

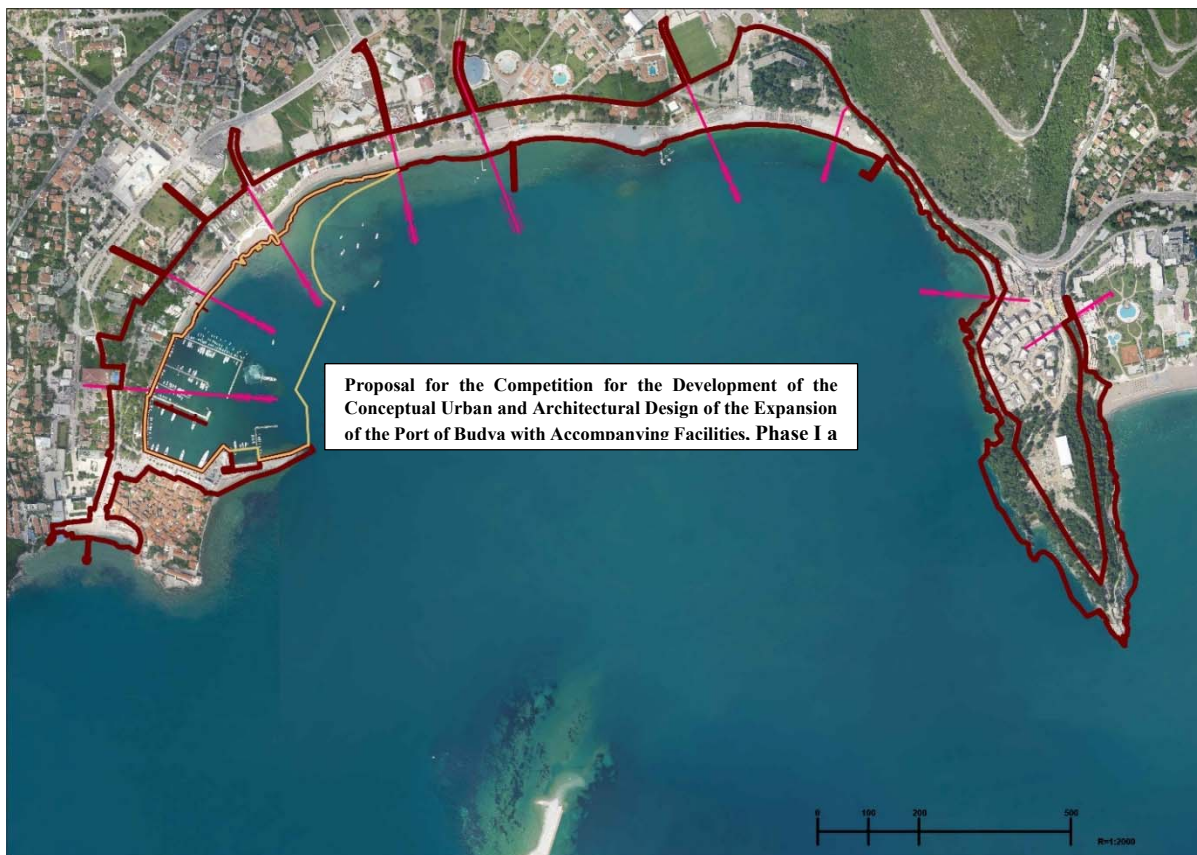
**Proposal for the Competition for the Development of the Conceptual Urban and Architectural Design of the Promenade in the "Budva Bay", Part of the Budva-Bečići Promenade, Phase I**



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**CURRENT SECTOR SITUATION ANALYSIS**

**FACILITIES – PERMANENT/TEMPORARY**



## SECTOR 1:

Sector 1	Facility type according to permanence	Name	Unit of measure	Gross Developed Construction Area	Type according to purpose
	Permanent facility	Port Authority	p+2	461.2	Residential building
		Old fishermans pub	p	107	Non-residential space
		Shell shop	p	33.42	Non-residential space
	Prefabricated and dismantling temporary facility	Terrace of the hospitality facility	m2	130	Terrace of the hospitality facility
		Restaurant "Astoria"	m2	462	Terrace of the hospitality facility
		Nemesis d.o.o.	m2	200.2	Terrace of the hospitality facility
		Korkovado	m2	200.2	Terrace of the hospitality facility
		Plus-Plus d.o.o.	m2	100	Terrace of the hospitality facility
		Rasta d.o.o.	m2	100	Terrace of the hospitality facility
		Km Commerce d.o.o.	m2	72	Terrace of the hospitality facility
		Km Commerce d.o.o.	m2	72	Terrace of the hospitality facility
		Shangai d.o.o.	m2	144	Terrace of the hospitality facility
		T.F. Group d.o.o.	m2	72	Terrace of the hospitality facility
Lir d.o.o.		m2	72	Terrace of the hospitality facility	
Alla d.o.o.	m2	72	Terrace of the hospitality facility		
Old fishermans pub	m2	222	Terrace of the hospitality facility		

## SECTOR 1:

### PERMANENT FACILITIES:

1. Port Authority: 2863 K.O. (Cadastral Municipality) Budva. Built in 1937 according to the project of architect Mladen Zloković, for the needs of the Port Authority. An example of Modernism between the two world wars. The basic cube is divided vertically. The northern part marked as P + 3 (floor numbering - ground floor + 3 successive floors) was completed with a flat, impassable terrace, and the southern part marked as P + 2 (floor numbering - ground floor + 2 successive floors) was completed with a flat, accessible terrace. The stone cladding in the ground floor is traditionally of a rougher finish and composition, while on the upper floors it was formed of precisely processed and complex elements. The State Site Study for "Part of Sector 43 - Port of Budva" plans to expand the capacity of the port for the needs of passenger traffic, due to which it is recommended to keep the purpose of the facility for the needs of the Port Authority and the Port in general, i.e. to preserve the continuity of the functions for which the facility was built. It covers an area of 461.2 m2.

2. Old fishermen's pub: 2865/2 K.O. (Cadastral Municipality) Budva. Hospitality building marked as P (floor numbering - ground floor). The building was built of a prefabricated and dismantling structure. The facade is lined with imitation wood panels, characterized by large windows. The main entrance of the building is located on the west facade. The primary part of the building, which is considered as a permanent building-non-residential space, covers an area of 107 m<sup>2</sup>. Within the building there is also a catering terrace as a secondary part of the building covering an area of 222 m<sup>2</sup>.
3. Shell shop: 2869/1 K.O. (Cadastral Municipality) Budva. The facility serves the purpose of trade and tourism. It is marked as P (floor numbering - ground floor). The facade of the building was covered with stone and plaster, and decorated with shells. The building is currently used as a tourist agency. The building is oriented towards the northwest and covers an area of 33.42 m<sup>2</sup>.

#### TEMPORARY FACILITIES- terrace of the hospitality facility

1. Terrace of the hospitality facility: 3054/2 K.O. (Cadastral Municipality) Budva. An open terrace on the existing surface, covered with a steel structure and a white or beige canvas for the needs of the hospitality facility within the swimming pool. It is forbidden to glaze the terrace and to close the lateral sides, as well as the sale of fast food in the direction of the promenade and the installation of a barbeque counter within the terrace. The terrace covers an area of 130 m<sup>2</sup>. The primary part of the facility is located inside the stands of the open city swimming pool facing Pizana beach.

2. Restaurant "Astoria": 3046/1, 3047/1 and 3012/1 K.O. (Cadastral Municipality) Budva. The hospitality facility is inside the Old Town of Budva, while the catering terraces are on the beach of Brijeg od Budva and in front of the ramparts of the Old Town on the square. The catering terraces are of prefabricated and dismantling construction, the floor is covered with wooden boards. One part of the terraces, which is closer to the walls of the Old Town, is covered with a movable awning, and the terraces located deeper on the beach are covered with parasols. All terraces cover a total area of 462 m<sup>2</sup>. The terrace in front of the ramparts covers an area of 200 m<sup>2</sup>. The terraces on the beach cover the following areas: terrace 1 covers an area of 172 m<sup>2</sup>, terrace 2 covers an area of 240 m<sup>2</sup> and terrace 3 covers an area of 50 m<sup>2</sup>.

3. Nemesis d.o.o.: 2688/1 K.O. (Cadastral Municipality) Budva. Prefabricated and dismantling temporary facility. Catering terrace/hospitality activity. The terrace is placed on a ready-made base, covered with white or beige parasols. The primary part of the building is located within the walls of the old town of Budva. The terrace covers an area of 200.2 m<sup>2</sup>.

4. Korkovado: 3102/1 K.O. (Cadastral Municipality) Budva. Prefabricated and dismantling temporary facility. Catering terrace/hospitality activity. The terrace is placed on a ready-made base, covered with white or beige parasols. The primary part of the building is located within the walls of the old town of Budva. The terrace covers an area of 200.2 m<sup>2</sup>.

5. Plus-Plus d.o.o.: 2688/1 K.O. (Cadastral Municipality) Budva. Prefabricated and dismantling temporary facility. Catering terrace/hospitality activity. The terrace is placed on a ready-made base, covered with white or beige parasols. The primary part of the building is located within the walls of the old town of Budva. The terrace covers an area of 100 m<sup>2</sup>.

6. Rasta d.o.o.: 2688/1 K.O. (Cadastral Municipality) Budva. Prefabricated and dismantling temporary facility. Catering terrace/hospitality activity. The terrace is placed on a ready-made base,

covered with white or beige parasols. The primary part of the building is located within the walls of the old town of Budva. The terrace covers an area of 100 m<sup>2</sup>.

7. KM Commerce d.o.o.: 3054/1 K.O. (Cadastral Municipality) Budva. Prefabricated and dismantling temporary facility. Catering terrace/hospitality activity. The terrace is placed on a ready-made base, covered with white or beige parasols. The primary part of the building is located within the walls of the old town of Budva. The terrace covers an area of 2x72 m<sup>2</sup>.

8. Shangai d.o.o.: 3054/1 K.O. (Cadastral Municipality) Budva. Prefabricated and dismantling temporary facility. Catering terrace/hospitality activity. The terrace is placed on a ready-made base, covered with white or beige parasols. The primary part of the building is located within the walls of the old town of Budva. The terrace covers an area of 144 m<sup>2</sup>.

9. T. F. Group d.o.o.: 3054/1 K.O. (Cadastral Municipality) Budva. Prefabricated and dismantling temporary facility. Catering terrace/hospitality activity. The terrace is placed on a ready-made base, covered with white or beige parasols. The primary part of the building is located within the walls of the old town of Budva. The terrace covers an area of 72 m<sup>2</sup>.

10. Lir d.o.o.: 3054/1 K.O. (Cadastral Municipality) Budva. Prefabricated and dismantling temporary facility. Catering terrace/hospitality activity. The terrace is placed on a ready-made base, covered with white or beige parasols. The primary part of the building is located within the walls of the old town of Budva. The terrace covers an area of 72 m<sup>2</sup>.

11. Alla d.o.o.: 3054/1 K.O. (Cadastral Municipality) Budva. Prefabricated and dismantling temporary facility. Catering terrace/hospitality activity. The terrace is placed on a ready-made base, covered with white or beige parasols. The primary part of the building is located within the walls of the old town of Budva. The terrace covers an area of 72 m<sup>2</sup>.

12. Old Fishermans pub: 2865/2 K.O. (Cadastral Municipality) Budva. Open terrace on the existing surface, covered with a steel structure and white or beige canvas. It is forbidden to glaze the terrace and close the lateral sides, as well as to sell fast food in the direction of the promenade and to install a barbeque counter within the terrace. This facility covers an area of 222 m<sup>2</sup>.

## SECTOR 2:

	Facility type according to permanence	Name	Unit of measure	Gross Developed Construction Area	Type according to purpose
<b>Sector 2</b>	Permanent facility	Business facility	p+1	583	Non-residential space
		Restaurant "Porto"	p	457	Buildings in hospitality/business space
		Residential building - Vrbica Vaso Milo/Đurić Slobodan Mirko	p+1	190.74	Residential building
		Restaurant "Rivijera" (Olimp)	p	142	Non-residential space
		Residential building - Krsto Niklanović	p+1	105	Residential building
		D.o.o. "Vektra" Mne	p+1	288.6	Non-residential space
	Prefabricated and dismantling temporary facility	Restaurant "Riva"	m2	582.1	Hospitality facility with a terrace
		Restaurant "Rivijera" (Olimp)	m2	553.85	Hospitality facility with a terrace
		Restaurant "Jadran"	m2	544	Hospitality facility with a terrace
		Pub "Jadran"	m2	200	Hospitality facility with a terrace

### PERMANENT FACILITIES:

1. Business facility: 2870/1 K.O. (Cadastral Municipality) Budva. The building was constructed in 2019. It was originally used as a residential building. Currently this facility is used for the purpose of renting business premises for commercial and catering purposes. The floor numbering is marked as P + 1 (ground floor + 1 successive floor). The building has access from the northwest side. The facility covers an area of 583 m<sup>2</sup>.
2. Restaurant "Porto": 2870/3 K.O. (Cadastral Municipality) Budva. The facility was made of prefabricated and dismantling construction. Floor numbering is marked as P (ground floor). The building was covered with an arched structure. The facade was made of glass and wood. The facility has access from the southeast side. It covers an area of 457 m<sup>2</sup>.
3. Residential facility - Vrbica Vaso Milo/Đurić Slobodan Mirko: 2871 K.O. (Cadastral Municipality) Budva. The building is of solid construction. The floor numbering is marked as P + 1 (ground floor + 1 successive floor). It is characterized by a plastered facade finished in white, wooden shingles in blue and a flat roof. The main entrance is on the southeast side. The facility covers an area of 190.74 m<sup>2</sup>.
4. Restaurant "Riviera" (Olimp): 2872/1, K.O. (Cadastral Municipality) Budva. The restaurant is composed of a catering facility with a prefabricated and dismantling structure and a catering terrace, which is partly covered with a movable canopy on a ready-made base, and partly with parasols. The building has two

entrances, on the southeast and northwest sides. The facility consists of two parts: primary (catering facility and business premises) and secondary (three catering terraces). The primary part covers an area of 142 m<sup>2</sup>. The secondary part covers an area of 505 m<sup>2</sup>.

5. Residential facility-Krsto Niklanović: 2875 K.O. (Cadastral Municipality) Budva. The facility is a family residential building. The floor numbering is marked as P + 1 (ground floor + 1 successive floor). The facade was finished in green. The openings on the facade are equipped with anodized aluminium joinery. The building was finished with a roof construction of a jagged type. The building covers an area of 105 m<sup>2</sup>.

6. Residential facility - D.o.o. "Vektra" Mne: 2876 K.O. (Cadastral Municipality) Budva. The building is a family residential structure with a height marked as P (ground floor). The building is currently used as a warehouse. It covers an area of 74 m<sup>2</sup>.

#### TEMPORARY OBJECTS- hospitality facility:

1. Restaurant "Riva": 2870/1, 3057/2, 3055 K.O. (Cadastral Municipality) Budva. The building is covered with stone slabs and glass panels, roof tile and concrete slab. The building covers an area of 582.1 m<sup>2</sup>.

2. Restaurant "Riviera" (Olimp): 2872/2, 3057/1 K.O. (Cadastral Municipality) Budva. The restaurant is composed of a hospitality facility with a prefabricated-dismantling structure and a catering terrace paved with stone slabs, part of the terrace next to the facility is covered with a wooden pergola, and the part towards the sea is covered with typical square white parasols. The terrace on the sand is covered with typical parasols. The building has two entrances, on the southeast and northwest sides. The catering terraces cover a total area of 505 m<sup>2</sup> (terrace 1 covers an area of 201 m<sup>2</sup>, terrace 2 covers an area of 194 m<sup>2</sup>, the terrace on the sand covers an area of 110 m<sup>2</sup>).

3. Restaurant "Jadran": 3057, 2877 K.O. (Cadastral Municipality) Budva. Catering building of circular shape made of metal construction with wood and glass filling covered with salonite boards. Base: stone slabs. It may be approved to set up a refrigeration showcase for the sale of beverages on part of the terrace. The terrace on the sand is covered with typical parasols. The primary part of the building covers an area of 163 m<sup>2</sup>. The secondary part of the building covers an area of 381 m<sup>2</sup> (part 1 covers an area of 125 m<sup>2</sup>, part 2 covers an area of 38 m<sup>2</sup>, the terrace on the sand covers an area of 216 m<sup>2</sup>, refrigeration showcases within the terrace cover an area of 2 m<sup>2</sup>).

4. Pub "Jadran": 2870/2, 2875 K.O. (Cadastral Municipality) Budva. Catering facility with a terrace. Metal construction in front of the existing building. Cover: glass plates. The terrace and the building are closed laterally with aluminum profiles and glass. It may be approved to set up a refrigeration showcase for the sale of beverages on part of the terrace. The primary part of the building covers an area of 200 m<sup>2</sup>. The secondary part of the building covers an area of 30 m<sup>2</sup> (part 1 covers an area of 28 m<sup>2</sup>, refrigeration showcases within the terrace cover an area of 2 m<sup>2</sup>).

### SECTOR 3:

	Facility type according to permanence	Name	Unit of measure	Gross Developed Construction Area	Type according to purpose
Sector 3	Permanent facility	J.R.B. (Adriatic River Shipping)	p+2	452.11	Non-residential space
		Outbuilding	p	51.91	Non-residential space
		Outbuilding	p	45.95	Non-residential space
	Prefabricated and dismantling temporary facility	Restaurant "Kralj"	p	251	Hospitality facility with a terrace
		Restaurant "BLUE"	p	184	Hospitality facility with a terrace

#### PERMANENT FACILITIES:

1. J.R.B. (Adriatic River Shipping): 2881 K.O. (Cadastral Municipality) Budva. The building represents typical Mediterranean architecture between the two world wars. The basic cube with a height marked as P + 2 (ground floor + 2 successive floors) is covered with a hipped roof with a roof covering made of Roman tiles. On the southeast side, the building is flanked by an elongated tract of height marked as P + 1 (ground floor + 1 successive floor) in which the rooms are located. The tract ends with a flat passable terrace. At the level of the first floor, a terrace was built along its entire length, supported by a series of square columns that form a deep porch on the ground floor. On the terraces, there are fences made of stone columns with a square section connected in the upper zone by a horizontal beam. The walls on the ground floor were made of massive stone blocks of the so-called "bunja" type, arranged in regular horizontal rows. The upper floors were plastered. The basic cube ends with a stone roof cornice supported by a traditional series of consoles. In the spirit of contemporary architecture, the dimensioning and arrangement of window openings have been designed, which give dynamism to the strict proportions of the basic cube. The entrance to the building is located on the northwest facade. It consists of a central staircase that leads to the reception landing. On the sides, there are two more staircases that lead to the first floor of the building. The building has not undergone construction interventions that would have damaged its original architectural structure. It has not been used as a tourist facility in the last few decades. A series of doorways on the ground floor were bricked up and the stone frames were damaged. There used to be blue shutters on the openings. The space between the building and the promenade is characterized by urban equipment whose forms and materialization are not suitable for the environment. The building covers an area of 452.11 m<sup>2</sup>.
2. Outbuilding: 2880 K.O. (Cadastral Municipality) Budva. The building of height marked as P (ground floor) was finished with a hipped roof. The building is used as a warehouse space and covers an area of 51.91 m<sup>2</sup>.

3. Outbuilding: 2880 K.O. (Cadastral Municipality) Budva. The building of height marked as P (ground floor) was finished with a hipped roof. It is used as a warehouse space and covers an area of 45.95 m<sup>2</sup>.

TEMPORARY OBJECTS - hospitality facility:

1. Restaurant "Kralj": 2885 and 3057/1 K.O. (Cadastral Municipality) Budva. Prefabricated and dismantling temporary facility. Prefabricated and dismantling structure covered with a prefabricated and dismantling panel made of light materials (wood or aluminum) and a cantilever roll-up awning made of white or beige canvas, prefabricated and dismantling structure on poles. The installation of any furniture and the sale of fast food on the part facing the promenades are prohibited. The terrace on the existing surface is covered with white or beige parasols. The terrace is positioned in such a way as not to obstruct the entrance to the side of the swimming pool, which is in the immediate vicinity. The primary part of the building, the restaurant, covers an area of 206 m<sup>2</sup>. The secondary part of the building, the catering terrace, covers an area of 45 m<sup>2</sup>.

2. Restaurant "BLUE": 2883 K.O. (Cadastral Municipality) Budva. Prefabricated and dismantling temporary facility. Hospitality facility with terrace "Greco". Facility prefabricated and dismantling metal or wooden construction. The terrace is on the ground floor, it is a wooden floor covered with wooden pillars and a pergola and canvas. Glazing the terraces with glass sliding systems is possible only in the winter period. The sliding and overlapping glazing system allows the terrace to be fully opened in the summer period. Due to the larger dimensions of the sliding doors compared to the classic doors with wing opening, it is impossible to close them. It is prohibited to install any furniture or sell fast food in the direction of the upper and lower promenades. The primary part of the building, the restaurant, covers an area of 34 m<sup>2</sup>. The secondary part of the building, the catering terrace, covers an area of 150 m<sup>2</sup>.



## SECTOR 4:

Sector 4	Facility type according to permanence	Name	Unit of measure	Gross Developed Construction Area	Type according to purpose
	Permanent facility	Outbuilding	p	110.12	Non-residential space
		Vila "Manojlović"	P+1+Pk	169.77	Non-residential space
	Prefabricated and dismantling temporary facility	Porto Gusto	p	290	Hospitality facility with a terrace
		Restaurant "Obala"	p	687	Hospitality facility with a terrace
		Restaurant "Tropico"	p	396.5	Hospitality facility with a terrace
		Restaurant "Zeleni gaj"	p	435	Hospitality facility with a terrace
		Villa "Manojlović"	p	700.18	Hospitality facility with a terrace

### PERMANENT FACILITIES:

1. Outbuilding: 2893 K.O. (Cadastral Municipality) Budva. The building of height marked as P (ground floor) with a flat roof. It is used as a warehouse space covering an area of 110.12 m<sup>2</sup>.
2. Villa "Manojlović": 2894 K.O. (Cadastral Municipality) Budva. The facility was built seven decades ago. The base is cross-shaped of height marked as P + 1 + Pk (ground floor + 1 successive floor + attick). The facade of the building was plastered, finished in white. The facade openings were covered with wooden shutters, some of which were painted white. The building is currently used in the hospitality industry and covers an area of 169.77 m<sup>2</sup>.

### TEMPORARY FACILITY-hospitality facility:

1. Porto Gusto: 2890 K.O. (Cadastral Municipality) Budva. Prefabricated building with a terrace catering business. Prefabricated and dismantling wooden and aluminum construction, the terrace decorated on the ground floor and covered with wooden pillars, wooden beams and a pergola. In the winter period, it can be approved to close part of the terrace with an easy prefabricated and dismantling construction made of PVC material (or wood) and glass. It is forbidden to set up any furniture and sell fast food in the direction of the upper and lower promenade. The building has been planned until the implementation of the development project of the site in question. The primary part of the building, the restaurant, covers an area of 40 m<sup>2</sup>. The secondary part of the building, the catering terrace, covers an area of 250 m<sup>2</sup>.
2. Restaurant "Obala": 2892 K.O. (Cadastral Municipality) Budva. Prefabricated and dismantling temporary facility for the hospitality business. The brick building was covered with stone slabs, the terrace was covered with a wooden structure-pergola and partly with greenery and tegola slabs. In the winter period, it can be approved to close part of the terrace with an easy prefabricated and dismantling construction made of PVC material (or wood) and glass. Placing any kind of furniture and selling fast food towards the upper or lower promenade is prohibited. The primary part of the building, the restaurant, covers an area of 174 m<sup>2</sup>. The

secondary part of the building, the catering terrace, covers an area of 486 m<sup>2</sup> + 25 m<sup>2</sup>, and refrigeration showcases within the terrace cover an area of 2 m<sup>2</sup>.

3. Restaurant "Tropico": 2893 K.O. (Cadastral Municipality) Budva. Prefabricated and dismantling temporary facility for the hospitality business. The brick building was covered with stone slabs, the terrace was covered with a wooden structure-pergola and partly with greenery and tegola slabs. In the winter period, it can be approved to close part of the terrace with an easy prefabricated and dismantling construction made of PVC material (or wood) and glass. Placing any kind of furniture and selling fast food towards the upper or lower promenade is prohibited. The primary part of the building, the restaurant, covers an area of 43 m<sup>2</sup>. The secondary part of the building, the catering terrace, covers an area of 316 m<sup>2</sup>, and the other one covers an area of 37.5 m<sup>2</sup>.

4. Restaurant "Zeleni gaj": 2893 K.O. (Cadastral Municipality) Budva. Prefabricated and dismantling temporary building of the catering business. The brick building was covered with stone slabs, the terrace was covered with a wooden structure-pergola and partly with greenery and tegola slabs. In the winter period, the closing of part of the terrace can be approved with an easy prefabricated and dismantling construction made of PVC material (or wood) and glass. It is forbidden to install any furniture and sell fast food towards the upper or lower promenade. The primary part of the building, the restaurant, covers an area of 34 m<sup>2</sup>. The secondary part of the building, the catering terrace, covers an area of 366 m<sup>2</sup> + 35 m<sup>2</sup>.

5. Villa "Manojlović": 2894 K.O. (Cadastral Municipality) Budva. Prefabricated and dismantling temporary facility for the hospitality business. Metal construction and concrete pillars around the existing building, covering: white awning and natural greenery. In the winter period, it can be approved to close part of the terrace with an easy prefabricated and dismantling construction made of PVC material (or wood) and glass. Placing any kind of furniture and selling fast food towards the upper or lower promenade is prohibited. The primary part of the building, the existing building, covers an area of 169.77 m<sup>2</sup>. The secondary part of the building, the catering terrace, covers a total area of 615 m<sup>2</sup> (Area 1 = 75 m<sup>2</sup>, Area 2 = 324 m<sup>2</sup>, Area 3 = 200 m<sup>2</sup>, Area 4 = 16 m<sup>2</sup>).

## SECTOR 5:

Sector 5	Facility type according to permanence	Name	Unit of measure	Gross Developed Construction Area	Type according to purpose
	Permanent facility	Bocce club	p	217	Non-residential space
	Prefabricated and dismantling temporary facility	Lounge bar Torch	p	1466.78	Hospitality facility with a terrace
		Bocce club	p	300	Hospitality facility with a terrace

### PERMANENT FACILITIES:

1. Bocce club 2897/3 K.O. (Cadastral Municipality) Budva. The building was built of reinforced concrete construction. It is located in the basement. The contents of the building face the south side, towards the sea, while the north side is partly underground. In front of the building there is a field for sports activities covering an area of 217 m<sup>2</sup>.

### TEMPORARY FACILITIES-hospitality facility:

1. Lounge bar Torch: 2897/1 K.O. (Cadastral Municipality) Budva. Catering facility with terraces, swimming pools, sports and recreational activities, areas for setting up sunbeds, umbrellas, canopies, sanitary facilities, changing rooms, etc. The contents are grouped into two spatial units. In the first spatial unit, the sanitary areas of the restaurant and beach bar, changing areas and storage are located. In the second unit, located on the east side, there is a kitchen with service and ancillary facilities. These two volumes are connected to each other by the terrace of the restaurant, which is partially covered and which unites the aforementioned bodies into a complete form. The mentioned facilities are located at an elevation of 1.50 m above the promenade and are accessed via a ramp parallel to the promenade. The restaurant has a capacity of 36 tables. In front of the building there is a platform for rest and sunbathing with beach furniture slightly uneven compared to the elevation of the restaurant and bar, up to the elevation +1.00 (in relation to the plateau) where the swimming pool measuring 26.40x6.00 m is located. Next to the pool there are 42 sunbeds, a bar serving the pool and the beach. A terrace with 22 tables is located directly next to the promenade and at the same elevation, which complements the offer for the surrounding free space and the beach. Directly next to the pool, in the middle of its length, there is a pool bar (6x3m) that can be approached from the promenade and on the roof of which there is a platform for playing music or a projection screen. The structure of the building is metal with reinforced concrete foundations and with a metal roof structure. The pool was made of reinforced concrete, adequately insulated and covered with ceramic tiles. The metal structure of the building was covered with wooden infill made of OSB boards, then styrofoam and fine-grained bavalite. The floor covering of the restaurant was made of concrete or, alternatively, of stone slabs. The suspended ceiling of the restaurant was made of wooden decking, while the kitchen, toilet and service areas were made of waterproof plaster. The building is dominated by white colour and the floor covering of the sunbathing platform is polymer decking, or alternatively teak decking. All around the perimeter of the site, plantings with a width of 1.2 m and a height of 2.0 m are planned. Within the ext. 5.10 at the eastern

end, an area of approx. 1200 m<sup>2</sup> of landscaped horticulture green area is determined in accordance with the conceptual design that will be provided by Public Enterprise Morsko Dobro . The approach concrete staircase as well as the concrete path between the upper and lower promenade in an area of approx. 200m<sup>2</sup> is paved with stone slabs. The amusement park for children without fencing. The area of the covered space is 355.49 m<sup>2</sup> (net), and 407.53 m<sup>2</sup> (gross). The area of open spaces, plateaus and terraces is 1059.25 m<sup>2</sup>.

2. Bocce Club: 2897/4 K.O. (Cadastral Municipality) Budva. Catering facility with a terrace "Dva vesla". Building: wooden, prefabricated. Terrace: on a base of behaton slabs, concrete pillars, wooden pergola. It is forbidden to place any furniture and sell fast food towards the upper and lower promenade. The primary part of the building, the existing building, covers an area of 20 m<sup>2</sup>. The secondary part of the building, the catering terrace, covers a total area of 280 m<sup>2</sup>.

## SECTOR 6:

Sector 6	Facility type according to permanence	Name	Unit of measure	Gross Developed Construction Area	Type according to purpose
	Permanent facility	Hotel group "Budvanska Rivijera"	p	996.81	Hospitality facility with a terrace
		Restaurant "Lim"	p	940.85	Hospitality facility with a terrace
		Hospitality facility "La Bocca"	p+1	336.61	Hospitality facility with a terrace
		Business buildings	p	1302	Buildings in trade, catering and tourism / Business buildings in economy
	Prefabricated and dismantling temporary facility	Morska obala D.o.o.	p	142.61	Terrace of the hospitality facility
		Restaurant "Lim"	p	151.87	Terrace of the hospitality facility
		Restaurant "Lim"	p	109.88	Terrace of the hospitality facility
		Restaurant "Lim"	p	97.16	Terrace of the hospitality facility

### PERMANENT FACILITIES:

1. Hotel group "Budvanska Riviera": 2900/4 K.O. (Cadastral Municipality) Budva. The facility is part of the hotel complex "Slovenska plaža". It was built of reinforced concrete prefabricated elements with a roof of a jagged shape. The facility is used for catering. It covers an area of 996.81 m<sup>2</sup>.

2. Restaurant "Lim": 2900/9 K.O. (Cadastral Municipality) Budva. The building is used as a catering business. It was built of a prefabricated and dismantling structure made of wood and glass, and part of it was built of stone. The roof construction was made of wood, of a jagged shape with a roof covering made of bricks. The restaurant covers an area of 940.86 m<sup>2</sup>.

3. Catering facility "La Bocca": 2899 K.O. (Cadastral Municipality) Budva. The building was made of reinforced concrete construction at a height marked as P + 1 (ground floor + 1 successive floor). The ground floor of the building is used for the sale of souvenirs and fast food, while the first floor is used for catering activities together with a terrace facing southeast. The first floor of the building is open with columns that hold the roof structure. The building was finished with a flat roof. The facade was plastered with a finish in different colors. Parts of the facade were covered with wooden covering. The facility covers an area of 336.61 m<sup>2</sup>.

4. Business buildings: 2913/2 K.O. (Cadastral Municipality) Budva. The building was built of reinforced concrete construction with a sloping roof of a jagged shape with a height marked as P (ground floor). The facade was plastered with a white finish, the roof was covered with tiles. The facility is used for trade and tourist activities. It consists of 4 buildings. The facility covers a total area of 1302 m<sup>2</sup> (building 1 covers an area of 864 m<sup>2</sup>, building 2 covers an area of 72 m<sup>2</sup>, building 3 covers an area of 232 m<sup>2</sup>, building 5 covers an area of 134 m<sup>2</sup>).

TEMPORARY FACILITIES-hospitality facility:

1. Morska obala D.o.o.: 2900/5 K.O. (Cadastral Municipality) Budva. Prefabricated and dismantling temporary catering facility with a terrace. Built of wood on a wooden base, covered with green tiles, terrace - on the existing base in front of the building, covered with typical square parasols of white or beige color. The primary part of the building covers an area of 56 m<sup>2</sup>. The secondary part of the building, the catering terrace, covers an area of 79 m<sup>2</sup>.

TEMPORARY FACILITIES-catering terrace:

2. Restaurant "Lim": 2900/7 K.O. (Cadastral Municipality) Budva. Three terraces of the restaurant. The first terrace was covered with a wooden pergola with a white or beige canvas on a wooden floor.

It covers an area of 150 m<sup>2</sup>. The second terrace is on a wooden floor next to the promenade, covered with typical white parasols and covers an area of 104.50 m<sup>2</sup>. The third terrace is a brick building with a flat slab. The building covers an area of 40 m<sup>2</sup>, and the terrace covers an area of 100 m<sup>2</sup>.

## SECTOR 7:

Sector 7	Facility type according to permanence	Name	Unit of measure	Gross Developed Construction Area	Type according to purpose
	Permanent facility	Hotel "Park"	p+2	2872.85	Buildings in trade, catering and tourism .
		Outbuilding-Hotel "Park"	P+1	344.35	Buildings in trade, catering and tourism

### PERMANENT FACILITIES:

1. Hotel "Park": 2917/1 K.O. (Cadastral Municipality) Budva. The facility was built in 1962 as a workers' resort. The structure was made of reinforced concrete elements, the facade was plastered with a white finish, the height of the main building is marked as P + 2 (ground floor + 2 successive floors), while the height of the restaurant is marked as P (ground floor). The hotel amenities consist of two restaurants, an aperitif bar, a TV room, a summer garden next to the beach itself, fields for small sports (volleyball, basketball, indoor football). The hotel covers an area of 2872.85 m<sup>2</sup>.

2. Outbuilding - Hotel "Park": 2917/1 K.O. (Cadastral Municipality) Budva. The building was built near the hotel, with one facade leaning against the hill. It consists of the ground floor, which has been converted into business premises and a walkable terrace which has been converted into a night club. Within the building there is a staircase that connects the boulevard and the promenade. The building covers an area of 344.82 m<sup>2</sup>.

**SECTOR 8:**

<b>Sector 8</b>	<b>Hospitality type according to permanence</b>	<b>Name</b>	<b>Unit of measure</b>	<b>Gross Developed Construction Area</b>	<b>Type according to purpose</b>
	Prefabricated and dismantling temporary facility	"Dukley hotel"D.o.o.		174	Hospitality facility with a terrace

## TEMPORARY FACILITIES-hospitality facility:

1. "Dukley hotel" D.o.o.: 2921/2 K.O. (Cadastral Municipality) Budva. The primary support structure of the terrace is a galvanized steel cantilever static system, anchored in the existing walls and slab. The main grid of the primary steel structure is 3.95 m. A secondary galvanized steel structure carrying a wooden platform was placed over the primary supporting structure. The terrace is covered with decking with wood on a metal substructure. There is a stainless steel and glass fence on the terrace. The hotel covers an area of 174 m<sup>2</sup>.



**SECTOR 9:**

Sector 9	Hospitality type according to permanence	Name	Unit of measure	Gross Developed Construction Area	Type according to purpose
	Prefabricated and dismantling temporary facility	"Dukley hotel"D.o.o.	m <sup>2</sup>	256	Hospitality facility with a terrace
		"Dukley hotel"D.o.o.	m <sup>2</sup>	188	Hospitality facility with a terrace

TEMPORARY FACILITIES-hospitality facility:

1. "Dukley hotel" D.o.o.: 2922/7 K.O. (Cadastral Municipality) Budva. Prefabricated and dismantling facility - restaurant partially covered with a structure made of galvanized steel profiles, or supports made of laminated wood, covered with wooden boards, prefabricated and dismantling type. The floor in the building is irregularly shaped by stone slabs. In front of the building there is a terrace paved with stone slabs of an irregular shape and partly covered with an awning, as a system of sliding canvas on profiles, as a separate tensioned structure, and partly with a wooden pergola and a board over the pergola. Protection from the side sun is achieved with curtains, which at the same time form different environments on the beach. The primary part of the building covers an area of 40 m<sup>2</sup>. The secondary part of the building, the catering terrace, covers an area of 216 m<sup>2</sup>.

2. "Dukley hotel" D.o.o.: 3063 K.O. (Cadastral Municipality) Budva. Prefabricated and dismantling facility - restaurant on a cascaded ground. Terrace 1: Open terrace with a counter for high seating in front of the restaurant. Terrace 2: covered with a wooden pergola and a board over the pergola. The primary part of the building covers an area of 75 m<sup>2</sup>. The secondary part of the building, the catering terrace, covers a total area of 79 m<sup>2</sup> (terrace1 covers an area of 13 m<sup>2</sup>, terrace 2 covers an area of 100 m<sup>2</sup>).