



TURISTIČKO NASELJE
TOURIST RESORT
PANORAMA BRIUNI



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V o d n j a n

UVOD

Vodnjan, gradić na jugozapadu Istre, od Pule udaljen 11,7 km, na 135 metara nadmorske visine, područje je starih tradicija nastalo na tragovima prethistorijskih gradina u obliku koncentričnih krugova ili eliptičkih oblika u tehnici suhozida koje su na širokom području postojale od najdavnijih vremena.

Vodnjan je nastao i dugo opstao sa svojim osobitim karakteristikama srednjovjekovnog urbano-ruralnog mjesta, da bi u naše vrijeme postao poput čovjeka s bogatom prošalošću. Njegovo široko područje s bezbrojnim karakterističnim kašunima, izgrađenim u tehnici suhozidina, koji su označavali vlasništvo, svjedok je milenija u kojem su se stanovnici bavili poljoprivredom, posebice maslinarstvom i vinogradarstvom kao osnovom vlastitog materijalnog blagostanja.

Stari Rimljani, nakon što su porazili Histre, starsosjedioce ovog područja, (II. st. prije Krista) stalno su se naselili u ovim krajevima, prepuštajući se turizmu. Prednosti ovog područja su znali kako iskoristiti. Povoljnu klimu i tlo su koristili za uzgoj različitih kultura.

Gradu Vodnjanu pripada 4 naselja, to su: Gajana, Galižana, Peroj, Barbariga te okolna sela kao što su Bršćići, Juršići, Majmajola itd.

INTRODUCTION

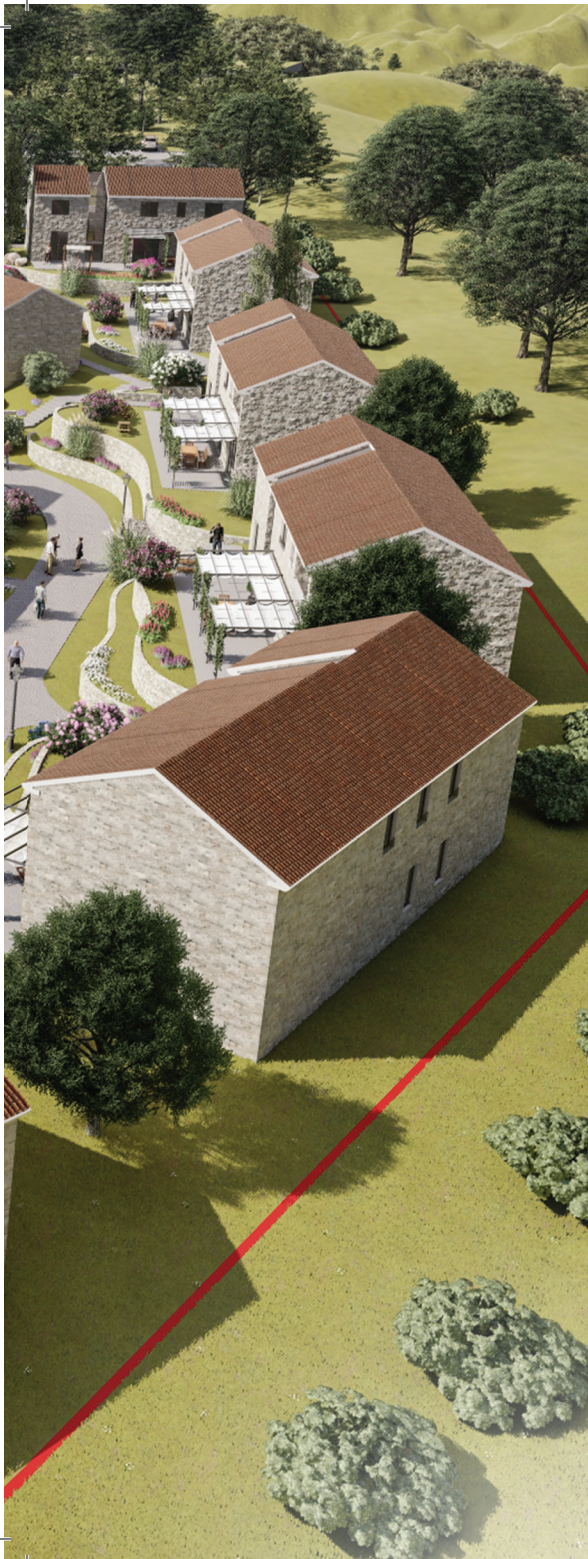
Vodnjan, a small town in the south-west of Istria, 11.7 km away from Pula, at an altitude of 135 meters, is an area of old traditions. It was built on the remains of prehistoric forts in the form of concentric circles or elliptical shapes in the drystone wall technique that existed in a wide area since ancient times.

Vodnjan has developed and has existed for a long time with its unique characteristics of the medieval urban-rural place, to become somewhat like a man with the rich past in our time. Its greater area with numerous distinctive stone huts ("kažun"), built in the technique of drystone walling, which was used to mark the property, bore witness of the millennium in which the inhabitants were engaged in agriculture, especially olive growing and vineyards as the basis of their own material prosperity.

The ancient Romans, after defeating the Histri, who were the natives of this area (2nd century B.C.), permanently settled in these areas and engaged in tourism. They knew how to use the advantages of this area. They used the favourable climate and soil for various kinds of cultivation.

The town of Vodnjan includes 4 settlements: Gajana, Galižana, Peroj, Barbariga and the surrounding villages such as Bršćići, Juršići, Majmajol, etc.





Riječ arhitekta

Turističko naselje Panorama Briuni predstavlja jedinstvenu cjelinu koja je pozicionirana u blizini grada Bale, a pripada općini Vodnjan, uz saobraćajnicu koja povezuje grad Vodnjan sa gradićem Bale. Značaj ovoj lokaciji daje mir i intima, što proizlazi iz samog prirodnog okruženja, što je karakteristično za ovaj vid turizma. Naselje nudi tri tipa kuća- smještajnih jedinica, kao i brojne druge sadržaje.

- Tip 1 koji je uglavnom rađen kao niz od dvije, odnosno tri iste kuće, koje se naslanjaju preko jednog pročelja. Kompleks nudi 15 ovakvih smještajnih jedinica, svaka smještajna jedinica nudi 4 kreveta, sve zajedno nude 60 kreveta. Ovi objekti se nalaze u unutrašnjosti naselja, orijentirane prema centralnom dijelu naselja.

- Tip 2 je samostalni objekt, nešto većih dimenzija od Tipa 1, a samim time nudi i više sadržaja, ali i više kreveta. Na kompleksu se nalazi 4 objekta ovog tipa i svaki od njih nudi 6 kreveta. Svi objekti ovog tipa zajedno nude 24 kreveta. Ovi objekti se nalaze po obodu naselja, kao i tip 1, orijentirani su prema unutrašnjosti naselja.

- Tip 3 je dosta sličan tipu 2. Ovaj tip za razliku od tipa 2 posjeduje terasu na prvom katu. Objekti ovog tipa, kao i tip 2, nude 6 kreveta. Naselje ima 6 objekata ovog tipa. Svi objekti tipa 3 zajedno nude 36 kreveta.

- Naselje, osim smještajnih jedinica, posjeduje i restoran, bazen, zatim tenisne terene, dječje igralište kao i parking prostor. Svi ovi sadržaji su savršeno interpolirani u okolinu i svi savršeno komuniciraju.

Cilj ovog turističkog naselja je da se stvori maksimalni ugođaj za goste, kroz različite sadržaje koje naselje nudi.

Architect's comment

The tourist resort of Panorama Briuni represents a unique entity that is located near the town of Bale and belongs to the municipality of Vodnjan, along the road connecting the town of Vodnjan with the town of Bale. The significance of this location is in its peace and intimacy, which comes from the natural environment itself, and that is characteristic for this aspect of tourism. The resort offers three types of accommodation units-houses, as well as many other facilities.

- Type 1, which is mostly made as a series of two or three identical houses that share a single facade. The complex offers 15 such accommodation units, each accommodation unit offers 4 beds, all together they offer 60 beds. These facilities are located in the interior of the resort, oriented towards the central part of the settlement.

- Type 2 is a self-contained building, somewhat larger than Type 1, and therefore offers more facilities, but also more beds. The complex has 4 facilities of this type and each has 6 beds. All facilities of this type together offer 24 beds. These facilities are located at the perimeter of the settlement as well as type 1, oriented towards the interior of the settlement.

- Type 3 is quite similar to Type 2. This type, unlike Type 2, has a terrace on the first floor. Facilities of this type, as well as type 2, offer 6 beds. The resort has 6 facilities of this type. All Type 3 facilities together offer 36 beds.

- The resort, apart from accommodation units, also has a restaurant, a swimming pool, tennis courts, a children's playground and a parking area. All of these features are perfectly interpolated in the environment and they all communicate perfectly.

The aim of this tourist resort is to create the maximum atmosphere for guests through the various facilities that the resort offers.





MAKRO LOKACIJA

MACRO LOCATION

Labin

Općina Labin

Općina Barban

Barban

Ravni

Krnica

Koromačno Općina Raša

Marčana

Općina Marčana

Šegotići

Porika

Valtura

Općina Ližnjan

Medulin

JADRANSKO MORE / ADRIATIC SEA

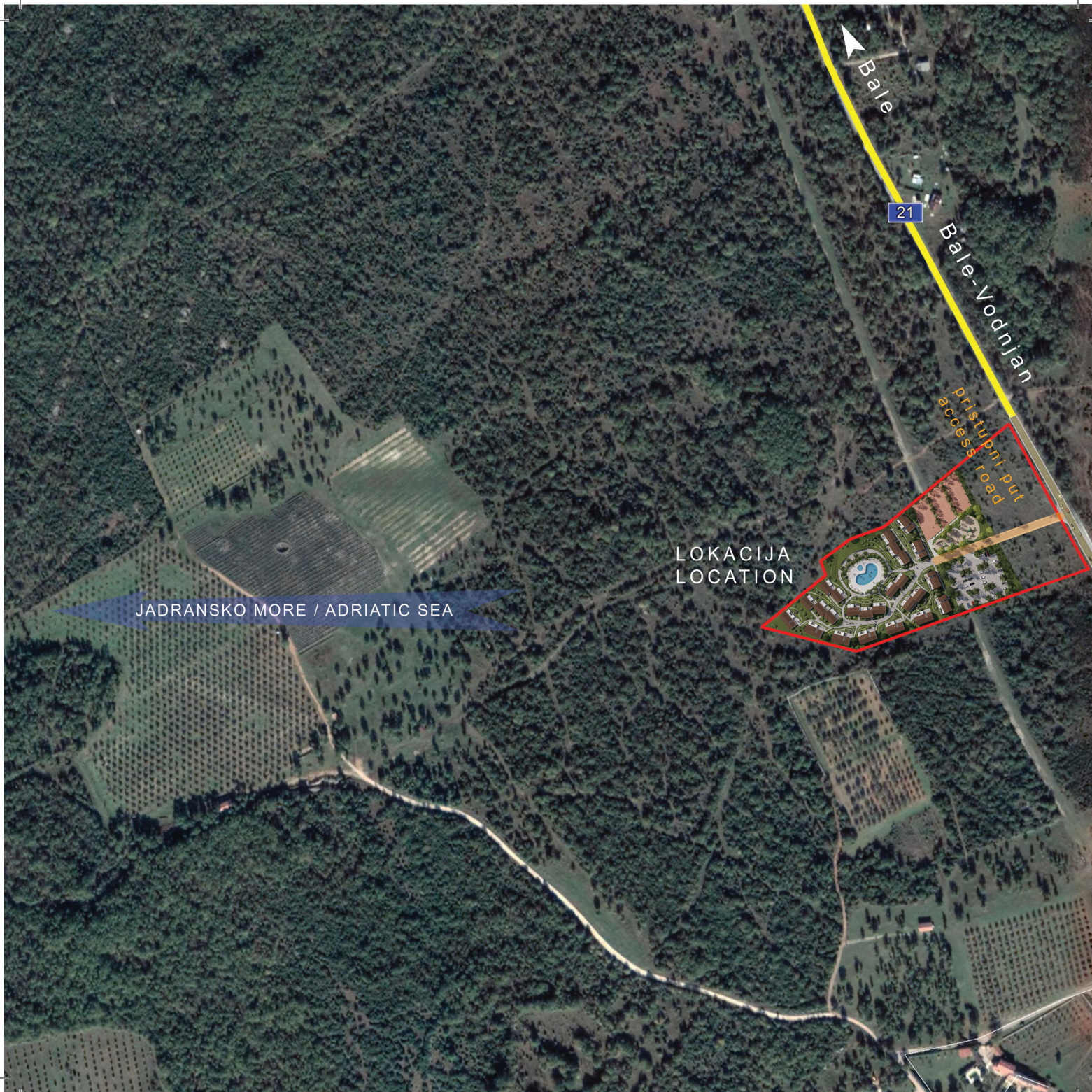
LOKACIJA
LOCATION

Bale

21

Bale-Vodnjan

pristupni put
access road



Vodnjan

MIKRO LOKACIJA

MICRO LOCATION





Situacija

Layout

LEGENDA:

- 1 Ulaz u turističko naselje
 - 2 Parking 68 parking mjesta
 - 3 Recepcija
 - 4 Dječje igralište
 - 5 Teniski tereni
 - 6 Restoran i wellness
 - 7 Prostor za relaksaciju
 - 8 Vila TIP 1 - 4 Kreveta - 130,28m2
 - 9 Vila TIP 2 - 6 Kreveta - 193,13m2
 - 10 Vila TIP 3 - 6 Kreveta - 190,75m2
- UKUPNO 120 Kreveta

LEGEND

- 1 Entrance to the tourist resort
 - 2 Parking 68 parking spaces
 - 3 Reception
 - 4 Children's playground
 - 5 Tennis courts
 - 6 Restaurant and wellness
 - 7 Relaxation area
 - 8 Villa TIP 1 - 4 beds- 130,28m2
 - 9 Villa TIP 2 - 6 beds- 193,13m2
 - 10 Villa TIP 3 - 6 beds- 190,75m2
- TOTAL 120 beds

URBANISTIČKI UVJETI:

UKUPNA POVRŠINA PARCELE: 3 ha (2 ha GRAĐEVINSKI DIO)

KIG (KOE. IZGRAĐENOSTI) 0,3 $20000 \times 0,3 = 6000 \text{ m}^2$

KIS (KOE. ISKORIŠTENOSTI) 0,8 $20000 \times 0,8 = 16000 \text{ m}^2$

DOZVOLJENA KATNOST: PODRUM + PRIZEMLJE + KAT

MAKSIMALAN BROJ KREVETA : 120

URBAN CONDITIONS:

TOTAL SURFACE AREA OF BUILDING PLOT: 3 HA (2 HA CONSTRUCTION PART)

LAND-TO-BUILDING RATIO (LBR) 0.3 $20000 \times 0.3 = 6000 \text{ M}^2$

FLOOR AREA RATIO (FAR) 0.8 $20000 \times 0.8 = 16000 \text{ M}^2$

PERMITTED NUMBER OF FLOORS: BASEMENT+ GROUND FLOOR + FLOOR

MAXIMUM NUMBER OF BEDS : 120



tip 3 / type 3

tip 2 / type 2

tip 2 / type 2

parking prostor / parking area

recepција / reception

pristupni put / access road

dječje igralište / children's playground

teniski tereni / tennis courts



tip 3 / type 3

tip 3 / type 3

tip 3 / type 3

tip 3 / type 3

tip 3 / type 3

tip 1 / type 1

tip 1 / type 1

tip 1 / type 1

tip 1 / type 1

tip 2 / type 2

tip 1 / type 1

tip 2 / type 2

bazen / pool

restoran / restaurant

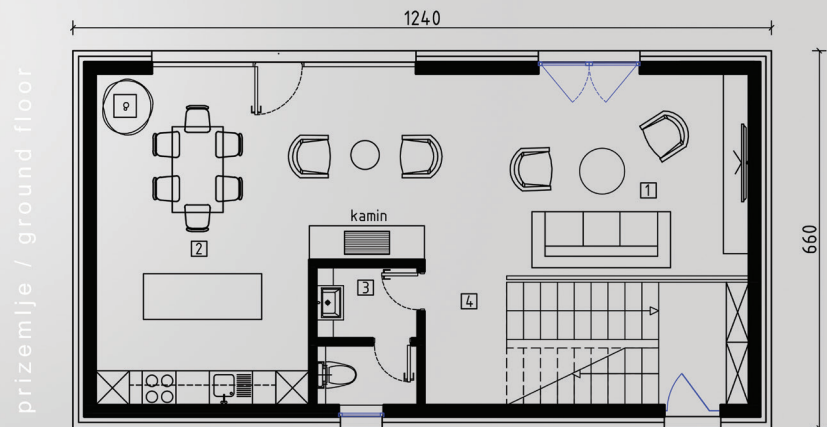




tip 1 / type 1

15 objekata x 4 kreveta = 60 kreveta

15 facilities x 4 beds = 60 beds



PRIZEMLJE / GROUND FLOOR:

- | | |
|---|-----------------------------|
| 1 Dnevni boravak
Living room | P= 27,11 m2
SA= 27,11 m2 |
| 2 Kuhinja/ Blagovaonica
Kitchen/ Dining room | P= 22,04 m2
SA= 22,04 m2 |
| 3 WC sa predprostorom
WC with anteroom | P= 4,22 m2
SA= 4,22 m2 |
| 4 Stepenište
Staircase | P= 12,95 m2
SA= 12,95 m2 |

KAT / FLOOR:

- | | |
|---------------------------|-----------------------------|
| 5 Stepenište
Staircase | P= 12,95 m2
SA= 12,95 m2 |
| 6 Soba
Room | P= 19,67 m2
SA= 19,67 m2 |
| 7 Kupaonica
Bathroom | P= 4,93 m2
SA= 4,93 m2 |
| 8 Kupaonica
Bathroom | P= 4,70 m2
SA= 4,70 m2 |
| 9 Soba
Room | P= 22,58 m2
SA= 22,58 m2 |

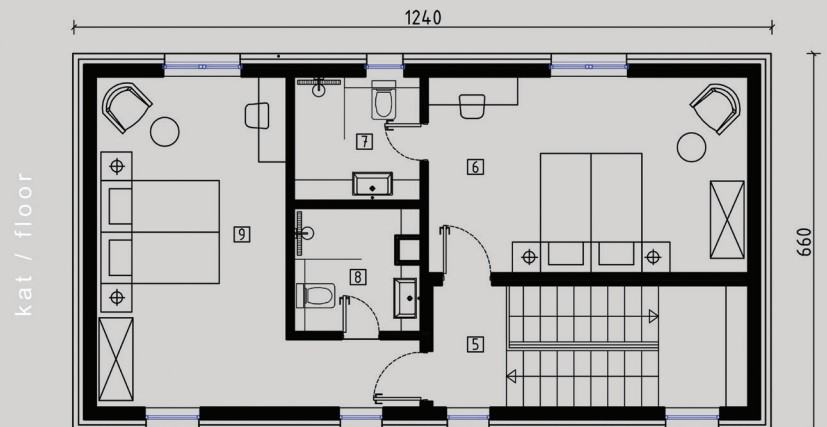
Prizemlje ukupno / Ground floor total: 66,32 m2

Kat ukupno/ Floor total:

66,32 m2

TYPE 1- Neto objekta / Net facility: 130,28 m2

-Bruto objekta / Gross facility: 81,84 m2



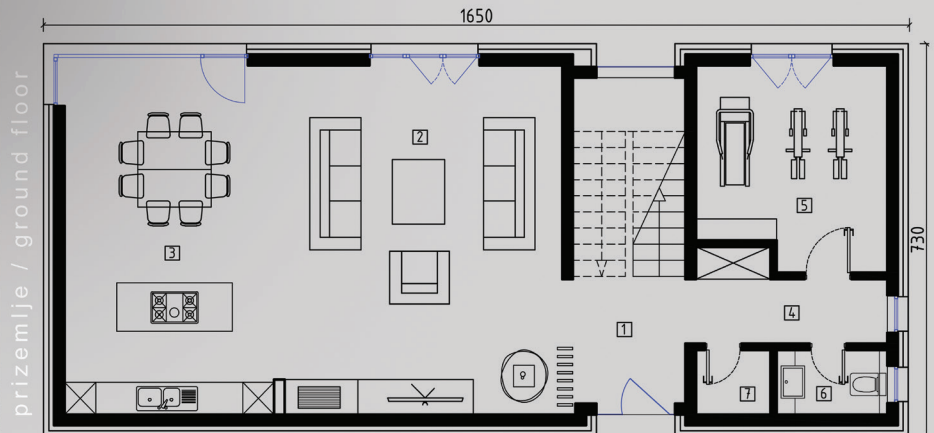




tip 2 / type 2

4 objekata x 6 kreveta = 24 kreveta

4 facilities x 6 beds = 24 beds



PRIZEMLJE / GROUND FLOOR:

- | | | |
|---|------------------------------|--------------|
| 1 | Ulazni hol sa stepeništem | P= 13,56 m2 |
| | Entrance hall with staircase | SA= 13,56 m2 |
| 2 | Dnevni boravak | P= 35,62 m2 |
| | Living room | SA= 35,62 m2 |
| 3 | Kuhinja / Blagovaonica | P= 26,00 m2 |
| | Kitchen/ Dining room | SA= 26,00 m2 |
| 4 | Hodnik | P= 5,47 m2 |
| | Corridor | SA= 5,47 m2 |
| 5 | Fitness | P= 13,17 m2 |
| | Fitness | SA= 13,17 m2 |
| 6 | WC | P= 2,53 m2 |
| | WC | SA= 2,53 m2 |
| 7 | Ostava | P= 1,70 m2 |
| | Storage room | SA= 1,70 m2 |

Prizemlje ukupno / Ground floor total: 98,05 m2

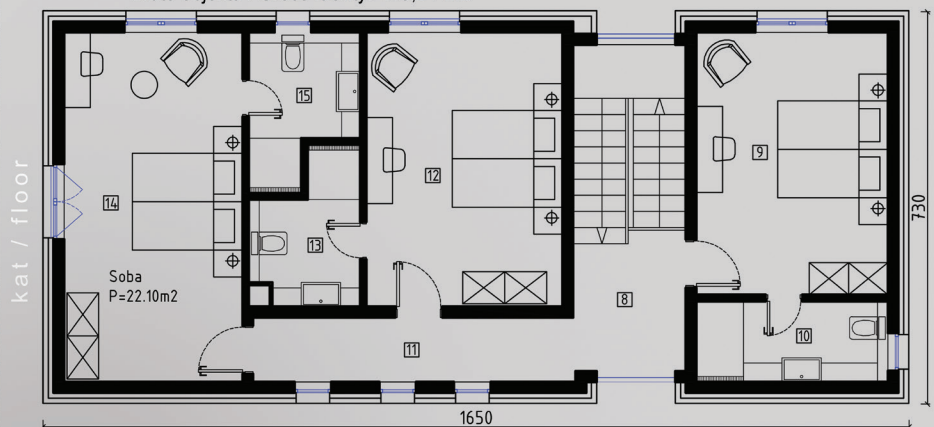
KAT / FLOOR:

- | | | |
|----|------------|--------------|
| 8 | Stepenište | P= 13,05 m2 |
| | Staircase | SA= 13,05 m2 |
| 9 | Soba | P= 17,81 m2 |
| | Room | SA= 17,81 m2 |
| 10 | Kupaonica | P= 5,48 m2 |
| | Bathroom | SA= 5,48 m2 |
| 11 | Hodnik | P= 7,33 m2 |
| | Corridor | SA= 7,33 m2 |
| 12 | Soba | P= 19,07 m2 |
| | Room | SA= 19,07 m2 |
| 13 | Kupaonica | P= 5,04 m2 |
| | Bathroom | SA= 5,04 m2 |
| 14 | Soba | P= 22,10 m2 |
| | Room | SA= 22,10 m2 |
| 15 | Kupaonica | P= 5,20 m2 |
| | Bathroom | SA= 5,20 m2 |

Kat ukupno/ Floor total:

95,08 m2

TYPE 2- Neto objekta / Net facility: 193,13 m2
- Bruto objekta / Gross facility: 119,21 m2

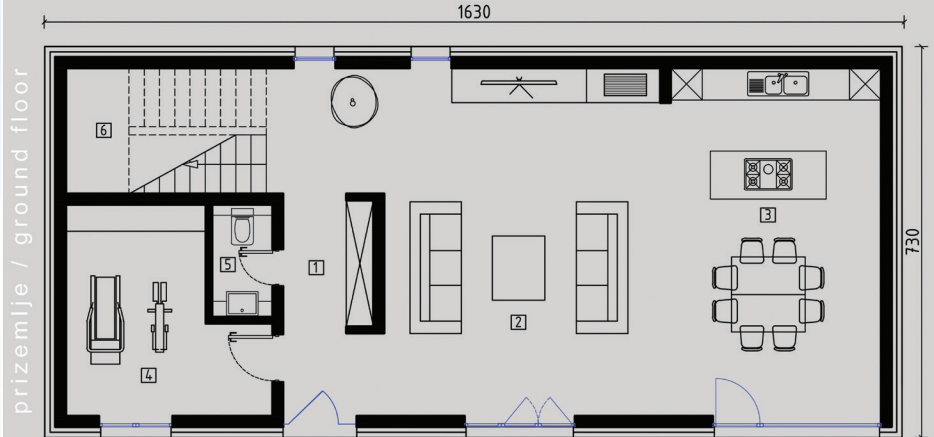






tip 3 / type 3

6 objekata x 6 kreveta = 36 kreveta
6 facilities x 6 beds = 36 beds



PRIZEMLJE / GROUND FLOOR:

- | | | |
|---|--|-----------------------------|
| 1 | Ulazni hol
Entrance hall | P= 11,84 m2
SA= 11,84 m2 |
| 2 | Dnevni boravak
Living room | P= 35,29 m2
SA= 35,29 m2 |
| 3 | Kuhinja / Blagovaonica
Kitchen/ Dining room | P= 26,00 m2
SA= 26,00 m2 |
| 4 | Fitness
Fitness | P= 12,70 m2
SA= 12,70 m2 |
| 5 | WC
WC | P= 2,41 m2
SA= 2,41 m2 |
| 6 | Stepenište
Staircase | P= 9,71 m2
SA= 9,71 m2 |

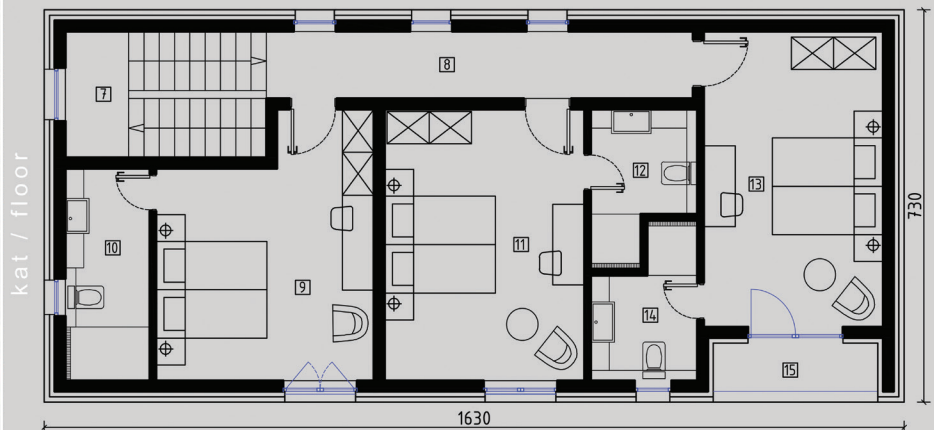
Prizemlje ukupno / Ground floor total: 97,95 m2

TYPE 2- Neto objekta / Net facility: 190,75 m2
- Bruto objekta / Gross facility: 118,99 m2

KAT / FLOOR:

- | | | |
|----|-------------------------|---|
| 7 | Stepenište
Staircase | P= 8,95 m2
SA= 8,95 m2 |
| 8 | Hodnik
Corridor | P= 10,11 m2
SA= 10,11 m2 |
| 9 | Soba
Room | P= 18,34 m2
SA= 18,34 m2 |
| 10 | Kupaonica
Bathroom | P= 6,32 m2
SA= 6,32 m2 |
| 11 | Soba
Room | P= 19,14 m2
SA= 19,14 m2 |
| 12 | Kupaonica
Bathroom | P= 4,91 m2
SA= 4,91 m2 |
| 13 | Soba
Room | P= 18,70 m2
SA= 18,70 m2 |
| 14 | Kupaonica
Bathroom | P= 4,93 m2
SA= 4,93 m2 |
| 15 | Terasa
Terrace | P= 2,81x0,50= 1,40 m2
SA= 2,81x0,50= 1,40 m2 |

Kat ukupno/ Floor total: 95,80 m2






JADRANSKO MORE / ADRIATIC SEA



A photograph of a modern restaurant building with a green roof and large glass windows. The building is situated next to a paved outdoor seating area with a large tree and people dining. The text "restoran" and "restaurant" is overlaid on the image.

restoran
restaurant

A modern outdoor swimming pool area. In the foreground, a curved, light-colored stone wall separates a paved patio from the pool. To the left, there are wooden tables and white wicker chairs. A large, leafy tree stands prominently in the center. In the background, a swimming pool with a curved edge is visible, surrounded by lounge chairs and a few people. A building with a red-tiled roof is in the far background.

*najbolja životna odluka je odluka
da budeš dobro raspoložen*

*the best decision in life is
deciding to be in a good mood*





dječje igralište / children's playground





teniski tereni

tennis courts



život je
znati uživati

life is knowing
how to enjoy



bazen / pool

















*iskoristi svaki slobodan
trenutak za druženje*

*use every free moment
in life to hang out*



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