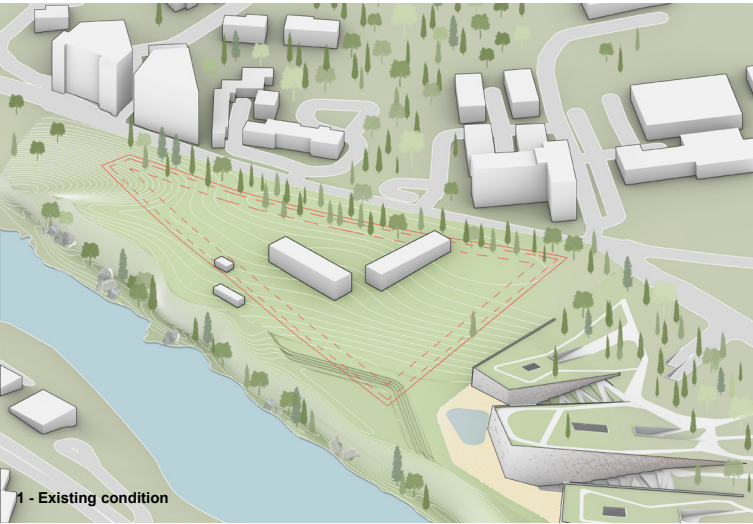
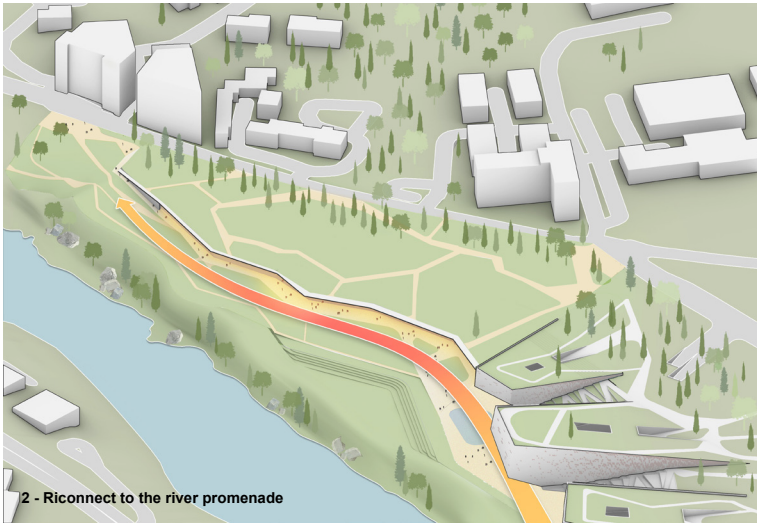

COMPETITION FOR THE URBAN AND ARCHITECTURAL CONCEPTUAL DESIGN
FOR LOCATION 7 - PART B, WITHIN THE SCOPE OF THE AMENDMENTS TO
THE PUP OF THE CAPITAL CITY OF PODGORICA

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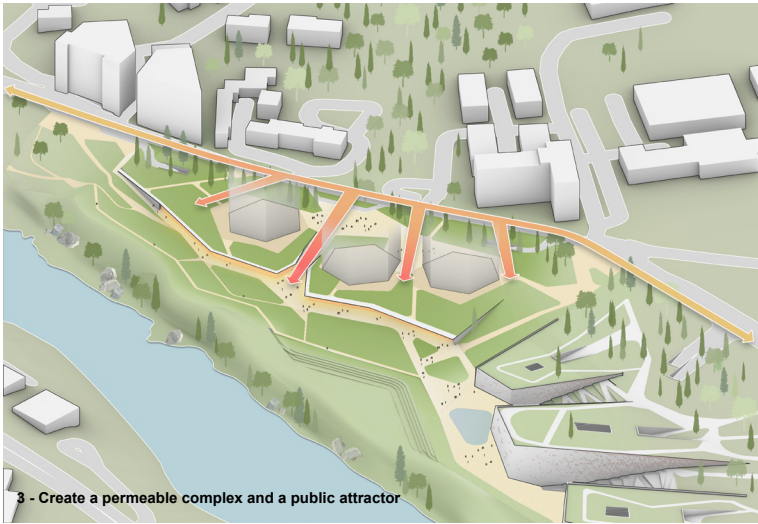
GRAPHIC APPENDICES



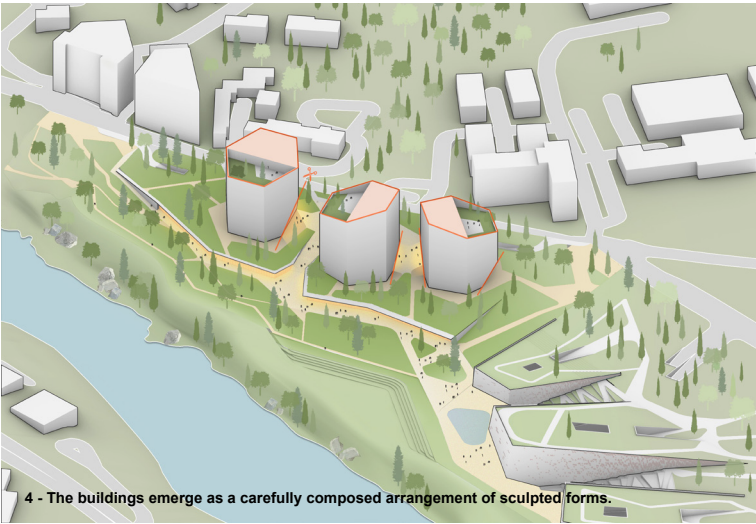
1 - Existing condition



2 - Riconnect to the river promenade



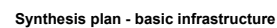
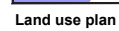
3 - Create a permeable complex and a public attractor



4 - The buildings emerge as a carefully composed arrangement of sculpted forms.

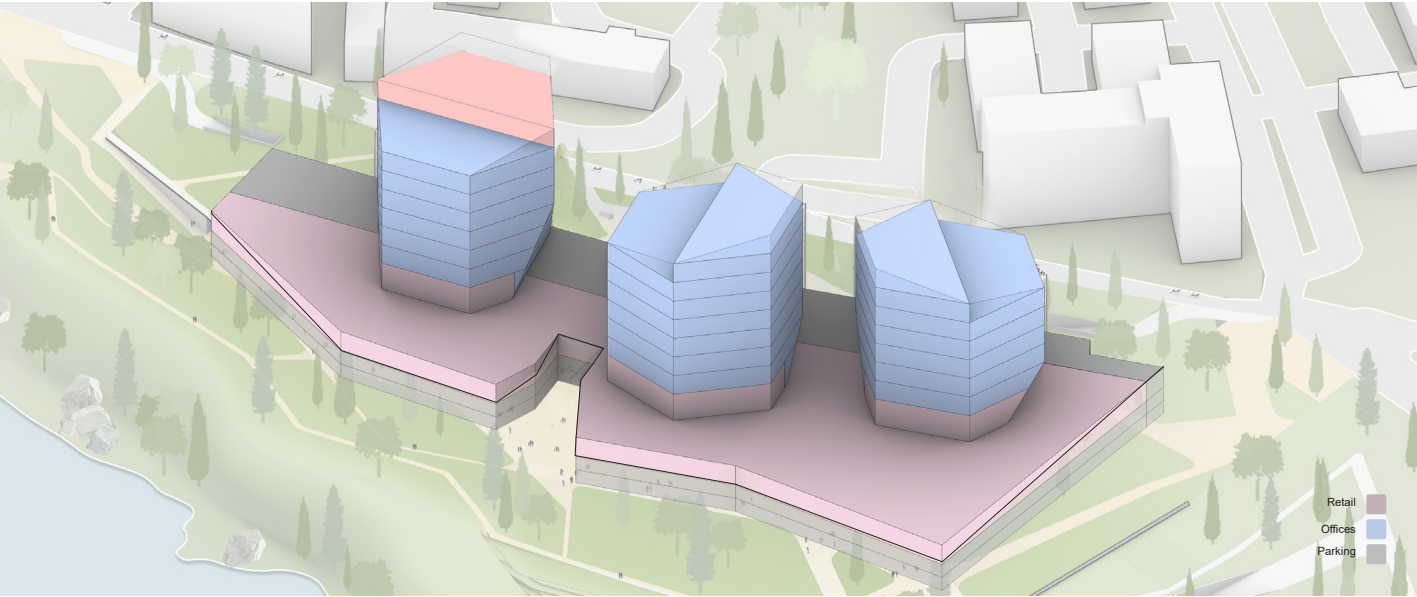


Axonometric diagram



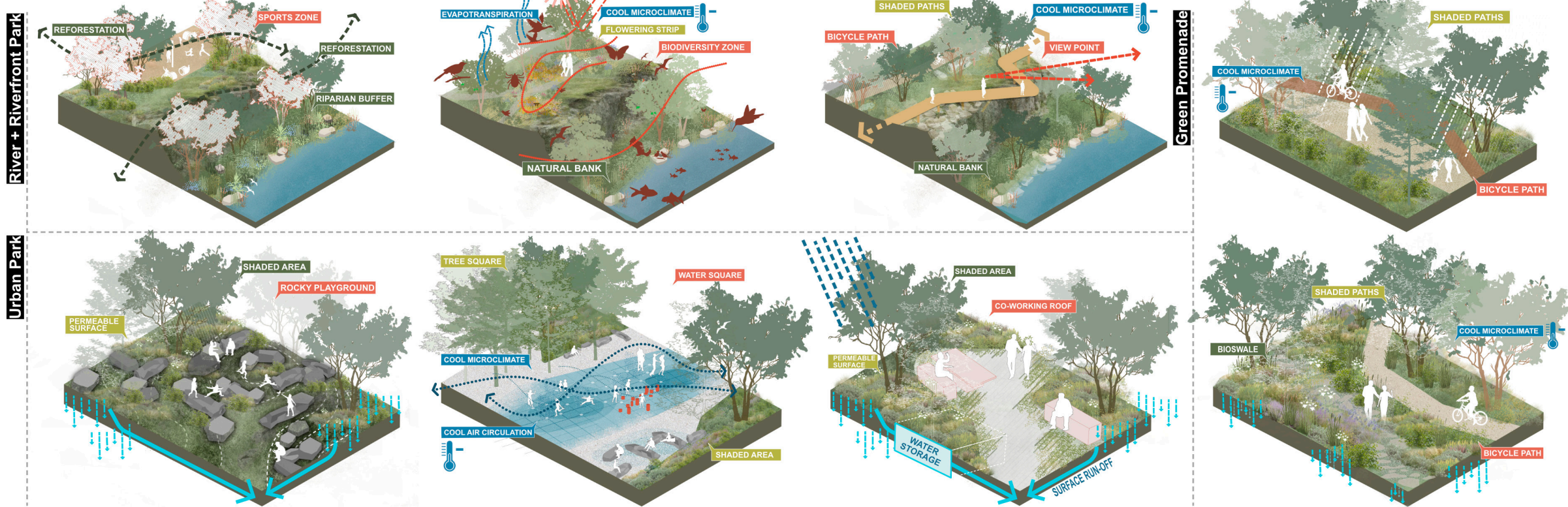


View toward Malo Brdo Hill





SUSTAINABILITY-DRIVEN DESIGN STRATEGIES



SOFTSCAPE: Strategic Tree & Plant Species



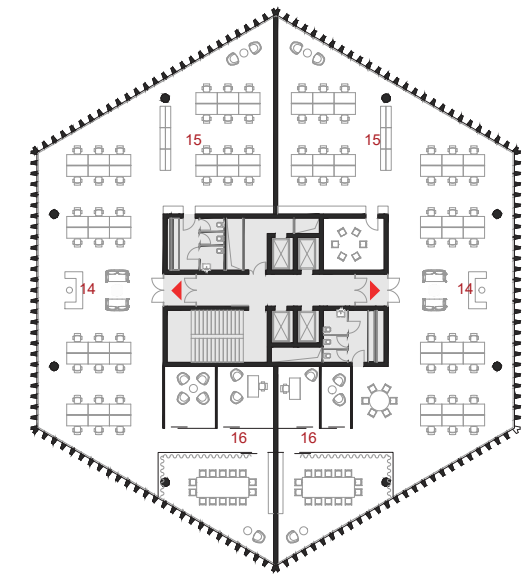
HARDSCAPE: Material Palette



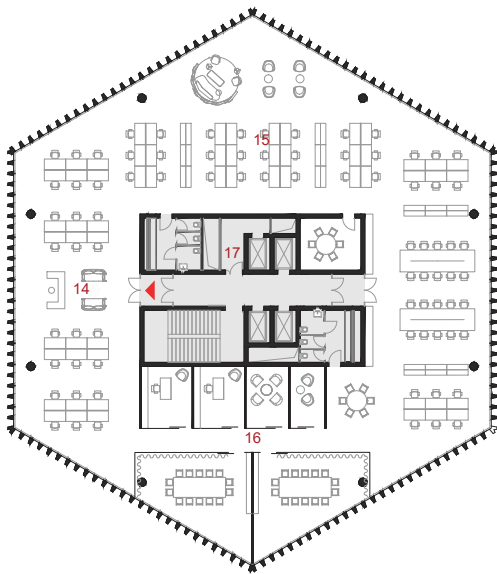




Plan -1 and -2 - Car park levels



Plan - Typical office plan / 2 tenants configuration

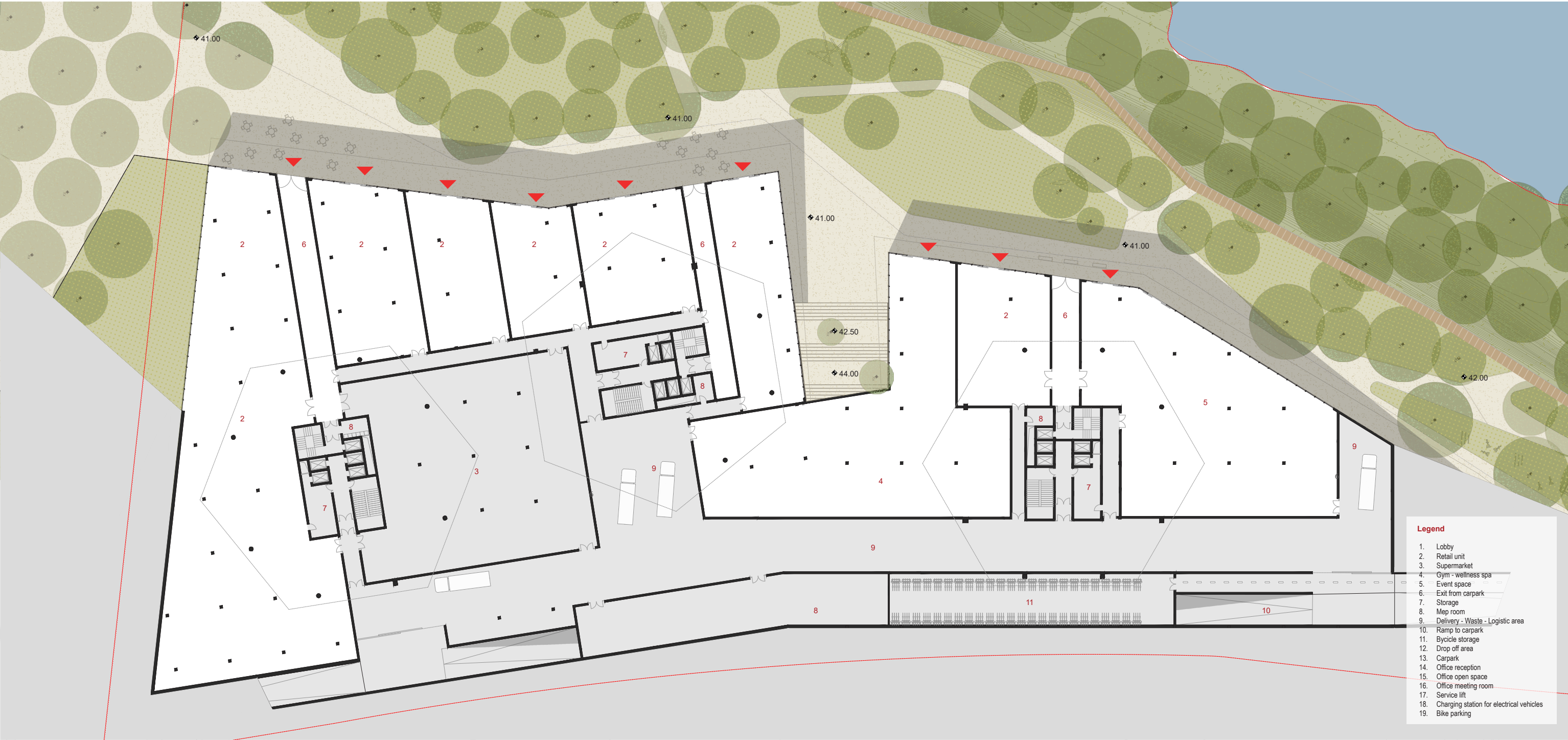


Plan - Typical office plan 1 tenant configuration

Legend

- 1. Lobby
- 2. Retail unit
- 3. Supermarket
- 4. Gym - wellness spa
- 5. Event space
- 6. Exit from carpark
- 7. Storage
- 8. Mep room
- 9. Delivery - Waste - Logistic area
- 10. Ramp to carpark
- 11. Bicycle storage
- 12. Drop off area
- 13. Carpark
- 14. Office reception
- 15. Office open space
- 16. Office meeting room
- 17. Service lift
- 18. Charging station for electrical vehicles
- 19. Bike parking

0 2 4 10
1:200



Level -1 - 6.00 m - retail podium and logistic area

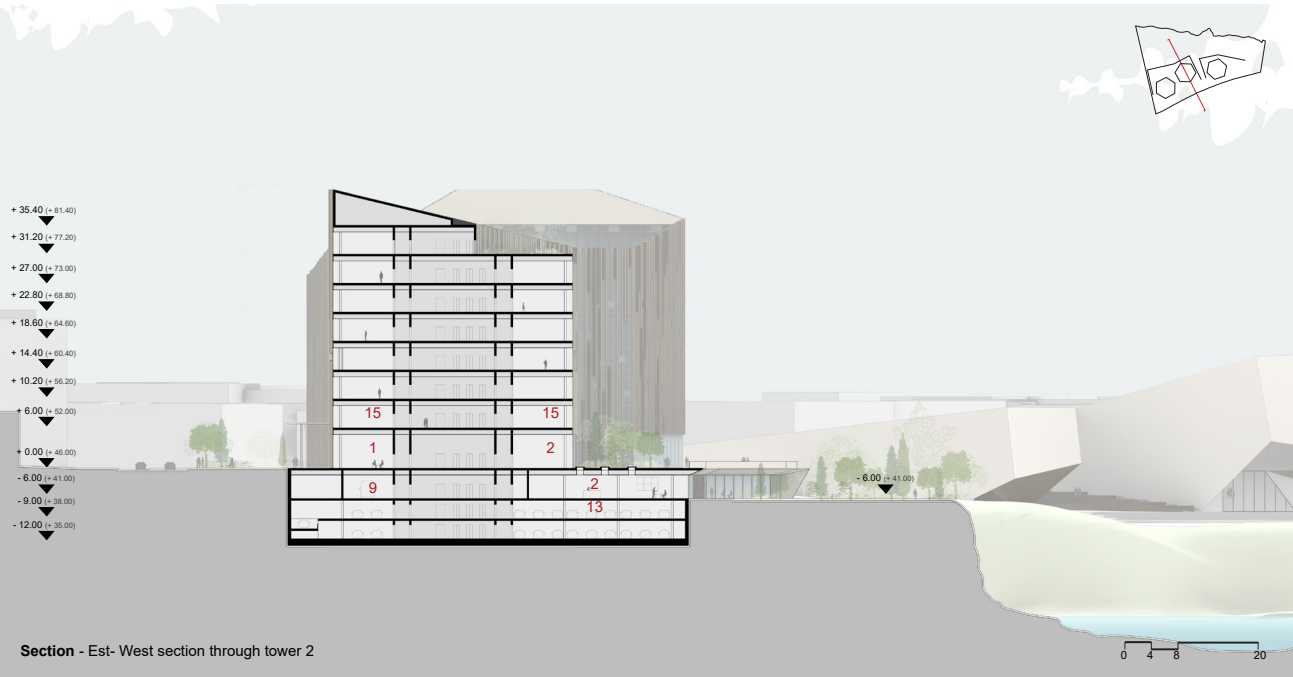
Legend

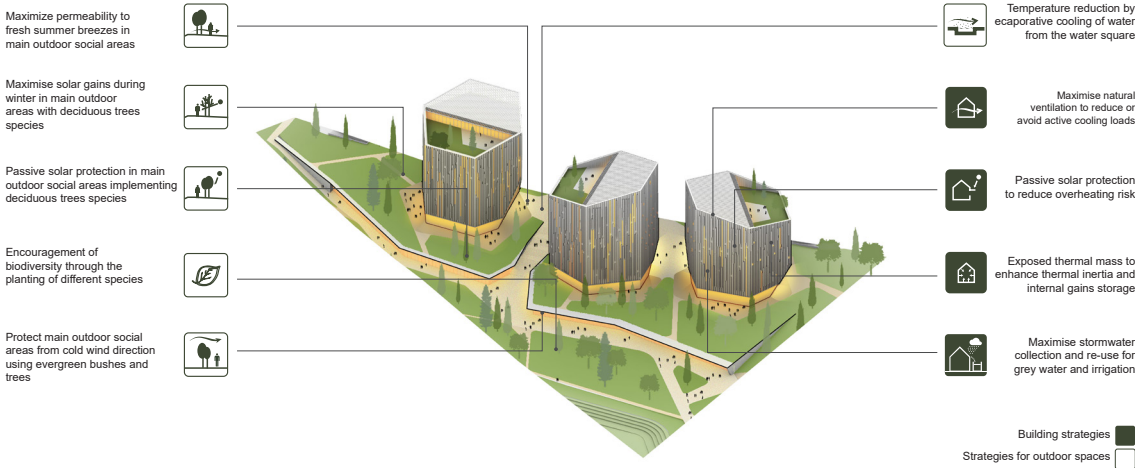
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0 2 4 10
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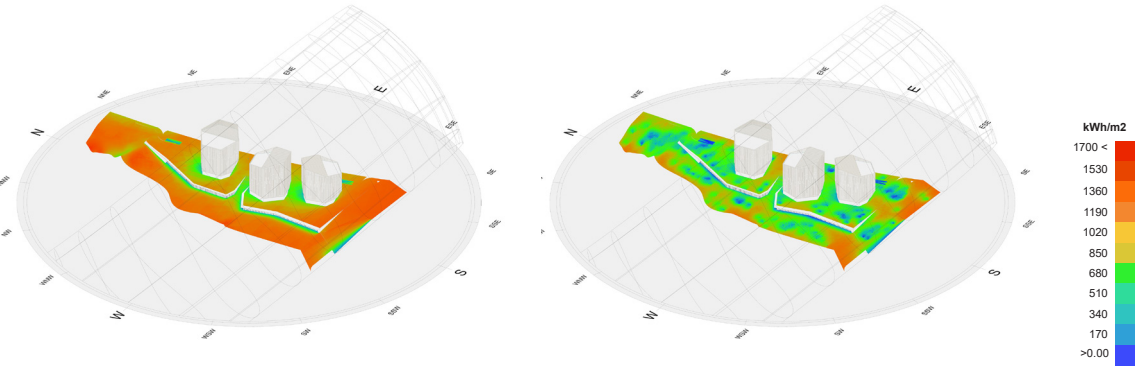


Street level Plan + 0.00 m

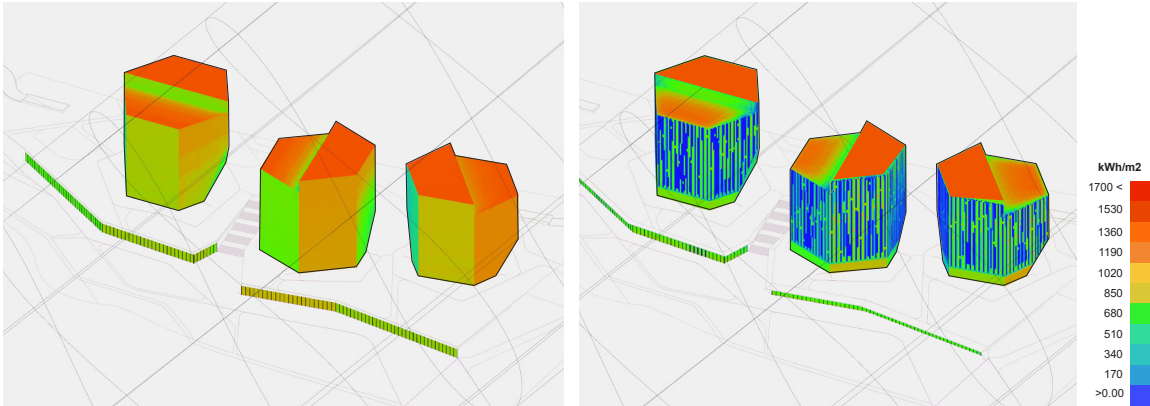




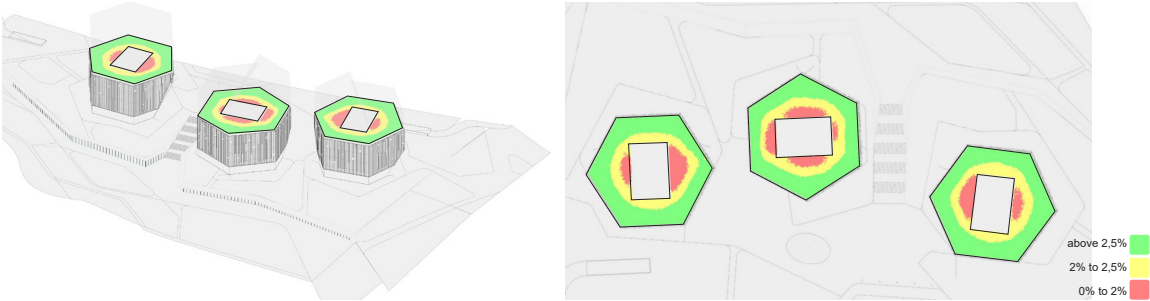
Sustainability - Passive and active strategies are integrated at both the building and masterplan scales to enhance indoor and outdoor comfort while improving overall environmental performance. At the building scale, these strategies optimise daylight, solar exposure, natural ventilation, and energy use, while at the masterplan scale, landscape, shading, orientation, and public-space design contribute to a more comfortable and resilient environment. Together, they reduce energy demand, optimise natural resources, and support a sustainable and energy-efficient development.



Outdoor comfort - The comparison of yearly solar radiation with and without the proposed landscape design illustrates the impact of vegetation and landscape elements on the environmental performance of the public areas. The landscape strategy helps modify solar exposure by providing shading and solar protection, particularly in areas intended for outdoor occupation. By reducing excessive solar radiation, the design contributes to improved thermal comfort and usability of the public spaces throughout the year, while creating a more comfortable and attractive outdoor environment.



Solar radiation on facade - The yearly solar radiation analysis evaluates the impact of the façade design on the amount of solar radiation received by the building envelope. The results illustrate how the façade geometry, orientation, and shading elements influence solar exposure throughout the year. The design aims to reduce excessive solar gains on the façade, particularly during periods of high solar exposure, while maintaining adequate daylight and solar access. This passive strategy helps limit overheating and cooling demand, contributing to improved thermal comfort and overall energy performance of the building.



Daylight - The third-floor office space achieves a minimum daylight factor of 2.5% across 75% of the total floor area, providing adequate levels of natural daylight for the majority of regularly occupied workspaces. This contributes to a more comfortable and pleasant working environment while reducing reliance on artificial lighting during daylight hours.

TEXTUAL APPENDICES

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1_CONCEPTUAL EXPLANATION OF THE DESIGN

A place where the city meets the river.
Where parks become a connected ecological system.
Where architecture becomes landscape.
Where culture meets everyday life.
Where commerce becomes part of the public realm.
And where contemporary architecture contributes to the character of Montenegro
without losing its connection to place.

1_CONCEPT AND EXPLANATION OF THE DESIGN

1.1_INTRODUCTION

The project imagines a new piece of Podgorica: a contemporary urban landscape where river, park, and city become one continuous experience. Rather than a standalone development, the district extends the principles of the Arts & Culture Park into a new urban typology—where landscape structures the city, public space connects it, and the Morača becomes its central presence.

Three fundamental ideas shape this vision:

- 1) **Reclaiming the river.** The project reconnects Podgorica with the Morača River by extending the Arts & Culture Park promenade towards the new riverside district. This creates a continuous public landscape that gradually brings people closer to the water, recalling the historic relationship between Stara Varoš and the river. A submerged retail landscape is integrated into this sequence, embedded within the terrain and opening onto the riverside promenade. Commerce and public life become extensions of the landscape rather than isolated objects. The river is no longer the edge of the city, but a shared destination and meeting place.
- 2) **Weaving the green city.** The proposal strengthens Podgorica green network by creating a new ecological platform linking the Arts & Culture Park with the wider system of parks and natural landscapes along the Morača. Njegošev Park, Gorica Forest Park, Podgorica Park, the river. The landscape is conceived not simply as an amenity, but as a form of urban infrastructure. It supports biodiversity, moderates the urban environment, creates opportunities for recreation, and provides a setting for cultural and social life. The green corridor becomes the foundation upon which the new district grows.
- 3) **A place where contemporary Montenegro can express itself.** The district builds on the cultural ambition of the Arts & Culture Park to create a new destination for Podgorica and a contemporary landmark for Montenegro. Its identity is not defined by a single architectural object, but by the relationship between buildings, landscape, public space, and program. Retail, workplaces, culture, and public destinations come together in a diverse environment designed for exchange, creativity, and interaction. A new urban ecosystem emerges—one capable of attracting people, ideas, businesses, and culture, and of contributing to a new economy rooted in knowledge and creativity.

1.2_CONCEPT

Strategically positioned between Gorika Hill and Malo Brdo Hill, the site occupies a unique position between city and nature. The Morača River defines its western edge, Vaka Đurovića its eastern edge, while the Arts & Culture Park extends along its southern boundary, creating a strong landscape identity.

The project builds on these conditions to establish a continuous green platform connecting hill, park, podium, and river. The existing topography shapes a retail podium that descends from Vaka Đurovića towards the river promenade, extending the experience of the Arts & Culture Park and continuing its seamless transition between city and waterfront. The podium is conceived as a continuation of the park rather than a conventional building base: its planted surface, public promenade, and open views allow the landscape to flow across the site.

Emerging from this landscape on the Vaka Đurovića side, three sibling hexagonal volumes are carved and fragmented to create entrances and an active central plaza. Like rocks shaped by natural forces, the buildings emerge from the ground as sculptural forms, establishing a strong yet organic presence within the landscape.

While the museum reinforces the connection to the waterfront, the new development addresses Vaka Đurovića through a formal plaza and drop-off, creating a clear urban arrival. Together, these two levels and environments form one interconnected green structure. The upper park and lower retail promenade work as a continuous public landscape, extending the Arts & Culture Park towards the Morača and transforming the site into a new link between Podgorica and its river

1.3_LANDSCAPE

The project strengthens the system of parks along the Morača River, becoming part of the city's broader green and blue infrastructure while re-establishing an ecological and landscape continuity capable of restoring the relationship between Podgorica and its river.

The project is rooted in the idea of letting the river draw the park. The Morača is not simply the boundary of the project, but the matrix from which the landscape takes shape. Along its course, water continuously transforms the territory: it divides, slows down, deposits, erodes and recomposes, generating meanders, vegetated islands and new forms of life. These dynamics become the reference for the design of the new park not through a literal reproduction of the river, but through a translation of its character into fluid forms, interconnected spaces, and vegetation that intensifies and recedes according to a natural rhythm.

The landscape is therefore conceived as a gradual transformation: from the spontaneity of the riverbank to the more structured character of the park, and finally towards the city.

It is along the edge of the Morača that the project rediscovers its most natural dimension. The riparian corridor strengthens the river through an intervention of restoring ecology, aimed not only at re-establishing vegetation, but at reconstructing the habitats and ecological processes that characterise its banks.

Reforestation relies on native species typical of riparian and river environments, rebuilding a vegetation structure that is coherent with the character of the place and capable of evolving over time. The woodland develops as a continuous matrix along the river, creating habitats, supporting biodiversity and restoring the continuity of the ecological network.

Here, the project intervenes as little as possible: nature becomes the primary agent of the landscape, while time becomes an integral part of its transformation. The riparian corridor is therefore not simply a green edge, but a living landscape, destined to consolidate and evolve together with the river.

Below the upper urban level, the River Park becomes the point where the city enters into its most direct relationship with the dynamics of the Morača. It is an intermediate landscape, capable of accommodating the changing nature of the river and transforming it into an experience of public space.

Its morphology draws from the logic of meanders and vegetated islands: the ground unfolds through depressions, clearings, vegetation masses and paths that move closer to and further away from the river, creating a fluid spatial sequence. The park does not resist the dynamics of water, but works with them, allowing the landscape to change and adapt over time.

Green and permeable surfaces contribute to the natural management of stormwater, while vegetation composed of native species resilient to future climatic conditions alternates shaded areas and open spaces, creating different microclimatic conditions.

Within this matrix, play, movement and fitness are integrated without interrupting the continuity of the landscape. Wood and stone become the materials of the park, evoking the elements carried, shaped and deposited by the river along its course.

The urban promenade, directly connected to the Art Museum, lies between the River Park and the Urban Park as an inhabited threshold. Here, the landscape opens up to a more collective dimension, accommodating food & beverage, events and public activities. Stone slabs extend the material language of the museum architecture into the open space, transforming the building and the park into a single public system.

As the landscape moves towards the city, its character gradually changes. The Urban Park is the condition where the natural matrix of the river encounters the urban structure, transforming into a more defined public space while remaining deeply connected to the ecological system that runs through it.

Vegetation establishes a new green infrastructure based on climate resilience, low water demand and reduced maintenance. Trees, shrubs and green surfaces define shaded spaces, clearings and places to pause, providing comfort and high-quality public space even during the hottest periods.

In this part of the park, where paved surfaces and areas built over slabs make natural water management more complex, the landscape also takes on an infrastructural role. The Water Management system integrates Nature-Based Solutions (NBS) and Sustainable Drainage Systems (SuDS), transforming the green structure into a network capable of collecting, filtering, retaining and reusing stormwater.

Water is directed from impermeable surfaces towards planted systems and, where necessary, into underground tanks for irrigation reuse. Bioswales, rain gardens and retention ponds thus become integral elements of the park's design: technical devices that are not hidden, but transformed into recognisable components of the landscape.

Here, the relationship with the city becomes more intense. The spaces around the buildings extend their activities outdoors, accommodating coworking, leisure, community spaces, playgrounds and multifunctional areas for play and sport. The park becomes an everyday place, capable of supporting different forms of urban life throughout the day.

The tree-lined boulevard completes this transition, guiding the movement from the city into the park and extending continuously into the existing sidewalks and public spaces. Existing trees are integrated into the new green structure, reinforcing the shaded corridor and helping to create a cooler and more comfortable urban environment.

Ultimately, the project constructs a single continuous landscape in which the river is no longer a boundary, but becomes the matrix of the city. From the Riparian Park, where nature is restored, to the River Park, where the landscape accommodates and interprets the dynamics of water, and finally to the Urban Park, where this same matrix becomes public space, ecology and urban infrastructure.

A landscape that does not simply reconnect the city with the river, but allows the river to become part of the city once again.

1.4_SPATIAL ORGANISATION

Entrance and public realm. The trio of buildings within the complex shares a unified strategy for space distribution that emphasizes user experience and interaction with the natural surroundings. the entrance to the towers will be located at the level of vaka durovika, where a unifying plaza directly connected to the drop off, acts as an interconnected public space that gives access to the three lobbies. The remaining ground floor of the towers host additional commercial spaces, mainly f^b and restaurants that extend in outdoor terraces that take advantage of the view of the river on the podium. A retail podium merge the difference of height between Vaka Đurovića and the river promenade, located 6.0 m below while 2 level underground host car park both for visitors and users.

Commercial spaces. Most of the commercial uses are concentrated on the first level of the podium, which mediates the approximately 6.0 m difference in elevation between Vaka Đurovića and the river promenade. Along the riverfront, the podium is organized as an array of small- and medium-sized retail units, carefully positioned to activate the promenade and create a continuous and vibrant public edge. Small cafés, restaurants, and F&B venues extend their activities onto the riverside, creating outdoor seating areas and encouraging people to linger along the waterfront. This strategy brings activity directly to the promenade and establishes a natural continuation of the lively public realm generated by the museum on the opposite side. Larger commercial units—including a supermarket, gym, and event spaces—are located further into the podium, where direct frontage to the river is less critical. These uses benefit from the spatial depth of the podium while remaining connected to the public realm. Strategically positioned skylights bring natural daylight deep into the basement level, creating more comfortable and inviting interior environments despite their position below grade. The larger units are accessible both from the underground parking levels and directly from the river promenade, ensuring clear and convenient connections between the different layers of the complex. This layered organization creates a gradient of activity, from the most public and active riverside uses to larger destination-oriented functions deeper within the podium.

The towers Each of the three hexagonal buildings is organized around an efficient central core, with an office floor plate providing an approximate 10 m office depth. With a floor-to-floor height of 4.5 m, the generous vertical dimension allows for effective penetration of natural daylight deep into the floorplate, supporting a comfortable and efficient working environment in accordance with the principles of the passive zone.

The three buildings are arranged to create a distinctive and recognizable skyline. Two towers rise to GF+6 levels, while the third reaches GF+7, with a stepped setback at the upper level. This variation in height creates a dynamic silhouette while maintaining a visual dialogue with the lower-scale buildings of the museum precinct. The uppermost floor of the towers is connected to an outdoor terrace and accommodates shared spaces for all office users, providing opportunities for informal interaction, collaboration, and collective use. The taller tower culminates in a signature restaurant occupying its top floor, offering 270-degree panoramic views towards the river and establishing a distinctive destination within the complex.

At ground-floor level, diagonal transparent cuts are introduced into the otherwise solid massing. These openings clearly express the entrances to each building while creating sheltered, covered areas in direct proximity to the shared plaza. The diagonal gestures provide a visual and spatial transition between the public realm and the interiors, reinforcing the sense of openness and inviting movement through the complex.

Basement and Logistical Design. The portion of the basement along Vaka Đurovića is dedicated to logistics, service spaces, and technical rooms. It is designed to accommodate the entry, circulation, and maneuvering of large trucks, ensuring efficient servicing of the complex. The technical and logistical zone serves both the commercial podium and the three towers and is accessed via an independent ramp connected to a dedicated deceleration lane. This strategy separates deliveries, servicing, and waste management from the front-of-house areas, ensuring that logistical operations remain discreet and do not interfere with the public experience.

Visitor Accessibility and Parking. A separate entrance from the ramp provide access to the two underground parking levels, serving both building users and public customers. At the river level, three pedestrian exits provide direct connections to the waterfront promenade, strengthening the relationship between the retail podium, the public realm, and the river. From the same circulation core, authorized users can access dedicated lifts connecting directly to the office spaces and the tower lobbies. This provides a clear and efficient vertical circulation strategy, allowing users to move seamlessly between parking, offices, and the public areas of the complex while maintaining appropriate separation between public and private circulation.

2_MATERIALISATION

2_MATERIALISATION

2.1_FACADE DESIGN

The facade design of three buildings is crafted to harmonize with its natural surroundings, embracing the expressive materiality of locally sourced stone. With a deep commitment to sustainability and environmental stewardship, our design ethos emphasizes a seamless integration of the built environment with the landscape. Embracing the principles of biophilic design, the shape of the buildings is intentionally compact, minimizing energy dispersion and promoting efficient use of resources and space to maximize energy performance and occupant comfort.

The envelope has to ensure the highest levels of thermal insulation, with dynamic stone cladding serving as a protective barrier against solar rays. Windows strategically punctuate the opaque walls where the external stone pattern opens up, allowing natural daylight to penetrate deep into the interior spaces while maintaining optimal thermal comfort.

The transparent façades are protected by a system of trapezoidal stone fins, whose density increases in the areas most exposed to solar radiation. The fins create an apparently random yet carefully calibrated pattern, reinforcing the buildings' identity as rough stone formations emerging from the landscape. This material expression establishes a strong dialogue with the adjacent museum buildings, with which the towers share the same fundamental materiality.

Entrances are conceived as transparent glass facades, inviting visitors into the Lobby areas with a sense of openness and transparency. Careful consideration is given to solar orientation and glare control, with openings strategically positioned to maximize natural light infiltration while minimizing unwanted solar heat gain.

In conclusion, the facades embody a holistic approach to sustainability, blending innovative construction techniques with thoughtful and timeless design solutions to create a harmonious interplay between built form and natural environment. With a focus on energy efficiency, occupant comfort, and aesthetic appeal, our design seeks to inspire and elevate the human experience while minimizing our environmental footprint.

3_ENVIRONMENTAL ASPECT OF THE DESIGN

3_ENVIRONMENTAL ASPECT OF THE DESIGN

3.1_INTEGRATION OF PASSIVE AND ACTIVE STRATEGIES

The project aims to adopt and integrate passive and active environmental strategies to reduce overall energy consumption for heating, cooling, artificial lighting, and non-potable water. The masterplan promotes the implementation of a local smart grid, energetically connecting all assets to encourage energy exchange and reduce overall consumption. The strategy is based on a fossil-free energy system relying entirely on state-of-the-art electrical equipment, while allowing for the future integration of hydrogen-related technologies. For heating and cooling, the project proposes to harness geothermal energy from the Morača River. Both open- and closed-loop heat pumps, located within the barycentric energy centre at basement level, will extract or release heat at a monitored temperature and rate, reducing the energy required to condition the internal spaces. An HVAC system, controlled by the BMS and integrated with local CO₂ sensors, will continuously assess the real-time demand for fresh air in each occupied space, avoiding unnecessary energy consumption in unoccupied areas. The HVAC system will also be connected to operable-window sensors and automatically shut down when natural ventilation is activated. The electrical systems will be supported by a local UPS with sufficient storage capacity to cope with potential blackouts or power-network failures, ensuring the uninterrupted operation of the museum and outdoor spaces and avoiding disruptions to their activities. All artificial lighting will use full-LED systems, incorporating the latest anti-glare technologies in office spaces. Lighting will be DALI-controlled and will automatically regulate its intensity according to the daylight levels detected in each space, minimising energy consumption while maintaining optimal visual comfort. Wi-Fi connectivity will be available throughout the masterplan, complemented by an internal fibre-optic network supporting the operation of the museum district and the management of its smart grid. Safety and security will be ensured through an integrated CCTV system covering both indoor and outdoor spaces. Both the masterplan and the architectural proposal are structured around a symbiotic relationship between the new volumes and the existing green and blue infrastructure that defines Location 7. The predominantly green public realm calls for a circular approach to water management. The podium is conceived as a large-scale water collector, capturing rainwater and directing it towards a system of water tanks fully integrated beneath the new landscape. Stormwater is filtered and stored before being made available to the dual greywater network for toilet flushing and other non-potable uses.

The combination of the energy production and management principles just described, allows the new district to be energetically independent from external sources, increasing drastically its resilience and showcasing innovative approaches in local resources management and energy waste reduction. This approach not only contributes to lowering the overall carbon footprint of the new development, but also its operational running costs, heavily affected by the cost of energy, especially in recent years.

FACADE DESIGN AND SOLAR PROTECTION

The façade is conceived as an active environmental element, contributing to the building's energy efficiency, indoor comfort and architectural identity. A system of vertical fins is integrated into the façade to control solar exposure and reduce direct solar radiation reaching the glazed surfaces.

This strategy is particularly important on the west façade, which represents the most critical condition due to its exposure to low-angle afternoon and evening sun. At these hours, solar radiation can penetrate deeply into the building and generate significant internal heat gains, increasing cooling demand and affecting thermal comfort. The vertical fins therefore act as an external solar-control layer, filtering direct sunlight before it reaches the glazing while preserving natural daylight and views. Their depth, spacing and orientation can be calibrated according to the façade orientation to provide an effective response to the seasonal and daily variation of solar exposure.

The vertical fins are clad in the same natural stone sourced from Montenegro and adopted throughout the museum design. This choice connects the environmental strategy with the architectural and territorial identity of the project. The stone fins evoke the character of karst rock formations, translating the geological language of the Montenegrin landscape into the façade. Rather than introducing an artificial decorative element, the building uses the same natural material that characterizes its surroundings, creating a direct relationship between architecture and place.

The repetition and depth of the stone fins create a façade with a strong sense of rhythm and mass, recalling the stratification and rugged texture of the karst landscape. In this way, the shading system becomes both a passive environmental device and an architectural expression of the site, combining solar protection, material continuity and a contemporary interpretation of Montenegro's natural identity.

5_ROADS, INFRASTRUCTURE, NETWORK AND UTILITY FACILITIES

5_ROADS, INFRASTRUCTURE, NETWORK AND UTILITY FACILITIES

Infrastructure connections shall be designed in accordance with applicable Montenegrin regulations and standards, urban planning and technical conditions, and the requirements of the relevant authorities and utility providers.

- **Power supply:** Connection shall be provided through the planned medium-voltage network and appropriately sized transformer substations, subject to confirmation of available capacity. The design shall incorporate energy-efficient equipment, LED lighting and automated controls.
- **Water supply:** The building shall connect to the planned water supply network, with capacity determined by domestic and firefighting demand. Water-efficient fixtures and consumption monitoring shall be incorporated.
- **Sanitary sewerage:** Wastewater shall discharge into the planned public sewerage network. Pumping systems shall serve underground facilities where gravity drainage is not feasible.
- **Stormwater drainage:** Roof runoff and surface water shall be collected and discharged through a dedicated drainage system connected to the planned public network. Drainage from garage ramps and underground levels shall include appropriate protection against flooding and treatment where required.
- **Transport and access:** Vehicular access shall connect to the planned internal road network. Parking, garage ramps, pedestrian routes and emergency access shall comply with applicable Montenegrin requirements for accessibility, traffic safety and fire protection.
- **Telecommunications:** Internal telecommunications ducts shall connect the building to the existing network along the site boundary.

Energy efficiency shall be integrated into the building design through a thermally efficient envelope, appropriate glazing and solar shading, efficient heating, cooling and ventilation systems, and a building management system for monitoring and controlling energy consumption. Underground garage lighting and ventilation shall operate according to occupancy and air-quality demand. The feasibility of renewable energy systems, heat recovery and electric vehicle charging infrastructure shall also be assessed.

Final connection points and capacities shall be established through detailed design and utility approvals, following verification of the availability and construction status of the planned infrastructure. The design shall include the energy performance calculations and documentation required under applicable Montenegrin requirements.

6_PARCEL URBAN PARAMETERS

6_URBAN PARAMETERS

SITE AREA 25503,66 sqm

	PROJECT AREA (smq)	% OF SITE	URBAN PARAMETERS
SITE OCCUPANCY INDEX	3324	0.13	MAX 0.4
FLOOR AREA INDEX	30182	1.18	MAX 1.4
LANDSCAPED GREEN AREA	13544	53%	MIN 40%
PODIUM GFA	7185		MAX 10000 sqm
TOWERS GFA	22997		MAX 5000 smq
TOTAL GFA	30182		MAX 17000 sqm
PARKING	21024 (840 pm)		MIN 643 pm =16068 sqm

7_PRELIMINARY INVESTMENT ESTIMATE

7_PRELIMINARY INVESTMENT ESTIMATE

The overall investment estimate has been preliminary quantified identifying macro key-categories relevant for our specific design proposal. The parametric prices €/m2 are based on local knowledge of the Montenegro construction market and its latest evolutions. For maximum clarity, we've divided the Investment Estimate in accordance with the masterplan phasing strategy previously described in paragraph 8. For the Contact Zone, which level of details stops momentarily at the masterplan scale as per competition brief, the categories' split has been further simplified.

COMPETITION FOR THE URBAN AND ARCHITECTURAL CONCEPTUAL DESIGN FOR LOCATION 7 - PART B, WITHIN THE SCOPE OF THE AMENDMENTS TO THE PUP OF THE CAPITAL CITY OF PODGORICA						
		u.m.	quantity	u.p.	€	weight
Phase 1_Podium and underground floors						
Escavations and earthmoving		mc	94608	€ 20,00	€ 1.892.160,00	6,90%
Concrete foundations and basement structure		mq	10512	€ 270,00	€ 2.838.240,00	10,34%
Parking (level -3 and -2) structure		mq	20024	€ 270,00	€ 5.406.480,00	19,70%
Retail podium (-1) structure		mq	7185	€ 350,00	€ 2.514.750,00	9,16%
Logistic spaces structure		mq	3182	€ 300,00	€ 954.600,00	3,48%
Centralized energy center		cad.	1	€ 400.000,00	€ 400.000,00	1,46%
MEP distribution for FOH spaces		mq	7185	€ 600,00	€ 4.311.000,00	15,71%
MEP distribution for BOH and service spaces		mq	23206	€ 300,00	€ 6.961.800,00	25,37%
Internal and external lighting		cad.	1	€ 360.000,00	€ 360.000,00	1,31%
Logistic spaces finishings		mq	3182	€ 200,00	€ 636.400,00	2,32%
External facade retail promenade		mq	1458	€ 800,00	€ 1.166.400,00	4,25%
				TOT	€ 27.441.830,00	100,00%
Phase 2_Towers Shell&Core						
Structure		mq	23551	€ 350,00	€ 8.242.850,00	22,69%
MEP distribution FOH spaces		mq	19496	€ 600,00	€ 11.697.600,00	32,19%
MEP distribution for BOH and service spaces		mq	4055	€ 300,00	€ 1.216.500,00	3,35%
Internal and external lighting		cad.	1	€ 240.000,00	€ 240.000,00	0,66%
Office lobby fit-out (furniture not included)		mq	1798	€ 500,00	€ 899.000,00	7,40%
External facade		mq	14040	€ 1.000,00	€ 14.040.000,00	38,64%
				TOT	€ 36.335.950,00	104,92%

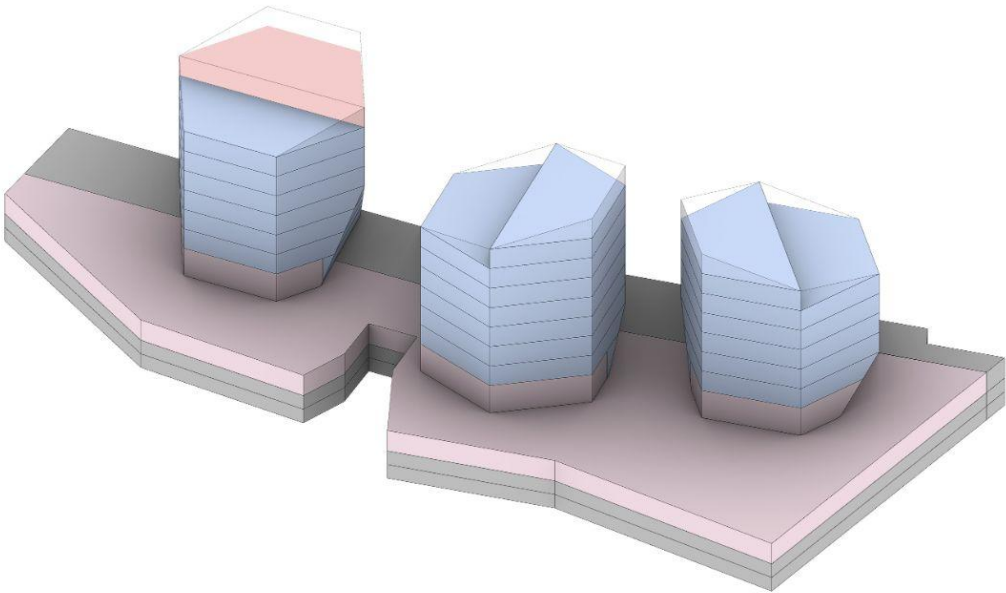
Podium park and plaza		mq	5438	€ 200,00	€ 1.087.600,00	53,26%
Active river-front promenade		mq	4371	€ 150,00	€ 655.650,00	32,11%
				TOT	€ 2.042.050,00	100,00%
Phase 4_Fit-out of retail podium and above ground buildings (furniture not included)						
Internal areas						
Retail podium fit-out		mq	7185	€ 400,00	€ 2.874.000,00	23,65%
Retail ground floor fit-out		mq	1398	€ 400,00	€ 559.200,00	4,60%
Office spaces fit-out		mq	16560	€ 500,00	€ 8.280.000,00	68,15%
Rooftop restaurant fit-out		mq	460	€ 350,00	€ 161.000,00	1,33%
External areas						
Rooftop communal spaces fit-out		mq	1380	€ 200,00	€ 276.000,00	2,27%
				TOT	€ 12.150.200,00	100,00%
			Grand TOT (Shell&Core)		€ 65.819.830,00	
			Grant TOT + Fit-out		€ 77.970.030,00	

8_AREA SCHEDULE

8_GROSS & NET AREA CHART

		TOWER 1		TOWER 2		TOWER 3			TOTAL		
LEVEL	FTF	NET	GFA	NET	GROSS	NET	GROSS		GFA	NET	GBA
T.O.P.	4,3										
LEVEL 7	4,3	460	554	460	554				1108	920	1108
LEVEL 6	4,3	920	1108	920	1108	460	554		2770	2300	2770
LEVEL 5	4,3	920	1108	920	1108	920	1108		3324	2760	3324
LEVEL 4	4,3	920	1108	920	1108	920	1108		3324	2760	3324
LEVEL 3	4,3	920	1108	920	1108	920	1108		3324	2760	3324
LEVEL 2	4,3	920	1108	920	1108	920	1108		3324	2760	3324
LEVEL 1	4,3	920	1108	920	1108	920	1108		3324	2760	3324
LEVEL 0	6	820	1011	847	1040	809	1002		3053	2476	3053
		PODIUM									
		COMMERCIAL		BOH		PARKING					
LEVEL -1	6	6213	7185		3182	0			7185	6213	
LEVEL -2	3		0		0		10512				10512
LEVEL /3	3		0		0		10512				10512
									30736	25709	44575

- Retail
- Office
- Boh
- Parking



9_GRAPHIC APPENDIX













COMPETITION FOR THE URBAN AND ARCHITECTURAL CONCEPTUAL DESIGN
FOR LOCATION 7 - PART B, WITHIN THE SCOPE OF THE AMENDMENTS TO
THE PUP OF THE CAPITAL CITY OF PODGORICA

ENTRY CODE
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