

VILLA MASLINA,  
DONJA LASTVA- TIVAT

# VILLA MASLINA, DONJA LASTVA- TIVAT



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TOTAL LAND  
AREA:4100m<sup>2</sup>

## INTRODUCTION

“Villa Maslina” is positioned between Gornja Lastva, old stone village mentioned for the first time in the XIV century where houses were built the traditional way using natural materials such as stone, wood and specific roof tiles and Porto Montenegro new luxury development well known for modern lifestyle, characterized by dominating contemporary architecture style with big glazing walls for magnificent sea view. The position itself as well as the whole story behind “Villa Maslina” is a true blend of tradition and luxury.

## ARCHITECTURE

The concept design of “Villa Maslina” emphasizes environmental integration of the building within the surrounding context. It describes development of different architecture styles through 7 centuries. It combines traditional materials such as: old local stone and wood, with some characteristic historical elements such as the introduction of a tower( *vidikovac* ) contrasted by open bright spaces of modern design.

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## LANDSCAPE DESIGN

Landscape design follows the same concept, sophisticated symbiosis of old and new, integration of history and modernism in the shape of architecture style and materials.

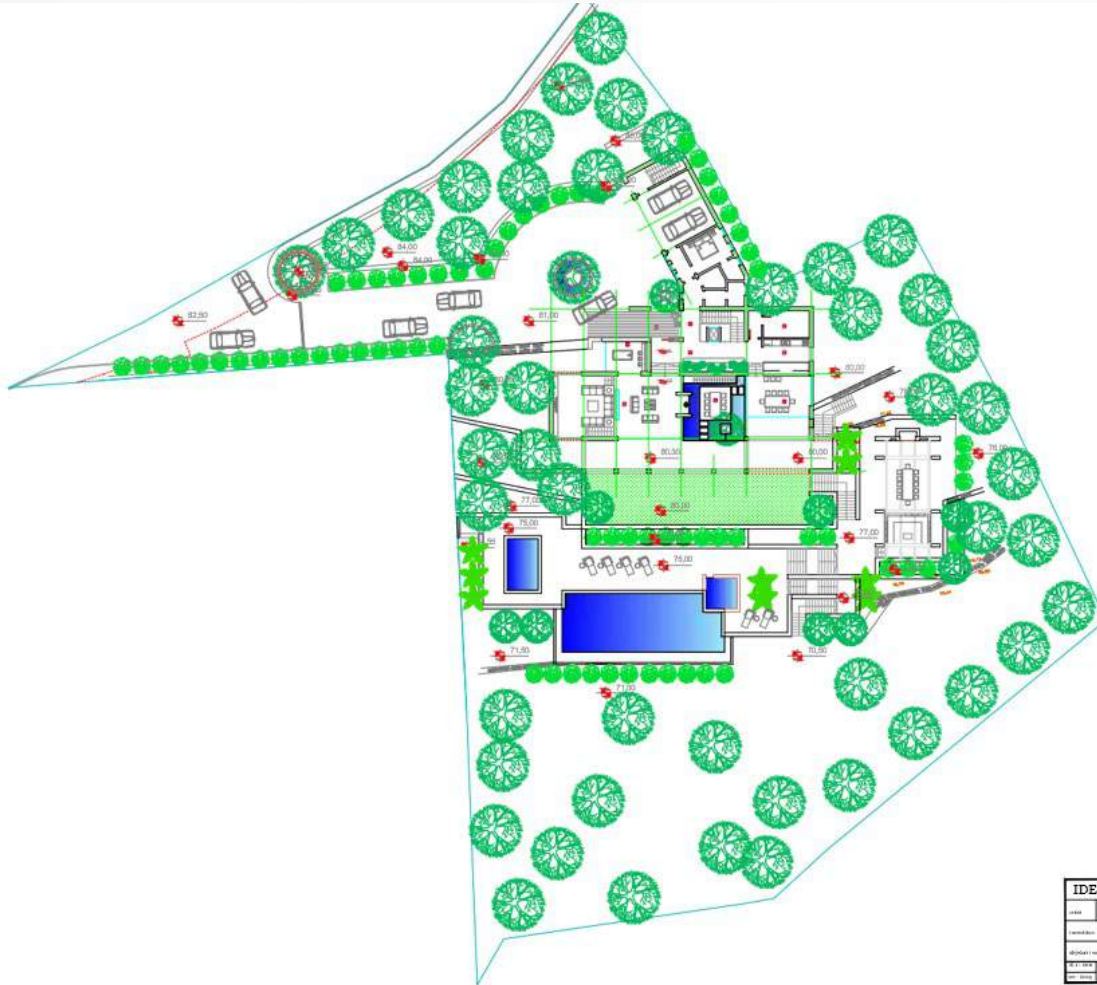
Specific traditional elements such as *suvomedje* ( *specialized skills of people to create walls with pure stone without using additional materials* ), *guvno* ( *circle shape made by stone where in past inhabitants used to gather together and socialize* ), *konoba* ( *room in the basement of a house where wine barrels and oil are kept* ) and outdoor barbecue zone. Modern new age elements consist of: spa center, infinity outdoor pool, kids pool and chillout zone.

## HORTICULTURE

Our land consists of diverse horticultural plants: wine fields, agrums ( lemons, lime, orange, fortunella ) and other fruit plants. Furthermore, different types of aromatic herbs such as: lavender, rosemary, mint etc. Most of the land is covered in olive trees ( *maslina* ) presenting one of the oldest olive in the surrounding area, approximately between 800 and 1000 years old,

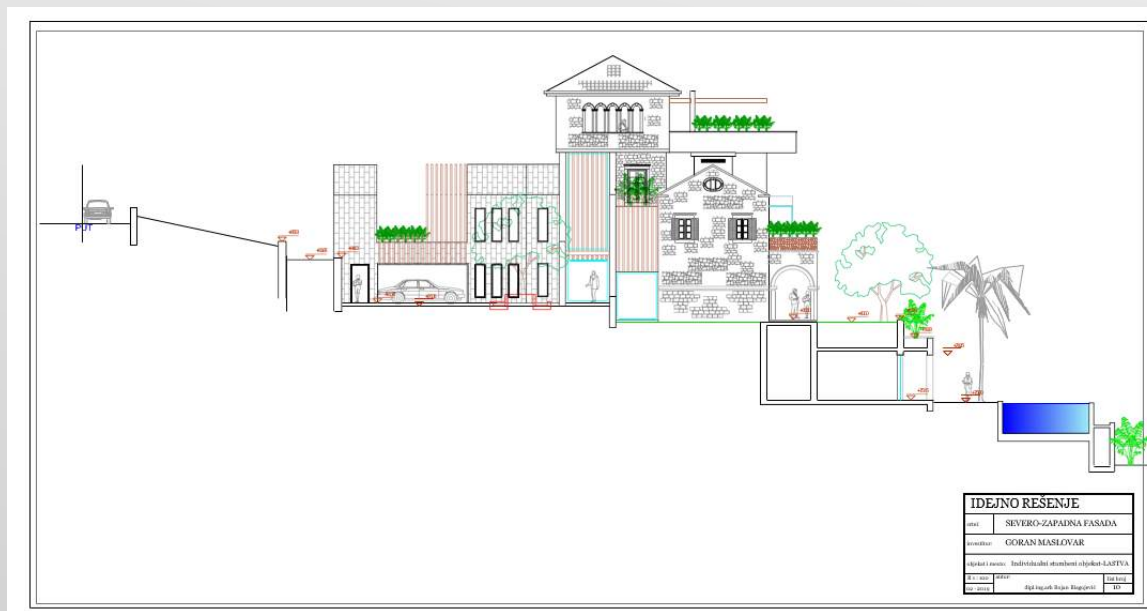
## WHY WE NAMED OUR VILLA "MASLINA".

# VILLA MASLINA, DONJA LASTVA- TIVAT





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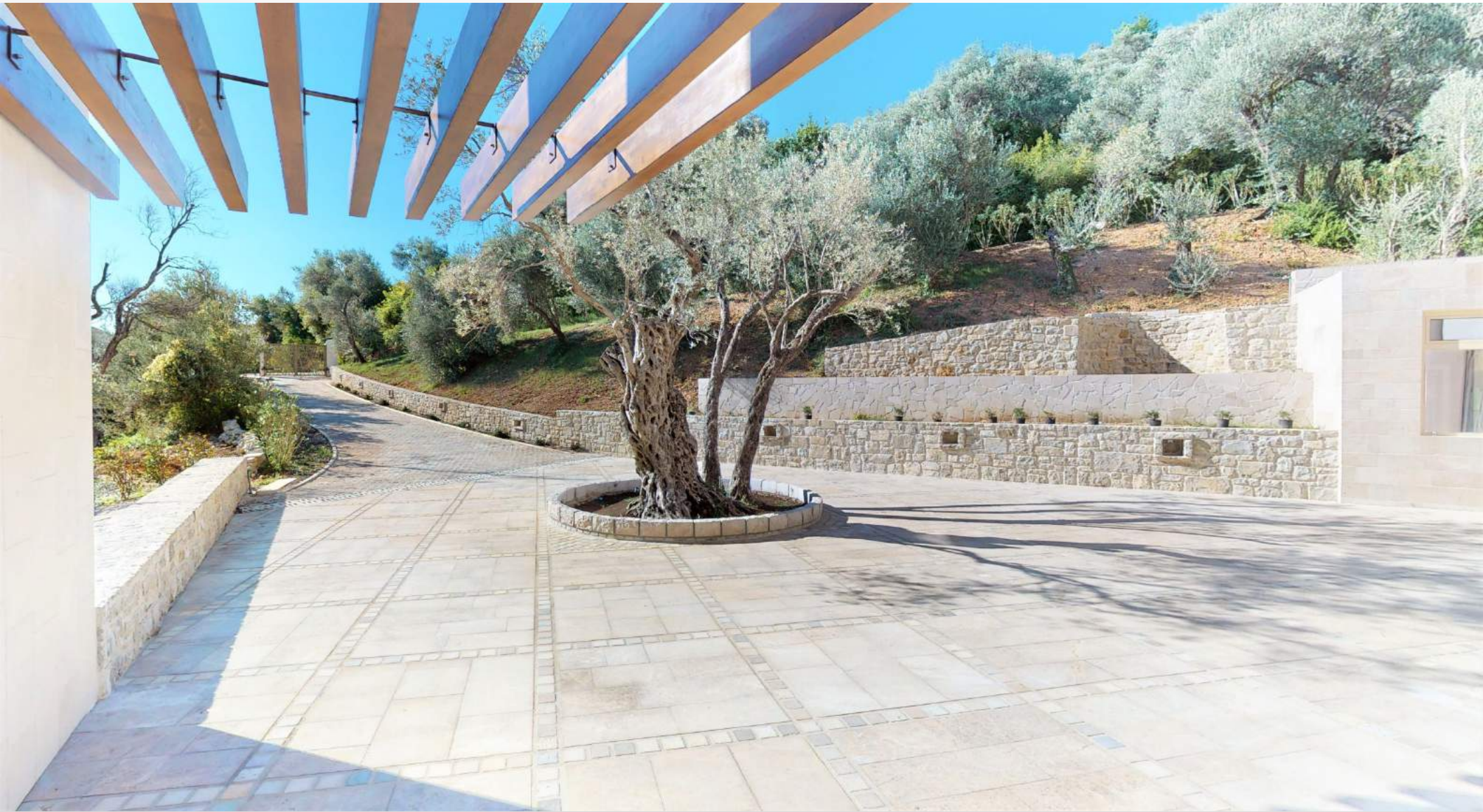


















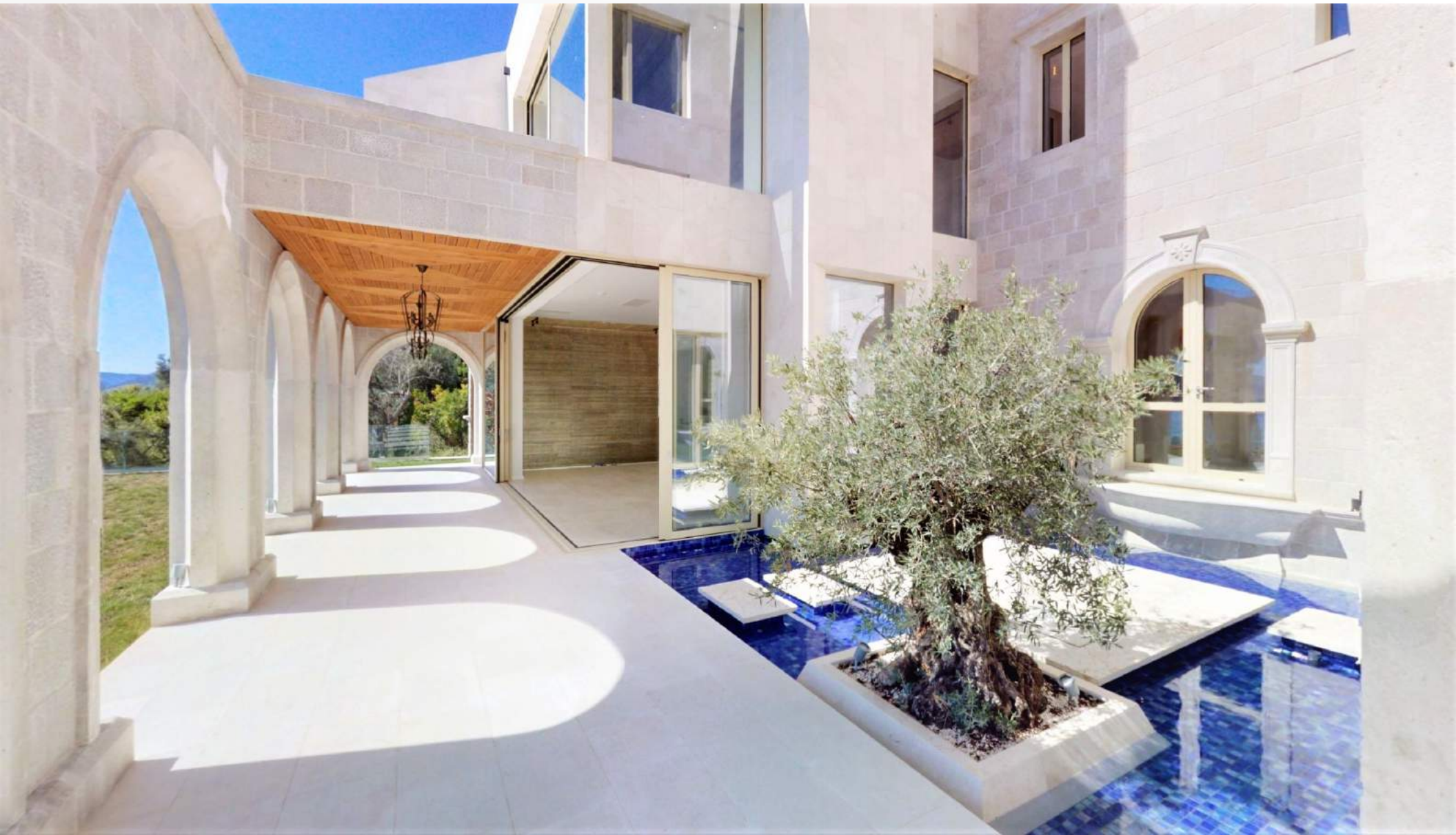




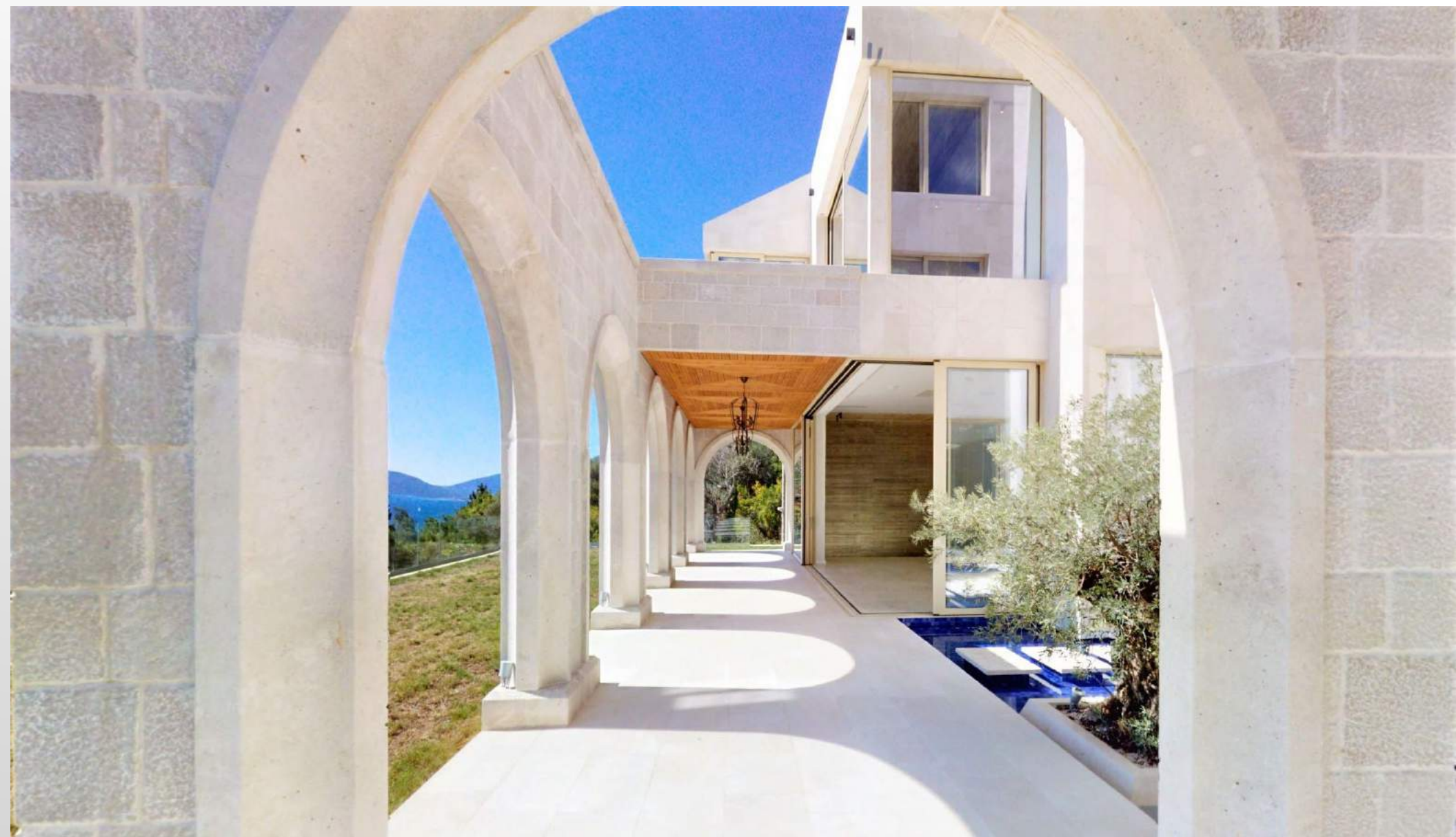












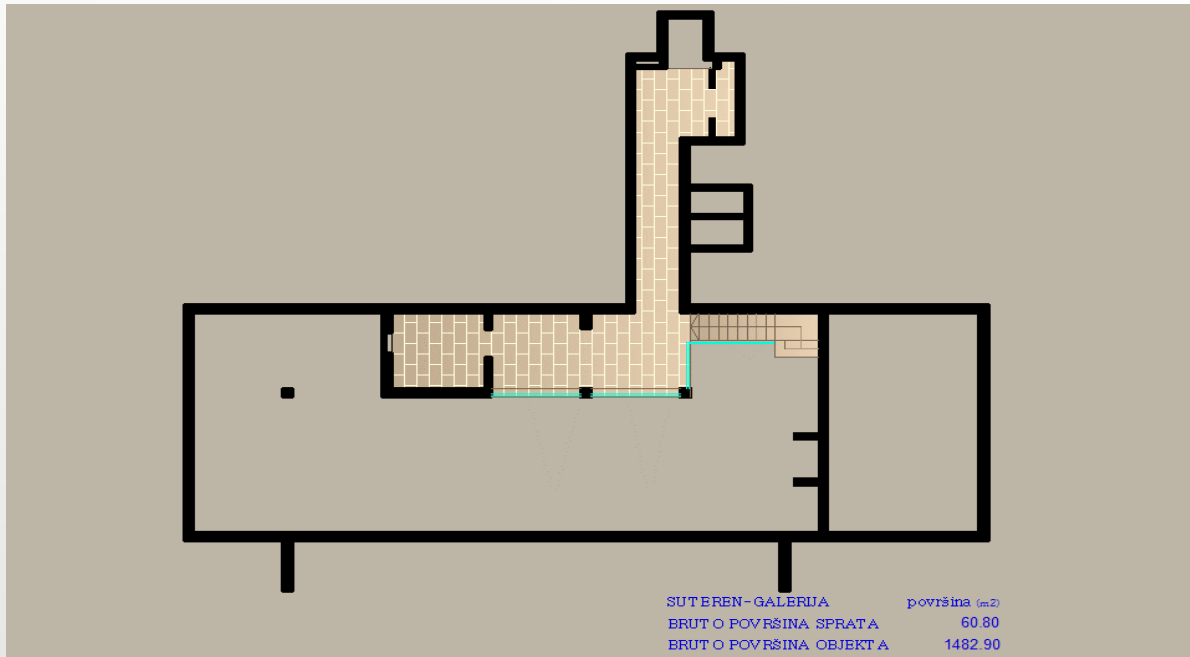






# BASEMENT

BASEMENT - GALLERY 60.80m<sup>2</sup>

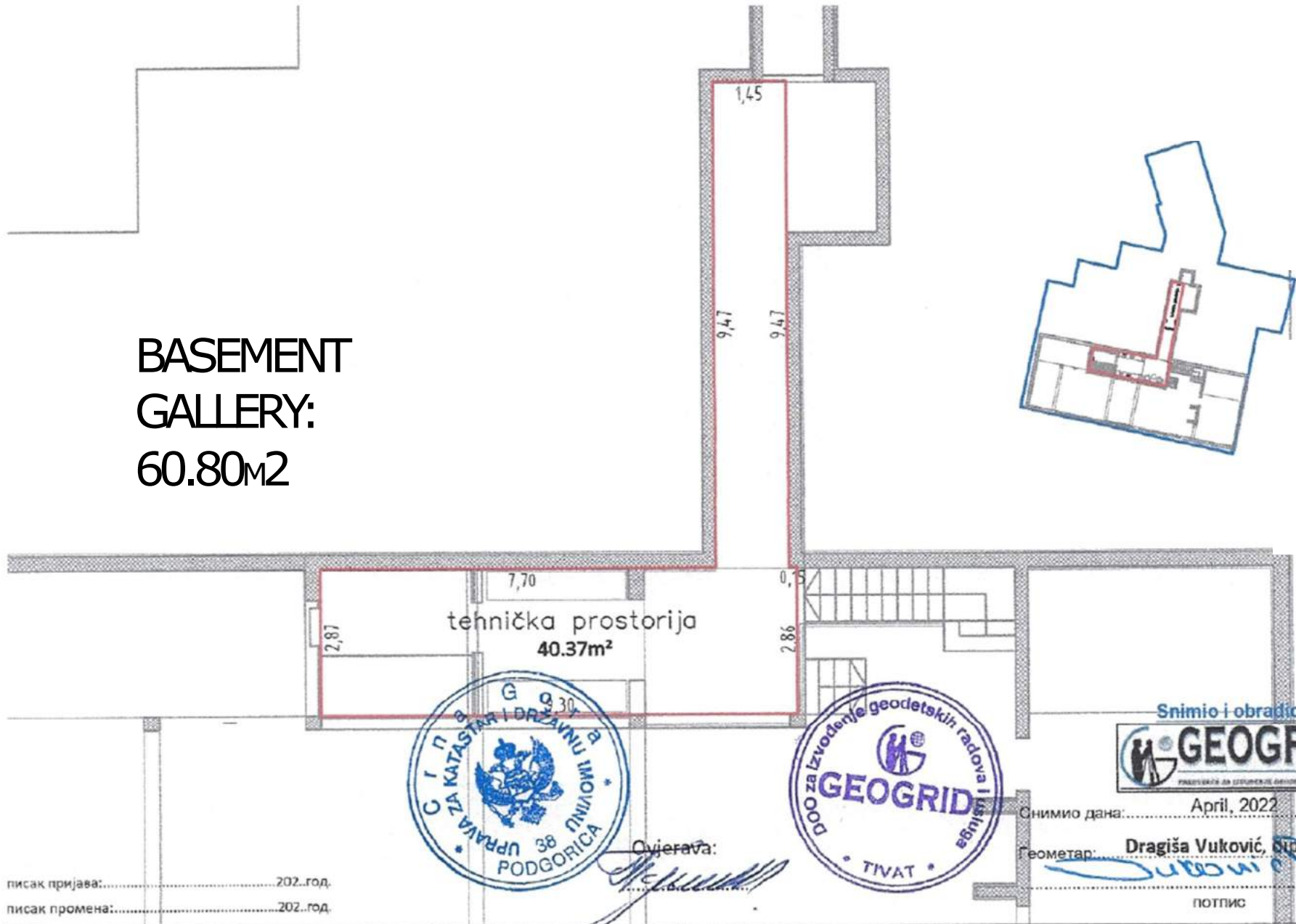


BASEMENT - GYM AREA 256.18m<sup>2</sup>





BASEMENT  
GALLERY:  
60.80m<sup>2</sup>



писак пријава:.....202. год.  
писак промена:.....202. год.

Ovjerava:

Snimio i obradio:  
**GEOGRID**  
PROJEKTOVANJE I OBRADA GEODETSKIH RADOVA  
Снимио дана:.....April, 2022.....го  
Геометар: **Dragiša Vuković, dipl. inž. geod.**  
ПОТПИС

Број кат. плана.....  
 Так записа: свеска.....  
 Врста са ранијом скицом: прелиминарна.....

Подручна јединица: **TIVAT**  
 КОМУНАЛНА ЈЕДИНИЦА: **Ko DONJA LASTVA**  
 Општина:.....  
 Приближна размјера 1: **100**

## ETAŽNA RAZRADA OBJEKTA 1

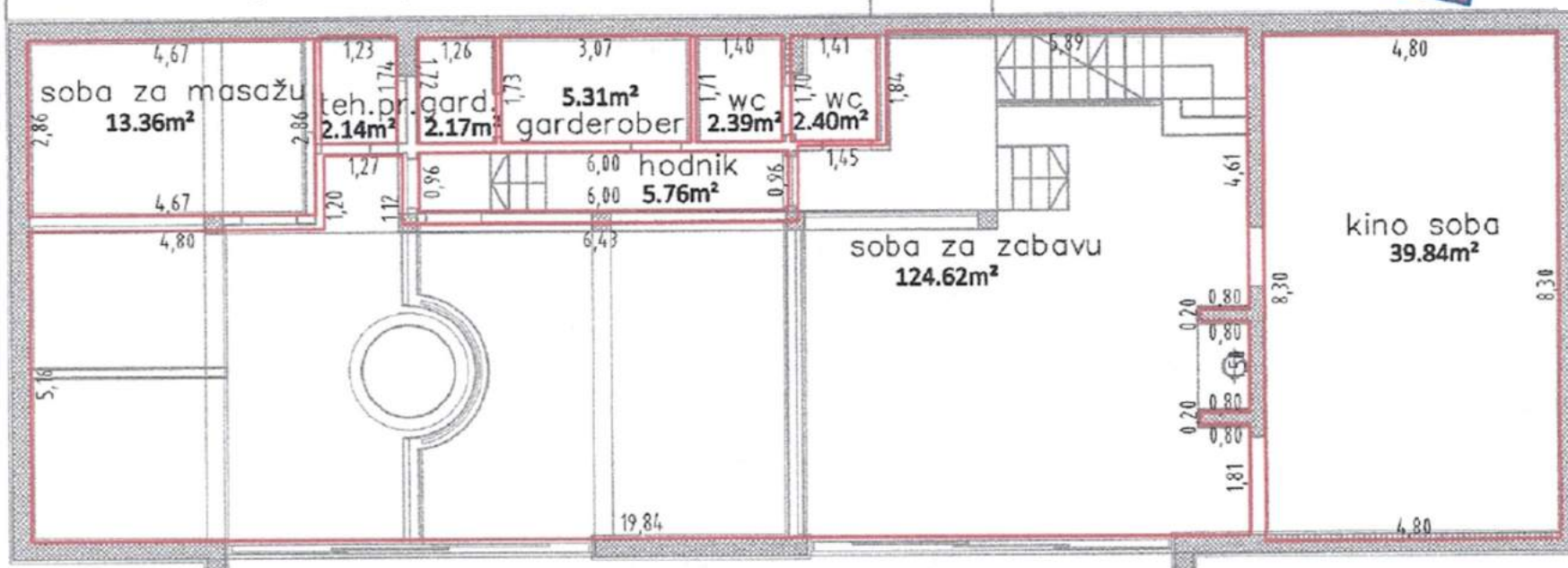
*Ko Donja Lastva, Kp 362/1, 363/1, 364, 363/2, 365/:*

*Položaj suterena u objektu*

### BASEMENT

S, PD1

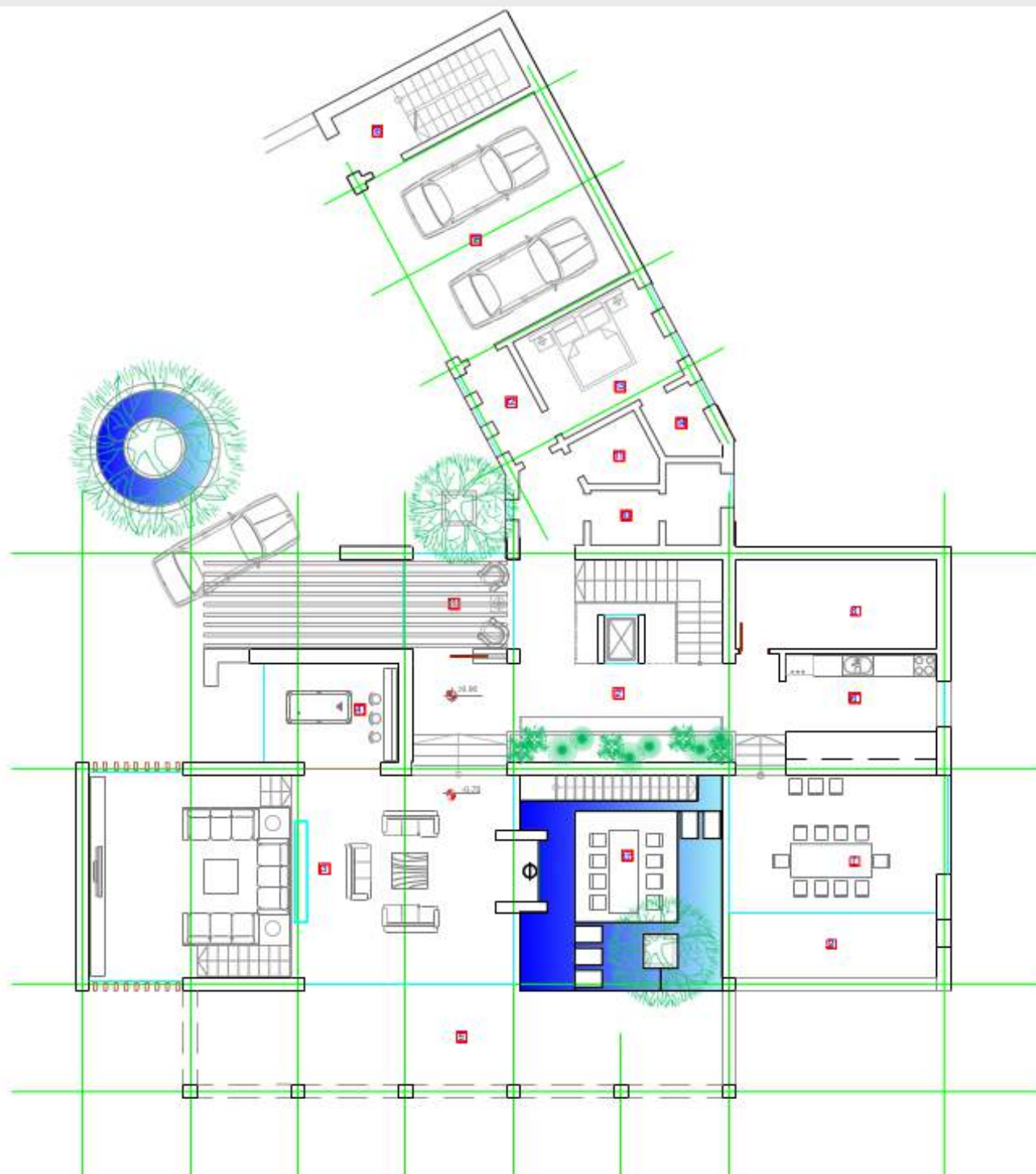
P=238.35m<sup>2</sup> - pomoćni porostor







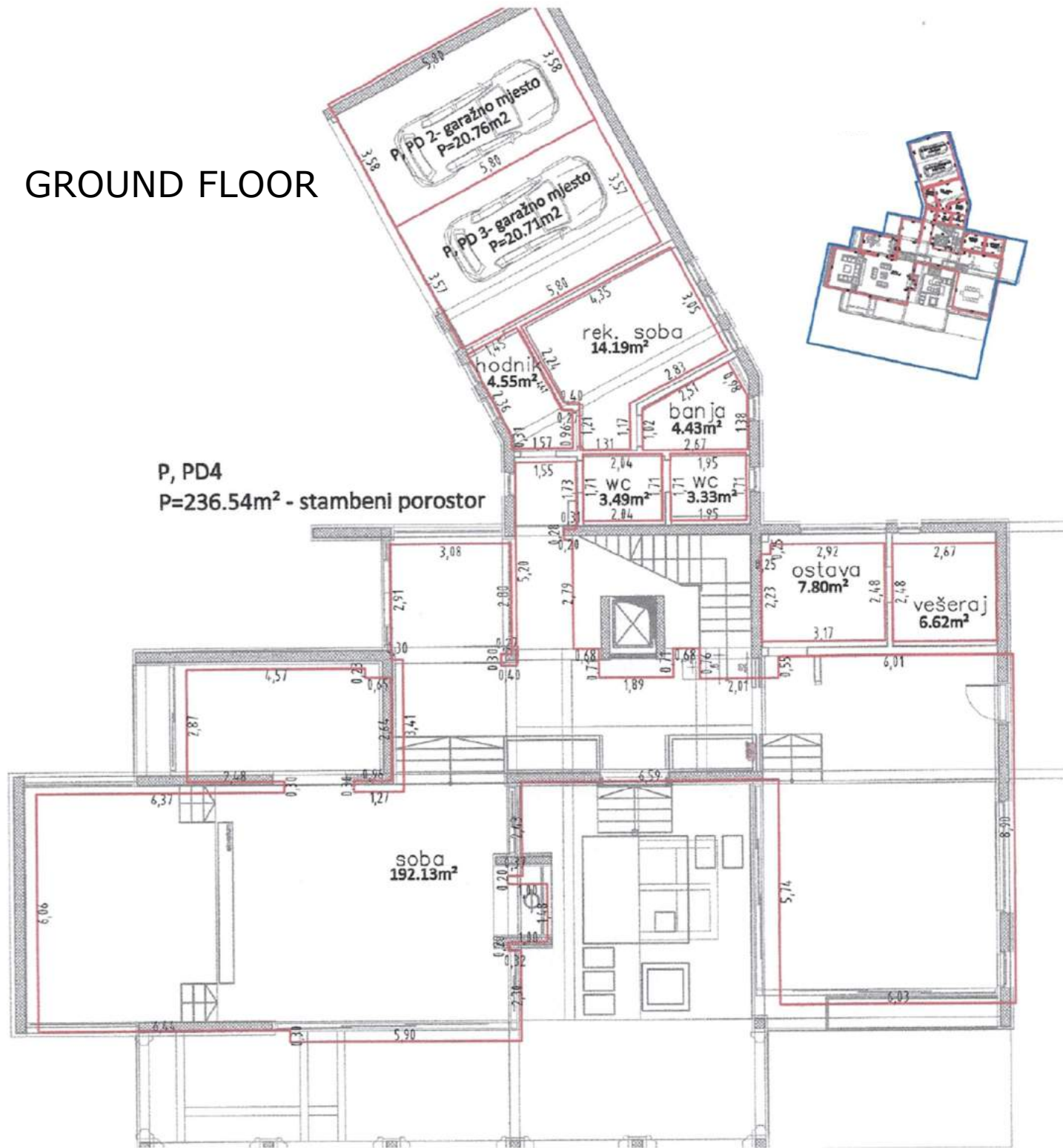
# GROUND FLOOR



PRIZEMLJE:	
LEGENDA:	Površina
1. VETROBRAN	8.87m <sup>2</sup>
2. ULAZNI HOL SA ŽARDINIEROM	41.72m <sup>2</sup>
3. DNEVNA SOBA	73.73m <sup>2</sup>
4. ŠANK I BILJAR	11.46m <sup>2</sup>
5. OTVORENI TREM	50.94m <sup>2</sup>
6. KUHINJA	15.80m <sup>2</sup>
7. TRPEZARIJA	24.40m <sup>2</sup>
8. MAGACINSKI PROSTOR	15.34m <sup>2</sup>
9. OTVORENA TERASA	15.41m <sup>2</sup>
10. TOALET	7.04m <sup>2</sup>
11. VEŠERAJ	3.91m <sup>2</sup>
12. HODNIK	4.54m <sup>2</sup>
13. POMOĆNA SPAVAĆA SOBA	12.85m <sup>2</sup>
14. TOALET	3.26m <sup>2</sup>
15. GARAŽA	33.60m <sup>2</sup>
16. STEPENIŠTE	10.64m <sup>2</sup>
17. UNUTRASNJE DVORISTE	35.85m <sup>2</sup>
Neto površina:	333.51m <sup>2</sup>
Bruto površina:	399.91m <sup>2</sup>

IDEJNO REŠENJE			
crtež		OSNOVA PRIZEMLJA	
investitor:		GORAN MASLOVAR	
objekat i mesto:		Individualni stambeni objekat-LASTVA	
R 1 : 100	autor:	list broj	
02 - 2019	dipl.ing.arh Bojan Blagojević		4

# GROUND FLOOR







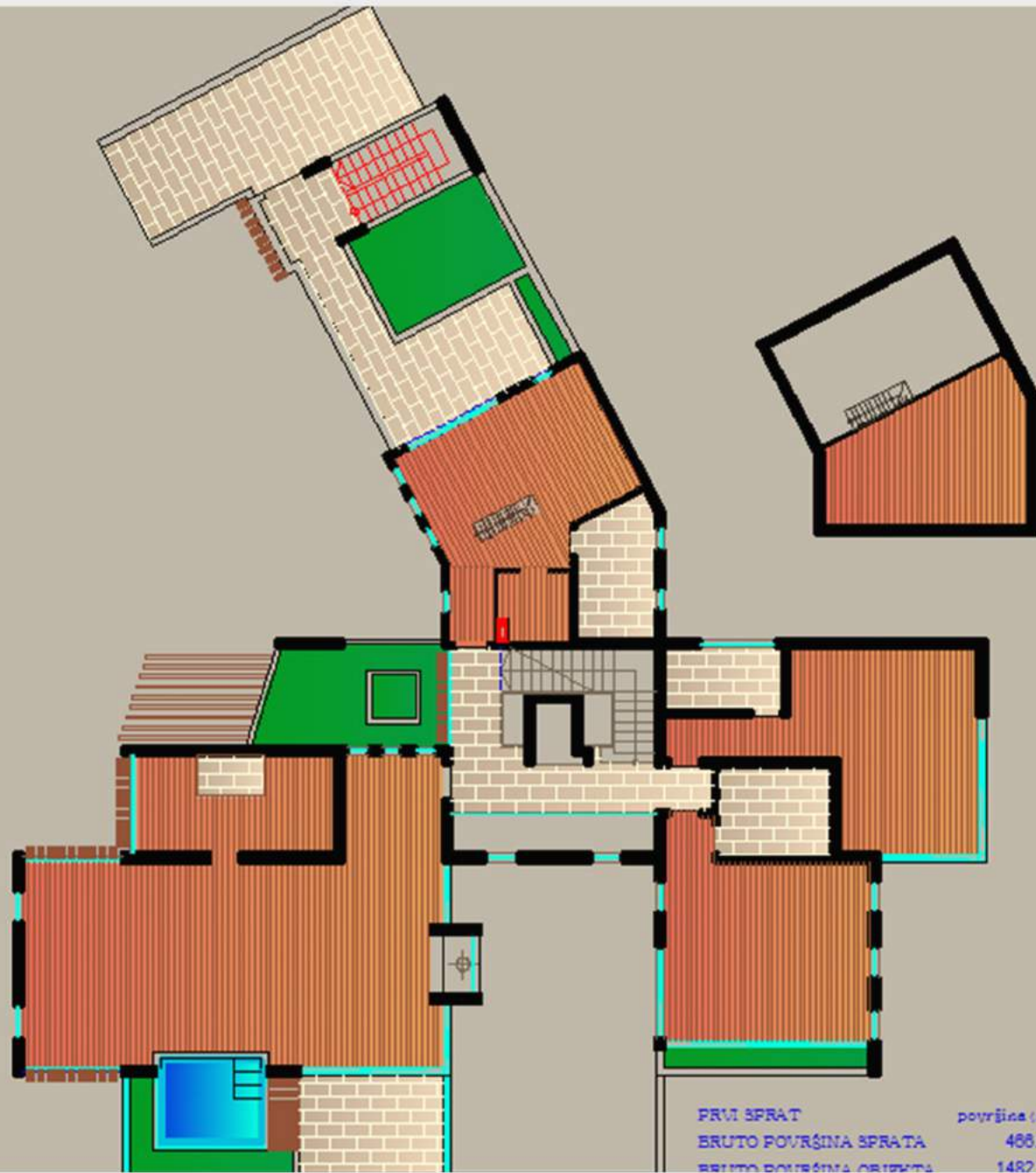








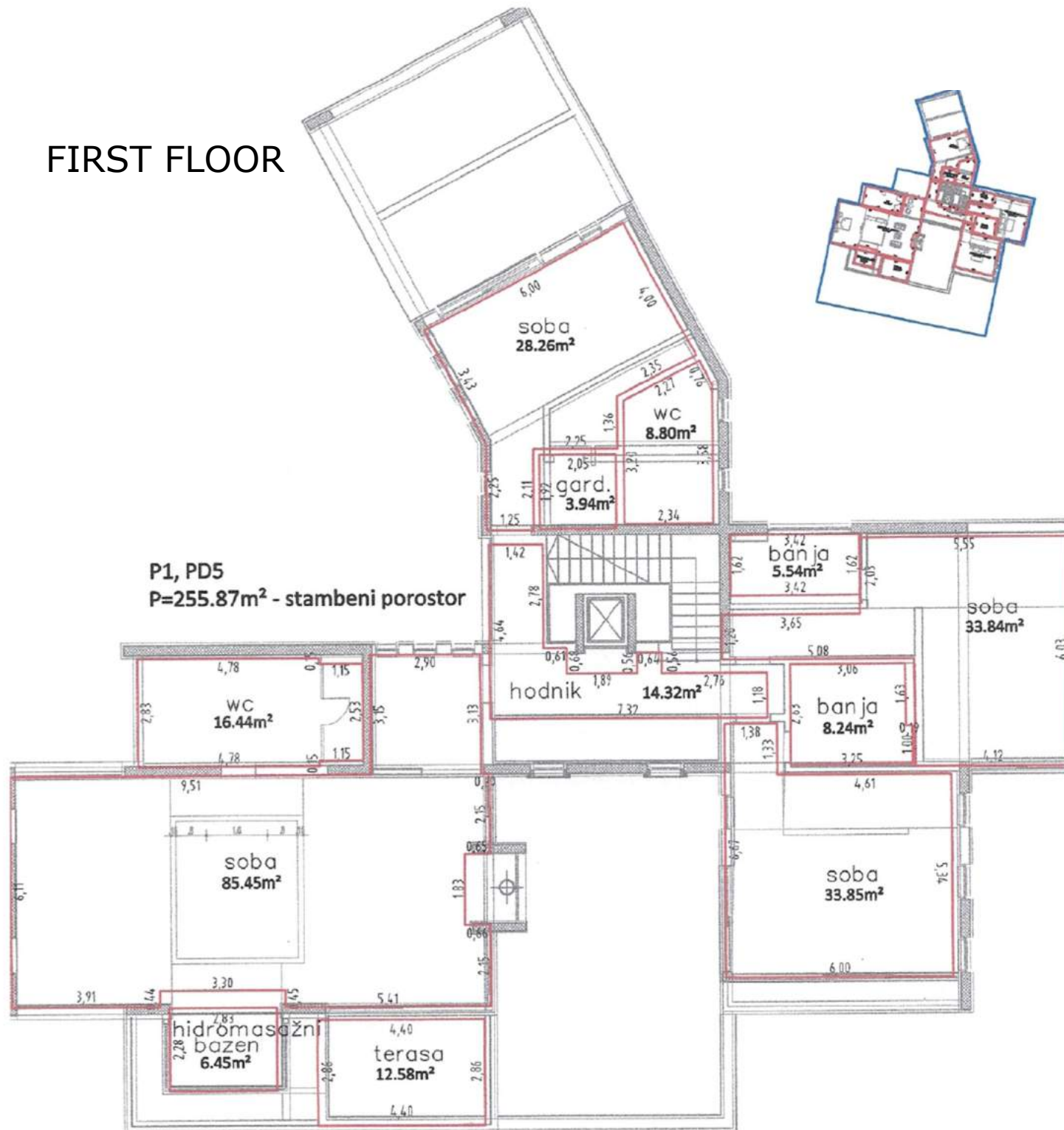
# FIRST FLOOR



PRVI SPRAT	površina (m <sup>2</sup> )
BRUTO POVRŠINA SPRATA	466.96
BRUTO POVRŠINA OBJEKTA	1482.90

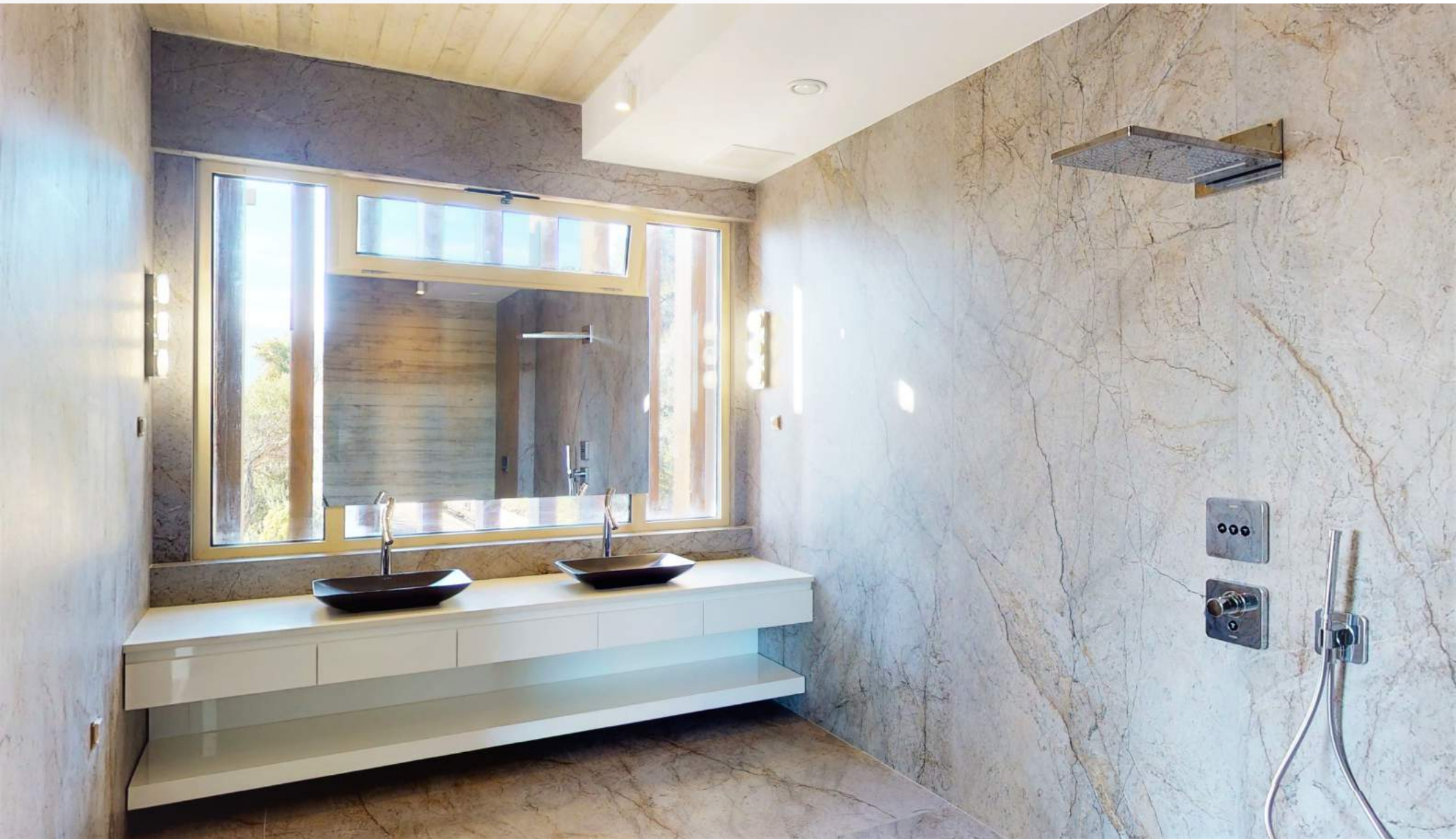


# FIRST FLOOR















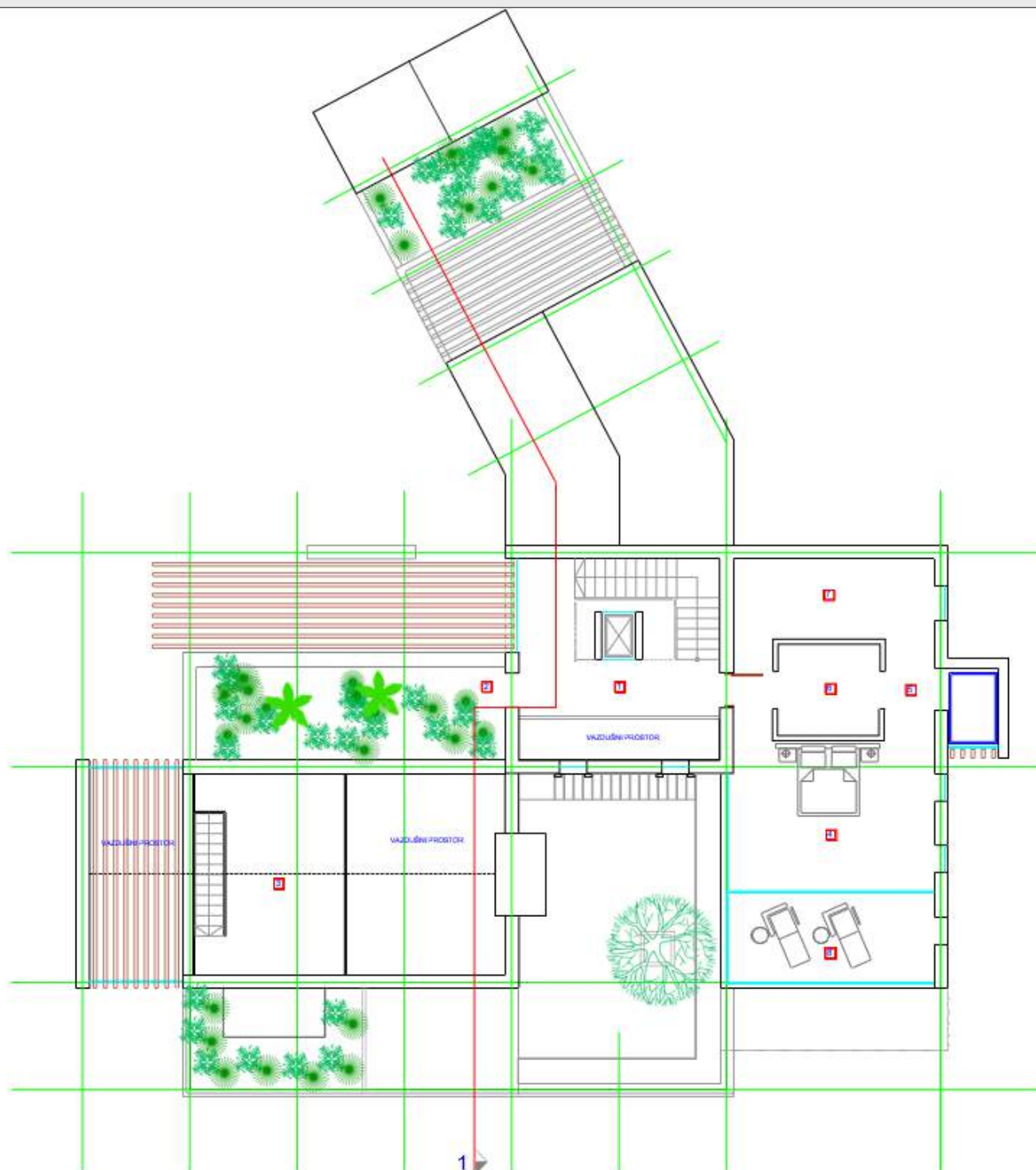








# PENTHOUSE

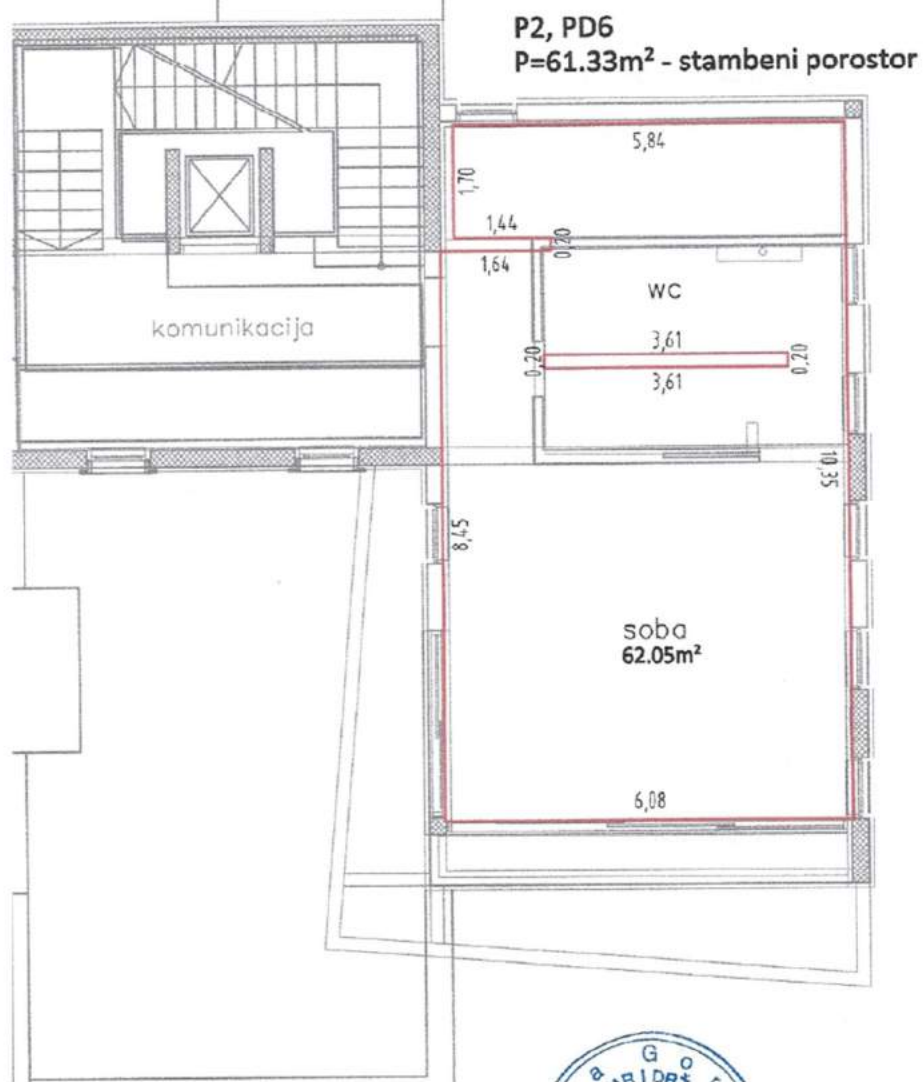


POTKROVLJE:	
LEGENDA:	Površina
1. HODNIK	14.60m <sup>2</sup>
2. ŽARDINJERA	24.88m <sup>2</sup>
3. GALERIJA	22.53m <sup>2</sup>
4. SPAVAČA SOBA	29.93m <sup>2</sup>
5. PRED PROSTOR SA HIDROMASAZNIM BAZENOM	8.30m <sup>2</sup>
6. GARDEROBER	8.10m <sup>2</sup>
7. KUPATILO	13.87m <sup>2</sup>
8. TERASA	15.73m <sup>2</sup>
Neto površina:	137.94m <sup>2</sup>
Bruto površina:	160.47m <sup>2</sup>

IDEJNO REŠENJE		
crtež:	OSNOVA POTKROVLJA	
investitor:	GORAN MASLOVAR	
objekat i mesto: Individualni stambeni objekat-LASTVA		
R 1 : 100	autor:	list broj
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# SECOND FLOOR

# PENTHOUSE



















## ROOFTOP & TERRACE



VIDIKOVAC I PROHODNA TERASA:	
<b>LEGENDA:</b>	Površina
1. VIDIKOVAC	29.44m <sup>2</sup>
2. OTVORENA PROHODNA TERASA	57.63m <sup>2</sup>
Neto površina:	87.07m <sup>2</sup>
Bruto površina:	96.48m <sup>2</sup>

<b>IDEJNO REŠENJE</b>		
ertež	OSNOVA VIDIKOVCA I TERASE	
investitor:	GORAN MASLOVAR	
objekt i mesto: Individualni stambeni objekt-LASTVA		
R 1 : 100	autor:	list broj
02 - 2019	dipl.inj.arh Bojan Blagojević	7



