



PAŠMAN RESORT

PAŠMAN ISLAND, CROATIA

“Life as it should be”

Master Plan

Pašman Resort is a project of Dream Resorts Factory for Hosting International Ltd.
Design by Dream Resorts Factory

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1. Guiding Planning Principles



Resort

Creating a sustainable Mediterranean escape

Pasman is not a simple tourist resort, but a sustainable community. The resort provides a sensible split between residential and holiday units. Seventy per cent of the development is residential, a substantial amount of which is affordable staff accommodation. This, together with a vibrant tourism offer, will ensure that the resort is working all year round.

Developing villages with distinctive characters

Two separate villages invite for exploration: Village A with its buzzing harbour, Village B the fisherman village, with exclusive spa zone. Each one will be defined by its own distinctive personality and uniqueness but tied together by its shared architecture and Croatian heritage. The hubs of the development are the village plazas, which are surrounded by active shop fronts and cafes. Narrow, windy streets will lead to and from the villages, enabling pedestrian to be surprised at what opens before their eyes.

Offering activities all year round

Pašman Resort is a real community, populated with real people that live real lives. It is not just a vacation resort, it is a place to live and grow, and thus it shall be lively and active around the calendar. At the resort, we will provide a wide range of sports, cultural and educational facilities. Rather than ignoring the seasons, Pašman Resort will organise different events that celebrate life around the calendar.

Nature

Safeguarding Pasman's tranquillity and beauty

Pasman's tranquillity and beauty are two of the island's key assets. The gently rolling landscape is lush and varied and the water crystal clear. At Pasman Riviera Resort, distinctive local plants and the natural setting will be kept. The resort villages are embedded in beautiful olive trees and vineyards. Newly planted species will reflect the variety of the Mediterranean fauna throughout the seasons.

Furthermore, the development will be carbon-neutral as well as being car-free.

Integrating ecological best practice

Pasman Riviera Resort will be a zero carbon project. Building materials chosen for the project will ensure the best use of natural resources and will be sourced locally whenever feasible. Ecological building design will be implemented and the reuse and recycling of material will be heavily encouraged. The exclusion of cars within the development will have a positive effect not only on the wildlife and wider environment, but also the tranquillity and peacefulness of the resort.

Capitalising on the Kornati Islands

The proximity to the Kornati National Park is one of the resort's prime assets.

The islands are characterised through a rich wildlife, lonely beaches and crystal clear water. The resort will offer day and overnight trips to the Kornatis, capitalising on its tranquility and beauty at Pasman's doorstep.

Community

Fostering community integration, pride and entrepreneurship

Pasman is renowned for its community spirit and Pasman Riviera Resort is no exception. We encourage integration, social interaction and the formation of close ties amongst community members. The local workforce, local residents and holiday makers share the same facilities and environment and develop the same passion for the land, the culture and people. Pasman Riviera Resort is the place where different cultures merge and live the Mediterranean dream.

Providing local employment and work spaces

The well-being of the local population has been given special attention. Local people will have the opportunity to open and run businesses within the resort. Employment opportunities are varied and range from farming to managerial positions. It is estimated that after three years, around 1,100 local jobs will be provided. The main town centre also includes work spaces for local businesses.

Experiences for everyone

What we offer at Pašman Resort and what our visitors and residents willingly buy is a set of experiences. While its location will differentiate Pašman Resort and will assure its uniqueness, it must be the experience that can be lived and enjoyed here. Pašman Resort has something for everyone: for education and edutainment, for those who are looking for an escape of their everyday life and those who seek the big adventure.

2. Design Concept



Design Concept

Nowadays new designs have almost nothing to do with real human interaction. There is a lack of a contemporary aesthetic that addresses the societal and behavioural issues of the new global citizen. We have to shape and transmit the authenticity of a place; design expresses the evolution of our society. Design shapes our present and our future. Design is not a style; it is a way of life.

Pasman Rivjera Resort community is designed to be an escapist destination resort based on the magic and fantasy of the authentic villages.

This 4th generation resort provides the unique opportunity to live life as it should be.

Surrounded by Embraced within a exquisitely Mediterranean landscape on the southern Adriatic Coast, it is a unique and jewel to be discovered. It is an oasis of calmness, away from the stressing pace of urban life. It is an event within itself, complete with its range of lodging and entertainment facilities, its tranquil seaside location, a feature of the finest authentic village complex within coastal Croatia.

It is everything the guests of a state-of-the-art resort may dream of.

Along a 8 km coastline, the resort community is designed as a low rise, human scale Mediterranean traditional village. It is located at the edge of a peninsula and composed of 3 distinct areas: Village A, Village B and the recreational and agriculture area.

Each village has its own spirit and layout, as well as different size, population, housing and hotels types, street plan and streetscape design and amenity concept. Topography, landscape, views and open spaces vary widely from village to village – they define their size and character.

Villages are connected through a system of landscaped paths and stone roads, viable for electric cars, bicycles and horse carriages.

General concept

The general concept of the resort is deliberately low key and relaxed, designed to capture the warmth and spirit of Croatian picturesque villages. Its plazas, sinuous streets, aromatic Mediterranean gardens and beautifully stoned trails draw their charm from a very diverse architectural heritage – ranging from Venice and the Habsburg Empire to Classical Greece and Rome.

Here one feels freed from the hustle bustle of modern life.

The walk along the resort offers a different perspective. Roofs layer against each other and against the sea, rather than against the sky. The spirit of the place becomes clear once one contemplates the village from a vantage point.. Away from the midst of activity patterns, pauses, movements and shadows. Are emphasised.

Steep side streets pour strolling people like blood through veins, a living fluid flowing up and down, plaza after plaza, nourishing public spaces with a vital flow of human life. This is a place for pedestrians. Every step reveals new compositions in windows, doors, mouldings, a stimulating and inspirational dialogue with the past and the present, every encounter a memory to keep.

A marine perfume, scents of lemons or lavender pervades every lane. Each detail in Pasman Rivjera Resort offers its modest beauty as an integral part of the whole – a truly unique and harmonious community.

Village and town centre

The system of villages (Village A and Village B) is organized around three geographically distributed village centres, two village centres and one main Town Centre.

The main Town Centre's master plan is designed to provide a colourful food and beverage street scene. Fresh fruits and flowers, homemade cheese, shoes, tools, clothes - all the essentials of life can be found at the daily market. The market is a stage where the play of life repeats and repeats time after time - always one but never the same, actors changing over time, the same needs being met once and again.

2. Design Concept (II)



The food and beverage street scene needs originality and imagination the planning and operating of the restaurants. The design will contemplate different spaces, allowing for shared kitchens and enabling to joint operating. To add further spice and variety, an entertainment plaza extends around a food court, boasting several outlets in front of the main plaza. This provides a gastronomic tour, reflecting the energetic local culture and creates a bustling animated plaza, an authentic traditional hub of outdoor life in Croatia.

Hotel design considerations

The hotels are mainly conceived with a central lobby with flanking guestroom, creating different landscapes with a focus on each Village's feature elements. The rooms exude tranquillity and privacy, whereas the public areas are teeming with proverbial animation of a Mediterranean plaza. Guests can enjoy the indoor/outdoor atmosphere of the restaurants and bars – playing their bit of “see-and-be-seen” game.

Accommodation provides for all needs and client types, from romantic couples to families. The programme includes a 7* boutique Hotel, 4* convention and wellness hotel, and one boutique 5* hotels. Slight adjustments in height and size of rooms allow us to articulate the elevations and to create a real village feeling so the guest feels they have their own special room in their special part of the hotel. This is accomplished through a variety of volumes within the landscaping settings.

Most of the guestrooms have balconies and/or custom windows seats to enjoy the panoramic views. The guestrooms blocks are two or three storeys high, providing some tower accents, as well as great views over the resort. some one floor corridors links to separate and distinguish the individual cluster elevations.

This low rise scheme gives us both village scale within the hotel and a picturesque image massing to the resort when viewed from different perspectives.

The narrative of the village extends to the architecture of each hotel, villas and functional areas. The larger buildings follow a hierarchical order and employs more decorative detail while giving a dominant focus to the resort. The “campaniles” are the hubs and landmarks of the resort and are easily recognisable within each mix-used Village.

Residential implications

Housing types show an amazing display of diversity. Size, configuration and style vary in a range of densities.. There are villas, townhouses and apartments. Most homes are designed following the traditional Mediterranean street layout, using an architectural language that reinvents regional Croatian tradition.. Indoor spaces are conceived as part of the exterior, and all openings (windows and doors) are strategically enlarged respecting the sense of place and context.

...Home is where the heart is...people want to combine art and life, and to live in a home that constitutes a celebration of all aspects of their lives.

Landscape and surroundings

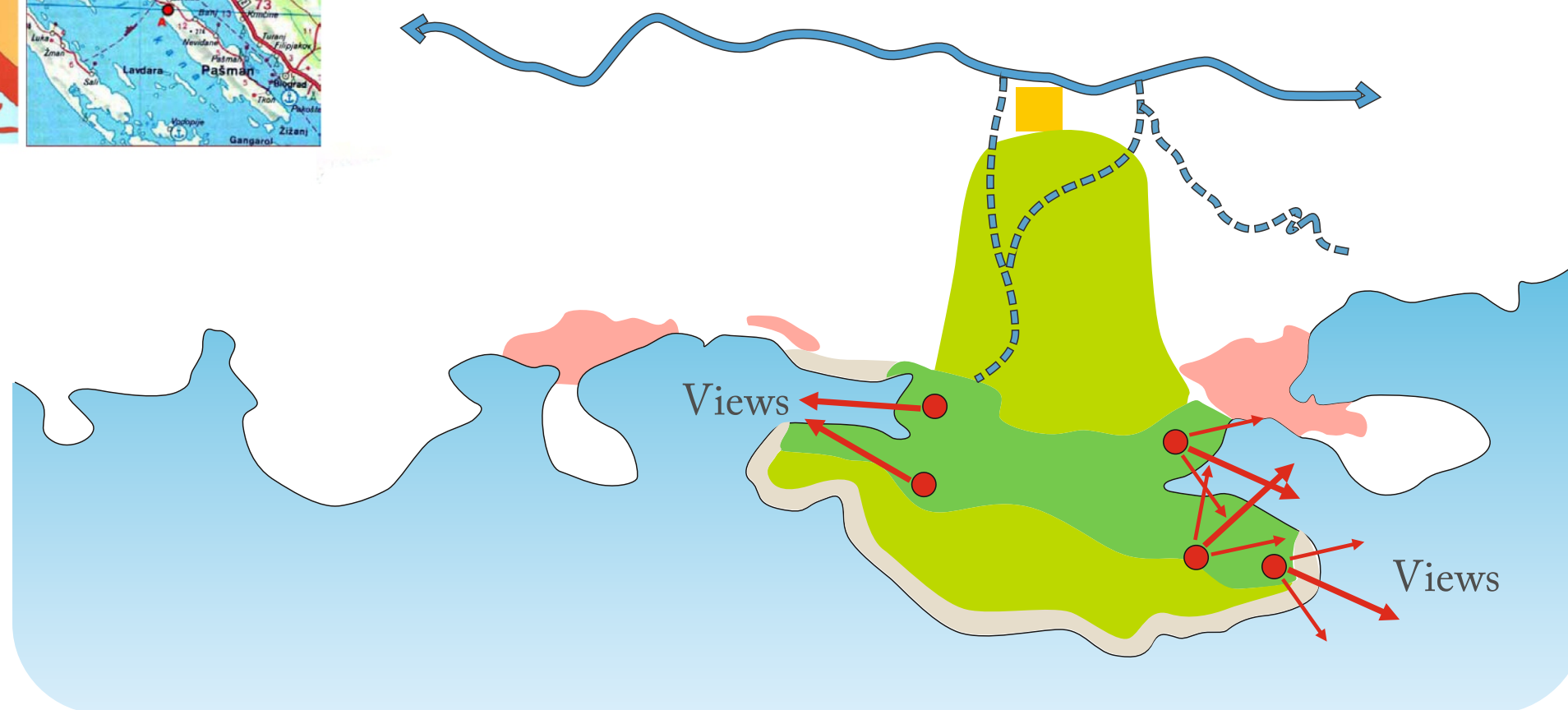
The landscape displays native flora and fauna from Pašman. Distinct, identifiable neighbourhoods within the village are circumscribed by surrounding natural features, as esplanades of blue jacarandas, olive trees and vineyards.

To complete the fantasy of this resort, there are honeypot platforms and splendid sports facilities surrounded by hundreds of fruit trees and pines.

Briefly, Pašman Rivjera is a resort community. It is luxurious yet simple, rustic but elegant. It essentially captures the Croatian magic and celebration of life, based upon such simple pleasures as enjoying a typical meal or dancing in the plaza. It is a tribute to the beauty of this land, its human warmth, its architecture the hospitality of its people. It will be the benchmark for a 5th generation resort, the paradigm against which all new resorts will be judged.

...Time unfolds day after day, marking its passage in the rhythm of the sun, the gardens, the seasons, the laughter of children...The sea is ever present, embracing, invading, surrounding, breathing. Every vista begins and ends at the sea. Sky and water, both blue, sometimes distinct, sometimes blending into each other, ending and beginning at the end and beginning of the other. Caught in this magic space between the sky and the sea, this place tells stories of centuries, of generations, of loves; and its stones know all but do not tell- they leave room for your own stories to be told...

3. Site analysis



Zones for development



Recreation & agriculture zones



Existing housing



Existing road

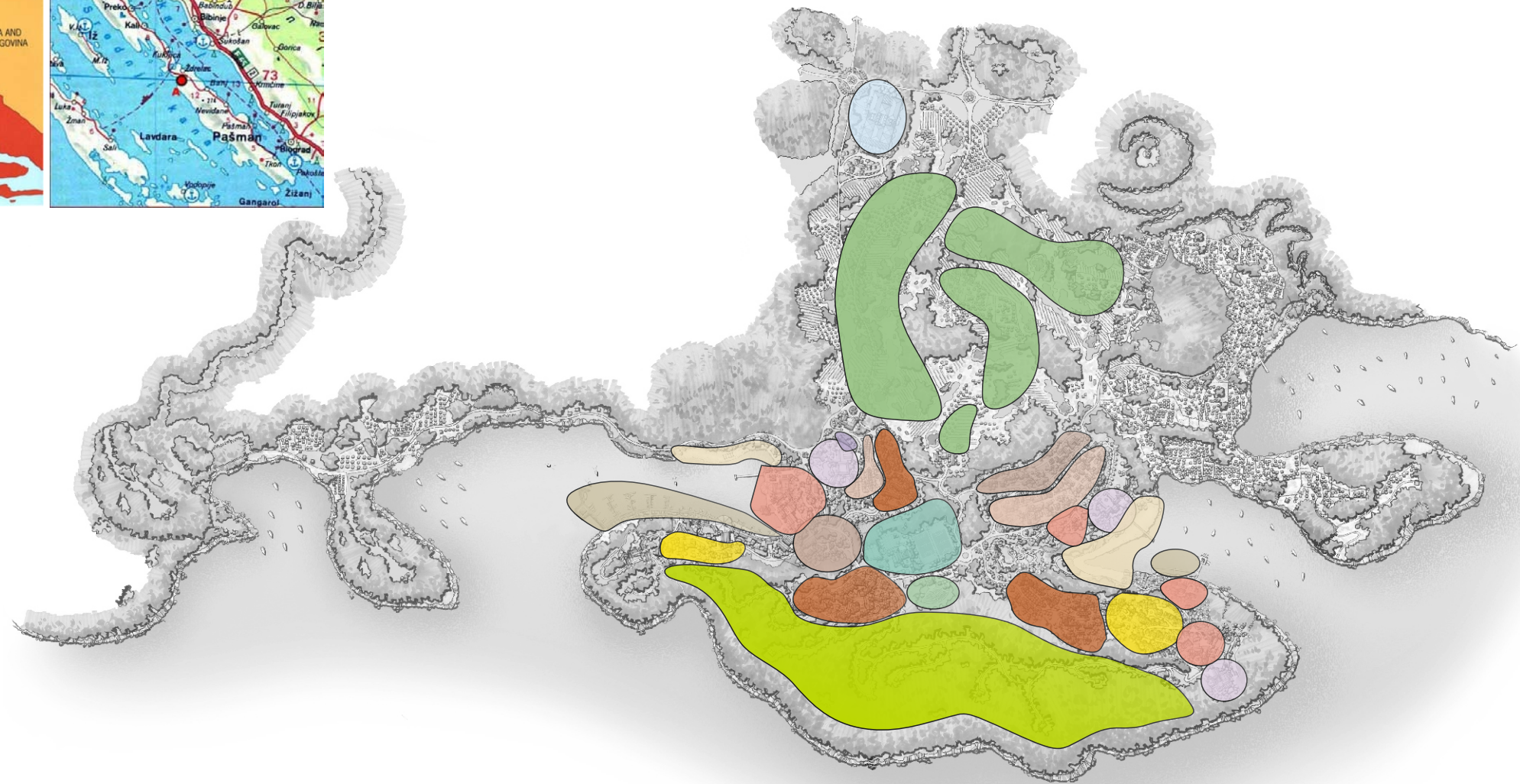


Proposed future roads



Logistic zone

Land use



- | | | | | | | | | | | | | |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |  |  |  |  |  |  |  |  |  |  |
| Villas | Hotel | Spa/wellness | (mini) Town Centre | Town Houses | Apartments | Harbour related activity | Artificial beach | Olive groves and vineyard | Sports area | Amphi-theatre | Car park/ logistics centre | Potential Golf Course |

4. Lodging & Residential program



Village A
The life of the harbour

Use	Units	Beds
	1	800
	6	60
	110	572
	116	568
Total Hotels	1	800
Total Residential	232	1.200

Village B
The once and future Mediterranean

Use	Units	Beds
	1	160
	1	260
	36	226
	109	604
	153	750
Total Hotels	2	420
Total Residential	298	1.580

Village A programme



ZONE A (Bay Soline) , Surface			500.000	m ²	
Accommodation facilities	Units	Beds	Gross (m2)	Floors	Footprint (m2)
Villas (V5b)	6	60	2.100	2	1.050
Town houses (TH2, TH3 i TH4)	110	572	15.180	2	7.590
TH2	54	216	6.480	2	3.240
TH3	46	276	6.900	2	3.450
TH4	10	80	1.800	2	900
Apartments	116	568	11.930	1 (A1); 2 (A2, A3 i A4)	6.350
A1	14	28	770	1	770
A2	50	200	4.500	2	2.250
A3	38	228	4.560	2	2.280
A4	14	112	2.100	2	1.050
TOTAL	232	1.200	29.210		14.990

Village A programme



Hotel 4*	Rooms	Beds	Gross (m2)	Floors	Footprint (m2)
Total	400	800	26.000	2,54	10.220

Other facilities			Gross (m2)	Floors	Footprint (m2)
Convention Center (in side hotel 4*)			1.000	1	1.000
Spa&Wellness Centar			6.000	2	3.000
Harbour for 200 berths (interior spaces)			1.800	1	10.800
Harbour for 200 berths (exterior)			9.000		
Maritim Club, Diving Center & Water Ski Center (interior spaces)			400	1	650
Maritim Club, Diving Center & Water Ski Center (exterior)			250		
Fisherman Harbour for 20 boats- (interiour spaces)			200	1	420
Fisherman Harbour for 20 boast (exteriour)			220		
Bowling (8 lines)			1.500	1	1.500
TC services			1.000	1	1.000
TC Food & Beverage (fresh food)			2.000	1	2.000
TC Retail			3.500	1	3.500
TC Entertainment			2.000	1	2.000
TC Square			1.000	1	1.000
Artificial beach			7.500	1	7.500
Outdoor sport courts			25.000	1	25.000
				1	
Total			62.370		59.370
TOTAL		632	2.000	117.580	84.580
Landscaping			Gross (m2)	Floors	Footprint (m2)
Landscaping (parks, promenade, landsaping, outdoor lighting)			350.000		
Total			350.000		

Village B programme



ZONA B (Bay Žinčena) , Surface			500.000	m ²	
Accommodation facilities	Broj jedinica	Units	Gross (m2)	Floors	Footprint (m2)
Villas (V2, V3, V4 i V5a)	36	226	7.090	2	3.545
V2	10	40	1.500	2	750
V3	15	90	2.850	2	1.425
V4	7	56	1.540	2	770
V5a	4	40	1.200	2	600
Town houses (TH2, TH3 i TH4)	109	604	15.600	2	7.800
TH2	45	180	5.400	2	2.700
TH3	44	264	6.600	2	3.300
TH4	20	160	3.600	2	1.800
Apartments (A1, A2, A3 i A4)	153	750	15.765	1 (A1), 2 (A2, A3 i A4)	8.295
A1	15	30	825	1	825
A2	64	256	5.760	2	2.880
A3	64	384	7.680	2	3.840
A4	10	80	1.500	2	750
Ukupno	298	1.580	38.455		19.640

Village B programme



Hotel 1	Rooms	Beds	Gross (m2)	Floors	Footprint (m2)
Hotel 5*	130	260	12.000	2	6.000
Ukupno	130	260	12.000		6.000
Hotel 2	Rooms	Beds	Gross (m2)	Floors	Footprint(m2)
Hotel 7*	80	160	12.800	2	6.400
Ukupno	80	160	12.800		6.400
Other facilities (hotel 7* and its environment)			Gross (m2)	Floors	Footprint(m2)
Spa&Wellness (inside the hotel 7*)			1.500	2	750
Meditation garden			250	1	250
Belvederes			100	1	100
Artificial beach			4.500	1	4.500
Outdoor sports courts			3.000	1	3.000
Total			9.350		8.600
Other facilities (hotel 5* and its enviroment)			Gross (m2)	Floors	Footprint (m2)
Spa&Wellness (inside the hotel 5*)			1.500	2	750
Food & Beverage			350	1	350
Retail			1.500	1	1.500
Square			500	1	500
Artificial beach			4.500	1	4.500
Outdoor sport courts			4.000	1	4.000
Aqua center with „thermal water“			25.000	1	25.000
Total			37.350		36.600

Village B programme



Other facilities - zone B			Gross (m2)	Floors	Footprint (m2)
Star Observatory (inside)			300	1	500
Star Observatory (outside)			200		
Food & Beverage			160	1	160
TC retail			640	1	640
Academy of tradicional living (inside)			200	1	700
Academy of tradicional living (outside)			500		
Square			400	1	400
Total			2.400		2400
Total			49.100		47.600
Altogether	508	2000	109.955		77.240
Landscaping			Gross (m2)	Floors	Footprint (m2)
Landscaping (parks, promenade, landsaping, outdoor lighting)			400.000		
Total			400.000		

Recreational Area programme



RECREATION AND AGRICULTURE AREA + LOGISTIC ZONE (K1,K2,K3) - Approximate surface			1.600.000	m²
Amenities	Gross (m2)	Floors	Footprint (m2)	
Equestrian Club - inside	1.000	1	2.000	
Equestrian Club - outside	1.000			
Agricultural House- <i>inside</i>	500	1	1.000	
Agricultural House – outside	500			
Botanical House - inside	500	1	1.000	
Botanical House - outside	500			
Sports center – inside / Option / , normally distributed within zone A & B	1.500	1	2.500	
Sports center –outside , / Option / , normally distributed within zone A & B	1.000			
Sport courts (tennis courts, football, basketball and multifunctional courts) /Option/, normally distributed within zone A & B	25.000	1	25.000	
Playground and Kindergarten , / Option / , normally distributed within zone A & B	800	1	800	
Bowling	600	1	600	
Amphitheater –inside / Option / , normally distributed within zone A & B	400	1	2.400	
Amphitheater –outside / Option / , normally distributed within zone A & B	2.000			
Viewing platforms	600	1	600	
Jogging trails	8.820	1	8.820	
Supermarket (building)	2.000	1	2.000	
Pathways	10.000	1	10.000	
Main entrance, Logistic center, Administration, Central Laundries and Fire station	2.500	1	2.500	
Golf Course			750.000	
Heliport	676	1	676	
Garage - (parking is not included in zone A & B) (1.300 pp)	28.590	2	14.295	
Garage (electric Vechicles, maintenance and staff) (190 pp)	4.000	1	4.000	
Total	842.486		78.191	

Recreational Area programme



Landscaping and plantings	Gross (m2)	Floors	Footprint (m2)
Landscaping (parks, promenades, landscaping, outdoor lighting, olive groves, vineyards and other Mediterranean cultures)	750.000		
Total	750.000		
Altogether	1.592.486		78.191

Roads and Infrastructure			Footprint (m2)
Main roads			45.000
Roads within the zone			4.000
Drainage			
Water supply			
Electrification and TK			
Gasification			

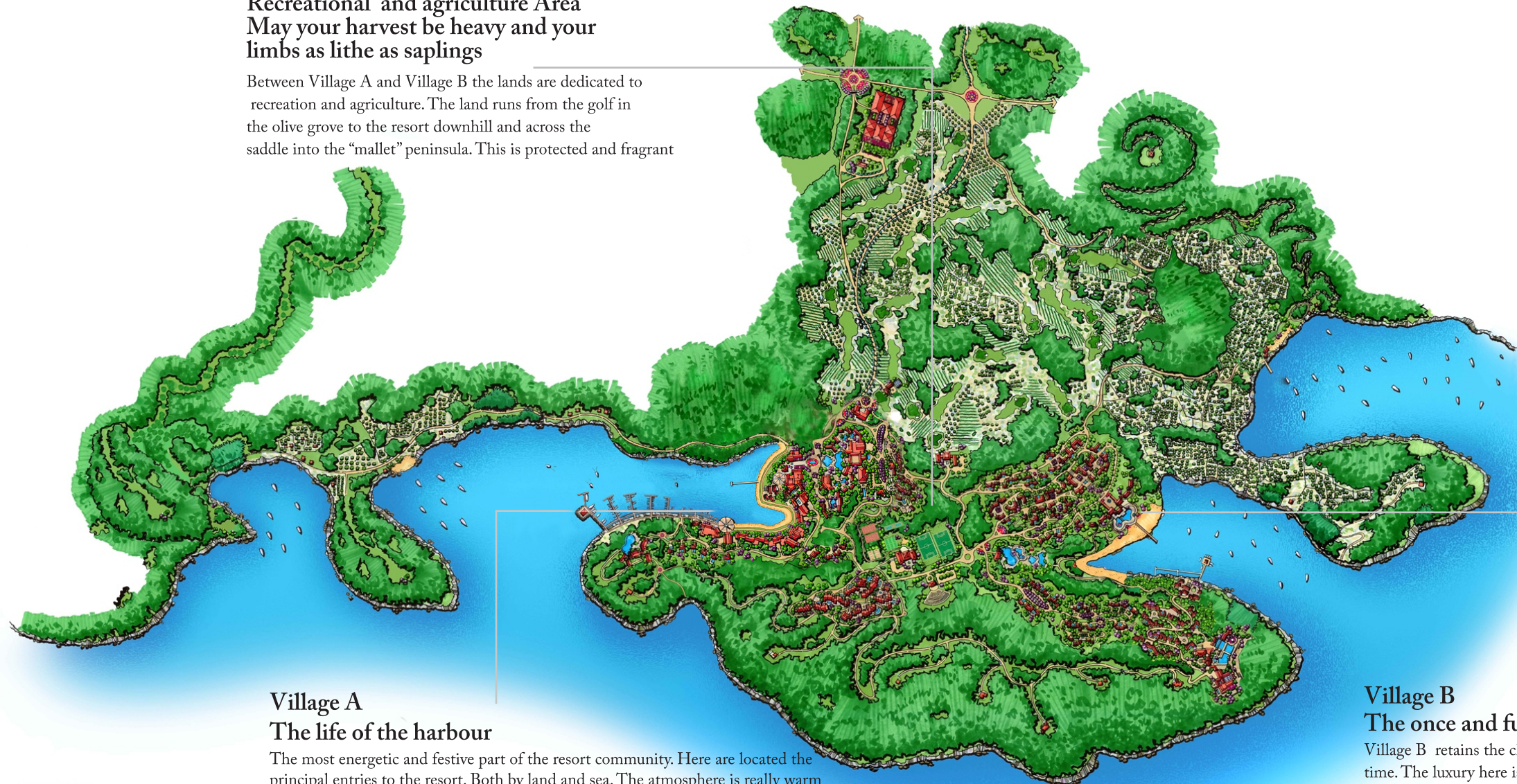
5. Master Plan



The 2 villages of Pašman Resort

Recreational and agriculture Area May your harvest be heavy and your limbs as lithe as saplings

Between Village A and Village B the lands are dedicated to recreation and agriculture. The land runs from the golf in the olive grove to the resort downhill and across the saddle into the “mallet” peninsula. This is protected and fragrant



Village A The life of the harbour

The most energetic and festive part of the resort community. Here are located the principal entries to the resort. Both by land and sea. The atmosphere is really warm because of the shops and restaurants around the market and the squares plenty of locals and visitors. The welcoming atmosphere will ensure a most enjoyable and unique experience.

Village B The once and future Mediterranean

Village B retains the charm of an earlier time. The luxury here is extended to sailors, to fishermen, to lovers and to families, a timeless yet modern luxury based on the elegance of simplicity.

Facilities



6. A journey through Pašman Resort



A Journey through Postimania

Welcome to Postimania! After You stepped on the hydrofoil and headed towards Postimania, You passed the **1** Statue of Penelope and stepped onto the **2** Arrivals Platform next to the main **3** Village Centre. Experience the wide range of **4** bars, restaurants and evening entertainment venues are located towards the south, adjoining the impressive **5** harbour. In the heart of the centre You will find the **6** main square, which holds weekly markets and open air events. Surrounding this open space is a shopping arcade with **7** boutique and local gourmet shop. The northern part of the village accommodates a **8** bank and post office. The **9** Pasman Foundation as well as **10** artisan workshops and business spaces. Further up the hill you can see our **11** Welcome Centre where you can find information about the village and surrounding. Do not miss to visit our **12** prestigious town centre hotel and **13** conference centre. Here You will also find the spa with largest treatment offer. Do not miss our **12** sandy beach with associated playground facilities. To the south of the Village Centre you will find a **14** town houses and villas overlooking the stunning Postimania Bay. Not far from here You will experience the jewel of Postimania. A **15** 7-star hotel with world class **16** Spa facilities, **17** restaurants and a **18** tropical gardens will enchant You. **19** Luxurious villas are scattered amongst the lush vegetation. In the distance, you can spot the **20** Boutique hotel (5 star), you will notice Postimania's **21** viewing platforms along the southern edge of the island. This village is place for kids and teenagers as the **22** youth and kids clubs are located here. Next to it, have a look at our stunning **23** 5-star hotel and pamper yourself in our **24** Mind and Body Treatment Center. Further up north You will find another, more **25** rural village. Here You can take part in cooking classes or join one of our organised fishing tours. Visit the **26** Agriculture house close to the **27** recreational and agriculture area, where a dedicated team will teach You everything about wine and olive oil production. Do not miss to take a walk through Postimania's **28** green landscape which includes **29** Outdoor swimming pools & thermal riviera. **30** Vineyards and olive groves are carefully planted. **31** car park and logistic centre provide services to visitors who arrive by private transport. Here you can also rent an electric car. Drive through the park area and stop to have a look the magnificent **32** Country Club House. Further south You will pass the **33** sports pitches. Your final destination is the **34** amphitheatre, where you can watch a movie or a performance under the Pašman sky.

Postimania - Place hidden among thousands of islands !

7. Architectural Codes



“Piazzas”



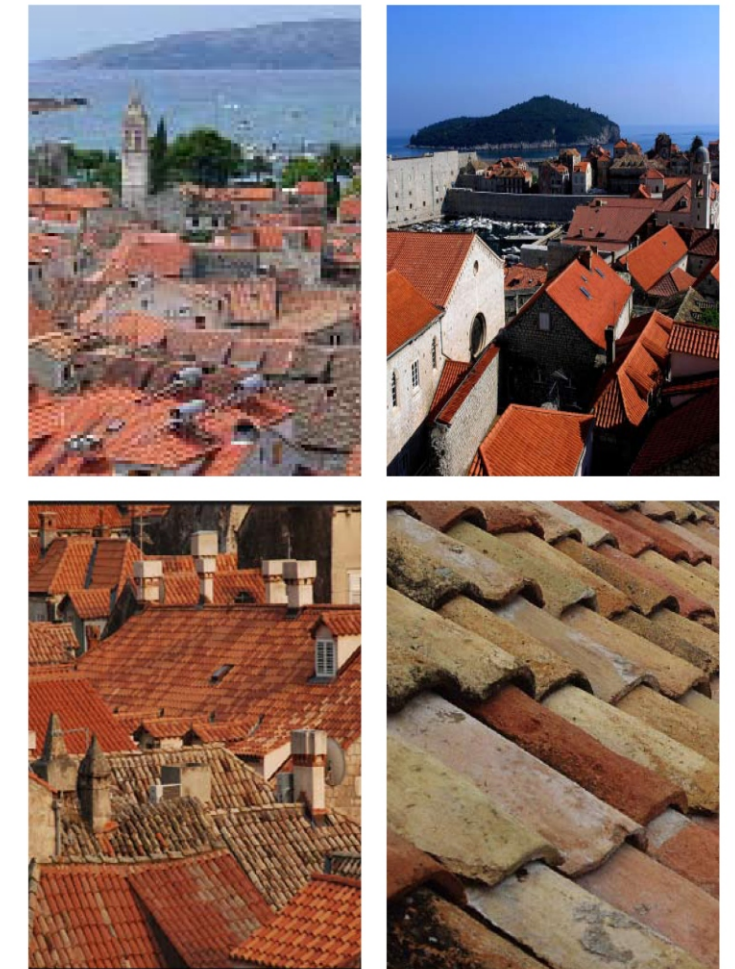
Streets



Stairs



Roofs



Plazas serving as outside rooms for social interaction and public spectacle.

Narrow stone passages between tightly clustered houses offer surprises at every turn...

Stairs offer an interesting hardscaping feature through the opening of vistas and accessibility of sites that are difficult to reach.

The textured roofs are representatives of Croatian history. Their colour, composition and texture tells the story of its region, age and climate.

7. Architectural Codes (III)

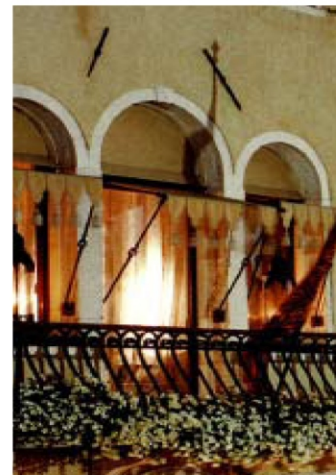


Doors

Windows

Shutters

Ornaments



Doors are made of high quality Croatian wood and are in some cases combined with sophisticated glass inlets.

To allow more light in and achieve a more spacious appearance, all buildings will include large windows of rectangular or arched shapes.

Shutters are an attractive building feature and, barely open invite the question of what lies behind.

Mouldings and ornaments add interesting features as well as individuality, as they demonstrate local art and craftsmanship.

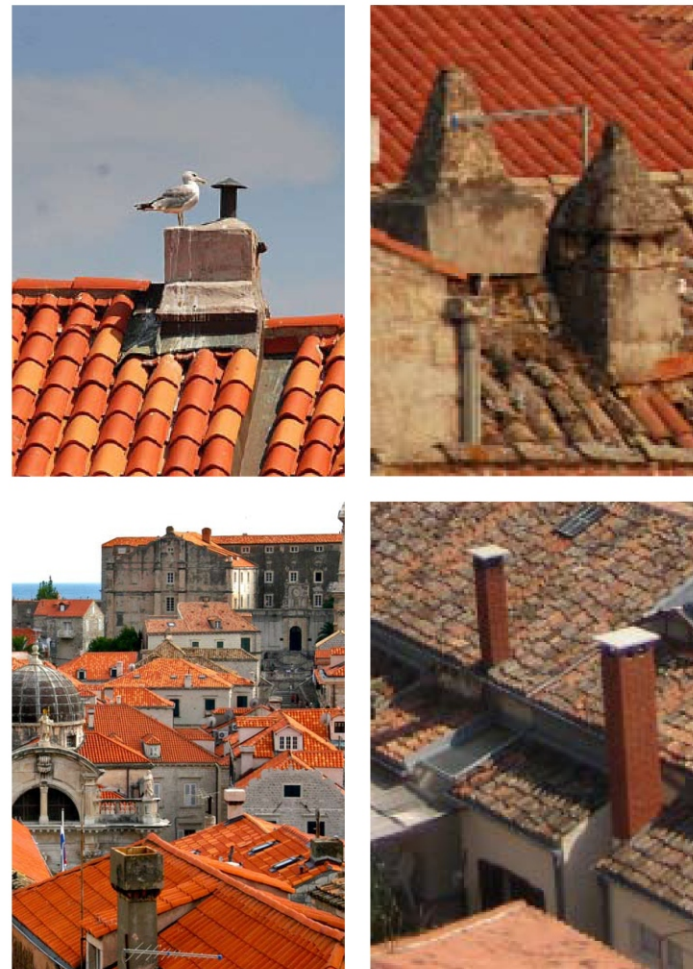
7. Architectural Codes (II)



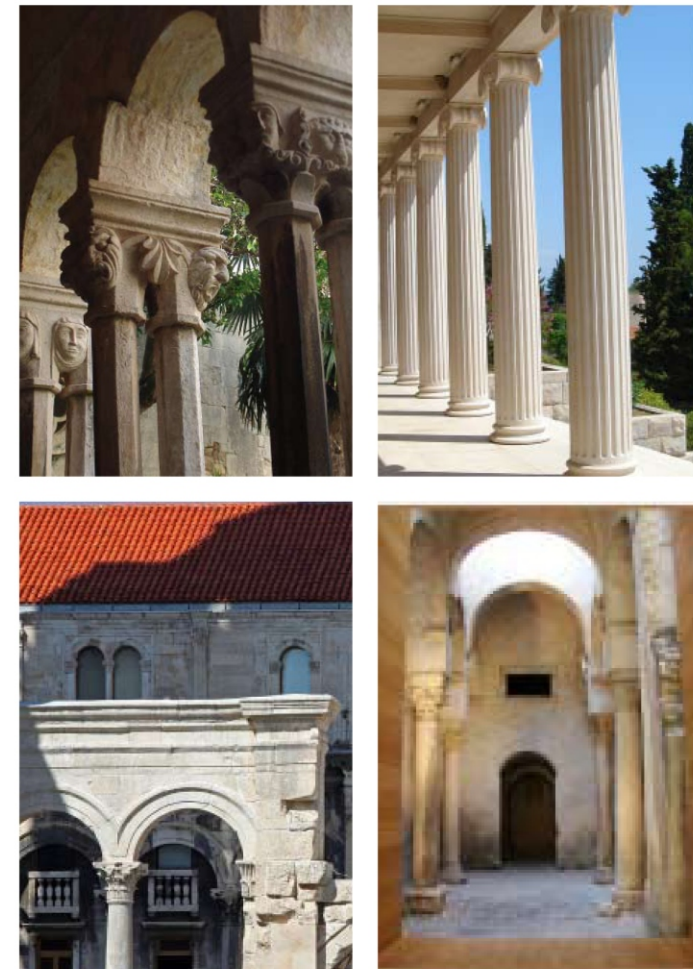
Campaniles



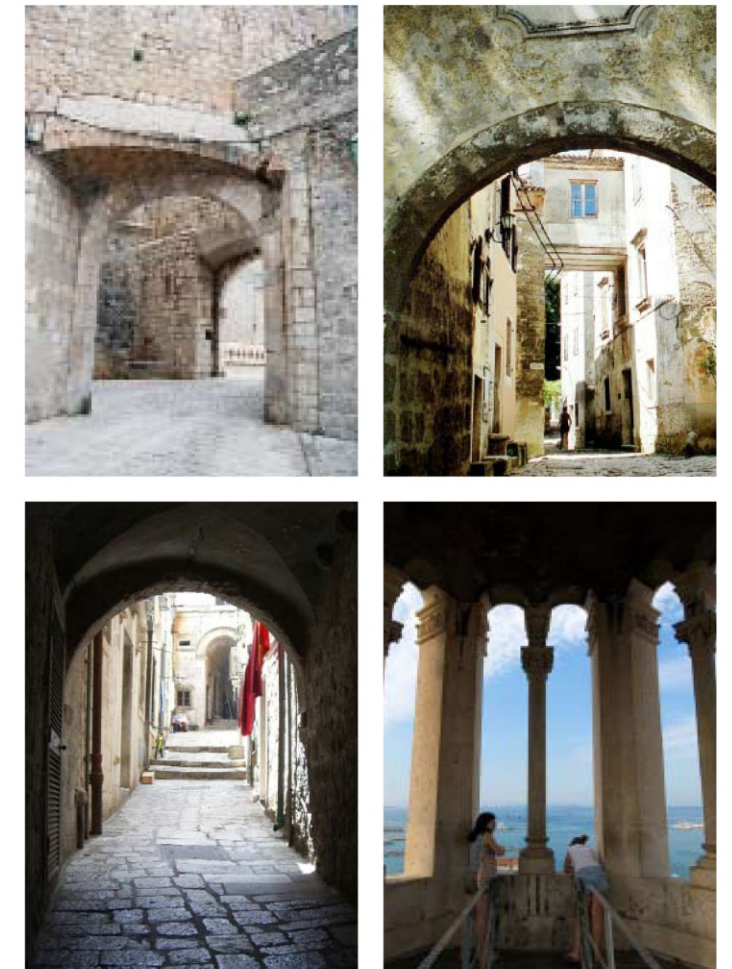
Chimneys



Columns



Archways



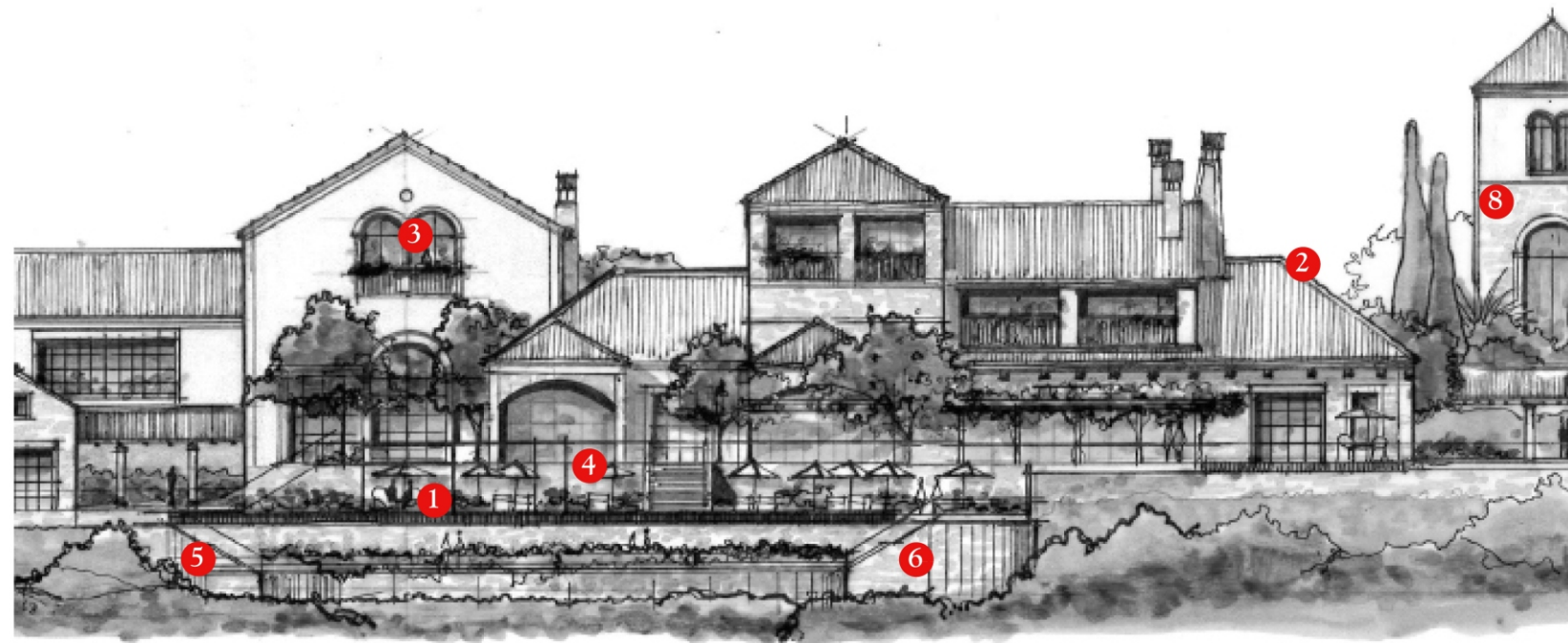
The tower and church at the crest of the hill are recognisable, landmark features that add to the authenticity, variation and attractiveness of the resort.

As an iconic architectural detail, chimneys add a practical, yet playful element to the roofscape.

Arches are an attractive Mediterranean design element, which give buildings a gentle frame. Carefully reinterpreted, they become valued asset from the local cultural heritage.

Columns represent a thoughtful and elegant interpretation of a classic and sophisticated architecture style.

Materials of Pašman Resort



A wealth of choice and variety



Floor tiles



Tiles



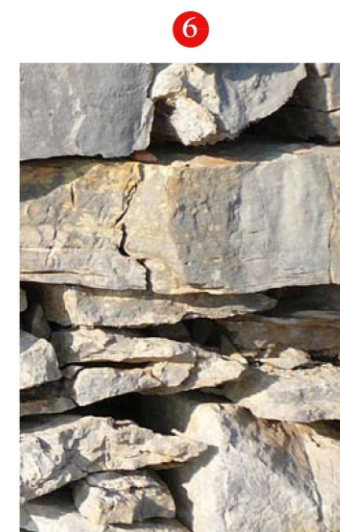
Glass



Wood



Iron



Stone

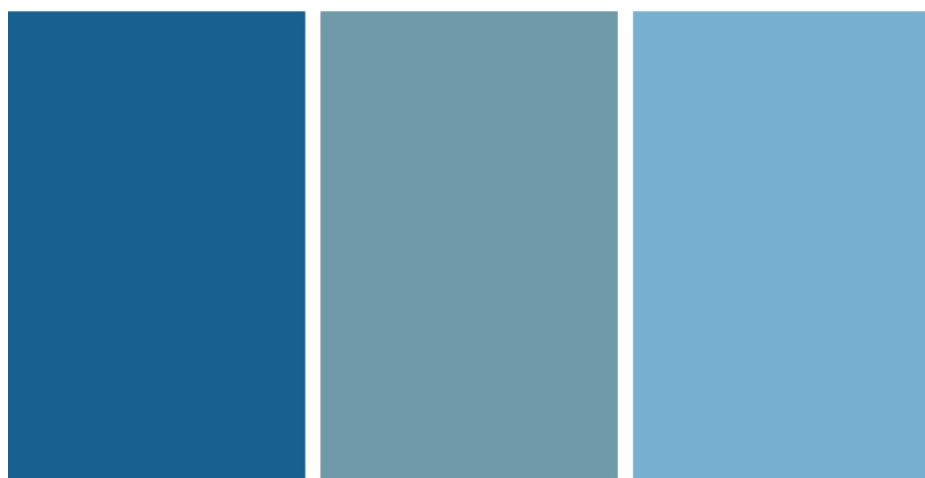


Sandstone



Stucco

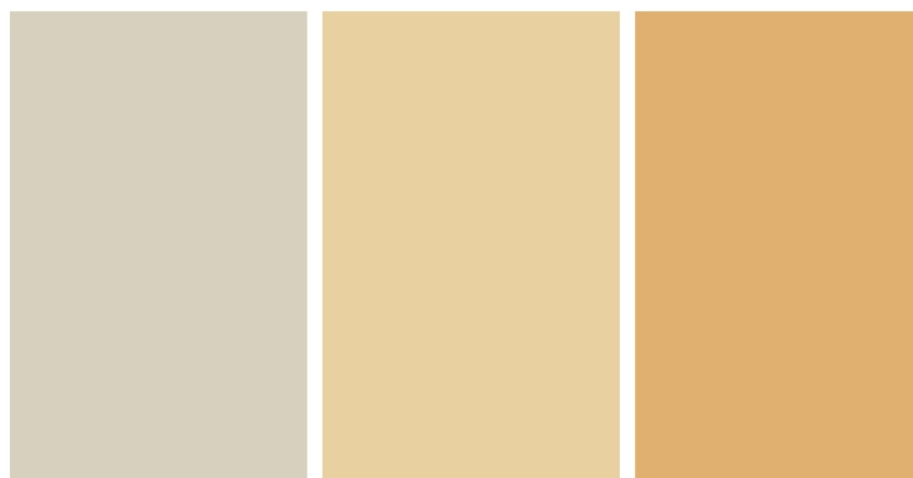
8. Colour Palette



Marine blue

Dark turquoise

Polar blue



Sand colour

Sunny yellow

Warm orange

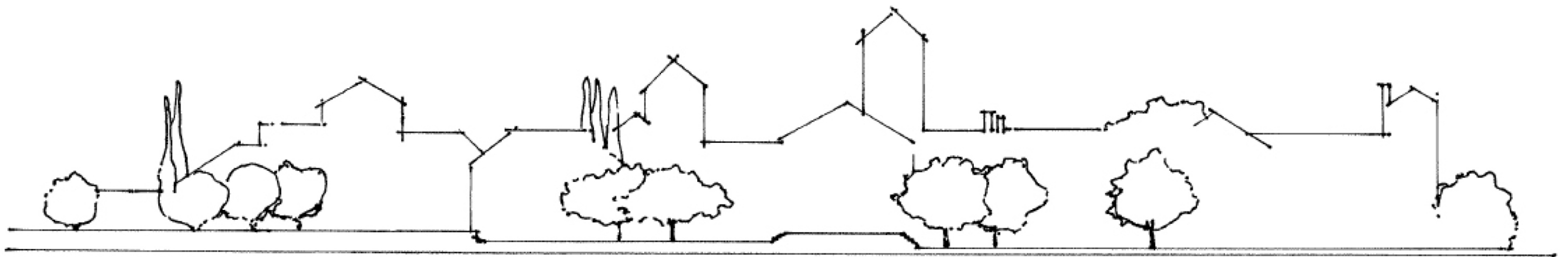


Orange

Deep Salmon

Cadmium

9. Trees, flowers and aromas



Walking amongst the Mediterranean trees....



Mediterranean Pine



Cypress



Jacaranda



Fig tree



Lemon tree



Olive tree

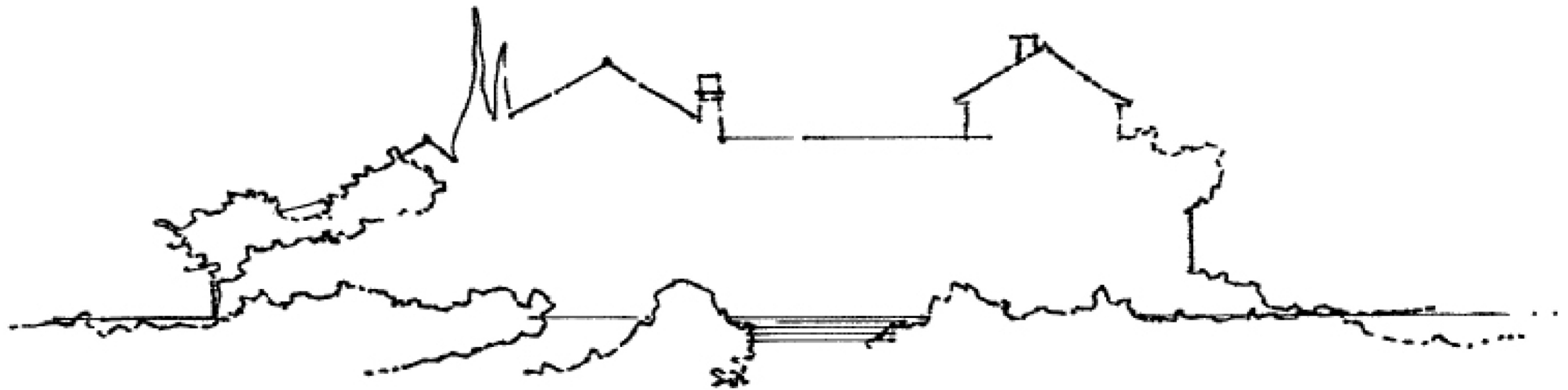


Strawberry tree



Almond tree

9. Trees, flowers and aromas (II)



The flowers of Pašman Resort conquer my heart



Poppies



Roses



Chysantemum



Oleander



Bougainvillea



Anemonae



Orchid



Lilium

Hardscaping



Natural Paths let you discover the secrets of Pašman Resort



Natural stone and grass steps



Pebble path



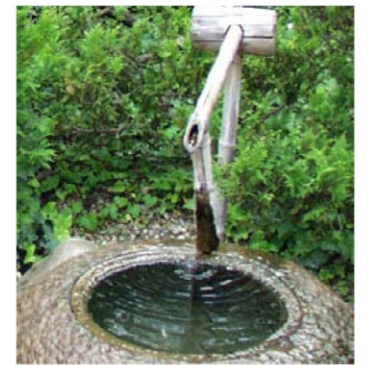
Wooden planks



Car park paving



Steps with natural elements



Water feature

In Pašman Resort, the jewels lie on the street...



Village square paving



Village square paving detail



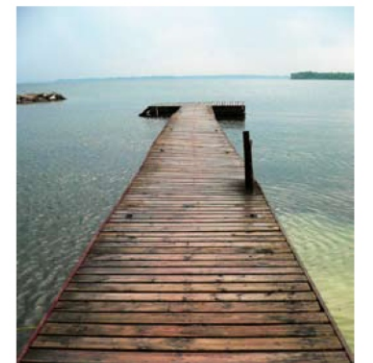
Viewing platform paving



Wooden stairs



Wooden trail



Wooden Village stage

10. Phasing



Content



Part I

Master Planning

1. Guiding Planning Principles
2. Design Concept
3. Site analysis & best land use
4. The Programme
5. Master Plan
6. A journey through Pašman Resort
7. Architectural Codes
8. Colour Palette
9. Landscaping and Hardscaping
10. Phasing

Part II

Site Enlargements & Architecture by Zones

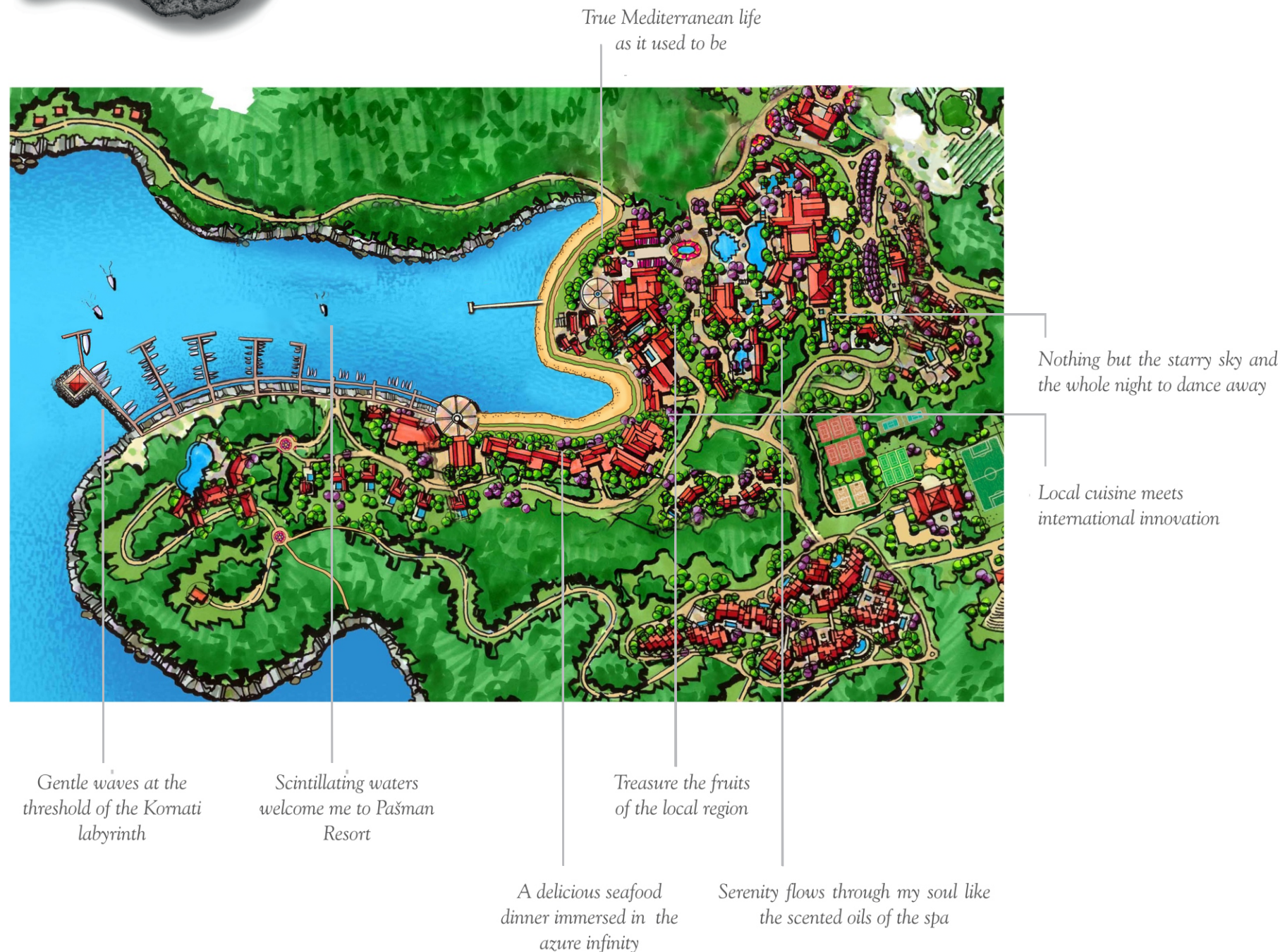
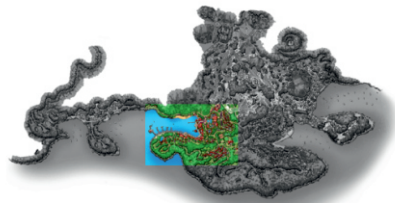
1. Village A
2. Village B
3. Recreational Area

Welcome to Pašman Resort



Village A

The life of the harbour



In this village buildings and passages each follow their own pattern. Buildings twist and turn at the whim of the terrain, of the winds, of the sun, passages that tangle around and through buildings, winding, weaving, widening, cascading, wandering in all directions.

Two harbours bring life to this latticework, one with up to 200 berths and a small one for 20 fishing boats. The 400-bedroom 4* Hotel stands facing the lively port. The Wellness is a place of evasion and stillness in the village bazzing scene.

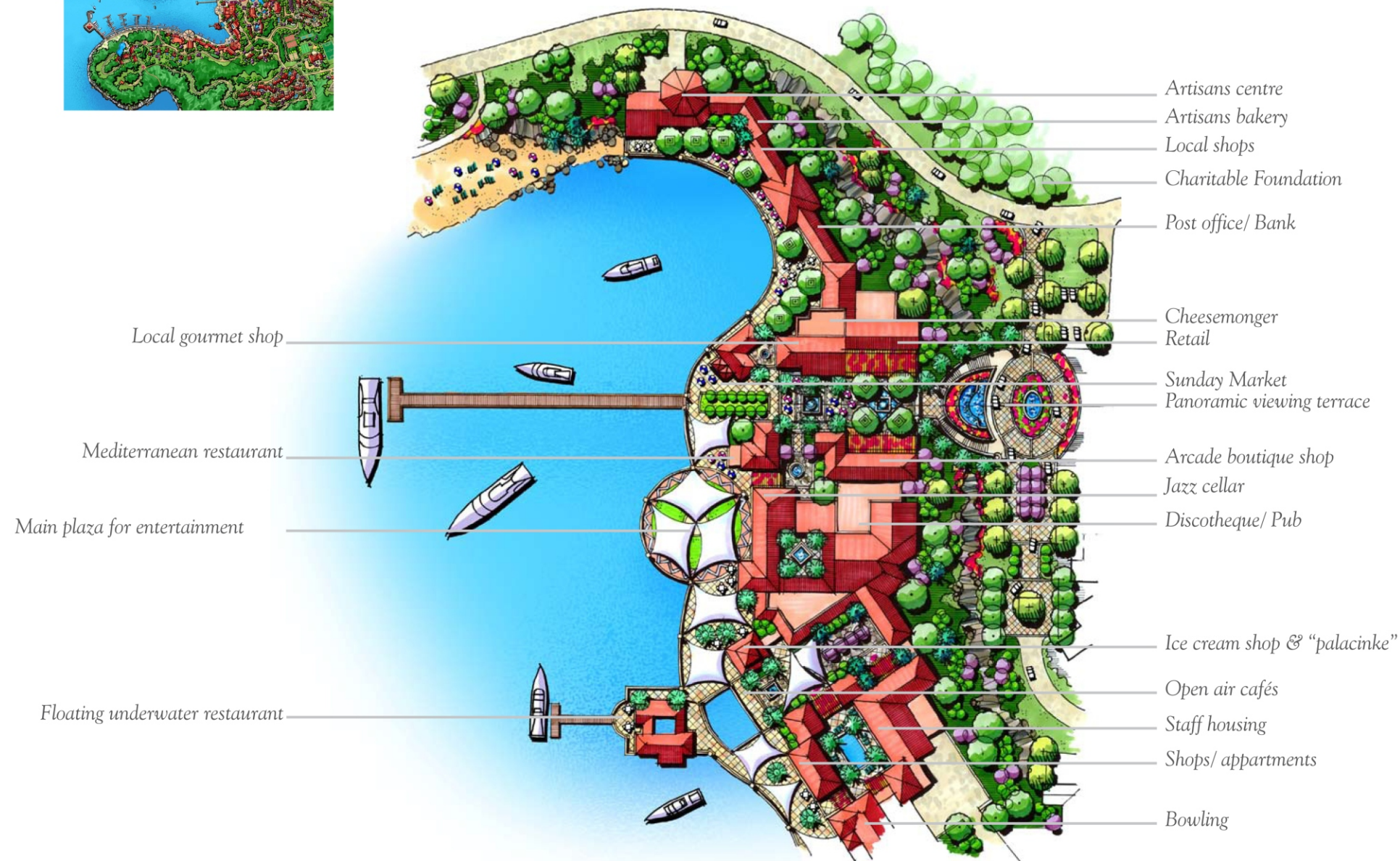
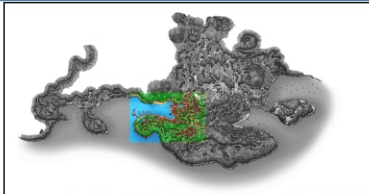
The residential program is part town and part nature a scenario for a casual and lively Mediterranean village atmosphere.

“Walking up from the harbour we see the long strip of sandy beach so favoured by families and the Hotel is full for the “Croatian gastronomy festival”.

The Conference Centre and the Wellness Centre are both actively engaged in this annual event”.



Town Centre. Site Enlargement



The harbour promenade is the link between land and sea, between the village and the rest of the world, between yesterday and tomorrow. The village centre area is a special place.

The main square, the charm and warmth of the small streets, and a varied offer of leisure activities are combined with gardens, small courtyards and little squares all the which to create a rich, vital and extremely pleasant setting for community life. It is this particular mixture that creates such an evoking atmosphere.

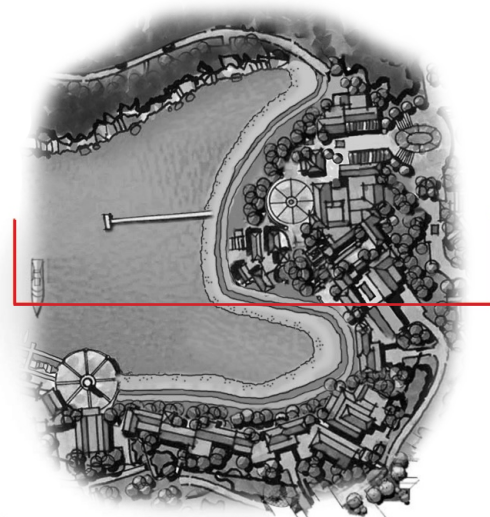
Retail space is organized around the squares and the main Plaza is located in front of the bay.



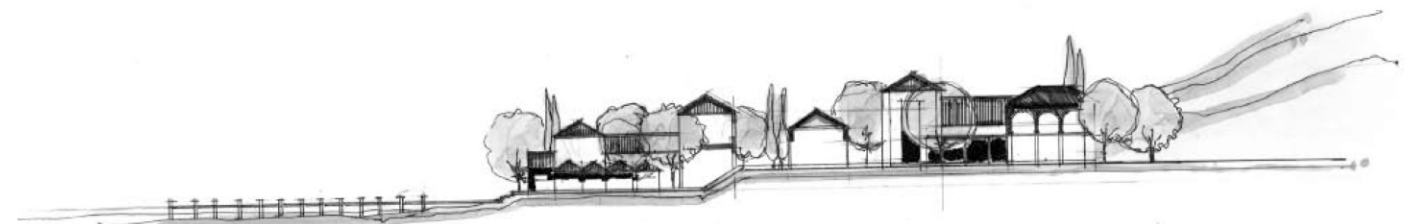
Town Centre. Architecture



Frontal Elevation Town Centre



Town Centre Plan



Cross section

Town Centre. Inspirations



Beautiful stone porches and open air terraces



Genuine stone facades with welcoming doors



Arch openings combined with glass



Doors with an ancient look-and-feel



Charming campanile



Secluded streets with steps and arches



Enchanting restaurant



Enticing balconies

Town Centre. General view



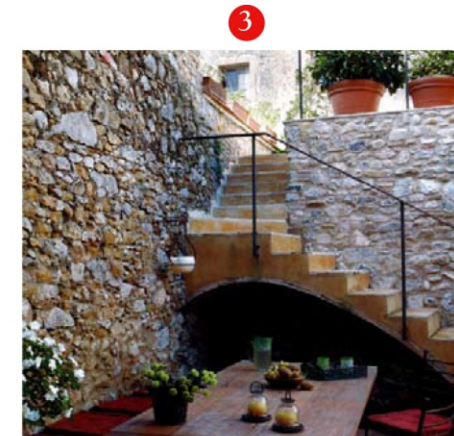
Town Centre. Inspirations



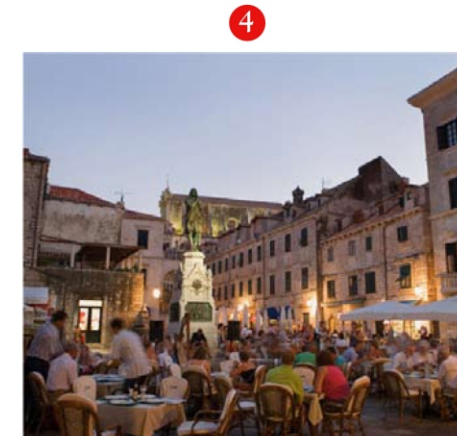
Typical croatian harbour



Small cozy cafés



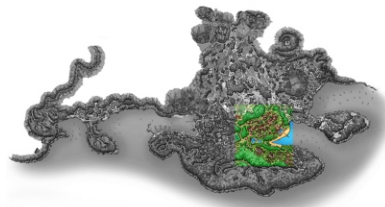
Outdoor private terraces



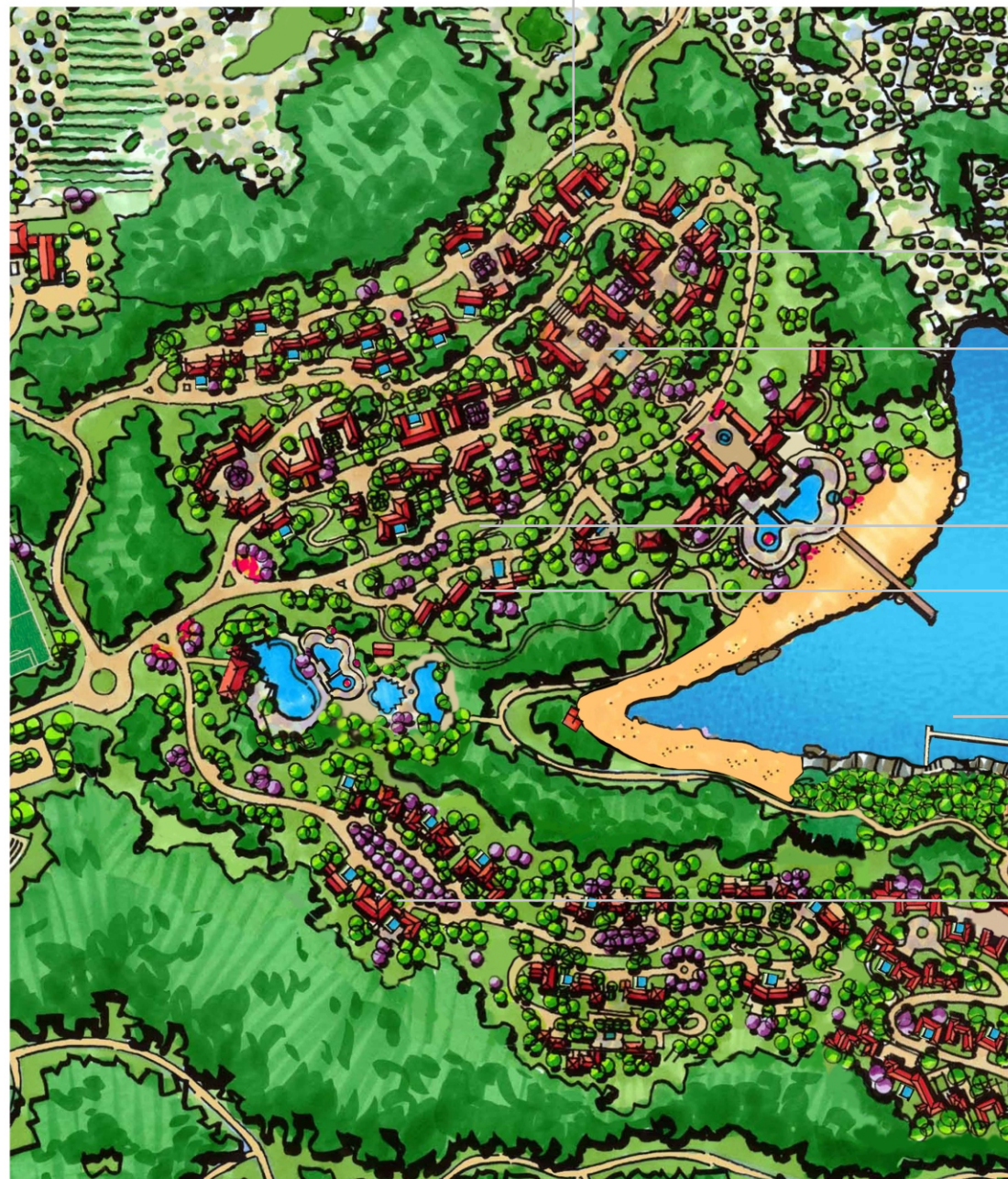
Lively open restaurants and shops

Village B

The once and future Mediterranean



"Doce far Niente" Pašman style: Lounging on the pampering balconies, a sanctuary of peace and relaxation



Inspiration is in the air at the Academy of Traditional Living

Bunar Square teems with animation on a lively midmorning

Treasures of the priceless island lurking at every corner

New friends, adventures and tons of young fun at Club 16

The Pašman trophy awaits the winner of the winter regatta

Just a glass of wine, good company and the colours of dusk

The beauty of the land captured at the photography workshop

This is the best sandy beach for kids, with swimming both in a man-made but natural-looking fresh water "swimming hole" and in a protected, very gently sloping beach. Here is also where you will find elegance, the simplicity and the culinary genius of once Pašman Resort's five star boutique hotels, La Kanoba Pasman.

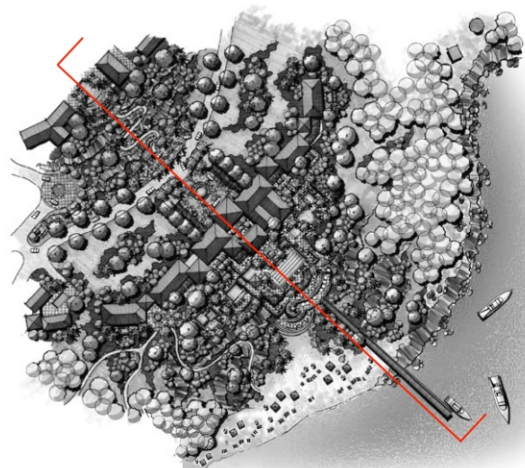
It is not only an experience for those who stay here, but also for those who live in apartments, townhomes and villas nearby. Village B and Village C is where most of the permanent Pašmanci live or work - the shopkeepers, artisans, hotel staff, recreational guides, boat owners, trades people, winemakers, musicians, teachers, waiters, fishers, and innkeepers.



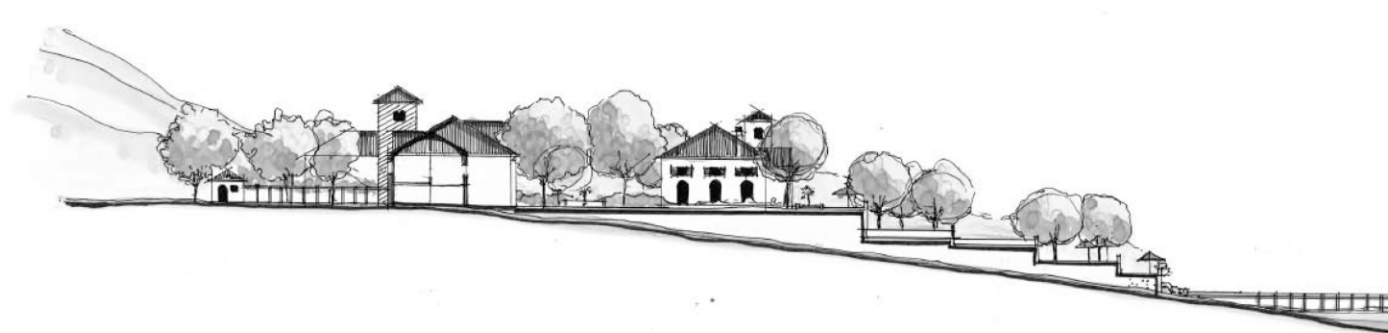
Hotel 5*. Architecture



Frontal Elevation Hotel 5*

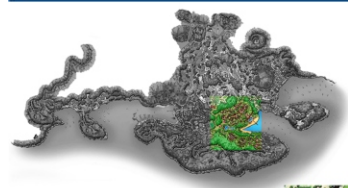


Hotel 5* Plan



Cross section

Hotel 5*. Site Enlargement



Mini Town Centre

Main entrance

Main restaurant

Bedrooms
Swimming pool

Sunset watching terraces

Open air jacuzzis

Pergolas

Spa & Wellness Centre

Pool bungalows

Lounge and bar area

Panoramic viewing terraces

Intimate patio

Artificial sand beach

The hotel combines the art of well being and a convivial atmosphere and the building distribution was conceived to take an advantage of solar orientation and views.

Crossing a courtyard the guests arrive at a magnificent lobby. Tastefully decorated, using stone, glass and small details in granite, the hotel offers a warm welcome to its guests.

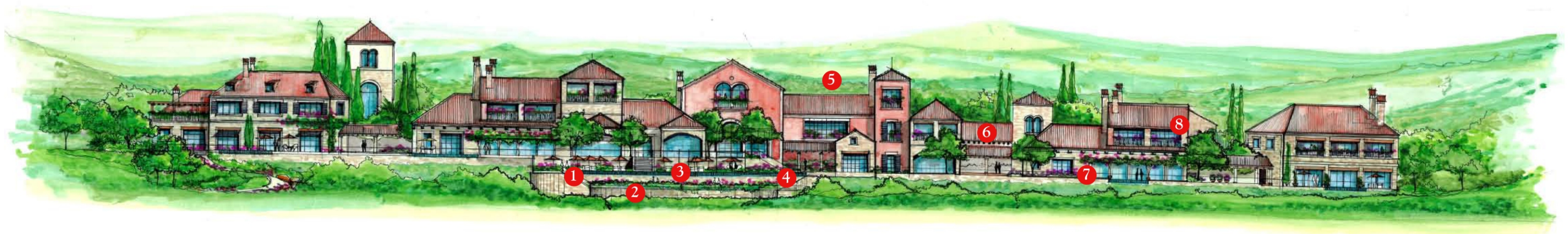
The bedrooms, restaurants and the spa are designed as a community of pavilions, each with specific solar and view orientations conceived to warrant the privacy of its guests.

The pavilions are united by a series of linear spaces with pergolas and covered corridors.

The outdoor pools are differentiated by type of use mixed with sun bathing and viewing areas, gardens and a children's playground.



Hotel 5*. Inspirations



1



Elegant open air terraces

2



One-of-a-kind swimming pool

3



Lounge areas to enjoy the sea views

4



Experiential outdoor areas

5



Beautiful Mediterranean gardens

6



Old stone facades

7



Fresh ambiances

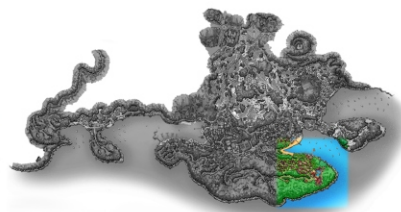
8



Multi-level, carefully-designed volumetric compositions

Hotel 7*

May you know deep peace and the wisdom of happiness



The villa of my dreams, my place to daydream

Mediterranean nature smiles at me while strolling along the path



Midnight Gala at the moonlit ballroom

Cascades of pure delight

My favourite spot for a Marashino at sunset

Morning air has a salty scent at the cliffs

A spa experience that takes you to another world

A privileged spot to relish the sun

The development was conceived to take an advantage of solar orientation and views. The overlap is organic.

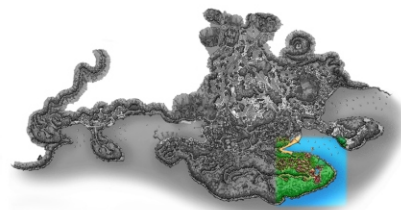
The 80 rooms, 7* hotel redefines the concept of luxury, with a stand - alone spa, magnificent waterfall terraced swimming pools, secluded meditation garden, colours and textures.

This zone exhales tranquility and transparency, being devoted to the achievement of bliss through the opening of the senses.



DREAM RESORTS FACTORY for Hosting International Ltd.

Hotel 7*. Site enlargement



The Hotel has stunning panoramic views of the Mediterranean sea. Within the lovely private gardens there is a indoor-outdoor cascade swimming pool which offers amazing views of the Kornati islands.

The hotel, with its admirable decoration, is full of charm and sensitivity. Rich in Mediterranean flavours, with its anchoyade and aromatic herbs, the gardens delight the most demanding dreams, in the most elegant and relaxing of environments.

The main access takes guests to a private courtyard, where an elegant and evocative building offers its warm welcome. The sense of authenticity pours from the tall ceilings, comforting fireplaces and stretching staircases.

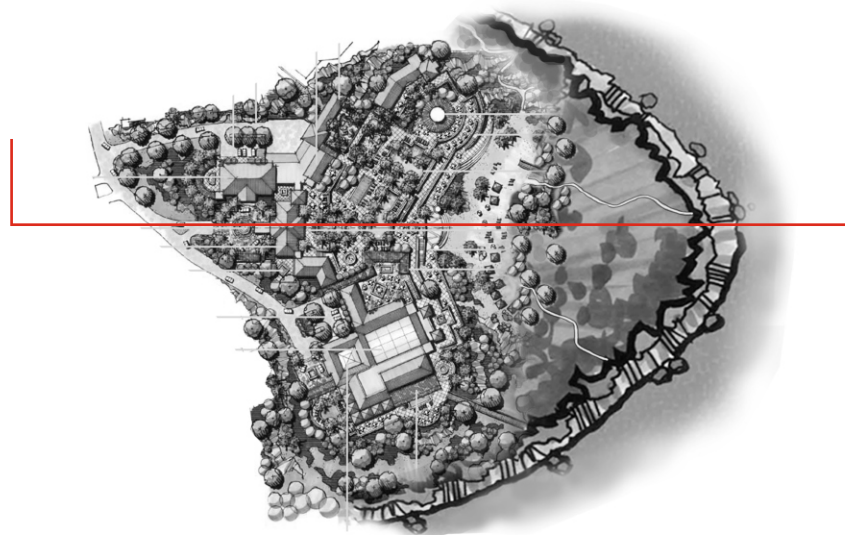
The architecture perfectly blends the classical style of times long-gone with all the energy and glamour of top design.

The glorious interiors, rich with warm-colored tapestries will create an exquisite ambiance to suit this superb hotel.

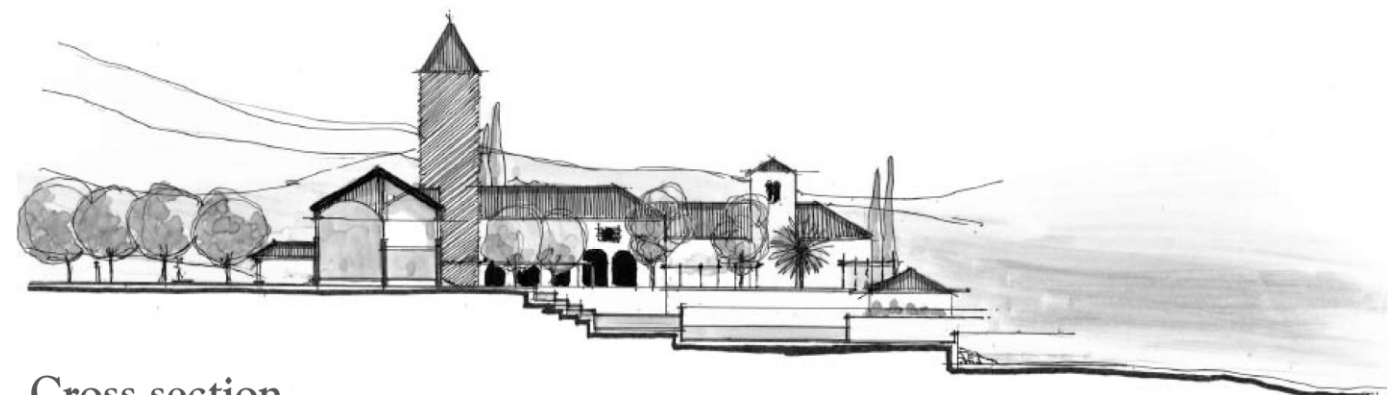
Hotel 7*. Architecture



Frontal Elevation Hotel 7*



Hotel Plan



Cross section

Hotel 7*. Inspirations



1



Cozy treatment rooms

2



Secluded corridors with a peaceful atmosphere

3



Extraordinary swimming pools

4



Bothanical gardens with Mediterranean plants

5



Beautifully furnished living areas

6



Experiential cascade swimming pool

7



Perfumed and shadowed pergolas

8

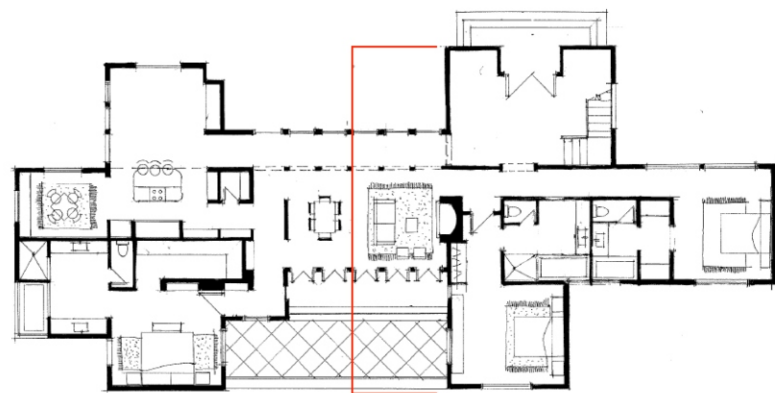


Embracing vegetation walkways and terraces

Villas. Architecture



Frontal Elevation Villas

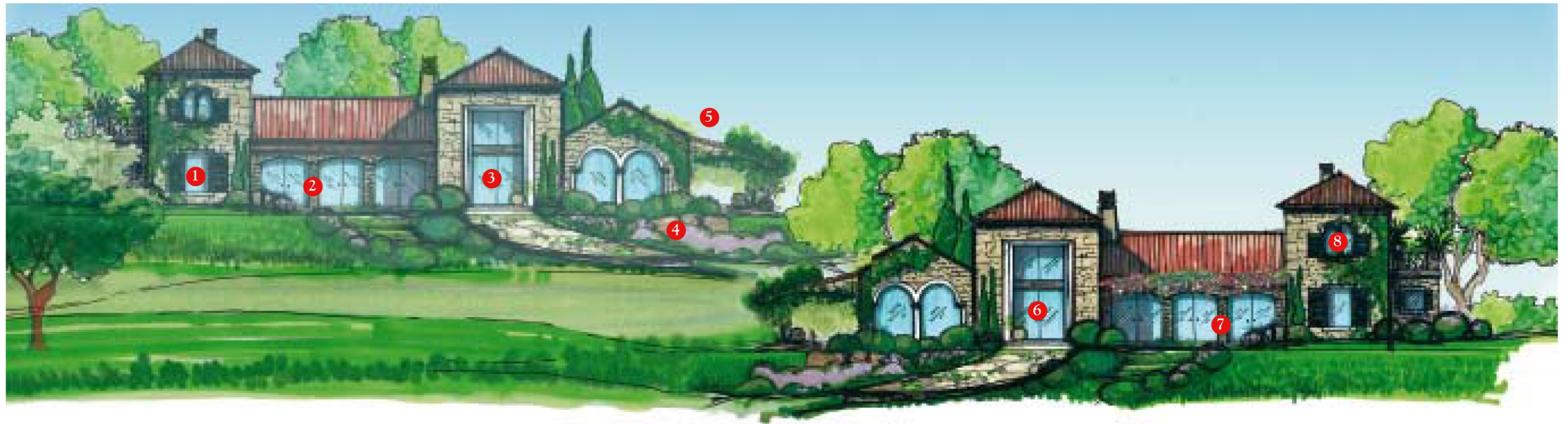


Typical Villa Plan

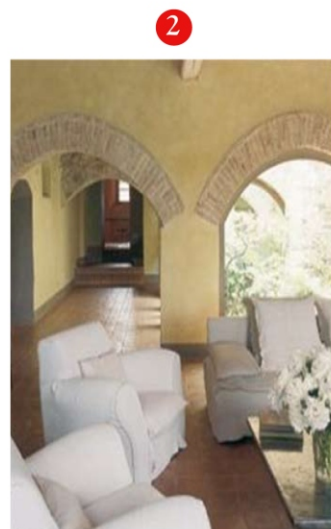


Cross section

Villas. Inspirations



Spacious kitchen with plenty of light



Intimate living areas to relax and enjoy



Double height interiors with large openings



Exquisite Mediterranean gardens



Typical Croatian composition



Shadowy terraces behind a stone walls



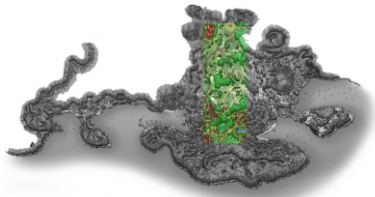
Welcoming main entrance door framed with granite



Permeable indoor/outdoor connection

Recreational & Agriculture area

May you know deep peace and the wisdom of happiness



The rumbling of the carriage wheels mixes with the claps of the trotting horses' hooves...

A space of serene quietness for the secrets of the heart

The joy of making your own olive oil using century-old artisan techniques

"Mens sana in corpore sano" is the revered philosophy at Pašman Resort's modern sports facilities

Delightful picnics under the fresh shadow of ancient olive trees

Sun-infused grapes dance in the breeze

Gently sloping hillsides to enjoy sunshine

*A hot air balloon to ascend the brightest sky above Pašman
The sunset closing its curtain on a perfect day*

Here you will find a wide range of sport facilities embedded into an amazing natural landscape.

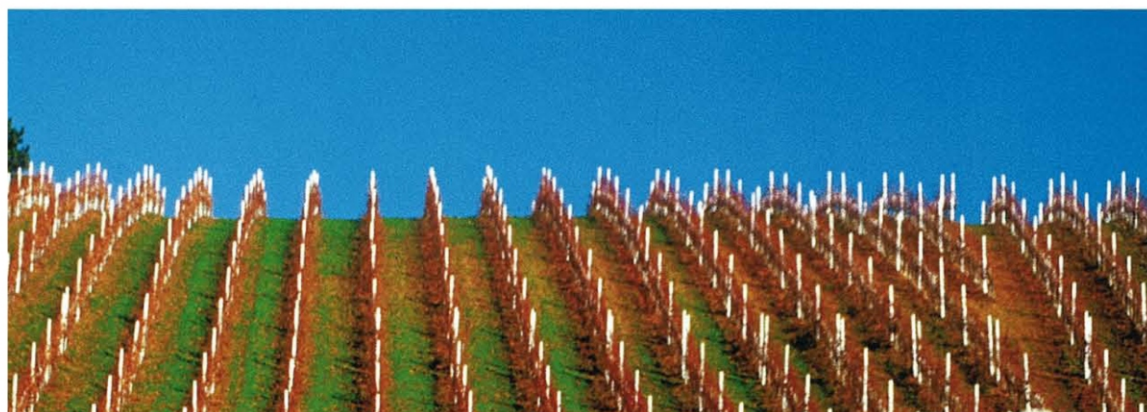
One of the many sinuous promenades that lead through the hillsides of "the malt" flows over the hills.

Its paths lead to small, temporary viewing platforms only: romantic spots for trysting, or drinking in the magnificent views-or both.

The amphitheatre is set on the hillside and takes advantage of two slopes: one for the backdrop and the other for the audience, providing a magnificent acoustics and excellent views.

The main playground area and kindergarten is also to be found here.

Recreational & Agriculture area *Inspirations*



Master Plan Summary Panel



Photos

