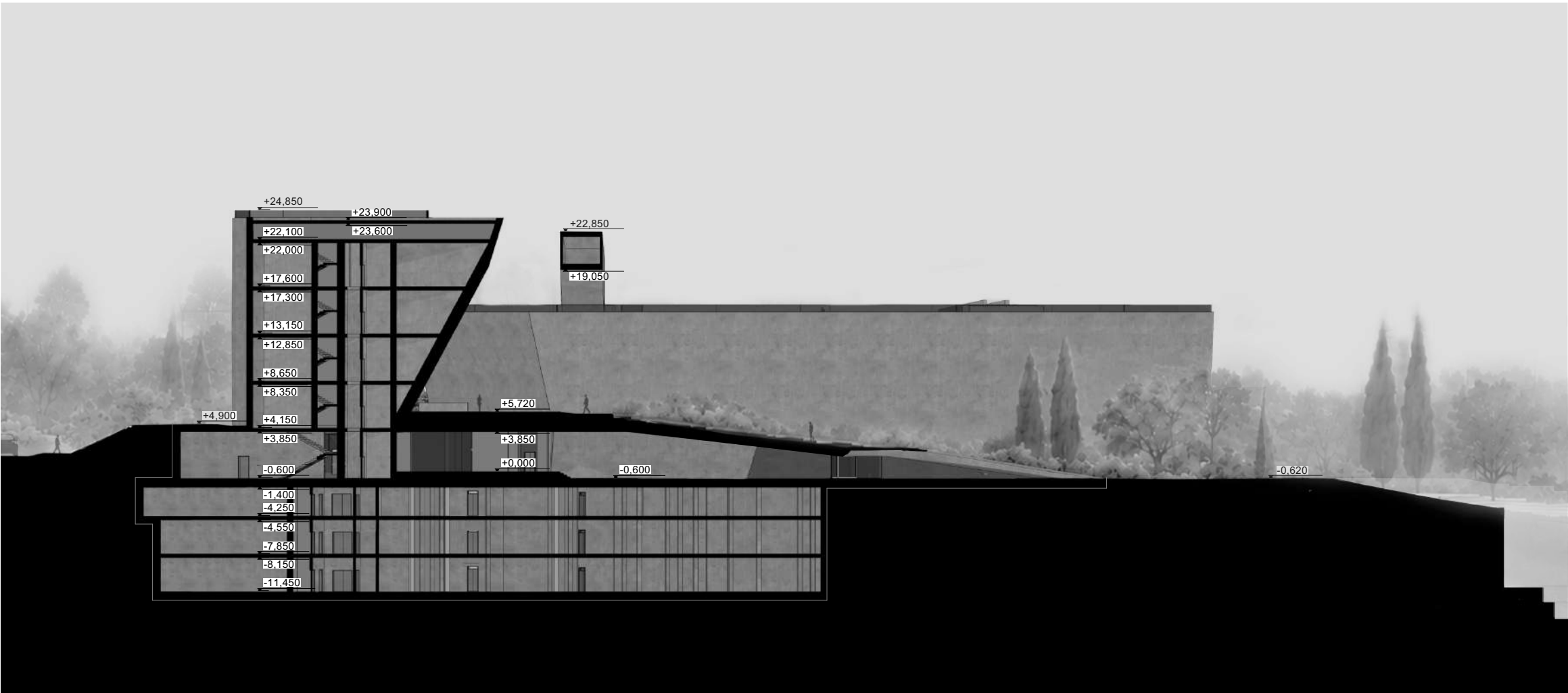
FACADE 3



FACADE 4



SECTION 1-1



SECTION 2-2

